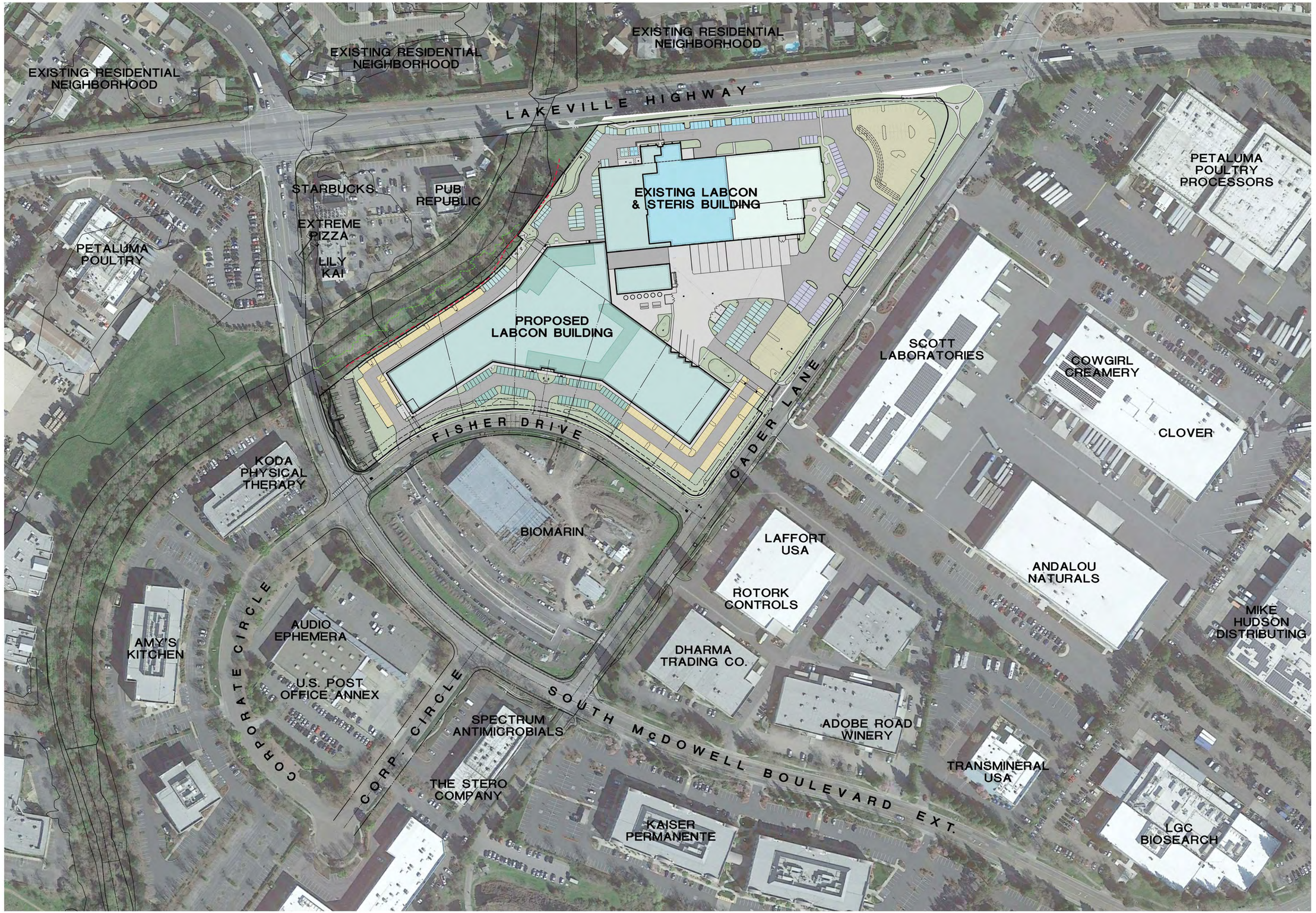


NEIGHBORHOOD CONTEXT MAP

SCALE: ±1" = 100'-0"

AERIAL IMAGE PROVIDED BY: GOOGLE EARTH
DOWNLOAD DATE: JUNE 9, 2022

0 50' 100' 200'
SCALE: ±1" = 100'-0"

TRUE NORTH

REVISIONS:	BY:

AS RESUBMITTED FOR:
SITE PLAN &
ARCHITECTURAL REVIEW
PRINT DATE:
OCTOBER 5, 2022

A PROPOSED
NEW BUILDING FOR:

labcon
NORTH AMERICA

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

NEIGHBORHOOD CONTEXT MAP

LICENSED ARCHITECT
GREG LeDOUX
NO. C11,434
STATE OF CALIFORNIA

EXPIRES 12-31-23

GREG LeDOUX and ASSOCIATES, INC.

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

DRAWN BY: SH	A0
DATE: JULY 26, 2022	
JOB NO 21.0222	
SCALE: ±1" = 100'-0"	OF 31 ARCH. SHTS.

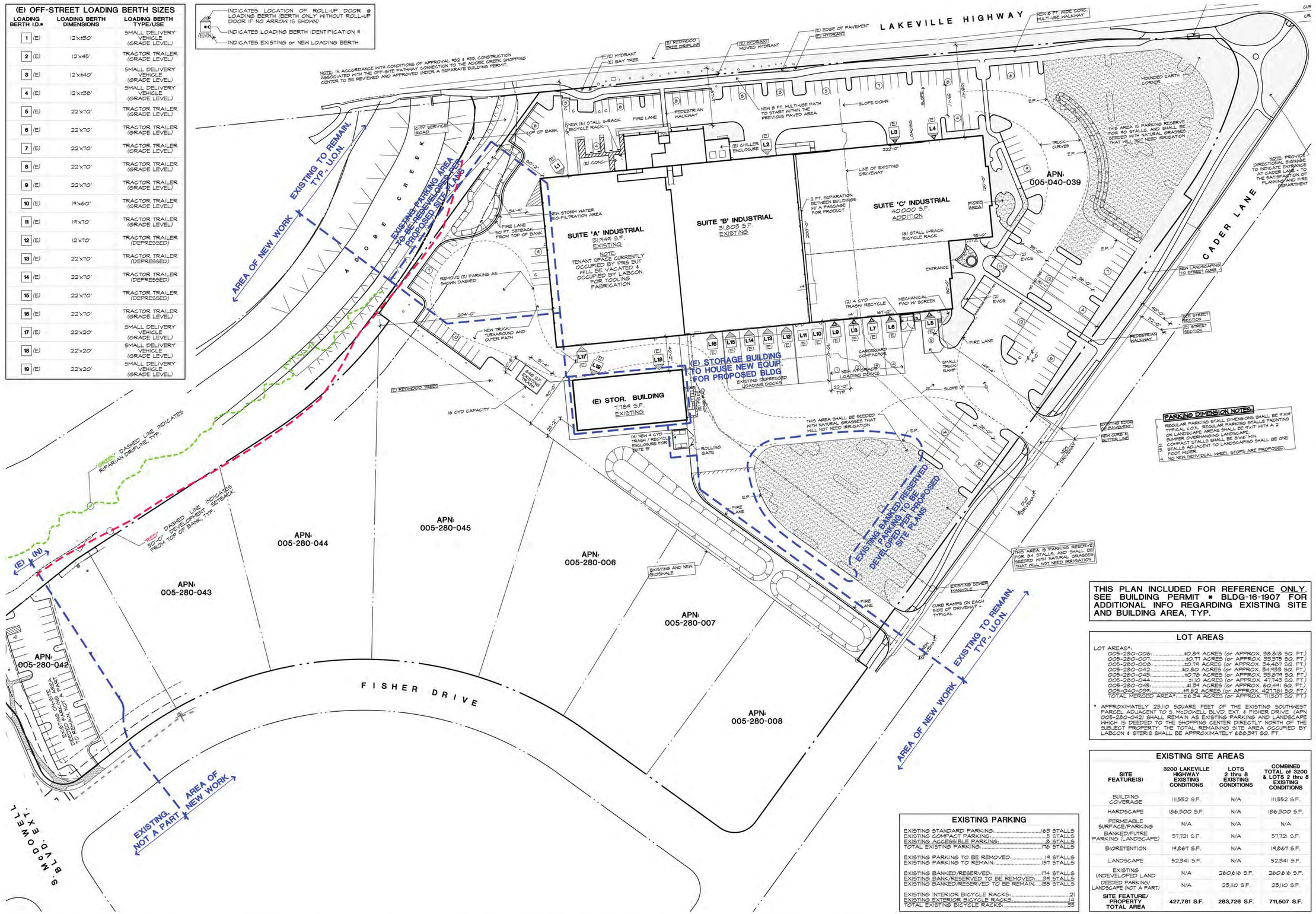
(E) OFF-STREET LOADING BERTH SIZES

LOADING BERTH I.D.#	LOADING BERTH DIMENSIONS	LOADING BERTH TYPE/USE
1 (E)	12'x35'	SMALL DELIVERY VEHICLE (GRADE LEVEL)
2 (E)	12'x45'	TRACTOR TRAILER (GRADE LEVEL)
3 (E)	12'x40'	SMALL DELIVERY VEHICLE (GRADE LEVEL)
4 (E)	12'x38'	SMALL DELIVERY VEHICLE (GRADE LEVEL)
5 (E)	22'x70'	TRACTOR TRAILER (GRADE LEVEL)
6 (E)	22'x70'	TRACTOR TRAILER (GRADE LEVEL)
7 (E)	22'x70'	TRACTOR TRAILER (GRADE LEVEL)
8 (E)	22'x70'	TRACTOR TRAILER (GRADE LEVEL)
9 (E)	22'x70'	TRACTOR TRAILER (GRADE LEVEL)
10 (E)	19'x60'	TRACTOR TRAILER (GRADE LEVEL)
11 (E)	19'x70'	TRACTOR TRAILER (GRADE LEVEL)
12 (E)	12'x70'	TRACTOR TRAILER (DEPRESSED)
13 (E)	22'x70'	TRACTOR TRAILER (DEPRESSED)
14 (E)	22'x70'	TRACTOR TRAILER (DEPRESSED)
15 (E)	22'x70'	TRACTOR TRAILER (DEPRESSED)
16 (E)	22'x70'	TRACTOR TRAILER (GRADE LEVEL)
17 (E)	22'x20'	SMALL DELIVERY VEHICLE (GRADE LEVEL)
18 (E)	22'x20'	SMALL DELIVERY VEHICLE (GRADE LEVEL)
19 (E)	22'x20'	SMALL DELIVERY VEHICLE (GRADE LEVEL)

(E)/(N) — INDICATES LOCATION OF ROLL-UP DOOR @ LOADING BERTH (BERTH ONLY WITHOUT ROLL-UP DOOR IF NO ARROW IS SHOWN)

(E)/(N) — INDICATES LOADING BERTH IDENTIFICATION #

(E)/(N) — INDICATES EXISTING or NEW LOADING BERTH



PARKING DIMENSION NOTES:

1. REGULAR PARKING STALL DIMENSIONS SHALL BE 9'x18' TYPICAL U.O.N. REGULAR PARKING STALLS FRONTING ON LANDSCAPE AREAS SHALL BE 9'x17' WITH A 2' BUMPER OVERHANGING LANDSCAPE.
2. COMPACT STALLS SHALL BE 8'x16' MIN.
3. STALLS ADJACENT TO LANDSCAPING SHALL BE ONE FOOT WIDER.
4. NO NEW INDIVIDUAL WHEEL STOPS ARE PROPOSED.

THIS PLAN INCLUDED FOR REFERENCE ONLY. SEE BUILDING PERMIT # BLDG-16-1907 FOR ADDITIONAL INFO REGARDING EXISTING SITE AND BUILDING AREA, TYP.

LOT AREAS

LOT AREAS*:
- 005-280-006: ±0.89 ACRES (or APPROX. 38,818 SQ. FT.)
- 005-280-007: ±0.77 ACRES (or APPROX. 33,375 SQ. FT.)
- 005-280-008: ±0.79 ACRES (or APPROX. 34,481 SQ. FT.)
- 005-280-042: ±0.80 ACRES (or APPROX. 34,933 SQ. FT.)
- 005-280-043: ±0.78 ACRES (or APPROX. 33,874 SQ. FT.)
- 005-280-044: ±1.10 ACRES (or APPROX. 47,743 SQ. FT.)
- 005-280-045: ±1.34 ACRES (or APPROX. 60,491 SQ. FT.)
- 005-040-039: ±9.82 ACRES (or APPROX. 427,178 SQ. FT.)
- TOTAL MERGED AREA*: ±16.34 ACRES (or APPROX. 711,501 SQ. FT.)

* APPROXIMATELY 25,110 SQUARE FEET OF THE EXISTING SOUTHWEST PARCEL ADJACENT TO S. MCDONELL BLVD. EXT. & FISHER DRIVE (APN: 005-280-042) SHALL REMAIN AS EXISTING PARKING AND LANDSCAPE WHICH IS DEEDED TO THE SHOPPING CENTER DIRECTLY NORTH OF THE SUBJECT PROPERTY. THE TOTAL REMAINING SITE AREA OCCUPIED BY LABCON & STERIS SHALL BE APPROXIMATELY 686,391 SQ. FT.

EXISTING PARKING

EXISTING STANDARD PARKING:	163 STALLS
EXISTING COMPACT PARKING:	5 STALLS
EXISTING ACCESSIBLE PARKING:	8 STALLS
TOTAL EXISTING PARKING:	176 STALLS
EXISTING PARKING TO BE REMOVED:	19 STALLS
EXISTING PARKING TO REMAIN:	157 STALLS
EXISTING BANKED/RESERVED:	174 STALLS
EXISTING BANK-RESERVED TO BE REMOVED:	39 STALLS
EXISTING BANKED/RESERVED TO BE REMAIN:	135 STALLS
EXISTING INTERIOR BICYCLE RACKS:	21
EXISTING EXTERIOR BICYCLE RACKS:	14
TOTAL EXISTING BICYCLE RACKS:	35

EXISTING SITE AREAS

SITE FEATURE(S)	3200 LAKEVILLE HIGHWAY EXISTING CONDITIONS	LOTS 2 thru 8 EXISTING CONDITIONS	COMBINED TOTAL of 3200 & LOTS 2 thru 8 EXISTING CONDITIONS
BUILDING COVERAGE	111,552 S.F.	N/A	111,552 S.F.
HARDSCAPE	186,300 S.F.	N/A	186,300 S.F.
PERMEABLE SURFACE/PARKING	N/A	N/A	N/A
BANKED/FUTRE PARKING (LANDSCAPE)	57,721 S.F.	N/A	57,721 S.F.
BIORETENTION	19,867 S.F.	N/A	19,867 S.F.
LANDSCAPE	52,341 S.F.	N/A	52,341 S.F.
EXISTING UNDEVELOPED LAND	N/A	260,616 S.F.	260,616 S.F.
DEEDED PARKING/ LANDSCAPE (NOT A PART)	N/A	23,110 S.F.	23,110 S.F.
SITE FEATURE/ PROPERTY TOTAL AREA	**427,781 S.F.**	**283,726 S.F.**	**711,507 S.F.**

EXISTING SITE PLAN ~ FOR REFERENCE ONLY

SCALE: 1" = 50'-0"

0 25' 50' 100'

SCALE: 1" = 50'-0"

TRUE NORTH

REVISIONS:	BY:

AS RESUBMITTED FOR:
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labcon
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FISHER DRIVE
PETALUMA, CA 94954

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EXISTING SITE PLAN ~ FOR REFERENCE ONLY

LICENSED ARCHITECT
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STATE OF CALIFORNIA

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DRAWN BY:	SH
DATE:	JULY 26, 2022
JOB NO	21.0202
SCALE:	1" = 50'-0"

A0.1

OF 31 ARCH. SHTS.

LOT AREAS

LOT AREAS*:
- 005-280-006: ..... ±0.84 ACRES (or APPROX. 36,818 SQ. FT.)
- 005-280-007: ..... ±0.77 ACRES (or APPROX. 33,315 SQ. FT.)
- 005-280-008: ..... ±0.79 ACRES (or APPROX. 34,487 SQ. FT.)
- 005-280-042: ..... ±2.80 ACRES (or APPROX. 34,953 SQ. FT.)
- 005-280-043: ..... ±0.78 ACRES (or APPROX. 33,879 SQ. FT.)
- 005-280-044: ..... ±1.10 ACRES (or APPROX. 47,748 SQ. FT.)
- 005-280-045: ..... ±1.39 ACRES (or APPROX. 60,491 SQ. FT.)
- 005-040-039: ..... ±9.82 ACRES (or APPROX. 427,718) SQ. FT.)

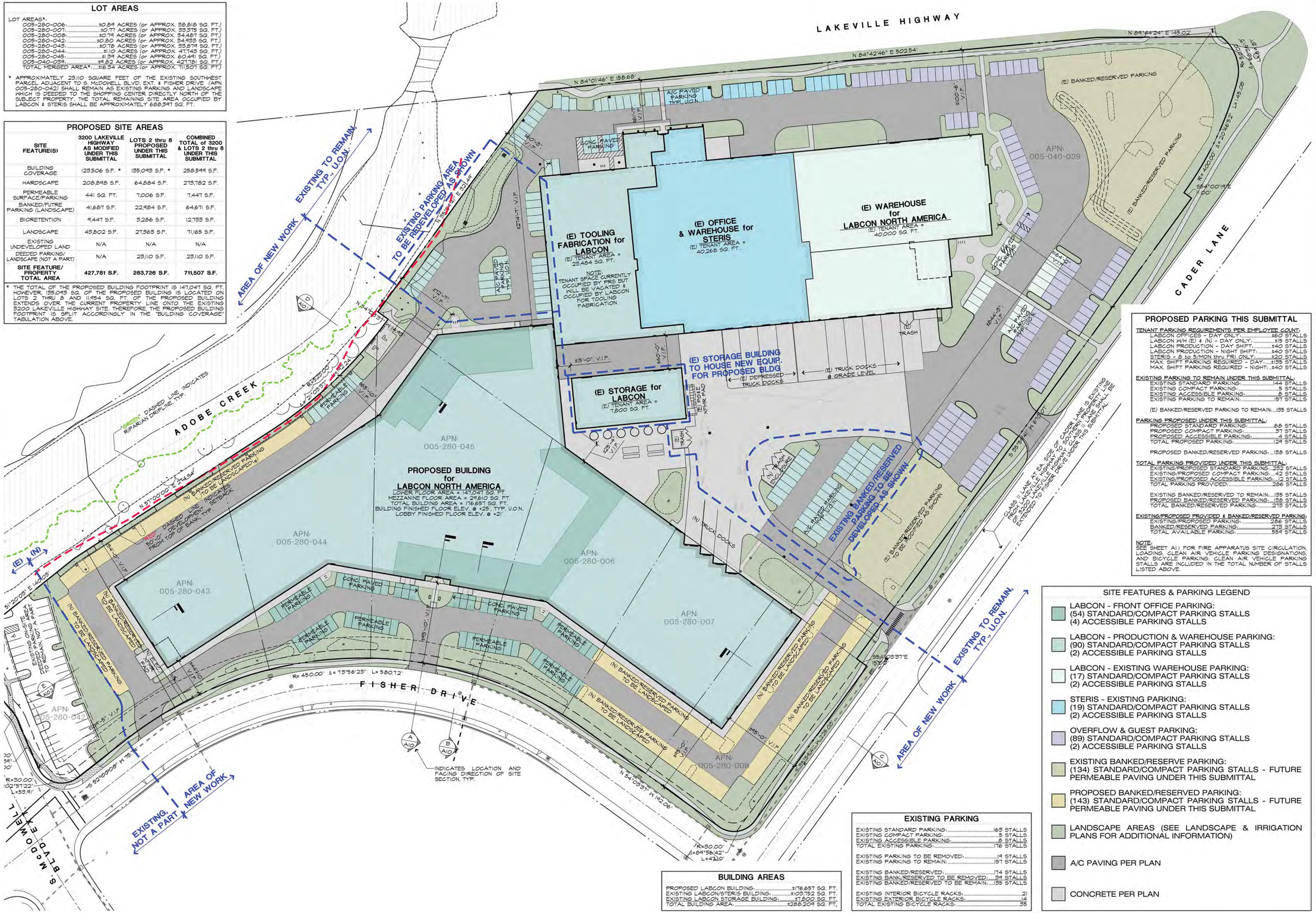
TOTAL MERGED AREA*: ..... ±16.34 ACRES (or APPROX. 711,507 SQ. FT.)

* APPROXIMATELY 23,110 SQUARE FEET OF THE EXISTING SOUTHWEST PARCEL ADJACENT TO S. MCDONELL BLVD. EXT. & FISHER DRIVE (APN 005-280-042) SHALL REMAIN AS EXISTING PARKING AND LANDSCAPE WHICH IS DEEDED TO THE SHOPPING CENTER DIRECTLY NORTH OF THE SUBJECT PROPERTY. THE TOTAL REMAINING SITE AREA OCCUPIED BY LABCON & STERIS SHALL BE APPROXIMATELY 688,397 SQ. FT.

PROPOSED SITE AREAS

SITE FEATURE(S)	3200 LAKEVILLE HIGHWAY AS MODIFIED UNDER THIS SUBMITTAL	LOTS 2 thru 8 PROPOSED UNDER THIS SUBMITTAL	COMBINED TOTAL of 3200 & LOTS 2 thru 8 UNDER THIS SUBMITTAL
BUILDING COVERAGE	123,506 S.F. *	135,093 S.F. *	258,599 S.F.
HARDSCAPE	208,898 S.F.	64,884 S.F.	273,782 S.F.
PERMEABLE SURFACE/PARKING	441 SQ. FT.	7,006 S.F.	7,447 S.F.
BANKED/FUTRE PARKING (LANDSCAPE)	41,687 S.F.	22,984 S.F.	64,671 S.F.
BIORETENTION	9,447 S.F.	3,286 S.F.	12,733 S.F.
LANDSCAPE	43,802 S.F.	27,363 S.F.	71,165 S.F.
EXISTING UNDEVELOPED LAND	N/A	N/A	N/A
DEEDED PARKING/ LANDSCAPE (NOT A PART)	N/A	23,110 S.F.	23,110 S.F.
SITE FEATURE/ PROPERTY TOTAL AREA	**427,781 S.F.**	**283,726 S.F.**	**711,507 S.F.**

* THE TOTAL OF THE PROPOSED BUILDING FOOTPRINT IS 147,047 SQ. FT. HOWEVER, 135,093 SQ. OF THE PROPOSED BUILDING IS LOCATED ON LOTS 2 THRU 8 AND 11,954 SQ. FT. OF THE PROPOSED BUILDING EXTENDS OVER THE CURRENT PROPERTY LINE ONTO THE EXISTING 3200 LAKEVILLE HIGHWAY SITE. THEREFORE, THE PROPOSED BUILDING FOOTPRINT IS SPLIT ACCORDINGLY IN THE 'BUILDING COVERAGE' TABULATION ABOVE.



PROPOSED PARKING THIS SUBMITTAL

TENANT PARKING REQUIREMENTS PER EMPLOYEE COUNT:
- LABCON OFFICES - DAY ONLY: ..... 160 STALLS
- LABCON WH (E) & (N) - DAY ONLY: ..... 115 STALLS
- LABCON PRODUCTION - DAY SHIFT: ..... 240 STALLS
- LABCON PRODUCTION - NIGHT SHIFT: ..... 240 STALLS
- STERIS - 8 to 5 MON thru FRI ONLY: ..... 220 STALLS
- MAX. SHIFT PARKING REQUIRED - DAY: ..... 1135 STALLS
- MAX. SHIFT PARKING REQUIRED - NIGHT: ..... 240 STALLS

EXISTING PARKING TO REMAIN UNDER THIS SUBMITTAL:
- EXISTING STANDARD PARKING: ..... 144 STALLS
- EXISTING COMPACT PARKING: ..... 5 STALLS
- EXISTING ACCESSIBLE PARKING: ..... 8 STALLS
- EXISTING PARKING TO REMAIN: ..... 157 STALLS

(E) BANKED/RESERVED PARKING TO REMAIN: ..... 135 STALLS

PARKING PROPOSED UNDER THIS SUBMITTAL:
- PROPOSED STANDARD PARKING: ..... 88 STALLS
- PROPOSED COMPACT PARKING: ..... 37 STALLS
- PROPOSED ACCESSIBLE PARKING: ..... 4 STALLS
- TOTAL PROPOSED PARKING: ..... 129 STALLS

PROPOSED BANKED/RESERVED PARKING: ..... 138 STALLS

TOTAL PARKING PROVIDED UNDER THIS SUBMITTAL:
- EXISTING/PROPOSED STANDARD PARKING: ..... 232 STALLS
- EXISTING/PROPOSED COMPACT PARKING: ..... 42 STALLS
- EXISTING/PROPOSED ACCESSIBLE PARKING: ..... 12 STALLS
- TOTAL PARKING PROVIDED: ..... 286 STALLS

EXISTING BANKED/RESERVED TO REMAIN: ..... 135 STALLS
PROPOSED BANKED/RESERVED PARKING: ..... 138 STALLS
TOTAL BANKED/RESERVED PARKING: ..... 273 STALLS

EXISTING/PROPOSED PROVIDED & BANKED/RESERVED PARKING:
- EXISTING/PROPOSED PARKING: ..... 286 STALLS
- BANKED/RESERVED PARKING: ..... 273 STALLS
- TOTAL AVAILABLE PARKING: ..... 559 STALLS

NOTE:
SEE SHEET A1.1 FOR FIRE APPARATUS SITE CIRCULATION, LOADING, CLEAN AIR VEHICLE PARKING DESIGNATIONS, AND BICYCLE PARKING. CLEAN AIR VEHICLE PARKING STALLS ARE INCLUDED IN THE TOTAL NUMBER OF STALLS LISTED ABOVE.

BUILDING AREAS

- PROPOSED LABCON BUILDING: ..... ±176,657 SQ. FT.
- EXISTING LABCON/STERIS BUILDING: ..... ±103,752 SQ. FT.
- EXISTING LABCON STORAGE BUILDING: ..... ±7,800 SQ. FT.
- TOTAL BUILDING AREA: ..... ±288,209 SQ. FT.

EXISTING PARKING

- EXISTING STANDARD PARKING: ..... 168 STALLS
- EXISTING COMPACT PARKING: ..... 5 STALLS
- EXISTING ACCESSIBLE PARKING: ..... 8 STALLS
- TOTAL EXISTING PARKING: ..... 176 STALLS

- EXISTING PARKING TO BE REMOVED: ..... 19 STALLS
- EXISTING PARKING TO REMAIN: ..... 157 STALLS

- EXISTING BANKED/RESERVED: ..... 174 STALLS
- EXISTING BANK/RESERVED TO BE REMOVED: ..... 39 STALLS
- EXISTING BANKED/RESERVED TO BE REMAIN: ..... 135 STALLS

- EXISTING INTERIOR BICYCLE RACKS: 21
- EXISTING EXTERIOR BICYCLE RACKS: 14
- TOTAL EXISTING BICYCLE RACKS: 35

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: (89) 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

OVERALL SITE PLAN and PARKING PLAN

SCALE: 1" = 50'-0"

0 25' 50' 100' TRUE NORTH

SCALE: 1" = 50'-0"

REVISIONS:	BY:

AS RESUBMITTED FOR:
SITE PLAN & ARCHITECTURAL REVIEW
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labcon
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APN: 005-028-XXX

OVERALL SITE PLAN and PARKING PLAN

LICENSED ARCHITECT
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DATE:	JULY 26, 2022
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SCALE:	1" = 50'-0"

A1

OF 31 ARCH. SHTS.

(E) OFF-STREET LOADING BERTH SIZES

LOADING BERTH I.D.#		LOADING BERTH DIMENSIONS	LOADING BERTH TYPE/USE
1	(E)	12'x30'	SMALL DELIVERY VEHICLE (GRADE LEVEL)
2	(E)	12'x45'	TRACTOR TRAILER (GRADE LEVEL)
3	(E)	12'x40'	SMALL DELIVERY VEHICLE (GRADE LEVEL)
4	(E)	12'x38'	SMALL DELIVERY VEHICLE (GRADE LEVEL)
5	(E)	22'x70'	TRACTOR TRAILER (GRADE LEVEL)
6	(E)	22'x70'	TRACTOR TRAILER (GRADE LEVEL)
7	(E)	22'x70'	TRACTOR TRAILER (GRADE LEVEL)
8	(E)	22'x70'	TRACTOR TRAILER (GRADE LEVEL)
9	(E)	22'x70'	TRACTOR TRAILER (GRADE LEVEL)
10	(E)	19'x60'	TRACTOR TRAILER (GRADE LEVEL)
11	(E)	19'x70'	TRACTOR TRAILER (GRADE LEVEL)
12	(E)	12'x70'	TRACTOR TRAILER (DEPRESSED)
13	(E)	22'x70'	TRACTOR TRAILER (DEPRESSED)
14	(E)	22'x70'	TRACTOR TRAILER (DEPRESSED)
15	(E)	22'x70'	TRACTOR TRAILER (DEPRESSED)
16	(E)	22'x70'	TRACTOR TRAILER (GRADE LEVEL)
17	(E)	22'x20'	SMALL DELIVERY VEHICLE (GRADE LEVEL)
18	(E)	22'x20'	SMALL DELIVERY VEHICLE (GRADE LEVEL)
19	(E)	22'x20'	SMALL DELIVERY VEHICLE (GRADE LEVEL)

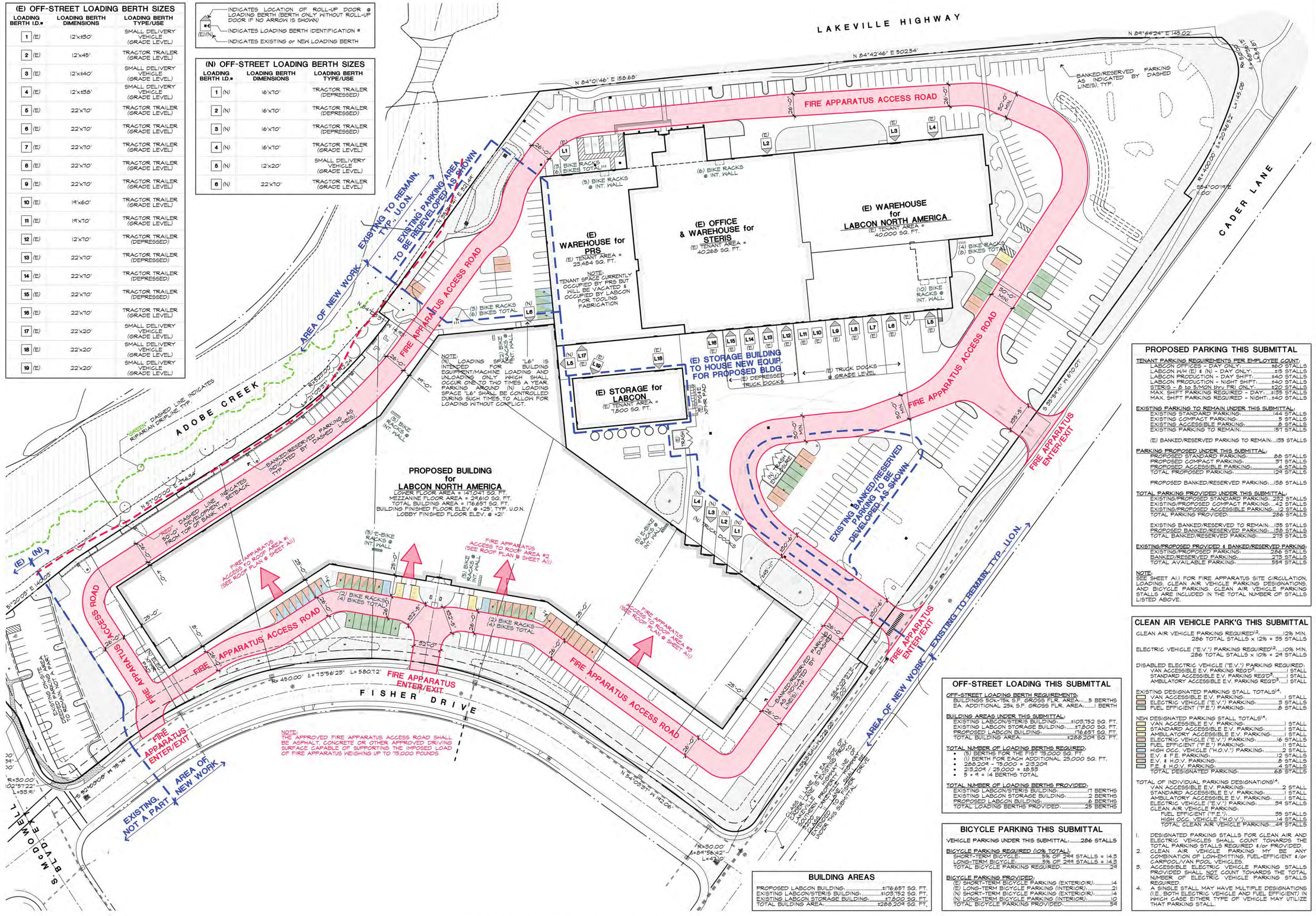
(E)/(N) — INDICATES LOCATION OF ROLL-UP DOOR @ LOADING BERTH (BERTH ONLY WITHOUT ROLL-UP DOOR IF NO ARROW IS SHOWN)

INDICATES LOADING BERTH IDENTIFICATION #

INDICATES EXISTING or NEW LOADING BERTH

(N) OFF-STREET LOADING BERTH SIZES

LOADING BERTH I.D.#		LOADING BERTH DIMENSIONS	LOADING BERTH TYPE/USE
1	(N)	16'x70'	TRACTOR TRAILER (DEPRESSED)
2	(N)	16'x70'	TRACTOR TRAILER (DEPRESSED)
3	(N)	16'x70'	TRACTOR TRAILER (DEPRESSED)
4	(N)	16'x70'	TRACTOR TRAILER (GRADE LEVEL)
5	(N)	12'x20'	SMALL DELIVERY VEHICLE (GRADE LEVEL)
6	(N)	22'x70'	TRACTOR TRAILER (GRADE LEVEL)



BUILDING AREAS

PROPOSED LABCON BUILDING:	±176,657 SQ. FT.
EXISTING LABCON/STERIS BUILDING:	±105,752 SQ. FT.
EXISTING LABCON STORAGE BUILDING:	±7,800 SQ. FT.
TOTAL BUILDING AREA:	±288,209 SQ. FT.

OFF-STREET LOADING THIS SUBMITTAL

OFF-STREET LOADING BERTH REQUIREMENTS:
BUILDINGS 50k-75k S.F. GROSS FLR. AREA.....5 BERTHS
EA. ADDITIONAL 25k S.F. GROSS FLR. AREA.....1 BERTH

BUILDING AREAS UNDER THIS SUBMITTAL:
EXISTING LABCON/STERIS BUILDING:.....±105,752 SQ. FT.
EXISTING LABCON STORAGE BUILDING:.....±7,800 SQ. FT.
PROPOSED LABCON BUILDING:.....±176,657 SQ. FT.
TOTAL BUILDING AREA:.....±288,209 SQ. FT.

TOTAL NUMBER OF LOADING BERTHS REQUIRED:
- (5) BERTHS FOR THE FIST 15,000 SQ. FT.
- (1) BERTH FOR EACH ADDITIONAL 25,000 SQ. FT.
- 288,209 - 75,000 = 213,209
- 213,209 / 25,000 = ±8.53
- 5 + 9 = 14 BERTHS TOTAL

TOTAL NUMBER OF LOADING BERTHS PROVIDED:
EXISTING LABCON/STERIS BUILDING:.....17 BERTHS
EXISTING LABCON STORAGE BUILDING:.....2 BERTHS
PROPOSED LABCON BUILDING:.....6 BERTHS
TOTAL LOADING BERTHS PROVIDED:.....25 BERTHS

BICYCLE PARKING THIS SUBMITTAL

VEHICLE PARKING UNDER THIS SUBMITTAL:.....286 STALLS

BICYCLE PARKING REQUIRED (10% TOTAL)
SHORT-TERM BICYCLE:.....5% OF 286 STALLS = 14.3
LONG-TERM BICYCLE:.....5% OF 286 STALLS = 14.3
TOTAL BICYCLE PARKING REQUIRED:.....29

BICYCLE PARKING PROVIDED:
(E) SHORT-TERM BICYCLE PARKING (EXTERIOR):.....4
(E) LONG-TERM BICYCLE PARKING (INTERIOR):.....21
(N) SHORT-TERM BICYCLE PARKING (EXTERIOR):.....4
(N) LONG-TERM BICYCLE PARKING (INTERIOR):.....10
TOTAL BICYCLE PARKING PROVIDED:.....59

PROPOSED PARKING THIS SUBMITTAL

TENANT PARKING REQUIREMENTS PER EMPLOYEE COUNT:
LABCON OFFICES - DAY ONLY:.....160 STALLS
LABCON W/H (E) & (N) - DAY ONLY:.....±15 STALLS
LABCON PRODUCTION - DAY SHIFT:.....±40 STALLS
LABCON PRODUCTION - NIGHT SHIFT:.....±40 STALLS
STERIS - 2 to 5/MON thru FRI ONLY:.....±20 STALLS
MAX. SHIFT PARKING REQUIRED - DAY:.....±135 STALLS
MAX. SHIFT PARKING REQUIRED - NIGHT:.....±40 STALLS

EXISTING PARKING TO REMAIN UNDER THIS SUBMITTAL:
EXISTING STANDARD PARKING:.....144 STALLS
EXISTING COMPACT PARKING:.....5 STALLS
EXISTING ACCESSIBLE PARKING:.....8 STALLS
EXISTING PARKING TO REMAIN:.....157 STALLS

(E) BANKED/RESERVED PARKING TO REMAIN:...135 STALLS

PARKING PROPOSED UNDER THIS SUBMITTAL:
PROPOSED STANDARD PARKING:.....88 STALLS
PROPOSED COMPACT PARKING:.....37 STALLS
PROPOSED ACCESSIBLE PARKING:.....4 STALLS
TOTAL PROPOSED PARKING:.....129 STALLS

PROPOSED BANKED/RESERVED PARKING:...158 STALLS

TOTAL PARKING PROVIDED UNDER THIS SUBMITTAL:
EXISTING/PROPOSED STANDARD PARKING:.....232 STALLS
EXISTING/PROPOSED COMPACT PARKING:.....42 STALLS
EXISTING/PROPOSED ACCESSIBLE PARKING:.....12 STALLS
TOTAL PARKING PROVIDED:.....286 STALLS

EXISTING BANKED/RESERVED TO REMAIN:...135 STALLS
PROPOSED BANKED/RESERVED PARKING:...158 STALLS
TOTAL BANKED/RESERVED PARKING:.....273 STALLS

EXISTING/PROPOSED PROVIDED & BANKED/RESERVED PARKING:
EXISTING/PROPOSED PARKING:.....286 STALLS
BANKED/RESERVED PARKING:.....273 STALLS
TOTAL AVAILABLE PARKING:.....554 STALLS

NOTE:
SEE SHEET A1.1 FOR FIRE APPARATUS SITE CIRCULATION, LOADING, CLEAN AIR VEHICLE PARKING DESIGNATIONS, AND BICYCLE PARKING. CLEAN AIR VEHICLE PARKING STALLS ARE INCLUDED IN THE TOTAL NUMBER OF STALLS LISTED ABOVE.

CLEAN AIR VEHICLE PARK'G THIS SUBMITTAL

CLEAN AIR VEHICLE PARKING REQUIRED[2].....12% MIN.
286 TOTAL STALLS x 12% = 35 STALLS

ELECTRIC VEHICLE ("E.V.") PARKING REQUIRED[2].....10% MIN.
286 TOTAL STALLS x 10% = 29 STALLS

DISABLED ELECTRIC VEHICLE ("E.V.") PARKING REQUIRED:
VAN ACCESSIBLE E.V. PARKING REQ'D[3].....1 STALL
STANDARD ACCESSIBLE E.V. PARKING REQ'D[3].....1 STALL
AMBULATORY ACCESSIBLE E.V. PARKING REQ'D[3].....1 STALL

EXISTING DESIGNATED PARKING STALL TOTALS[4]:
VAN ACCESSIBLE E.V. PARKING:.....1 STALL
ELECTRIC VEHICLE ("E.V.") PARKING:.....3 STALLS
FUEL EFFICIENT ("F.E.") PARKING:.....8 STALLS

NEW DESIGNATED PARKING STALL TOTALS[4]:
VAN ACCESSIBLE E.V. PARKING:.....1 STALL
STANDARD ACCESSIBLE E.V. PARKING:.....1 STALL
AMBULATORY ACCESSIBLE E.V. PARKING:.....1 STALL
ELECTRIC VEHICLE ("E.V.") PARKING:.....16 STALLS
FUEL EFFICIENT ("F.E.") PARKING:.....11 STALLS
HIGH OCC. VEHICLE ("H.O.V.") PARKING:.....2 STALLS
E.V. + F.E. PARKING:.....12 STALLS
E.V. + H.O.V. PARKING:.....8 STALLS
F.E. + H.O.V. PARKING:.....4 STALLS
TOTAL DESIGNATED PARKING:.....68 STALLS

TOTAL OF INDIVIDUAL PARKING DESIGNATIONS[4]:
VAN ACCESSIBLE E.V. PARKING:.....2 STALL
STANDARD ACCESSIBLE E.V. PARKING:.....1 STALL
AMBULATORY ACCESSIBLE E.V. PARKING:.....1 STALL
ELECTRIC VEHICLE ("E.V.") PARKING:.....34 STALLS
CLEAN AIR VEHICLE PARKING:
FUEL EFFICIENT ("F.E."):.....35 STALLS
HIGH OCC. VEHICLE ("H.O.V."):.....14 STALLS
TOTAL CLEAN AIR VEHICLE PARKING:...49 STALLS

1. DESIGNATED PARKING STALLS FOR CLEAN AIR AND ELECTRIC VEHICLES SHALL COUNT TOWARDS THE TOTAL PARKING STALLS REQUIRED & / or PROVIDED.
2. CLEAN AIR VEHICLE PARKING MY BE ANY COMBINATION OF LOW-EMITTING, FUEL-EFFICIENT &/or CARPOOL/VAN POOL VEHICLES.
3. ACCESSIBLE ELECTRIC VEHICLE PARKING STALLS PROVIDED SHALL NOT COUNT TOWARDS THE TOTAL NUMBER OF ELECTRIC VEHICLE PARKING STALLS REQUIRED.
4. A SINGLE STALL MAY HAVE MULTIPLE DESIGNATIONS (I.E., BOTH ELECTRIC VEHICLE AND FUEL EFFICIENT) IN WHICH CASE EITHER TYPE OF VEHICLE MAY UTILIZE THAT PARKING STALL.

SITE CIRCULATION, LOADING, and PARKING PLAN

SCALE: 1" = 50'-0"

0 25' 50' 100' TRUE NORTH

SCALE: 1" = 50'-0"

REVISIONS:	BY:

AS RESUBMITTED FOR:
SITE PLAN & ARCHITECTURAL REVIEW
PRINT DATE:
OCTOBER 5, 2022

A PROPOSED NEW BUILDING FOR:

labcon NORTH AMERICA

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

SITE CIRCULATION, LOADING, and PARKING PLAN

LICENSED ARCHITECT GREG LeDOUX NO. C11,434 STATE OF CALIFORNIA

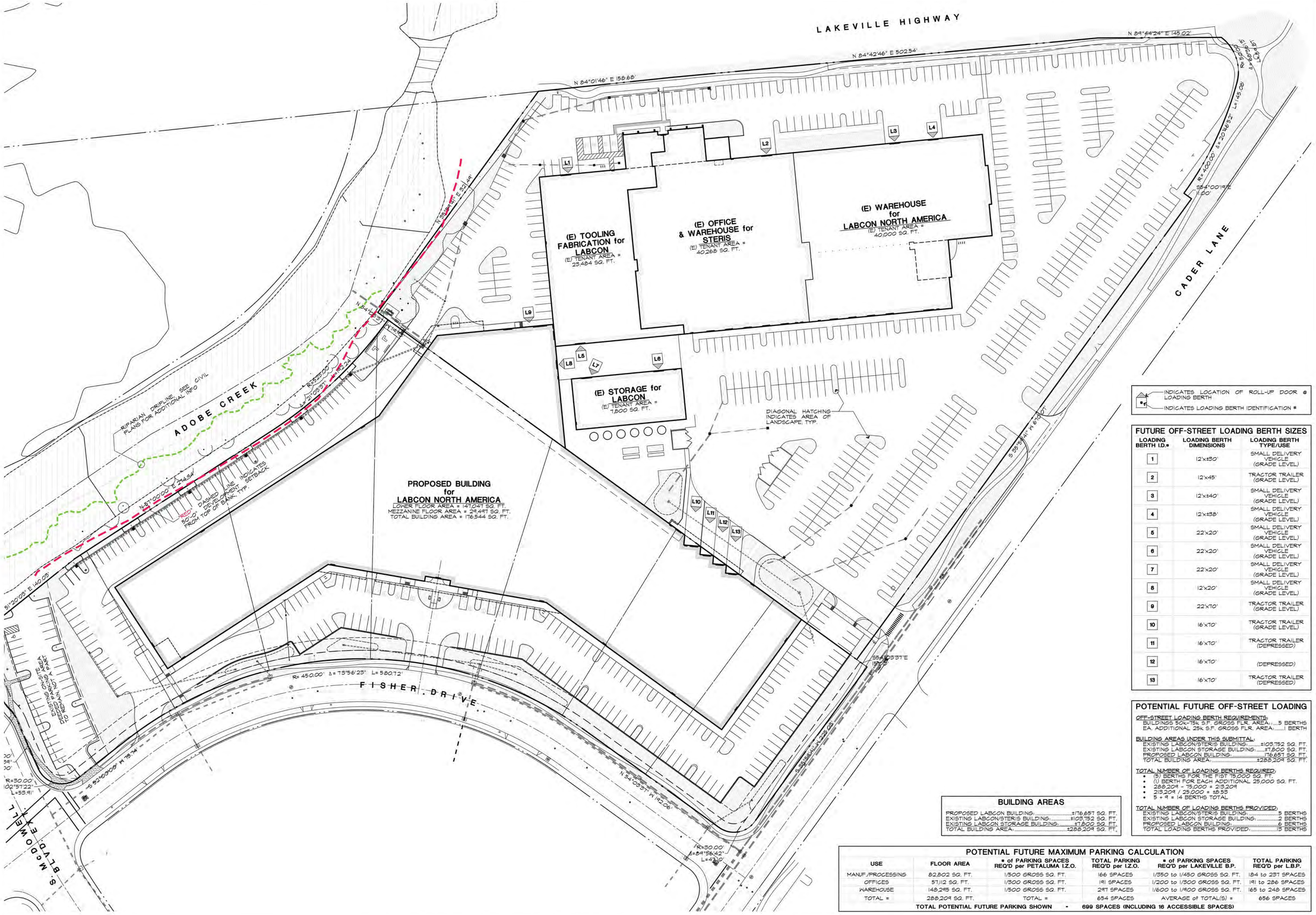
EXPIRES 12-31-25

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" = 50'-0"

A1.1

OF 31 ARCH. SHTS.



INDICATES LOCATION OF ROLL-UP DOOR @ LOADING BERTH

INDICATES LOADING BERTH IDENTIFICATION #

FUTURE OFF-STREET LOADING BERTH SIZES

LOADING BERTH I.D.#	LOADING BERTH DIMENSIONS	LOADING BERTH TYPE/USE
1	12'x±30'	SMALL DELIVERY VEHICLE (GRADE LEVEL)
2	12'x45'	TRACTOR TRAILER (GRADE LEVEL)
3	12'x±40'	SMALL DELIVERY VEHICLE (GRADE LEVEL)
4	12'x±38'	SMALL DELIVERY VEHICLE (GRADE LEVEL)
5	22'x20'	SMALL DELIVERY VEHICLE (GRADE LEVEL)
6	22'x20'	SMALL DELIVERY VEHICLE (GRADE LEVEL)
7	22'x20'	SMALL DELIVERY VEHICLE (GRADE LEVEL)
8	12'x20'	SMALL DELIVERY VEHICLE (GRADE LEVEL)
9	22'x70'	TRACTOR TRAILER (GRADE LEVEL)
10	16'x70'	TRACTOR TRAILER (GRADE LEVEL)
11	16'x70'	TRACTOR TRAILER (DEPRESSED)
12	16'x70'	(DEPRESSED)
13	16'x70'	TRACTOR TRAILER (DEPRESSED)

POTENTIAL FUTURE OFF-STREET LOADING

OFF-STREET LOADING BERTH REQUIREMENTS:
BUILDINGS 50k-75k S.F. GROSS FLR. AREA:.....5 BERTHS
EA. ADDITIONAL 25k S.F. GROSS FLR. AREA:.......1 BERTH

BUILDING AREAS UNDER THIS SUBMITTAL:
EXISTING LABCON/STERIS BUILDING:.........±103,752 SQ. FT.
EXISTING LABCON STORAGE BUILDING:......±7,800 SQ. FT.
PROPOSED LABCON BUILDING:.......................176,657 SQ. FT.
TOTAL BUILDING AREA:...............................±288,209 SQ. FT.

TOTAL NUMBER OF LOADING BERTHS REQUIRED:
- (5) BERTHS FOR THE FIST 75,000 SQ. FT.
- (1) BERTH FOR EACH ADDITIONAL 25,000 SQ. FT.
- 288,209 - 75,000 = 213,209
- 213,209 / 25,000 = ±8.53
- 5 + 9 = 14 BERTHS TOTAL

TOTAL NUMBER OF LOADING BERTHS PROVIDED:
EXISTING LABCON/STERIS BUILDING:......................5 BERTHS
EXISTING LABCON STORAGE BUILDING:...............2 BERTHS
PROPOSED LABCON BUILDING:.................................6 BERTHS
TOTAL LOADING BERTHS PROVIDED:..................13 BERTHS

BUILDING AREAS

PROPOSED LABCON BUILDING:..........................±176,657 SQ. FT.
EXISTING LABCON/STERIS BUILDING:.............±103,752 SQ. FT.
EXISTING LABCON STORAGE BUILDING:..........±7,800 SQ. FT.
TOTAL BUILDING AREA:......................................±288,209 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 237 SPACES
OFFICES	57,112 SQ. FT.	1/300 GROSS SQ. FT.	191 SPACES	1/200 to 1/300 GROSS SQ. FT.	191 to 286 SPACES
WAREHOUSE	148,295 SQ. FT.	1/500 GROSS SQ. FT.	297 SPACES	1/600 to 1/900 GROSS SQ. FT.	165 to 248 SPACES
TOTAL =	288,209 SQ. FT.	TOTAL =	654 SPACES	AVERAGE of TOTAL(S) =	656 SPACES

TOTAL POTENTIAL FUTURE PARKING SHOWN - 699 SPACES (INCLUDING 16 ACCESSIBLE SPACES)

OVERALL SITE PLAN SHOWING POTENTIAL FUTURE MAXIMUM PARKING

SCALE: 1" = 50'-0"

REVISIONS:	BY:

AS RESUBMITTED FOR:
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A PROPOSED
NEW BUILDING FOR:

labcon
NORTH AMERICA

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

OVERALL SITE PLAN
SHOWING POTENTIAL
FUTURE MAXIMUM
PARKING

LICENSED ARCHITECT
GREG LeDOUX
NO. C11,434
STATE OF CALIFORNIA

EXPIRES 12-31-23

GREG
LeDOUX
and
ASSOCIATES,
INC.

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

DRAWN BY:
SH
DATE:
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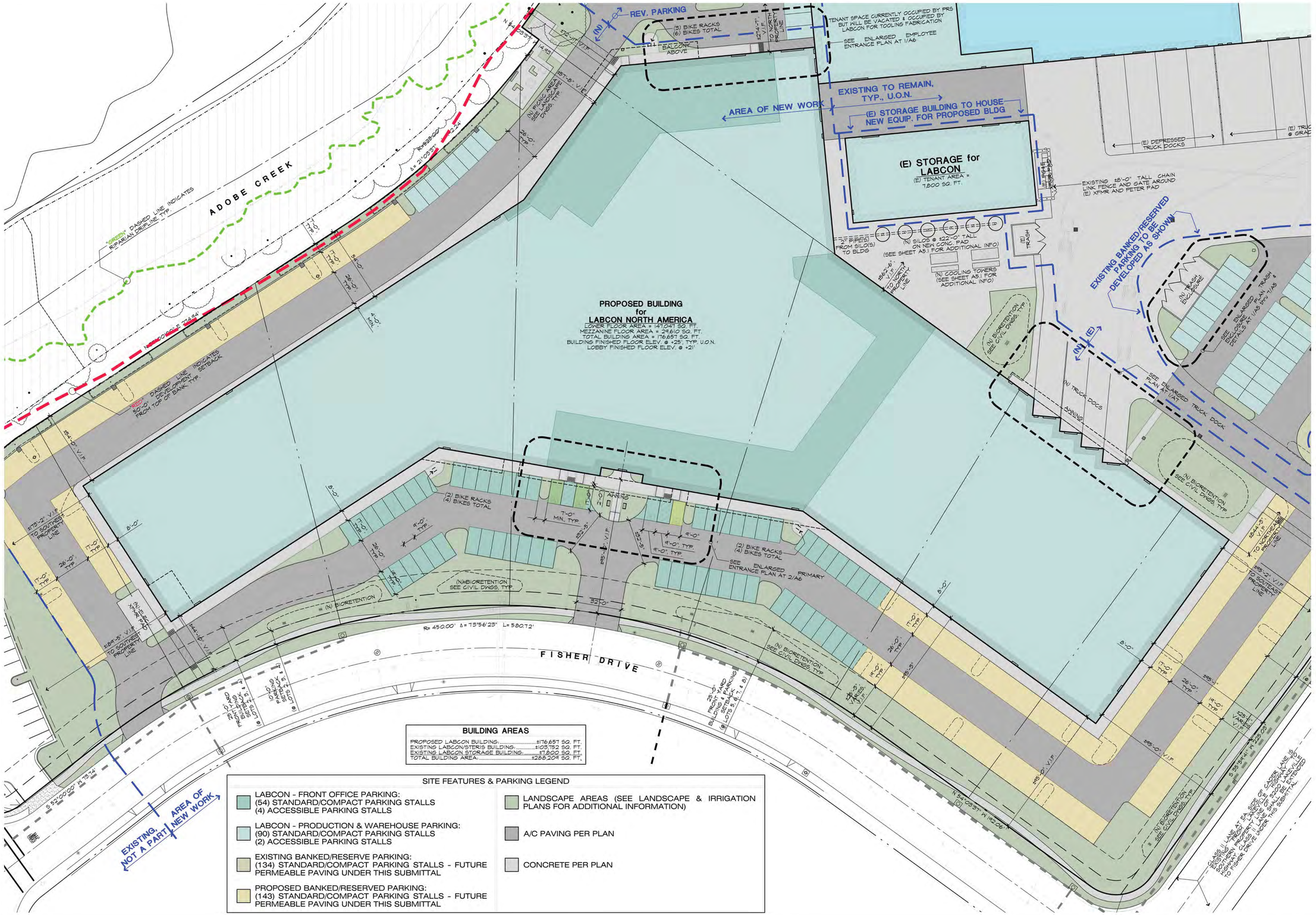
21.0202
SCALE:
1" = 50'-0"

A1.2
OF 31 ARCH. SHTS.



BUILDING AREAS

PROPOSED LABCON BUILDING:	±176,657 SQ. FT.
EXISTING LABCON/STERIS BUILDING:	±108,752 SQ. FT.
EXISTING LABCON STORAGE BUILDING:	±7,800 SQ. FT.
TOTAL BUILDING AREA:	±288,209 SQ. FT.

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
- 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

ENLARGED SITE PLAN

SCALE: 1" = 30'-0"

0 15' 30' 60'

SCALE: 1" = 30'-0"

TRUE NORTH

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ENLARGED SITE PLAN

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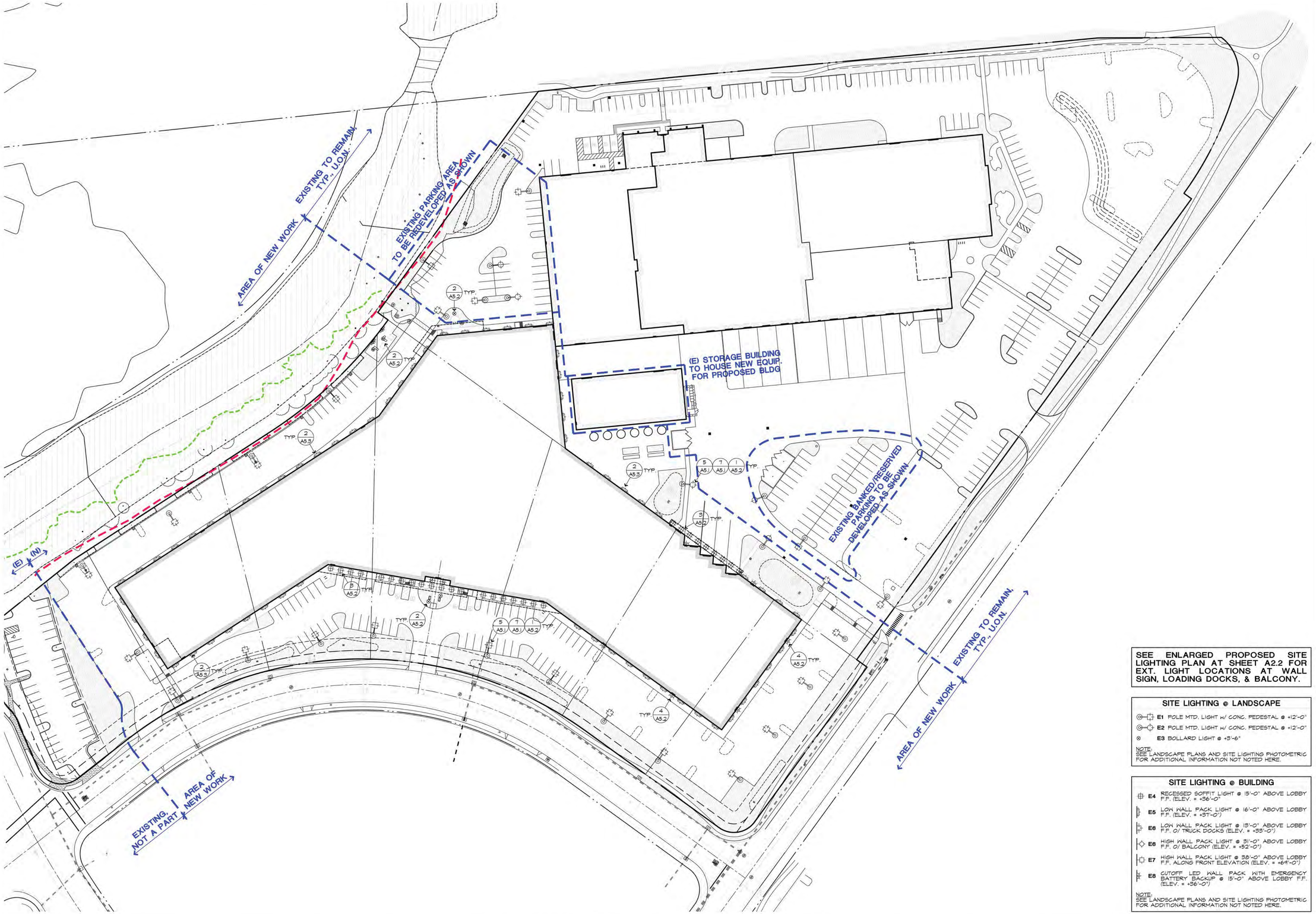
SCALE:	1" = 30'-0"

A2

OF 31 ARCH. SHTS.



SEE ENLARGED PROPOSED SITE LIGHTING PLAN AT SHEET A2.2 FOR EXT. LIGHT LOCATIONS AT WALL SIGN, LOADING DOCKS, & BALCONY.

SITE LIGHTING @ LANDSCAPE

- **E1** POLE MTD. LIGHT w/ CONC. PEDESTAL @ +12'-0"
- **E2** POLE MTD. LIGHT w/ CONC. PEDESTAL @ +12'-0"
- **E3** BOLLARD LIGHT @ +3'-6"

NOTE:
SEE LANDSCAPE PLANS AND SITE LIGHTING PHOTOMETRIC FOR ADDITIONAL INFORMATION NOT NOTED HERE.

SITE LIGHTING @ BUILDING

- **E4** RECESSED SOFFIT LIGHT @ 15'-0" ABOVE LOBBY F.F. (ELEV. = +36'-0")
- **E5** LOW WALL PACK LIGHT @ 16'-0" ABOVE LOBBY F.F. (ELEV. = +37'-0")
- **E6** LOW WALL PACK LIGHT @ 13'-0" ABOVE LOBBY F.F. O/ TRUCK DOCKS (ELEV. = +33'-0")
- **E6** HIGH WALL PACK LIGHT @ 31'-0" ABOVE LOBBY F.F. O/ BALCONY (ELEV. = +52'-0")
- **E7** HIGH WALL PACK LIGHT @ 38'-0" ABOVE LOBBY F.F. ALONG FRONT ELEVATION (ELEV. = +69'-0")
- **E8** CUTOFF LED WALL PACK WITH EMERGENCY BATTERY BACKUP @ 15'-0" ABOVE LOBBY F.F. (ELEV. = +36'-0")

NOTE:
SEE LANDSCAPE PLANS AND SITE LIGHTING PHOTOMETRIC FOR ADDITIONAL INFORMATION NOT NOTED HERE.

OVERALL PROPOSED SITE LIGHTING PLAN

SCALE: 1" = 50'-0"

0 25' 50' 100'
SCALE: 1" = 50'-0"

TRUE NORTH

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OVERALL PROPOSED
SITE LIGHTING PLAN

LICENSED ARCHITECT
GREG LeDOUX
NO. C11,434
STATE OF CALIFORNIA

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48 W. SIERRA AVE.
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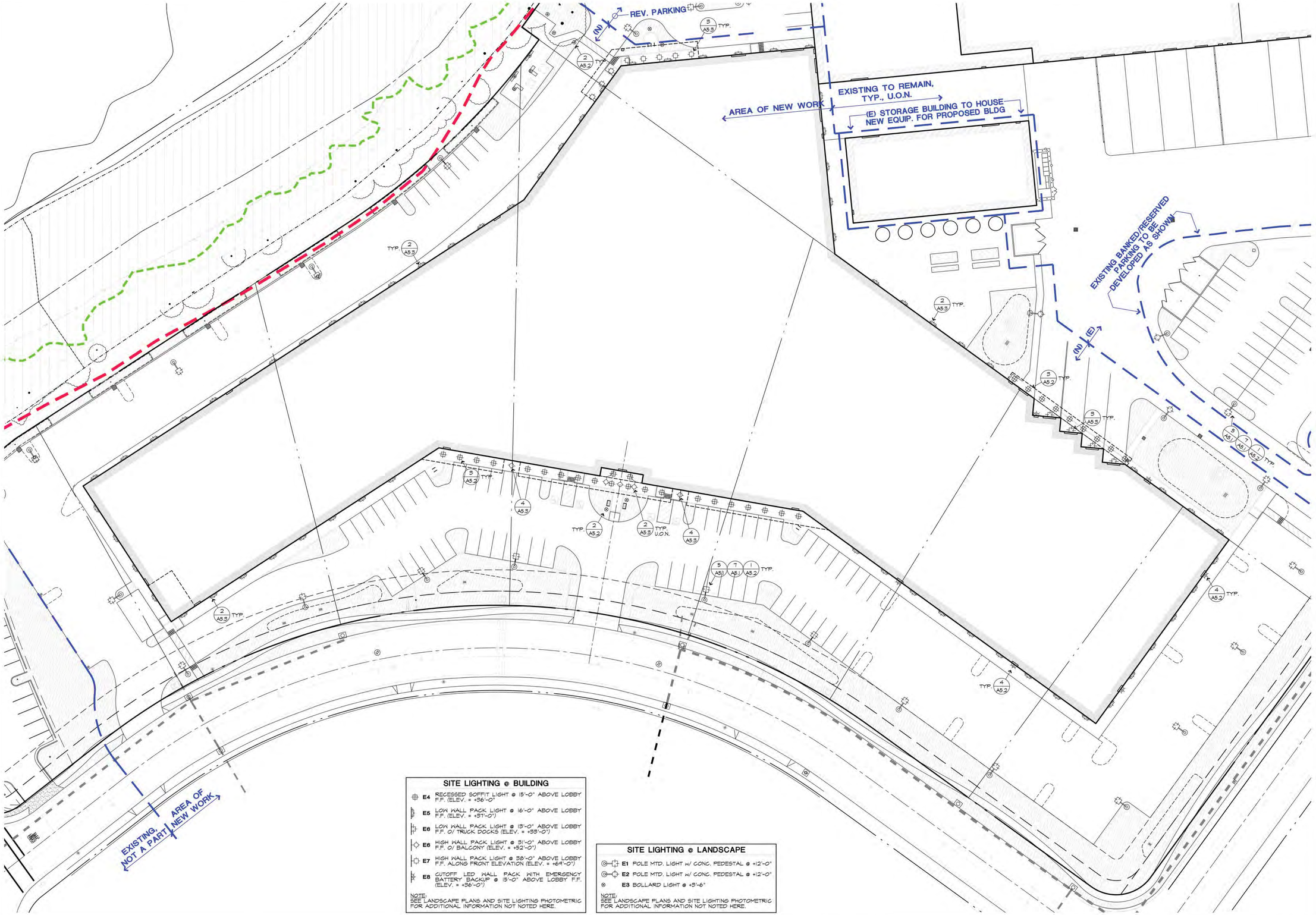
DATE: JULY 26, 2022	
JOB NO. 21.0202	
SCALE: 1" = 50'-0"	OF 31 ARCH. SHTS.



SITE LIGHTING @ BUILDING

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- E6 LOW WALL PACK LIGHT @ 13'-0" ABOVE LOBBY F.F. O/ TRUCK DOCKS (ELEV. = +33'-0")
- E6 HIGH WALL PACK LIGHT @ 31'-0" ABOVE LOBBY F.F. O/ BALCONY (ELEV. = +52'-0")
- E7 HIGH WALL PACK LIGHT @ 38'-0" ABOVE LOBBY F.F. ALONG FRONT ELEVATION (ELEV. = +69'-0")
- E8 CUTOFF LED WALL PACK WITH EMERGENCY BATTERY BACKUP @ 15'-0" ABOVE LOBBY F.F. (ELEV. = +36'-0")

NOTE:
SEE LANDSCAPE PLANS AND SITE LIGHTING PHOTOMETRIC FOR ADDITIONAL INFORMATION NOT NOTED HERE.

SITE LIGHTING @ LANDSCAPE

- E1 POLE MTD. LIGHT W/ CONC. PEDESTAL @ +12'-0"
- E2 POLE MTD. LIGHT W/ CONC. PEDESTAL @ +12'-0"
- E3 BOLLARD LIGHT @ +3'-6"

NOTE:
SEE LANDSCAPE PLANS AND SITE LIGHTING PHOTOMETRIC FOR ADDITIONAL INFORMATION NOT NOTED HERE.

ENLARGED PROPOSED SITE LIGHTING PLAN @ BUILDING

SCALE: 1" = 30'-0"

0 15' 30' 60'
SCALE: 1" = 30'-0"
TRUE NORTH

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ENLARGED PROPOSED
SITE LIGHTING PLAN
@ BUILDING

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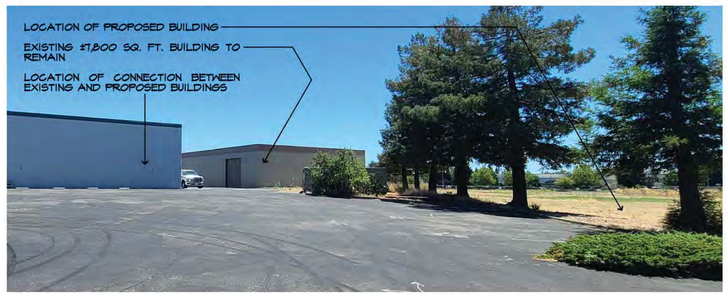
DATE: JULY 26, 2022	
JOB NO. 21.0202	
SCALE: 1" = 30'-0"	OF 31 ARCH. SHTS.

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



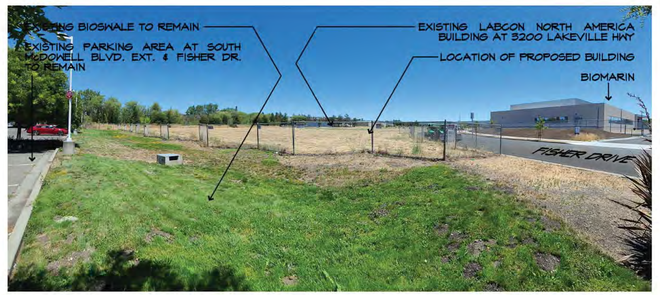
2 SITE PHOTO TAKEN @ (E) WESTERN PARKING AREA FACING SOUTHEAST TOWARDS PROPOSED CONNECTION TO (E) BUILDING

KEY PLAN

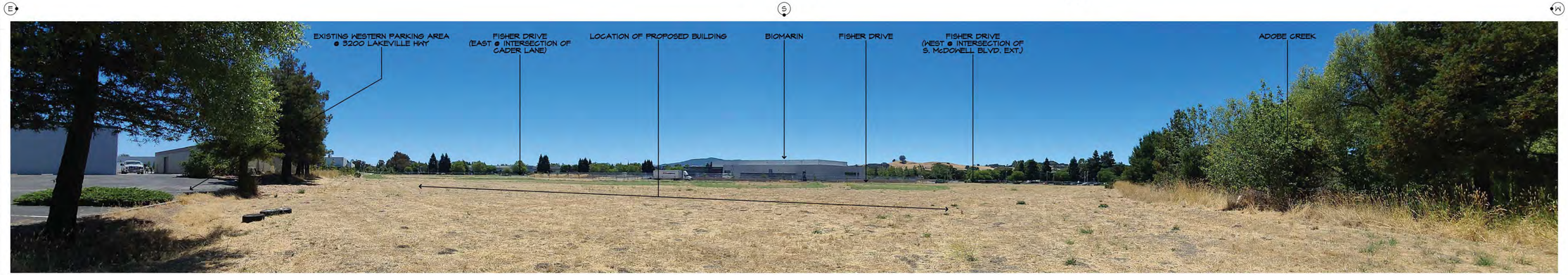
SCALE: 1" = 500'-0"

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

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



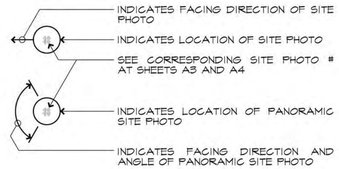
5 PANORAMIC SITE PHOTO TAKEN @ (E) SOUTHWESTERN PARKING AREA FACING NORTHEAST



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

SITE PHOTOS

SCALE: NONE



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SITE PHOTOS
and
KEY PLAN

LICENSED ARCHITECT
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NO. C11,434
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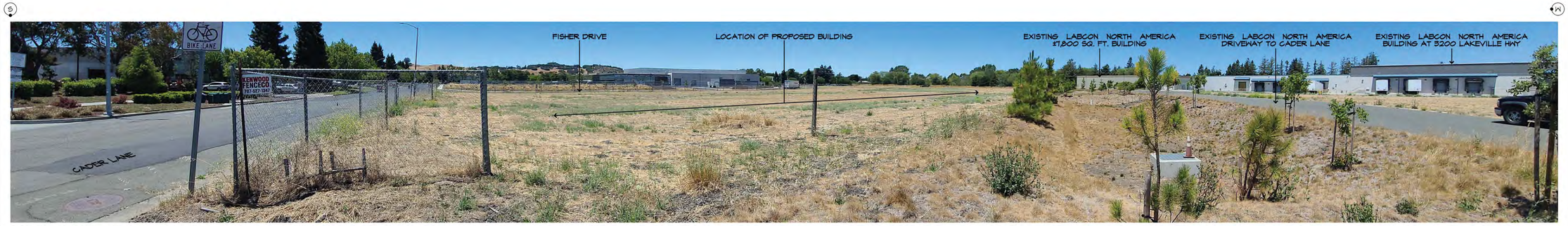
DATE: JULY 26, 2022	
JOB NO. 21.0202	
SCALE: AS NOTED	OF 31 ARCH. SHTS.

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)

SITE PHOTOS (CONTINUED)

SCALE: NONE

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PETALUMA, CA 94954

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SITE PHOTOS
(CONTINUED)

LICENSED ARCHITECT
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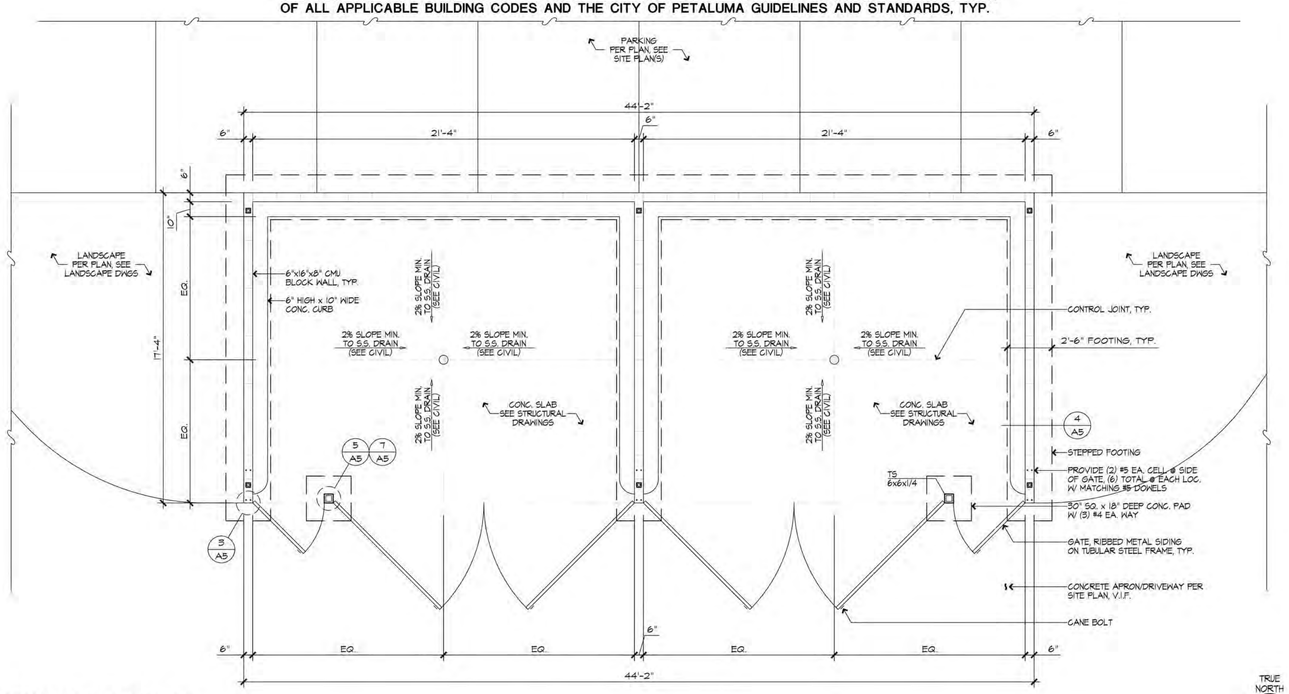
DRAWN BY: SH	A4
DATE: JULY 26, 2022	
JOB NO. 21.0202	
SCALE: AS NOTED	OF 31 ARCH. SHTS.

NOTE:
ALL COMPONENTS OF THE PROPOSED TRASH ENCLOSURE SHALL COMPLY WITH THE CURRENT EDITION OF ALL APPLICABLE BUILDING CODES AND THE CITY OF PETALUMA GUIDELINES AND STANDARDS, TYP.



TRUE NORTH

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

NOTE:
ALL COMPONENTS OF THE PROPOSED BICYCLE RACK(S) SHALL COMPLY WITH THE CURRENT EDITION OF ALL APPLICABLE BUILDING CODES AND THE CITY OF PETALUMA GUIDELINES AND STANDARDS.

Horseshoe™-HS2™

MATERIALS: 2 3/8" O.D. Schedule 40 steel pipe or 2" square steel tube.

MOUNTING: Embedded (standard) or flanged surface mount (optional).

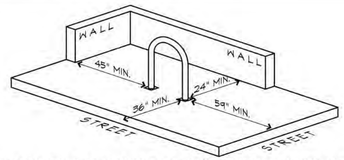
FINISH OPTIONS: Same as Thunderbolt Racks, see pg. 37.

CAPACITY: 2 bikes.

SIZE: 36"L x 32.5"H

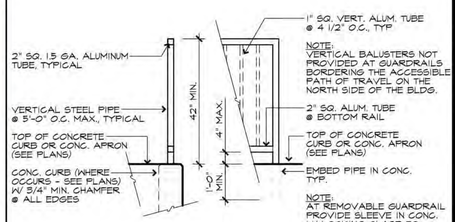
HORSESHOE RACK, (2) BIKE CAPACITY, FLANGED SURFACE MOUNT, TGIC POLYESTER POWDER COAT, GALVANIZED FINISH.

8 BIKE RACK
SCALE: NTS

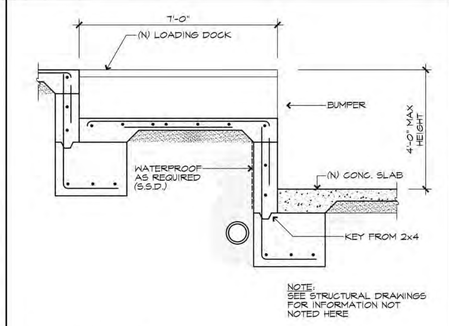


1. BIKE RACKS SHOULD BE LOCATED WITHIN 50' (BUT NO MORE THAN 120') FROM THE ENTRANCE BICYCLISTS USE.
2. RACKS SHOULD BE AS CLOSE (IF NOT CLOSER) THAN THE NEAREST PAR PARKING SPACE.
3. WHENEVER POSSIBLE, RACKS SHOULD BE IN A COVERED AREA PROTECTED FROM THE ELEMENTS. OUTDOOR PARKING SHOULD BE LOCATED UNDER AWNINGS OR OVERHANGS.
4. RACKS SHOULD BE LOCATED IN A CLEARLY VISIBLE AREA WITH HIGH PEDESTRIAN ACTIVITY AND LIGHTING TO DETER VANDALISM.
5. BIKE RACKS SHOULD BE LOCATED AT LEAST 24" FROM A PARALLEL WALL.
6. ALLOW A 5' AISLE BEHIND PARKING TO ENABLE BICYCLISTS TO MANEUVER IN AND OUT OF A PARKING SPOT.
7. EMPTY RACKS SHOULD NOT POSE A TRIPPING HAZARD FOR VISUALLY IMPAIRED PEDESTRIANS. POSITION RACKS OUT OF THE WALKWAYS CLEAR ZONE (SPACE RESERVED FOR WALKING)

9 RECOMMENDED BIKE RACK SETBACKS
SCALE: NTS

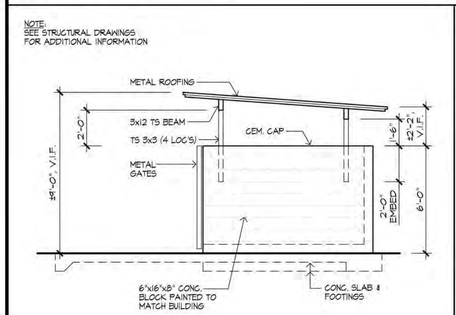


14 GUARDRAIL
SCALE: 1/4" = 1'-0"

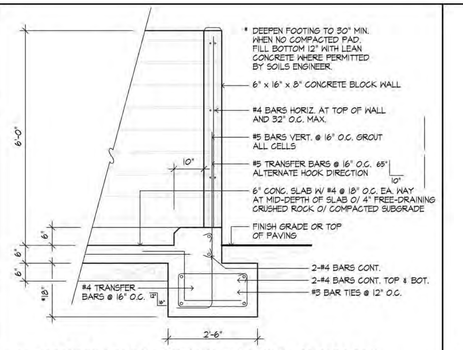


15 TRUCK DOCK
SCALE: NTS

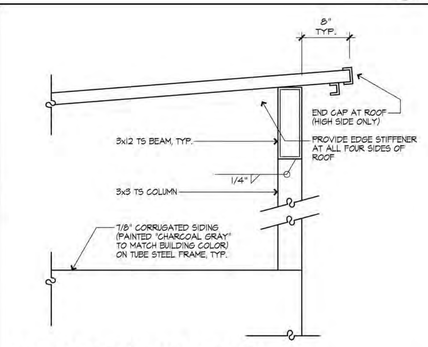
NOTE:
SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION



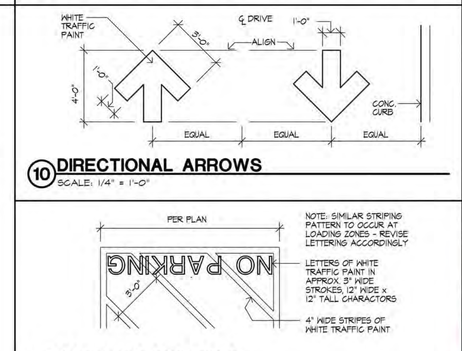
2 TRASH ENCLOSURE - SIDE ELEVATION
SCALE: 1/4" = 1'-0" SIM. OPPOSITE SIDE



4 TRASH ENCLOSURE - WALL SECTION
SCALE: 1/2" = 1'-0"

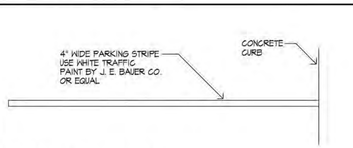


6 TRASH ENCLOSURE ROOF
SCALE: NONE

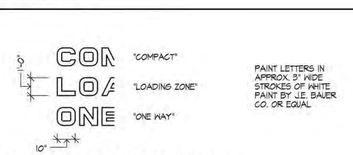


10 DIRECTIONAL ARROWS
SCALE: 1/4" = 1'-0"

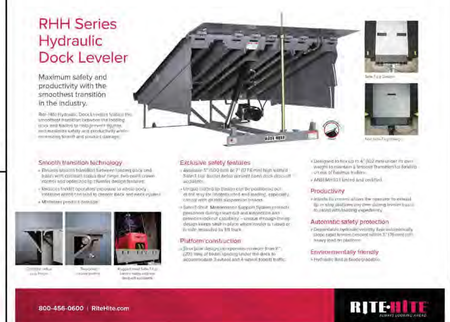
11 "KEEP CLEAR" AREA
SCALE: 1/4" = 1'-0"



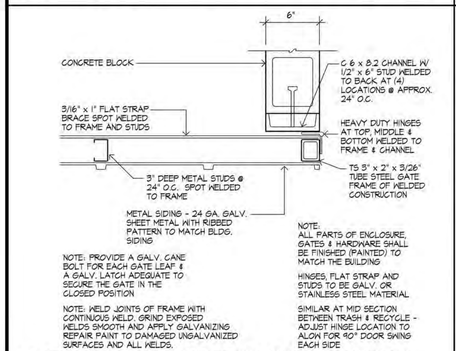
12 PARKING STRIPING
SCALE: 1/4" = 1'-0"



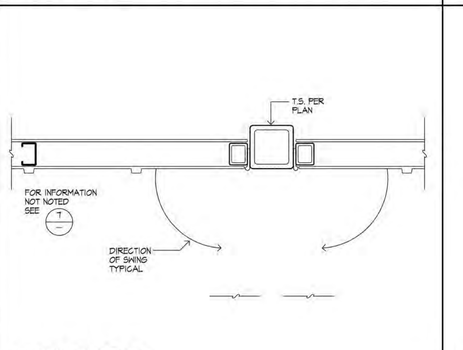
13 LETTERING ON PAVEMENT
SCALE: 1/4" = 1'-0"



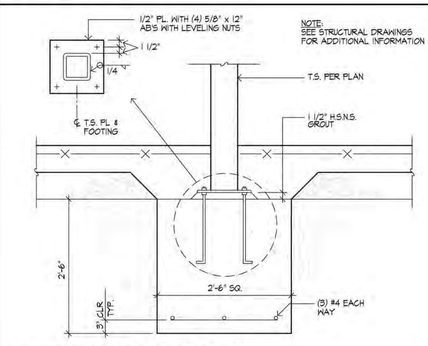
16 DOCK LEVELER
SCALE: NONE



3 TRASH ENCLOSURE AT GATE & FRAME
SCALE: 1 1/2" = 1'-0"



5 GATE POST
SCALE: NTS



7 GATE POST & FOOTING
SCALE: NTS

SITE DETAILS
SCALE: AS NOTED

REVISIONS:	BY:

AS RESUBMITTED FOR:
SITE PLAN &
ARCHITECTURAL REVIEW
PRINT DATE:
OCTOBER 5, 2022

A PROPOSED
NEW BUILDING FOR:

labcon
NORTH AMERICA

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

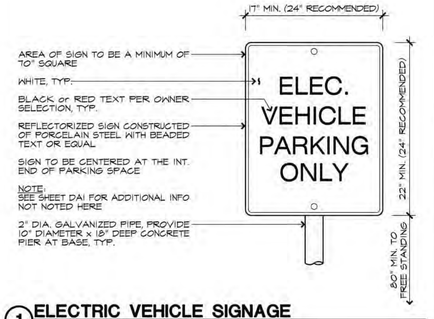
SITE DETAILS

LICENSED ARCHITECT
GREG LeDOUX
NO. C11,434
STATE OF CALIFORNIA
EXPIRES 12-31-23

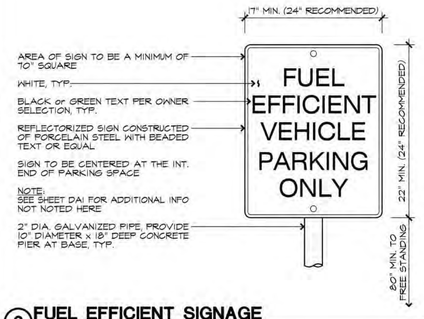
GREG LeDOUX and ASSOCIATES, INC.
48 W. SIERRA AVE.
COTATI, CA
(707) 795-8855

DRAWN BY:	SH
DATE:	JULY 26, 2022
JOB NO.	21.2202
SCALE:	AS NOTED

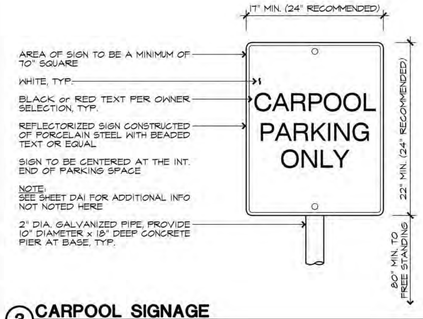
A5
OF 31 ARCH. SHTS.



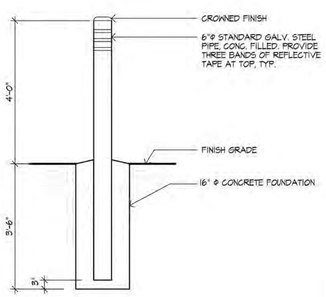
1 ELECTRIC VEHICLE SIGNAGE
SCALE: NTS



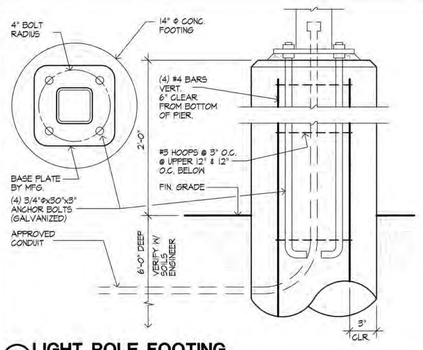
2 FUEL EFFICIENT SIGNAGE
SCALE: NTS



3 CARPOOL SIGNAGE
SCALE: NTS

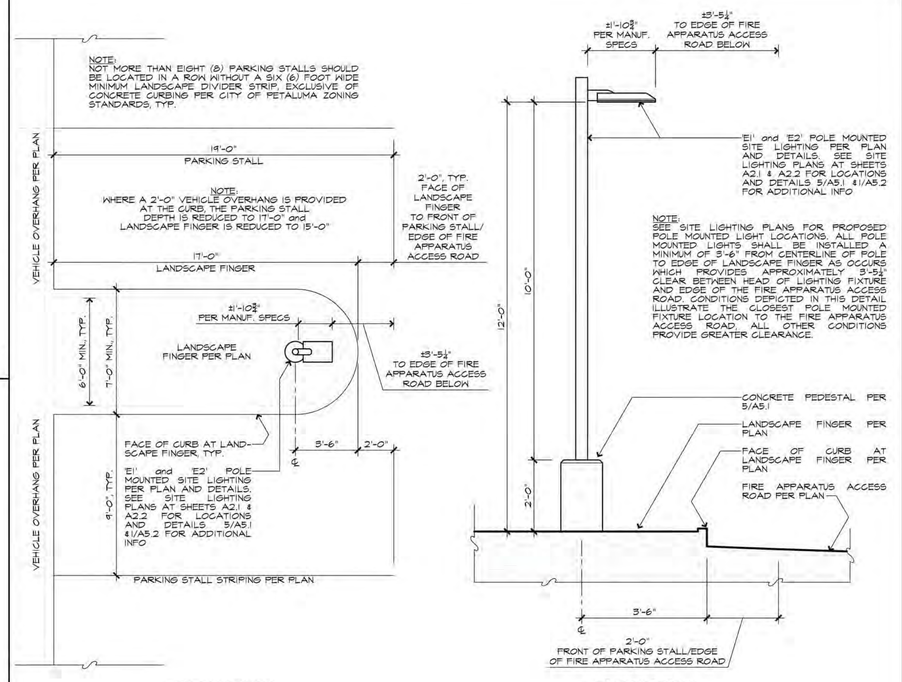


4 CONCRETE FILLED BOLLARD
SCALE: 1/2" = 1'-0"



5 LIGHT POLE FOOTING
SCALE: 1 1/2" = 1'-0"

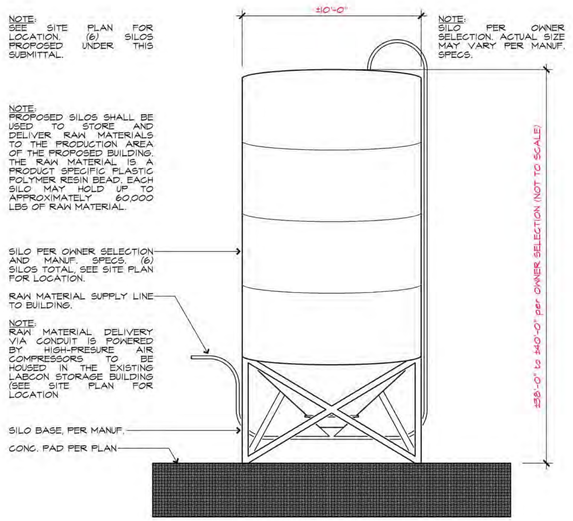
6 NOT USED
SCALE: NONE



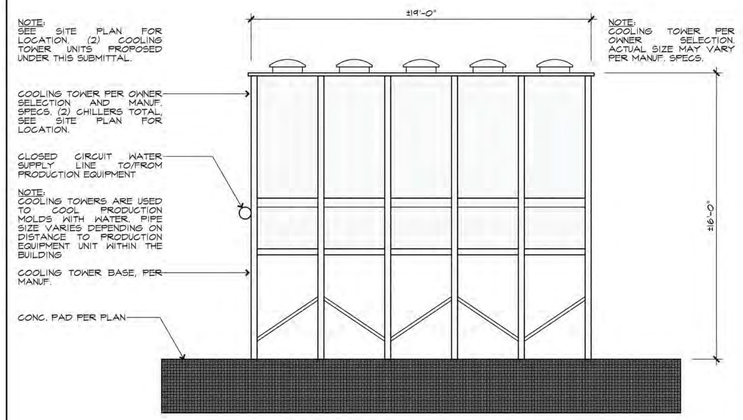
PLAN VIEW
SCALE: 1/4" = 1'-0"

ELEVATION
SCALE: 1/2" = 1'-0"

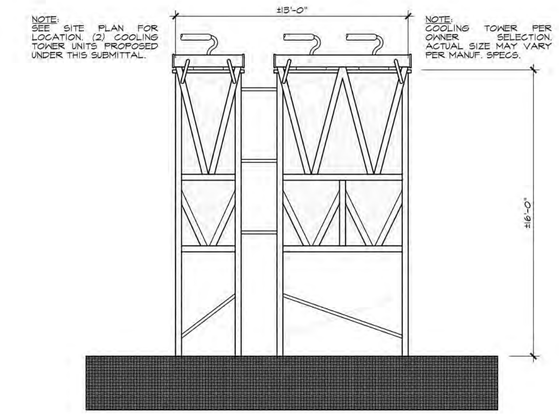
7 POLE MOUNTED LIGHT @ FIRE APPARATUS ACCESS ROAD
SCALE: AS NOTED



8 SILO ELEVATION
SCALE: 1/4" = 1'-0"



9 COOLING TOWER SIDE ELEVATION
SCALE: 1/4" = 1'-0"



10 COOLING TOWER END ELEVATION
SCALE: 1/4" = 1'-0"

SITE DETAILS (CONTINUED)
SCALE: AS NOTED

REVISIONS:	BY:

AS RESUBMITTED FOR:
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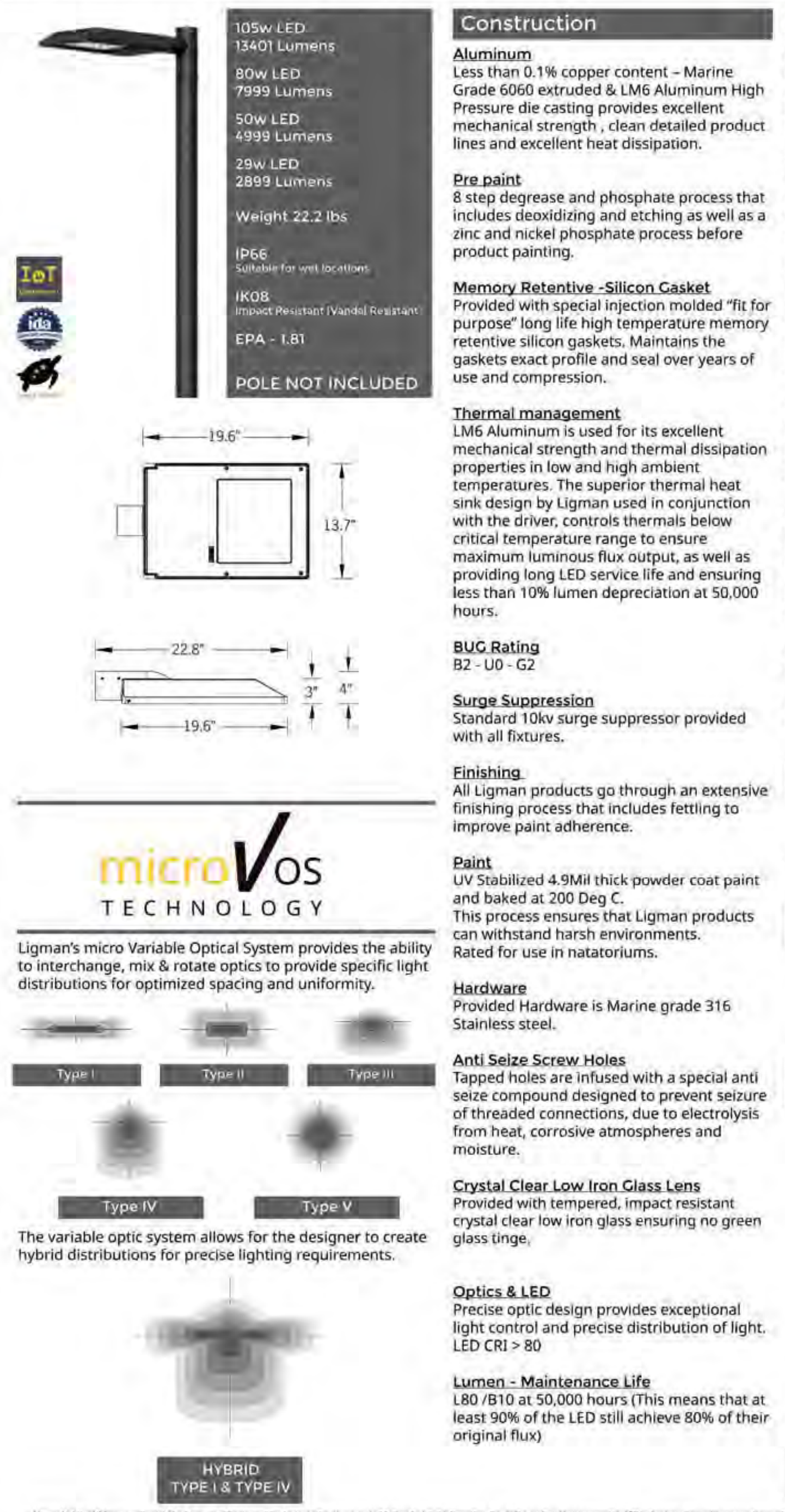
DRAWN BY: SH	A5.1
DATE: JULY 26, 2022	
JOB NO. 21.0202	
SCALE: AS NOTED	OF 31 ARCH. SHTS.

USE-90002
Steamer Medium Rectangular Streetlight

microVos TECHNOLOGY — LIGMAN LIGHTING USA



Column-mounted contemporary area lighting family. Modern and powerful high-end column range using optimum-quality area lighting projectors.

ORDERING EXAMPLE || USE-90002 - 105w - T2 - W30 - 02 - 120/277v

USE-90002	LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
	105w LED - 13401lm	T1 - Type I Distribution	W27 - 2700K	01 - BLACK RAL 9011	120/277v
	80w LED - 7999lm	T2 - Type II Distribution	W30 - 3000K	02 - DARK GREY RAL 7043	Other - Specify
	50w LED - 4999lm	T3 - Type III Distribution	W35 - 3500K	03 - WHITE RAL 9003	
	29w LED - 2899lm	T4 - Type IV Distribution	W40 - 4000K	04 - METALLIC SILVER RAL 9006	
	WATT-ADJUST (Factory programmed to specific wattage)	ME - Type ME Distribution		05 - MATTE SILVER RAL 9006	
		M - Medium 30˚		06 - LIGMAN BRONZE	
		W - Wide 57˚		07 - CUSTOM RAL	
		EW - Extra Wide 105˚x115˚			

10'-0" POLE
CONC. PEDESTAL @ 2'-0" A.F.G.
TOTAL FIXTURE HEIGHT = 12'-0" A.F.G.

E1 USE-9002-80wLED-T3-W30-02 ~ (23) TOTAL

E2 USE-9002-80wLED-T4-W30-02 ~ (5) TOTAL

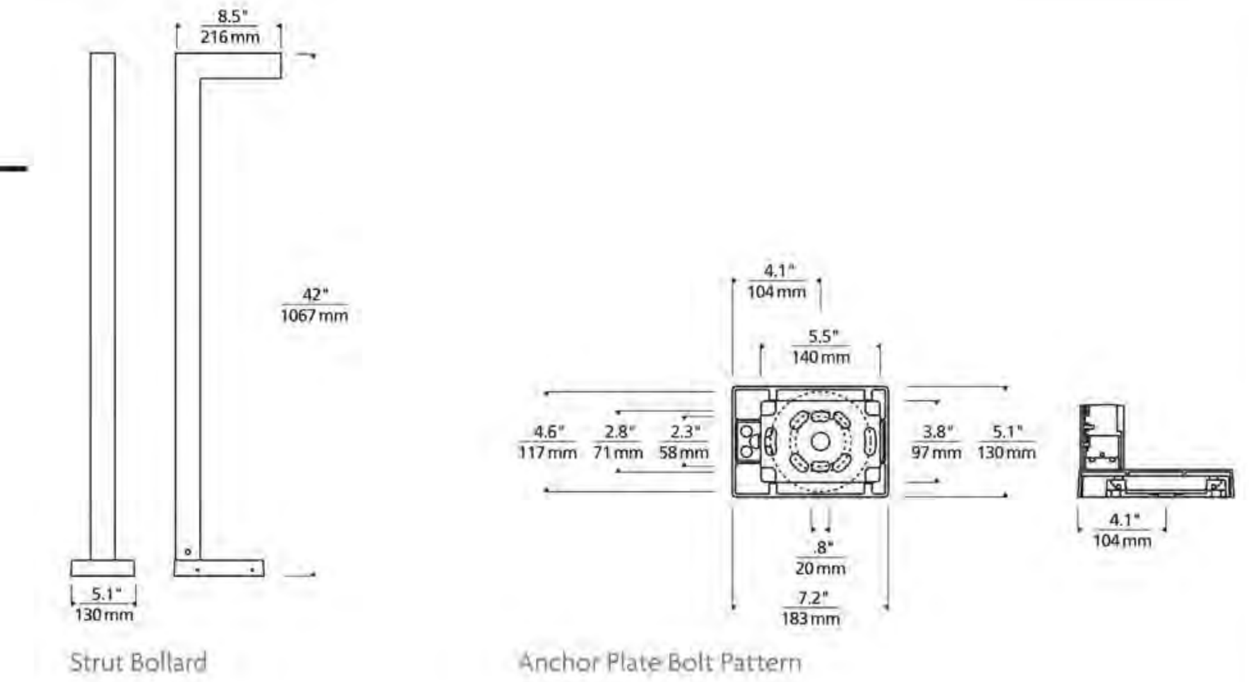
① POLE MOUNTED LIGHT ~ 'E1' & 'E2'
SCALE: NONE

STRUT BOLLARD
TECH LIGHTING

The Strut LED bollard exemplifies the epitome of a modern, minimalist aesthetic. The clean lines and modern design can effortlessly disappear into the setting or be positioned to make a bold statement. A singular line of LED down light with controlled Type II distribution is ideal for outdoor path and campus illumination.

Outstanding protection against the elements:
- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

Type II asymmetric light distribution



E3 7000BSTR-830-42-C-H-UNV-2-PC ~ (11) TOTAL

② BOLLARD LIGHT ~ 'E3'
SCALE: NONE

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

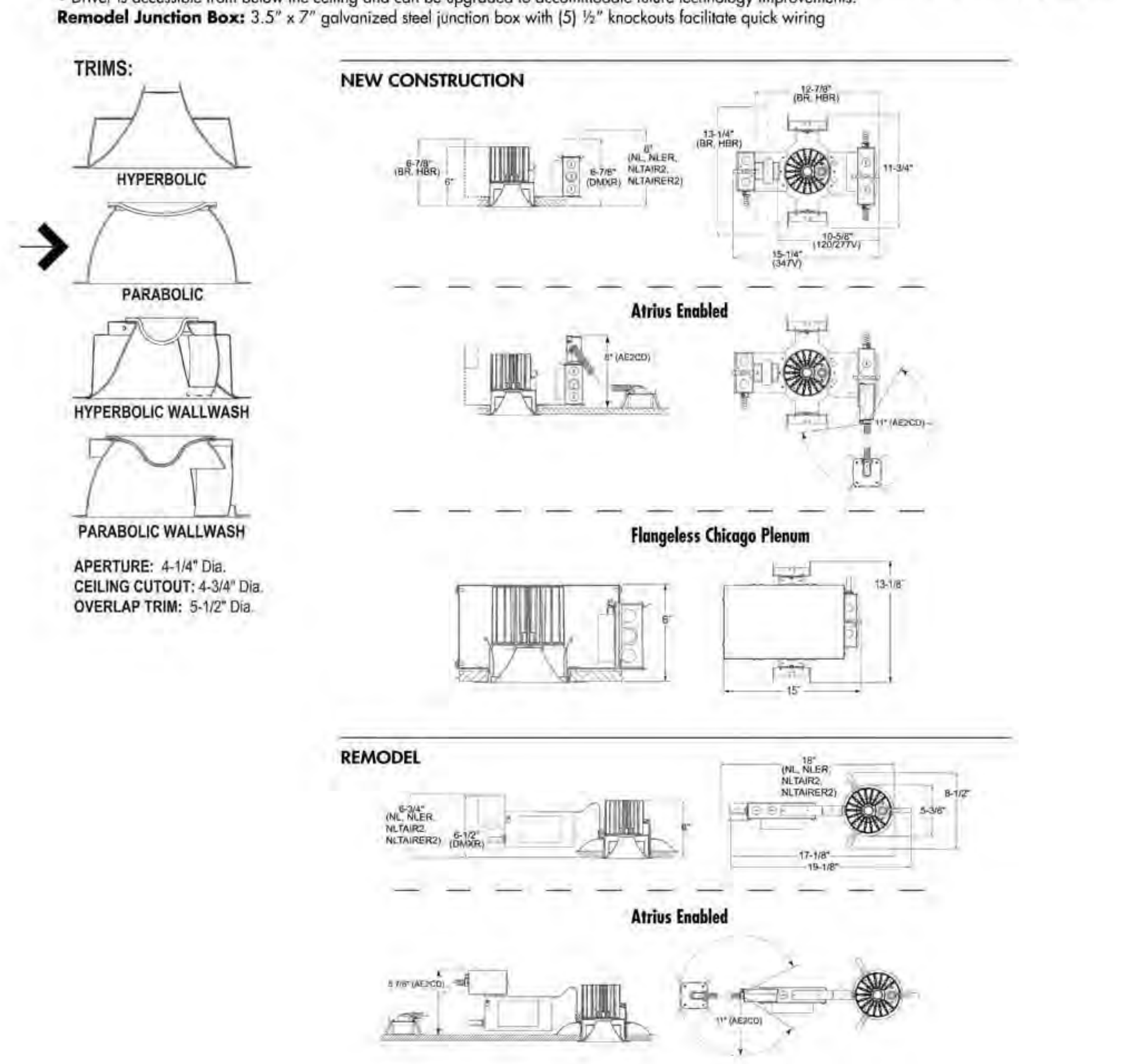
J7.1.064

indy — 800 TO 8000 LUMEN 4" LED NEW CONSTRUCTION/REMODEL/FLANGELESS HYPERBOLIC / PARABOLIC / WALLWASH — L4 / LRM4 SERIES

PRODUCT SPECIFICATIONS

ORDERING INFORMATION

AcuityBrands



E4 L4-15LM-30K-MVOLT-G4-80CRI-ZT ~ (31) TOTAL w/ PARABOLIC REFLECTOR

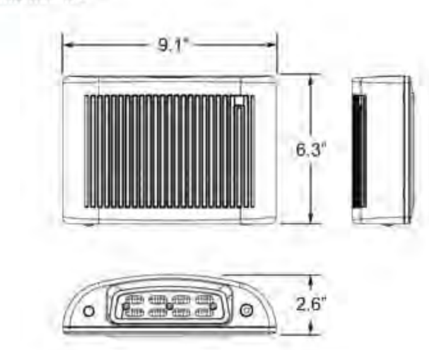
③ SOFFIT LIGHT ~ 'E4'
SCALE: NONE

tls The Lighting Source — LPW EMERGENCY LED WALL PACK

CUTOFF LED WALL PACK WITH EMERGENCY BATTERY BACKUP

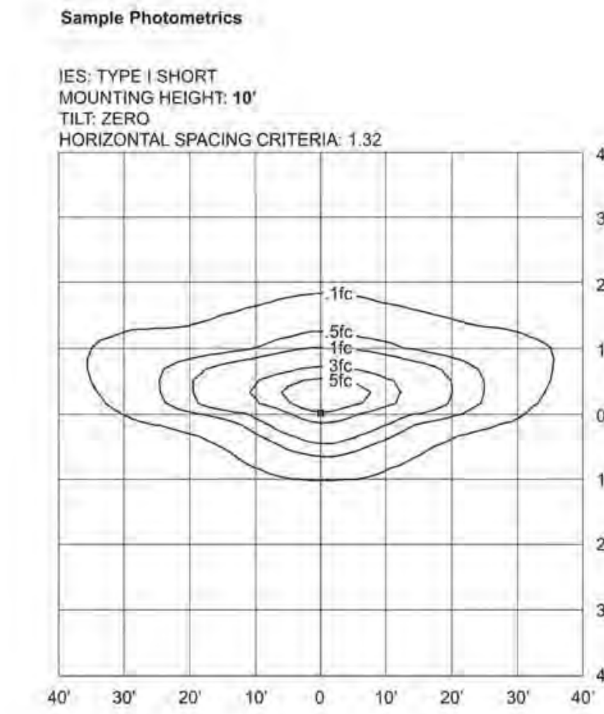
(T) 800.282.5800 | evan@thelightsource.co | (F) 888.316.0457

tls The Lighting Source — LPW EMERGENCY LED WALL PACK



PIR Motion Sensor Detection Radius

Installation height	Rated detection radius
8'	6.5'
10'	8'
11'	10'



E8 LPW-15-4K ~ (6) TOTAL

④ EMERGENCY WALL PACK LIGHT ~ 'E8'
SCALE: NONE

SITE LIGHTING @ LANDSCAPE

- **E1** POLE MTD. LIGHT W/ CONC. PEDESTAL @ +12'-0"
- **E2** POLE MTD. LIGHT W/ CONC. PEDESTAL @ +12'-0"
- **E3** BOLLARD LIGHT @ +3'-6"

NOTE:
SEE LANDSCAPE PLANS AND SITE LIGHTING PHOTOMETRIC FOR ADDITIONAL INFORMATION NOT NOTED HERE.

SITE LIGHTING @ BUILDING

- **E4** RECESSED SOFFIT LIGHT @ 15'-0" ABOVE LOBBY F.F. (ELEV. = +36'-0"
- **E5** LOW WALL PACK LIGHT @ 16'-0" ABOVE LOBBY F.F. (ELEV. = +37'-0")
- **E6** LOW WALL PACK LIGHT @ 13'-0" ABOVE LOBBY F.F. O/ TRUCK DOCKS (ELEV. = +33'-0")
- **E6** HIGH WALL PACK LIGHT @ 31'-0" ABOVE LOBBY F.F. O/ BALCONY (ELEV. = +52'-0")
- **E7** HIGH WALL PACK LIGHT @ 38'-0" ABOVE LOBBY F.F. ALONG FRONT ELEVATION (ELEV. = +69'-0")
- **E8** CUTOFF LED WALL PACK WITH EMERGENCY BATTERY BACKUP @ 15'-0" ABOVE LOBBY F.F. (ELEV. = +36'-0")

NOTE:
SEE LANDSCAPE PLANS AND SITE LIGHTING PHOTOMETRIC FOR ADDITIONAL INFORMATION NOT NOTED HERE.

SITE DETAILS (CONTINUED)
SCALE: AS NOTED

REVISIONS:	BY:

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labcon NORTH AMERICA
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EXPIRES 12-31-23

GREG LEDOUX and ASSOCIATES, INC.
48 W. SIERRA AVE.
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(707) 795-8855

DRAWN BY: SH
DATE: JULY 26, 2022
JOB NO. 21.0202
SCALE: AS NOTED

A5.2
OF 31 ARCH. SHTS.

'E7' ~ WDGE4 @ +38'-0"
FRONT OF BLDG o/ STAIRWELL WINDOWS

'E5' ~ WDGE3 @ +16'-0"
FULL PERIMETER OF BUILDING
'E5' ~ WDGE3 @ +38'-0"
ABOVE LABCON WALL SIGN/LOGO

'E6' ~ WDGE2 @ +13'-0"
TRUCK DOCKS
'E6' ~ WDGE2 @ +31'-0"
BALCONY

SITE LIGHTING @ LANDSCAPE

- E1 POLE MTD. LIGHT w/ CONC. PEDESTAL @ +12'-0"
- E2 POLE MTD. LIGHT w/ CONC. PEDESTAL @ +12'-0"
- E3 BOLLARD LIGHT @ +3'-6"

NOTE:
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SITE LIGHTING @ BUILDING

- E4 RECESSED SOFFIT LIGHT @ 15'-0" ABOVE LOBBY F.F. (ELEV. = +36'-0")
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- E6 LOW WALL PACK LIGHT @ 13'-0" ABOVE LOBBY F.F. O/ TRUCK DOCKS (ELEV. = +33'-0")
- E6 HIGH WALL PACK LIGHT @ 31'-0" ABOVE LOBBY F.F. O/ BALCONY (ELEV. = +52'-0")
- E7 HIGH WALL PACK LIGHT @ 38'-0" ABOVE LOBBY F.F. ALONG FRONT ELEVATION (ELEV. = +69'-0")
- E8 CUTOFF LED WALL PACK WITH EMERGENCY BATTERY BACKUP @ 15'-0" ABOVE LOBBY F.F. (ELEV. = +36'-0")

NOTE:
SEE LANDSCAPE PLANS AND SITE LIGHTING PHOTOMETRIC FOR ADDITIONAL INFORMATION NOT NOTED HERE.

1 WDGE MANUFACTURER MOUNTING HEIGHTS ~ 'E5', 'E6', & 'E7'
SCALE: NONE

WDGE3 LED
Architectural Wall Sconce

Buy American

Catalog Number
Notes
Type

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

Specifications

Depth (D1): 8"
Depth (D2): 1.5"
Height: 9"
Width: 18"
Weight: (without options) 19.5 lbs

WDGE LED Family Overview

Luminaire	Standard EM, 0° C	Cold EM, -20° C	Sensor	Lumens (4000K)¹					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information **EXAMPLE:** WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE3 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	70CRI 80CRI	R2 Type 2 R3 Type 3 R4 Type 4 RFT Forward Throw	MVOLT 347⁵ 480⁵	**Shipped included** SRM Surface-mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)⁶ **Shipped separately** AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options		Finish⁷	
E19WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (15W, 5°F, min)	DDBXD	Dark bronze
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°F, min)	DBLXD	Black
PE[2]	Photocell, Button Type	DNAXD	Natural aluminum
DMG[3]	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD	White
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD	Sandstone
SPD10KV	10kV Surge pack	DDBTXD	Textured dark bronze
BAA	Buy American Act Compliant	DBLBXD	Textured black
		DNATXD	Textured natural aluminum
		DWHGXD	Textured white
		DSSTXD	Textured sandstone

Standalone Sensors/Controls

PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.

PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.

PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.

PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

NLTAIR2 PIR nLight AIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.

NLTAIR2 PIRH nLight AIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

See page 4 for out of box functionality.

Accessories
Ordered and shipped separately.

WDGEAWS DDBXD — WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGEPBBW DDBXD U — WDGE3 surface-mounted back box (specify finish)

NOTES
1 347V and 480V not available with E19WH and E20WC.
2 PE not available in 480V and with sensors/controls.
3 DMG option not available with sensors/controls.
4 Not qualified for DLC. Not available with emergency battery backup or sensors/controls

E5 WDGE3-LED-P2-70CRI-R3-30K ~ (69) TOTAL

2 WALL MOUNTED LIGHT ~ 'E5'
SCALE: NONE

WDGE2 LED
Architectural Wall Sconce
Visual Comfort Optic

Buy American

Catalog Number
Notes
Type

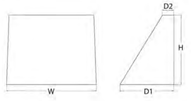
Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0° C	Cold EM, -20° C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information **EXAMPLE:** WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P1[1] P5W P2[1] P25W P3[1] P35W P4[1] Door with small window (DW) is required to accommodate sensors. See page 2 for more details. P5[1]	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[2] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[3] 480[3]	**Shipped included** SRM Surface-mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[4] **Shipped separately** AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options		Finish	
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	DDBXD	Dark bronze
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)	DBLBXD	Black
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	DNAXD	Natural aluminum
PE[2]	Photocell, Button Type	DWHXD	White
DS[3]	Dual switching (comes with 2 drivers and 2 light engines, see page 3 for details)	DSSXD	Sandstone
DMG[4]	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DDBTXD	Textured dark bronze
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DBLBXD	Textured black
BAA	Buy American Act Compliant	DNATXD	Textured natural aluminum
		DWHGXD	Textured white
		DSSTXD	Textured sandstone

Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW)

PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.

PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.

PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.

PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls (only available with P1SW, P2SW & P3SW)

NLTAIR2 PIR nLight AIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.

NLTAIR2 PIRH nLight AIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

See page 4 for out of box functionality.

E6 WDGE2-LED-P4-80CRI-VF-30K ~ (12) TOTAL

3 WALL MOUNTED LIGHT ~ 'E6'
SCALE: NONE

WDGE4 LED
Architectural Wall Sconce

Buy American

Catalog Number
Notes
Type

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE4 has been designed to deliver up to 25,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

Specifications

Depth (D1): 10"
Depth (D2): 2"
Height: 9"
Width: 25"
Weight: (without options) 30.5 lbs

WDGE LED Family Overview

Luminaire	Standard EM, 0° C	Cold EM, -20° C	Sensor	Lumens (4000K)¹					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information **EXAMPLE:** WDGE4 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE4 LED	P1 P2 P3 P4 P5 P6	30K 3000K 40K 4000K 50K 5000K	70CRI 80CRI	R2 Type 2 R3 Type 3 R4 Type 4 RFT Forward Throw	MVOLT 347⁵ 480⁵	**Shipped included** SRM Surface-mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)⁶ **Shipped separately** AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options		Finish	
PE[2]	Photocell, Button Type	DDBXD	Dark bronze
DS[3]	Dual switching (comes with 2 drivers and 2 light engines)	DBLBXD	Black
DMG[4]	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DNAXD	Natural aluminum
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DWHXD	White
SPD10KV	10kV Surge pack	DSSXD	Sandstone
BAA	Buy American Act Compliant	DDBTXD	Textured dark bronze
		DBLBXD	Textured black
		DNATXD	Textured natural aluminum
		DWHGXD	Textured white
		DSSTXD	Textured sandstone

Standalone Sensors/Controls

PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching

PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching

PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.

PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

NLTAIR2 PIR nLight AIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.

NLTAIR2 PIRH nLight AIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

See page 4 for out of box functionality.

Accessories
Ordered and shipped separately.

WDGEAWS DDBXD — WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGEPBBW DDBXD U — WDGE4 surface-mounted back box (specify finish)

NOTES
1 347V and 480V not available with DS.
2 PE not available in 480V and with sensors/controls.
3 DS and DMG not available with sensors/controls.
4 Not qualified for DLC. Not available with emergency battery backup.

E7 WDGE4-LED-P2-70CRI-RFT-30K ~ (2) TOTAL

4 WALL MOUNTED LIGHT ~ 'E7'
SCALE: NONE

SITE DETAILS (CONTINUED)
SCALE: AS NOTED

REVISIONS:	BY:

AS RESUBMITTED FOR:
SITE PLAN &
ARCHITECTURAL REVIEW
PRINT DATE:
OCTOBER 5, 2022

A PROPOSED
NEW BUILDING FOR:

labcon
NORTH AMERICA

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

SITE DETAILS
(CONTINUED)

LICENSED ARCHITECT
GREG LeDOUX
NO. C11,434
STATE OF CALIFORNIA

EXPIRES 12-31-23

GREG LeDOUX and ASSOCIATES, INC.

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

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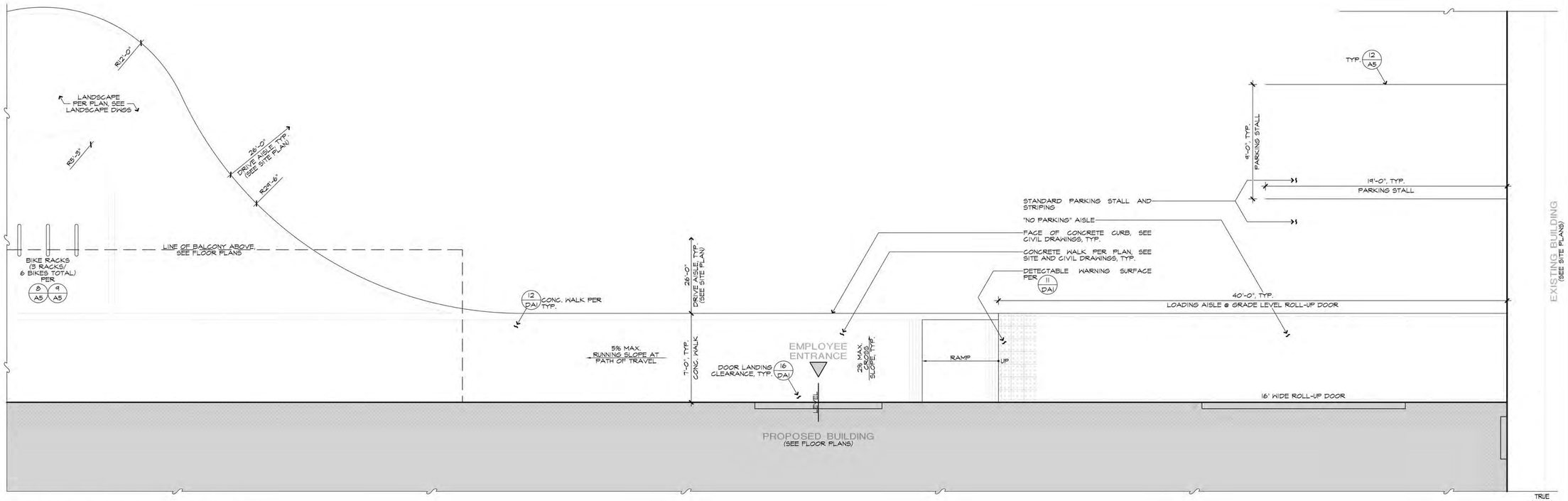
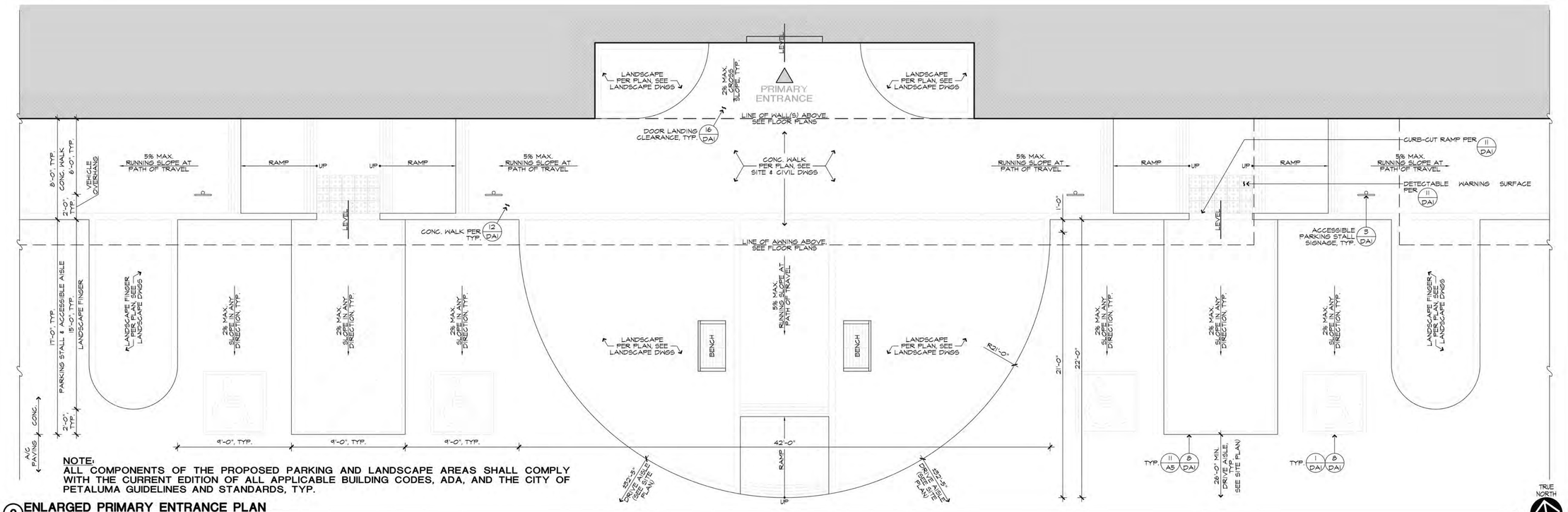
DATE: JULY 26, 2022
JOB NO. 21.0202
SCALE: AS NOTED

A5.3
OF 31 ARCH. SHTS.



1 ENLARGED EMPLOYEE ENTRANCE PLAN

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



NOTE:
ALL COMPONENTS OF THE PROPOSED PARKING AND LANDSCAPE AREAS SHALL COMPLY WITH THE CURRENT EDITION OF ALL APPLICABLE BUILDING CODES, ADA, AND THE CITY OF PETALUMA GUIDELINES AND STANDARDS, TYP.

2 ENLARGED PRIMARY ENTRANCE PLAN

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

SITE DETAILS (CONTINUED)

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

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OCTOBER 5, 2022

A PROPOSED NEW BUILDING FOR:

labcon NORTH AMERICA

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

SITE DETAILS (CONTINUED)

LICENSED ARCHITECT
GREG LeDOUX
NO. C11,434
STATE OF CALIFORNIA

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	
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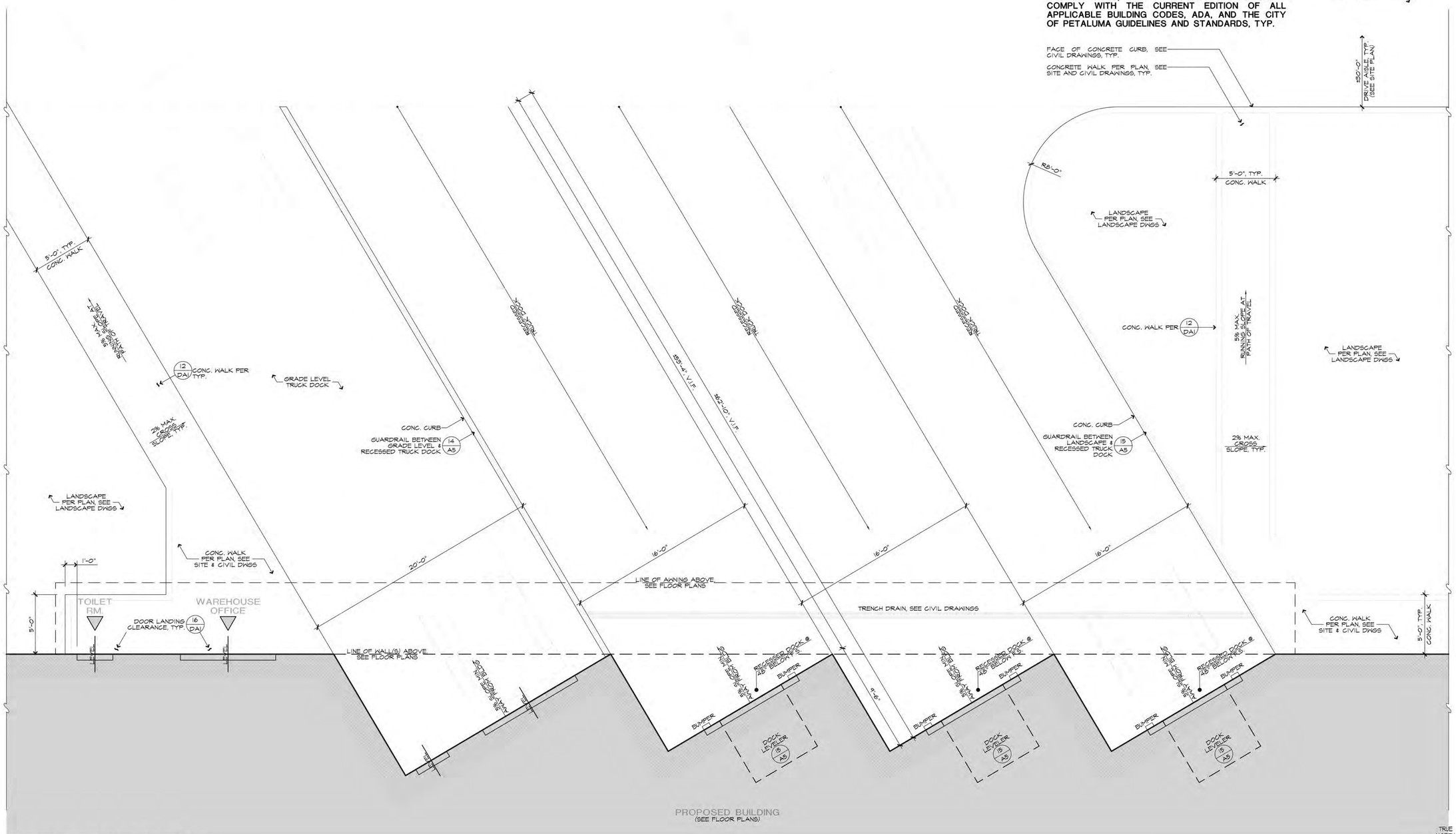
SCALE: 1/4" = 1'-0"	OF 31 ARCH. SHTS.



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

SITE DETAILS (CONTINUED)

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

REVISIONS:	BY:

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NORTH AMERICA

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

SITE DETAILS
(CONTINUED)

LICENSED ARCHITECT
GREG LeDOUX
NO. C11,434
STATE OF CALIFORNIA

EXPIRES 12-31-23

GREG LeDOUX and ASSOCIATES, INC.

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SH	
DATE:	A7
JULY 26, 2022	
JOB NO.	
21.0202	
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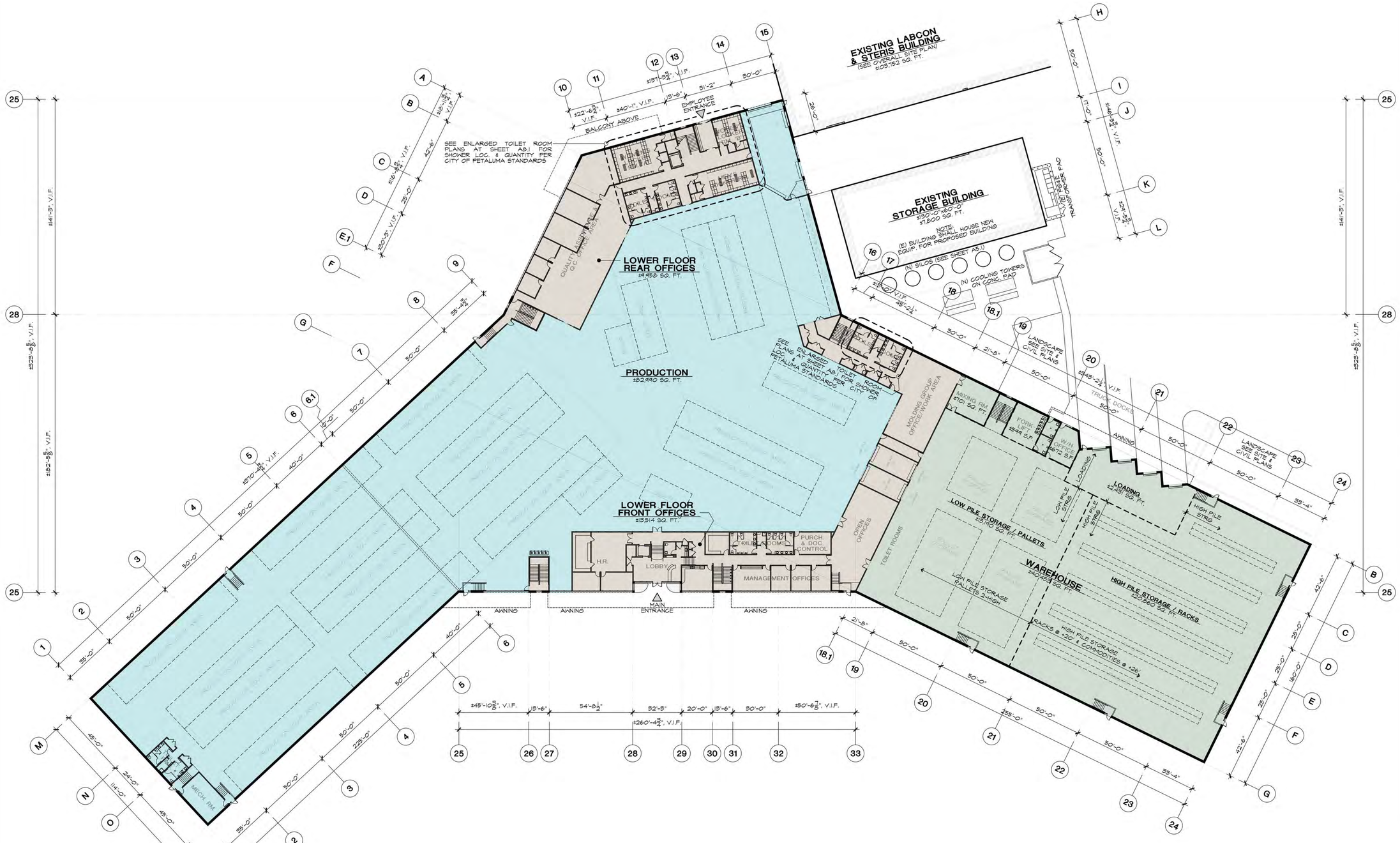
1/4" = 1'-0"	OF 31 ARCH. SHTS.



BUILDING AREAS:

PRODUCTION:	82,802 SQ. FT.
WAREHOUSE:	59,080 SQ. FT.
WAREHOUSE OFFICE/MIXING:	1,573 SQ. FT.
WAREHOUSE MEZZANINE:	2,012 SQ. FT.
LOWER FLOOR OFFICE:	23,192 SQ. FT.
MEZZANINE OFFICE:	27,326 SQ. FT.
BUILDING TOTAL:	116,659 SQ. FT.
BUILDING FOOTPRINT:	147,047 SQ. FT.
MEZZANINE BREAK ROOM PATIO:	102 SQ. FT.

OVERALL LOWER FLOOR PLAN

SCALE: 1" = 30'-0"

0 15' 30' 60'

SCALE: 1" = 30'-0"

TRUE NORTH

REFERENCE NORTH

REVISIONS:	BY:

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NORTH AMERICA

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

OVERALL
LOWER FLOOR
PLAN

LICENSED ARCHITECT
GREG LeDOUX
NO. C11,434
STATE OF CALIFORNIA

EXPIRES 12-31-23

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(707) 795-8855

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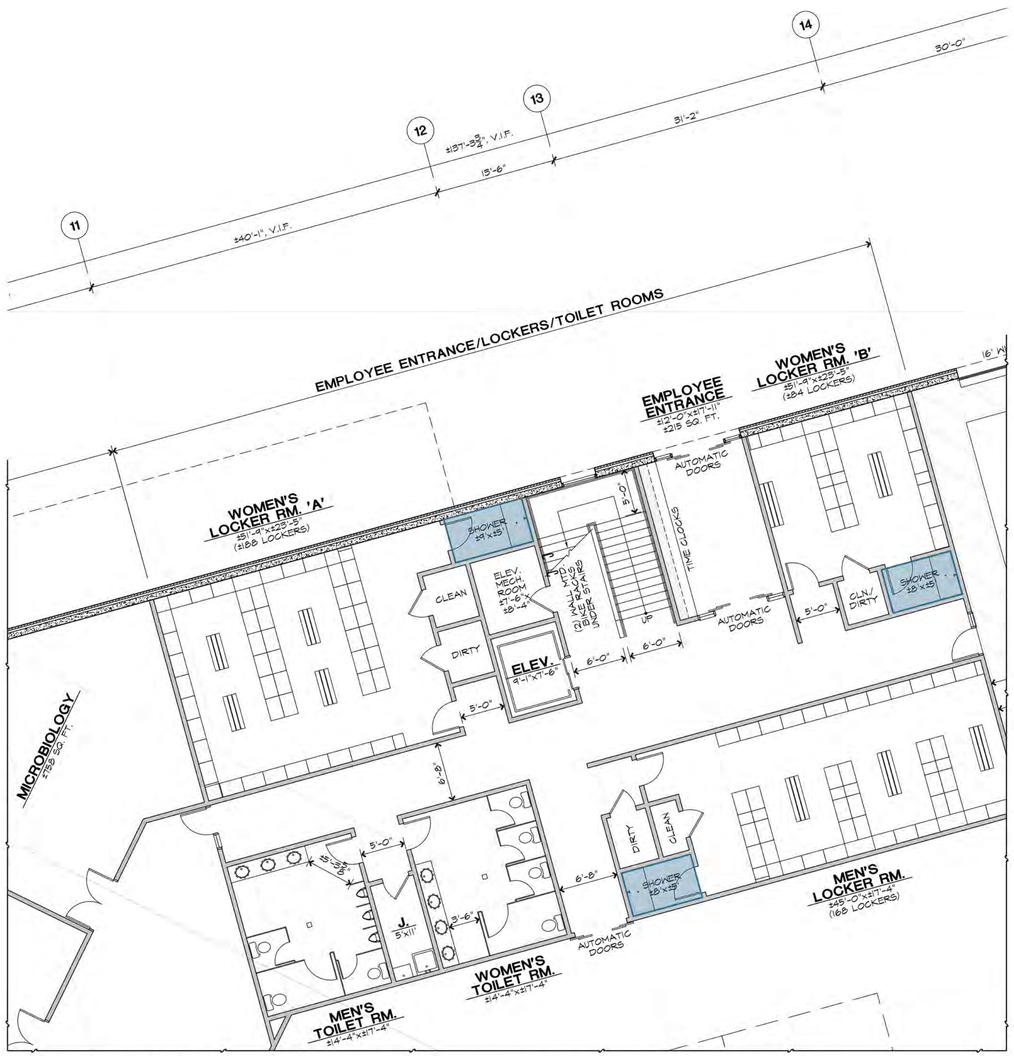
JOB NO.	21.0202
SCALE:	1" = 30'-0"

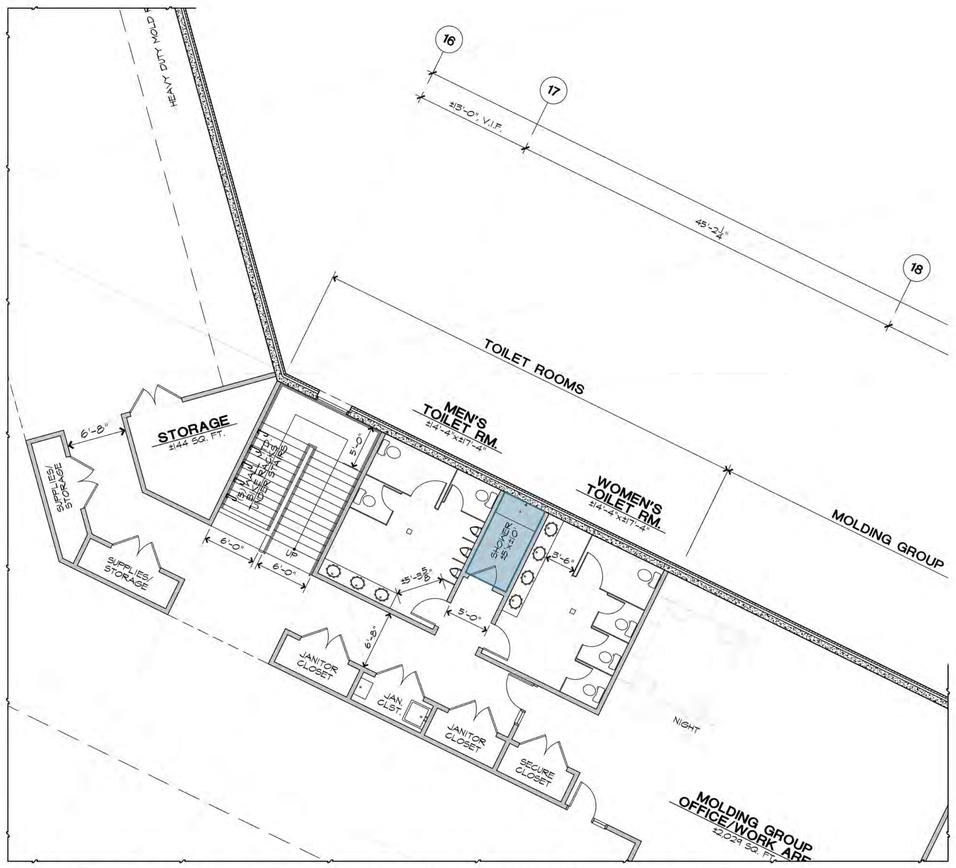
A8

OF 31 ARCH. SHTS.

REQUIRED SHOWERS:
SHOWERS REQUIRED per CITY OF PETALUMA ZONING (SEC. 11.090). BUILDINGS MORE THAN 50,000 GROSS SQ. FT.: ..... 4 SHOWERS
SHOWERS PROVIDED (SHOWN "BLUE"): ..... 4 SHOWERS



A LOWER FLOOR TOILET ROOM(S) @ EMPLOYEE (NORTHWESTERN) OFFICE AREA



B LOWER FLOOR TOILET ROOM @ NORTHEASTERN PRODUCTION AREA

ENLARGED PARTIAL FLOOR PLANS SHOWING REQUIRED SHOWERS

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

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

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A PROPOSED
NEW BUILDING FOR:

labcon
NORTH AMERICA

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

ENLARGED PARTIAL
LOWER FLOOR PLANS
SHOWING
REQUIRED SHOWERS

LICENSED ARCHITECT
GREG LeDOUX
NO. C11,434
STATE OF CALIFORNIA

EXPIRES 12-31-23

GREG LeDOUX and ASSOCIATES, INC.

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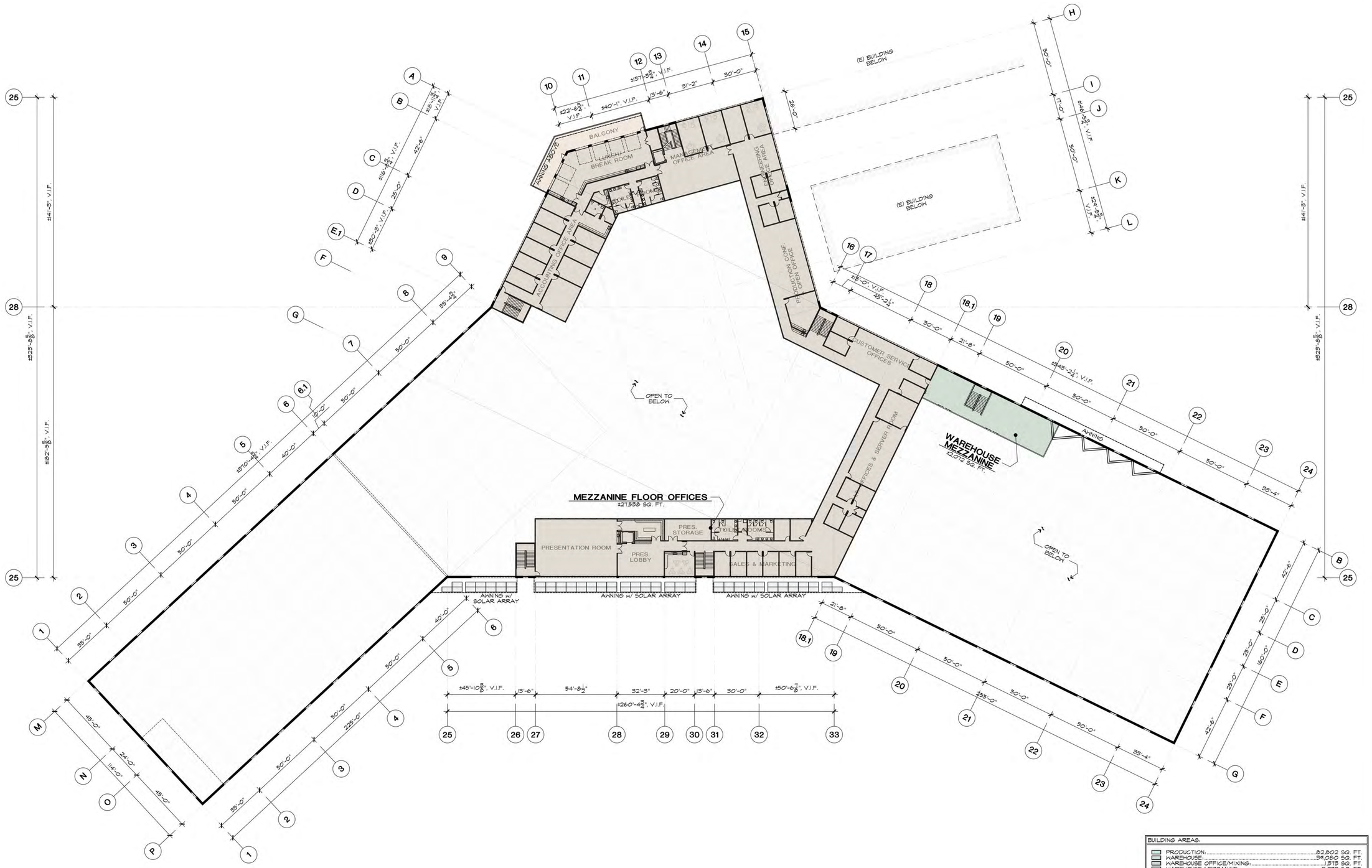
SCALE:	1/8" = 1'-0"

A8.1

OF 31 ARCH. SHTS.



BUILDING AREAS:	
PRODUCTION:	82,802 SQ. FT.
WAREHOUSE:	59,080 SQ. FT.
WAREHOUSE OFFICE/MIXING:	1,575 SQ. FT.
WAREHOUSE MEZZANINE:	2,073 SQ. FT.
LOWER FLOOR OFFICE:	23,792 SQ. FT.
MEZZANINE OFFICE:	27,538 SQ. FT.
BUILDING TOTAL:	116,859 SQ. FT.
BUILDING FOOTPRINT:	147,047 SQ. FT.
MEZZANINE BREAK ROOM PATIO:	102 SQ. FT.

OVERALL MEZZANINE FLOOR PLAN

SCALE: 1" = 30'-0"

SCALE: 1" = 30'-0"

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A PROPOSED
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NORTH AMERICA

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

OVERALL
MEZZANINE
FLOOR PLAN

LICENSED ARCHITECT
GREG LeDOUX
NO. C11,434
STATE OF CALIFORNIA

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GREG LeDOUX and ASSOCIATES, INC.

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DATE: JULY 26, 2022	
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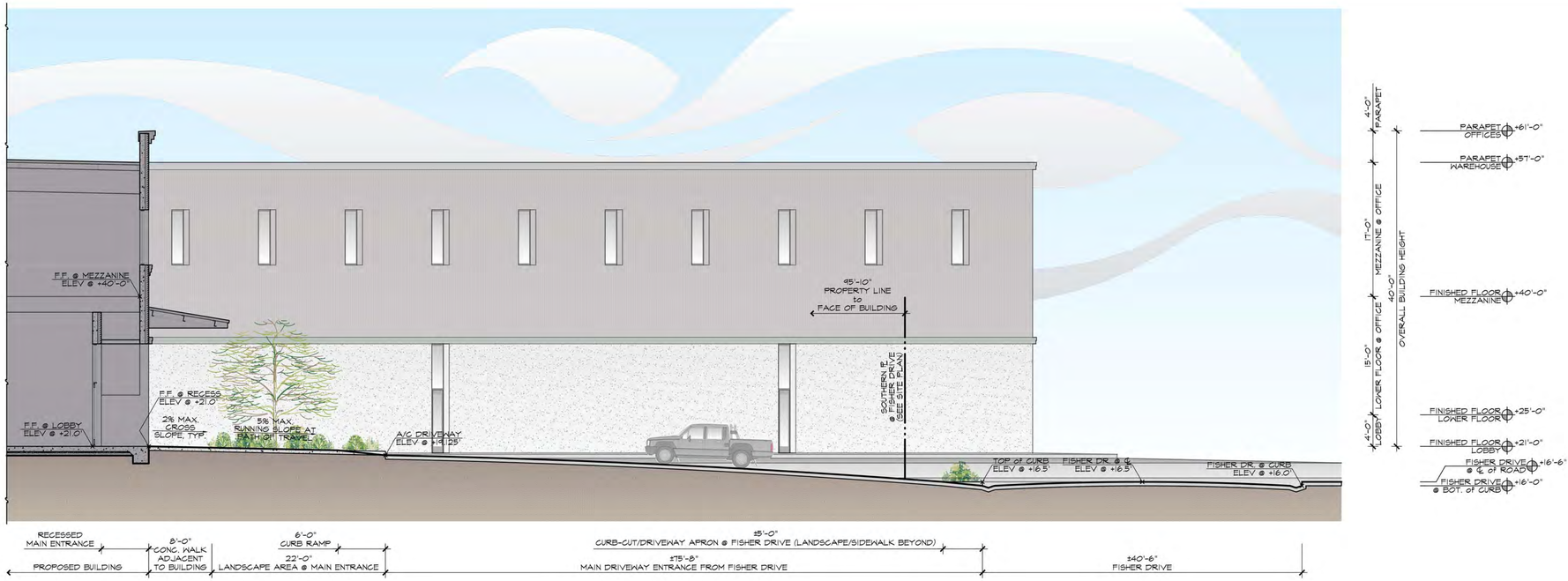
SCALE: 1" = 30'-0"	OF 31 ARCH. SHTS.



(A) SITE SECTION @ LOBBY/MAIN ENTRANCE and LANDSCAPE AREA

(B) SITE SECTION @ LOBBY & PARKING AREA

ARCHITECTURAL SITE SECTIONS "A" and "B"

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

SCALE: 3/32" = 1'-0"

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NORTH AMERICA

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

ARCHITECTURAL
SITE SECTIONS
'A' and 'B'

LICENSED ARCHITECT
GREG LeDOUX
NO. C11,434
STATE OF CALIFORNIA

EXPIRES 12-31-23

GREG LeDOUX and ASSOCIATES, INC.

48 W. SIERRA AVE.
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(707) 795-8855

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DATE: JULY 26, 2022	
JOB NO 21.0202	
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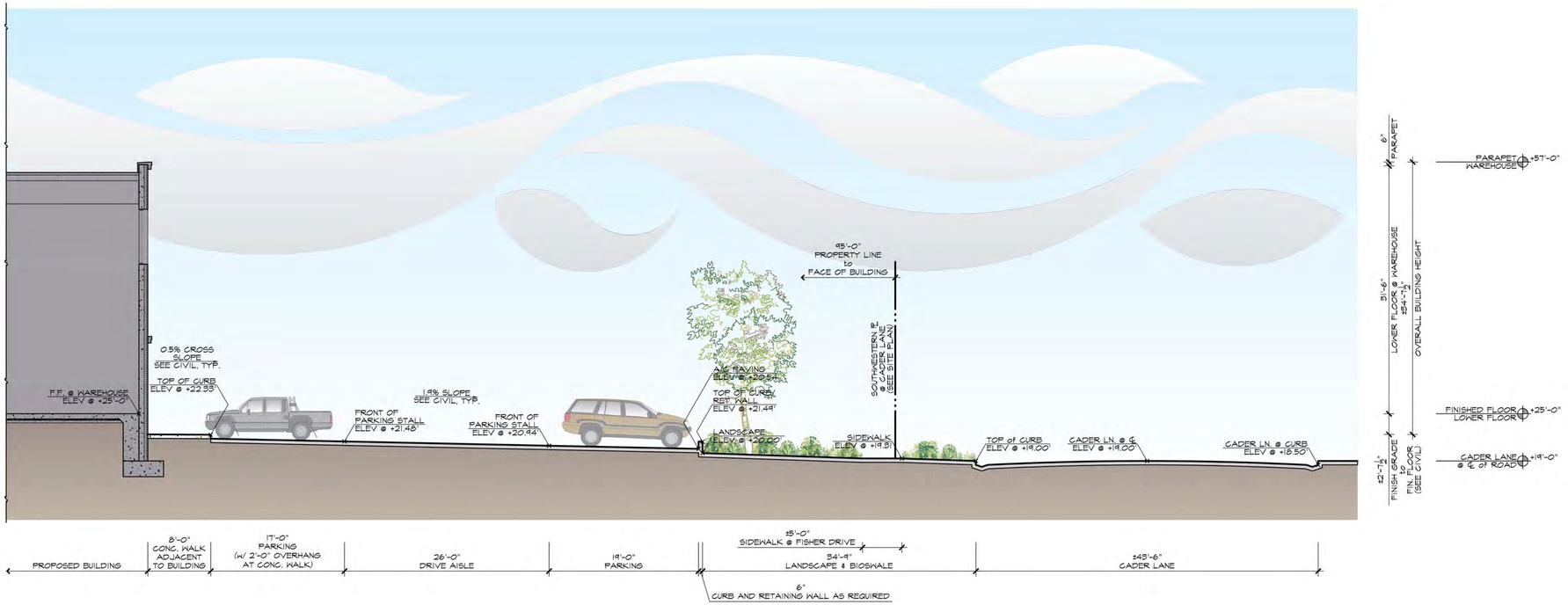
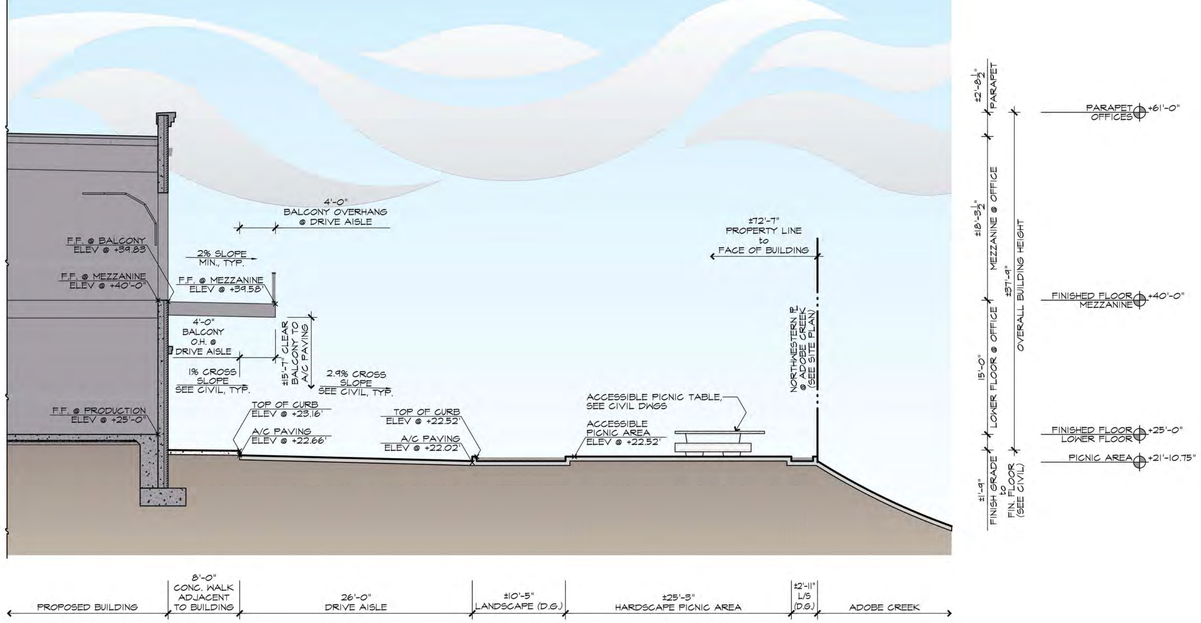


Ⓒ SITE SECTION @ WAREHOUSE FACING CADER LANE



Ⓓ SITE SECTION @ PICNIC AREA & ADOBE CREEK

ARCHITECTURAL SITE SECTIONS "C" and "D"

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

SCALE: 3/32" = 1'-0"

REVISIONS:	BY:

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SITE PLAN &
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A PROPOSED
NEW BUILDING FOR:

labcon
NORTH AMERICA

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

ARCHITECTURAL
SITE SECTIONS
"C" and "D"

LICENSED ARCHITECT
GREG LeDOUX
NO. C11,434
STATE OF CALIFORNIA

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	
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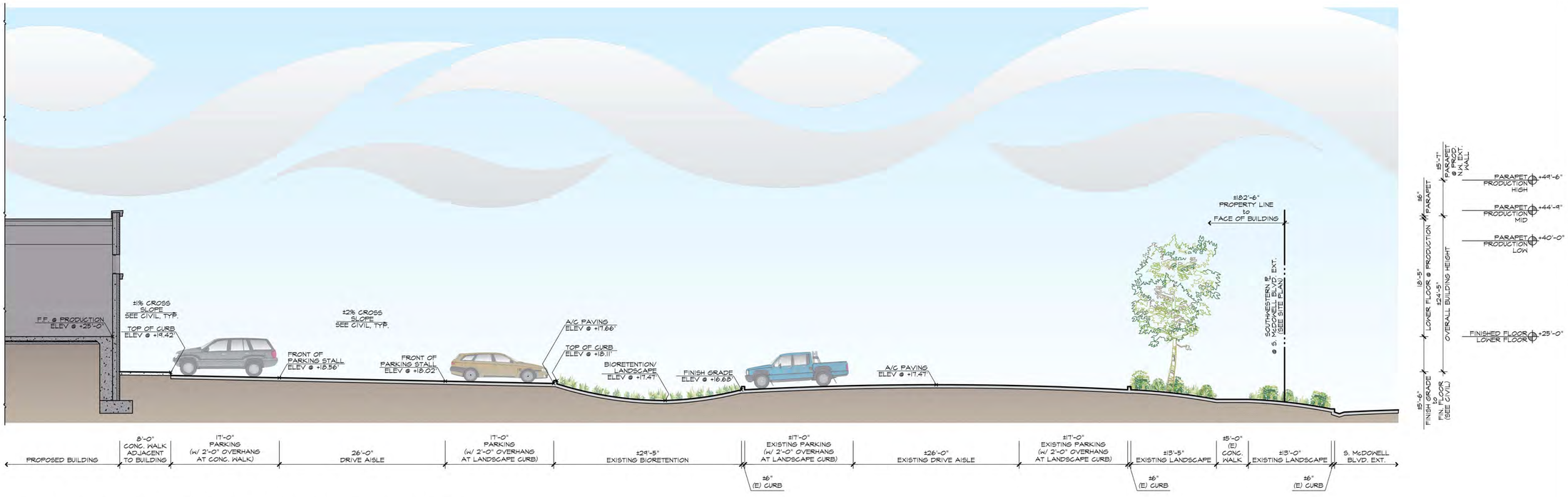

Ⓔ SITE SECTION @ PRODUCTION and EXISTING PARKING AREA

ARCHITECTURAL SITE SECTION "E"

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

SCALE: 3/32" = 1'-0"

REVISIONS:	BY:

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SITE PLAN &
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OCTOBER 5, 2022

A PROPOSED
NEW BUILDING FOR:

labcon
NORTH AMERICA

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

ARCHITECTURAL
SITE SECTION
"E"

LICENSED ARCHITECT
GREG LeDOUX
NO. C11,434
STATE OF CALIFORNIA

EXPIRES 12-31-23

GREG LeDOUX and ASSOCIATES, INC.

48 W. SIERRA AVE.
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DATE: JULY 26, 2022	A10.2
JOB NO 21.0202	
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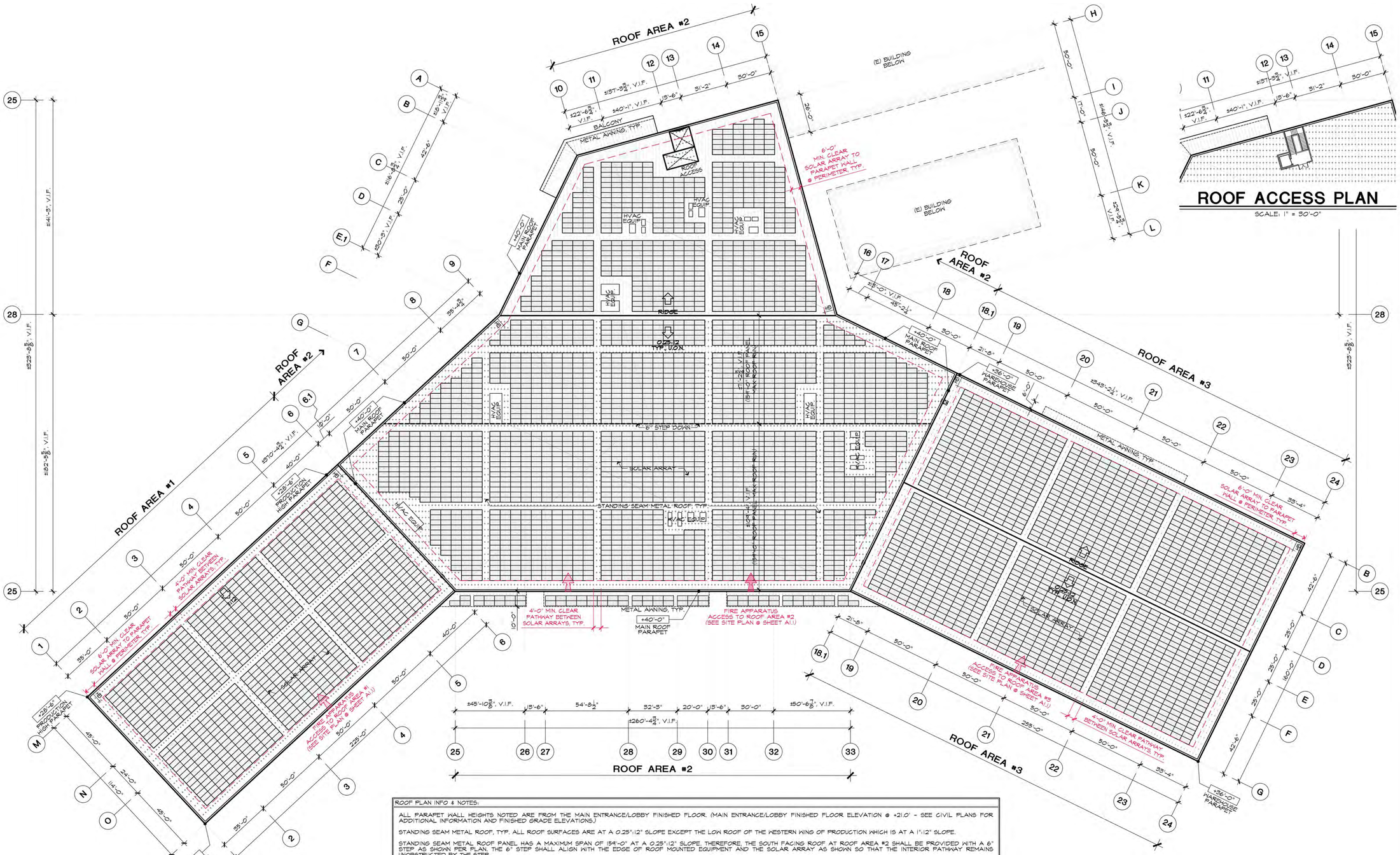


ROOF ACCESS PLAN

SCALE: 1" = 30'-0"

ROOF PLAN INFO & NOTES:

ALL PARAPET WALL HEIGHTS NOTED ARE FROM THE MAIN ENTRANCE/LOBBY FINISHED FLOOR. (MAIN ENTRANCE/LOBBY FINISHED FLOOR ELEVATION @ +21.0' - SEE CIVIL PLANS FOR ADDITIONAL INFORMATION AND FINISHED GRADE ELEVATIONS.)

STANDING SEAM METAL ROOF, TYP. ALL ROOF SURFACES ARE AT A 0.25":12" SLOPE EXCEPT THE LOW ROOF OF THE WESTERN WING OF PRODUCTION WHICH IS AT A 1":12" SLOPE.

STANDING SEAM METAL ROOF PANEL HAS A MAXIMUM SPAN OF 154'-0" AT A 0.25":12" SLOPE. THEREFORE, THE SOUTH FACING ROOF AT ROOF AREA #2 SHALL BE PROVIDED WITH A 6" STEP AS SHOWN PER PLAN. THE 6" STEP SHALL ALIGN WITH THE EDGE OF ROOF MOUNTED EQUIPMENT AND THE SOLAR ARRAY AS SHOWN SO THAT THE INTERIOR PATHWAY REMAINS UNOBSTRUCTED BY THE STEP.

ALL AWNINGS ARE STANDING SEAM METAL ROOF AT A 2":12" SLOPE WITH SOFFIT BELOW FOR RECESSED LIGHTING.

SOLAR PANEL TYPE/MANUF. SUBJECT TO OWNER SELECTION AND APPROVAL. PANELS SHOWN ARE ±82"x±40" EACH.

TOTAL NUMBER OF SOLAR PANELS = 4685.

A MINIMUM 6'-0" WIDE CLEAR PERIMETER PATHWAY BETWEEN THE SOLAR PANELS AND PARAPET WALL SHALL BE PROVIDE AT ALL ROOF AREAS, TYP.

A MINIMUM 4'-0" WIDE CLEAR INTERIOR PATHWAY SHALL BE PROVIDED BETWEEN SOLAR PANEL ARRAYS &/or BETWEEN AND AROUND ANY ROOF MOUNTED EQUIPMENT AND ACCESS HATCHES. SUCH PATHWAYS SHALL BE PROVIDED AT INTERVALS NOT GREATER THAN 150'-0" THROUGHOUT THE LENGTH AND WIDTH OF THE ROOF, TYP.

A MINIMUM 4'-0" WIDE CLEAR PATHWAY SHALL BE PROVIDED IN A STRAIGHT LINE TO ROOF STANDPIPES &/or VENTILATION HATCHES, TYP.

ROOF PLAN

SCALE: 1" = 30'-0"

0 15' 30' 60'
SCALE: 1" = 30'-0"

TRUE NORTH | REFERENCE NORTH

REVISIONS:	BY:

AS RESUBMITTED FOR:
SITE PLAN &
ARCHITECTURAL REVIEW
PRINT DATE:
OCTOBER 5, 2022

A PROPOSED
NEW BUILDING FOR:

labcon
NORTH AMERICA

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

ROOF PLAN
and
ROOF ACCESS PLAN

LICENSED ARCHITECT
GREG LeDOUX
NO. C11,434
STATE OF CALIFORNIA

EXPIRES 12-31-23

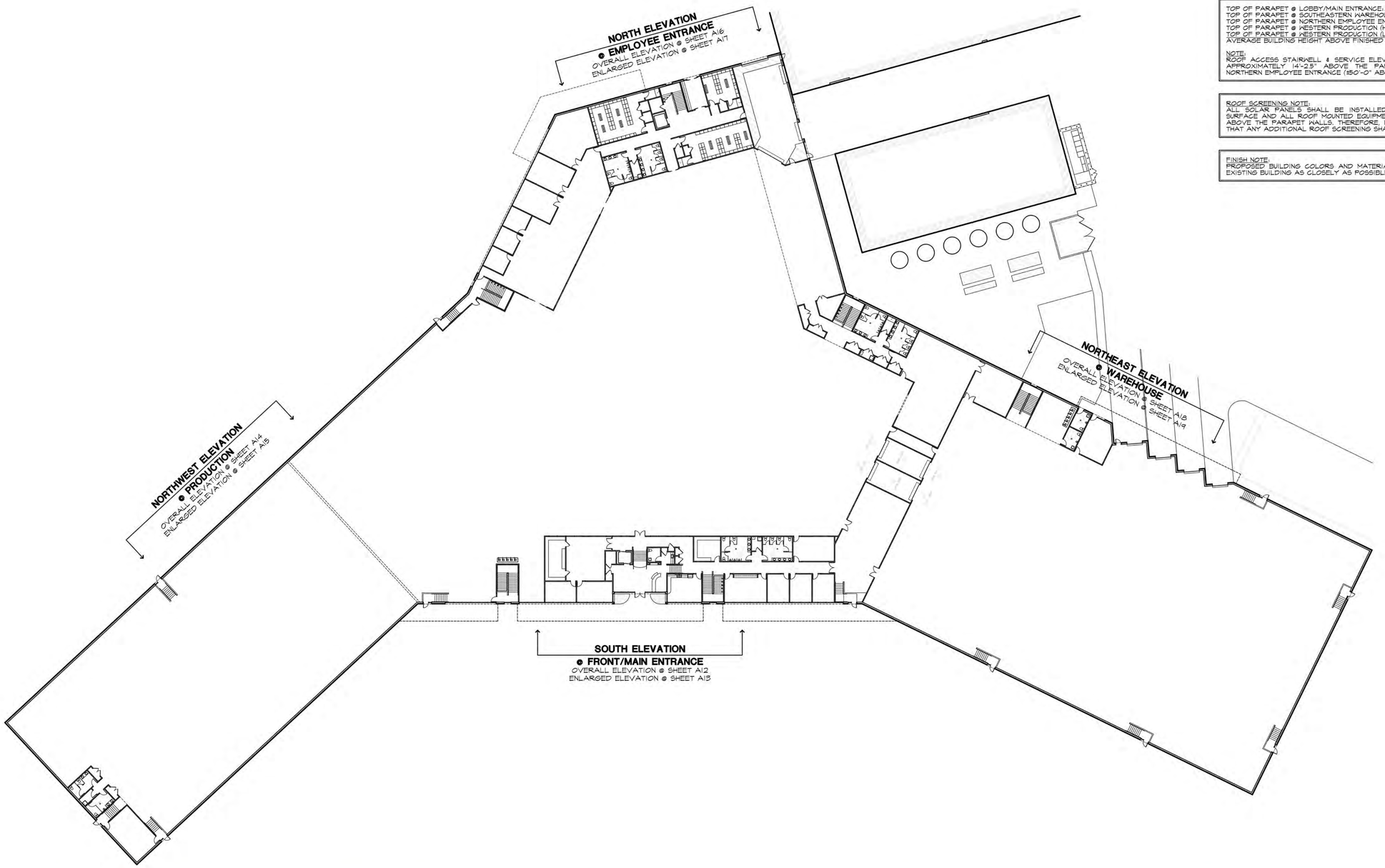
GREG LeDOUX and ASSOCIATES, INC.

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

DRAWN BY:	SH
DATE:	JULY 26, 2022
JOB NO.	21.0202
SCALE:	1" = 30'-0"

A11

OF 31 ARCH. SHTS.



BUILDING HEIGHT CALCULATION (ABOVE FINISHED GRADE):

TOP OF PARAPET @ LOBBY/MAIN ENTRANCE:.....+40'-0"
TOP OF PARAPET @ SOUTHEASTERN WAREHOUSE:.....+34'-8"
TOP OF PARAPET @ NORTHERN EMPLOYEE ENTRANCE:.....+36'-0"
TOP OF PARAPET @ WESTERN PRODUCTION (HIGH):.....+30'-0"
TOP OF PARAPET @ WESTERN PRODUCTION (LOW):.....+20'-6"
AVERAGE BUILDING HEIGHT ABOVE FINISHED GRADE:.....+32'-3"

NOTE:
ROOF ACCESS STAIRWELL & SERVICE ELEVATOR SHAFT EXTENDS APPROXIMATELY 14'-2.5" ABOVE THE PARAPET WALL AT THE NORTHERN EMPLOYEE ENTRANCE (+50'-0" ABOVE FINISH GRADE).

ROOF SCREENING NOTE:
ALL SOLAR PANELS SHALL BE INSTALLED FLAT ON THE ROOF SURFACE AND ALL ROOF MOUNTED EQUIPMENT SHALL NOT EXTEND ABOVE THE PARAPET WALLS. THEREFORE, IT IS NOT ANTICIPATED THAT ANY ADDITIONAL ROOF SCREENING SHALL BE REQUIRED.

FINISH NOTE:
PROPOSED BUILDING COLORS AND MATERIALS SHALL MATCH THE EXISTING BUILDING AS CLOSELY AS POSSIBLE, TYP.

OVERALL SOUTH ELEVATION @ FRONT/MAIN ENTRANCE

SCALE: 1" = 30'-0"

0 15' 30' 60'
SCALE: 1" = 30'-0"

REVISIONS:	BY:

AS RESUBMITTED FOR:
SITE PLAN &
ARCHITECTURAL REVIEW
PRINT DATE:
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A PROPOSED
NEW BUILDING FOR:

labcon
NORTH AMERICA

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

OVERALL
SOUTH ELEVATION
@ FRONT/MAIN
ENTRANCE

LICENSED ARCHITECT
GREG LeDOUX
NO. C11,434
STATE OF CALIFORNIA

EXPIRES 12-31-23

GREG LeDOUX and ASSOCIATES, INC.

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

DRAWN BY: SH	
DATE: JULY 26, 2022	A12
JOB NO 21.0202	
SCALE: 1" = 30'-0"	OF 31 ARCH. SHTS.

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

SCALE: NONE

COLORS & MATERIALS LIST

1. BODY (TYPE 1) - EXISTING & NEW:
   CONCRETE PANELS
   ALPACA SW-7022
2. BODY (TYPE 2) - EXISTING & NEW:
   METAL SIDING
   AEP SPAN, COOL ZINC GRAY
3. METAL & ROLL-UP DR. (SIDE/REAR) - (E) & (N):
   ALUMINUM FRAMES "GALVALUME" WITH PPG "SOLAR BRONZE" DBL GLAZING AS APPLICABLE
4. STOREFRONT GLAZING SYSTEM - (E) & (N):
   ALUMINUM FRAMES "GALVALUME" WITH PPG "SOLAR BRONZE" DBL GLAZING AS APPLICABLE
5. SOFFIT AWNING - EXISTING & NEW:
   SHEET METAL PANEL(S) W/ STANDING SEAM INSULATED METAL ROOF PANEL TO MATCH ROOF GREEN BAY, SW-6481
6. WALL SIGNAGE - NEW:
   PAINTED CHARACTERS PER "LABCON" LOGO STANDARDS (SEE ALSO SHEET A13.1)
7. ROOF - EXISTING & NEW:
   STANDING SEAM INSULATED METAL ROOF PANEL PANEL "GALVALUME"
8. ACCENT TRIM & CORNICE #1 - (E) & (N):
   SHEET METAL PANELS TO MATCH EXISTING GREEN BAY, SW-6481
9. ACCENT TRIM & CORNICE #2 - (E) & (N):
   SHEET METAL PANELS TO MATCH EXISTING DARK ANODIZED BRONZE

NOTE: METAL FASTENERS, FLASHING, AND OTHER MISCELLANEOUS EXPOSED METAL TO BE PAINTED TO MATCH ADJACENT SURFACES, TYP.

BUILDING HEIGHT CALCULATION (ABOVE FINISHED GRADE):

TOP OF PARAPET @ LOBBY/MAIN ENTRANCE:	+40'-0"
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TOP OF PARAPET @ WESTERN PRODUCTION (HIGH):	+30'-0"
TOP OF PARAPET @ WESTERN PRODUCTION (LOW):	+30'-6"
AVERAGE BUILDING HEIGHT ABOVE FINISHED GRADE:	+32'-8"

NOTE:
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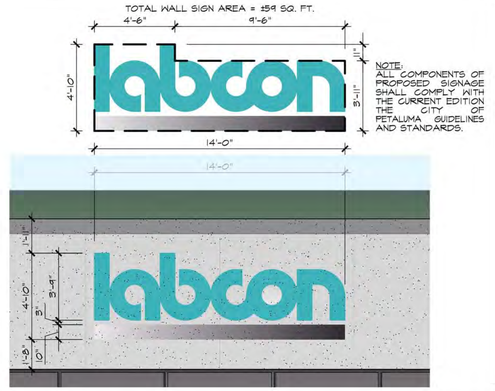


ENLARGED WALL SIGN

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

WALL SIGN @ MAIN ENTRANCE

SCALE: 1" = 10'-0"

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

SCALE: 1" = 10'-0"

0 5' 10' 20'
SCALE: 1" = 10'-0"

REVISIONS:	BY:

AS RESUBMITTED FOR:
SITE PLAN &
ARCHITECTURAL REVIEW
PRINT DATE:
OCTOBER 5, 2022

A PROPOSED
NEW BUILDING FOR:

labcon
NORTH AMERICA

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

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

LICENSED ARCHITECT
GREG LeDOUX
NO. C11,434
STATE OF CALIFORNIA

EXPIRES 12-31-23

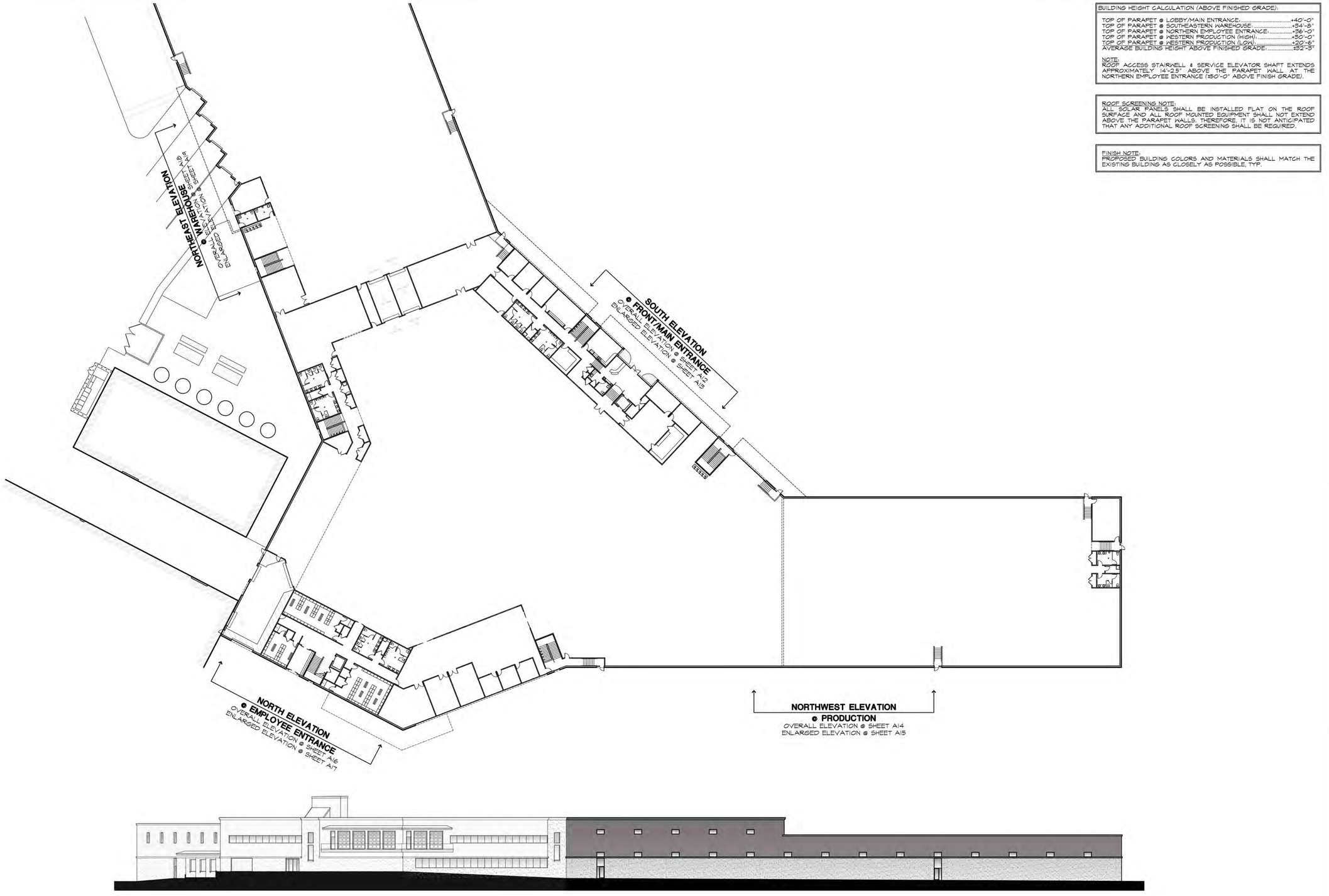
GREG LeDOUX and ASSOCIATES, INC.

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

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

A13

OF 31 ARCH. SHTS.



BUILDING HEIGHT CALCULATION (ABOVE FINISHED GRADE):

TOP OF PARAPET @ LOBBY/MAIN ENTRANCE.....+40'-0"
TOP OF PARAPET @ SOUTHEASTERN WAREHOUSE.....+34'-8"
TOP OF PARAPET @ NORTHERN EMPLOYEE ENTRANCE.....+36'-0"
TOP OF PARAPET @ WESTERN PRODUCTION (HIGH).....+30'-0"
TOP OF PARAPET @ WESTERN PRODUCTION (LOW).....+20'-6"
AVERAGE BUILDING HEIGHT ABOVE FINISHED GRADE.....+32'-3"

NOTE:
ROOF ACCESS STAIRWELL & SERVICE ELEVATOR SHAFT EXTENDS APPROXIMATELY 14'-2.5" ABOVE THE PARAPET WALL AT THE NORTHERN EMPLOYEE ENTRANCE (+50'-0" ABOVE FINISH GRADE).

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FINISH NOTE:
PROPOSED BUILDING COLORS AND MATERIALS SHALL MATCH THE EXISTING BUILDING AS CLOSELY AS POSSIBLE, TYP.

OVERALL NORTHWEST ELEVATION @ PRODUCTION

SCALE: 1" = 30'-0"

0 15' 30' 60'
SCALE: 1" = 30'-0"

REVISIONS:	BY:

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labcon
NORTH AMERICA

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

OVERALL
NORTHWEST ELEVATION
@ PRODUCTION

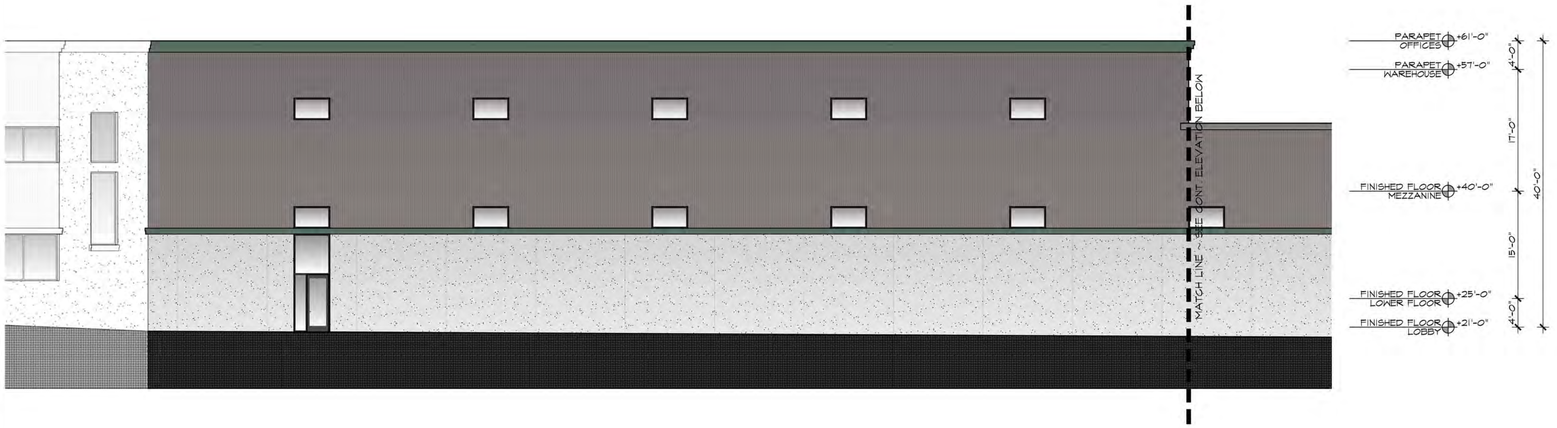
LICENSED ARCHITECT
GREG LeDOUX
NO. C11,434
STATE OF CALIFORNIA

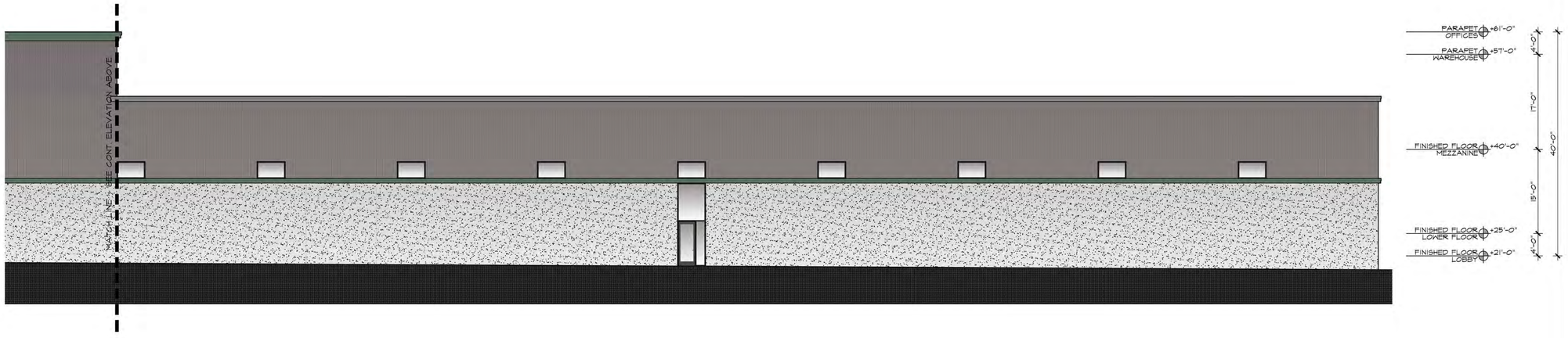
EXPIRES 12-31-25

GREG LeDOUX and ASSOCIATES, INC.

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

DRAWN BY: SH	
DATE: JULY 26, 2022	A14
JOB NO. 21.0202	
SCALE: 1" = 30'-0"	OF 31 ARCH. SHTS.





ENLARGED NORTHWEST ELEVATION @ PRODUCTION

SCALE: 1" = 10'-0"

0 5' 10' 20'

SCALE: 1" = 10'-0"

BUILDING HEIGHT CALCULATION (ABOVE FINISHED GRADE):

TOP OF PARAPET @ LOBBY/MAIN ENTRANCE:.....+40'-0"
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TOP OF PARAPET @ WESTERN PRODUCTION (LOW):.....+20'-6"
AVERAGE BUILDING HEIGHT ABOVE FINISHED GRADE:.....+32'-3"

NOTE:
ROOF ACCESS STAIRWELL & SERVICE ELEVATOR SHAFT EXTENDS APPROXIMATELY 14'-2.5" ABOVE THE PARAPET WALL AT THE NORTHERN EMPLOYEE ENTRANCE (±50'-0" ABOVE FINISH GRADE).

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FINISH NOTE:
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REVISIONS:	BY:

AS RESUBMITTED FOR:
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PRINT DATE:
OCTOBER 5, 2022

A PROPOSED
NEW BUILDING FOR:

labcon
NORTH AMERICA

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

ENLARGED
NORTHWEST ELEVATION
@ PRODUCTION

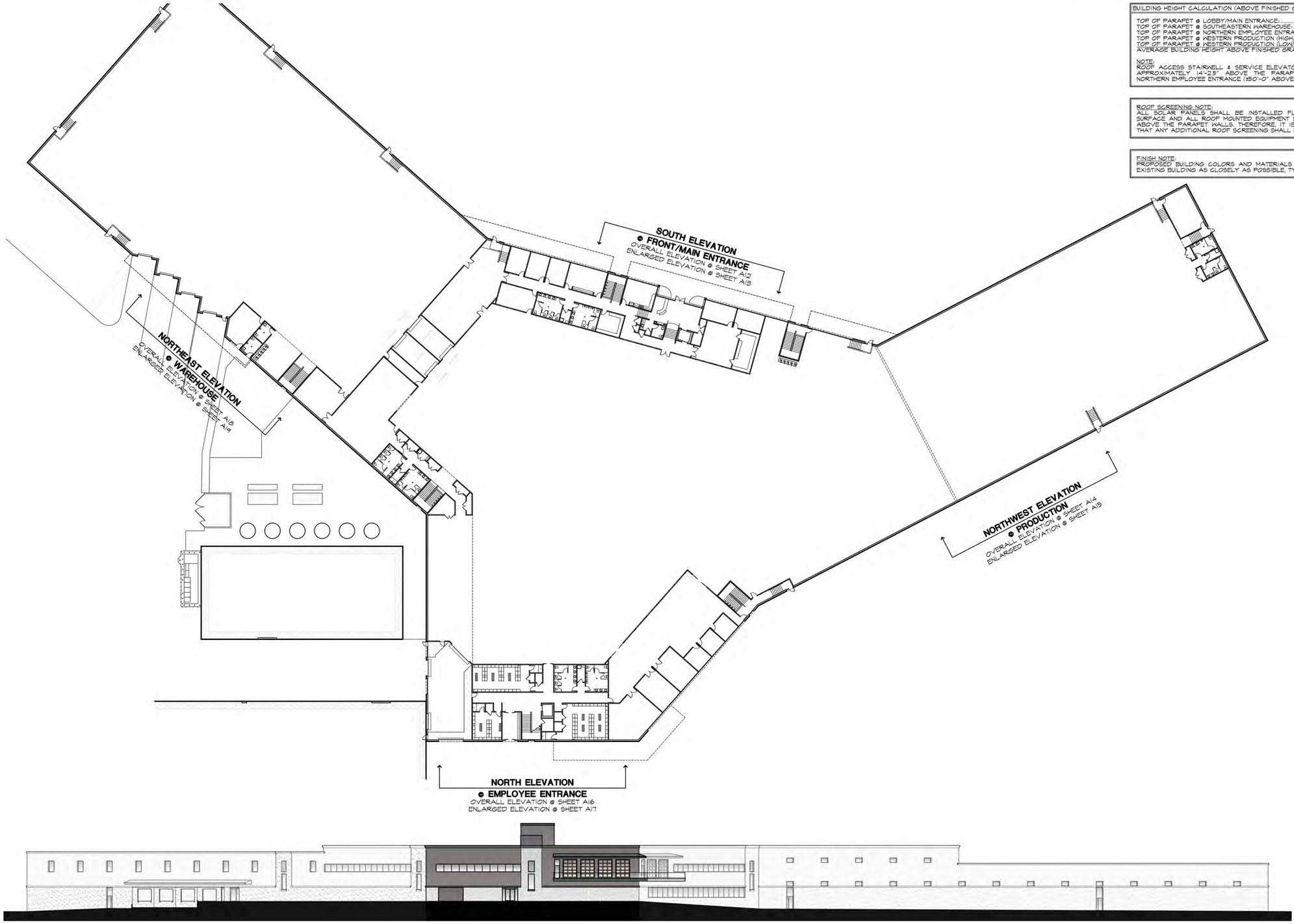
LICENSED ARCHITECT
GREG LeDOUX
NO. C11,434
STATE OF CALIFORNIA

EXPIRES 12-31-23

GREG LeDOUX and ASSOCIATES, INC.

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

DRAWN BY: SH	
DATE: JULY 26, 2022	A15
JOB NO 21.0202	
SCALE: 1" = 10'-0"	OF 31 ARCH. SHTS.



BUILDING HEIGHT CALCULATION (ABOVE FINISHED GRADE):

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TOP OF PARAPET @ WESTERN PRODUCTION (LOW):.....+20'-6"
AVERAGE BUILDING HEIGHT ABOVE FINISHED GRADE:.....+32'-3"

NOTE:
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OVERALL NORTH ELEVATION @ EMPLOYEE ENTRANCE

SCALE: 1" = 30'-0"

0 15' 30' 60'
SCALE: 1" = 30'-0"

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PETALUMA, CA 94954

APN: 005-028-XXX

OVERALL
NORTH ELEVATION
@ EMPLOYEE
ENTRANCE

LICENSED ARCHITECT
GREG LeDOUX
NO. C11,434
STATE OF CALIFORNIA

EXPIRES 12-31-25

GREG LeDOUX and ASSOCIATES, INC.

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

DRAWN BY: SH	A16
DATE: JULY 26, 2022	
JOB NO. 21.0202	
SCALE: 1" = 30'-0"	OF 31 ARCH. SHTS.

BUILDING HEIGHT CALCULATION (ABOVE FINISHED GRADE):

TOP OF PARAPET @ LOBBY/MAIN ENTRANCE:.....+40'-0"
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AVERAGE BUILDING HEIGHT ABOVE FINISHED GRADE:.....+32'-3"

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ENLARGED NORTH ELEVATION @ EMPLOYEE ENTRANCE

SCALE: 1" = 10'-0"

0 5' 10' 20'
SCALE: 1" = 10'-0"

REVISIONS:	BY:

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A PROPOSED
NEW BUILDING FOR:

labcon
NORTH AMERICA

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

ENLARGED
NORTH ELEVATION
@ EMPLOYEE
ENTRANCE

LICENSED ARCHITECT
GREG LeDOUX
NO. C11,434
STATE OF CALIFORNIA

EXPIRES 12-31-23

GREG LeDOUX and ASSOCIATES, INC.

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

DRAWN BY: SH	A17
DATE: JULY 26, 2022	
JOB NO. 21.0202	
SCALE: 1" = 10'-0"	OF 31 ARCH. SHTS.

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TOP OF PARAPET @ WESTERN PRODUCTION (HIGH):.....+30'-0"
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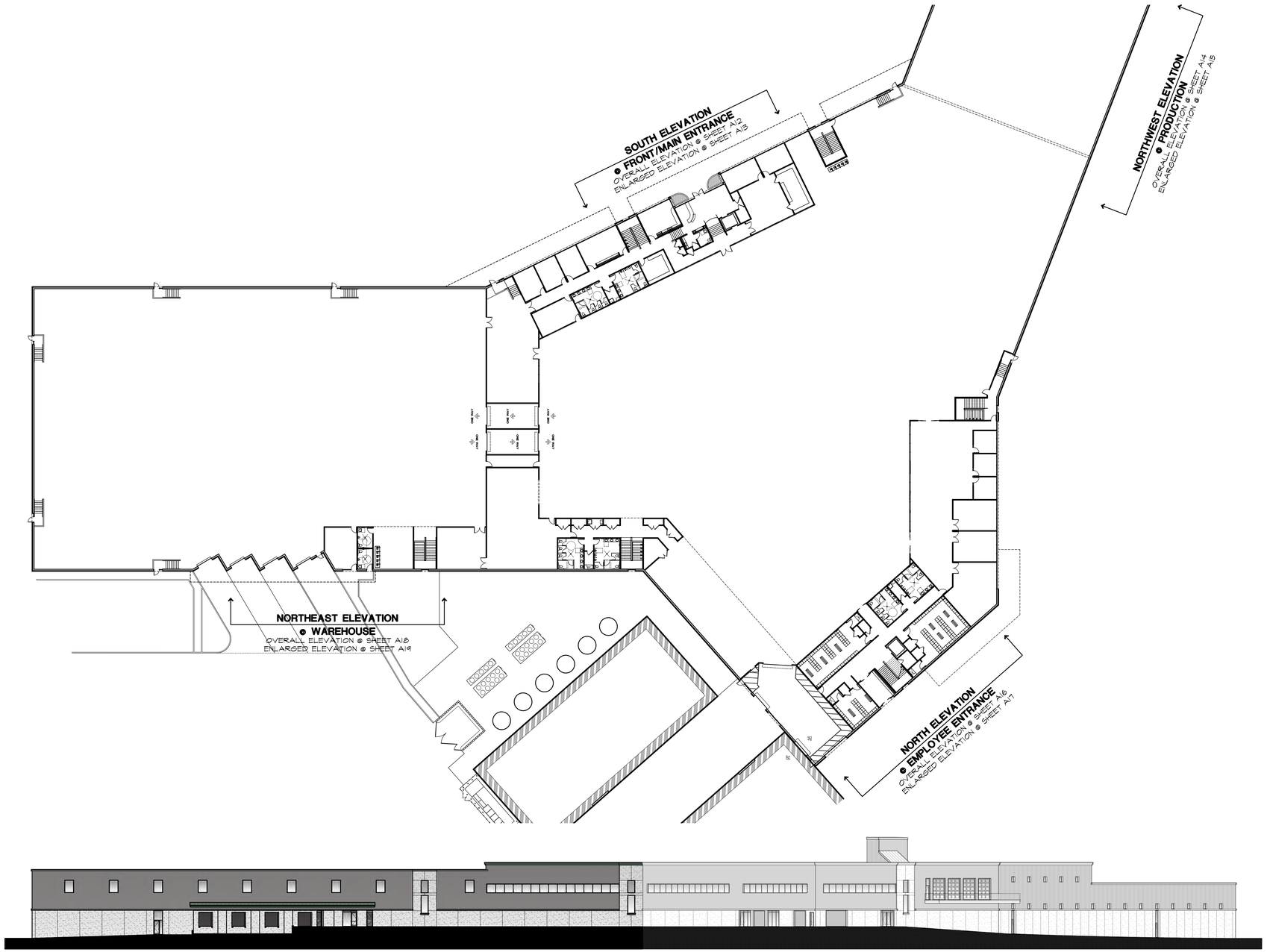
NOTE:
ROOF ACCESS STAIR/ELL & SERVICE ELEVATOR SHAFT EXTENDS APPROXIMATELY 14'-2.5" ABOVE THE PARAPET WALL AT THE NORTHERN EMPLOYEE ENTRANCE (±50'-0" ABOVE FINISH GRADE).



OVERALL NORTHEAST ELEVATION @ WAREHOUSE

SCALE: 1" = 30'-0"

0 15' 30' 60'
SCALE: 1" = 30'-0"

REVISIONS:	BY:

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A PROPOSED
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labcon
NORTH AMERICA

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

OVERALL
NORTHEAST ELEVATION
@ WAREHOUSE

LICENSED ARCHITECT
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GREG LeDOUX and ASSOCIATES, INC.

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

DRAWN BY: SH	A18
DATE: JULY 26, 2022	
JOB NO. 21.0202	
SCALE: 1" = 30'-0"	OF 31 ARCH. SHTS.

BUILDING HEIGHT CALCULATION (ABOVE FINISHED GRADE):

TOP OF PARAPET @ LOBBY/MAIN ENTRANCE:.....+40'-0"
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TOP OF PARAPET @ WESTERN PRODUCTION (HIGH):.....+30'-0"
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ENLARGED NORTHEAST ELEVATION @ WAREHOUSE

SCALE: 1" = 10'-0"

0 5' 10' 20'
SCALE: 1" = 10'-0"

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labcon
NORTH AMERICA

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PETALUMA, CA 94954

APN: 005-028-XXX

ENLARGED
NORTHEAST ELEVATION
@ WAREHOUSE

LICENSED ARCHITECT
GREG LeDOUX
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EXPIRES 12-31-23

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

DRAWN BY: SH	A19
DATE: JULY 26, 2022	
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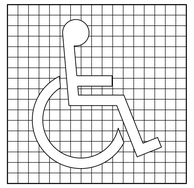
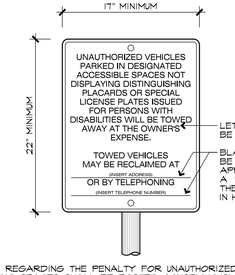
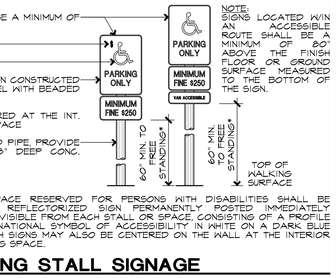
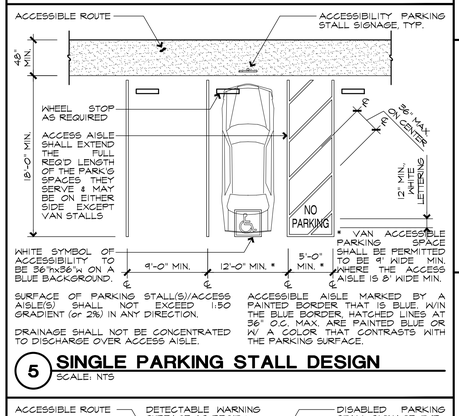
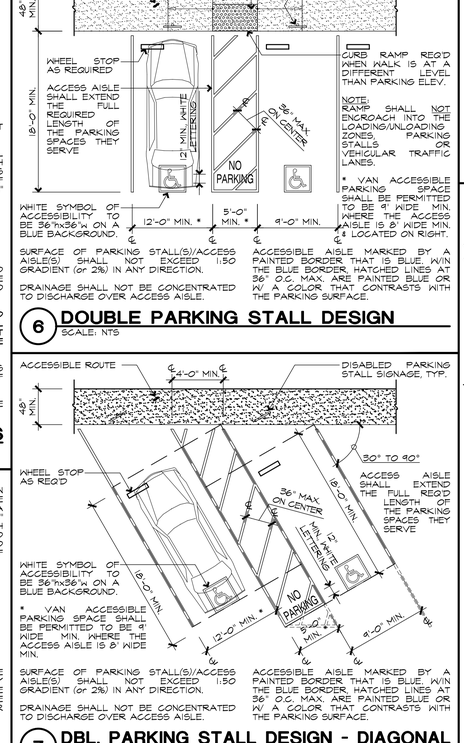
SCALE: 1" = 10'-0"	OF 31 ARCH. SHTS.

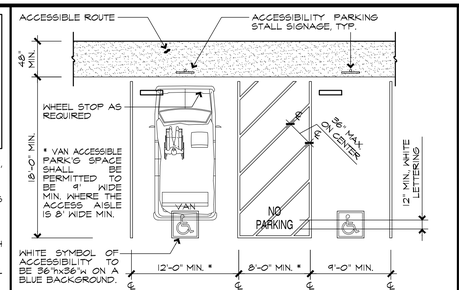


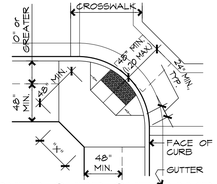


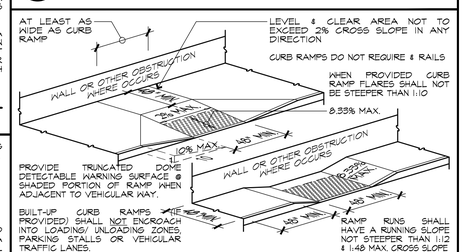


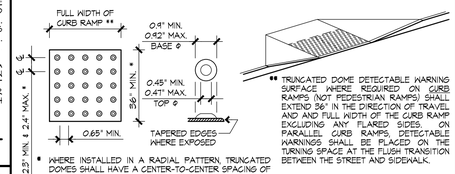


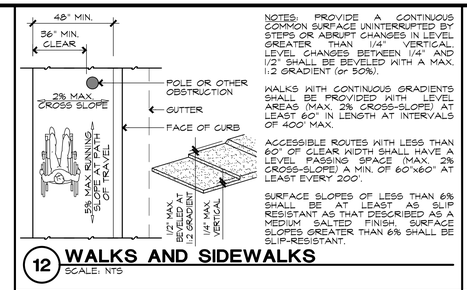


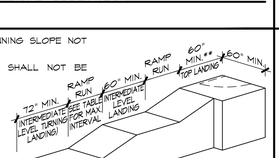


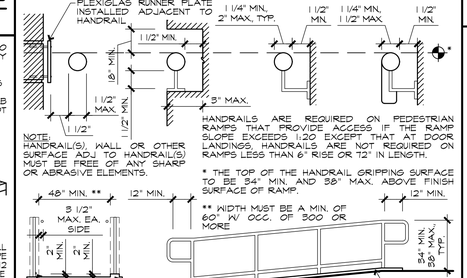


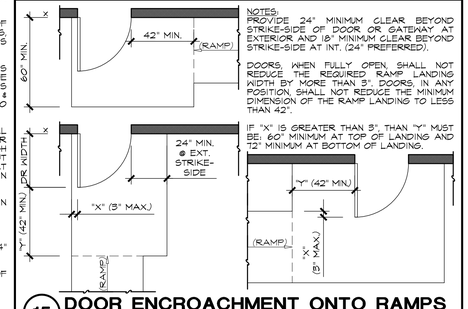


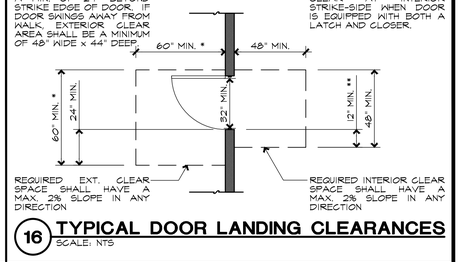


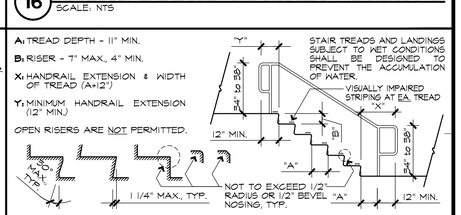












THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595B. (THE APPROPRIATE ENFORCEMENT AGENCY MAY APPROVE OTHER COLORS TO COMPLEMENT DECOR OR UNIQUE DESIGN. THE SYMBOL CONTRAST SHALL BE LIGHT ON DARK OR DARK ON LIGHT.)

CHARACTERS, SYMBOLS AND BACKGROUND OF SIGNS ARE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH. LETTERS AND NUMBERS ON SIGNS HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.

SYMBOL SHALL BE 36"x36" SQ. AT PARKING STALL PAVEMENT & 6"x6" SQ. AT DOOR DECALS.

SYMBOL PROPORTIONS

DISPLAY CONDITIONS

INTERNATIONAL SYMBOL OF ACCESSIBILITY REQUIRED LOCATIONS:
- PARKING SPACES DESIGNATED AS RESERVED FOR INDIVIDUALS WITH DISABILITIES.
- ACCESSIBLE PASSENGER LOADING ZONES.
- ACCESSIBLE ENTRANCES (INACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNAGE TO INDICATE THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE).
- ACCESSIBLE TOILET AND BATHING FACILITIES

AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, THERE SHALL BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES AND SHALL COMPLY WITH THE REQUIREMENTS FOR DIRECTIONAL AND INFORMATIONAL SIGNAGE.

ALL BUILDING AND FACILITY ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A MINIMUM OF ONE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, UTILIZING THE SYMBOL, AT JUNCTIONS WHERE THE ACCESSIBLE ROUTE OF TRAVEL DIVERGES FROM THE REGULAR CIRCULATION PATH, TO BE VISIBLE TO PERSONS ALONG APPROACHING CIRCULATION PATHS. ENTRANCES WHICH ARE NOT ACCESSIBLE SHALL HAVE DIRECTIONAL SIGNAGE WHICH INDICATES THE LOCATION OF AND ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE.

BUILDING THAT PROVIDE SPECIFIC SANITARY FACILITIES AND/OR ELEVATORS FOR PUBLIC USE THAT CONFORM TO THESE BUILDING STANDARDS SHALL HAVE THIS INFORMATION POSTED IN THE BUILDING LOBBY, PREFERABLY AS PART OF THE BUILDING DIRECTORY. THIS INFORMATION SHALL CONTAIN THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. INACCESSIBLE SANITARY FACILITIES SHALL HAVE DIRECTIONAL SIGNAGE TO INDICATE THE LOCATION OF THE NEAREST ACCESSIBLE SANITARY FACILITY.

1 INTERNATIONAL SYMBOL OF ACCESSIBILITY
SCALE: NTS

A WARNING SIGN REGARDING THE PENALTY FOR UNAUTHORIZED USE OF DESIGNATED DISABLED PARKING SPACES SHALL BE POSTED CONSPICUOUSLY AT EACH ENTRANCE TO THE OFF-STREET PARKING FACILITIES OR POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH ACCESSIBLE PARKING STALL OR SPACE.

EACH WARNING SIGN STATES: **"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER EXPENSE. TOWED VEHICLES** (PHONE NUMBER) (ADDRESS) **MAY BE RECLAIMED AT** (ADDRESS) **OR BY TELEPHONING** (PHONE NUMBER)."

THE PHONE NUMBER OR ADDRESS WHERE TOWED VEHICLES CAN BE RECLAIMED IS POSTED IN THE APPROPRIATE LOCATION ON THE SIGN AND IS A PERMANENT PART OF THE SIGN.

THE SIZE OF THE SIGN SHALL BE NOT LESS THAN 17"x22" (MINIMUM 24"x24" SIZE RECOMMENDED) WITH LETTERING THAT IS A MINIMUM OF 1" IN HEIGHT.

2 UNAUTHORIZED VEHICLE WARNING SIGNS
SCALE: NTS

NOTE:
SIGNS LOCATED W/IN AN ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 80" ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.

EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A DARK BLUE BACKGROUND. SUCH SIGNS MAY ALSO BE CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE.

3 PARKING STALL SIGNAGE
SCALE: NTS

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES *
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1,000	2% OF TOTAL
1,001 AND OVER	20+1 FOR EACH 100, or FRACTION THEREOF, OVER 1,000

* ONE IN EVERY SIX (1/6) REQUIRED ACCESSIBLE STALLS, BUT NOT LESS THAN ONE, SHALL BE "VAN ACCESSIBLE" AND SERVED BY AN ACCESS AISLE 96" WIDE MINIMUM.

NOTES:
RAMPS SHALL NOT ENCROACH INTO ACCESSIBLE PARKING STALL(S) OR ACCESS AISLE(S).

ACCESSIBLE STALL MUST PERMIT USE OF EITHER CAR DOORS ON EITHER SIDE.

A WHEEL STOP IS REQUIRED WHEN THERE IS NO CURB OR BARRIER PROVIDED WHICH WILL PREVENT ENCROACHMENT OF CARS OVER WALKWAYS.

ACCESSIBLE PARKING SPACES SHALL BE LOCATED SUCH THAT THEY DO NOT COMPEL USERS TO TRAVEL BEHIND PARKED CARS OTHER THAN THEIR OWN.

ALL PAINTED BLUE STRIPING SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595B.

4 ACCESSIBLE PARKING STALL REQUIREMENTS
SCALE: NONE

SURFACE OF PARKING STALL(S)/ACCESS AISLE(S) SHALL NOT EXCEED 1:50 GRADIENT (or 2%) IN ANY DIRECTION.

DRAINAGE SHALL NOT BE CONCENTRATED TO DISCHARGE OVER ACCESS AISLE.

ACCESSIBLE AISLE MARKED BY A PAINTED BORDER THAT IS BLUE. W/IN THE BLUE BORDER, HATCHED LINES AT 36" O.C. MAX. ARE PAINTED BLUE OR W/ A COLOR THAT CONTRASTS WITH THE PARKING SURFACE.

5 SINGLE PARKING STALL DESIGN
SCALE: NTS

SURFACE OF PARKING STALL(S)/ACCESS AISLE(S) SHALL NOT EXCEED 1:50 GRADIENT (or 2%) IN ANY DIRECTION.

DRAINAGE SHALL NOT BE CONCENTRATED TO DISCHARGE OVER ACCESS AISLE.

ACCESSIBLE AISLE MARKED BY A PAINTED BORDER THAT IS BLUE. W/IN THE BLUE BORDER, HATCHED LINES AT 36" O.C. MAX. ARE PAINTED BLUE OR W/ A COLOR THAT CONTRASTS WITH THE PARKING SURFACE.

6 DOUBLE PARKING STALL DESIGN
SCALE: NTS

SURFACE OF PARKING STALL(S)/ACCESS AISLE(S) SHALL NOT EXCEED 1:50 GRADIENT (or 2%) IN ANY DIRECTION.

DRAINAGE SHALL NOT BE CONCENTRATED TO DISCHARGE OVER ACCESS AISLE.

ACCESSIBLE AISLE MARKED BY A PAINTED BORDER THAT IS BLUE. W/IN THE BLUE BORDER, HATCHED LINES AT 36" O.C. MAX. ARE PAINTED BLUE OR W/ A COLOR THAT CONTRASTS WITH THE PARKING SURFACE.

7 DBL. PARKING STALL DESIGN - DIAGONAL
SCALE: NTS

SURFACE OF PARKING STALL(S)/ACCESS AISLE(S) SHALL NOT EXCEED 1:50 GRADIENT (or 2%) IN ANY DIRECTION.

DRAINAGE SHALL NOT BE CONCENTRATED TO DISCHARGE OVER ACCESS AISLE.

ACCESSIBLE AISLE MARKED BY A PAINTED BORDER THAT IS BLUE. W/IN THE BLUE BORDER, HATCHED LINES AT 36" O.C. MAX. ARE PAINTED BLUE OR W/ A COLOR THAT CONTRASTS WITH THE PARKING SURFACE.

8 VAN ACCESSIBLE PARKING STALL DESIGN
SCALE: NTS

DETECTABLE WARNINGS AT CURB RAMPS SHALL EXTEND 36" IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE RAMP RUN EXCLUDING ANY FLARED SIDES AND LOCATED SO THE EDGE NEAREST THE CURB IS 6" MIN. AND 8" MAX FROM FACE OF CURB (SHADED PORTION OF RAMP).

"X" = 48" MIN. AND AT LEAST AS WIDE AS THE RAMP.

DIA. CURB RAMPS W/ FLARED SIDES SHALL HAVE A SEGMENT OF CURB 24" LONG MIN. LOCATED ON EA. SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.

9 DIAGONAL OR CORNER CURB-CUT RAMP
SCALE: NTS

WHERE THE TURNING SPACE HAS ONE ENTRANCE/EXIT POINT OTHER THAN THE SLOPED RAMP SEGMENTS, DETECTABLE WARNINGS SHALL BE 36" DEEP, AS MEASURED PERPENDICULAR TO THE CURB, AND THE TURNING SPACE SHALL PROVIDE A MINIMUM 36" WIDE PORTION WITHOUT DETECTABLE WARNINGS TO ALLOW PEDESTRIAN TRAVEL IN THE DIRECTION OF THE SIDEWALK WITH OUT TRAVELING OVER THE DETECTABLE WARNINGS.

10 CURB-CUT RAMP
SCALE: NTS

* WHERE INSTALLED IN A RADIAL PATTERN, TRUNCATED DOMES SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6" MIN. TO 2.4" MAX.

** TRUNCATED DOME DETECTABLE WARNING SURFACE WHERE REQUIRED ON CURB RAMPS (NOT PEDESTRIAN RAMPS) SHALL EXTEND 36" IN THE DIRECTION OF TRAVEL AND AND FULL WIDTH OF THE CURB RAMP EXCLUDING ANY FLARED SIDES. ON PARALLEL CURB RAMPS, DETECTABLE WARNINGS SHALL BE PLACED ON THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN THE STREET AND SIDEWALK.

DETECTABLE WARNINGS ON CURB & CURB-CUT RAMPS

DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK OR DARK ON LIGHT. MATERIAL USED TO PROVIDE VISUAL CONTRAST SHALL BE AN INTEGRAL PART OF WALKING SURFACE. (WHERE THE DETECTABLE WARNING SURFACE DOES NOT ADEQUATELY CONTRAST WITH THE ADJACENT SURFACES, A 1" WIDE BLACK STRIP SHALL SEPARATE DETECTABLE WARNING FROM ADJACENT SURFACES.)

DETECTABLE WARNING SURFACES SHALL BE YELLOW CONFORMING TO FS 33538 OF FEDERAL STANDARD 595C. (DETECTABLE WARNING SURFACES AT CURB RAMPS, ISLANDS OR CUT-THROUGH MEDIANS SHALL NOT BE REQUIRED TO COMPLY WITH THIS STANDARD.)

IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS, OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND THE VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE & MUST BE YELLOW CONFORMING TO FEDERAL COLOR NO. 33538 OF STANDARD NO 595B.

DETECTABLE WARNINGS AT PEDESTRIAN ISLANDS OR CUT-THROUGH MEDIANS SHALL BE 36" MINIMUM IN DEPTH EXTENDING THE FULL WIDTH OF THE PEDESTRIAN PATH OR CUT-THROUGH, PLACED AT THE EDGES OF THE PEDESTRIAN ISLAND OR CUT-THROUGH MEDIAN, AND SHALL BE SEPARATED BY 24" MINIMUM OF WALKING SURFACES WITHOUT DETECTABLE WARNINGS. (DETECTABLE WARNINGS SHALL BE 24" MINIMUM IN DEPTH AT PEDESTRIAN ISLANDS OR CUT-THOUGH MEDIANS THAT ARE LESS THAN 96" IN LENGTH IN THE DIRECTION OF PEDESTRIAN TRAVEL.

WHEN DETECTABLE WARNINGS ARE PROVIDED AT BUS STOP PADS, IT SHALL BE 36" IN WIDTH.

DETECTABLE WARNINGS AT HAZARDOUS VEHICULAR AREAS SHALL BE 36" IN WIDTH.

WHEN DETECTABLE WARNINGS ARE PROVIDED AT REFLECTING POOLS, IT SHALL BE 24" MINIMUM AND 36" MAXIMUM IN WIDTH.

DETECTABLE WARNINGS AT TRACK CROSSINGS SHALL BE 36" IN THE DIRECTION OF PEDESTRIAN TRAVEL AND EXTEND THE FULL WIDTH OF THE CIRCULATION PATH.

11 DETECTABLE WARNING SURFACES
SCALE: NTS

NOTES: PROVIDE A CONTINUOUS COMMON SURFACE UNINTERRUPTED BY STEPS OR ABRUPT CHANGES IN LEVEL GREATER THAN 1/4" VERTICAL. LEVEL CHANGES BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A MAX. 1:2 GRADIENT (or 50%).

WALKS WITH CONTINUOUS GRADIENTS SHALL BE PROVIDED WITH LEVEL AREAS (MAX. 2% CROSS-SLOPE) AT LEAST 60" IN LENGTH AT INTERVALS OF 400' MAX.

ACCESSIBLE ROUTES WITH LESS THAN 60" OF CLEAR WIDTH SHALL HAVE A LEVEL PASSING SPACE (MAX. 2% CROSS-SLOPE) A MIN. OF 60"x60" AT LEAST EVERY 200'.

SURFACE SLOPES OF LESS THAN 6% SHALL BE AT LEAST AS SLIP RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH. SURFACE SLOPES GREATER THAN 6% SHALL BE SLIP-RESISTANT.

12 WALKS AND SIDEWALKS
SCALE: NTS

RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.

SLOPE	MAX. RISE	MAX. LENGTH
1:12 (8.33%)	30"	30.0'
1:13 (7.69%)	30"	32.5'
1:14 (7.14%)	30"	35.0'
1:15 (6.67%)	30"	37.5'
1:16 (6.25%)	30"	40.0'
1:17 (5.88%)	30"	42.5'
1:18 (5.56%)	30"	45.0'
1:19 (5.26%)	30"	47.5'

* AT LEAST AS WIDE AS RAMP RUN.

** DOORS, WHEN FULLY OPEN, SHALL NOT REDUCE THE REQUIRED RAMP LANDING WIDTH BY MORE THAN 3". DOORS, IN ANY POSITION, SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42".

13 RAMP
SCALE: NTS

NOTE:
HANDRAIL(S), WALL OR OTHER SURFACE ADJ TO HANDRAIL(S) MUST BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.

HANDRAILS ARE REQUIRED ON PEDESTRIAN RAMPS THAT PROVIDE ACCESS IF THE RAMP SLOPE EXCEEDS 1:20 EXCEPT THAT AT DOOR LANDINGS, HANDRAILS ARE NOT REQUIRED ON RAMPS LESS THAN 6" RISE OR 72" IN LENGTH.

* THE TOP OF THE HANDRAIL GRIPPING SURFACE TO BE 34" MIN. AND 38" MAX. ABOVE FINISH SURFACE OF RAMP.

** WIDTH MUST BE A MIN. OF 60" W/ OCC. OF 300 OR MORE

NOTES:
HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4" MINIMUM AND 2" MAXIMUM. HANDRAIL GRIPPING SURFACES WITH A NON-CIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 4" MINIMUM AND 6 1/4" MAXIMUM, AND A CROSS-SECTION DIMENSION OF 2 1/4" MAXIMUM.

HANDRAILS MUST EXTEND A MIN. OF 12" OF LEVEL DISTANCE (PARALLEL TO LANDING SURFACE) BEYOND TOP & BOTTOM OF THE RAMP ENDS BEFORE THEY ARE RETURNED.

HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 3 1/2" FROM EA. SIDE OF A RAMP. OTHER PROJECTIONS, SUCH AS TRIM AND SIMILAR DECORATIVE FEATURES, MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 1 1/2" FROM EACH SIDE OF A RAMP.

WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF THE RAMP RUN WOULD CREATE A HAZARD, THE TERMINATION OF THE EXTENSION MAY BE MADE ROUNDED OR RETURNED SMOOTHLY TO A FLOOR, WALL OR POST.

HANDRAILS SHALL BE PROVIDE ON BOTH SIDES AND CONTINUOUS THE FULL LENGTH OF THE RAMP, AND SHALL HAVE ENOUGH MINIMUM STRUCTURAL STRENGTH TO SUPPORT A 250lbs POINT LOAD.

RAMPS AND LANDINGS OPEN ON ONE OR BOTH SIDES THAT ARE MORE THAN 30" ABOVE THE ADJACENT GROUND SHALL BE PROVIDED WITH GUARDS. RAMPS AND LANDINGS WITH DROP-OFFS HAVING EDGE PROTECTION CONSISTING OF EITHER A GUIDE CURB A MIN. OF 2" IN HEIGHT ON EACH SIDE OF THE RAMP (IF THE DROP-OFF IS GREATER THAN 4" A 6" WARNING CURB WILL BE UTILIZED) OR A WHEEL GUIDE RAIL CENTERED 3" (PLUS OR MINUS 1") ABOVE THE SURFACE OF THE RAMP ON EACH SIDE. RAMPS MORE THAN 30 INCHES ABOVE THE ADJACENT GROUND SHALL BE PROVIDED WITH GUARDS NOT LESS THAN 42" FROM THE SURFACE OF THE RAMP.

14 HANDRAILS AT RAMPS
SCALE: NTS

NOTES:
PROVIDE 24" MINIMUM CLEAR BEYOND STRIKE-SIDE OF DOOR OR GATEWAY AT EXTERIOR AND 18" MINIMUM CLEAR BEYOND STRIKE-SIDE AT INT. (24" PREFERRED).

DOORS, WHEN FULLY OPEN, SHALL NOT REDUCE THE REQUIRED RAMP LANDING WIDTH BY MORE THAN 3". DOORS, IN ANY POSITION, SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42".

IF "X" IS GREATER THAN 3", THAN "Y" MUST BE: 60" MINIMUM AT TOP OF LANDING AND 72" MINIMUM AT BOTTOM OF LANDING.

15 DOOR ENCROACHMENT ONTO RAMPS
SCALE: NTS

* LANDING SHALL EXTEND A MIN. OF 24" BEYOND STRIKE EDGE OF DOOR. IF DOOR SWINGS AWAY FROM WALK, EXTERIOR CLEAR AREA SHALL BE A MINIMUM OF 48" WIDE x 44" DEEP.

** PROVIDE 12" MIN. CLEAR AT INTERIOR STRIKE-SIDE WHEN DOOR IS EQUIPPED WITH BOTH A LATCH AND CLOSER.

REQUIRED EXT. CLEAR SPACE SHALL HAVE A MAX. 2% SLOPE IN ANY DIRECTION

REQUIRED INTERIOR CLEAR SPACE SHALL HAVE A MAX. 2% SLOPE IN ANY DIRECTION

16 TYPICAL DOOR LANDING CLEARANCES
SCALE: NTS

A: TREAD DEPTH - 11" MIN.
B: RISER - 7" MAX., 4" MIN.
X: HANDRAIL EXTENSION & WIDTH OF TREAD (A+12")
Y: MINIMUM HANDRAIL EXTENSION (12" MIN.)

OPEN RISERS ARE NOT PERMITTED.

STAIR TREADS AND LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.

PROVIDE 2" MIN. (4" MAX.) VISUAL CONTRAST WARNING STRIPS AT 1" MAX. FROM EDGE OF UPPER APPROACH AND ALL TREADS. STRIPS MUST BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE TREADS & CLEARLY CONTRASTING COLOR FROM ADJOINING SURFACES.

THE "X" EXTENSION OF THE HANDRAIL SHALL BE EQUAL TO THE TREAD WIDTH PLUS 12" TO THE END OF THE LEVEL PORTION OF THE HANDRAIL (SEE "HANDRAILS AT RAMPS" FOR ADDITIONAL INFO ON HANDRAIL CONSTRUCTION).

LAND'G @ TOP & BOTTOM OF EACH STAIRWAY SHALL NOT BE LESS THAN STAIR WIDTH.

17 EXTERIOR STAIRS
SCALE: NTS

SITE DEVELOPMENT AND GRADING SHALL BE DESIGNED TO PROVIDE ACCESS TO ALL ENTRANCES AND EXTERIOR GROUND-FLOOR EXITS, AND ACCESS TO NORMAL PATHS OF TRAVEL, AND WHERE NECESSARY TO PROVIDE ACCESS, SHALL INCORPORATE PEDESTRIAN RAMPS, CURB RAMPS, ETC. ACCESS SHALL BE PROVIDED WITHIN THE BOUNDARY OF THE SITE FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING SPACES, PASSENGER LOADING ZONES IF PROVIDED, AND PUBLIC STREETS OR SIDEWALKS. WHEN MORE THAN ONE BUILDING OR FACILITY IS LOCATED ON A SITE, ACCESSIBLE ROUTES OF TRAVEL SHALL BE PROVIDED BETWEEN BUILDINGS AND ACCESSIBLE SITE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE. THE ACCESSIBLE ROUTE OF TRAVEL SHALL BE THE MOST PRACTICAL DIRECT ROUTE BETWEEN ACCESSIBLE BUILDING ENTRANCES, ACCESSIBLE SITE FACILITIES AND THE ACCESSIBLE ENTRANCE TO THE SITE. IF ACCESS IS PROVIDED FOR PEDESTRIANS FROM A PEDESTRIAN TUNNEL OR ELEVATED WALKWAY, ENTRANCES TO THE BUILDING FROM EACH TUNNEL OR WALKWAY MUST BE ACCESSIBLE.

AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION WHERE THE ACCESSIBLE ROUTE OF TRAVEL DIVERGES FROM THE REGULAR CIRCULATION PATH ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, ENTRANCE, OR FACILITY, THERE SHALL BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES AND SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS.

EACH LOT OR PARKING STRUCTURE WHERE PARKING IS PROVIDED FOR THE PUBLIC AS CLIENTS, GUESTS OR EMPLOYEES SHALL PROVIDE THE REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS. ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO ACCESSIBLE ENTRANCE. IN PARKING FACILITIES THAT DO NO SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY. IN BUILDINGS WITH MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING STALLS SHALL BE DISPERSED AND LOCATED CLOSEST TO THE ACCESSIBLE ENTRANCES.

ABRUPT CHANGES IN LEVEL, EXCEPT BETWEEN A WALK OR SIDEWALK & AN ADJACENT STREET OR DRIVEWAY, EXCEEDING FOUR INCHES (4") IN VERTICAL HEIGHT, SUCH AS AT PLANTERS OR FOUNTAINS LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS, SHALL BE IDENTIFIED BY CURBS PROJECTING AT LEAST SIX INCHES (6") IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACES TO WARN THE BLIND OF A POTENTIAL DROP OFF. WHEN A GUARD OR HANDRAIL IS PROVIDED, NO CURB IS REQUIRED WHEN A GUIDE RAIL IS PROVIDED CENTERED THREE INCHES (3") PLUS OR MINUS ONE INCH (1") ABOVE THE SURFACE OF THE WALK OR SIDEWALK, THE WALK IS LESS THAN 5% OR LESS GRADIENT OR NO ADJACENT HAZARD EXISTS. IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE IDENTIFIED BY A CONTINUOUS DETECTABLE WARNING.

ANY OBSTRUCTION THAT OVERHANGS A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80" ABV. THE WALKING SURFACE (MEASURED TO THE BOTTOM OF THE OBSTRUCTION). WHERE A GUY SUPPORT IS USED PARALLEL TO A PATH OF TRAVEL, INCLUDING, BUT NOT LIMITED TO, SIDE- WALKS, A GUY BRACE, SIDEWALK GUY OR SIMILAR DEVICE SHALL BE USED TO PREVENT AN OVERHANGING OBSTRUCTION AS DEFINED. IF VERTICAL CLEARANCE OF AN AREA ADJOINING AN ACCESSIBLE ROUTE IS REDUCED TO LESS THAN 80", A BARRIER TO WARN BLIND OR VISUALLY IMPAIRED PERSONS SHALL BE PROVIDED.

WHEN NECESSARY, A PARKING BUMPER (WHEEL STOP) OR CURB SHALL BE PROVIDED TO PREVENT ENCROACHMENT OF CARS OVER THE REQUIRED WIDTH OF WALKWAYS.

IT IS RECOMMENDED THAT ANY MAXIMUM SLOPE BE INSTALLED USING A MIN. TOLERANCE OF 0.5% LESS THAN THAT OF THE REQUIRED CONDITION.

18 GENERAL SITE ACCESSIBILITY NOTES
SCALE: NONE

IT IS INTENDED THAT THESE PLANS COMPLY WITH THE I.B.C. AND THE STATE OF CALIFORNIA BUILDING CODE (TITLE 24 PART 2 CALIFORNIA BLDG. CODE) CURRENT EDITIONS AS ENFORCED BY THE GOVERNING AGENCY. IN THE EVENT OF DISCREPANCIES IN CODE REQUIREMENTS THE MOST RESTRICTIVE REQUIREMENT SHALL APPLY.

THIS BUILDING SHALL ALSO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA). PLEASE NOTE SOME OF THE REQUIREMENTS OF THE ADA MAY BE MORE RESTRICTIVE THAN THOSE SHOWN HERE. IN ALL CASES, THE MORE RESTRICTIVE REQUIREMENT SHALL BE OBSERVED.

THE DIAGRAMS ON THIS SHEET ARE ILLUSTRATIVE OF THE APPLICABLE BUILDING STANDARDS AND DO NOT DELINEATE THE ONLY MEANS OF COMPLYING WITH THE STANDARDS.

WRITTEN DIMENSIONS OR TEXT SHALL BE OBSERVED IN ALL CASES OVER SCALED DIMS. ON DRAWINGS.

DISABLED ACCESSIBILITY OF THIS BUILDING MAY NOT BE LIMITED TO THE STANDARDS INDICATED ON THIS SHEET. SEE OTHER DRAWINGS WITHIN THIS SET FOR ADDITIONAL INFO.

QUESTIONS REGARDING THE APPLICATION OF THESE STANDARDS SHOULD BE DIRECTED EITHER TO THE ARCHITECT, GREG LeDOUX & ASSOC., INC. OR THE OFFICE OF THE STATE ARCHITECT (916)445-6285.

IF THIS IS A PRIVATELY FUNDED ADDITION TO AN EXISTING BUILDING, IT IS REQUIRED:
a. A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY AND THE PRIMARY PATH OF TRAVEL TO THE ALTERED AREA SHALL BE ACCESSIBLE TO AND USABLE BY DISABLED PERSONS.
b. THAT SANITARY FACILITIES, DRINKING FOUNTAINS, AND PUBLIC TELEPHONES SERVING THE ALTERED AREA SHALL BE ACCESSIBLE TO AND USABLE BY DISABLED PERSONS.

IF ANY OF THE ITEMS LISTED IN (a) AND/OR (b) ABOVE ARE NOT IN COMPLIANCE WITH THE DETAILS & DIMENSIONS SHOWN ON THIS SHEET, THEY SHALL BE MODIFIED SO THEY ARE IN COMPLIANCE. THE ARCHITECT SHALL BE NOTIFIED IN WRITING IN THE EVENT ANY CONDITIONS ARE FOUND TO BE IN VIOLATION OF THESE STANDARDS.

ALL STONE OR CERAMIC TILE FLOORS SHALL HAVE A COEFFICIENT OF FRICTION OF 0.6 FOR LEVEL FLOORS AND 0.8 FOR RAMPS.

19 GENERAL NOTES
SCALE: NONE

SITE ACCESSIBILITY NOTES & DETAILS
SCALE: AS NOTED

REVISIONS:	BY:

AS RESUBMITTED FOR:
SITE PLAN &
ARCHITECTURAL REVIEW
PRINT DATE:
OCTOBER 5, 2022

A PROPOSED
NEW BUILDING FOR:

labcon
NORTH AMERICA

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

SITE
ACCESSIBILITY
NOTES & DETAILS

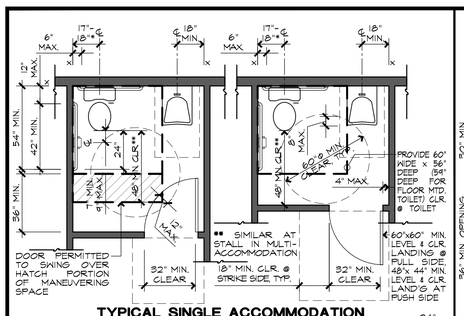
GREG LeDOUX
NO. C11,434
EXPIRES 12-31-23

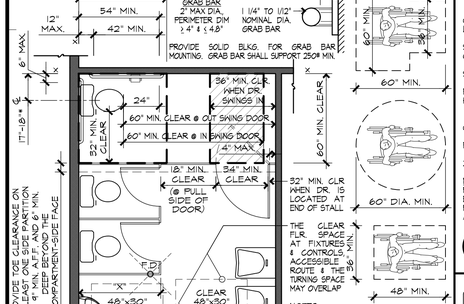
GREG
LeDOUX
and
ASSOCIATES,
INC.

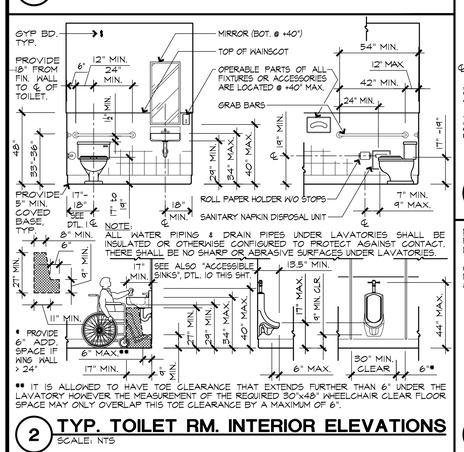
48 W. SIERRA AVE.
COTATI, CA
(707) 795-8855

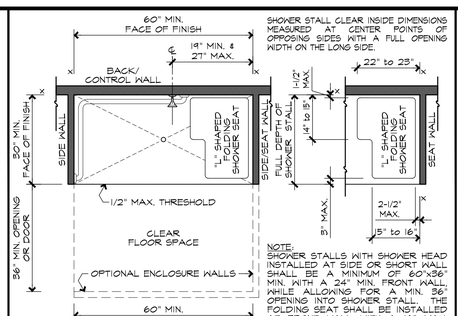
DRAWN BY:
SH
DATE:
JULY 26, 2022
JOB NO.
21.0202
SCALE:
AS NOTED

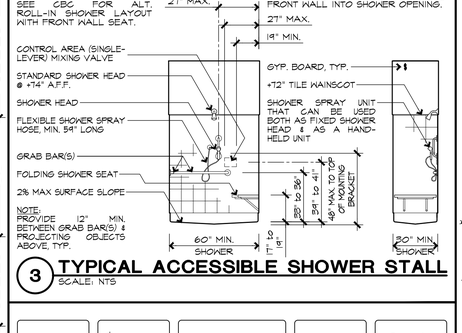
DA1
OF 3 DISABLED SHTS.

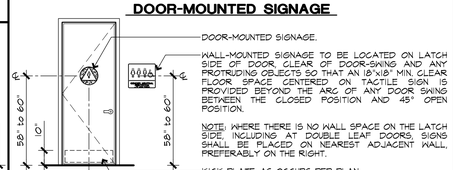


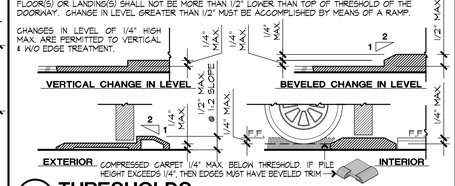


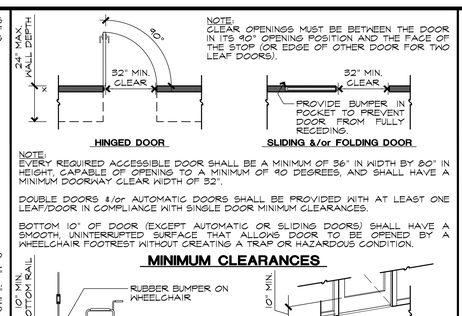


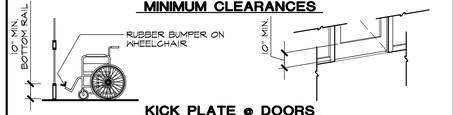


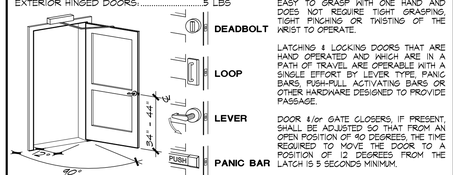


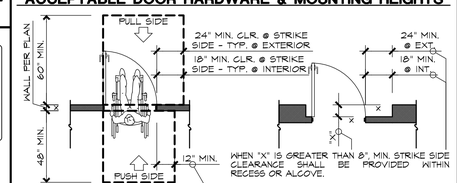


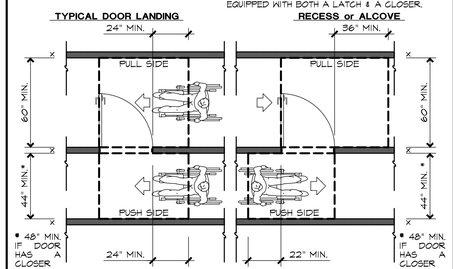


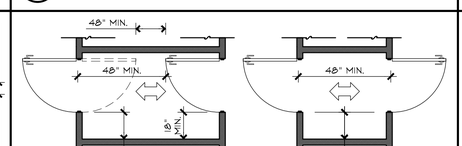


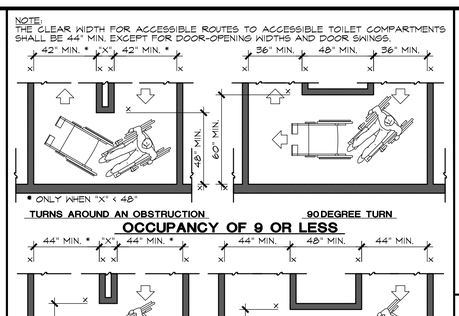


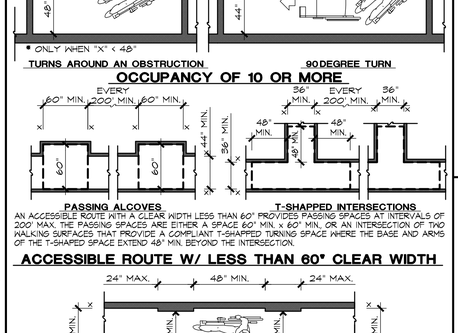


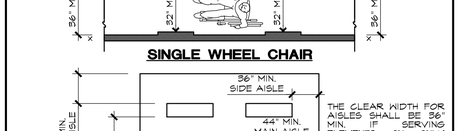


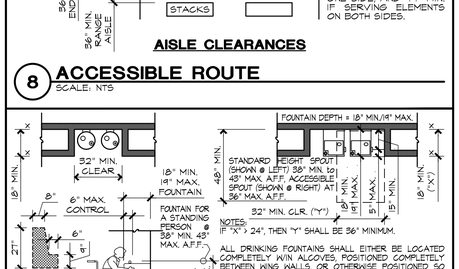


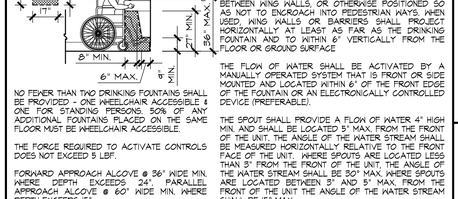


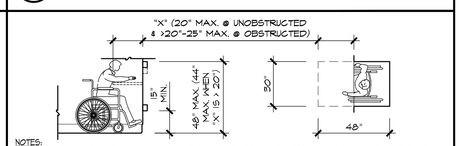


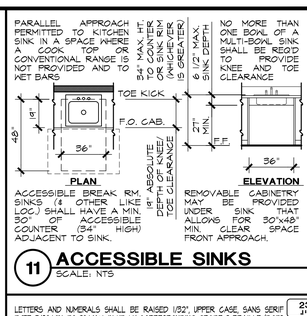


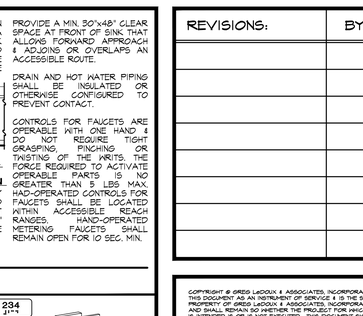


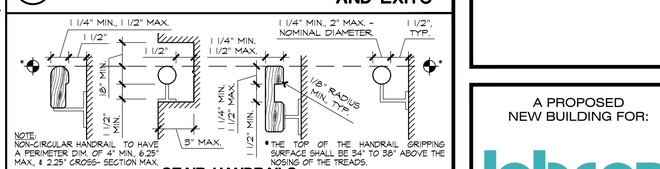


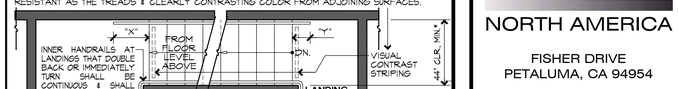


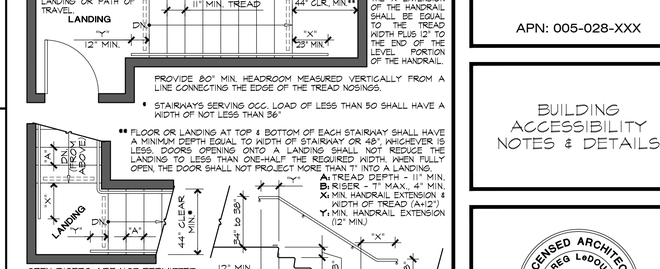












TYPICAL SINGLE ACCOMMODATION

* PROVIDE 17"-19" AT AMBULATORY ACCESSIBLE WATER CLOSET.

NOTES:
WHERE SIX OR MORE STALLS ARE PROVIDED WITHIN A MULTIPLE-ACCOMMODATION TOILET ROOM, AT LEAST ONE SHALL BE A STANDARD SIDE-TRANSFER TOILET STALL (WHEELCHAIR ACCESSIBLE), AND AT LEAST ONE ADDITIONAL STALL SHALL BE 35"-37" WIDE WITH AN OUTWARD SWINGING SELF-CLOSING DOOR AND PARALLEL GRAB BARS (FOR SEMI-ABULATORY USE) AND A MINIMUM OF 60" DEPTH.

IF "X" > 24" AT BOTH SIDES OF URINAL, THEN AN ADDITIONAL MANEUVERING CLEARANCE OF 6" SHALL BE PROVIDED AS SHOWN.

TYPICAL MULTIPLE ACCOMMODATION

NOTES:
FLUSH VALVE SHALL BE LOCATED ON WIDE SIDE OF THE TOILET, TYP.

GRAB BAR HORIZ. DIMENSIONS ARE TO THE INSIDE POINT ON THE BAR WHERE A MIN. 1 1/2" CLEARANCE IS PROVIDED BETWEEN THE GRAB BAR & THE FINISH WALL SURFACE, TYP.

REGARDLESS OF STALL CONFIGURATION, A 48" LONG MINIMUM CLEARANCE FLOOR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.

INTERIOR DIMENSIONS OF SINGLE ACCOMMODATION TOILET ROOMS SHALL INCLUDE A CLEAR FLOOR SPACE OF AT LEAST 60" IN DIAMETER OR A T-SHAPED CLEAR SPACE. NO DOOR MAY ENCROACH INTO THIS REQUIRED CLEAR SPACE BY MORE THAN 12".

WHERE THE DOOR IS LOCATED IN A CORRIDOR SIDE WALL & SWINGS INTO THE CORRIDOR, THE MINIMUM WIDTH OF THE CORRIDOR SHALL BE 60" UNLESS OTHERWISE STATED OR LOCAL BUILDING CODES ALLOW A LESSER WIDTH.

DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE REQUIRED FOR ANY FIXTURE.

THE LATCH TO THE ACCESSIBLE COMPARTMENT DOOR IS FLIP-OVER STYLE, SLIDING OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST. THE INSIDE AND OUTSIDE OF THE COMPARTMENT DOOR IS EQUIPPED WITH A LOOP OR U-SHAPED HANDLE LOCATED IMMEDIATELY BELOW THE LATCH. THE DOOR SHALL BE EQUIPPED WITH AN AUTOMATIC DOOR CLOSING DEVISE THAT IS ADJUSTED SO THAT FROM AN OPEN POSITION OF 70° THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.

1 TYPICAL ACCESSIBLE TOILET ROOMS
SCALE: NTS

NOTE:
ALL WATER PIPING & DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

** IT IS ALLOWED TO HAVE TOE CLEARANCE THAT EXTENDS FURTHER THAN 6" UNDER THE LAVATORY HOWEVER THE MEASUREMENT OF THE REQUIRED 30"x48" WHEELCHAIR CLEAR FLOOR SPACE MAY ONLY OVERLAP THIS TOE CLEARANCE BY A MAXIMUM OF 6".

2 TYP. TOILET RM. INTERIOR ELEVATIONS
SCALE: NTS

SHOWER STALL CLEAR INSIDE DIMENSIONS MEASURED AT CENTER POINTS OF OPPOSING SIDES WITH A FULL OPENING WIDTH ON THE LONG SIDE.

NOTE:
SHOWER STALLS WITH SHOWER HEAD INSTALLED AT SIDE OR SHORT WALL SHALL BE A MINIMUM OF 60"x36" MIN. WITH A 24" MIN. FRONT WALL, WHILE ALLOWING FOR A MIN. 36" OPENING INTO SHOWER STALL. THE FOLDING SEAT SHALL BE INSTALLED AT FRONT WALL WITH A 16" MAX. DEPTH FROM FINISH WALL SURFACE AND SHALL NOT EXTEND BEYOND FRONT WALL INTO SHOWER OPENING.

NOTE:
PROVIDE 12" MIN. BETWEEN GRAB BAR(S) & PROJECTING OBJECTS ABOVE, TYP.

3 TYPICAL ACCESSIBLE SHOWER STALL
SCALE: NTS

PROVIDE 1/32" RAISED LETTERING, TEXT TO BE UPPERCASE CHARACTERS AT 5/8" MIN. to 2" MAX. IN HEIGHT WITH CORRESPONDING GRADE 2 BRAILLE (DOTS ARE DOMED OR ROUNDED) OVER NON-GLARE CONTRASTING FINISH.

WALL-MOUNTED SIGNAGE

Ⓐ WOMEN'S TOILET RM
NTS

Ⓑ MEN'S TOILET RM
NTS

Ⓒ GENDER-NEUTRAL RM
NTS

NOTES:
PICTOGRAMS AND/OR LETTERING ARE NOT REQUIRED ON DOOR-MOUNTED SIGNAGE.

THE EDGES OF THE SIGNS ARE ROUNDED, CHAMFERED OR EASED, AND ANY CORNERS HAVE A MINIMUM RADIUS OF 1/8".

DOOR-MOUNTED SIGNAGE SHALL BE 12" DIA. x 1/4" THICK CIRCLE SYMBOL or 12" VERTEX x 1/4" THICK EQUILATERAL TRIANGLE SYMBOL AS SHOWN AND SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.

UNISEX SIGNAGE SHALL BE A 12"Φ x 1/4" THICK CIRCLE SYMBOL WITH A 1/4" THICK TRIANGLE SUPERIMPOSED WITHIN THE CIRCLE, AS SHOWN ABOVE. THE TRIANGLE SYMBOL CONTRASTS WITH THE CIRCLE SYMBOL, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. THE CIRCLE CONTRASTS WITH THE DOOR, EITHER LIGHT ON A DARK BACK- GROUND OR DARK ON A LIGHT BACKGROUND.

DOOR-MOUNTED SIGNAGE

DOOR-MOUNTED SIGNAGE.

WALL-MOUNTED SIGNAGE TO BE LOCATED ON LATCH SIDE OF DOOR, CLEAR OF DOOR-SWING AND ANY PROTRUDING OBJECTS SO THAT AN 18"x18" MIN. CLEAR FLOOR SPACE CENTERED ON TACTILE SIGN IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45° OPEN POSITION.

NOTE: WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.

KICK PLATE, AS OCCURS PER PLAN.

4 TOILET ROOM SIGNAGE
SCALE: NTS

NOTE:
FLOOR(S) OR LANDING(S) SHALL NOT BE MORE THAN 1/2" LOWER THAN TOP OF THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL GREATER THAN 1/2" MUST BE ACCOMPLISHED BY MEANS OF A RAMP.

CHANGES IN LEVEL OF 1/4" HIGH MAX. ARE PERMITTED TO VERTICAL & W/O EDGE TREATMENT.

5 THRESHOLDS
SCALE: NTS

NOTE:
CLEAR OPENINGS MUST BE BETWEEN THE DOOR IN ITS 90° OPENING POSITION AND THE FACE OF THE STOP (OR EDGE OF OTHER DOOR FOR TWO LEAF DOORS).

NOTE:
EVERY REQUIRED ACCESSIBLE DOOR SHALL BE A MINIMUM OF 36" IN WIDTH BY 80" IN HEIGHT, CAPABLE OF OPENING TO A MINIMUM OF 90 DEGREES, AND SHALL HAVE A MINIMUM DOORWAY CLEAR WIDTH OF 32".

DOUBLE DOORS &/or AUTOMATIC DOORS SHALL BE PROVIDED WITH AT LEAST ONE LEAF/DOOR IN COMPLIANCE WITH SINGLE DOOR MINIMUM CLEARANCES.

BOTTOM 10" OF DOOR (EXCEPT AUTOMATIC OR SLIDING DOORS) SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE THAT ALLOWS DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

MINIMUM CLEARANCES

KICK PLATE @ DOORS

MAXIMUM DOOR & GATE OPENING FORCE:

INTERIOR HINGED DOORS and GATES:	5 LBS
SLIDING OR FOLDING DOORS:	5 LBS
REQUIRED FIRE DOORS:	15 LBS
EXTERIOR HINGED DOORS:	5 LBS

LATCHING SPEED (AT 12° FROM LATCH) SHOULD BE FAST ENOUGH TO CLOSE DOOR BUT NOT SLAM IT.

NOTES:
HANDLES, PULL LATCHES, LOCKS & OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

LATCHING & LOCKING DOORS THAT ARE HAND OPERATED AND WHICH ARE IN A PATH OF TRAVEL ARE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE.

DOOR &/or GATE CLOSERS, IF PRESENT, SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.

LOCKS & OPENING HARDWARE CENTERED 34" TO 44" ABOVE FINISH FLOOR.

ACCEPTABLE DOOR HARDWARE & MOUNTING HEIGHTS

ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACH

LEVEL MANEUVERING CLEARANCES

NOTE: REGARDLESS OF OCCUPANT LOAD, THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF ALL DOORS, PROVIDED WITH NOT LESS THAN THE MINIMUM REQUIRED LEVEL AND CLEAR AREA (SURFACE SLOPE NOT TO EXCEED 1:50 GRADIENT or 2%.

6 DOORS
SCALE: NTS

* PROVIDE THIS ADDITIONAL SPACE AT PUSH SIDE IF DOOR IS EQUIPPED WITH BOTH A LATCH AND A CLOSER, TYP.

7 DOORS AND GATES IN SERIES
SCALE: NTS

NOTE:
THE CLEAR WIDTH FOR ACCESSIBLE ROUTES TO ACCESSIBLE TOILET COMPARTMENTS SHALL BE 44" MIN. EXCEPT FOR DOOR-OPENING WIDTHS AND DOOR SWINGS.

OCCUPANCY OF 10 OR MORE

AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60" PROVIDES PASSING SPACES AT INTERVALS OF 200' MAX. THE PASSING SPACES ARE EITHER A SPACE 60" MIN. x 60" MIN., OR AN INTERSECTION OF TWO WALKING SURFACES THAT PROVIDE A COMPLIANT T-SHAPPED TURNING SPACE WHERE THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND 48" MIN. BEYOND THE INTERSECTION.

ACCESSIBLE ROUTE W/ LESS THAN 60" CLEAR WIDTH

SINGLE WHEEL CHAIR

THE CLEAR WIDTH FOR AISLES SHALL BE 36" MIN. IF SERVING ELEMENTS ON ONLY ONE SIDE, AND 44" MIN. IF SERVING ELEMENTS ON BOTH SIDES.

AISLE CLEARANCES

8 ACCESSIBLE ROUTE
SCALE: NTS

NOTES:
IF "X" > 24", THEN "Y" SHALL BE 36" MINIMUM.

NO FEWER THAN TWO DRINKING FOUNTAINS SHALL BE PROVIDED - ONE WHEELCHAIR ACCESSIBLE & ONE FOR STANDING PERSONS. 50% OF ANY ADDITIONAL FOUNTAINS PLACED ON THE SAME FLOOR MUST BE WHEELCHAIR ACCESSIBLE.

THE FORCE REQUIRED TO ACTIVATE CONTROLS DOES NOT EXCEED 5 LBF.

FORWARD APPROACH ALCOVE @ 36" WIDE MIN. WHERE DEPTH EXCEEDS 24". PARALLEL APPROACH ALCOVE @ 60" WIDE MIN. WHERE DEPTH EXCEEDS 15".

ALL DRINKING FOUNTAINS SHALL EITHER BE LOCATED COMPLETELY W/IN ALCOVES, POSITIONED COMPLETELY BETWEEN WING WALLS, OR OTHERWISE POSITIONED SO AS NOT TO ENCROACH INTO PEDESTRIAN WAYS. WHEN USED, WING WALLS OR BARRIERS SHALL PROJECT HORIZONTALLY AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6" VERTICALLY FROM THE FLOOR OR GROUND SURFACE

THE FLOW OF WATER SHALL BE ACTIVATED BY A MANUALLY OPERATED SYSTEM THAT IS FRONT OR SIDE MOUNTED AND LOCATED WITHIN 6" OF THE FRONT EDGE OF THE FOUNTAIN OR AN ELECTRONICALLY CONTROLLED DEVICE (PREFERABLE).

THE SPOUT SHALL PROVIDE A FLOW OF WATER 4" HIGH MIN. AND SHALL BE LOCATED 5" MAX. FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3" FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30° MAX. WHERE SPOUTS ARE LOCATED BETWEEN 3" AND 5" MAX. FROM THE FRONT OF THE UNIT THE ANGLE OF THE WATER STREAM SHALL BE 15° MAX.

9 DRINKING FOUNTAIN
SCALE: NTS

NOTES:
FORWARD REACH RANGE SHOWN IN PROFILE AND PLAN VIEW TO BE 48" MAXIMUM (TO TOP OF ELECTRICAL BOX DEVICES) AND 15" MINIMUM (TO BOTTOM OF ELECTRICAL BOX DEVICES) ABOVE FINISH FLOOR.

THE MAXIMUM LEVEL FORWARD REACH OVER AN OBSTRUCTION WITH KNEE SPACE BELOW IS 25". WHEN THE OBSTRUCTION IS LESS THAN 20" DEEP, THE MAXIMUM HIGH FORWARD REACH IS 48". WHEN THE OBSTRUCTION PROJECTS >20" TO 25", THE MAXIMUM HIGH FORWARD REACH IS 44".

10 FORWARD REACH LIMITS
SCALE: NTS

PARALLEL APPROACH PERMITTED TO KITCHEN SINK IN A SPACE WHERE A COOK TOP OR CONVENTIONAL RANGE IS NOT PROVIDED AND TO WET BARS

NO MORE THAN ONE BOWL OF A MULTI-BOWL SINK SHALL BE REQ'D TO PROVIDE KNEE AND TOE CLEARANCE

ACCESSIBLE BREAK RM. SINKS (& OTHER LIKE LOC.) SHALL HAVE A MIN. 30" OF ACCESSIBLE COUNTER (34" HIGH) ADJACENT TO SINK.

REMOVABLE CABINETRY MAY BE PROVIDED UNDER SINK THAT ALLOWS FOR 30"x48" MIN. CLEAR SPACE FRONT APPROACH.

PROVIDE A MIN. 30"x48" CLEAR SPACE AT FRONT OF SINK THAT ALLOWS FORWARD APPROACH & ADJOINS OR OVERLAPS AN ACCESSIBLE ROUTE.

DRAIN AND HOT WATER PIPING SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PREVENT CONTACT.

CONTROLS FOR FAUCETS ARE OPERABLE WITH ONE HAND & DO NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRITS. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS IS NO GREATER THAN 5 LBS MAX. HAD-OPERATED CONTROLS FOR FAUCETS SHALL BE LOCATED WITHIN ACCESSIBLE REACH RANGES. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SEC. MIN.

11 ACCESSIBLE SINKS
SCALE: NTS

LETTERS AND NUMERALS SHALL BE RAISED 1/32", UPPER CASE, SANS SERIF TYPE, 5/8" MIN. TO 2" MAX. IN HT. W/ CORRESPONDING GRADE 2 BRAILLE (DOTS ARE DOMED OR ROUNDED) O/ NON-GLARE CONTRASTING FINISH.

PROVIDE TACTILE EXIT SIGNS AS REQ'D. SEE CBC SECTIONS 11B-703 AND 1013.4

PERMANENT SIGNAGE SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. CLEAR OF DOOR SWING AND ANY PROTRUDING OBJECTS SO THAT AN 18"x18" MIN. CLEAR FLOOR SPACE CENTERED ON SIGN IS PROVIDED BEYOND ARC OF ANY DOOR SWING BETWEEN CLOSED POSITION & 45° OPEN POSITION.

DOT BASE DIAMETER:	0.059" MIN. to 0.063" MAX.
DIST. BETWEEN ℄ TWO DOTS IN SAME CELL:	0.100"
DIST. BETWEEN ℄ CORRESPONDING DOTS IN ADJ. CELLS:	0.300"
DOT HEIGHT:	0.025" MIN. to 0.037" MAX.
DIST. BETWEEN ℄ CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW:	0.395" to 0.400"

12 SIGNS FOR PERMANENT ROOMS, SPACES AND EXITS
SCALE: NTS

NOTE:
NON-CIRCULAR HANDRAIL TO HAVE A PERIMETER DIM. OF 4" MIN., 6.25" MAX., & 2.25" CROSS- SECTION MAX.

* THE TOP OF THE HANDRAIL GRIPPING SURFACE SHALL BE 34" TO 38" ABOVE THE NOSING OF THE TREADS.

STAIR HANDRAILS

PROVIDE 2" MIN. (4" MAX.) VISUAL CONTRAST WARNING STRIP AT 1" MAX. FROM EDGE OF UPPER APPROACH AND LOWER TREAD. STRIPS MUST BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE TREADS & CLEARLY CONTRASTING COLOR FROM ADJOINING SURFACES.

THE "X" EXTENSION OF THE HANDRAIL SHALL BE EQUAL TO THE TREAD WIDTH PLUS 12" TO THE END OF THE LEVEL PORTION OF THE HANDRAIL.

PROVIDE 80" MIN. HEADROOM MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE TREAD NOSINGS.

* STAIRWAYS SERVING OCC. LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36"

** FLOOR OR LANDING AT TOP & BOTTOM OF EACH STAIRWAY SHALL HAVE A MINIMUM DEPTH EQUAL TO WIDTH OF STAIRWAY OR 48", WHICHEVER IS LESS. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7" INTO A LANDING.

A: TREAD DEPTH - 11" MIN.
B: RISER - 7" MAX., 4" MIN.
X: MIN. HANDRAIL EXTENSION & WIDTH OF TREAD (A+12")
Y: MIN. HANDRAIL EXTENSION (12" MIN.)

OPEN RISERS ARE NOT PERMITTED.

NOT TO EXCEED 1/2" RADIUS OR 1/2" BEVEL NOSING, TYP.

13 INTERIOR STAIRS
SCALE: NTS

IT IS INTENDED THAT THESE PLANS COMPLY WITH THE I.B.C. AND THE STATE OF CALIFORNIA BUILDING CODE (TITLE 24 PART 2 CALIFORNIA BLDG. CODE) CURRENT EDITIONS AS ENFORCED BY THE GOVERNING AGENCY. IN THE EVENT OF DISCREPANCIES IN CODE REQUIREMENTS THE MOST RESTRICTIVE REQUIREMENT SHALL APPLY.

THIS BUILDING SHALL ALSO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA). PLEASE NOTE SOME OF THE REQUIREMENTS OF THE ADA MAY BE MORE RESTRICTIVE THAN THOSE SHOWN HERE. IN ALL CASES, THE MORE RESTRICTIVE REQUIREMENT SHALL BE OBSERVED.

THE DIAGRAMS ON THIS SHEET ARE ILLUSTRATIVE OF THE APPLICABLE BUILDING STANDARDS AND DO NOT DELINEATE THE ONLY MEANS OF COMPLYING WITH THE STANDARDS.

WRITTEN DIMENSIONS OR TEXT SHALL BE OBSERVED IN ALL CASES OVER SCALED DIMS. ON DRAWINGS.

DISABLED ACCESSIBILITY OF THIS BUILDING MAY NOT BE LIMITED TO THE STANDARDS INDICATED ON THIS SHEET. SEE OTHER DRAWINGS WITHIN THIS SET FOR ADDITIONAL INFO.

QUESTIONS REGARDING THE APPLICATION OF THESE STANDARDS SHOULD BE DIRECTED EITHER TO THE ARCHITECT, GREG LeDOUX & ASSOC., INC. OR THE OFFICE OF THE STATE ARCHITECT (916)445-6285.

IF THIS IS A PRIVATELY FUNDED ADDITION TO AN EXISTING BUILDING, IT IS REQUIRED:
a. A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY AND THE PRIMARY PATH OF TRAVEL TO THE ALTERED AREA SHALL BE ACCESSIBLE TO AND USABLE BY DISABLED PERSONS.
b. THAT SANITARY FACILITIES, DRINKING FOUNTAINS, AND PUBLIC TELEPHONES SERVING THE ALTERED AREA SHALL BE ACCESSIBLE TO AND USABLE BY DISABLED PERSONS.

IF ANY OF THE ITEMS LISTED IN (a) AND/OR (b) ABOVE ARE NOT IN COMPLIANCE WITH THE DETAILS & DIMENSIONS SHOWN ON THIS SHEET, THEY SHALL BE MODIFIED SO THEY ARE IN COMPLIANCE. THE ARCHITECT SHALL BE NOTIFIED IN WRITING IN THE EVENT ANY CONDITIONS ARE FOUND TO BE IN VIOLATION OF THESE STANDARDS.

ALL STONE OR CERAMIC TILE FLOORS SHALL HAVE A COEFFICIENT OF FRICTION OF 0.6 FOR LEVEL FLOORS AND 0.8 FOR RAMPS.

14 GENERAL NOTES
SCALE: NONE

BUILDING ACCESSIBILITY NOTES & DETAILS
SCALE: AS NOTED

REVISIONS:	BY:

AS RESUBMITTED FOR:
SITE PLAN &
ARCHITECTURAL REVIEW
PRINT DATE:
OCTOBER 5, 2022

A PROPOSED
NEW BUILDING FOR:
labcon
NORTH AMERICA
FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

BUILDING
ACCESSIBILITY
NOTES & DETAILS

GREG LeDOUX
NO. C11,434
EXPIRES 12-31-23

GREG
LeDOUX
and
ASSOCIATES,
INC.

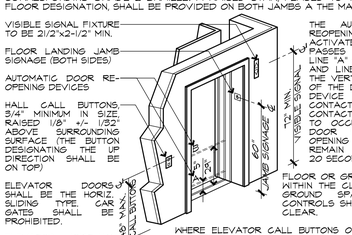
48 W. SIERRA AVE.
COTATI, CA
(707) 795-8855

DRAWN BY:
SH
DATE:
JULY 26, 2022
JOB NO.
21.0202
SCALE:
AS NOTED

DA2
OF 3 DISABLED SHTS.

VISIBLE SIGNAL FIXTURE | **FLOOR LANDING JAMB SIGNAGE** | **CALL BUTTONS**

FLOOR LANDING SIGNAGE IS REQUIRED ON JAMB PANELS ON BOTH SIDES OF ELEVATOR DOOR. LETTERING SHALL BE 2" HIGH, RAISED 1/32" AND PROVIDED W/ CORRESPONDING GRADE 2 BRAILLE. A RAISED STAR, PLACED TO THE LEFT OF THE FLOOR DESIGNATION, SHALL BE PROVIDED ON BOTH JAMBS A THE MAIN ENTRY LEVEL.



THE AUTOMATIC DOOR REOPENING DEVICE IS ACTIVATED IF AN OBJECT PASSES THROUGH EITHER LINE "A" OR "B". LINE "A" AND LINE "B" REPRESENT THE VERTICAL LOCATIONS OF THE DOOR REOPENING DEVICE NOT REQUIRING CONTACT. ALTHOUGH CONTACT IS PERMITTED TO OCCUR BEFORE THE DOOR REVERSES, RE-OPENING DEVICES SHALL REMAIN EFFECTIVE FOR 20 SECONDS MINIMUM.

FLOOR OR GROUND SURFACES WITHIN THE CLEAR FLOOR OR GROUND SPACE AT CAR CONTROLS SHALL BE LEVEL & CLEAR.

WHERE ELEVATOR CALL BUTTONS OR KEYPADS ARE PROVIDED, THEY SHALL BE OPERABLE WITH ONE HAND & NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO OPERATE CONTROLS IS 5 LBS MAX.

ELEVATOR DOORS SHALL REMAIN FULLY OPEN IN RESPONSE TO A CAR CALL FOR 5 SECONDS MINIMUM.

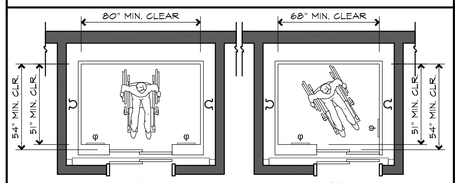
CALL BUTTONS AND KEYPADS ARE LOCATED WITHIN ONE OF THE ACCESSIBLE REACH RANGES, MEASURED TO THE CENTERLINE OF THE HIGHEST OPERABLE PART.

CALL BUTTONS HAVE VISUAL SIGNALS THAT WILL ACTIVATE WHEN EACH CALL IS REGISTERED AND WILL DISTINGUISH WHEN EACH CALL IS ANSWERED. CALL BUTTONS ARE INTERNALLY ILLUMINATED WITH A WHITE LIGHT OVER THE ENTIRE SURFACE OF THE BUTTON.

A VISUAL AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE TO INDICATE WHICH CAR IS ANSWERING A CALL AND THE CAR'S DIRECTION OF TRAVEL. WHERE IN-CAR SIGNALS ARE PROVIDED, THEY SHALL BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE CALL BUTTONS.

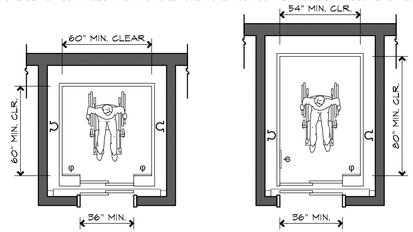
VISIBLE SIGNAL FIXTURES SHALL BE CENTERED AT 72" MIN. ABOVE THE FINISH FLOOR OR GROUND. THE VISIBLE SIGNAL ELEMENTS SHALL BE A MINIMUM OF 2-1/2" HIGH BY 2-1/2" WIDE. SIGNALS SHALL BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTON.

1 ELEVATOR LANDING REQUIREMENTS
SCALE: NTS



CENTER DOOR PANELS | **SIDE (OFF-CENTER) DOOR PANELS**

Φ SYMBOL INDICATES ALTERNATE ELEVATOR CONTROL PANEL LOCATIONS. CALL BUTTONS & KEYPADS SHALL BE LOCATED W/IN ONE OF THE ACCESSIBLE REACH RANGES PER CBC SECTION 11B-308, MEASURED TO CENTERLINE OF HIGHEST OPERABLE PART. WHERE MORE THAN ONE SET OF CONTROLS ARE PROVIDED ONLY ONE MUST COMPLY W/ HEIGHT REQUIREMENTS.



MINIMUM ELEVATOR CAR DIMENSIONS

DOOR LOCATION	DOOR CLEAR WIDTH	INSIDE CAR SIDE TO SIDE	INSIDE CAR, BACK WALL TO FRONT RETURN	INSIDE CAR, BACK WALL TO INSIDE FACE OF DOOR
CENTERED	42"	80"	51"	54"
SIDE (OFF-CENTERED)	36"[1]	68"	51"	54"
ANY	36"[1]	54"	80"	80"
ANY	36"[2]	60"[2]	60"[2]	60"[2]

1. A TOLERANCE OF MINUS 5/8" IS PERMITTED.
2. OTHER CAR CONFIGURATIONS THAT PROVIDE A TURNING SPACE COMPLYING WITH CBC SECTION 11B-304 WITH THE DOOR CLOSED SHALL BE PERMITTED.

FLOOR SURFACES IN ELEVATOR CARS SHALL BE LEVEL AND CLEAR. ANY CHANGES IN LEVEL SHALL COMPLY WITH STANDARDS FOR THRESHOLDS.

THE CLEARANCE BETWEEN THE CAR PLATFORM SILL AND EDGE OF ANY HOISTWAY LANDING SHALL BE 1-1/4" MAXIMUM.

EACH CAR SHALL BE EQUIPPED WITH A SELF-LEVELING FEATURE THAT WILL AUTOMATICALLY BRING AND MAINTAIN THE CAR AT FLOOR LANDINGS WITHIN A TOLERANCE OF 1/2" UNDER RATED LOADING TO ZERO LOADING CONDITIONS.

THE LEVEL OF ILLUMINATION AT THE CAR CONTROLS, PLATFORM, CAR THRESHOLD AND LANDING SILL SHALL BE 5 FOOT-CANDLES (54 LUX) MINIMUM.

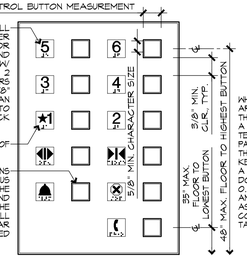
EMERGENCY TWO-WAY COMMUNICATION SYSTEMS SHALL BE LOCATED WITHIN ONE OF THE ACCESSIBLE REACH RANGES, MEASURED TO THE CENTERLINE OF THE HIGHEST OPERABLE PART. RAISED SYMBOLS OR CHARACTERS, WHITE ON A BLACK BACKGROUND, AND BRAILLE SHALL BE PROVIDED ADJACENT TO THE DEVICE AND SHALL COMPLY W/ CBC TABLE 11B-703.3.1. EMERGENCY TWO-WAY COMMUNICATION SYSTEMS BETWEEN THE ELEVATOR AND A POINT OUTSIDE THE HOISTWAY SHALL COMPLY WITH ASME A17.1.

SUPPORT RAILS SHALL BE PROVIDED ON AT LEAST ONE WALL OF THE CAR. CLEARANCE BETWEEN SUPPORT RAILS AND ADJACENT SURFACES SHALL BE 1-1/2" MIN. TOP OF SUPPORT RAILS SHALL BE 31" MIN. TO 35" MAX. ABOVE THE FLOOR OF THE CAR. THE ENDS OF THE SUPPORT RAILS SHALL BE 6" MAX. FROM ADJACENT WALLS. SUPPORT RAILS SHALL BE SMOOTH AND ANY SURFACE ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 LBS IS APPLIED AT ANY POINT ON THE SUPPORT RAIL, FASTENER, MOUNTING DEVICE, OR SUPPORTIVE STRUCTURE.

2 ELEVATOR CAR CONFIGURATION
SCALE: NTS

WHERE PROVIDED, ELEVATOR CAR CONTROLS SHALL COMPLY AS DETAILED. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND & NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO OPERATE CONTROLS IS 5 LBS MAX. ELEVATOR CAR CONTROLS SHALL BE LOCATED WITHIN ONE OF THE ACCESSIBLE REACH RANGES.

3/4" MINIMUM CONTROL BUTTON MEASUREMENT



LETTERS/NUMERALS SHALL BE RAISED 1/32". UPPER CASE, SANS SERIF OR SIMPLE SERIF TYPE AND SHALL BE ACCOMPANIED W/ CORRESPONDING GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2". RAISED CHARTERS TO BE WHITE ON A BLACK BACKGROUND.

PLACE STAR ON LEFT SIDE OF MAIN EXIT FLOOR NUMBER

CAR CONTROL BUTTONS SHALL BE RAISED 1/8" PLUS OR MINUS 1/32" ABOVE THE SURROUNDING SURFACE AND SHALL BE ILLUMINATED. THE VISIBLE INDICATION SHALL EXTINGUISH WHEN THE CAR ARRIVES AT THE DESIGNATED FLOOR.

WHERE KEYPADS ARE PROVIDED, THEY SHALL BE IN A STANDARD TELEPHONE KEY PAD ARRANGEMENT. THE NUMBER FIVE KEY SHALL HAVE A SINGLE RAISED DOT W .018" to 0.120" BASE DIA AND IN OTHER ASPECTS SHALL COMPLY W/ CBC TABLE 11B-703.3.1

BUTTONS SHALL HAVE SQUARE SHOULDERS, BE 3/4" MIN. IN THEIR SMALLEST DIMENSION AND BE RAISED A MINIMUM 1/8" PLUS OR MINUS 1/32" ABOVE THE SURROUNDING SURFACE. BUTTONS SHALL BE ARRANGED WITH THE NUMBERS IN ASCENDING ORDER. WHEN TWO OR MORE COLUMNS OF BUTTONS ARE PROVIDED THEY SHALL BE READ FROM LEFT TO RIGHT. CAR CONTROL BUTTONS SHALL BE ILLUMINATED. CAR CONTROL BUTTONS SHALL BE ACTIVATED BY A MECHANICAL MOTION THAT IS DETECTABLE.

EMERGENCY CONTROL BUTTONS SHALL HAVE THEIR CENTERLINES 35" MINIMUM ABOVE THE FINISH FLOOR. EMERGENCY CONTROLS, INCLUDING THE EMERGENCY ALARM, SHALL BE GROUPED AT THE BOTTOM OF THE PANEL.

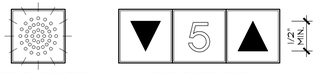
CONTROL BUTTONS SHALL BE IDENTIFIED BY ACCESSIBLE RAISED CHARACTERS OR SYMBOLS, WHITE ON A BLACK BACKGROUND, AND COMPLIANT BRAILLE. RAISED CHARACTERS AND BRAILLE DESIGNATIONS SHALL BE PLACED IMMEDIATELY TO THE LEFT OF THE CONTROL BUTTON TO WHICH THE DESIGNATIONS APPLY.

THE CONTROL BUTTON FOR THE EMERGENCY STOP, ALARM, DOOR OPEN, DOOR CLOSE, MAIN ENTRY FLOOR, AND PHONE SHALL BE IDENTIFIED WITH RAISED SYMBOLS AND BRAILLE AS SHOWN ABOVE.

BUTTONS WITH FLOOR DESIGNATIONS SHALL BE PROVIDED WITH VISIBLE INDICATORS TO SHOW THAT A CALL HAS BEEN REGISTERED. THE VISIBLE INDICATION SHALL EXTINGUISH WHEN THE CAR ARRIVES AT THE DESIGNATED FLOOR.

A MINIMUM CLEAR SPACE OF 3/8" OR OTHER SUITABLE MEANS OF SEPARATION SHALL BE PROVIDED BETWEEN ROWS OF CONTROL BUTTONS.

3 ELEVATOR CAR CONTROLS
SCALE: NTS



AUDIBLE INDICATOR | **VISIBLE INDICATOR**

AUDIBLE AND VISUAL CAR POSITION INDICATORS SHALL BE PROVIDED IN ELEVATOR CARS. CHARACTERS SHALL BE 1/2" MINIMUM. INDICATORS SHALL BE LOCATED ABOVE THE CAR CONTROL PANEL OR ABOVE THE DOOR.

AS THE CAR PASSES A FLOOR AND WHEN A CAR STOPS AT A FLOOR SERVED BY THE ELEVATOR, THE CORRESPONDING CHARACTER SHALL ILLUMINATE.

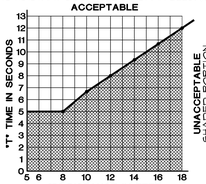
THE AUDIBLE SIGNAL SHALL BE AN AUTOMATIC VERBAL ANNUNCIATOR WHICH ANNOUNCES THE FLOOR AT WHICH THE CAR IS ABOUT TO STOP. THE VERBAL ANNUNCIATOR SHALL BE 10 dB MINIMUM ABOVE THE AMBIENT, BUT SHALL NOT EXCEED 80 dB, MEASURED AT THE ANNUNCIATOR. THE VERBAL ANNUNCIATOR SHALL HAVE A FREQUENCY OF 300 Hz MINIMUM TO 3,000 Hz MAXIMUM.

4 ELEVATOR CAR POSITION INDICATORS
SCALE: NTS

THE MINIMUM ACCEPTABLE TIME FROM NOTIFICATION THAT A CAR IS ANSWERING A CALL UNTIL THE DOORS OF THAT CAR START TO CLOSE SHALL BE CALCULATED FROM THE FOLLOWING EQUATION:

T = D / (1.5 FT./S)

WHERE "T" TOTAL TIME IN SECONDS AND "D" DISTANCE IN FEET FROM A POINT IN THE LOBBY OR CORRIDOR WHICH IS LOCATED 60" DIRECTLY IN FRONT OF THE FARTHEST CALL BUTTON CONTROLLING THAT CAR ALIGN A DIRECT PATH OF TRAVEL TO THE CENTERLINE OF THE ANSWERING CAR'S HOISTWAY DOOR (SEE DIAGRAM BELOW).

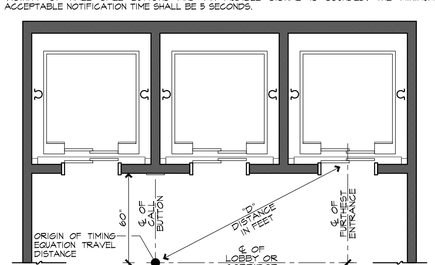


NOTE:
ELEVATOR DOORS SHALL REMAIN FULLY OPEN IN RESPONSE TO A CAR CALL FOR 5 SECONDS MINIMUM.

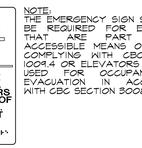
WHEN THE REOPENING DEVICE IS ACTIVATED THE ELEVATOR DOORS SHALL REMAIN FULLY OPEN FOR 20 SECONDS MINIMUM.

GRAPH OF TIMING EQUATION:
THE y AXIS IS "T", TIME IN SECONDS AND THE x AXIS IS "D", DISTANCE IN FEET. THE "ACCEPTABLE" RANGE IS ABOVE THE LINE ON THE GRAPH (UNSHADED) INDICATED AS FOLLOWS. IF "D" = 5 TO 8 FEET, THE "T" = 5 SECONDS. IF "D" = 8 TO 18 FEET, "T" INCREASES APPROXIMATELY 1:1 WITH THE END OF THE LINE AT "D" = 18 FEET & "T" = 12 SECONDS. THE MAXIMUM VALUE SHOWN FOR "T" IS 13 SECONDS AND FOR "D" IS 18 FEET. VALUES BELOW THE LINE ON THE GRAPH (SHADED) ARE INDICATED AS "UNACCEPTABLE".

FOR CARS WITH IN-CAR LANTERNS, "T" BEGINS WHEN THE LANTERN IS VISIBLE FROM THE VICINITY OF HALL CALL BUTTONS AND AN AUDIBLE SIGNAL IS SOUNDED. THE MINIMUM ACCEPTABLE NOTIFICATION TIME SHALL BE 5 SECONDS.



5 ELEVATOR DOOR & SIGNAL TIMING
SCALE: NTS



NOTE:
THE EMERGENCY SIGN SHALL NOT BE REQUIRED FOR ELEVATORS THAT ARE PART OF AN ACCESSIBLE MEANS OF EGRESS COMPLYING WITH CBC SECTION 1009.4 OR ELEVATORS THAT ARE USED FOR OCCUPANT SELF-EVACUATION IN ACCORDANCE WITH CBC SECTION 3008.

AN APPROVED PICTORIAL SIGN OF A STANDARDIZED DESIGN SHALL BE POSTED ADJACENT TO EACH ELEVATOR CALL STATION ON ALL FLOORS INSTRUCTING OCCUPANTS TO USE THE EXIST STAIRWAYS AND NOT TO USE THE ELEVATORS IN CASE OF FIRE. THE SIGN SHALL READ:

IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE. USE EXIT STAIRS.

6 EMERGENCY SIGNS
SCALE: NTS

IN NEW CONSTRUCTION OF BUILDINGS WHERE ELEVATORS ARE REQUIRED BY CBC SECTION 11B-206.2.3, AND WHICH EXCEED 10,000 SQUARE FEET ON ANY FLOOR, AN ACCESSIBLE MEANS OF VERTICAL ACCESS VIA RAMP, ELEVATOR OR LIFT SHALL BE PROVIDED WITHIN 200 FEET OF TRAVEL OF EACH STAIR AND EACH ESCALATOR. IN EXISTING BUILDINGS THAT EXCEED 10,000 SQUARE FEET ON ANY FLOOR AND IN WHICH ELEVATORS ARE REQUIRED BY CBC SECTION 11B-206.2.3, WHENEVER A NEWLY CONSTRUCTED MEANS OF VERTICAL ACCESS IS PROVIDED VIA STAIRS OR AN ESCALATOR, AN ACCESSIBLE MEANS OF VERTICAL ACCESS VIA RAMP, ELEVATOR OR LIFT SHALL BE PROVIDED WITHIN 200 FEET OF TRAVEL TO EACH NEW STAIR OR ESCALATOR. (EXCEPTION: STAIRS USED SOLELY FOR EMERGENCY EGRESS.)

WHERE THE ONLY ELEVATORS PROVIDED FOR USE BY THE PUBLIC AND EMPLOYEES ARE COMBINATION PASSENGER AND FREIGHT ELEVATORS, THEY SHALL COMPLY WITH ASME A17.1 "SAFETY CODE FOR ELEVATORS AND ESCALATORS".

ELEVATORS PROVIDED FOR PASSENGERS SHALL COMPLY WITH CBC SECTION 11B-407. WHERE MULTIPLE ELEVATORS ARE PROVIDED, EACH ELEVATOR SHALL COMPLY WITH CBC SECTION 11B-407.

WHERE ELEMENTS OF EXISTING ELEVATORS ARE ALTERED, THE SAME ELEMENT SHALL ALSO BE ALTERED IN ALL ELEVATORS THAT ARE PROGRAMMED TO RESPOND TO THE SAME HALL CALL CONTROL AS THE ALTERED ELEVATOR AND SHALL COMPLY WITH THE REQUIREMENTS OF CBC SECTION 11B-407 FOR THE ALTERED ELEMENT.

PASSENGER ELEVATORS SHALL BE LOCATED NEAR A MAJOR PATH OF TRAVEL AND REMAIN ACCESSIBLE AND USABLE AT ALL TIMES THE BUILDING IS OCCUPIED.

THE CAR INSIDE SHALL ALLOW FOR THE TURNING RADIUS OF A WHEELCHAIR TO ENTER THE CAR, MANEUVER WITHIN REACH OF CONTROLS, AND EXIT FROM THE CAR. A MIN. OF ONE HANDRAIL SHALL BE PROVIDE ON ONE WALL (REAR PREFERRED).

CHANGES IN LEVEL WITHIN THE CAR SHALL NOT EXCEED 1/2" BEVELED AT A 1:2 GRADIENT (1/4" VERTICAL IS ALLOWABLE).

THE FLOOR SURFACE WITHIN THE ELEVATOR CAR SHALL BE STABLE, FIRM, AND SLIP RESISTANT. CARPET OR CARPET TILE WITHIN THE ELEVATOR CAR IS SECURELY ATTACHED AND THE PILE THICKNESS IS 1/2" MAXIMUM, AND PROVIDES A FIRM CUSHION, PAD OR BACKING, OR NO CUSHION OR PAD, AND HAS A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE.

EXPOSED EDGES OF CARPET WITHIN THE ELEVATOR CAR ARE FASTENED TO FLOOR SURFACES AND HAVE A TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE.

OPERATION OF ELEVATOR DOORS (OPENING AND CLOSING) IS AUTOMATIC, WITH AUTOMATIC REOPENING DEVISE NOT REQUIRING CONTACT. DOORS SHALL REMAIN FULLY OPEN A MINIMUM OF 5 SECONDS WHEN INITIALLY ACTIVATED AND A MINIMUM OF 20 SECONDS WHEN REOPENING DEVICE IS ACTIVATED. DOORS SHALL POWER-OPERATED HORIZONTALLY SLIDING TYPE AT THE CAR AND HOISTWAY.

ELEVATOR SHALL BE SELF-LEVELING TO WITHIN 1/2" OF THE FLOOR LANDINGS AND CLEARANCE BETWEEN THE CAR PLATFORM SILL AND EDGE OF THE HOISTWAY LANDING SHALL BE NO GREATER THAN 1 1/4".

THE ELEVATOR CAR SHALL BE PROVIDED WITH AN EMERGENCY COMMUNICATION DEVICE WHICH DOES NOT REQUIRE VOICE COMMUNICATION. IF THE EMERGENCY COMMUNICATION SYSTEM INCLUDES AN EMERGENCY TELEPHONE HANDSET, THE CORD SHALL BE A MIN. OF 29" IN LENGTH AND THE HANDSET SHALL BE IDENTIFIED BY A RAISED TELEPHONE SYMBOL AND ACCESSIBLE TACTILE (RAISED CHARACTERS AND CORRESPONDING GRADE 2 BRAILLE) SIGNAGE. IF ANY ADDITIONAL SIGNAGE IS PROVIDED, COMPARTMENT DOOR (IF PROVIDED) FOR EMERGENCY COMMUNICATION DEVICES IS LEVER TYPE AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE.

PLATFORM, CAR THRESHOLD AND LANDING SILL SHALL BE PROVIDED WITH A MINIMUM ILLUMINATION LEVEL OF 5 FOOT-CANDLES.

ELEVATOR CONTROL PANEL AND HALL BUTTONS SHALL BE SQUARE SHOULDERED AND COMPLY WITH ONE OF THE REACH RANGE REQUIREMENTS. BUTTONS ARE ILLUMINATED AND ACTIVATED BY A MECHANICAL MOTION THAT IS DETECTABLE.

THE CALL BUTTON FOR THE MAIN ENTRY FLOOR IS DESIGNATED BY A RAISED STAR AT THE LEFT OF THE FLOOR DESIGNATION.

THE ELEVATOR SHALL BE PROVIDED WITH VISUAL AND AUDIBLE SIGNALS INDICATING THE POSITION OF THE CAR ON OR BETWEEN FLOORS. THE INDICATION IS PROVIDED ABOVE THE CAR CONTROL PANEL OR OVER THE DOOR. AS THE CAR PASSES OR STOPS AT A FLOOR SERVED BY THE ELEVATOR, THE CORRESPONDING NUMERALS ILLUMINATE AND AN AUDIBLE SIGNAL SOUNDS. THE NUMERALS ARE A MINIMUM OF 1/2" HIGH, AND THE AUDIBLE SIGNAL IS NO LESS THAN 20 DECIBELS WITH A FREQUENCY NO HIGHER THAN 1500 Hz (AN AUTOMATIC VERBAL ANNOUNCEMENT OF THE FLOOR NUMBER AT WHICH A CAR STOPS OR WHICH A CAR PASSES MAY BE SUBSTITUTED FOR THE AUDIBLE SIGNAL).

IN ELEVATOR CARS, A VISUAL CAR POSITION INDICATOR SHALL BE PROVIDED ABOVE THE CAR CONTROL PANEL OR OVER THE DOOR TO SHOW THE POSITION OF THE ELEV. IN THE HOISTWAY (E.G. HALL LANTERN). AS THE CAR PASSES OR STOPS AT A FLOOR SERVED BY THE ELEVATORS, THE CORRESPONDING NUMERALS SHALL ILLUMINATE, AND AN AUDIBLE SIGNAL SHALL SOUND (AN AUTOMATIC VERBAL ANNOUNCEMENT OF THE FLOOR NUMBER AT WHICH A CAR STOPS OR WHICH A CAR PASSES MAY BE SUBSTITUTED FOR THE AUDIBLE SIGNAL).

THE AUDIBLE SIGNAL SOUNDS ARE ONCE FOR UP DIRECTION AND TWICE FOR DOWN DIRECTION, OR SHALL HAVE VERBAL ANNUNCIATOR THAT ANNOUNCES "UP" OR "DOWN".THE VERBAL ANNUNCIATOR SHALL BE 10 dB MINIMUM ABOVE THE AMBIENT, BUT SHALL NOT EXCEED 80 dB, MEASURED AT THE ANNUNCIATOR. THE VERBAL ANNUNCIATOR SHALL HAVE A FREQUENCY OF 300 Hz MINIMUM TO 3,000 Hz MAXIMUM.

7 GENERAL ELEVATOR NOTES
SCALE: NTS

IT IS INTENDED THAT THESE PLANS COMPLY WITH THE I.B.C. AND THE STATE OF CALIFORNIA BUILDING CODE (TITLE 24 PART 2, CALIFORNIA BLDG. CODE). CURRENT EDITIONS AS ENFORCED BY THE GOVERNING AGENCY. IN THE EVENT OF DISCREPANCIES IN CODE REQUIREMENTS THE MOST RESTRICTIVE REQUIREMENT SHALL APPLY.

THIS BUILDING SHALL ALSO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA). PLEASE NOTE SOME OF THE REQUIREMENTS OF THE ADA MAY BE MORE RESTRICTIVE THAN THOSE SHOWN HERE. IN ALL CASES, THE MORE RESTRICTIVE REQUIREMENT SHALL BE OBSERVED.

THE DIAGRAMS ON THIS SHEET ARE ILLUSTRATIVE OF THE APPLICABLE BUILDING STANDARDS AND DO NOT DELINEATE THE ONLY MEANS OF COMPLYING WITH THE STANDARDS.

WRITTEN DIMENSIONS OR TEXT SHALL BE OBSERVED IN ALL CASES OVER SCALED DIMS. ON DRAWINGS.

DISABLED ACCESSIBILITY OF THIS BUILDING MAY NOT BE LIMITED TO THE STANDARDS INDICATED ON THIS SHEET. SEE OTHER DRAWINGS WITHIN THIS SET FOR ADDITIONAL INFO.

QUESTIONS REGARDING THE APPLICATION OF THESE STANDARDS SHOULD BE DIRECTED EITHER TO THE ARCHITECT, GREG LeDOUX & ASSOC., INC. OR THE OFFICE OF THE STATE ARCHITECT (916)445-8288.

IF THIS IS A PRIVATELY FUNDED ADDITION TO AN EXISTING BUILDING, IT IS REQUIRED:
a. A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY AND THE PRIMARY PATH OF TRAVEL TO THE ALTERED AREA SHALL BE ACCESSIBLE TO AND USABLE BY DISABLED PERSONS.
b. THAT SANITARY FACILITIES, DRINKING FOUNTAINS, AND PUBLIC TELEPHONES SERVING THE ALTERED AREA SHALL BE ACCESSIBLE TO AND USABLE BY DISABLED PERSONS.

IF ANY OF THE ITEMS LISTED IN (a) AND/OR (b) ABOVE ARE NOT IN COMPLIANCE WITH THE DETAILS & DIMENSIONS SHOWN ON THIS SHEET, THEY SHALL BE MODIFIED SO THEY ARE IN COMPLIANCE. THE ARCHITECT SHALL BE NOTIFIED IN WRITING IN THE EVENT ANY CONDITIONS ARE FOUND TO BE IN VIOLATION OF THESE STANDARDS.

ALL STONE OR CERAMIC TILE FLOORS SHALL HAVE A COEFFICIENT OF FRICTION OF 0.6 FOR LEVEL FLOORS AND 0.8 FOR RAMPS.

8 GENERAL NOTES
SCALE: NONE

ELEVATOR ACCESSIBILITY NOTES AND DETAILS
SCALE: AS NOTED

REVISIONS:	BY:

AS RESUBMITTED FOR:
SITE PLAN &
ARCHITECTURAL REVIEW
PRINT DATE:
OCTOBER 5, 2022

A PROPOSED
NEW BUILDING FOR:

labcon
NORTH AMERICA

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

ELEVATOR
ACCESSIBILITY
NOTES & DETAILS

LICENSED ARCHITECT
GREG LeDOUX
NO. C11,434
STATE OF CALIFORNIA

EXPIRES 12-31-23

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:	AS NOTED

DA3
OF 3 DISABLED SHTS.

Y	=	YES
N/A	=	NOT APPLICABLE
RESPON. PARTY	=	RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES.
Eligible vehicles are limited to the following:

1. Zero emission vehicle (ZEV), including neighborhood electric vehicles (NEV), partial zero emission vehicle (PZEV), advanced technology PZEV (AT ZEV) or CNG fueled (original equipment manufacturer only) regulated under Health and Safety Code section 43800 and CCR, Title 13, Sections 1961 and 1962.
2. High-efficiency vehicles, regulated by U.S. EPA, bearing High-Occupancy Vehicle (HOV) car pool lane stickers issued by the Department of Motor Vehicles.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.2 DESIGNATED PARKING FOR CLEAN AIR VEHICLES. In new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as follows:

TABLE 5.106.5.2 - PARKING

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	3
25-50	6
51-75	9
76-100	12
101-150	18
151-200	21
201 AND OVER	AT LEAST 12% OF TOTAL[1]

1.Calculation for spaces shall be rounded up to the nearest whole number.

Note: Designated parking for clean air vehicles shall count towards the total parking spaces required by the local enforcing agencies.

5.106.5.2.1 - Parking stall marking. Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: CLEAN AIR / VAN POOL / EV

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE). When EVSE(s) is/are installed, it shall be in accordance with the California Building Code, the California Electrical Code and as follows:

5.106.5.3.1 Single charging space requirements. [N] When only a single charging space is required per Table 5.106.5.3.3, a raceway is required to be installed at the time of construction and shall be installed in accordance with the California Electrical Code. Construction plans and specifications shall include, but are not limited to, the following:

1. The type and location of the EVSE.
2. A listed raceway capable of accommodating a 208/240 -volt dedicated branch circuit.
3. The raceway shall not be less than trade size 1".
4. The raceway shall originate at a service panel or a subpanel serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and listed suitable cabinet, box, enclosure or equivalent.
5. The service panel or subpanel shall have sufficient capacity to accommodate a minimum 40-ampere dedicated branch circuit for the future installation of the EVSE.

5.106.5.3.2 Multiple charging space requirements. [N] When multiple charging spaces are required per Table 5.106.5.3.3 raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with the California Electrical Code. Construction plans and specifications shall include, but are not limited to, the following:

1. The type and location of the EVSE.
2. The raceway(s) shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and into listed suitable cabinet(s), box(es), enclosure(s) or equivalent.
3. Plan design shall be based upon 40-ampere minimum branch circuits.
4. Electrical calculations shall substantiate the design of the electrical system, to include the rating of equipment and any on-site distribution transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage.
5. The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.

5.106.5.3.3 EV charging space calculations. [N] Table 5.106.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE.

Exceptions: On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure is not feasible based upon one or more of the following conditions:

1. Where there is insufficient electrical supply.
2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

TABLE 5.106.5.3.3

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	2
26-50	4
51-75	7
76-100	9
101-150	13
151-200	18
201 AND OVER	10% of total[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.

5.106.5.3.4 [N] Identification. The service panel or subpanel(s) circuit directory shall identify the reserved overcurrent protective device space(s) for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

5.106.5.3.5 [N] Future charging spaces qualify as designated parking as described in Section 5.106.5.2 Designated parking for clean air vehicles.

Note: Future electric vehicle charging spaces shall count towards the total parking spaces required by the local enforcing agencies.

5.106.8 LIGHT POLLUTION REDUCTION. [N]. I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS[1,2]

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING 3					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting 3	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING 3 (G)					
Luminaire greater than 2 MH from property line	N/A	G1	G2	G3	G4
Luminaire front hemisphere is 1-2 MH from property line	N/A	G0	G1	G1	G2
Luminaire front hemisphere is 0.5-1 MH from property line	N/A	G0	G0	G1	G1
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code.*

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet *U*-value limits for "all other outdoor lighting"

5.106.8.1 Facing- Backlight
Luminaries within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.
Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1.See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2-A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: The surface parking area covered by solar photovoltaic shade structures, or shade structures, with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculations.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions: Walks, hardscape areas covered by solar photovoltaic shade structures, and hardscape areas covered by shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG]. ***California Energy Code [DSA-SS].*** For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

DISCLAIMER:THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

REVISIONS:	BY:

AS RESUBMITTED FOR:
SITE PLAN &
ARCHITECTURAL REVIEW
PRINT DATE:
OCTOBER 5, 2022

A PROPOSED
NEW BUILDING FOR:

labcon
NORTH AMERICA
FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

2019 CALIFORNIA
GREEN BUILDING
STANDARDS CODE
NON-RESIDENTIAL
MANDAOTRY MEASURES

LICENSED ARCHITECT
GREG LeDOUX
NO. C11,434
STATE OF CALIFORNIA
EXPIRES 12-31-23

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:	AS NOTED

G1
OF 3 CALGREEN SHTS.

Y	N/A	RESPON. PARTY

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.303.3.4 Faucets and fountains.

5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray value
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7), and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

TEST. A procedure to determine quantitative performance of a system or equipment

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning.

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional performance tests or to adjust and balance systems.

2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:
1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:
1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32^0 Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I–joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propoelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCSj). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O^3/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)
.
Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE NONRESIDENTIAL MANDATORY MEASURES

(JULY 2021, INCLUDES JULY 2021 SUPPLEMENT)

AIA California

REVISIONS:	BY:

AS RESUBMITTED FOR: SITE PLAN & ARCHITECTURAL REVIEW
PRINT DATE: OCTOBER 5, 2022

A PROPOSED NEW BUILDING FOR:

labcon
NORTH AMERICA

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE NON-RESIDENTIAL MANDAOTRY MEASURES

LICENSED ARCHITECT
GREG LeDOUX
NO. C11,434
STATE OF CALIFORNIA

EXPIRES 12-31-23

GREG LeDOUX and ASSOCIATES, INC.

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

DRAWN BY:	
SH	G2
DATE: JULY 26, 2022	
JOB NO. 21.0202	
SCALE: AS NOTED	OF 3 CALGREEN SHTS.

Y	N/A	RESPON. PARTY

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems.
All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.),
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350)

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

   Exceptions:

   1. L_{dn} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. L_{dn} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound\levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

REVISIONS:	BY:

AS RESUBMITTED FOR:
SITE PLAN &
ARCHITECTURAL REVIEW
PRINT DATE:
OCTOBER 5, 2022

A PROPOSED
NEW BUILDING FOR:

labcon
NORTH AMERICA

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

2019 CALIFORNIA
GREEN BUILDING
STANDARDS CODE
NON-RESIDENTIAL
MANDAOTRY MEASURES

LICENSED ARCHITECT
GREG LeDOUX
NO. C11,434
STATE OF CALIFORNIA

EXPIRES 12-31-23

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: AS NOTED

G3
OF 3 CALGREEN SHTS.

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