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CL	CENTERLINE	LAB	LABORATORY
LA	LAMINATE	LAM	LAMINATE
LA.V	LAVATORY	LAV	LAVATORY
LT	LIGHT		
ACOUS.	ACOUSTICAL		
ADJ.	ADJUSTABLE		
AGG.	AGGREGATE	MAT.	MATERIAL
AL.	ALUMINUM	MAX.	MAXIMUM
APPROX.	APPROXIMATE	M.C.	MEDICINE CABINET
ARCH.	ARCHITECTURAL	MECH.	MECHANICAL
A.P.L.	ASSUMED PROPERTY LINE	MEMB.	MEMBRANE
A.F.F.	ABOVE FINISH FLOOR	MET.	METAL
ADD'L	ADDITIONAL	MFR.	MANUFACTURER
		MIN.	MINIMUM
		M	MIRROR (FRAMED)
BD.	BOARD	MISC	MISCELLANEOUS
BITUM.	BITUMINOUS	M.O.	MASONRY OPENING
BLDG.	BUILDING	MTD.	MOUNTED
BLKG.	BLOCKING	MUL.	MULLION
BM.	BEAM	MG	MEDICAL GAS PANEL
BOT.	BOTTOM	M.B.	MACHINE BOLT
BTWN.	BETWEEN	MK	MARKER BOARD
		MBH	MOP AND BROOM HOLDER
CAB.	CABINET	(N)	NEW
C.B.	CATCH BASIN	N.I.C.	NOT IN CONTRACT
C.T.	CERAMIC TILE	O.C.	ON CENTER
C.C.T.	CUSCULE CURTAIN TRACK	O.D.	OUTSIDE DIAMETER
C.I.	CAST IRON	OPP	OPPOSITE
CLG.	CEILING	OF D	OVERFLOW DRAIN
CL	CENTER LINE	OFOI	OWNER FURNISHED, OWNER INSTALLED
CLR.	CLEAR	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
COL.	COLUMN	O/	OVER
CONC.	CONCRETE	O.A.	OVERALL
CONT.	CONTINUOUS	O.C.	ON CENTER
CORR.	CORRIDOR	O.D.	OUTSIDE DIAMETER
COUNTERSUNK	COUNTERSUNK	OPP	OPPOSITE
C.M.U.	CONCRETE MASONRY	O.F.D.	OVERFLOW DRAIN
C.D.U.	COMBINATION DISPENSING UNIT	OFOI	OWNER FURNISHED, OWNER INSTALLED
		OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
D.A.	DISABLED ACCESSIBILITY	PEN.	PENETRATION(S)
DBL.	DOUBLE	PL.	PLATE
DEPT.	DEPARTMENT	P.LAM.	PLASTIC LAMINATE
D.F.	DRINKING FOUNTAIN	P.WD.	PLYWOOD
DET.	DETAIL	PR.	PAIR
DIA.	DIAMETER	PTD	PAPER TOWEL DISPENSER
DISP.	DISPENSER	PTD	PAINTED
DN.	DOWN	P.A.D.	POWER ACTUATED DEVICE
DR.	DOOR	P.I.P.	POURED-IN-PLACE
DS.	DOWNSPOUT	P.T.	PRESSURE TREATED
DWG.S.	DRAWING	PV	PHOTOVOLTAIC
D.D.	DECK DRAIN	Q.T.	QUARRY TILE
D.F.	DOUGLAS FIR		
(E)	EXISTING	R	RISER
EA.	EACH	RAD.	RADIUS
E.J.	EXPANSION JOINT	R.D.	ROOF DRAIN
EL.	ELEVATION	REF.	REFERENCE
ELEC.	ELECTRICAL	REFR.	REFRIGERATOR
ELEV.	ELEVATOR	REIN.	REINFORCED
EMERG.	EMERGENCY	REQD.	REQUIRED
ENCL.	ENCLOSURE	RESL.	RESILIENT
EQ.	EQUAL	R.H.	ROBE HOOK
EQPT.	EQUIPMENT	RM.	ROOM
E.W.C.	ELECTRIC WATER COOLER	R.O.	ROUGH OPENING
EXP.	EXPANSION	RT	RESILIENT TILE
EXT.	EXTERIOR	RWD.	REDWOOD
		R.W.L.	RAIN WATER LEADER
F.A.	FIRE ALARM	S.C.	SOLID CORE
F.C.O.	FLOOR CLEAN OUT	SCD	SEED COVER DISPENSER
F.D.	FLOOR DRAIN	SCHED.	SCHEDULE
FDN.	FOUNDATION	SD	SOAP DISPENSER
F.E.	FIRE EXTINGUISHER	SECT.	SECTION
F.E.C.	FIRE EXTINGUISHER CAB.	SH.	SHELF
F.H.C.	FIRE HOSE CABINET	SHWR.	SHOWER
FIN.	FINISH	SHT.	SHEET
FL.	FLOOR	SIM.	SIMILAR
FLUOR.	FLUORESCENT	S.M.S.	SHEET METAL SCREW
F.O.C.	FACE OF CONCRETE	SNV	SANITARY NAPKIN DISPOSAL
F.O.F.	FACE OF FINISH	SSD	SANITARY NAPKIN VENDOR
F.O.S.	FACE OF STUDS	STD.	SEE STRUCTURAL DRAWINGS
F.S.S.	FOLDING SHOWER SEAT	STL.	STEEL
FT.	FOOT OR FEET	STOR.	STORAGE
FTG.	FOOTING	STRL.	STRUCTURAL
FURR.	FURRING	SUSP.	SUSPENDED
F.H.S.	FLAT HEAD SCREW		
F.R.	FIRE RETARDANT		
G.A.	GAGE	T.CD	TOILET SEAT COVER DISPENSER
GALV.	GALVANIZED	T.D.	TRENCH DRAIN
G.B.R.	GRAB BAR REINFORCEMENT	TRD.	TREAD
GL.	GLASS	T.B.	TOWEL BAR
GLD.	GROUND	T.O.C.	TOP OF CURB/CONCRETE
GYP.	GYPNUM	TEL.	TELEPHONE
G.W.B.	GYPNUM WALL BOARD	TER.	TERRAZZO
GEN.	GENERAL	T.&G.	TONGUE AND GROOVE
		TK.	THICK
H.B.	HOSE BIBB	TK.BD.	TACKBOARD
H.C.	HOLLOW CORE	T.P.	TOP OF PAVEMENT/TELEPHONE PANELBOARD
H.M.	HOLLOW METAL	TPD	TOILET PAPER DISPENSER
HORIZ.	HORIZONTAL	T.V.	TELEVISION
HR.	HOUR	TYP.	TYPICAL
		T.O.S.	TOP OF STEEL
		T.O.W.	TOP OF WALL
I.D.	INSIDE DIAMETER	U.O.N.	UNLESS OTHERWISE NOTED
INSUL.	INSULATION		
INT.	INTERIOR	VCT	VINYL COMPOSITION TILE
INTV.	INTRAVENOUS TRACK	VDB	VISUAL DISPLAY BOARD
JAN.	JANITOR	VERT.	VERTICAL
J.T.	JOINT	VEST.	VESTIBULE
KIT.	KITCHEN	W/	WITH
		W.C.	WATER CLOSET
		WD.	WOOD
		W.O.	WHERE OCCURS
		W/O	WITHOUT
		WP.	WATERPROOF
		WR	WASTE RECEPTACLE
		WT.	WEIGHT

- GRAPHIC SYMBOLS REPRESENT OBJECTS, ELEMENTS, EQUIPMENT, INSTRUCTIONS, LOCATION, CONVENTIONS, ETC. THEY DO NOT REPRESENT THE SHAPE, SIZE, DIMENSION OF THE ACTUAL OBJECT.
- EACH DRAWING GROUP (I.E. MECHANICAL, ELECTRICAL) HAS ITS OWN SYMBOLS, ABBREVIATIONS, LEGEND AND NOTES. THE INFORMATION AND SYMBOLS ON THIS DRAWING ARE GENERAL AND APPLY TO ALL DRAWINGS.

GENERAL SYMBOLS	EQUIPMENT
101 DOOR SYMBOL DESIGNATES NUMBER OF DOOR IN ROOM) SEE A7.0-7.3 & DOOR SCHEDULE. WINDOW TYPE SEE A7.5 FOR WINDOW SCHEDULE	RH ROBE HOOK
F11 STOREFRONT SEE A7.5 FOR STOREFRONT SCHEDULE	CLOCK
E0001 EQUIPMENT SYMBOL	F.E.C. FIRE EXTINGUISHER CABINET
REVISION	HANDRAIL / WALL PROTECTION
MATCH LINE SHADED PROTION IS THE SIDE CONSIDERED	VISUAL DISPLAY BOARDS
CONTROL POINT, CONTROL POINT OR DATUM POINT	CORNER GUARD
SECTIONS SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN	EDGE GUARD
ELEVATIONS (UNFOLD ELEVATIONS CLOCKWISE.) DETAIL NUMBER INDICATES ELEVATION DRAWN SHEET WHERE ELEVATION IS DRAWN	PLUMBING
DETAILS DETAIL NUMBER SHEET WHERE DETAIL IS DRAWN	WALL MOUNTED TOILET
OFFICE	FLOOR MOUNTED TOILET
108 ROOM NAME ROOM NUMBER	FLOOR CLEAN OUT, (FCO) SEE PLUMBING PLANS FOR LOCATIONS NEW FCO (E) INDICATES EXISTING FCO
108 EQUIPMENT TAG	FLOOR SINK PROVIDE COVER WHERE EXPOSED TO FOOT TRAFFIC
2'-6" DIMENSION LINES	PEDESTRIAN DOORS
ALIGN FIN. FACE TO FIN. FACE	ANSI A156.19-1984 AMERICAN NATIONAL STANDARD FOR POWER ASSIST AND LOW ENERGY POWER OPERATED DOORS
LIMIT OF WORK	APPLICABLE ACCESSIBILITY STANDARDS
PARTITIONS	FAIR HOUSING ACT (FHA) AS AMENDED 1988, SAFE HARBOR - FHA DESIGN MANUAL
A1 PARTITION TAG SEE A9.1 - A9.2	2019 CALIFORNIA BUILDING CODE (CBC) CHPT. 11A & 11B
NEW PARTITIONS	AMERICANS WITH DISABILITIES (ADA) USING 2010 ADA STANDARDS (ADAS) FOR ALL PUBLIC ACCOMMODATION AREAS
NEW DOORS FLOOR FINISH TRANSITION WHERE INDICATED AT CENTER LINE OF DOOR, TYPICAL	MECHANICAL
NEW WINDOW REFER TO SCHEDULE IN SPECIFICATIONS SECTION 08005.	SUPPLY DIFFUSER
CASEWORK	RETURN AIR GRILLE
WALL HUNG OR SHELVES	EXHAUST GRILLE
BASE CABINET COUNTER TOP	ELECTRICAL
OWNER FURNISHED ITEMS (NOT IN CONTRACT)	2' X 4' LIGHT FIXTURE
D1 CASEWORK TAG	2' X 2' LIGHT FIXTURE
	RECESSED DOWNLIGHT
	STRIP LIGHTING
	SURFACE MOUNTED DOWNLIGHT
	RECESSED WALL WASHER
	ROUND PENDANT
	WALL MOUNTED LIGHT
	TRACK LIGHT
	EXIT SIGN
	SMOKE DETECTOR
	TELEVISION AND BRACKET
	SPEAKER

VICINITY MAP

APPLICABLE STATE & LOCAL CODES

- 2019 BUILDING STANDARDS ADMINISTRATION CODE, PART 1, TITLE 24 C.C.R.
- 2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
- 2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
- 2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
- 2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
- 2019 CALIFORNIA ELEVATOR CODE, PART 7, TITLE 24 C.C.R.
- 2019 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
- 2019 CALIFORNIA GREEN BUILDING CODE, PART 12, TITLE 24 C.C.R.
- 2019 TITLE 19 C.C.R. - PUBLIC SAFETY, STATE FIRE MARSHAL REGULATION
- 2019 CALIFORNIA ENERGY CODE

PARTIAL LIST OF APPLICABLE STATE STANDARDS

- NFPA 13, AUTOMATIC SPRINKLER SYSTEMS, 1999 EDITION
- NFPA 72, NATIONAL FIRE ALARM CODE (CA AMENDED) 1999 EDITION (NOTE SEE UL STANDARD 1971 FOR "VISUAL DEVICES")
- REFERENCE CODE SECTION FOR NFPA STANDARDS - CBC (SFM) 3504.1
- ASME A17.1-1993 FOR SECTION 7-3094 PART 7, C.C.R. TITLE 24
- ASME A18.1-1999 FOR SECTION 7-3094 PART 7, C.C.R. TITLE 24
- ANSI/BHMA A156.10-1985 AMERICAN NATIONAL STANDARD FOR POWER OPERATED PEDESTRIAN DOORS
- ANSI A156.19-1984 AMERICAN NATIONAL STANDARD FOR POWER ASSIST AND LOW ENERGY POWER OPERATED DOORS

APPLICABLE ACCESSIBILITY STANDARDS

- FAIR HOUSING ACT (FHA) AS AMENDED 1988, SAFE HARBOR - FHA DESIGN MANUAL
- 2019 CALIFORNIA BUILDING CODE (CBC) CHPT. 11A & 11B
- AMERICANS WITH DISABILITIES (ADA) USING 2010 ADA STANDARDS (ADAS) FOR ALL PUBLIC ACCOMMODATION AREAS

SHEET INDEX

APN: 481-270-050-000

ZONING: M1/S1A, NORTH INDUSTRIAL

OCCUPANCY GROUP: B (COMMERCIAL OFFICE)

FULLY SPRINKLERED: YES

CONSTRUCTION TYPE: V (PER CBC 507.4 - SINGLE STORY BUILDINGS)

PARCEL AREA: 1,054,569

STORIES: 1

GROSS BUILDING AREA (PROPOSED): 150,926 SF

THE PROPOSED PROJECT CONSISTS OF A 1-STORY OFFICE BUILDING (B-OCCUPANCY) AND NEW SURFACE PARKING SPACES TO BE LOCATED IN AND ADJACENT TO CONDO UNIT 4 OF THE ROSEVILLE INNOVATION PARK.

A PRIMARY DESIGN OBJECTIVE IS TO PROVIDE DAYLIGHT TO AS MUCH OF THE FLOOR AREA AS POSSIBLE. TO THAT END, THE BUILDING IS COMPOSED OF A SERIES OF CLERESTORY BAYS, WHICH TOGETHER CREATE A "SAWTOOTH" PROFILE. THE BUILDING WILL BE CLAD IN DARK CORRUGATED METAL PANELS AND THE ENTRIES WILL BE WHITE STUCCO NICHES ALONG THE LENGTH OF THE FACADE. THE SOUTHERN EDGE OF THE BUILDING PROVIDES AN OUTDOOR SEATING AREA COVERED BY A TRELLIS TO BE COVERED IN CLIMBING PLANTS.

THE NEW PARKING LOT PROVIDES APPROX. 1400 SPACES AND PLANTING WELLS FOR OVER 150 NEW TREES.

APPLICABLE CODES

- ALL DIMENSIONS ARE TO FACE OF FINISHED SURFACE, CENTERLINE OF COLUMN, OR OTHER GRID POINT, AND CENTERLINE OF DOOR OR OTHER SCHEDULED OPENING UNLESS OTHERWISE NOTED.
- DATUM ELEVATION 0'-0" IS GIVEN AS THE BENCHMARK FOR T.O. LEVEL 1.
- THE CONTRACTOR SHALL COORDINATE LAYOUT DIMENSIONS INDICATED ON THE ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS WITH THOSE INDICATED ON THE ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH THE WORK.
- REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS AND ELEVATIONS.
- IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE CONSTRUCTION DOCUMENTS, THEN THEIR CONSTRUCTIONS SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING ELECTRICAL, MECHANICAL, TELEPHONE, FIRE, AND SECURITY REQUIREMENTS PRIOR TO COMMENCING WITH CONSTRUCTION.
- ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE PROJECT SITE BY THE CONTRACTOR AND EACH TRADE PRIOR TO COMMENCING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, AND DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE CONSTRUCTION BEGINS.
- ALL ITEMS ARE NEW UNLESS SPECIFICALLY INDICATED OR NOTED AS EXISTING.
- BRICK LLP HAS PREPARED THESE DOCUMENTS ONLY FOR THE SPECIFIED, DETAILED, INDICATED OR SHOWN AS NEW WORK AND ASSUMES NO RESPONSIBILITY FOR OTHER CONSTRUCTION, MATERIAL OR EQUIPMENT NOTED, OR INDICATED BY "PROVIDED BY OTHERS".
- UNLESS OTHERWISE SPECIFIED, BRICK LLP HAS NEITHER CHECKED, NOR VERIFIED THE STRUCTURAL INTEGRITY, QUALITY OF CONSTRUCTION AND ANY OTHER WORK NOT INCLUDED AS PART OF THESE DOCUMENTS.
- ALL "MIN," "MAX," AND "CLEAR" DIMENSIONS ARE FROM FACE OF FINISH SURFACE.
- PERFORM DEMOLITION OF EXISTING AREAS WITH GREAT CARE IN ORDER NOT TO JEOPARDIZE STRUCTURE AND EQUIPMENT TO REMAIN.
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE, AND FEDERAL CODES, LAWS, ORDINANCES, AND REGULATIONS APPLICABLE. NOTHING IN THE CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES, LAWS, ORDINANCES AND REGULATIONS.

PARCEL INFORMATION

CLIENT:
 8000 Foothills LLC
 C/O STRADA INVESTMENT GROUP
 101 MISSION STREET, SUITE 420
 SAN FRANCISCO, CA 94105

ARCHITECT:
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 HANS PAKPE, PROJECT ARCHITECT
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 ROSEVILLE, CA 95661
 JIM VANDERPOST

GEOTECH ENGINEER:
 TBA

INTERIOR ARCHITECT:
 TBA

STRUCTURAL:
 TBA

WATERPROOFING CONSULTANT:
 TBA

ACOUSTICIAN:
 TBA

LANDSCAPE ARCHITECT:
 GROUNDWORKS OFFICE
 1792 5TH STREET
 BERKELEY CA 94710
 510.833.2111
 BRENNAN@GROUNDWORKSOFFICE.COM

MECHANICAL, ELECTRICAL, PLUMBING ENGINEERS:
 TBA

KITCHEN CONSULTANT:
 TBA

LIGHTING CONSULTANT:
 TBA

LEED CONSULTANT:
 ARCHEOLOGY
 TBA

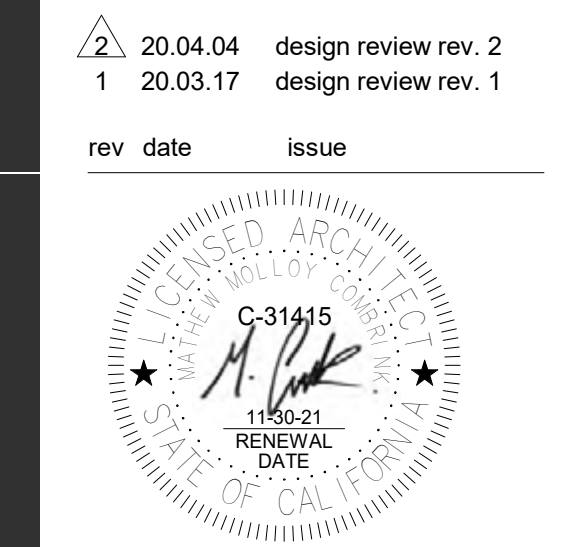
FIRE PROTECTION ENGINEER:
 TBA

PROJECT DESCRIPTION

ROSEVILLE INNOVATION PARK

8000 Foothills Blvd
 Roseville, CA 95747

DESIGN REVIEW



8000 Foothills Blvd
 project number: Project Number
 plot date: 4/15/2020 9:57:59 AM

scale: as noted

DESIGN REVIEW

PROJECT INFORMATION & DATA, GENERAL NOTES, SHEET INDEX