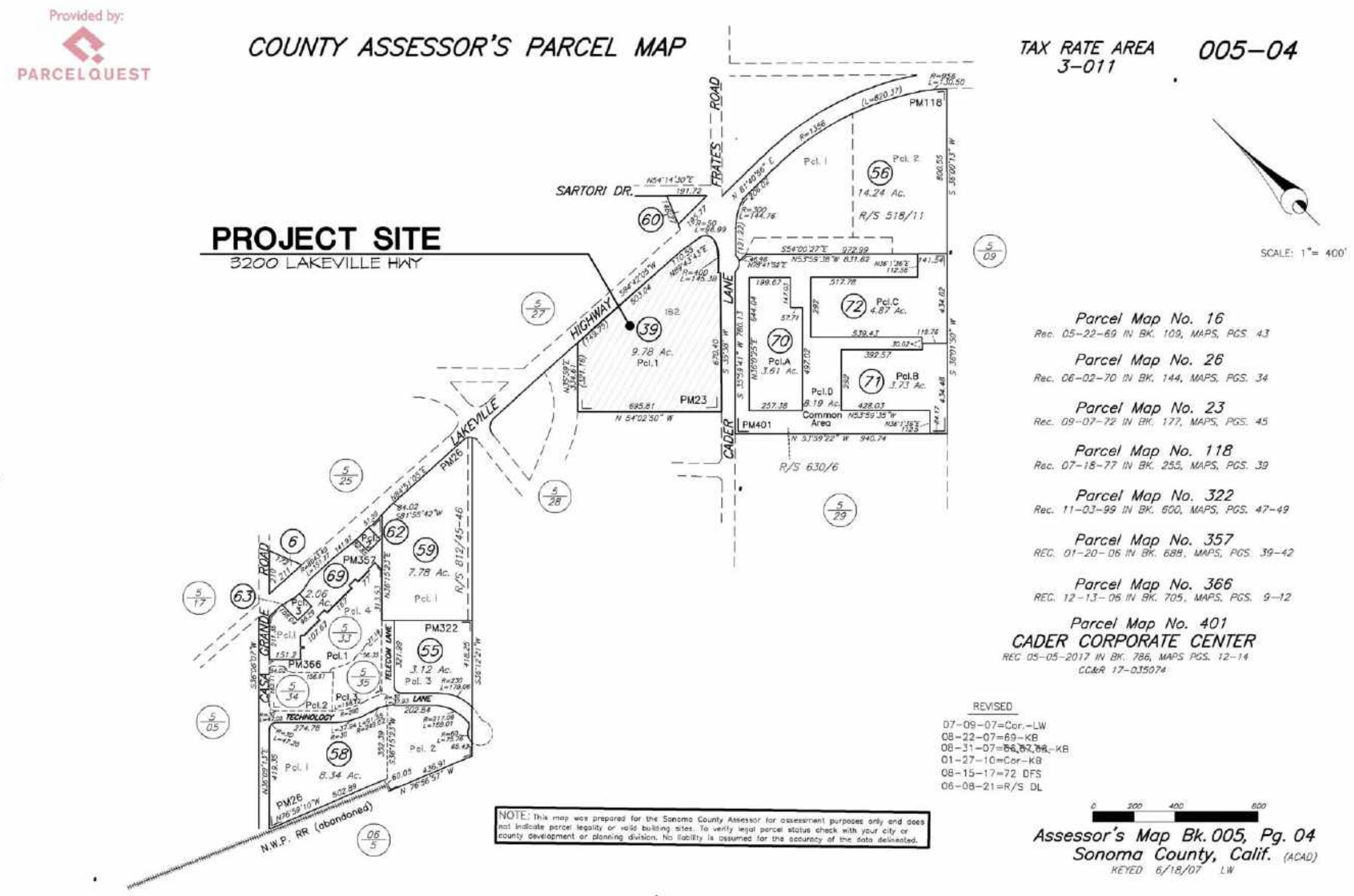
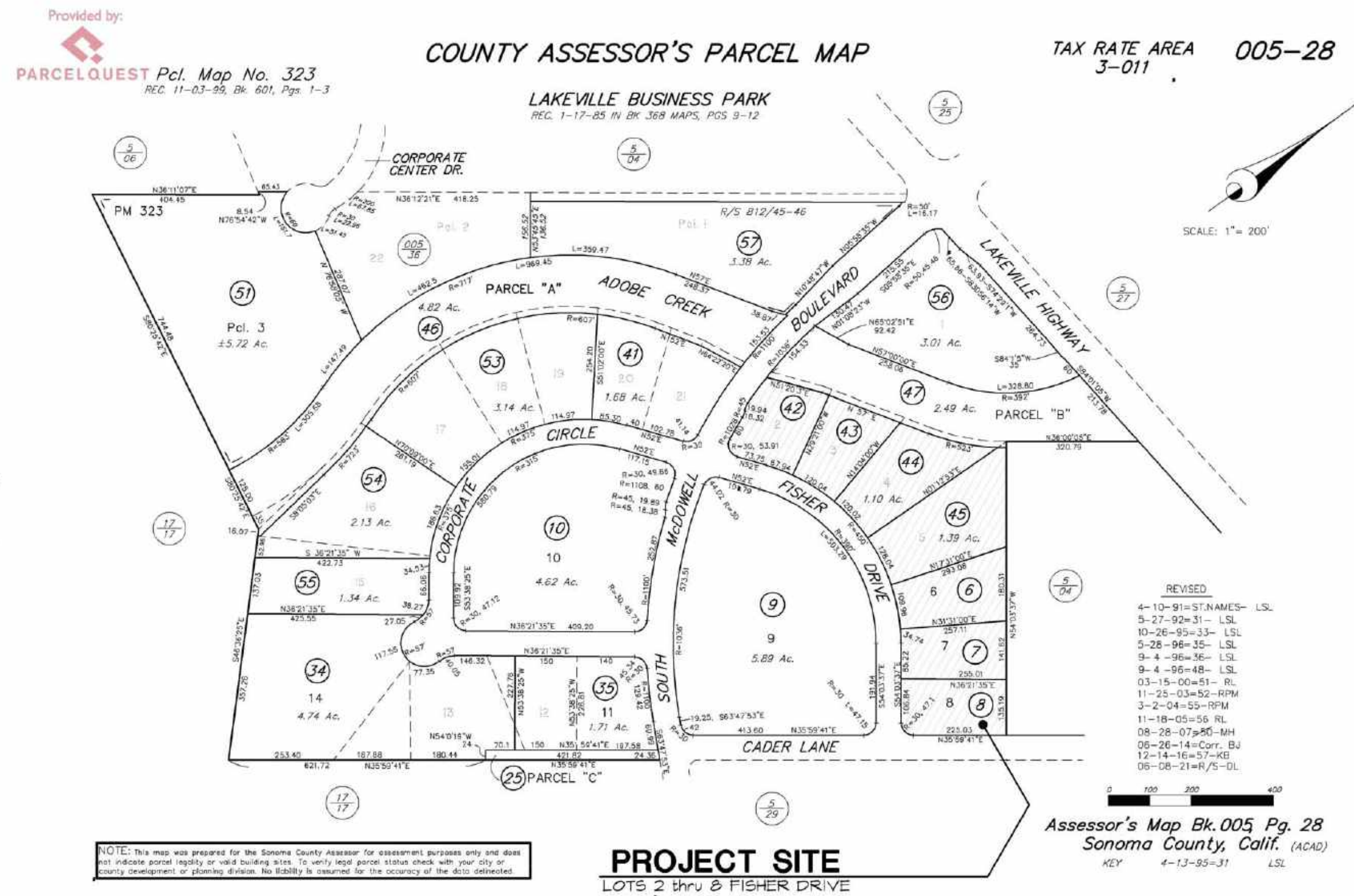


A PROPOSED BUILDING FOR: LABCON NORTH AMERICA

FISHER DRIVE PETALUMA, CALIFORNIA

APN(S): 005-280-006 thru 005-280-008 & 005-280-042 thru 005-280-045 (LOTS 2 thru 8) and 005-040-039



REVISIONS:	BY:
T1	TITLE / ASSESSOR'S PARCEL MAP / SHEET INDEX / CONSULTANTS / VIGNINITY MAP / CODES / SCOPE OF WORK
T2	TITLE / ABBREVIATIONS / LEGEND / CALGREEN COMPLIANCE MEASURES / SUMMARY / DEVELOPMENT STANDARDS COMPARISON

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 - C-2 DEMOLITION AND PRESERVATION PLAN
 - C-3 PRELIMINARY SITE PLAN
 - C-4 CIRCULATION PLAN
 - C-5 PRELIMINARY GRADING PLAN 1
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 - DA3 ELEVATOR ACCESSIBILITY NOTES & DETAILS

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

A PROPOSED
NEW BUILDING FOR:

FISHER DRIVE
PETALUMA, CA 94954

APN: 005-028-XXX

TITLE SHEET

EXPIRES 12-31-23

ASSESSOR'S PARCEL MAP

OWNER:
LABCON NORTH AMERICA
CONTACT: JIM HARR
3200 LAKEVILLE HWY.
PETALUMA, CA 94454
707-766-2100

ARCHITECT:
GREG LEDOUX & ASSOCIATES, INC.
CONTACT: GREG LEDOUX, ARCHITECT
45 WEST SIERRA AVENUE
COTATI, CA 94431
707-795-8855

**CIVIL ENGINEER,
LANDSCAPE ARCHITECT,
STORM DRAIN REPORT,
SWAMP HELD COMPLIANCE,
DEVELOPMENT STANDARD COMPARISON,
STEVEN J. LAFRANCHI & ASSOC., INC.**
CONTACT: STEVEN LAFRANCHI
140 SECOND STREET, SUITE 312
PETALUMA, CA 94452
707-762-9122

**AIR QUALITY ANALYSIS,
NOISE / ACOUSTICAL ANALYSIS,
ILLINGWORTH & RODKIN, INC.**
CONTACT: FRED SVINITH
429 EAST COTATI AVENUE
COTATI, CA 94431
707-794-0400

**TRAFFIC IMPACT STUDY - LOS,
TRAFFIC IMPACT STUDY - VMT,
TOM TRANSPORTATION CONSULTANTS**
CONTACT: CHRIS D. KINZEL
4305 HACIENDA DRIVE, SUITE 350
PLEASANTON, CA 94588
925-463-0811

**BIOLOGICAL ASSESSMENT,
HUFFMAN-BROADWAY GROUP, INC.**
CONTACT: EILEEN BARKER
828 MISSION AVENUE
SAN RAFAEL, CA 94901
415-425-2000

**CULTURAL RESOURCES STUDY,
TOM ORIGER & ASSOCIATES**
CONTACT: EILEEN BARKER
POST OFFICE BOX 1531
ROHNERT PARK, CA 94427
707-884-8200

**ENVIRONMENTAL SITE ASSESSMENT,
ERAS ENVIRONMENTAL, INC.**
CONTACT: DAVID SEIGEL
1533 B STREET
HAYWARD, CA 94541
510-247-8888

**ARBORIST REPORT,
CONTACT: BECKY DUCKLES
8876 OCCIDENTAL ROAD
SEBASTOPOL, CA 95472
707-829-0555**

**FIRE PROTECTION ENGINEER,
H and S ASSOCIATES**
CONTACT: HANS HENNEBERGE
6844 NOLAN ROAD
FORESTVILLE, CA 95436
707-887-0557

**PRELIMINARY TITLE REPORT,
OLD REPUBLIC TITLE COMPANY**
CONTACT: JULIE JAMES
51 FETALUMA BOULEVARD
PETALUMA, CA 94452
707-763-9941

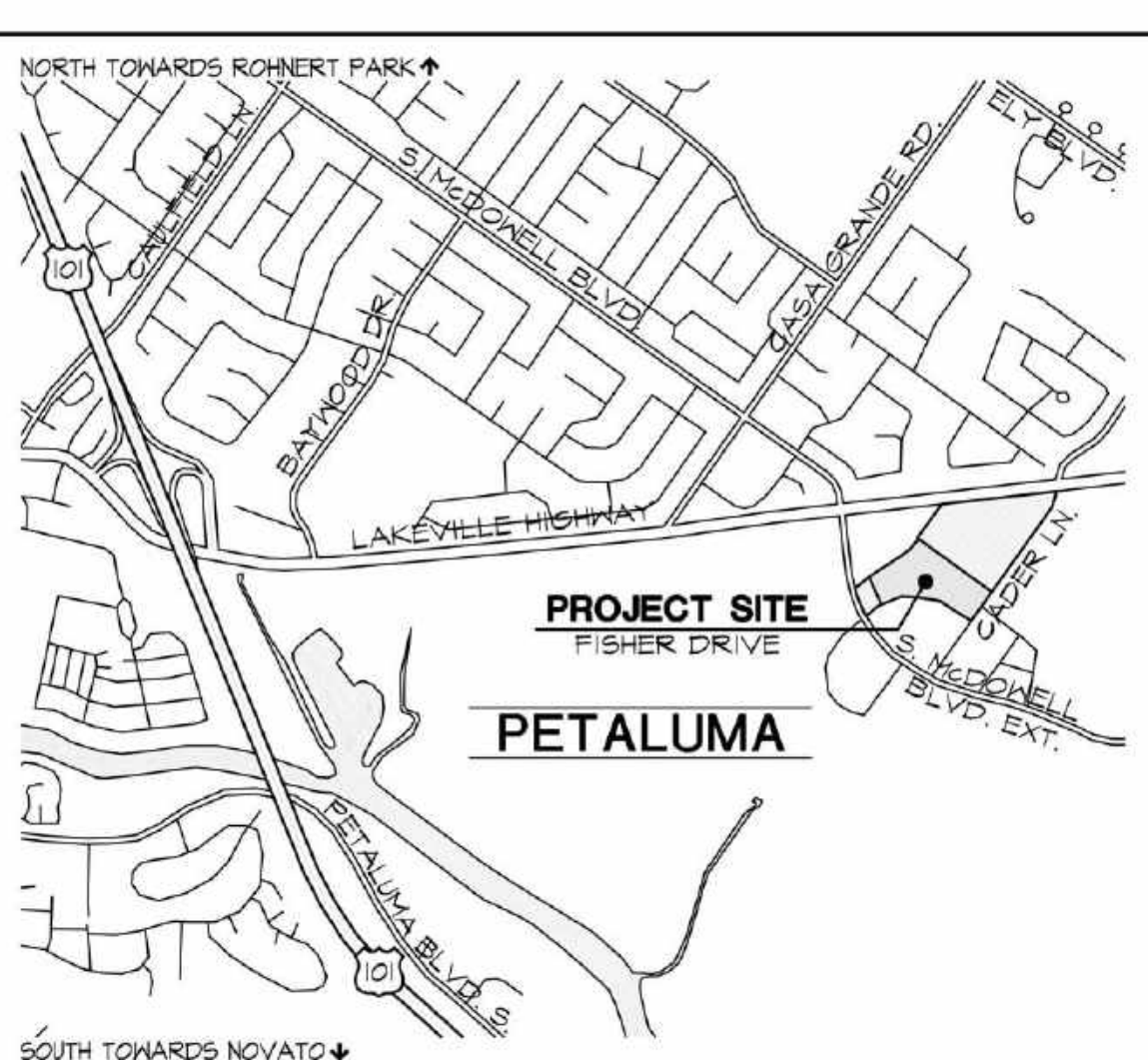
**GEOTECHNICAL STUDY,
RSH CONSULTANTS**
CONTACT: ERIC G. CHASE
1041 JEFFERSON STREET, SUITE 4
NAVA, CA 94559
707-252-8105

THIS PROJECT SHALL COMPLY WITH THE CALIFORNIA ADMINISTRATIVE CODE TITLE 24 (2019) AS ADOPTED BY THE LOCAL GOVERNING AGENCY AND THE FOLLOWING:

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA CALGREEN CODE
- 2019 CALIFORNIA REFERENCE STANDARDS CODE

2017 ICC (ANSI A117) STANDARDS FOR ACCESSIBILITY & LOCAL ORDINANCES

ADA NOTE:
THIS WORK SHALL ALSO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA). PLEASE NOTE THAT 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.



THIS IS A PROPOSAL FOR A NEW 176,657 SQUARE FOOT ONE STORY BUILDING WITH MEZZANINE FOR LABCON NORTH AMERICAN WHICH SHALL CONNECT TO AN EXISTING 311,552 SQUARE FOOT BUILDING LOCATED AT 3200 LAKEVILLE HIGHWAY IN PETALUMA, CALIFORNIA.

THE EXISTING PARCEL ASSOCIATED WITH THE 3200 LAKEVILLE HIGHWAY BUILDING SHALL BE MERGED WITH THE EXISTING UNDEVELOPED PARCELS TO THE SOUTH TO ALLOW FOR THE PROPOSED BUILDING. THERE IS ALSO AN EXISTING 87,800 SQUARE FOOT BUILDING ON THE EXISTING 3200 LAKEVILLE HIGHWAY PARCEL WHICH SHALL REMAIN.

NEW PARKING SHALL BE PROVIDED AT THE BUILDING FRONT AND REAR TO SUPPORT LABCON EMPLOYEE DAY AND NIGHT SHIFT USE AS WELL AS GUEST PARKING. HOWEVER THE REQUIRED PARKING FOR THE EXISTING AND PROPOSED BUILDINGS IS FAR LESS THAN WHAT IS REQUIRED BY ZONING ORDINANCE THEREFORE POTENTIAL FUTURE PARKING AREAS SHALL BE BANKED/RESERVED AND UTILIZED AS PERMISSIBLE SURFACES &/OR LANDSCAPED AREAS UNDER THE SUBMITTAL. ADDITIONALLY, THE SOUTHERN DRIVEWAY AREA SHALL BE EQUIPPED WITH A LOW IMPACT STORMWATER TREATMENT SYSTEM.

THE PROPOSED BUILDING SHALL HAVE OFFICES LOCATED AT THE LOWER AND MEZZANINE FLOORS HOWEVER THE MORE SIGNIFICANT AREA OF THE PROPOSED BUILDING SHALL BE PRODUCTION WITH WAREHOUSE SUPPORT.

ALL COLORS AND MATERIALS OF THE PROPOSED BUILDING SHALL MATCH THE EXISTING BUILDING AT 3200 LAKEVILLE HIGHWAY, TYP.

PLEASE SEE THE ATTACHED DRAWINGS FOR ADDITIONAL INFORMATION.

CONSULTANTS

CODES

VICINITY MAP

SCOPE OF WORK

SHEET INDEX

DRAWN BY:
SH

DATE:
JULY 26, 2022

JOB NO.:
21.0202

SCALE:
AS NOTED

T1

OF 59 TOTAL SHEETS.

DOCUMENT REFERENCES

- R1 PARCEL MAP NO. 23, RECORDED IN BOOK 177 OF MAPS, AT PAGE 45, SCR.
R2 LAKEVILLE BUSINESS PARK, RECORDED IN BOOK 368 OF MAPS, AT PAGES SCR.

EXISTING EASEMENT DESIGNATIONS

- EX1 10' WIDE PRIVATE STORM DRAIN EASEMENT, FBO LOTS 5, 6 & 7, PER 368 MAPS 9-12, SCR.
EX2 25' BUILDING SETBACK LINE, PER 368 MAPS 9-12, SCR.
EX3 10' PUBLIC UTILITY EASEMENT PER 368 MAPS 9-12, SCR.
EX4 10' PACIFIC BELL EASEMENT AND BLANKET EASEMENT FOR UTILITY PURPOSES OVER FISHER DRIVE AND CADER LANE, PER DN 85-079429, SCR.
EX5 10' WIDE WATER MAIN EASEMENT, PER 368 MAPS 9-12, SCR.
EX6 1' WIDE NO ACCESS EASEMENT, PER 368 MAPS 9-12, SCR.
EX7 PUBLIC ACCESS AND SIDEWALK EASEMENT, PER DN 2007-054189, SCR.
EX8 63' WIDE PARKING EASEMENT, PER DN 2012-017876, SCR.
EX9 8' WIDE SLOPE EASEMENT, PER 2002-110366, SCR.

PARCEL DEDICATIONS

- EX10 15' DEDICATION TO CITY OF PETALUMA FOR ADOBE CREEK RESTORATION PROJECT, PER DN 96-064575, SCR.
EX11 PORTION OF PARCEL 1 DEDICATED TO THE CITY OF PETALUMA BY GRANT DEED, PER DN 84-031396, SCR.

TREE INVENTORY

Table with 4 columns: TREE #, SPECIES, TRUNK DIAMETER (IN.), TREE #, SPECIES, TRUNK DIAMETER (IN.). Lists various tree species like Apple, Coast Redwood, and Canary Island Pine with their respective diameters.

NOTE: DENOTES TREES THAT ARE PROTECTED PER CITY OF PETALUMA IMPLEMENTING ZONING ORDINANCE (ZO). TREE INFORMATION SHOWN HEREON PER TREE INVENTORY & EVALUATION REPORT PREPARED BY BECKY DUCKLES, DATED MAY 24, 2022.

NOTES

- 1. TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY STEVEN J. LAFRANCHI & ASSOCIATES, INC. IN MARCH, 2022.
2. VERTICAL DATUM: NAVD83, US SURVEY FEET.
3. HORIZONTAL DATUM: LAKEVILLE BUSINESS PARK, FILED IN BOOK 368 OF MAPS, AT PAGES 9-12, SONOMA COUNTY RECORDS.
4. UNDERGROUND UTILITIES WERE PLOTTED USING SURFACE EVIDENCE AND RECORD INFORMATION. RECORD INFORMATION WAS DERIVED FROM IMPROVEMENT PLANS FOR LAKEVILLE BUSINESS PARK, PREPARED BY MACKAY & SOMPS CIVIL ENGINEERS, DATED MARCH 13, 1984, AND IMPROVEMENT PLANS FOR CADER LANE AND LAKEVILLE HIGHWAY, PREPARED BY BAECHEL HUDIS, DATED OCTOBER 30, 2017.
5. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. IT IS RECOMMENDED THAT AN UNDERGROUND UTILITY LOCATION COMPANY MARK THE UTILITIES PRIOR TO ANY CONSTRUCTION. ONLY BY POT-HOLING FOR EXISTING UTILITIES CAN THEIR LOCATION BE KNOWN.

- 6. TITLES REPORTS ORDER NUMBERS 081202249-JJ (CADER LANE PARCEL) DATED APRIL 4, 2022 AND 0812022500-JJ (FISHER DRIVE PARCELS) DATED APRIL 8, 2022, BOTH PREPARED BY OLD REPUBLIC TITLE COMPANY WERE REVIEWED IN CONJUNCTION WITH THIS MAPPING.
7. ROCK OUTCROPPINGS ARE SHOWN WHERE VISIBLE. ROCKS MAY EXIST UNDER THE SURFACE THAT ARE NOT VISIBLE AND ARE THIS NOT SHOWN ON THIS MAP.
8. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF STEVEN J. LAFRANCHI AND ASSOCIATES, INC. UNAUTHORIZED USE, COPYING, DISCLOSURE OR PUBLICATION BY ANY METHOD IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF STEVEN J. LAFRANCHI AND ASSOCIATES, INC. STEVEN J. LAFRANCHI AND ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR ANY UNAUTHORIZED DUPLICATION OF INFORMATION THAT MAY APPEAR ON ANOTHER PLAN OR MAP.
9. INFORMATION SHOWN ON THE NORTHERLY PORTION OF 3200 LAKEVILLE IS BASED ON RECORD DATA.

ABBREVIATIONS

- AC ASPHALTIC CONCRETE
APN ASSESSORS PARCEL NUMBER
C COMMUNICATIONS
CONC CONCRETE
DCV DOUBLE CHECK VALVE
DN DOCUMENT NUMBER
E ELECTRIC
ELEV ELEVATION
EM ELECTRIC METER
FH FIRE HYDRANT
FDC FIRE DEPARTMENT CONNECTION
G GAS
GM GAS METER
JP JOINT POLE
LP LIGHT POLE
MW MONITORING WELL
NTS NOT TO SCALE
OR OFFICIAL RECORDS
SDMH STORM DRAIN MANHOLE
SCR SONOMA COUNTY RECORDS
SF SQUARE FEET
SL STREET LIGHTING(S)
SS SANITARY SEWER
SSCO SANITARY SEWER CLEAN OUT
SSMH SANITARY SEWER MANHOLE
W WATER
WM WATER METER
WV WATER VALVE

FEMA FLOOD DESIGNATION

PROPERTY IS LOCATED ENTIRELY WITHIN FEMA FLOOD HAZARD AREA ZONE X (NO SCREEN-AREAS OF MINIMAL FLOOD HAZARD) AND IS ADJACENT TO FEMA SPECIAL FLOOD HAZARD ZONE AE (AREA WITH BASE FLOOD ELEVATION) AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 06097C1001G, WITH A MAP REVISION DATE OF OCTOBER 2, 2016.



- 50' DEVELOPMENT SETBACK LINE FROM TOP OF BANK AS MEASURED PER THIS SURVEY, MARCH 2022. PER GP POLICY 4-P-1 D.
RIPARIAN FOREST DRIP LINE PER BIOLOGICAL RESOURCES REPORT PREPARED BY HUFFMAN-BROADWAY GROUP, INC., MAY 2022.
APPROXIMATE LIMITS OF PROPOSED DEVELOPMENT. SEE DEMO PLAN FOR SITE FEATURES TO BE REMOVED. SEE PRELIMINARY SITE PLAN FOR PROPOSED DEVELOPMENT.

LEGEND

- TREE
WATER VALVE
WATER METER
COMMUNICATIONS VAULT
CABLE TELEVISION VAULT
ELECTRIC SERVICE VAULT
STREET LIGHT SERVICE VAULT
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
DROP INLET
CATCH BASIN
STORM DRAIN MANHOLE
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
STREET LIGHT
BORING SAMPLE LOCATIONS
CENTER LINE
BOUNDARY LINE
LOT LINES
HISTORIC PARCEL LINES. SEE PARCEL DEDICATION KEYNOTES.
EXISTING EASEMENT. SEE EXISTING EASEMENT KEYNOTES.
EXISTING BUILDING
STORM DRAIN
TOP OF BANK/SLOPE
TOE OF SLOPE
GRADE BREAK
COMMUNICATIONS
JOINT TRENCH
CABLE TELEVISION
WATER SERVICE
12" WATER SERVICE
18" WATER SERVICE
8" SANITARY SEWER SERVICE
12" HIGH PRESSURE GAS LINE
ELECTRIC SERVICE
EXISTING CURB AND GUTTER
DRIPLINE, APPROXIMATE
CONCRETE

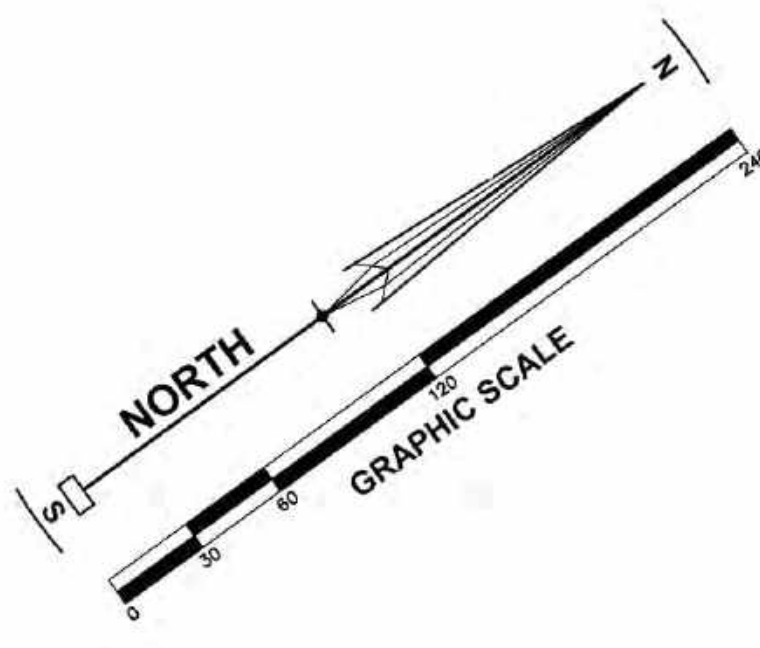
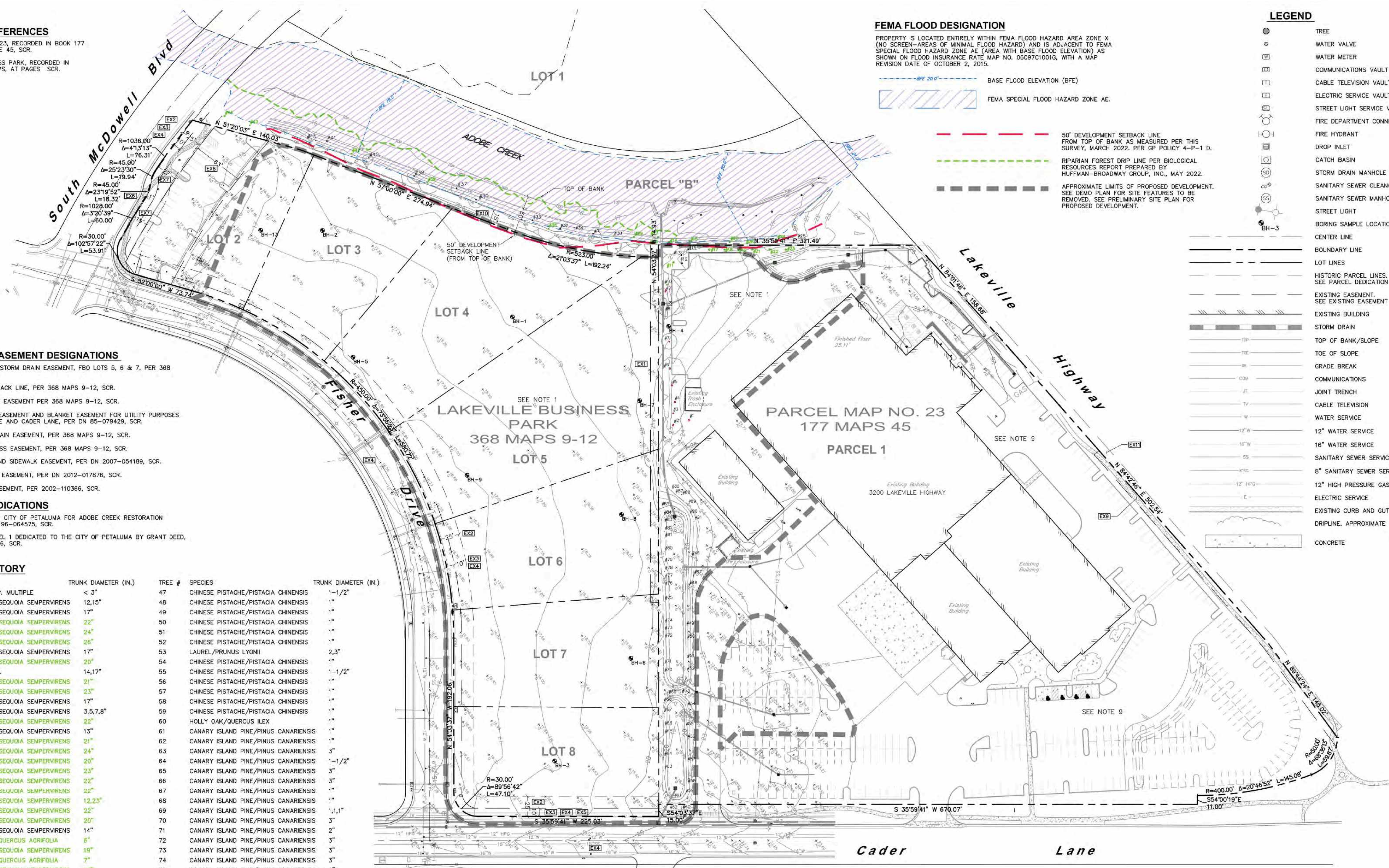
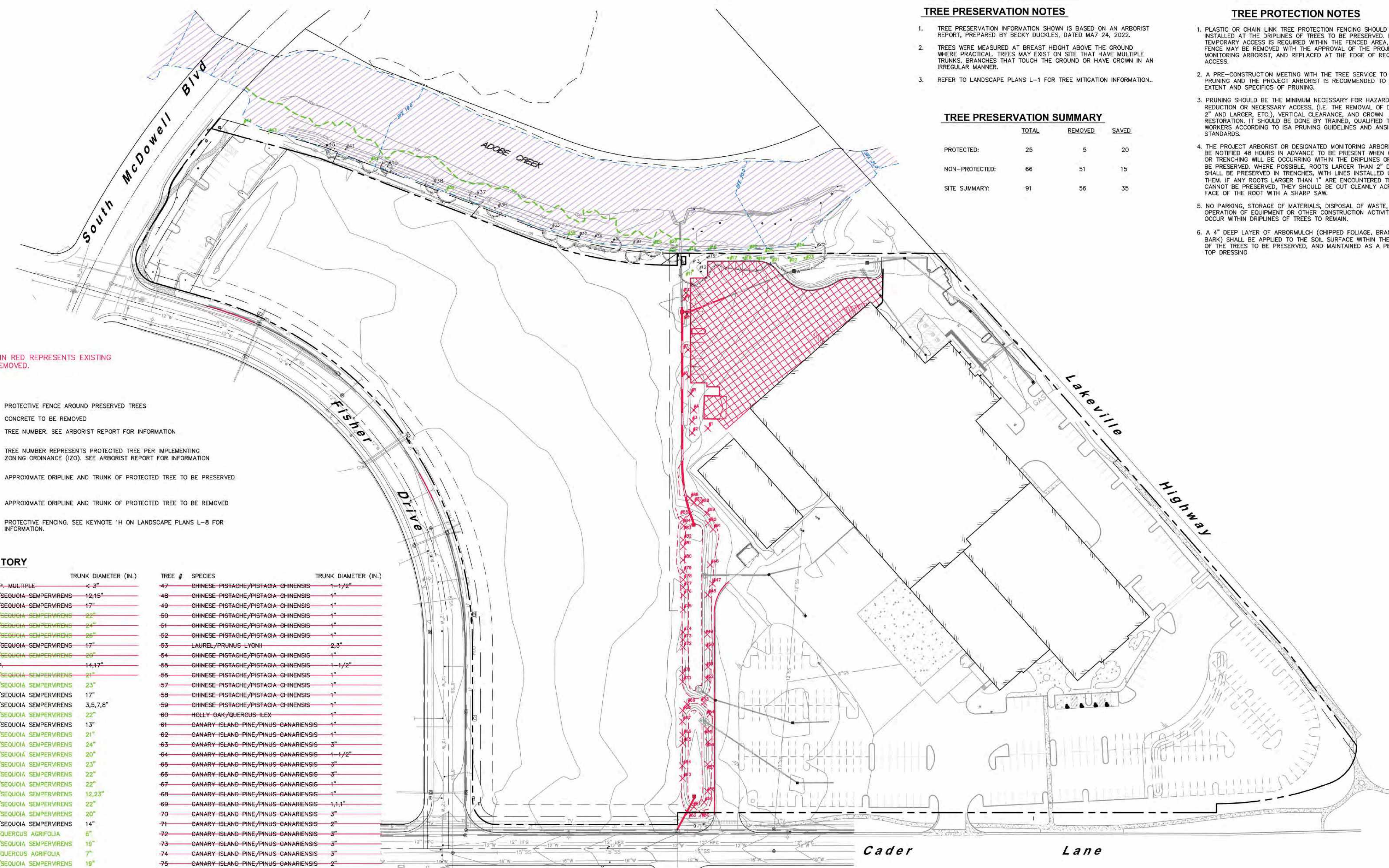


Table with columns: REVISIONS, BY. Shows revision history.

EXISTING CONDITIONS EXHIBIT
LABCON NORTH AMERICA
LABCON NORTH AMERICA
FISHER DRIVE APNS 005-280-006,-007,-042,-043,-044,-045 & 3200 LAKEVILLE HWY APN 005-040-039
PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - LANDSCAPE ARCHITECTS
1405 SECOND STREET, SUITE 112
PETALUMA, CALIFORNIA 94952
(707) 762-3122 FAX (707) 762-3239

DATE: 07.15.2022
SCALE: 1" = 60'
DESIGN: CRK, SLL, AJC
DRAWN: CRK, DKD
CHECK: SLL
JOB: LABCON2022
JOB No: 222290
SHEET



TREE PRESERVATION NOTES

1. TREE PRESERVATION INFORMATION SHOWN IS BASED ON AN ARBORIST REPORT, PREPARED BY BECKY DUCKLES, DATED MAY 24, 2022.
2. TREES WERE MEASURED AT BREAST HEIGHT ABOVE THE GROUND WHERE PRACTICAL. TREES MAY EXIST ON SITE THAT HAVE MULTIPLE TRUNKS, BRANCHES THAT TOUCH THE GROUND OR HAVE GROWN IN AN IRREGULAR MANNER.
3. REFER TO LANDSCAPE PLANS L-1 FOR TREE MITIGATION INFORMATION.

TREE PROTECTION NOTES

1. PLASTIC OR CHAIN LINK TREE PROTECTION FENCING SHOULD BE INSTALLED AT THE DRIPLINES OF TREES TO BE PRESERVED. IF TEMPORARY ACCESS IS REQUIRED WITHIN THE FENCED AREA, THE FENCE MAY BE REMOVED WITH THE APPROVAL OF THE PROJECT OR MONITORING ARBORIST, AND REPLACED AT THE EDGE OF REQUIRED ACCESS.
2. A PRE-CONSTRUCTION MEETING WITH THE TREE SERVICE TO PERFORM PRUNING AND THE PROJECT ARBORIST IS RECOMMENDED TO AGREE ON EXTENT AND SPECIFICS OF PRUNING.
3. PRUNING SHOULD BE THE MINIMUM NECESSARY FOR HAZARD REDUCTION OR NECESSARY ACCESS, (I.E. THE REMOVAL OF DEADWOOD 2" AND LARGER, ETC.), VERTICAL CLEARANCE, AND CROWN RESTORATION. IT SHOULD BE DONE BY TRAINED, QUALIFIED TREE WORKERS ACCORDING TO ISA PRUNING GUIDELINES AND ANSI 300 STANDARDS.
4. THE PROJECT ARBORIST OR DESIGNATED MONITORING ARBORIST SHALL BE NOTIFIED 48 HOURS IN ADVANCE TO BE PRESENT WHEN GRADING OR TRENCHING WILL BE OCCURRING WITHIN THE DRIPLINES OF TREES TO BE PRESERVED. WHERE POSSIBLE, ROOTS LARGER THAN 2" DIAMETER SHALL BE PRESERVED IN TRENCHES, WITH LINES INSTALLED UNDER THEM. IF ANY ROOTS LARGER THAN 1" ARE ENCOUNTERED THAT CANNOT BE PRESERVED, THEY SHOULD BE CUT CLEANLY ACROSS THE FACE OF THE ROOT WITH A SHARP SAW.
5. NO PARKING, STORAGE OF MATERIALS, DISPOSAL OF WASTE, OPERATION OF EQUIPMENT OR OTHER CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN DRIPLINES OF TREES TO REMAIN.
6. A 4" DEEP LAYER OF ARBORMULCH (CHIPPED FOLIAGE, BRANCHES AND BARK) SHALL BE APPLIED TO THE SOIL SURFACE WITHIN THE DRIPLINES OF THE TREES TO BE PRESERVED, AND MAINTAINED AS A PERMANENT TOP DRESSING.

TREE PRESERVATION SUMMARY

	TOTAL	REMOVED	SAVED
PROTECTED:	25	5	20
NON-PROTECTED:	66	51	15
SITE SUMMARY:	91	56	35

NOTE:

LINWORK SHOWN IN RED REPRESENTS EXISTING FEATURE TO BE REMOVED.

LEGEND

- PROTECTIVE FENCE AROUND PRESERVED TREES
- CONCRETE TO BE REMOVED
- TREE NUMBER. SEE ARBORIST REPORT FOR INFORMATION
- TREE NUMBER REPRESENTS PROTECTED TREE PER IMPLEMENTING ZONING ORDINANCE (ZO). SEE ARBORIST REPORT FOR INFORMATION
- APPROXIMATE DRIPLINE AND TRUNK OF PROTECTED TREE TO BE PRESERVED
- APPROXIMATE DRIPLINE AND TRUNK OF PROTECTED TREE TO BE REMOVED
- PROTECTIVE FENCING. SEE KEYNOTE 1H ON LANDSCAPE PLANS L-8 FOR INFORMATION.

TREE INVENTORY

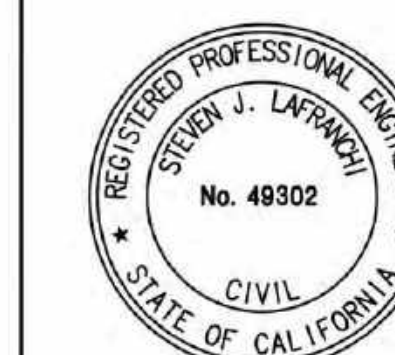
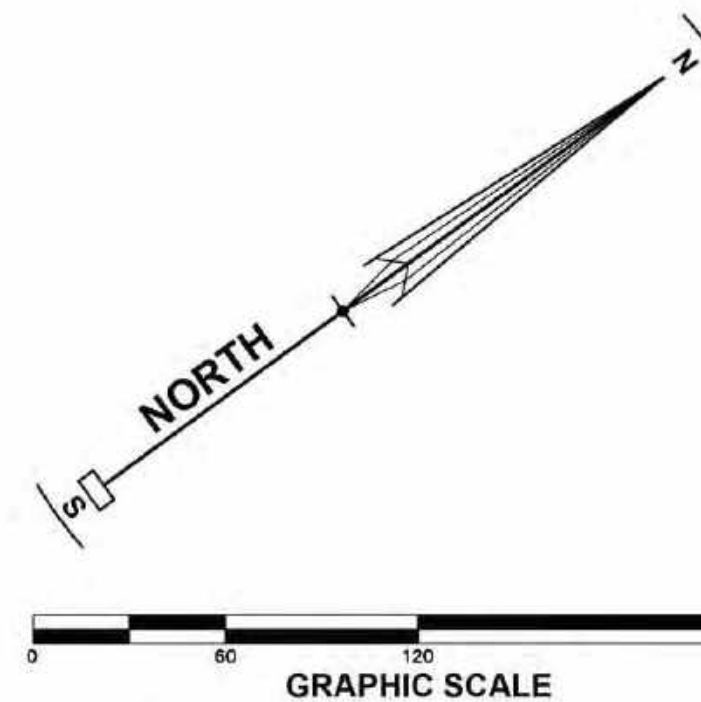
TREE #	SPECIES	TRUNK DIAMETER (IN.)	TREE #	SPECIES	TRUNK DIAMETER (IN.)
1	APPLE/MALUS SP. MULTIPLE	< 3"	47	CHINESE PISTACHE/PISTAGIA-CHINENSIS	1-1/2"
2	COAST REDWOOD/SEQUOIA SEMPERVIRENS	12,15"	48	CHINESE PISTACHE/PISTAGIA-CHINENSIS	1"
3	COAST REDWOOD/SEQUOIA SEMPERVIRENS	17"	49	CHINESE PISTACHE/PISTAGIA-CHINENSIS	1"
4	COAST REDWOOD/SEQUOIA SEMPERVIRENS	23"	50	CHINESE PISTACHE/PISTAGIA-CHINENSIS	1"
5	COAST REDWOOD/SEQUOIA SEMPERVIRENS	24"	51	CHINESE PISTACHE/PISTAGIA-CHINENSIS	1"
6	COAST REDWOOD/SEQUOIA SEMPERVIRENS	26"	52	CHINESE PISTACHE/PISTAGIA-CHINENSIS	1"
7	COAST REDWOOD/SEQUOIA SEMPERVIRENS	17"	53	LAUREL/PRUNUS LYONII	2,3"
8	COAST REDWOOD/SEQUOIA SEMPERVIRENS	20"	54	CHINESE PISTACHE/PISTAGIA-CHINENSIS	1"
9	WILLOW/SALIX SP.	14,17"	55	CHINESE PISTACHE/PISTAGIA-CHINENSIS	1-1/2"
10	COAST REDWOOD/SEQUOIA SEMPERVIRENS	21"	56	CHINESE PISTACHE/PISTAGIA-CHINENSIS	1"
11	COAST REDWOOD/SEQUOIA SEMPERVIRENS	23"	57	CHINESE PISTACHE/PISTAGIA-CHINENSIS	1"
12	COAST REDWOOD/SEQUOIA SEMPERVIRENS	17"	58	CHINESE PISTACHE/PISTAGIA-CHINENSIS	1"
13	COAST REDWOOD/SEQUOIA SEMPERVIRENS	3,5,7,8"	59	CHINESE PISTACHE/PISTAGIA-CHINENSIS	1"
14	COAST REDWOOD/SEQUOIA SEMPERVIRENS	22"	60	HOLLY-OAK/QUERCUS ILEX	1"
15	COAST REDWOOD/SEQUOIA SEMPERVIRENS	13"	61	CANARY ISLAND PINE/PINUS CANARIENSIS	1"
16	COAST REDWOOD/SEQUOIA SEMPERVIRENS	21"	62	CANARY ISLAND PINE/PINUS CANARIENSIS	1"
17	COAST REDWOOD/SEQUOIA SEMPERVIRENS	24"	63	CANARY ISLAND PINE/PINUS CANARIENSIS	3"
18	COAST REDWOOD/SEQUOIA SEMPERVIRENS	20"	64	CANARY ISLAND PINE/PINUS CANARIENSIS	1-1/2"
19	COAST REDWOOD/SEQUOIA SEMPERVIRENS	23"	65	CANARY ISLAND PINE/PINUS CANARIENSIS	3"
20	COAST REDWOOD/SEQUOIA SEMPERVIRENS	22"	66	CANARY ISLAND PINE/PINUS CANARIENSIS	3"
21	COAST REDWOOD/SEQUOIA SEMPERVIRENS	22"	67	CANARY ISLAND PINE/PINUS CANARIENSIS	1"
22	COAST REDWOOD/SEQUOIA SEMPERVIRENS	12,23"	68	CANARY ISLAND PINE/PINUS CANARIENSIS	1"
23	COAST REDWOOD/SEQUOIA SEMPERVIRENS	22"	69	CANARY ISLAND PINE/PINUS CANARIENSIS	1,1,1"
24	COAST REDWOOD/SEQUOIA SEMPERVIRENS	20"	70	CANARY ISLAND PINE/PINUS CANARIENSIS	3"
25	COAST REDWOOD/SEQUOIA SEMPERVIRENS	14"	71	CANARY ISLAND PINE/PINUS CANARIENSIS	2"
26	COAST LIVE OAK/QUERCUS AGRIFOLIA	6"	72	CANARY ISLAND PINE/PINUS CANARIENSIS	3"
27	COAST REDWOOD/SEQUOIA SEMPERVIRENS	12"	73	CANARY ISLAND PINE/PINUS CANARIENSIS	3"
28	COAST LIVE OAK/QUERCUS AGRIFOLIA	7"	74	CANARY ISLAND PINE/PINUS CANARIENSIS	3"
29	COAST REDWOOD/SEQUOIA SEMPERVIRENS	19"	75	CANARY ISLAND PINE/PINUS CANARIENSIS	2"
30	STRAWBERRY TREE/ARBUTUS UNEDO	5,6"	76	CANARY ISLAND PINE/PINUS CANARIENSIS	1"
31	BOX ELDER/ACER NEGUNDO	8,9"	77	CANARY ISLAND PINE/PINUS CANARIENSIS	3"
32	COAST REDWOOD/SEQUOIA SEMPERVIRENS	16"	78	CANARY ISLAND PINE/PINUS CANARIENSIS	3"
33	COAST REDWOOD/SEQUOIA SEMPERVIRENS	16"	79	CANARY ISLAND PINE/PINUS CANARIENSIS	4"
34	OREGON ASH/FRAXINUS LATIFOLIA	6"	80	CANARY ISLAND PINE/PINUS CANARIENSIS	2"
35	COAST LIVE OAK/QUERCUS AGRIFOLIA	13"	81	CANARY ISLAND PINE/PINUS CANARIENSIS	1"
36	COAST REDWOOD/SEQUOIA SEMPERVIRENS	13"	82	CANARY ISLAND PINE/PINUS CANARIENSIS	3"
37	COAST REDWOOD/SEQUOIA SEMPERVIRENS	13"	83	CANARY ISLAND PINE/PINUS CANARIENSIS	3"
38	COAST REDWOOD/SEQUOIA SEMPERVIRENS	13"	84	CANARY ISLAND PINE/PINUS CANARIENSIS	1"
39	COAST LIVE OAK/QUERCUS AGRIFOLIA	8,10"	85	CANARY ISLAND PINE/PINUS CANARIENSIS	3"
40	COAST REDWOOD/SEQUOIA SEMPERVIRENS	12"	86	CANARY ISLAND PINE/PINUS CANARIENSIS	3"
41	COAST REDWOOD/SEQUOIA SEMPERVIRENS	15"	87	CANARY ISLAND PINE/PINUS CANARIENSIS	4"
42	COAST LIVE OAK/QUERCUS AGRIFOLIA	3" @ 3', 12"	88	CANARY ISLAND PINE/PINUS CANARIENSIS	4"
43	COAST LIVE OAK/QUERCUS AGRIFOLIA	5,6,7"	89	CANARY ISLAND PINE/PINUS CANARIENSIS	3"
44	COAST REDWOOD/SEQUOIA SEMPERVIRENS	21"	90	CANARY ISLAND PINE/PINUS CANARIENSIS	3"
45	OREGON ASH/FRAXINUS LATIFOLIA	7"	91	CANARY ISLAND PINE/PINUS CANARIENSIS	3"
46	LAUREL/PRUNUS LYONII MULTIPLE	< 3"			

KEY NOTE

Ⓐ LIMITS FLOODWAY AS INDICATED ON FLOOD RATE INSURANCE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER 06097C 0982 G REVISED OCTOBER 2015. THIS AREA IS "ZONE AE".

NOTE: * DENOTES TREES THAT ARE PROTECTED PER CITY OF PETALUMA IMPLEMENTING ZONING ORDINANCE (ZO).

TREE INFORMATION SHOWN HEREON PER TREE INVENTORY & EVALUATION REPORT PREPARED BY BECKY DUCKLES, DATED MAY 24, 2022.

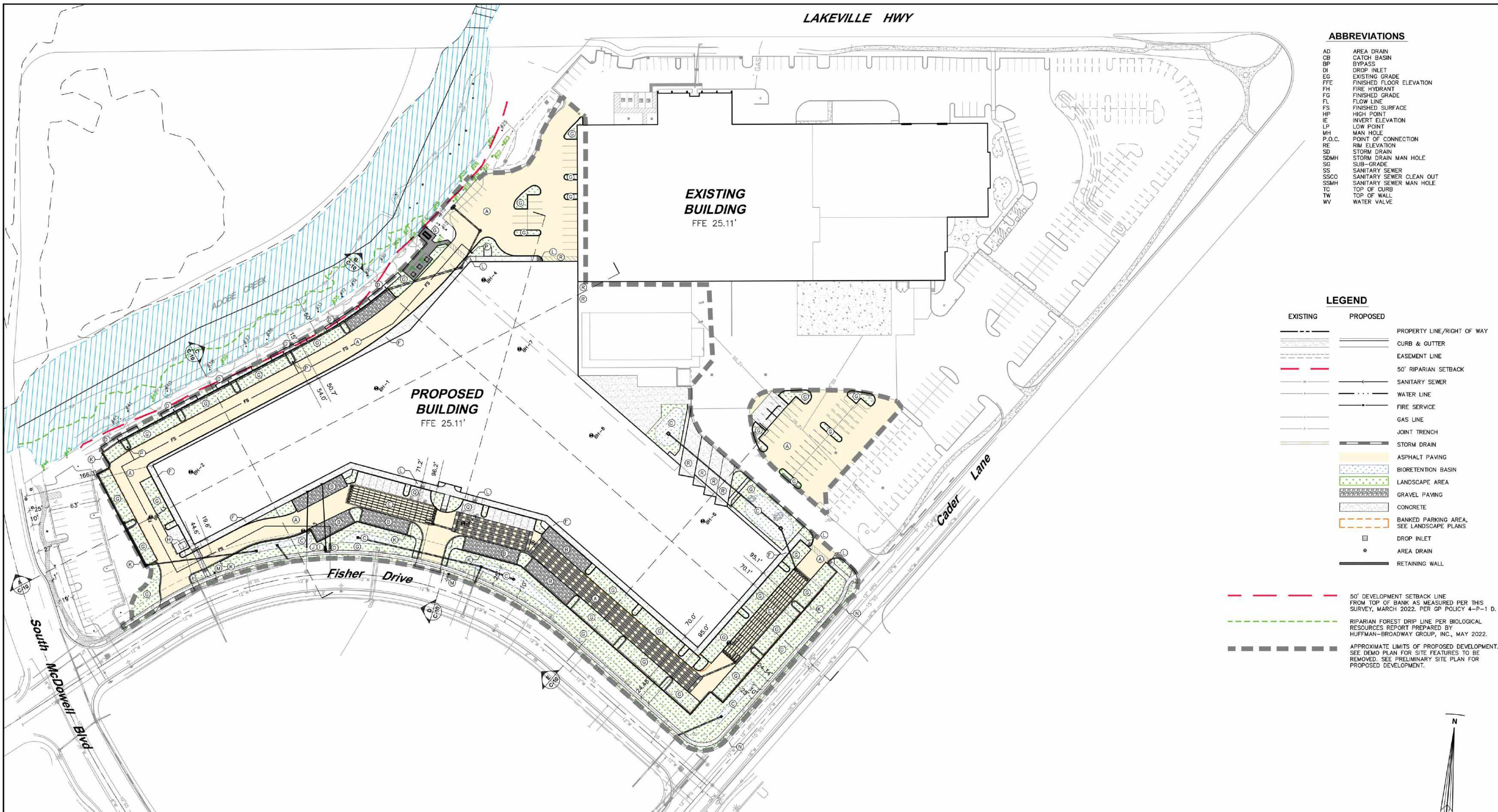


REVISIONS	BY

DEMOLITION AND PRESERVATION PLAN
LABCON NORTH AMERICA
FISHER DRIVE APNS 005-280-006, -007, -042, -043, -044, -045 & 3200 LAKEVILLE HWY APN 005-040-039
PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - LANDSCAPE ARCHITECTS
PETALUMA THEATRE SQUARE
140 SECOND STREET, SUITE 312
PETALUMA, CALIFORNIA 94952
(707) 762-3122 FAX (707) 762-3239

DATE:	07.15.2022
SCALE:	1" = 60'
DESIGN:	CRK, S.J., A.J.C.
DRAWN:	CRK, DKD
CHECK:	S.J.L.
JOB:	LABCON2022
JOB No:	222290
SHEET:	



ABBREVIATIONS

AD	AREA DRAIN
CB	CATCH BASIN
BP	BYPASS
DI	DROP INLET
EG	EXISTING GRADE
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
HP	HIGH POINT
IE	INVERT ELEVATION
LP	LOW POINT
MH	MAN HOLE
P.O.C.	POINT OF CONNECTION
RE	RIM ELEVATION
SD	STORM DRAIN
SDMH	STORM DRAIN MAN HOLE
SG	SUB-GRADE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MAN HOLE
TC	TOP OF CURB
TW	TOP OF WALL
WV	WATER VALVE

LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE/RIGHT OF WAY
---	---	CURB & GUTTER
---	---	EASEMENT LINE
---	---	50' RIPARIAN SETBACK
---	---	SANITARY SEWER
---	---	WATER LINE
---	---	FIRE SERVICE
---	---	GAS LINE
---	---	JOINT TRENCH
---	---	STORM DRAIN
---	---	ASPHALT PAVING
---	---	BIORETENTION BASIN
---	---	LANDSCAPE AREA
---	---	GRAVEL PAVING
---	---	CONCRETE
---	---	BANKED PARKING AREA, SEE LANDSCAPE PLANS
---	---	DROP INLET
---	---	AREA DRAIN
---	---	RETAINING WALL

50' DEVELOPMENT SETBACK LINE FROM TOP OF BANK AS MEASURED PER THIS SURVEY, MARCH 2022. PER GP POLICY 4-P-1 D.

RIPIARIAN FOREST DRIP LINE PER BIOLOGICAL RESOURCES REPORT PREPARED BY HUFFMAN-BROADWAY GROUP, INC., MAY 2022.

APPROXIMATE LIMITS OF PROPOSED DEVELOPMENT. SEE DEMO PLAN FOR SITE FEATURES TO BE REMOVED. SEE PRELIMINARY SITE PLAN FOR PROPOSED DEVELOPMENT.

REVISIONS

PRELIMINARY SITE PLAN
LABCON NORTH AMERICA
FISHER DRIVE APNS 005-280-006, -007, -042, -043, -044, -045 & 3200 LAKEVILLE HWY APN 005-040-039
PETALUMA CALIFORNIA

- KEYNOTES**
- (A) ASPHALT PAVING, SEE SHEET C-11 FOR STRUCTURAL SECTIONS.
 - (B) GRAVEL PAVE PERMEABLE PAVING.
 - (C) BIORETENTION BASIN TYPE 1, SEE DETAIL ON SHEET C-11.
 - (D) STORMWATER BASIN TYPE 2, SEE DETAIL ON SHEET C-11.
 - (E) SUBSURFACE STORMTECH CHAMBERS, SEE DETAIL ON SHEET C-14.
 - (F) CONCRETE WALKWAY, SEE SHEET C-11 FOR STRUCTURAL SECTIONS.
 - (G) LANDSCAPE, SEE LANDSCAPE PLANS FOR DETAILS.
 - (H) TRANSFORMER PAD.
 - (I) DOMESTIC AND IRRIGATION WATER METERS.
 - (J) DOMESTIC & IRRIGATION BACKFLOW PREVENTERS.
 - (K) RETAINING WALL.
 - (L) CURB RAMP, SEE DETAILS ON SHEET C-11.
 - (M) STREET LIGHT PER CITY STANDARD 602.
 - (N) CLASS II BICYCLE PATH, SEE SHEET C-4 CIRCULATION PLAN.
 - (O) FIRE BACKFLOW PREVENTER & FDC
 - (P) FIRE HYDRANT.
 - (Q) ADA PARKING, SEE ARCHITECT PARKING PLAN.
 - (R) LOADING AREA, SEE ARCHITECT SITE CIRCULATION, LOADING AND PARKING PLAN SHEET AT.1.

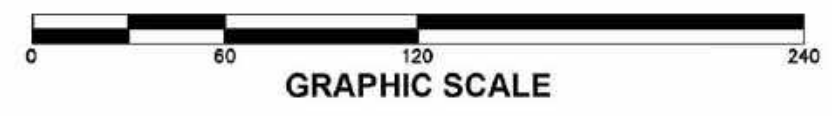
- NOTES**
1. SEE SHEET C-1 FOR EXISTING CONDITIONS.
 2. SEE SHEET C-2 FOR DEMOLITION AND PRESERVATION PLAN.
 3. SEE SHEET C-4 FOR CIRCULATION PLAN.
 4. SEE SHEETS C-5, C-6 & C-7 FOR ADDITIONAL GRADING PLANS.
 5. SEE SHEET C-8 FOR PRELIMINARY CUT-FILL PLAN.
 6. SEE SHEET C-9 FOR PRELIMINARY UTILITY PLAN.
 7. SEE SHEET C-10 FOR SITE SECTIONS.
 8. SEE SHEET C-11 FOR DETAILS.
 9. SEE SHEET C-12 FOR BUILDING MASSING EXHIBIT.
 10. SEE SHEET C-13 FOR LADDER TRUCK ACCESS PLAN.
 11. SEE SHEET C-14 FOR PRELIMINARY STORMWATER CONTROL PLAN.
 12. SEE ARCHITECT PLANS FOR PARKING COUNTS.

PLAN VIEW
SCALE: 1" = 60'

COVERAGE TABLES

SITE FEATURE(S)	EXISTING SITE AREAS			PROPOSED SITE AREAS		
	3200 LAKEVILLE HIGHWAY EXISTING CONDITIONS	LOTS 2 thru 8 EXISTING CONDITIONS	COMBINED TOTAL OF 3200 & LOTS 2 thru 8 EXISTING CONDITIONS	3200 LAKEVILLE HIGHWAY EXISTING UNDER THIS SUBMITTAL	LOTS 2 thru 8 PROPOSED UNDER THIS SUBMITTAL	COMBINED TOTAL OF 3200 & LOTS 2 thru 8 UNDER THIS SUBMITTAL
BUILDING COVERAGE	11,552 S.F.	N/A	11,552 S.F.	125,506 S.F. *	155,045 S.F. *	256,549 S.F.
HARDSCAPE	186,300 S.F.	N/A	186,300 S.F.	208,848 S.F.	64,884 S.F.	273,732 S.F.
PERMEABLE SURFACE/PARKING	N/A	N/A	N/A	441 SQ. FT.	7,006 S.F.	7,447 S.F.
BANKED/FUTURE PARKING (LANDSCAPE)	57,721 S.F.	N/A	57,721 S.F.	41,687 S.F.	22,984 S.F.	64,671 S.F.
BIORETENTION	19,867 S.F.	N/A	19,867 S.F.	4,447 S.F.	3,286 S.F.	12,735 S.F.
LANDSCAPE	52,341 S.F.	N/A	52,341 S.F.	43,802 S.F.	27,363 S.F.	71,165 S.F.
EXISTING UNDEVELOPED LAND	N/A	260,616 S.F.	260,616 S.F.	N/A	N/A	N/A
DEEDED PARKING/LANDSCAPE (NOT A PART)	N/A	23,110 S.F.	23,110 S.F.	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.	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, 155,045 SQ. OF THE PROPOSED BUILDING IS LOCATED ON LOTS 2 THRU 8 AND 1184 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.



STEVEN J. LAFRANCHI & ASSOCIATES, INC.
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DRAWN: CRK, DKD
CHECK: S.J.L.
JOB: LABCON2022
JOB No: 222290
SHEET



OFF-SITE CIRCULATION DETAIL:
SCALE: 1"=400'

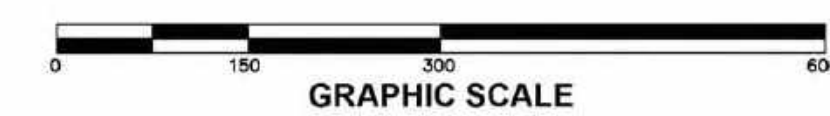


1/2 MILE

3/4 MILE



ON-SITE CIRCULATION DETAIL:
SCALE: 1"=150'

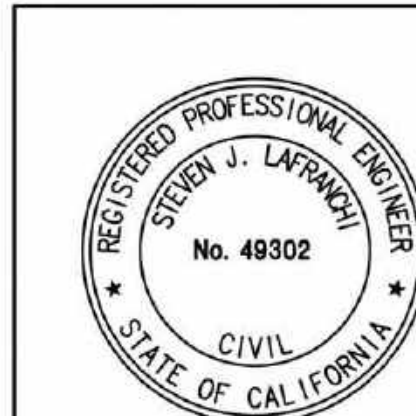


- LEGEND**
- PROPOSED PUBLIC PEDESTRIAN ACCESS
 - EXISTING PUBLIC PEDESTRIAN ACCESS
 - PROPOSED PUBLIC VEHICULAR ACCESS
 - PROPOSED PRIVATE VEHICULAR ACCESS
 - EXISTING PUBLIC AND PRIVATE VEHICULAR ACCESS
 - CLASS 1 (EXIST.) BICYCLE
 - CLASS 1 (PROPOSED) BICYCLE
 - CLASS 2 (EXIST.) BICYCLE
 - CLASS 2 (PROPOSED) BICYCLE
 - CLASS 3 (EXIST.) BICYCLE
 - CLASS 3 (PROPOSED) BICYCLE
 - TRAIL (EXIST.)
 - TRAIL (PROPOSED)
 - BUS STOP LOCATION
 - BUS STOP LOCATION

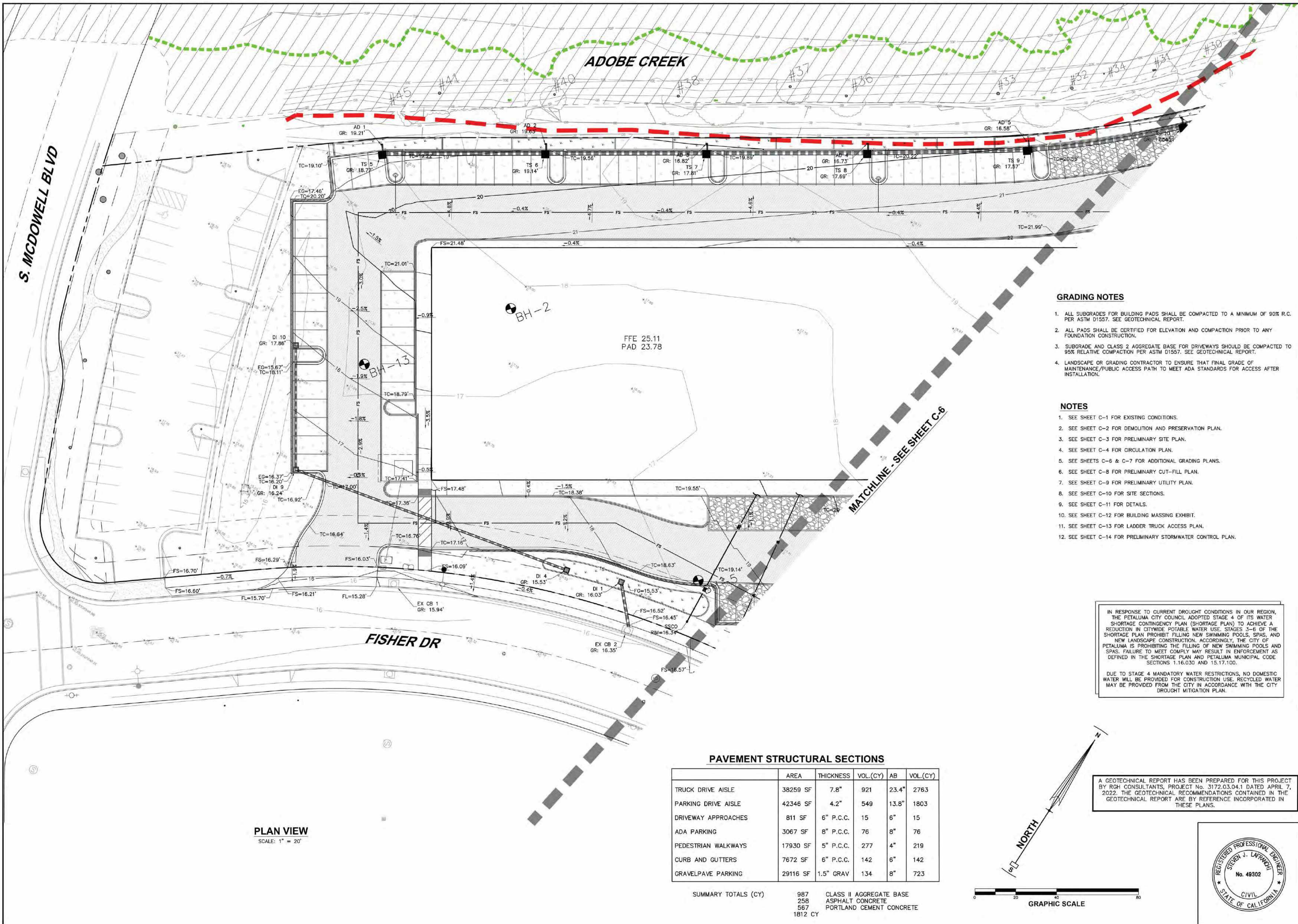
REVISIONS	BY

CIRCULATION PLAN
LABCON NORTH AMERICA
FISHER DRIVE APNS 005-280-006,-007,-042,-043,-044,-045 & 3200 LAKEVILLE HWY APN 005-040-039
PETALUMA CALIFORNIA

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DESIGN: CRK, S.J., A.J.C.
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JOB: LABCON2022
JOB No: 222290
SHEET



IN RESPONSE TO CURRENT DROUGHT CONDITIONS IN OUR REGION, THE PETALUMA CITY COUNCIL ADOPTED STAGE 4 OF ITS WATER SHORTAGE CONTINGENCY PLAN (SHORTAGE PLAN) TO ACHIEVE A REDUCTION IN CITYWIDE POTABLE WATER USE. STAGES 3-6 OF THE SHORTAGE PLAN PROHIBIT FILLING NEW SWIMMING POOLS, SPAS, AND NEW LANDSCAPE CONSTRUCTION. ACCORDINGLY, THE CITY OF PETALUMA IS PROHIBITING THE FILLING OF NEW SWIMMING POOLS AND SPAS. FAILURE TO MEET COMPLY MAY RESULT IN ENFORCEMENT AS DEFINED IN THE SHORTAGE PLAN AND PETALUMA MUNICIPAL CODE SECTIONS 1.16.030 AND 15.17.100.

DUE TO STAGE 4 MANDATORY WATER RESTRICTIONS, NO DOMESTIC WATER WILL BE PROVIDED FOR CONSTRUCTION USE. RECYCLED WATER MAY BE PROVIDED FROM THE CITY IN ACCORDANCE WITH THE CITY DROUGHT MITIGATION PLAN.

A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS PROJECT BY RGH CONSULTANTS, PROJECT No. 3172.03.04.1 DATED APRIL 7, 2022. THE GEOTECHNICAL RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT ARE BY REFERENCE INCORPORATED IN THESE PLANS.

REVISIONS	BY

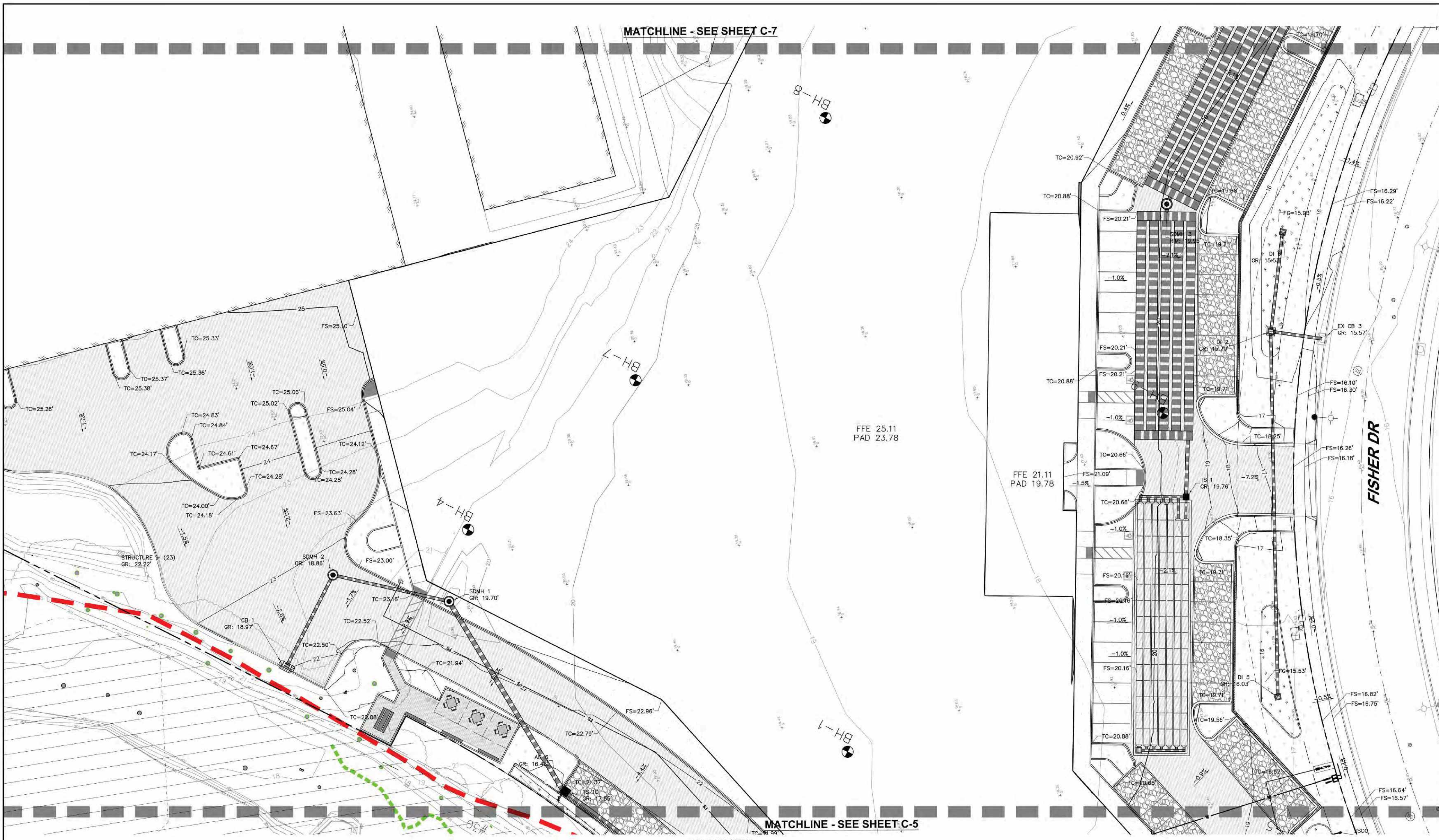
PRELIMINARY GRADING PLAN 1

LABCON NORTH AMERICA
FISHER DRIVE APNS 005-280-006, -007, -042, -043, -044, -045 & 3200 LAKEVILLE HWY APN 005-040-039
PETALUMA CALIFORNIA

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DATE: 07.15.2022
SCALE: 1" = 20'
DESIGN: CRK, S.J., A.J.C.
DRAWN: CRK, DKD
CHECK: S.J.L.
JOB: LABCON2022
JOB No: 222290
SHEET

C-5
OF 14 SHEETS



PLAN VIEW
SCALE: 1" = 20'

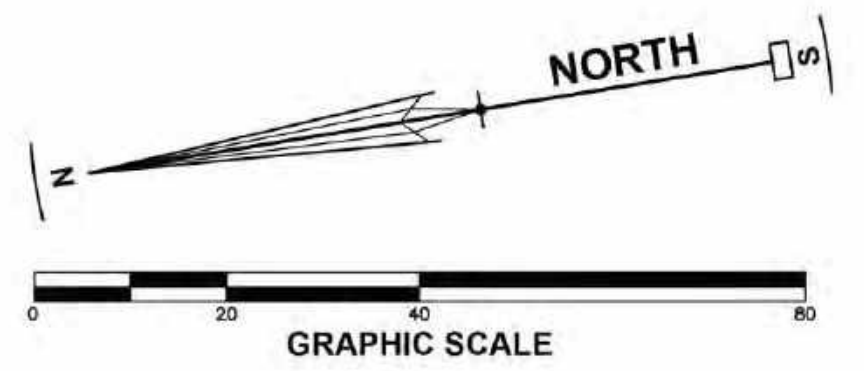
- NOTES**
- SEE SHEET C-1 FOR EXISTING CONDITIONS.
 - SEE SHEET C-2 FOR DEMOLITION AND PRESERVATION PLAN.
 - SEE SHEET C-3 FOR PRELIMINARY SITE PLAN.
 - SEE SHEET C-4 FOR CIRCULATION PLAN.
 - SEE SHEETS C-5 & C-7 FOR ADDITIONAL GRADING PLANS.
 - SEE SHEET C-8 FOR PRELIMINARY CUT-FILL PLAN.
 - SEE SHEET C-9 FOR PRELIMINARY UTILITY PLAN.
 - SEE SHEET C-10 FOR SITE SECTIONS.
 - SEE SHEET C-11 FOR DETAILS.
 - SEE SHEET C-12 FOR BUILDING MASSING EXHIBIT.
 - SEE SHEET C-13 FOR LADDER TRUCK ACCESS PLAN.
 - SEE SHEET C-14 FOR PRELIMINARY STORMWATER CONTROL PLAN.

- GRADING NOTES**
- ALL SUBGRADES FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF 90% R.C. PER ASTM D1557. SEE GEOTECHNICAL REPORT.
 - ALL PADS SHALL BE CERTIFIED FOR ELEVATION AND COMPACTION PRIOR TO ANY FOUNDATION CONSTRUCTION.
 - SUBGRADE AND CLASS 2 AGGREGATE BASE FOR DRIVEWAYS SHOULD BE COMPACTED TO 95% RELATIVE COMPACTION PER ASTM D1557. SEE GEOTECHNICAL REPORT.
 - LANDSCAPE OR GRADING CONTRACTOR TO ENSURE THAT FINAL GRADE OF MAINTENANCE/PUBLIC ACCESS PATH TO MEET ADA STANDARDS FOR ACCESS AFTER INSTALLATION.

A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS PROJECT BY RGH CONSULTANTS, PROJECT No. 3172.03.04.1 DATED APRIL 7, 2022. THE GEOTECHNICAL RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT ARE BY REFERENCE INCORPORATED IN THESE PLANS.

IN RESPONSE TO CURRENT DROUGHT CONDITIONS IN OUR REGION, THE PETALUMA CITY COUNCIL ADOPTED STAGE 4 OF ITS WATER SHORTAGE CONTINGENCY PLAN (SHORTAGE PLAN) TO ACHIEVE A REDUCTION IN CITYWIDE POTABLE WATER USE. STAGES 3-6 OF THE SHORTAGE PLAN PROHIBIT FILLING NEW SWIMMING POOLS, SPAS, AND NEW LANDSCAPE CONSTRUCTION. ACCORDINGLY, THE CITY OF PETALUMA IS PROHIBITING THE FILLING OF NEW SWIMMING POOLS AND SPAS. FAILURE TO MEET COMPLY MAY RESULT IN ENFORCEMENT AS DEFINED IN THE SHORTAGE PLAN AND PETALUMA MUNICIPAL CODE SECTIONS 1.16.030 AND 15.17.100.

DUE TO STAGE 4 MANDATORY WATER RESTRICTIONS, NO DOMESTIC WATER WILL BE PROVIDED FOR CONSTRUCTION USE. RECYCLED WATER MAY BE PROVIDED FROM THE CITY IN ACCORDANCE WITH THE CITY DROUGHT MITIGATION PLAN.



REVISIONS	BY

PRELIMINARY GRADING PLAN 2
LABCON NORTH AMERICA
FISHER DRIVE APNS 005-280-006,-007,-042,-043,-044,-045 & 3200 LAKEVILLE HWY APN 005-040-039
PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
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DESIGN: CRK, S.J., A.J.C.
DRAWN: CRK, D.K.D.
CHECK: S.J.L.
JOB: LABCON2022
JOB No: 222290
SHEET

GRADING NOTES

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4. LANDSCAPE OR GRADING CONTRACTOR TO ENSURE THAT FINAL GRADE OF MAINTENANCE/PUBLIC ACCESS PATH TO MEET ADA STANDARDS FOR ACCESS AFTER INSTALLATION.

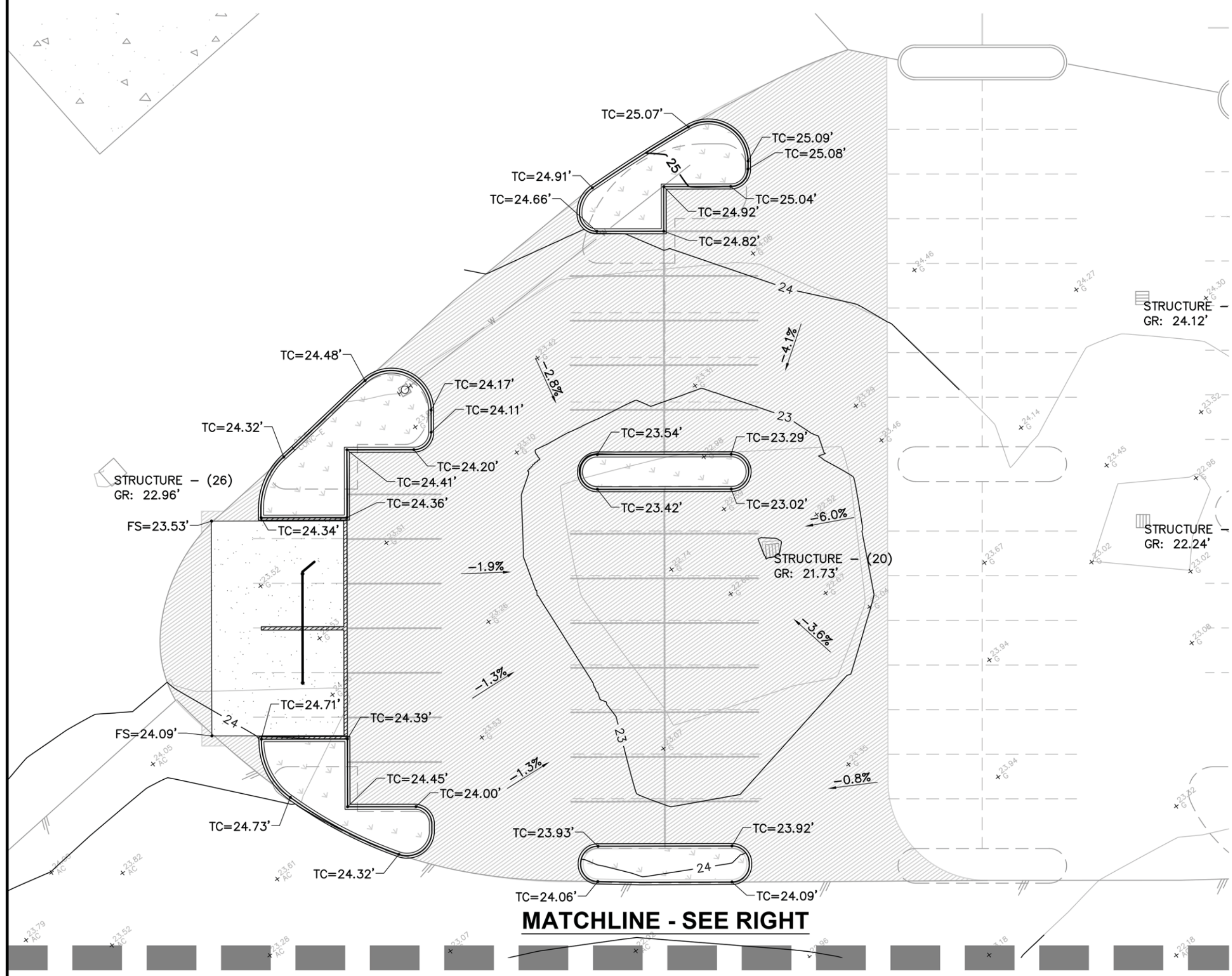
NOTES

1. SEE SHEET C-1 FOR EXISTING CONDITIONS.
2. SEE SHEET C-2 FOR DEMOLITION AND PRESERVATION PLAN.
3. SEE SHEET C-3 FOR PRELIMINARY SITE PLAN.
4. SEE SHEET C-4 FOR CIRCULATION PLAN.
5. SEE SHEETS C-5 & C-6 FOR ADDITIONAL GRADING PLANS.
6. SEE SHEET C-8 FOR PRELIMINARY CUT-FILL PLAN.
7. SEE SHEET C-9 FOR PRELIMINARY UTILITY PLAN.
8. SEE SHEET C-10 FOR SITE SECTIONS.
9. SEE SHEET C-11 FOR DETAILS.
10. SEE SHEET C-12 FOR BUILDING MASSING EXHIBIT.
11. SEE SHEET C-13 FOR LADDER TRUCK ACCESS PLAN.
12. SEE SHEET C-14 FOR PRELIMINARY STORMWATER CONTROL PLAN.

IN RESPONSE TO CURRENT DROUGHT CONDITIONS IN OUR REGION, THE PETALUMA CITY COUNCIL ADOPTED STAGE 4 OF ITS WATER SHORTAGE CONTINGENCY PLAN (SHORTAGE PLAN) TO ACHIEVE A REDUCTION IN CITYWIDE POTABLE WATER USE. STAGES 3-6 OF THE SHORTAGE PLAN PROHIBIT FILLING NEW SWIMMING POOLS, SPAS, AND NEW LANDSCAPE CONSTRUCTION. ACCORDINGLY, THE CITY OF PETALUMA IS PROHIBITING THE FILLING OF NEW SWIMMING POOLS AND SPAS. FAILURE TO MEET COMPLY MAY RESULT IN ENFORCEMENT AS DEFINED IN THE SHORTAGE PLAN AND PETALUMA MUNICIPAL CODE SECTIONS 1.16.030 AND 15.17.100.

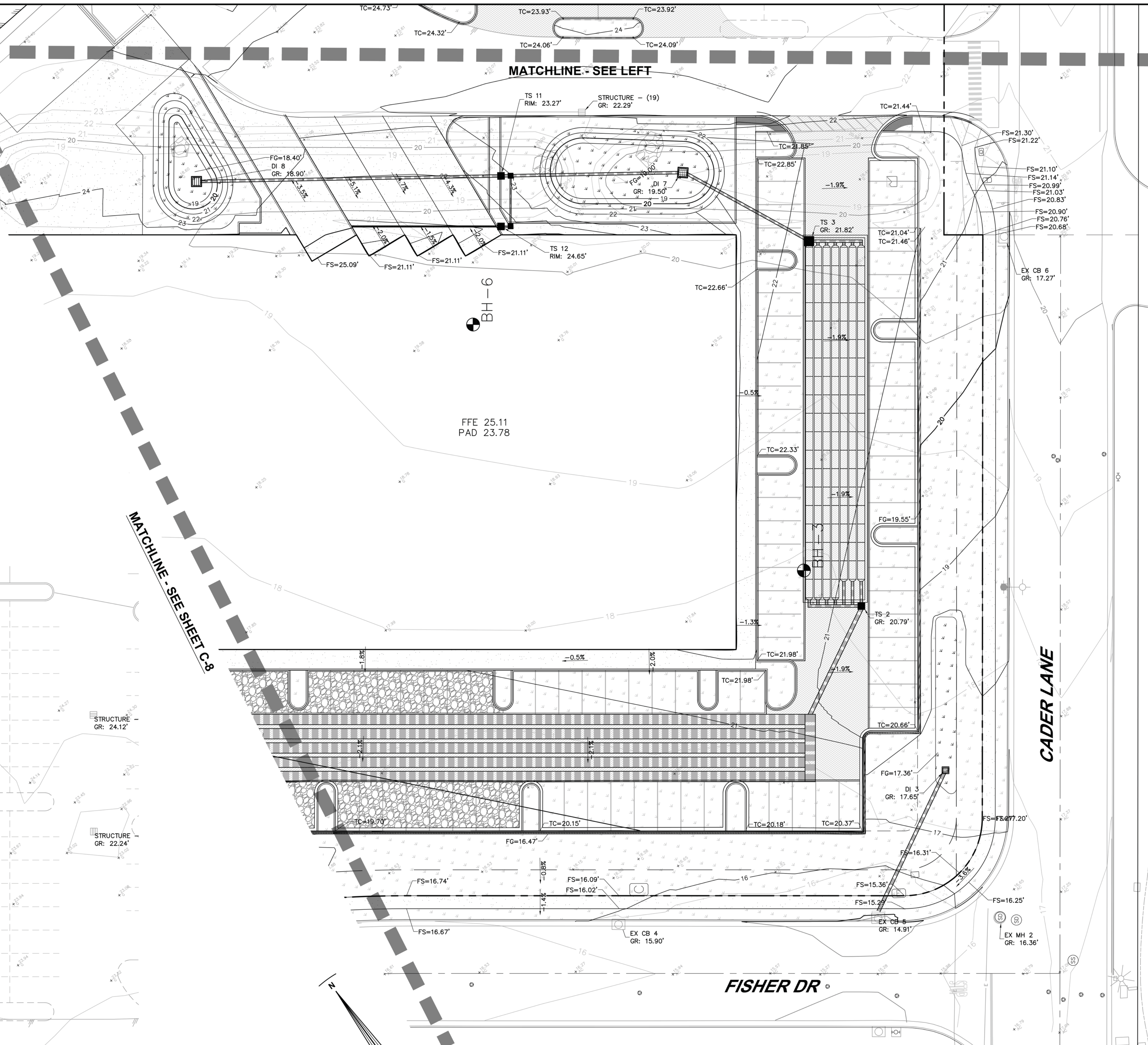
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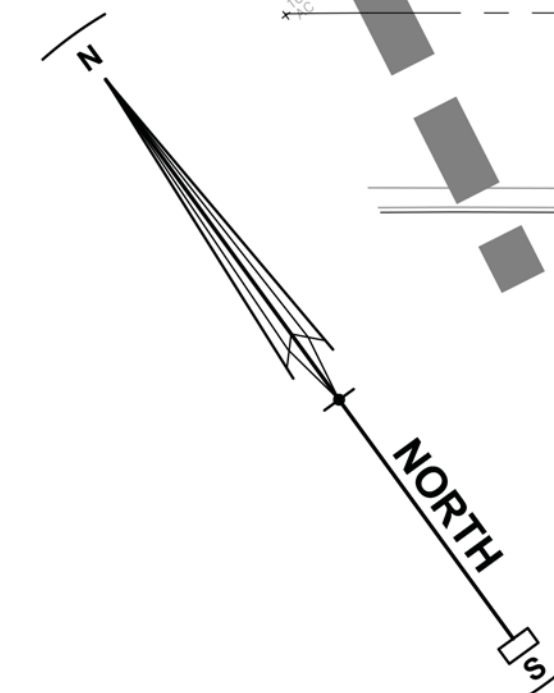
MATCHLINE - SEE RIGHT

PLAN VIEW
SCALE: 1" = 20'

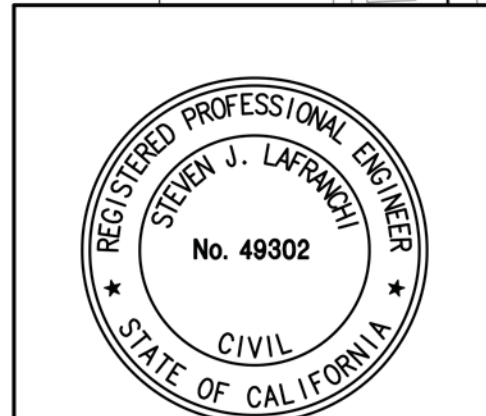
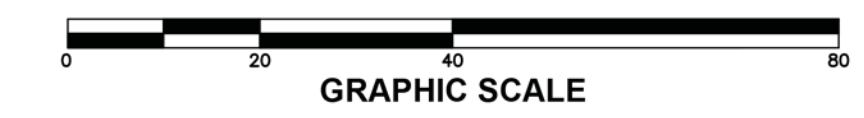


MATCHLINE - SEE LEFT

MATCHLINE - SEE SHEET C-8



PLAN VIEW
SCALE: 1" = 20'

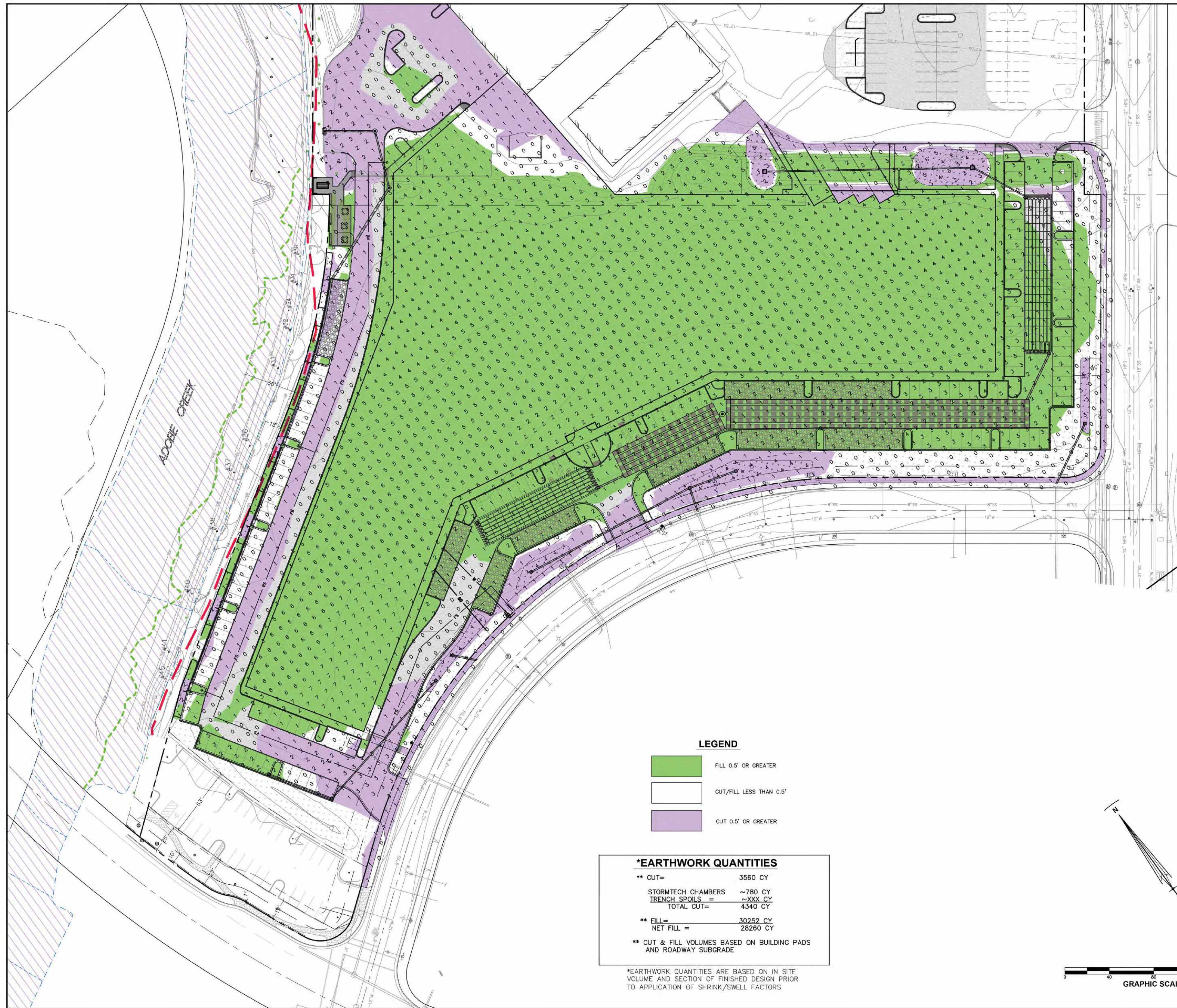


REVISIONS	BY

PRELIMINARY GRADING PLAN 3
LABCON NORTH AMERICA
FISHER DRIVE APNS 005-280-006,-007,-042,-043,-044,-045 & 3200 LAKEVILLE HWY APN 005-040-039
PETALUMA CALIFORNIA

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DRAWN: CRK, DKD
CHECK: S.J.
JOB: LABCON2022
JOB No: 222290
SHEET



- NOTES**
1. SEE SHEET C-1 FOR EXISTING CONDITIONS.
 2. SEE SHEET C-2 FOR DEMOLITION AND PRESERVATION PLAN.
 3. SEE SHEET C-3 FOR PRELIMINARY SITE PLAN.
 4. SEE SHEET C-4 FOR CIRCULATION PLAN.
 5. SEE SHEETS C-5, C-7 & C-8 FOR ADDITIONAL GRADING PLANS.
 6. SEE SHEET C-9 FOR PRELIMINARY UTILITY PLAN.
 7. SEE SHEET C-10 FOR SITE SECTIONS.
 8. SEE SHEET C-11 FOR DETAILS.
 9. SEE SHEET C-12 FOR BUILDING MASSING EXHIBIT.
 10. SEE SHEET C-13 FOR LADDER TRUCK ACCESS PLAN.
 11. SEE SHEET C-14 FOR PRELIMINARY STORMWATER CONTROL PLAN.

LEGEND

	FILL 0.5' OR GREATER
	CUT/FILL LESS THAN 0.5'
	CUT 0.5' OR GREATER

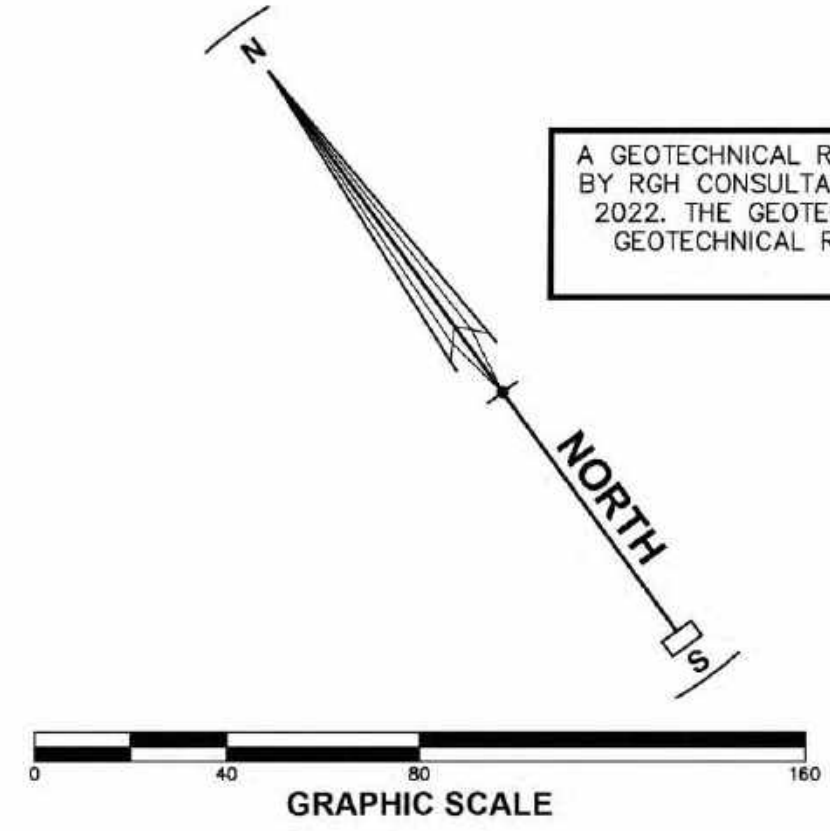
***EARTHWORK QUANTITIES**

** CUT=	3560 CY
STORMTECH CHAMBERS	~780 CY
TRENCH SPOILS =	~XXX CY
TOTAL CUT=	4340 CY
** FILL=	30252 CY
NET FILL =	28260 CY

** CUT & FILL VOLUMES BASED ON BUILDING PADS AND ROADWAY SUBGRADE

*EARTHWORK QUANTITIES ARE BASED ON IN SITE VOLUME AND SECTION OF FINISHED DESIGN PRIOR TO APPLICATION OF SHRINK/SWELL FACTORS

A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS PROJECT BY RGH CONSULTANTS, PROJECT No. 3172.03.04.1 DATED APRIL 7, 2022. THE GEOTECHNICAL RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT ARE BY REFERENCE INCORPORATED IN THESE PLANS.

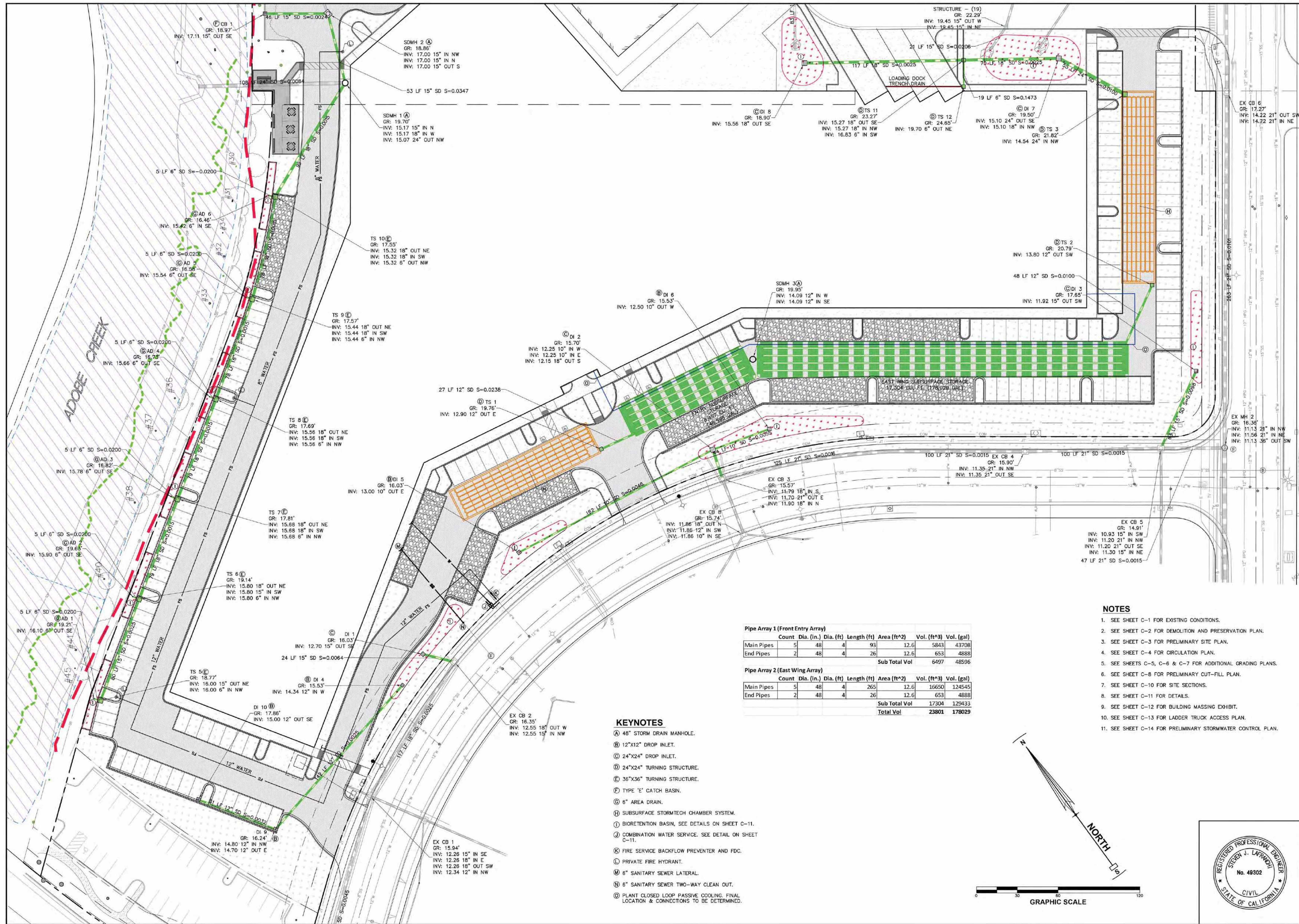


REVISIONS	BY

PRELIMINARY CUT-FILL PLAN
 LABCON NORTH AMERICA
 FISHER DRIVE APNS 005-280-006,-007,-042,-043,-044,-045 & 3200 LAKEVILLE HWY APN 005-040-039
 PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
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 LAND PLANNERS - LANDSCAPE ARCHITECTS
 PETALUMA THEATRE SQUARE
 140 SECOND STREET, SUITE 312
 PETALUMA, CALIFORNIA 94952
 (707) 762-3122 FAX (707) 762-3239

DATE: 07.15.2022
 SCALE: 1" = 40'
 DESIGN: CRK, S.J., A.J.C.
 DRAWN: CRK, DKD
 CHECK: S.J.L.
 JOB: LABCON2022
 JOB No: 222290
 SHEET



REVISIONS	BY

PRELIMINARY UTILITY PLAN
 LABCON NORTH AMERICA
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 (707) 762-3122 FAX (707) 762-3239

DATE: 07.15.2022
 SCALE: 1" = 30'
 DESIGN: CRK, S.J., A.J.C.
 DRAWN: CRK, D.K.D.
 CHECK: S.J.L.
 JOB: LABCON2022
 JOB No: 222290
 SHEET

- NOTES**
- SEE SHEET C-1 FOR EXISTING CONDITIONS.
 - SEE SHEET C-2 FOR DEMOLITION AND PRESERVATION PLAN.
 - SEE SHEET C-3 FOR PRELIMINARY SITE PLAN.
 - SEE SHEET C-4 FOR CIRCULATION PLAN.
 - SEE SHEETS C-5, C-6 & C-7 FOR ADDITIONAL GRADING PLANS.
 - SEE SHEET C-8 FOR PRELIMINARY CUT-FILL PLAN.
 - SEE SHEET C-10 FOR SITE SECTIONS.
 - SEE SHEET C-11 FOR DETAILS.
 - SEE SHEET C-12 FOR BUILDING MASSING EXHIBIT.
 - SEE SHEET C-13 FOR LADDER TRUCK ACCESS PLAN.
 - SEE SHEET C-14 FOR PRELIMINARY STORMWATER CONTROL PLAN.

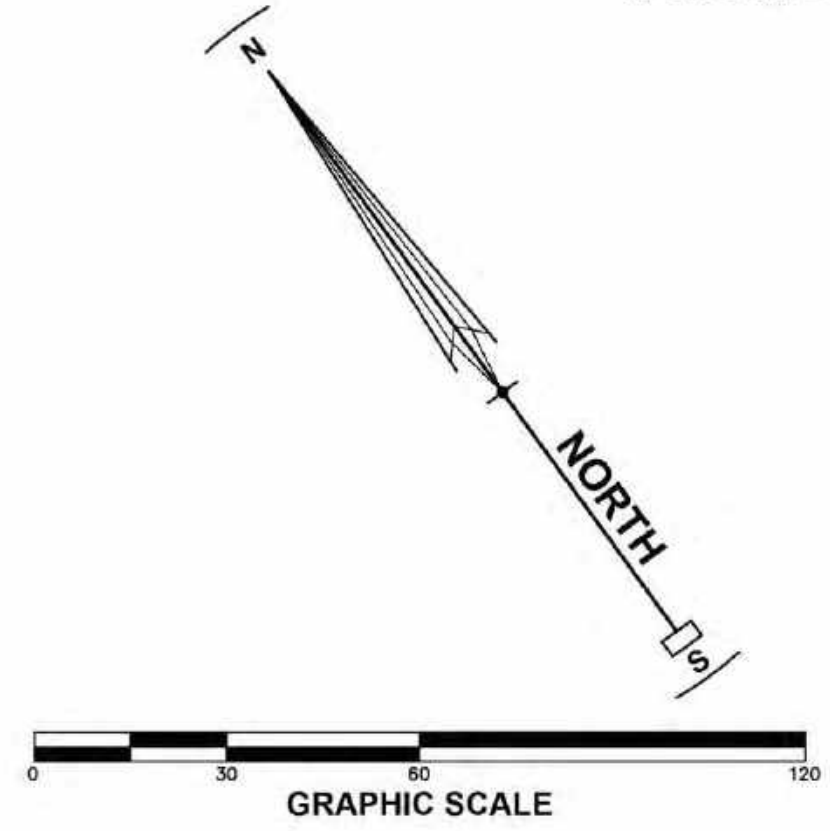
Pipe Array 1 (Front Entry Array)

Count	Dia. (in.)	Dia. (ft)	Length (ft)	Area (ft ²)	Vol. (ft ³)	Vol. (gal)
Main Pipes	5	48	4	93	12.6	5843
End Pipes	2	48	4	26	12.6	653
Sub Total Vol					6497	48596

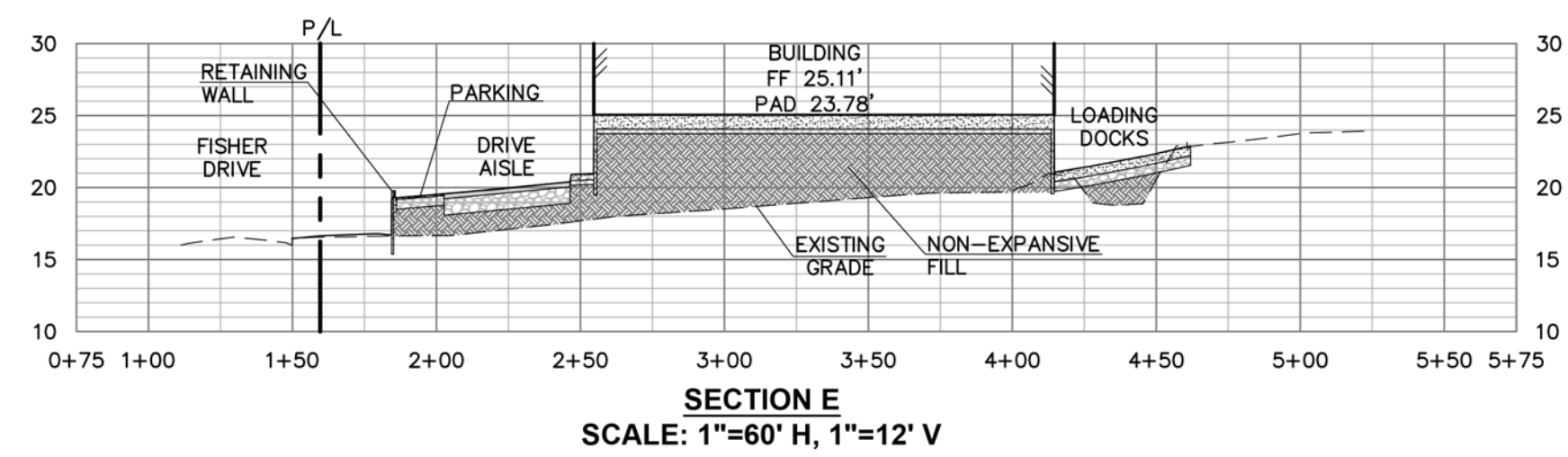
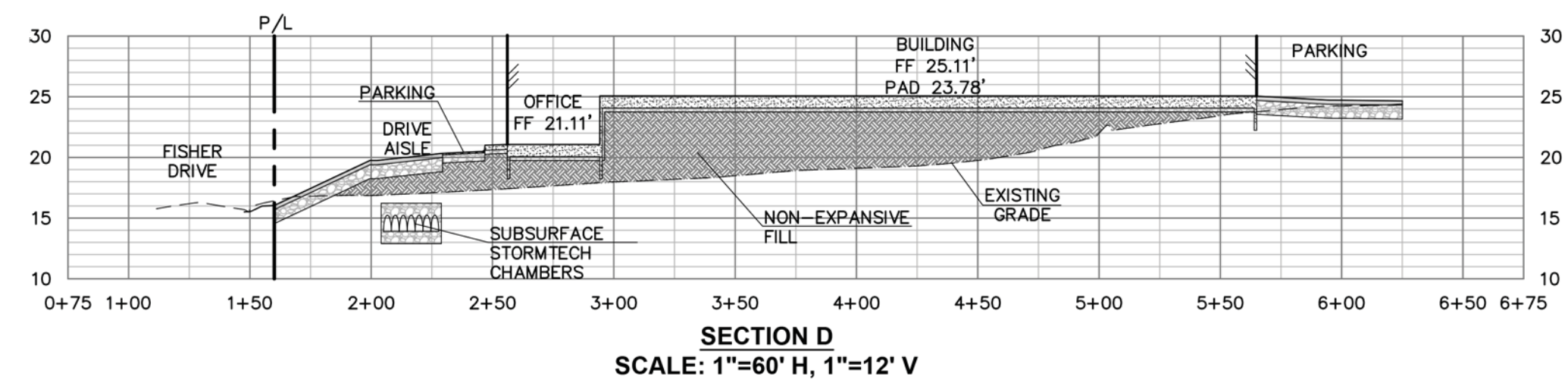
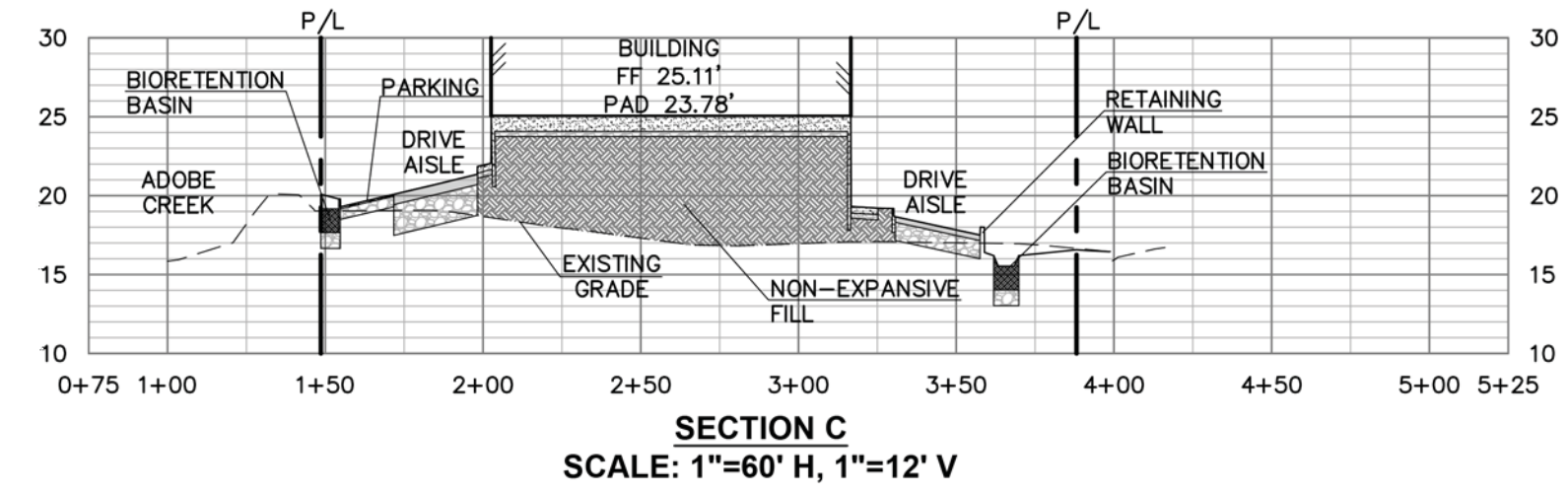
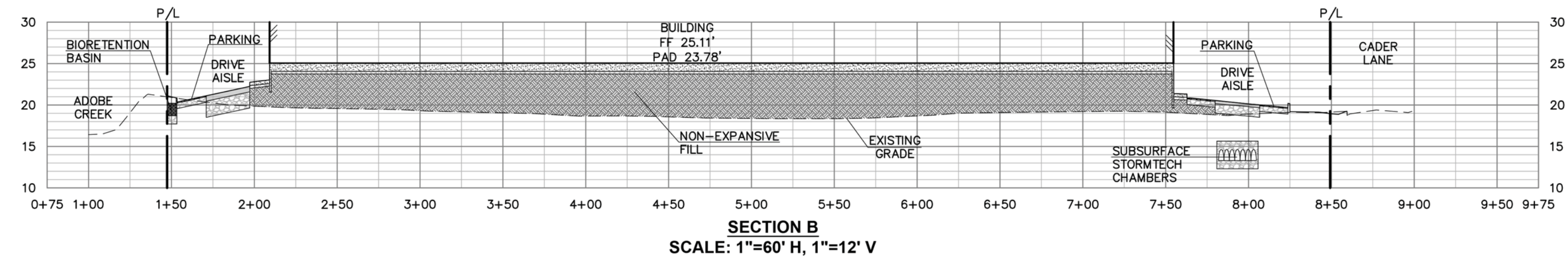
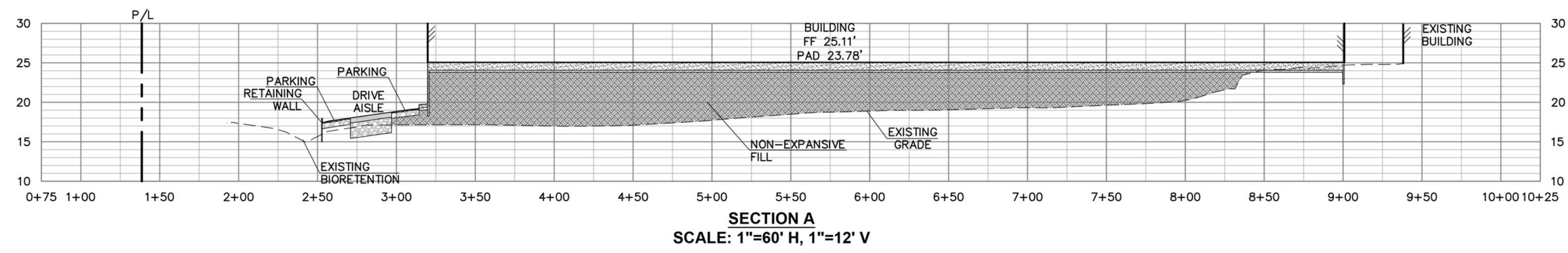
Pipe Array 2 (East Wing Array)

Count	Dia. (in.)	Dia. (ft)	Length (ft)	Area (ft ²)	Vol. (ft ³)	Vol. (gal)
Main Pipes	5	48	4	265	12.6	16650
End Pipes	2	48	4	26	12.6	653
Sub Total Vol					17304	129433
Total Vol					23801	178029

- KEYNOTES**
- (A) 48" STORM DRAIN MANHOLE.
 - (B) 12"x12" DROP INLET.
 - (C) 24"x24" DROP INLET.
 - (D) 24"x24" TURNING STRUCTURE.
 - (E) 36"x36" TURNING STRUCTURE.
 - (F) TYPE 'E' CATCH BASIN.
 - (G) 6" AREA DRAIN.
 - (H) SUBSURFACE STORMTECH CHAMBER SYSTEM.
 - (I) BIORETENTION BASIN, SEE DETAILS ON SHEET C-11.
 - (J) COMBINATION WATER SERVICE, SEE DETAIL ON SHEET C-11.
 - (K) FIRE SERVICE BACKFLOW PREVENTER AND FDC.
 - (L) PRIVATE FIRE HYDRANT.
 - (M) 6" SANITARY SEWER LATERAL.
 - (N) 6" SANITARY SEWER TWO-WAY CLEAN OUT.
 - (O) PLANT CLOSED LOOP PASSIVE COOLING, FINAL LOCATION & CONNECTIONS TO BE DETERMINED.



REVISIONS	BY



SITE SECTIONS
LABCON NORTH AMERICA
FISHER DRIVE APNS 005-280-006, -007, -042, -043, -044, -045 & 3200 LAKEVILLE HWY APN 005-040-039
PETALUMA CALIFORNIA

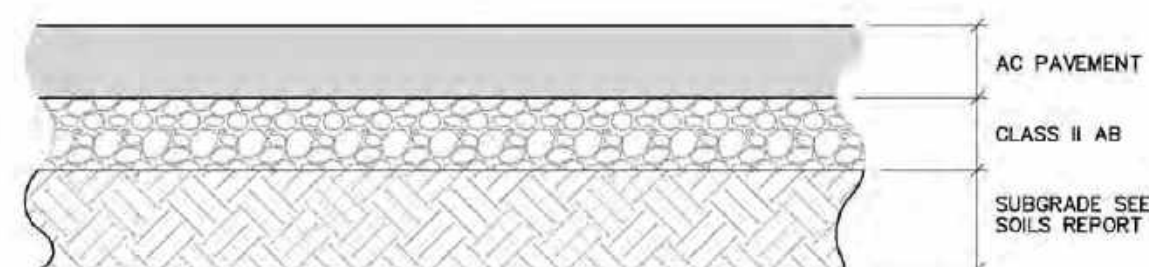
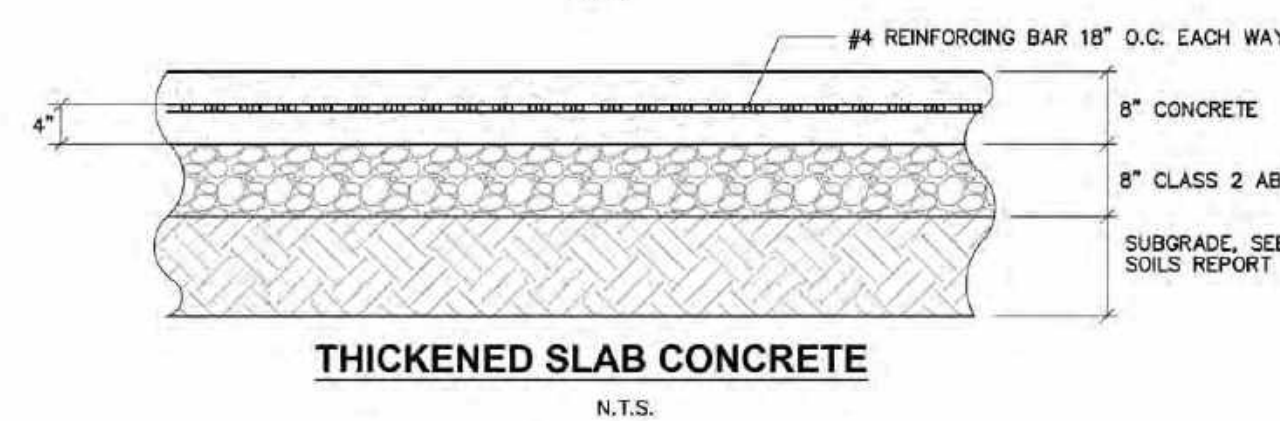
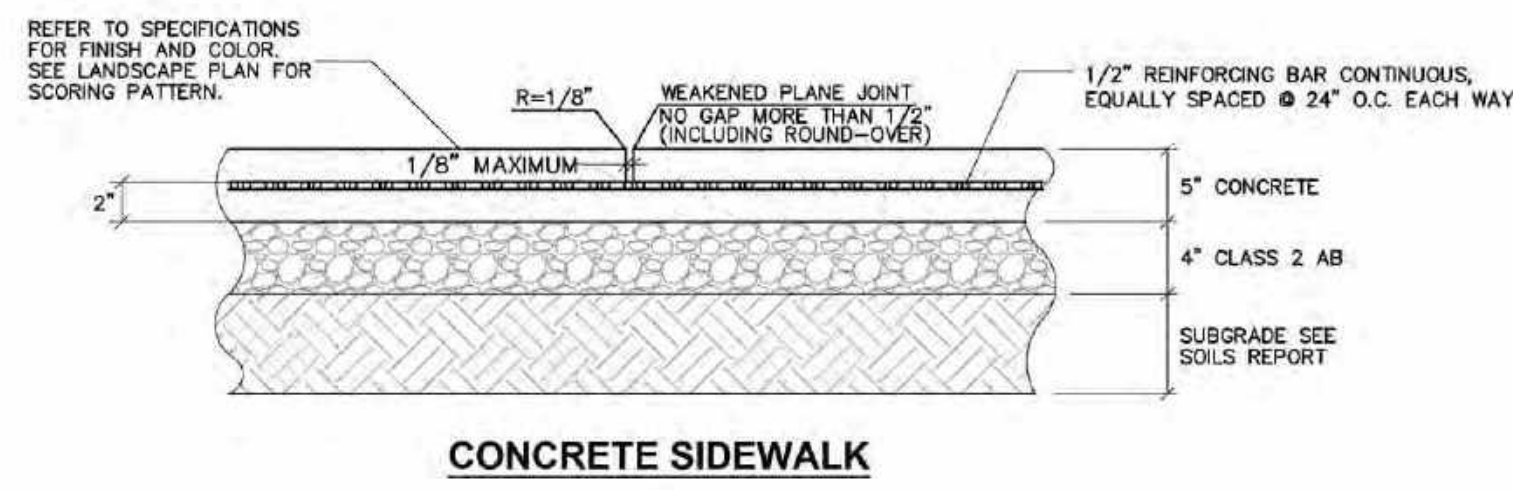
STEVEN J. LAFRANCHI & ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - LANDSCAPE ARCHITECTS
PETALUMA THEATRE SQUARE
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PETALUMA, CALIFORNIA 94952
(707) 762-3122 FAX (707) 762-3239

NOTES

1. SEE SHEET C-1 FOR EXISTING CONDITIONS.
2. SEE SHEET C-2 FOR DEMOLITION AND PRESERVATION PLAN.
3. SEE SHEET C-3 FOR PRELIMINARY SITE PLAN AND SECTION LOCATIONS.
4. SEE SHEET C-4 FOR CIRCULATION PLAN.
5. SEE SHEETS C-5, C-6 & C-7 FOR GRADING PLANS.
6. SEE SHEET C-8 FOR PRELIMINARY CUT-FILL PLAN.
7. SEE SHEET C-9 FOR PRELIMINARY UTILITY PLAN.
8. SEE SHEET C-11 FOR DETAILS.
9. SEE SHEET C-12 FOR BUILDING MASSING EXHIBIT.
10. SEE SHEET C-13 FOR LADDER TRUCK ACCESS PLAN.
11. SEE SHEET C-14 FOR PRELIMINARY STORMWATER CONTROL PLAN.



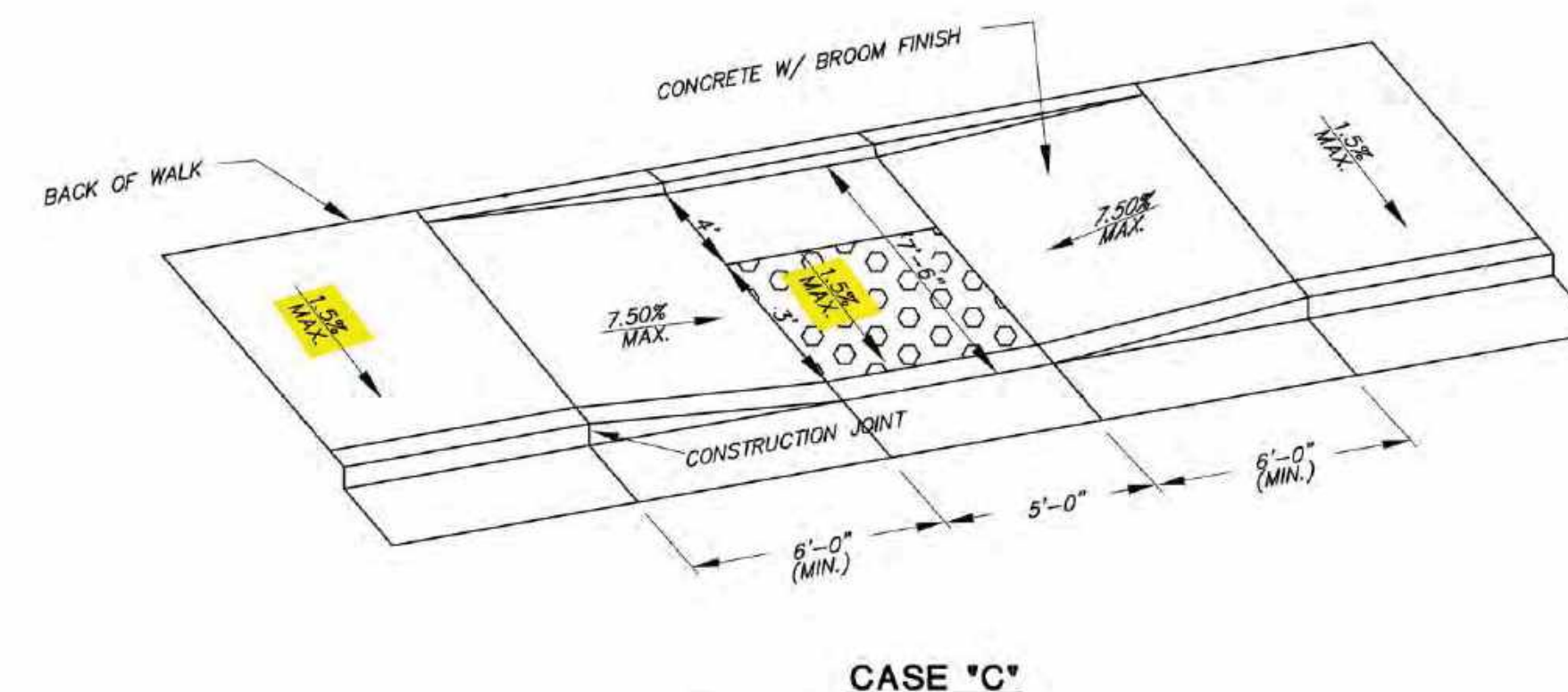
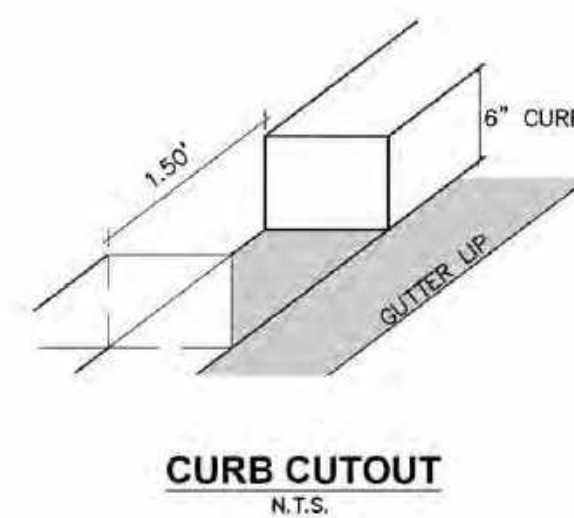
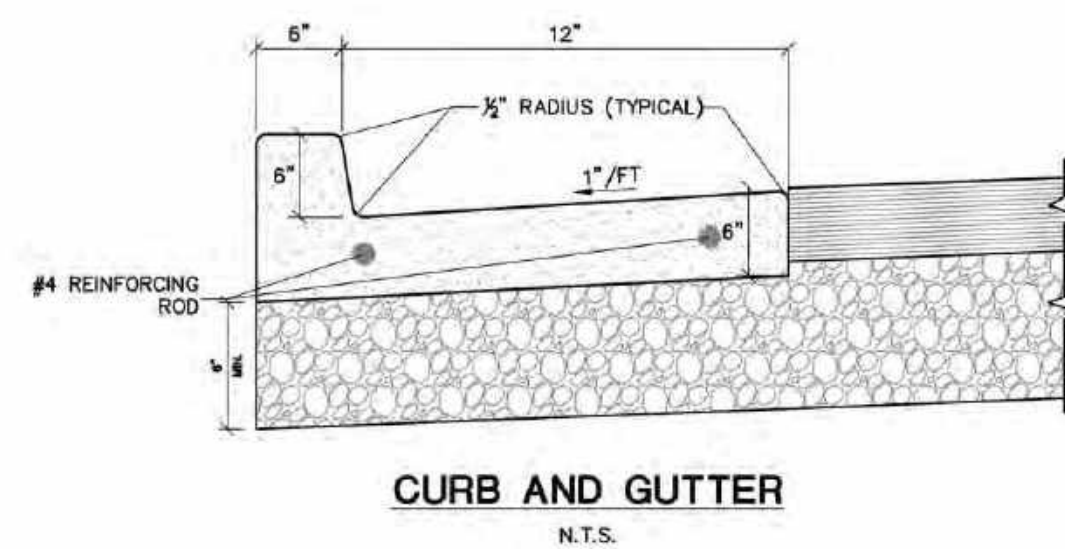
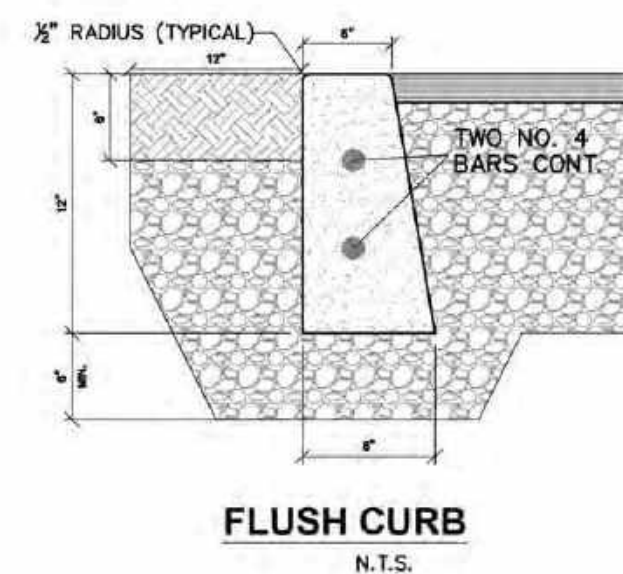
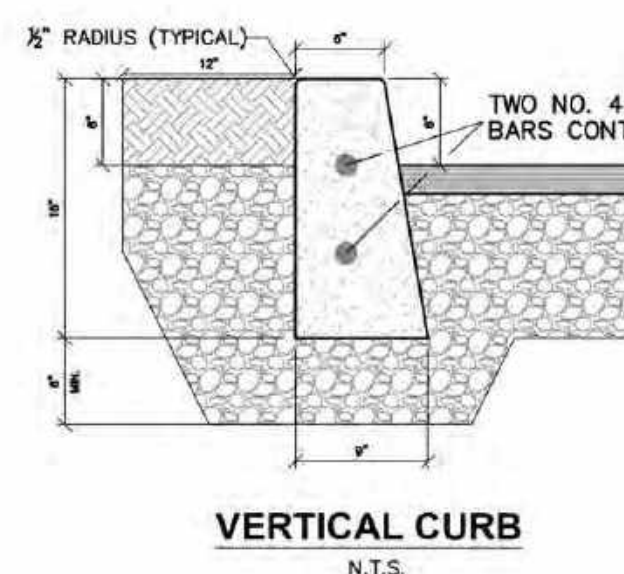
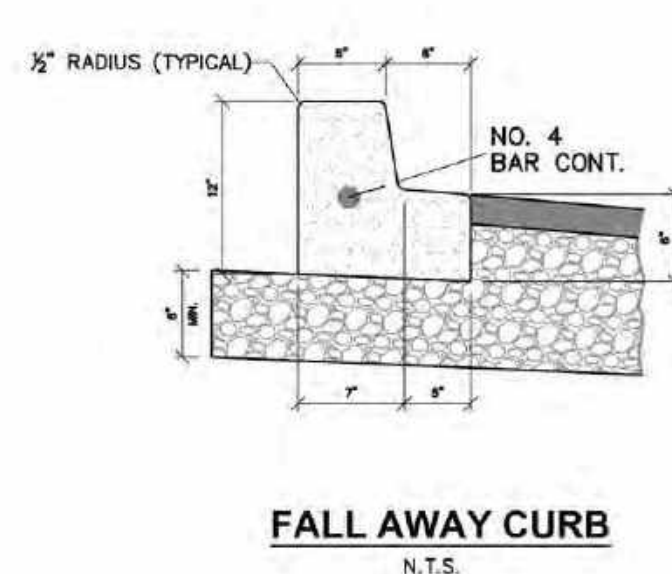
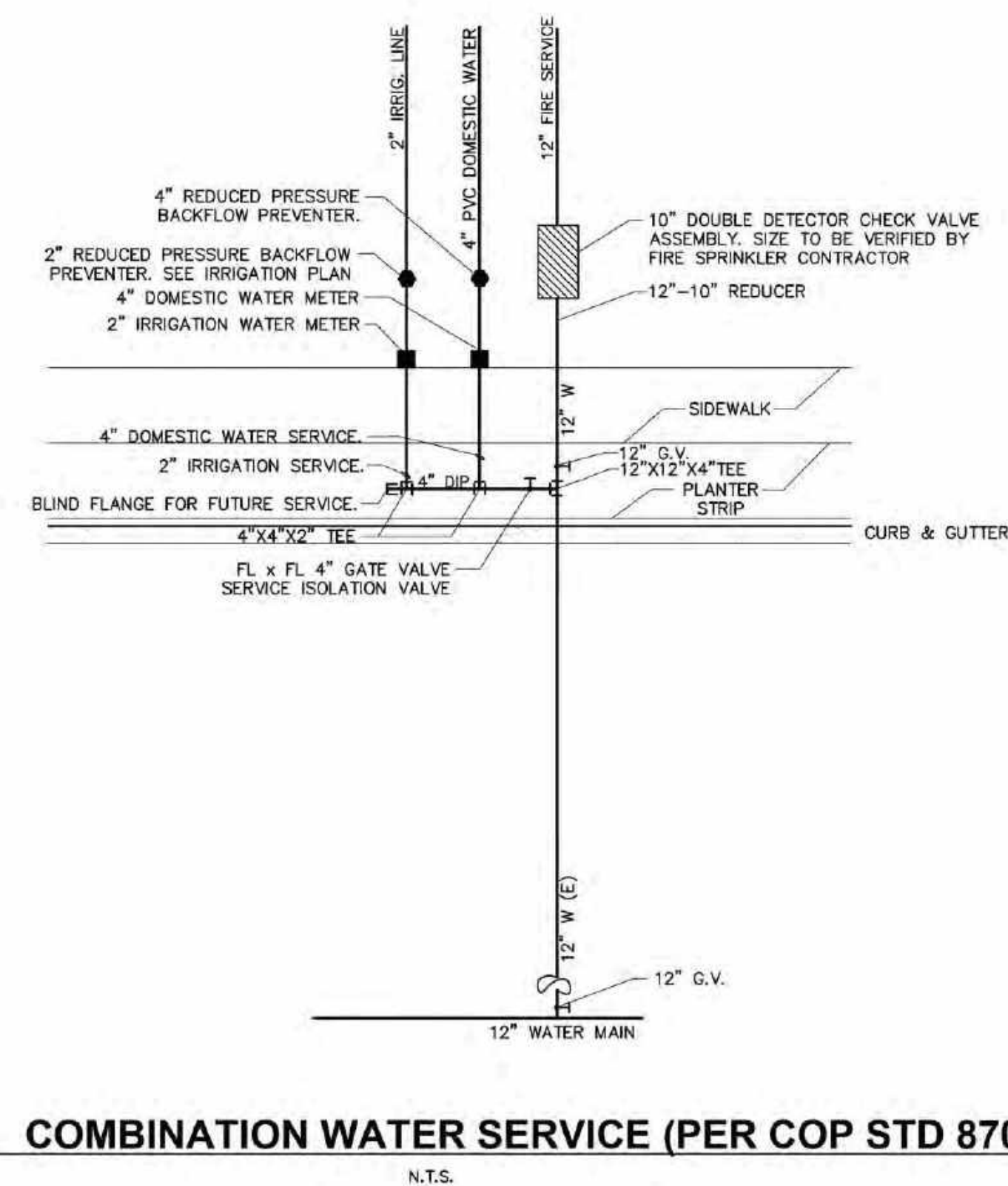
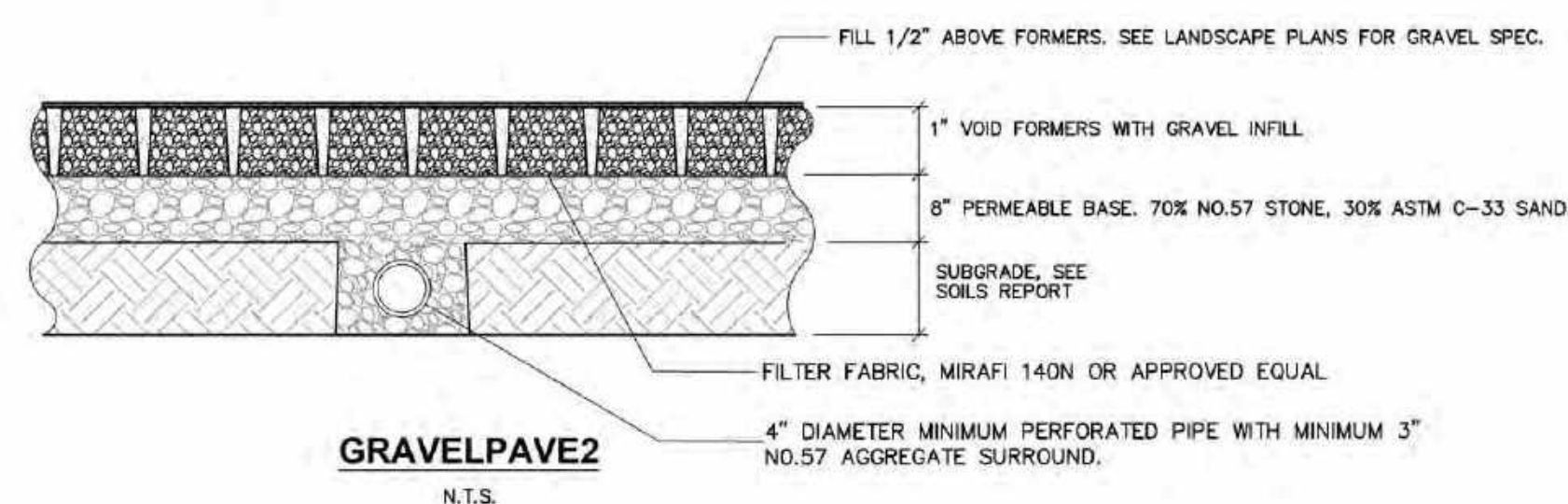
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SCALE:	AS SHOWN
DESIGN:	CRK, S.J., A.J.C.
DRAWN:	CRK, DKD
CHECK:	S.J.L.
JOB:	LABCON2022
JOB No:	222290
SHEET:	



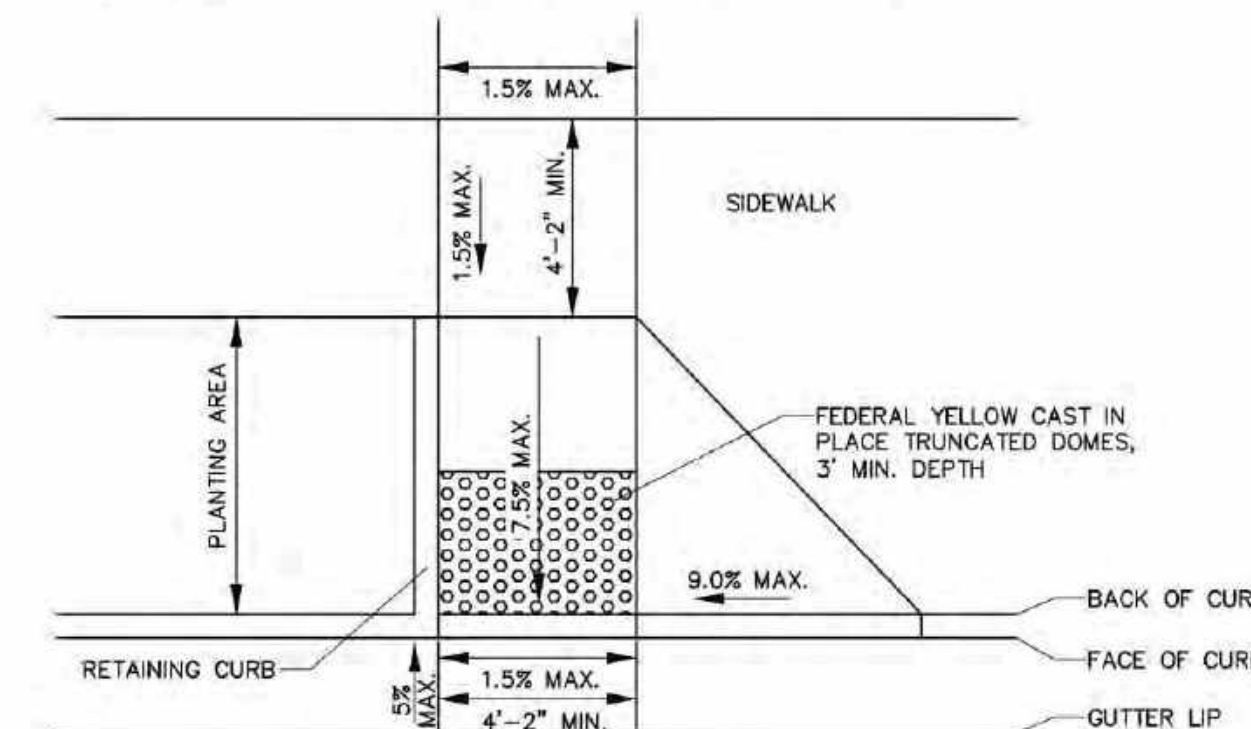
THE FOLLOWING INFORMATION IS BASED ON THE RECOMMENDATIONS AS EXPRESSED IN THE GEOTECHNICAL INVESTIGATION PREPARED BY RGH GEOTECHNICAL ASSOCIATES.

	T.I.	A.C.	CL. 2 A.B.
MAIN DRIVE AISLE	7	4.2"	13.8"
REAR DRIVE AISLE	12	7.8"	23.4"

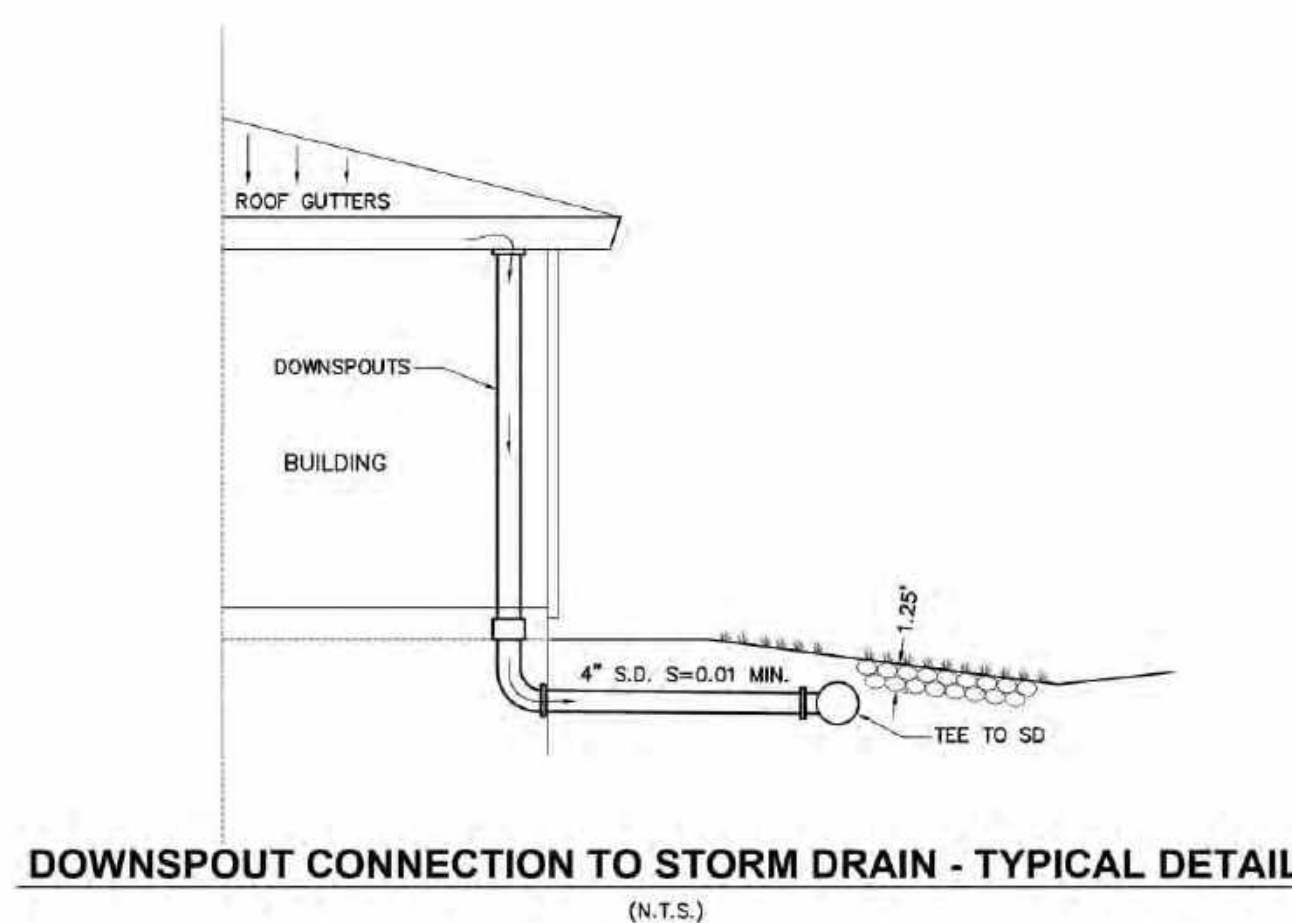
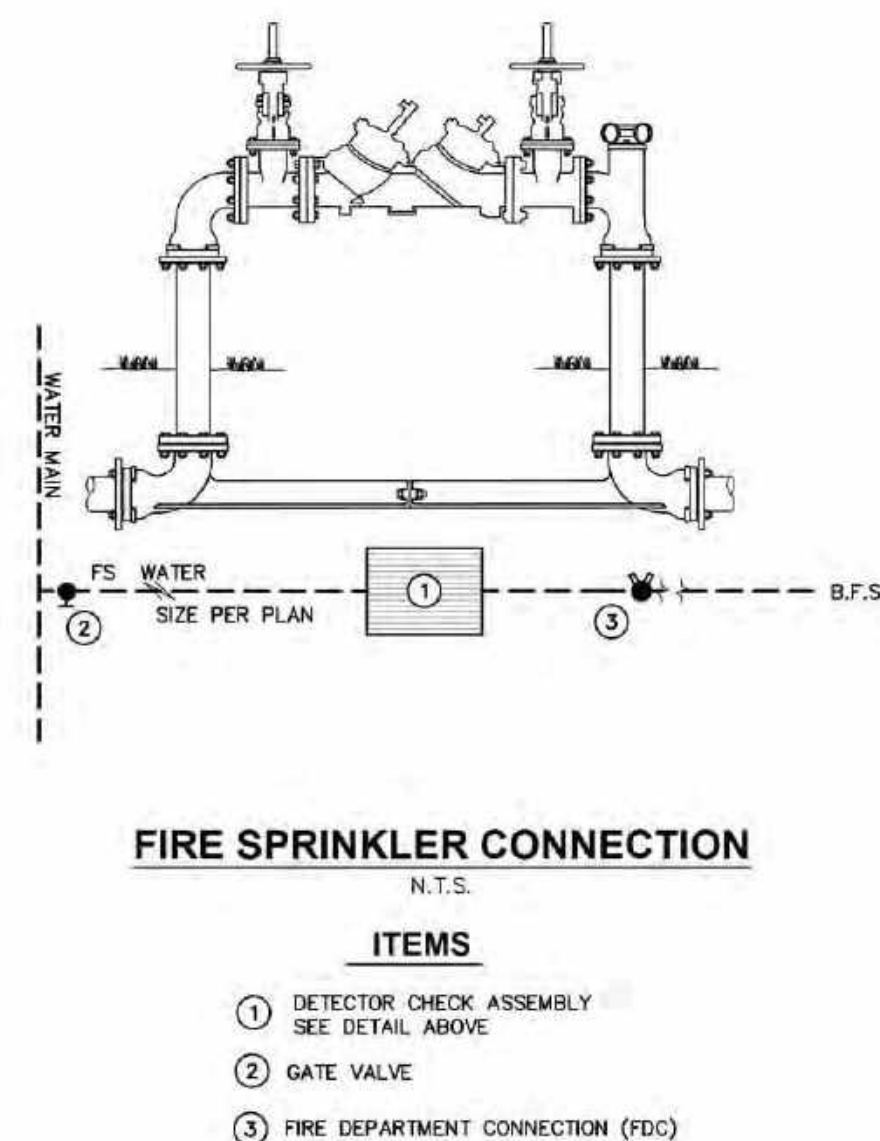
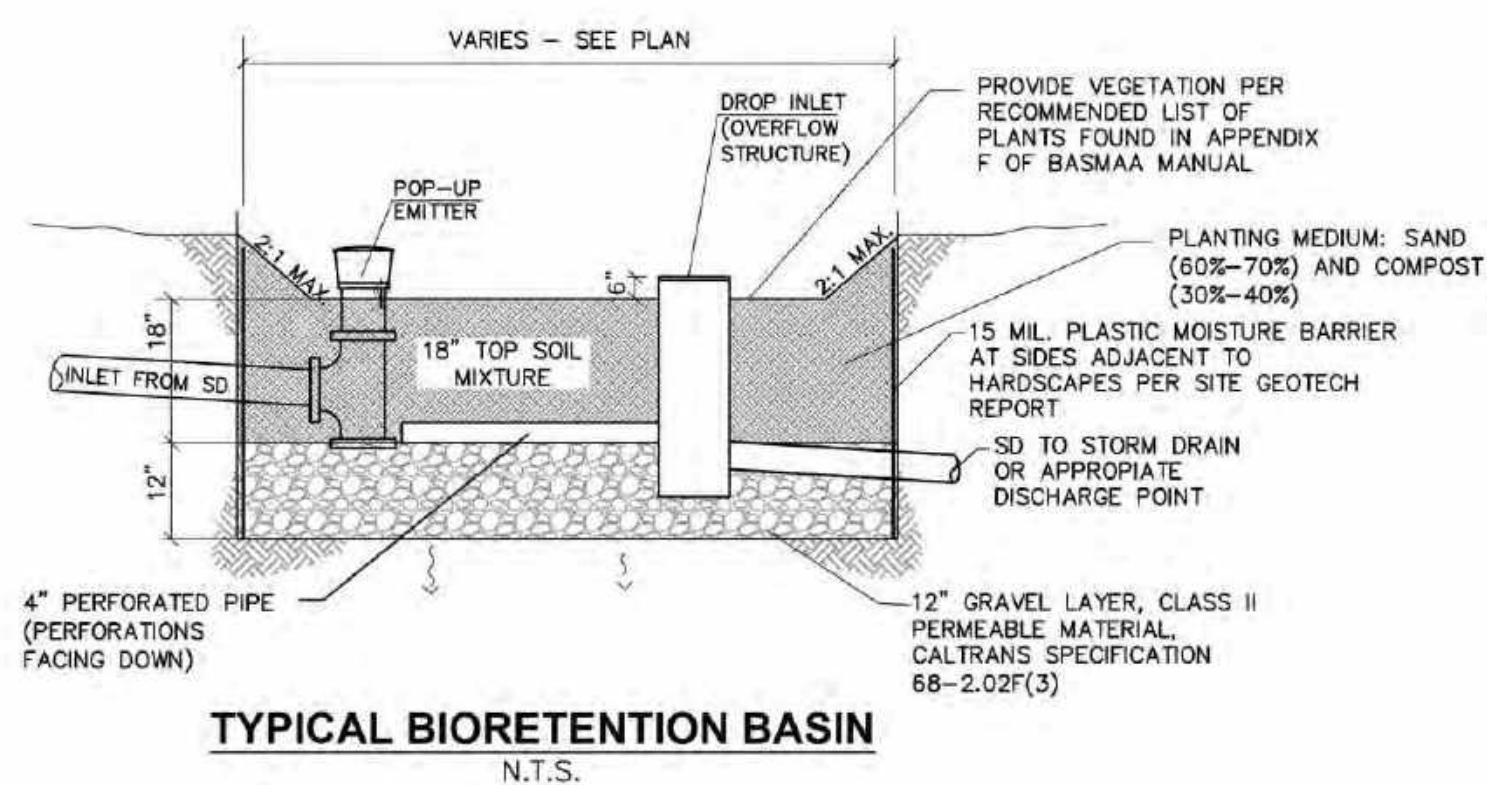
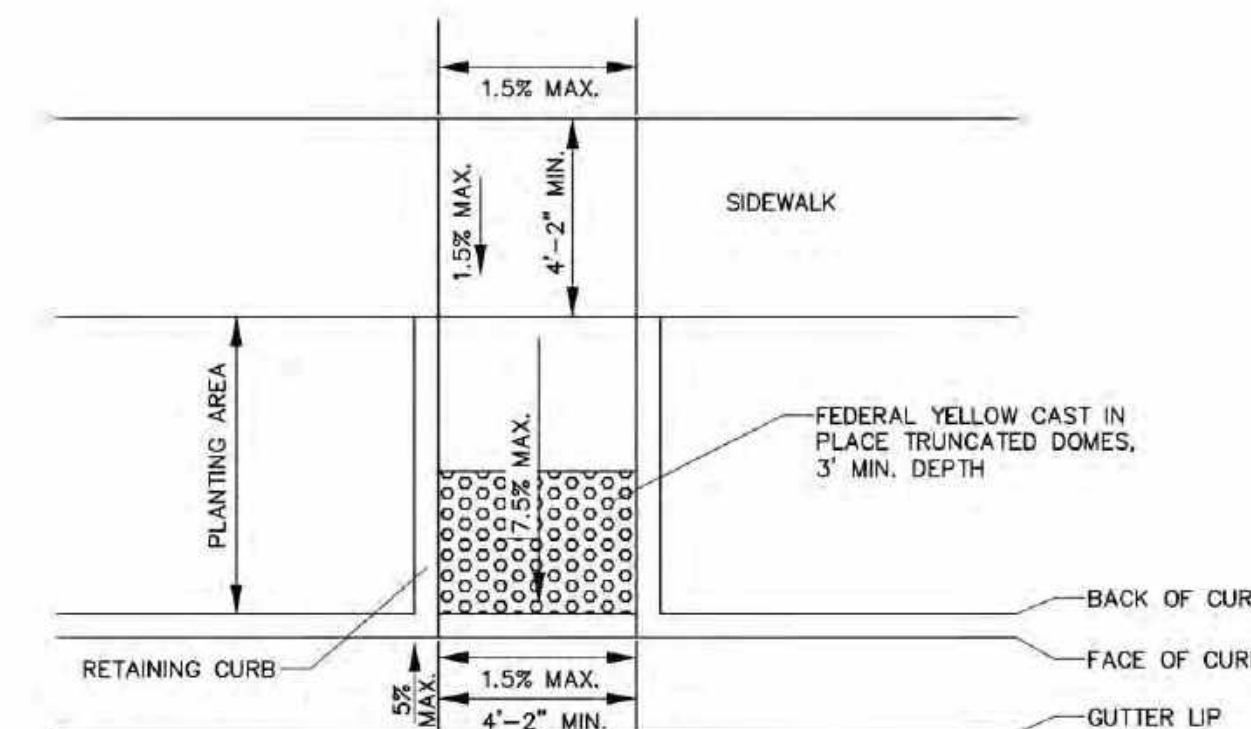
CONTRACTOR SHALL REFER TO SAID GEOTECHNICAL INVESTIGATION FOR DETAILED INFORMATION.



NOTE:
1. WHERE IT OCCURS, THE CURB TO SIDEWALK OR ADA RAMP SHALL BE BACK-DOWELED.
2. TRUNCATED DOMES TO BE CAST IN PLACE IN RAMP. COLOR TO BE FEDERAL YELLOW WITHIN PUBLIC RIGHT OF WAY. COLOR TO BE LIGHT GRAY FOR WITH 1" YELLOW CONTRAST STRIPE FOR PRIVATE RAMPS. 3" MINIMUM DEPTH IN DIRECTION OF TRAVEL.



NOTE: AS SITE CONDITIONS DICTATE, THE RETAINING CURB SIDE AND THE FLARED SIDE OF THE CASE G RAMP SHALL BE CONSTRUCTED IN REVERSE POSITION.



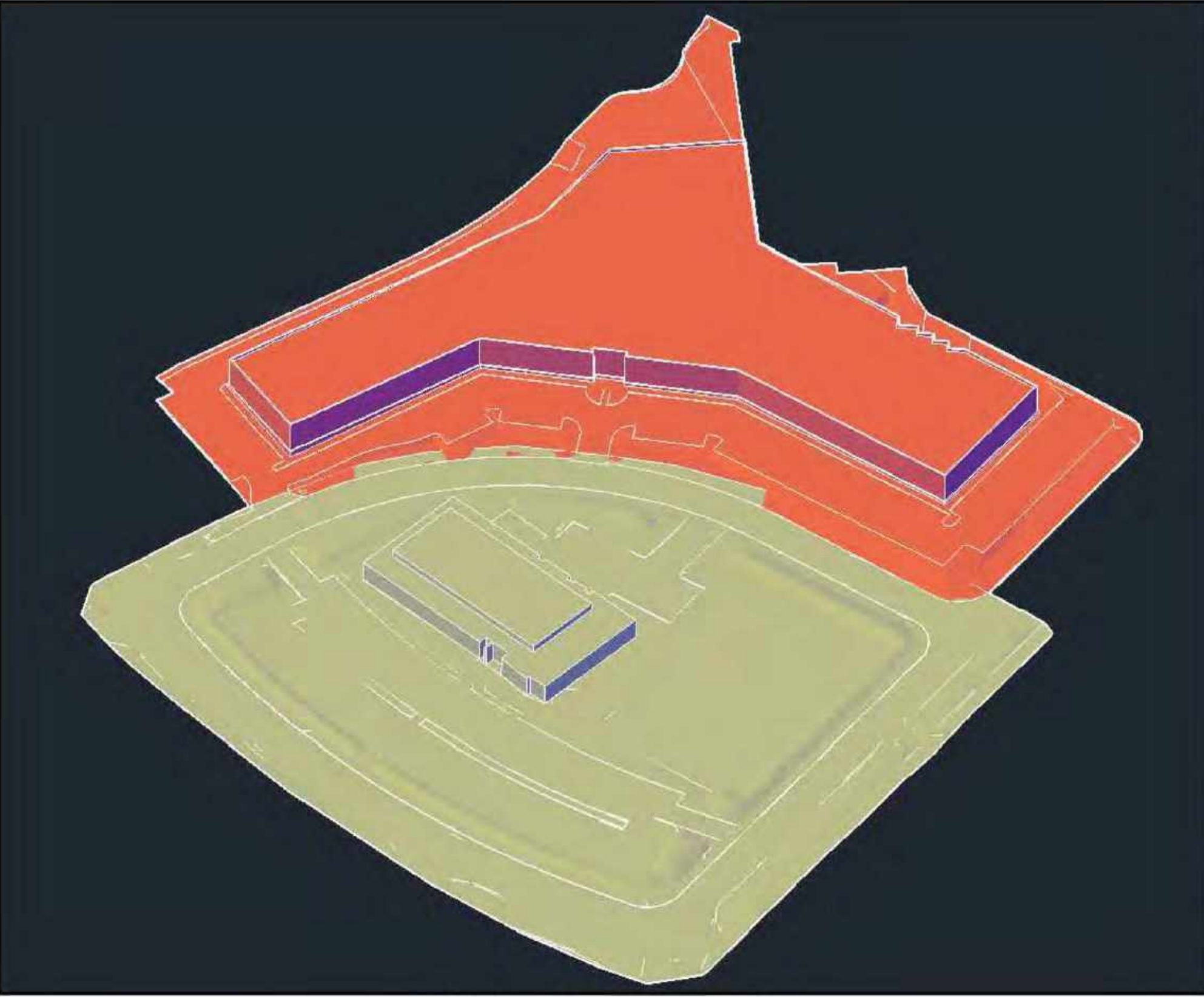
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DETAILS
LABCON NORTH AMERICA
FISHER DRIVE APNS 005-280-006, -007, -042, -043, -044, -045 & 3200 LAKEVILLE HWY APN 005-040-039
PETALUMA CALIFORNIA

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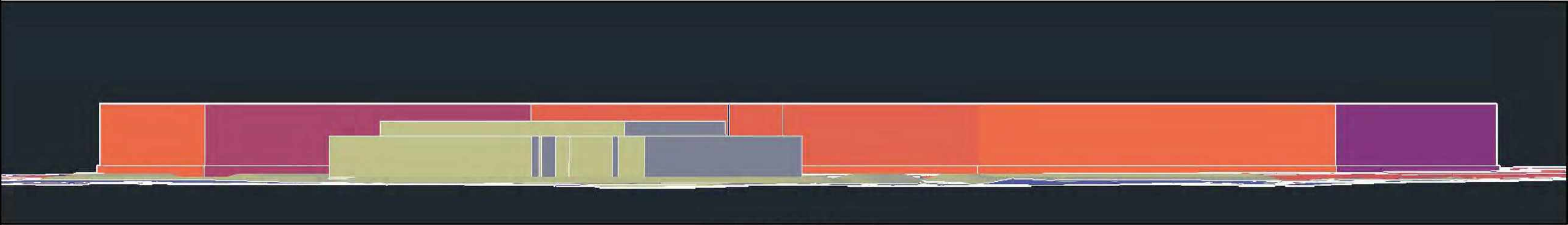
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SCALE: NO SCALE
DESIGN: CRK, S.J.L., A.J.C.
DRAWN: CRK, D.K.D.
CHECK: S.J.L.
JOB: LABCON2022
JOB No: 222290
SHEET



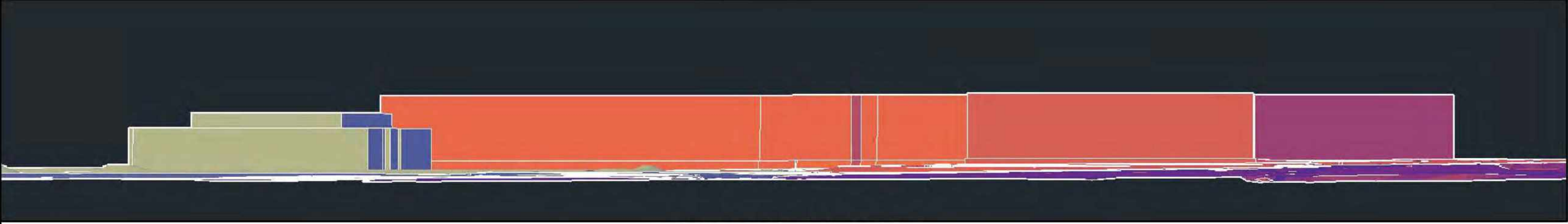
3D VIEW FROM SOUTH SKY
NO SCALE



3D VIEW FROM S MCDOWELL BLVD
NO SCALE



3D VIEW FROM SOUTH
NO SCALE



3D VIEW FROM CADER LANE
NO SCALE

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BUILDING MASSING
LABCON NORTH AMERICA
FISHER DRIVE APNS 005-280-006,-007,-042,-043,-044,-045 & 3200 LAKEVILLE HWY APN 005-040-039
PETALUMA CALIFORNIA

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DRAWN: CRK, DKD
CHECK: S.J.L.
JOB: LABCON2022
JOB No: 222290
SHEET
C-12
OF 14 SHEETS

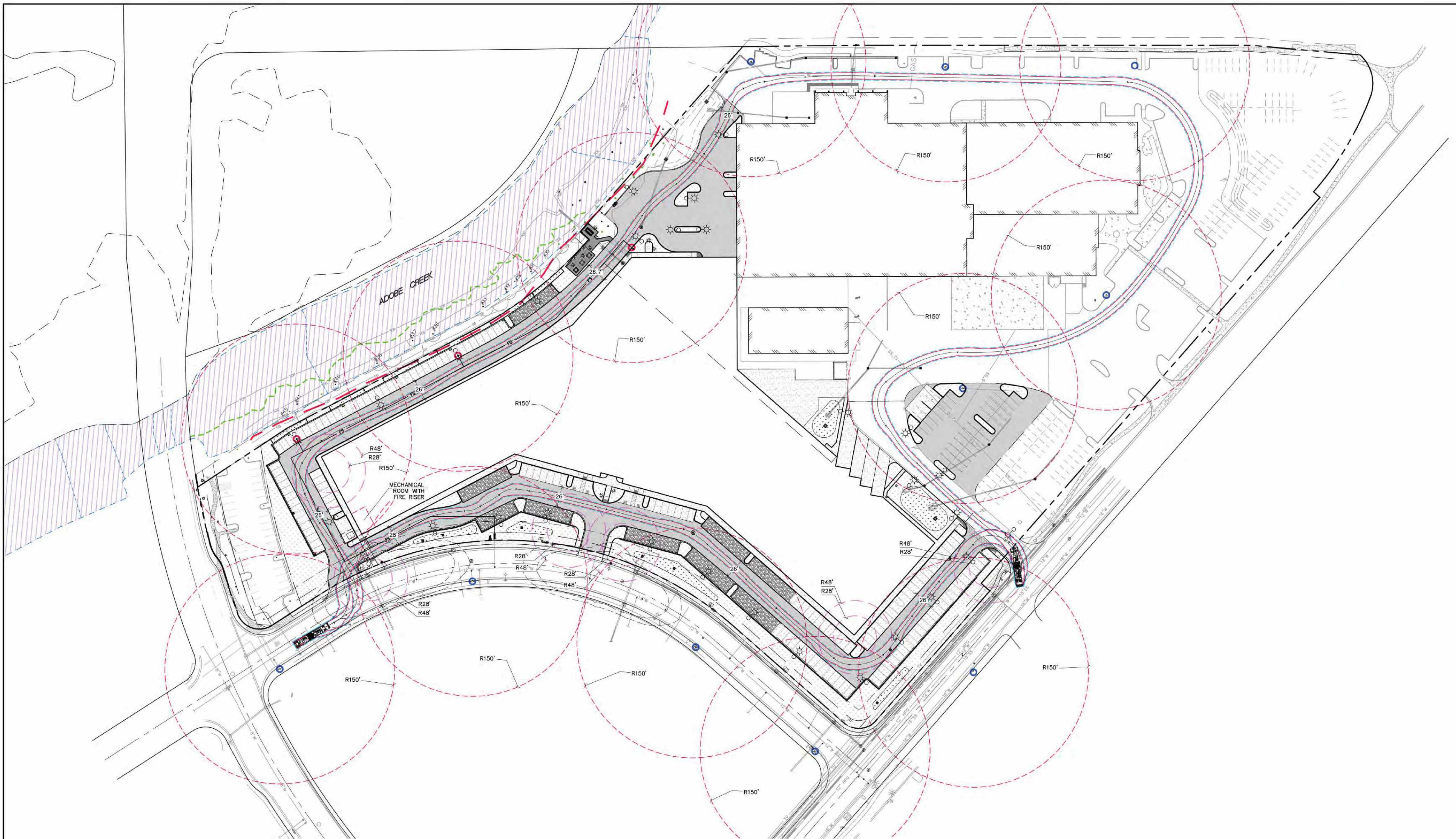
REVISIONS	BY

LADDER TRUCK ACCESS
 LABCON NORTH AMERICA
 FISHER DRIVE APNS 005-280-006, -007, -042, -043, -044, -045 & 3200 LAKEVILLE HWY APN 005-040-039
 PETALUMA CALIFORNIA

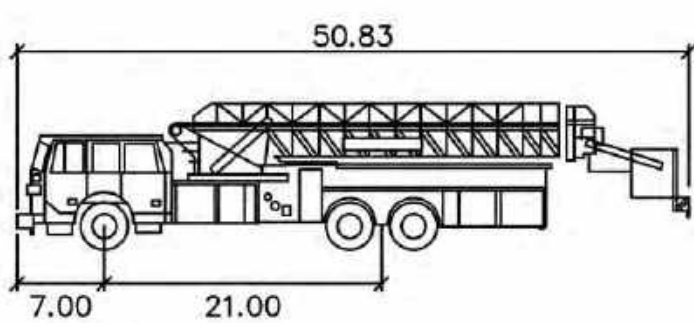
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 LAND PLANNERS - LANDSCAPE ARCHITECTS
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 (707) 762-3122 FAX (707) 762-3239

DATE: 07.15.2022
 SCALE: 1" = 60'
 DESIGN: CRK, S.J.L., A.J.C.
 DRAWN: CRK, DKD
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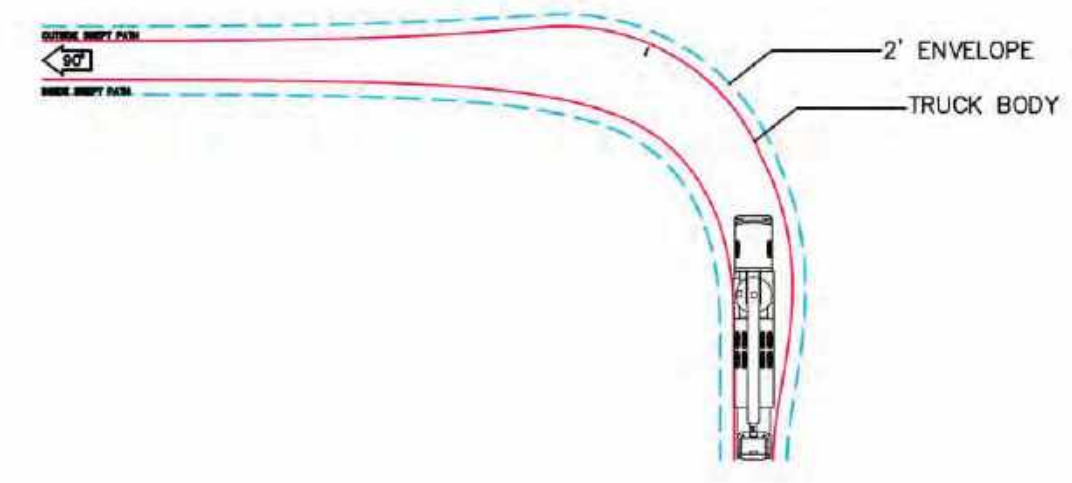
C-13
 OF 14 SHEETS



PLAN VIEW
 SCALE: 1" = 60'



LADDER TRUCK PROFILE
 N.T.S.
 PFD Ladder Truck
 Width : 8.00 feet
 Track : 7.67 feet
 Lock to Lock Time : 5.0
 Steering Angle : 32.3

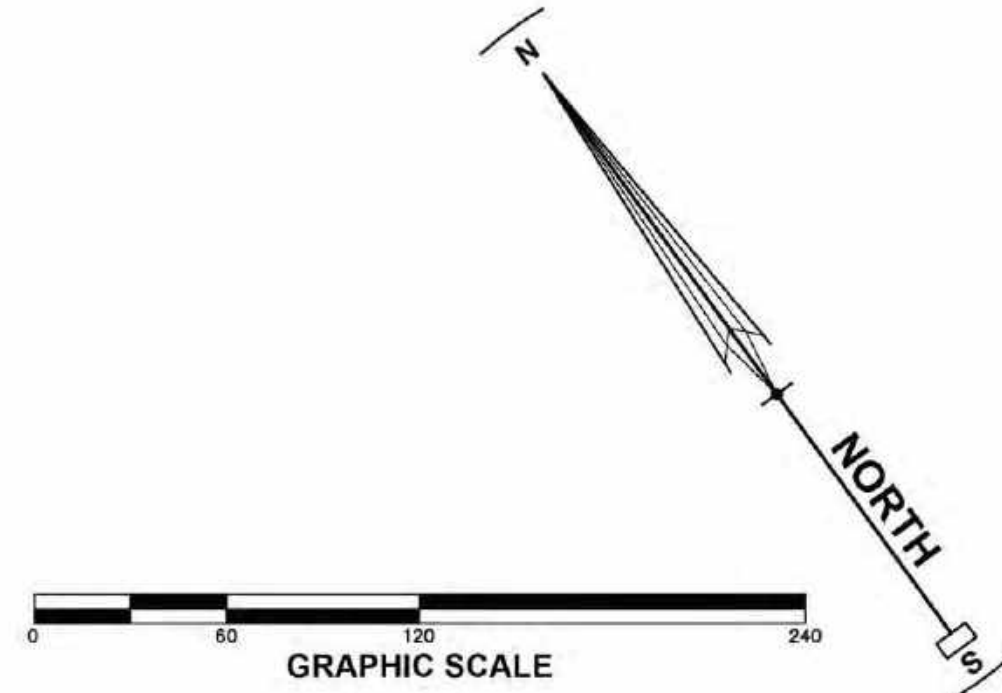


LEGEND

- | | | | |
|--|--|--|------------------------------------|
| | EXISTING | | PROPOSED |
| | FIRE HYDRANT | | DEPARTMENT CONNECTION |
| | TRUCK MINIMUM TURNING RADIUS PER CFC SECTION 503 - FIRE ACCESS | | HYDRANT SPACING PER CFC APPENDIX C |

NOTES

- SEE SHEET C-1 FOR EXISTING CONDITIONS.
- SEE SHEET C-2 FOR DEMOLITION AND PRESERVATION PLAN.
- SEE SHEET C-3 FOR PRELIMINARY SITE PLAN.
- SEE SHEET C-4 FOR CIRCULATION PLAN.
- SEE SHEETS C-5, C-7 & C-7 FOR ADDITIONAL GRADING PLANS.
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- SEE SHEET C-10 FOR SITE SECTIONS.
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- SEE SHEET C-12 FOR BUILDING MASSING EXHIBIT.
- SEE SHEET C-14 FOR PRELIMINARY STORMWATER CONTROL PLAN.

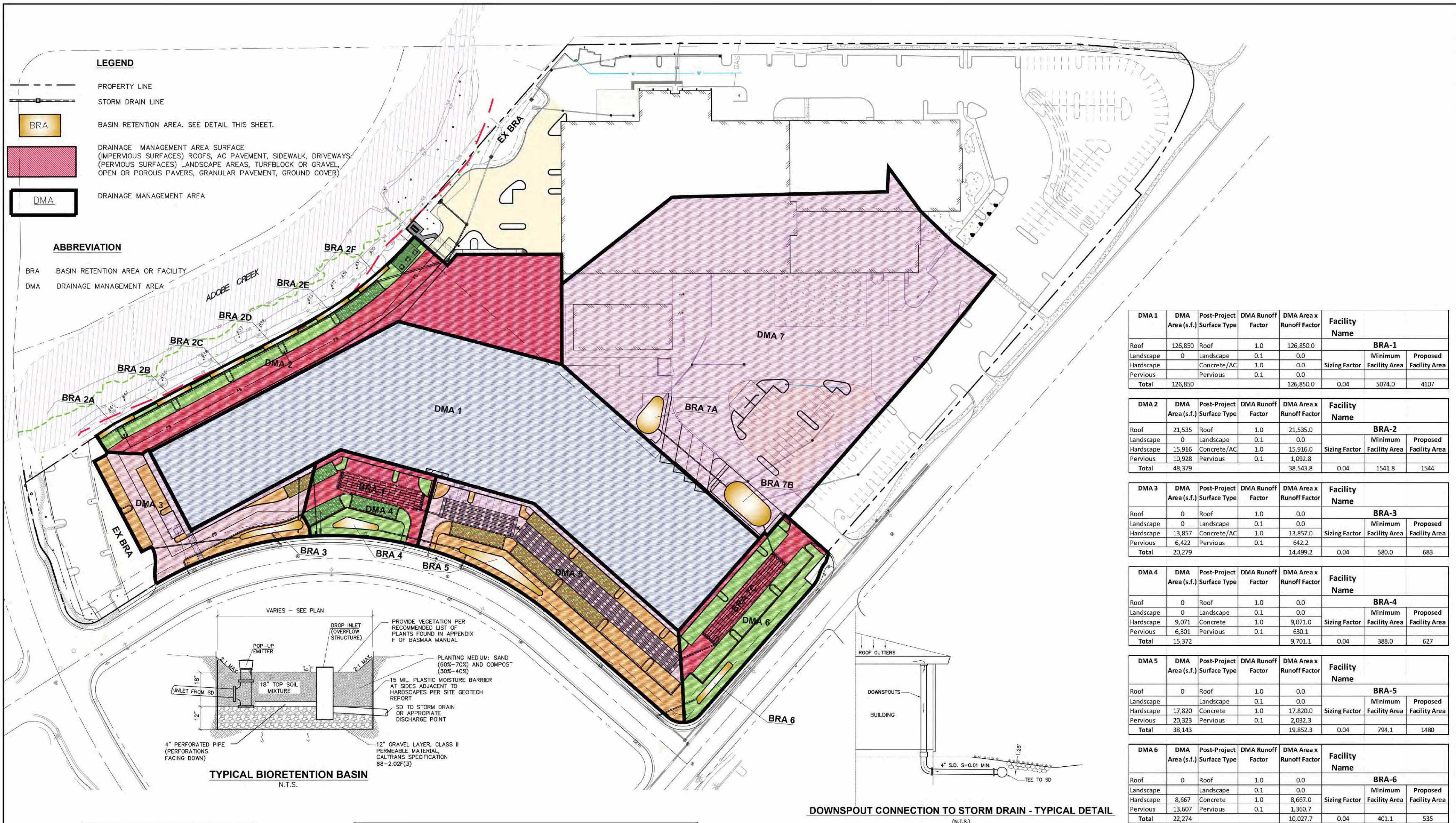


REVISIONS	BY

PRELIMINARY STORMWATER CONTROL PLAN
 LABCON NORTH AMERICA
 FISHER DRIVE APNS 005-280-006, -007, -042, -043, -044, -045 & 3200 LAKEVILLE HWY APN 005-040-039
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 CHECK: S.J.L.
 JOB: LABCON2022
 SHEET No: 222290
C-14
 OF 14 SHEETS



LEGEND

PROPERTY LINE
 STORM DRAIN LINE
 BRA BASIN RETENTION AREA. SEE DETAIL THIS SHEET.
 DRAINAGE MANAGEMENT AREA SURFACE (IMPERVIOUS SURFACES) ROOFS, AC PAVEMENT, SIDEWALK, DRIVEWAYS, (PERVIOUS SURFACES) LANDSCAPE AREAS, TURFBLOCK OR GRAVEL, OPEN OR POROUS PAVERS, GRANULAR PAVEMENT, GROUND COVER)
 DMA DRAINAGE MANAGEMENT AREA

ABBREVIATION

BRA BASIN RETENTION AREA OR FACILITY
 DMA DRAINAGE MANAGEMENT AREA

DMA 1	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name		
Roof	126,850	Roof	1.0	126,850.0	BRA-1		
Landscape	0	Landscape	0.1	0.0	Sizing Factor	Minimum Facility Area	Proposed Facility Area
Hardscape	0	Concrete/AC	1.0	0.0			
Pervious	0	Pervious	0.1	0.0			
Total	126,850			126,850.0	0.04	5074.0	4107

DMA 2	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name		
Roof	21,535	Roof	1.0	21,535.0	BRA-2		
Landscape	0	Landscape	0.1	0.0	Sizing Factor	Minimum Facility Area	Proposed Facility Area
Hardscape	15,916	Concrete/AC	1.0	15,916.0			
Pervious	10,928	Pervious	0.1	1,092.8			
Total	48,379			38,543.8	0.04	1541.8	1544

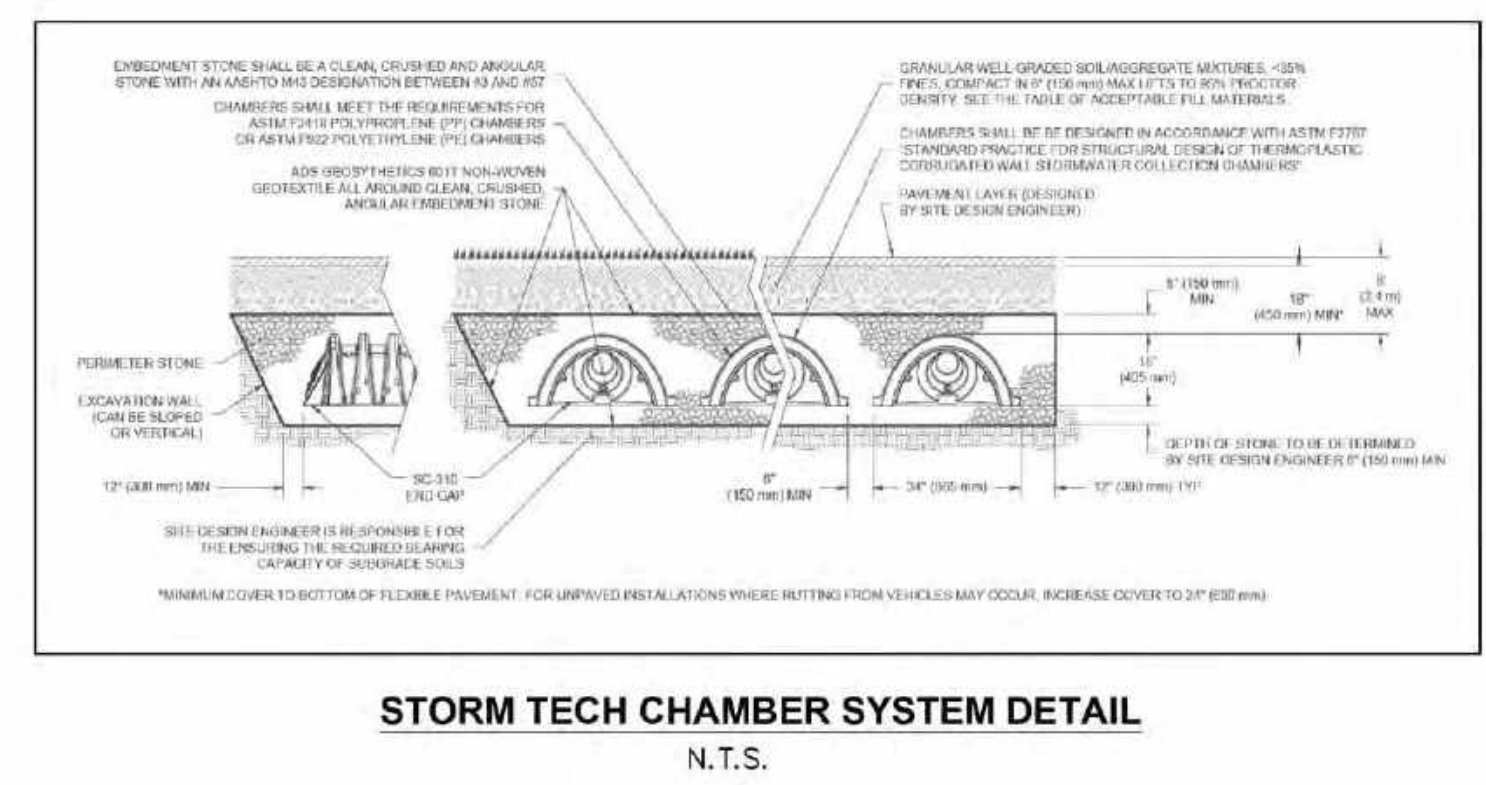
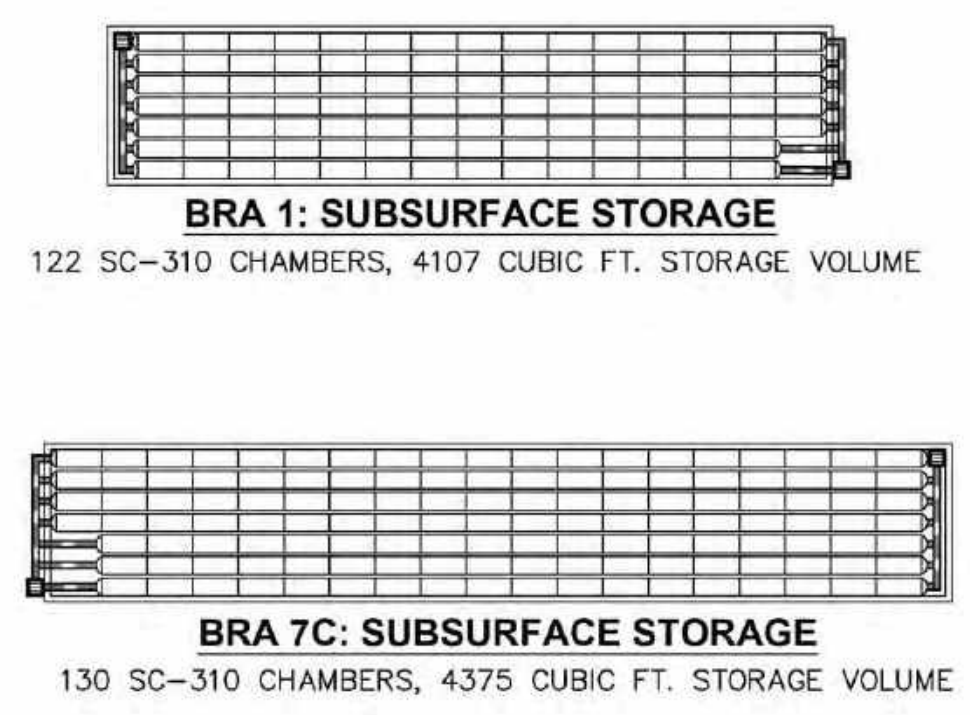
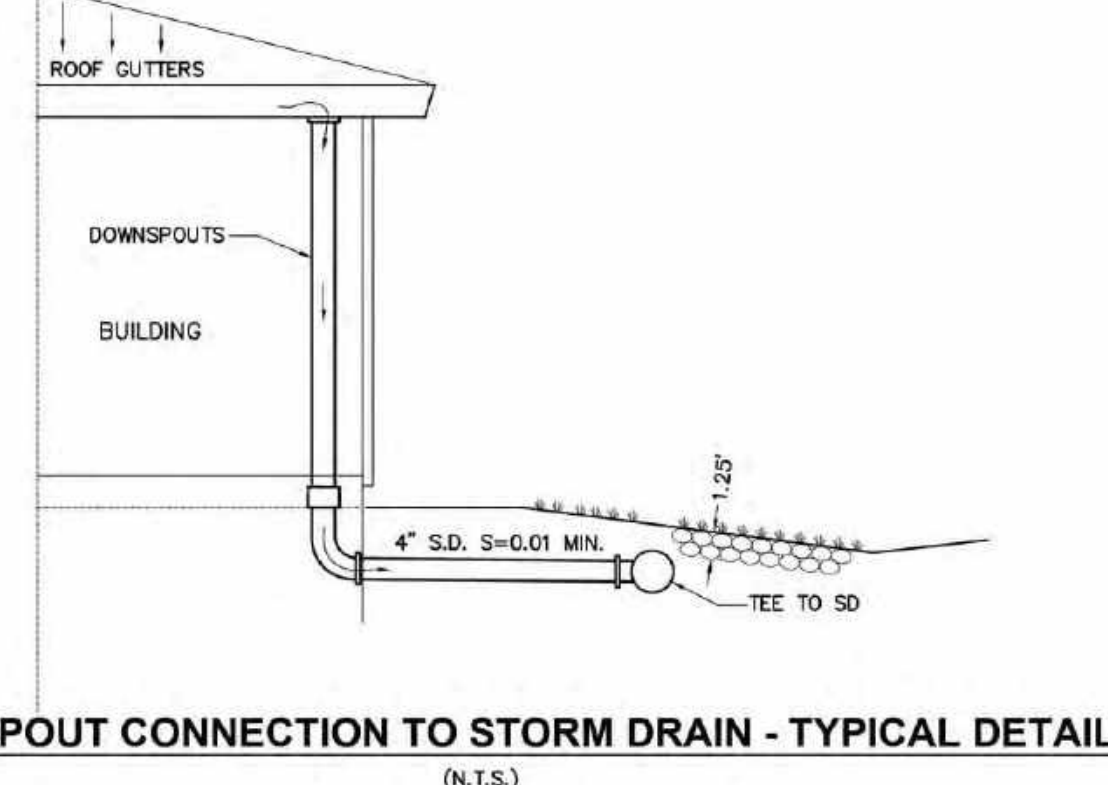
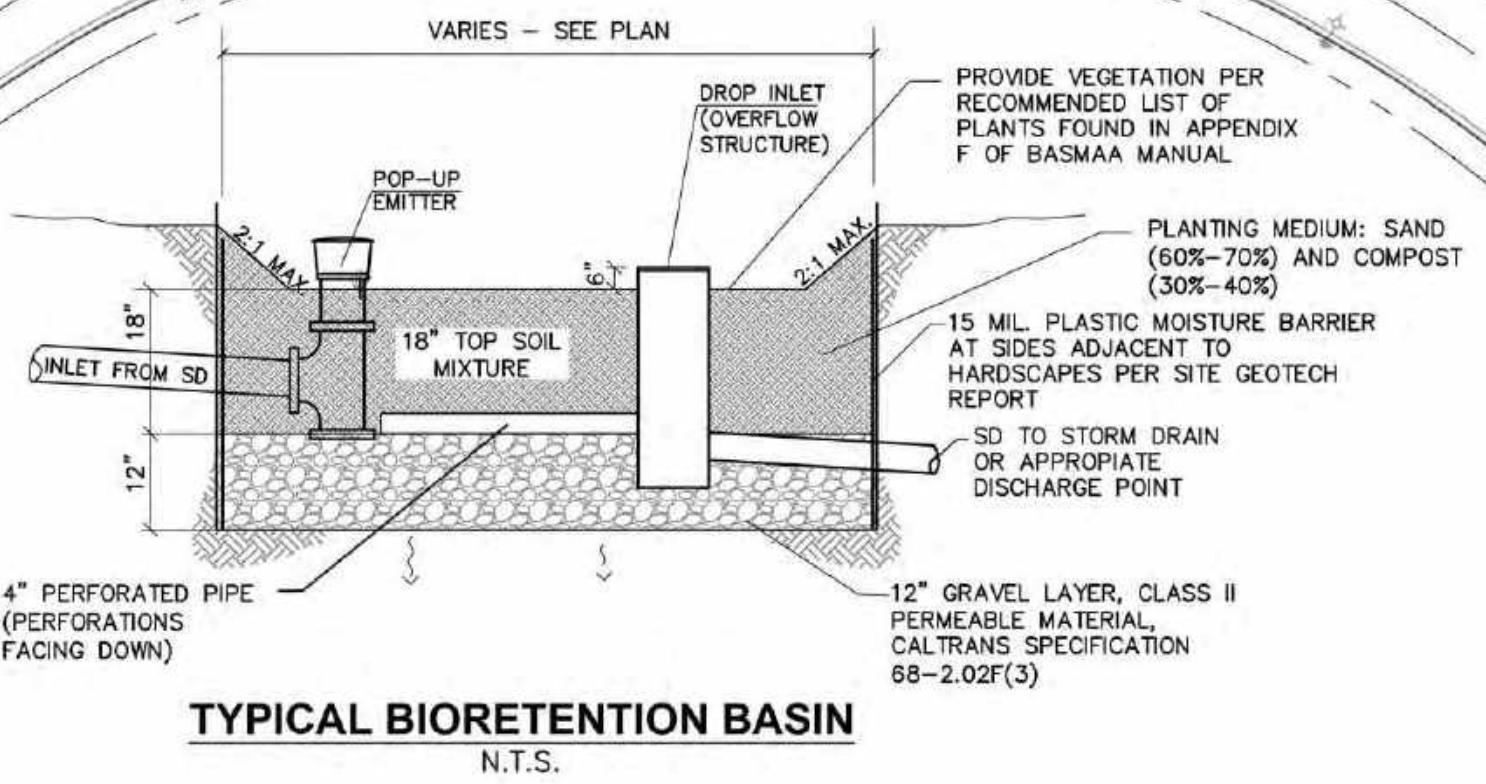
DMA 3	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name		
Roof	0	Roof	1.0	0.0	BRA-3		
Landscape	0	Landscape	0.1	0.0	Sizing Factor	Minimum Facility Area	Proposed Facility Area
Hardscape	13,857	Concrete/AC	1.0	13,857.0			
Pervious	6,422	Pervious	0.1	642.2			
Total	20,279			14,499.2	0.04	580.0	683

DMA 4	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name		
Roof	0	Roof	1.0	0.0	BRA-4		
Landscape	0	Landscape	0.1	0.0	Sizing Factor	Minimum Facility Area	Proposed Facility Area
Hardscape	9,071	Concrete	1.0	9,071.0			
Pervious	6,301	Pervious	0.1	630.1			
Total	15,372			9,701.1	0.04	388.0	627

DMA 5	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name		
Roof	0	Roof	1.0	0.0	BRA-5		
Landscape	0	Landscape	0.1	0.0	Sizing Factor	Minimum Facility Area	Proposed Facility Area
Hardscape	17,820	Concrete	1.0	17,820.0			
Pervious	20,323	Pervious	0.1	2,032.3			
Total	38,143			19,852.3	0.04	794.1	1480

DMA 6	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name		
Roof	0	Roof	1.0	0.0	BRA-6		
Landscape	0	Landscape	0.1	0.0	Sizing Factor	Minimum Facility Area	Proposed Facility Area
Hardscape	8,667	Concrete	1.0	8,667.0			
Pervious	13,607	Pervious	0.1	1,360.7			
Total	22,274			10,027.7	0.04	401.1	535

DMA 7	DMA Area (s.f.)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Facility Name		
Roof	0	Roof	1.0	0.0	BRA-7		
Landscape	0	Landscape	0.1	0.0	Sizing Factor	Minimum Facility Area	Proposed Facility Area
Hardscape	158,372	Concrete	1.0	158,372.0			
Pervious	0	Pervious	0.1	0.0			
Total	158,372			158,372.0	0.04	6334.9	4270



- STORM WATER TREATMENT NOTES**
1. THE STORM WATER TREATMENT AND CONTROL PLAN IS BASED ON POST-CONSTRUCTION MANUAL GUIDELINES PREPARED BY THE BAY AREA STORM WATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA) PHASE II COMMITTEE.
 2. THE PRELIMINARY STORM WATER CONTROL PLAN EXHIBIT IDENTIFIES DRAINAGE MAINTENANCE AREAS (DMA) WITH CORRESPONDING BASIN RETENTION AREAS (BRA). THE BRA'S HAVE BEEN SIZED PER BASMAA TABLE 4.1 THROUGH 4.5. THE CALCULATIONS REQUIRE A BRA SIZE TO BE 4% OF THE CORRESPONDING DMA.
 3. THE STORM WATER CONTROL PLAN IS SUBJECT TO REVISION BASED ON FINAL APPROVED CONSTRUCTION DOCUMENTS.
 4. RUNOFF GENERATED BY THE PROPOSED BUILDING ROOF AND THE LOSS OF EXISTING BASIN AREA (DMA 1 & 7) IS ROUTED TO SUBSURFACE DETENTION SYSTEMS FOR TREATMENT AND INFILTRATION (BRA 1 & 7C). SIZING PER SANTA ROSA STORMWATER CALCULATOR VOLUME DELTA CAPTURE. SEE DETAILS THIS SHEET.

