

GENERAL SITE PLAN NOTES

A. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL OFF-SITE IMPROVEMENTS.

TLCDARCHITECTURE

520 Third St. #250
Santa Rosa, CA 95401
o: 707.525.5600
f: 707.525.5616
tlcd.com

ZONING ADMINISTRATOR PACKAGE
6/15/20

888 FOURTH STREET
888 FOURTH STREET
SANTA ROSA, CA 95404

HUGH FUTRELL
CORPORATION

PROJECT NUMBER:
17142

DATE:
03/27/20

DRAWN BY:
AT

CHECKED BY:
DD

REVISIONS:

Number	Date	Description
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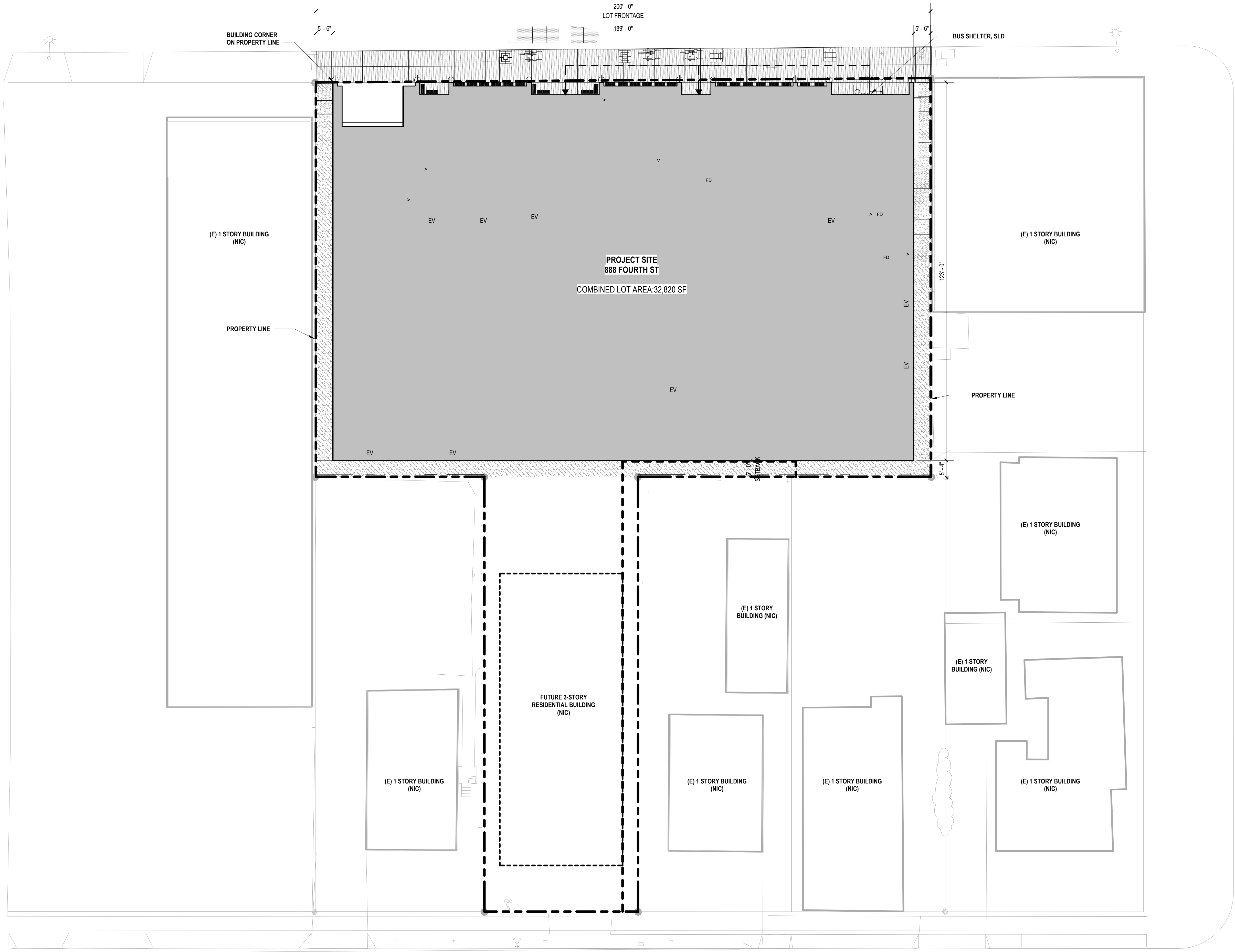
DRAWING SET ISSUANCE DATA

Date	Description
06.11.2018	50% DD Progress Set
04.29.2019	Final Design Development
05.31.2019	50% Foundation CD Progress Set
06.14.2019	50% Above-Grade CD Progress Set
06.28.2019	90% Foundation CD Permit Set
03.27.2020	Schematic Recordation
05.15.2020	DD Recordation
06.12.2020	50% CD Progress Set

SITE PLAN AND
ACCESSIBLE PATH OF
TRAVEL

Z-1

FOURTH STREET



BROOKWOOD

2 SITE PLAN AND ACCESSIBLE PATH OF TRAVEL

1/16" = 1'-0"

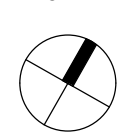
THIRD STREET

6/15/2020 3:04:54 PM

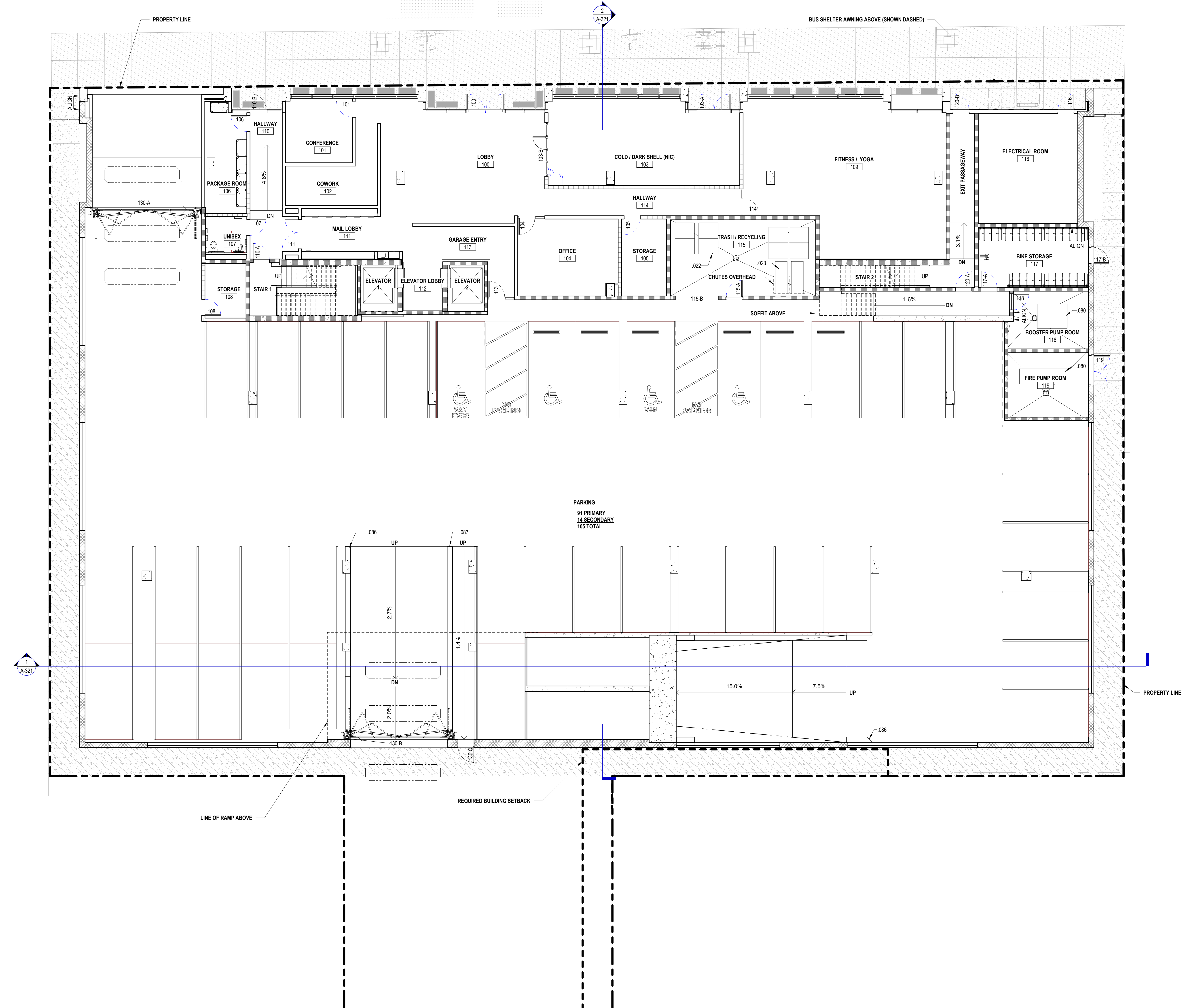
TRUE
NORTH



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1 FLOOR 1 - PLAN
1/8" = 1'-0"



GENERAL FLOOR PLAN NOTES

- A. FOR INTERIOR PARTITION LEGEND, DETAILS SEE SHEET A-911
- B. FOR RATED PARTITION LEGEND, SEE SHEET A-911
- C. FOR ALL IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY, SEE CIVIL AND LANDSCAPE DRAWINGS
- D. ALL DOORS KEEP 6" TO THE ADJACENT FACE OF FINISH OF THE WALL, UON
- E. STANDARD PARKING STALLS SIZE 8' X 18', TYP UON
- F. COMPACT PARKING STALLS SIZE 9' X 18', TYP UON
- G. FOR ACCESSIBLE PARKING DETAILS SEE

DRAWING NOTES

- .022 TRASH/RECYCLING DUMPSTER BY OTHERS, TYP OF 4
- .023 TRASH/RECYCLING COMPACTOR BY OTHERS, TYP OF 2
- .080 4" REINF CONC EQUIPMENT PAD
- .085
- .086
- .087

REFERENCE KEYNOTES

INTERIOR PARTITION LEGEND

INTERIOR PARTITION TAG

- 2. INDICATES INTERIOR PARTITION TYPE - (SEE A-911 "INTERIOR PARTITION DETAILS")
- 3. INDICATES ASSEMBLY FIRE RATING IN HOURS (NON RATED WHEN NO NUMBER IS INDICATED)
- 1. INDICATES STUD DEPTH - SEE "STUD DEPTH SCHEDULE" BELOW
- 4. IF WALL IS ASYMMETRICAL (FOR EXAMPLE: 2 GYP BD LAYERS) GYP BD LAYER OPP SIDE) THE LOCATION OF THE WALL TAG INDICATES ORIENTATION. SEE WALL TYPES

STUD DEPTH SCHEDULE

INDICATOR	STUD DEPTH
1	MTL CHANNEL
2	1 1/2" (2X2)
3	2 1/2" (2X3)
4	3 1/2" (2X4)
5	5 1/2" (2X6)
8	7 1/4" (2X8)
10	9 1/4" (2X10)
12	11 1/4" (2X12)

NOTES:

- 1. TYPICAL INTERIOR PARTITION TYPE = 4A, U.O.N.
- 2. STUDS ARE AT 16" O.C. U.O.N.
- 3. SHAFT WALL, CH OR CT STUDS ARE 4"

PLAN GRAPHICS:

NON FIRE-RATED
ONE HOUR FIRE-RATED
TWO HOUR FIRE-RATED
THREE HOUR FIRE-RATED
CONCRETE, SSD
CONCRETE CURB
CMU, 6X8X16 RUNNING BOND 4'-0" AFF

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06.12.2020	50% CD Progress Set

GENERAL FLOOR PLAN NOTES

- A. FOR INTERIOR PARTITION LEGEND, DETAILS SEE SHEET
B. FOR RATED PARTITION LEGEND, SEE SHEET
C. NOTE
D. NOTE

DRAWING NOTES

- .043 LINE OF FLOOR ABOVE
.046 COLUMN CAPITAL ABOVE, SSD

REFERENCE KEYNOTES

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ORIENTATION. SEE WALL TYPES

STUD DEPTH SCHEDULE

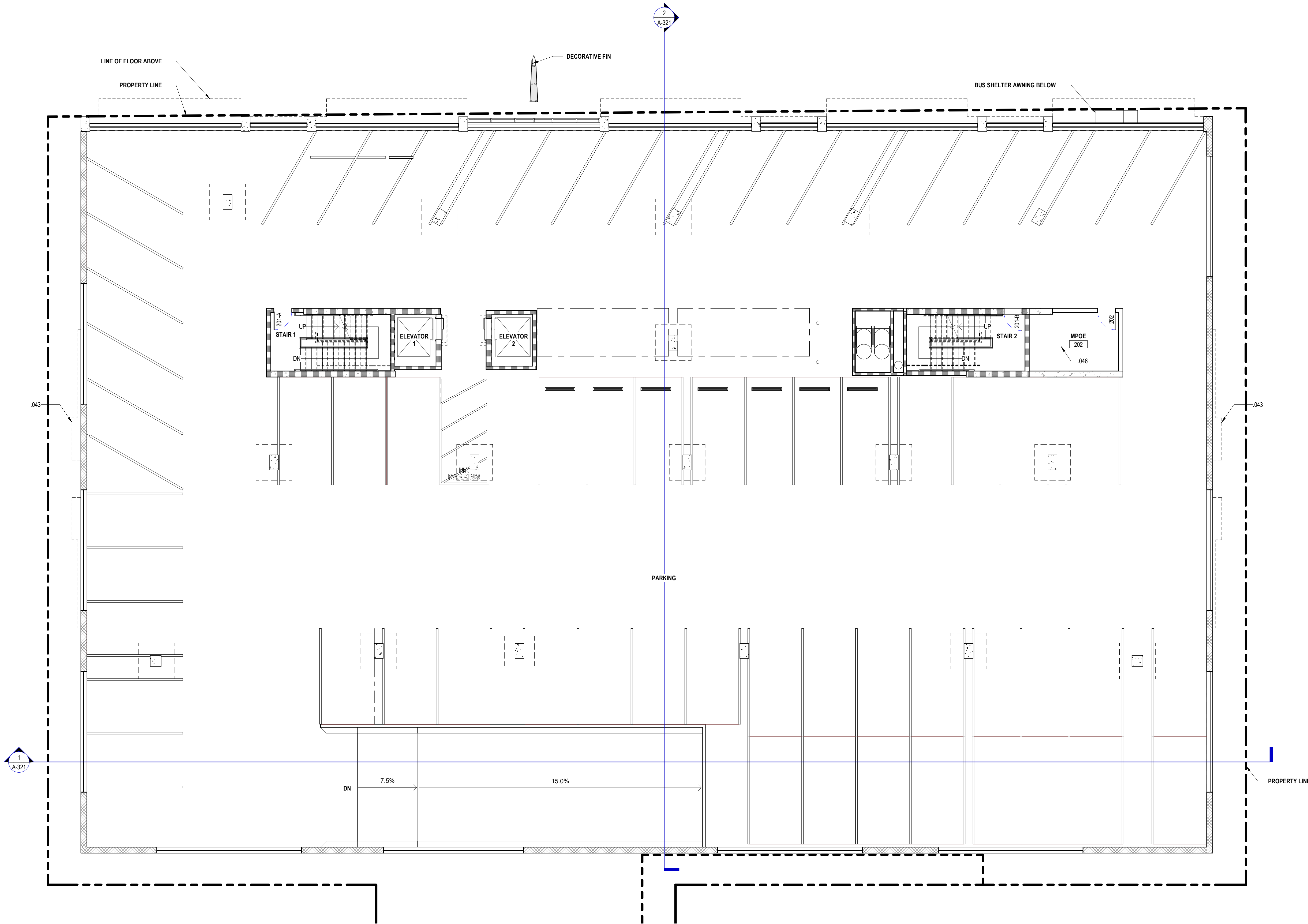
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PLAN GRAPHICS:

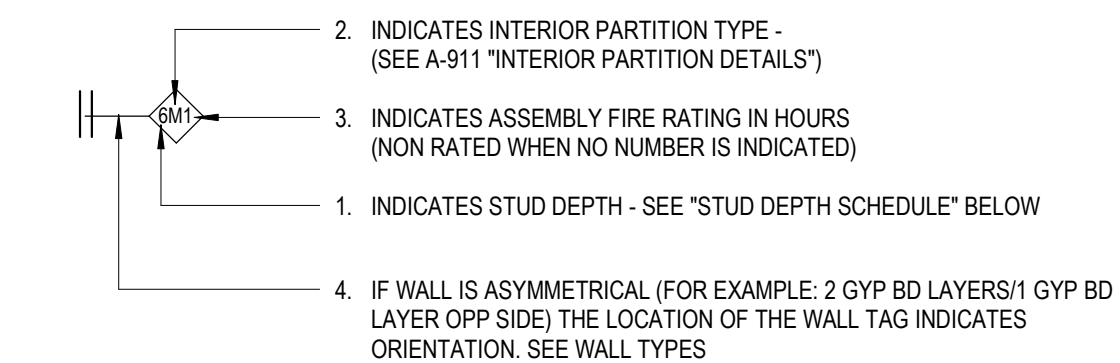
- NON FIRE-RATED
ONE HOUR FIRE-RATED
TWO HOUR FIRE-RATED
THREE HOUR FIRE-RATED
CONCRETE, SSD
CONCRETE CURB
CMU, 6X8X16 RUNNING
BOND 4'-0" AFF



- A. FOR INTERIOR PARTITION LEGEND, DETAILS SEE SHEET
- B. FOR RATED PARTITION LEGEND, SEE SHEET
- C. NOTE
- D. NOTE

REFERENCE KEYNOTES

INTERIOR PARTITION TAG



STUD DEPTH SCHEDULE

INDICATOR	STUD DEPTH
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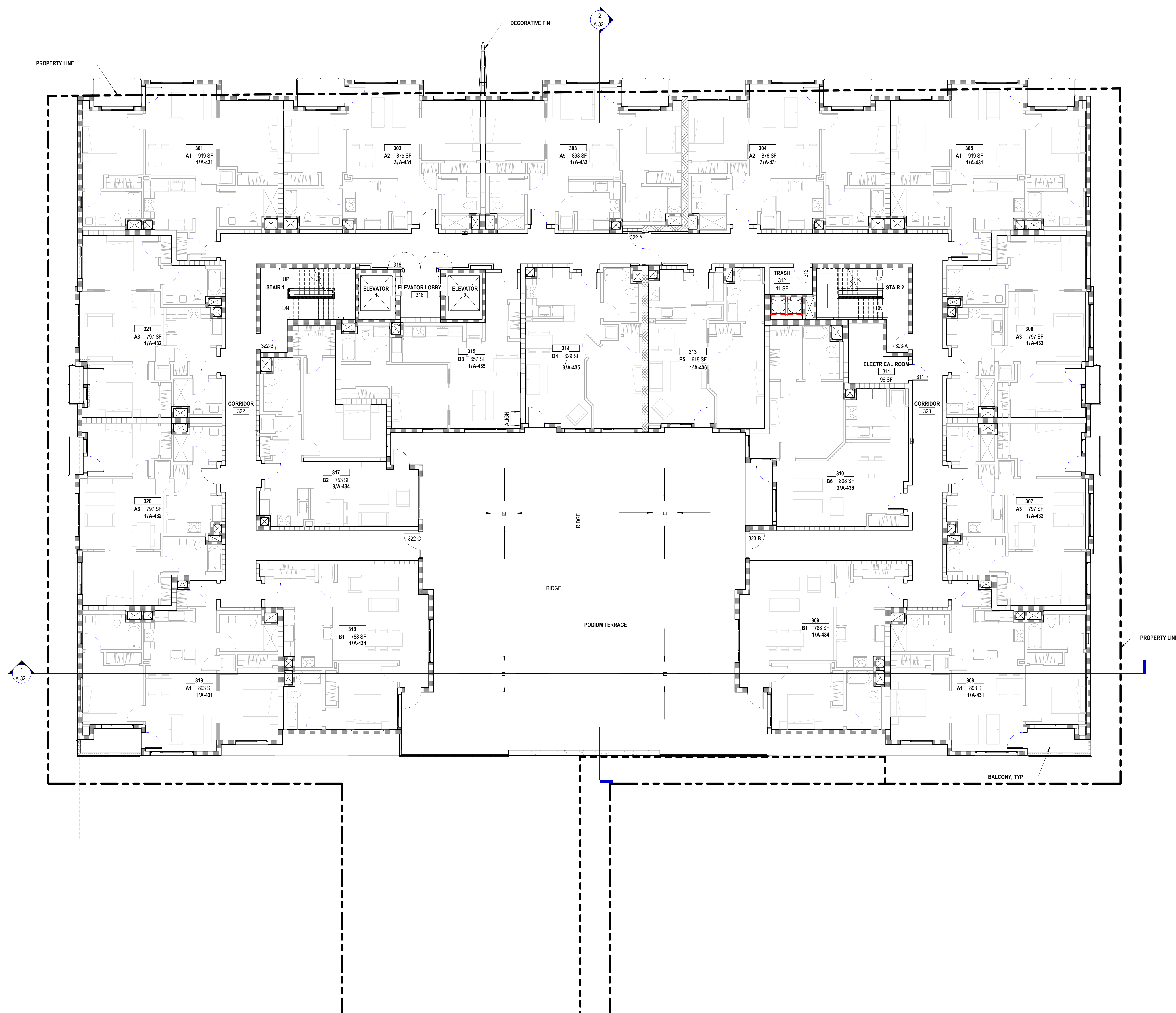
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05.15.2020	DD Recoordination
06.12.2020	50% CD Progress Set

FLOOR 3 - PLAN

Z-4



Number	Date	Description
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DRAWING SET ISSUANCE DATA

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GENERAL FLOOR PLAN NOTES

- A. FOR INTERIOR PARTITION LEGEND, DETAILS SEE SHEET
B. FOR RATED PARTITION LEGEND, SEE SHEET
C. NOTE
D. NOTE

DRAWING NOTES

REFERENCE KEYNOTES

INTERIOR PARTITION LEGEND

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STUD DEPTH SCHEDULE

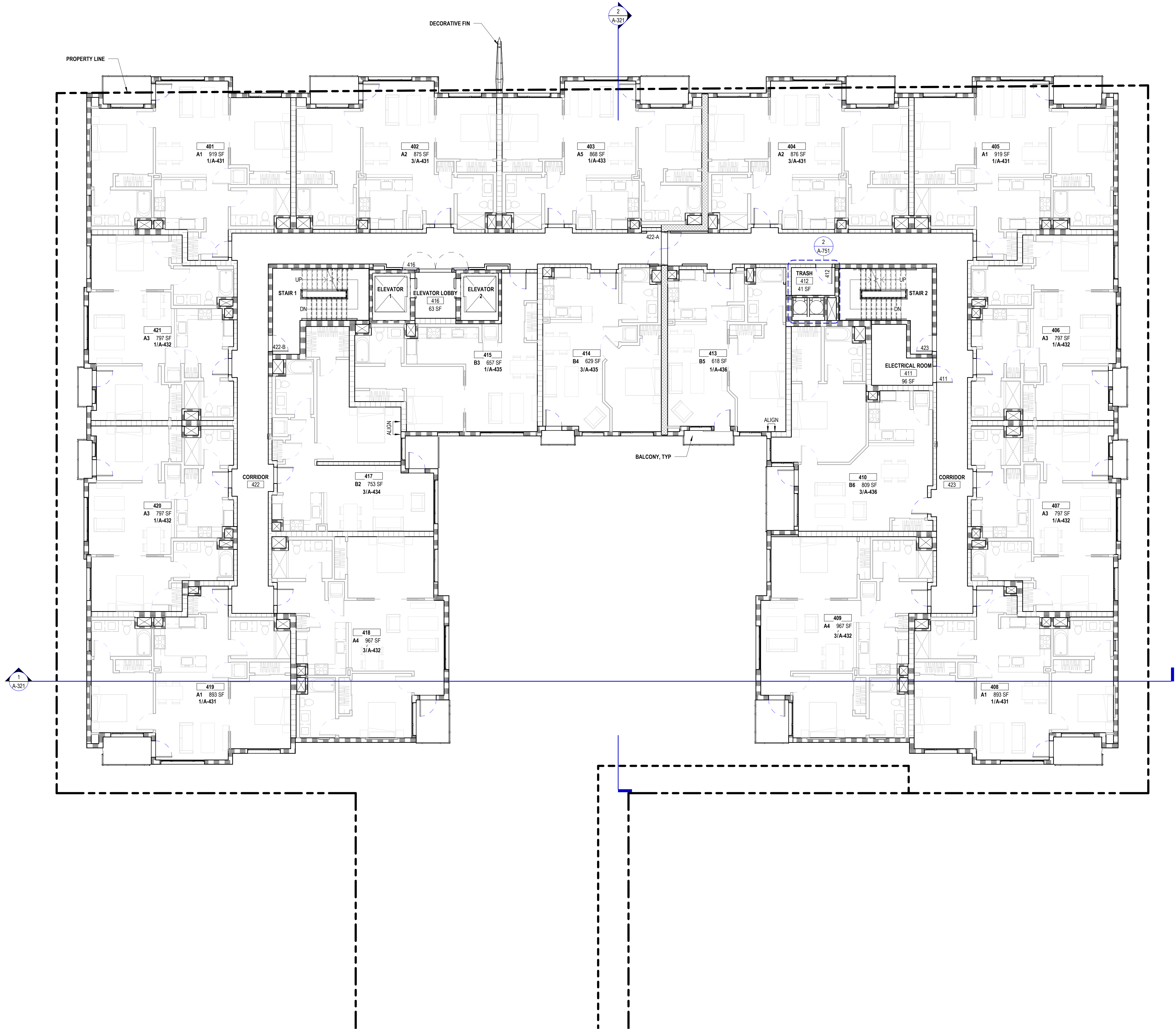
INDICATOR	STUD DEPTH
1	MTL CHANNEL
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CONCRETE, SSD
CONCRETE CURB
CMU, 6X8X16 RUNNING BOND 4"-0" AFF



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05.15.2020	DD Recoordination
06.12.2020	50% CD Progress Set

GENERAL ROOF DECK PLAN NOTES

- A. FOR INTERIOR PARTITION LEGEND, DETAILS SEE SHEET A-911
B. FOR RATED PARTITION LEGEND, SEE SHEET
C. NOTE
D. NOTE

DRAWING NOTES

REFERENCE KEYNOTES

INTERIOR PARTITION LEGEND

INTERIOR PARTITION TAG

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(SEE A-911 "INTERIOR PARTITION DETAILS")
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STUD DEPTH SCHEDULE

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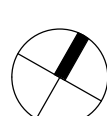
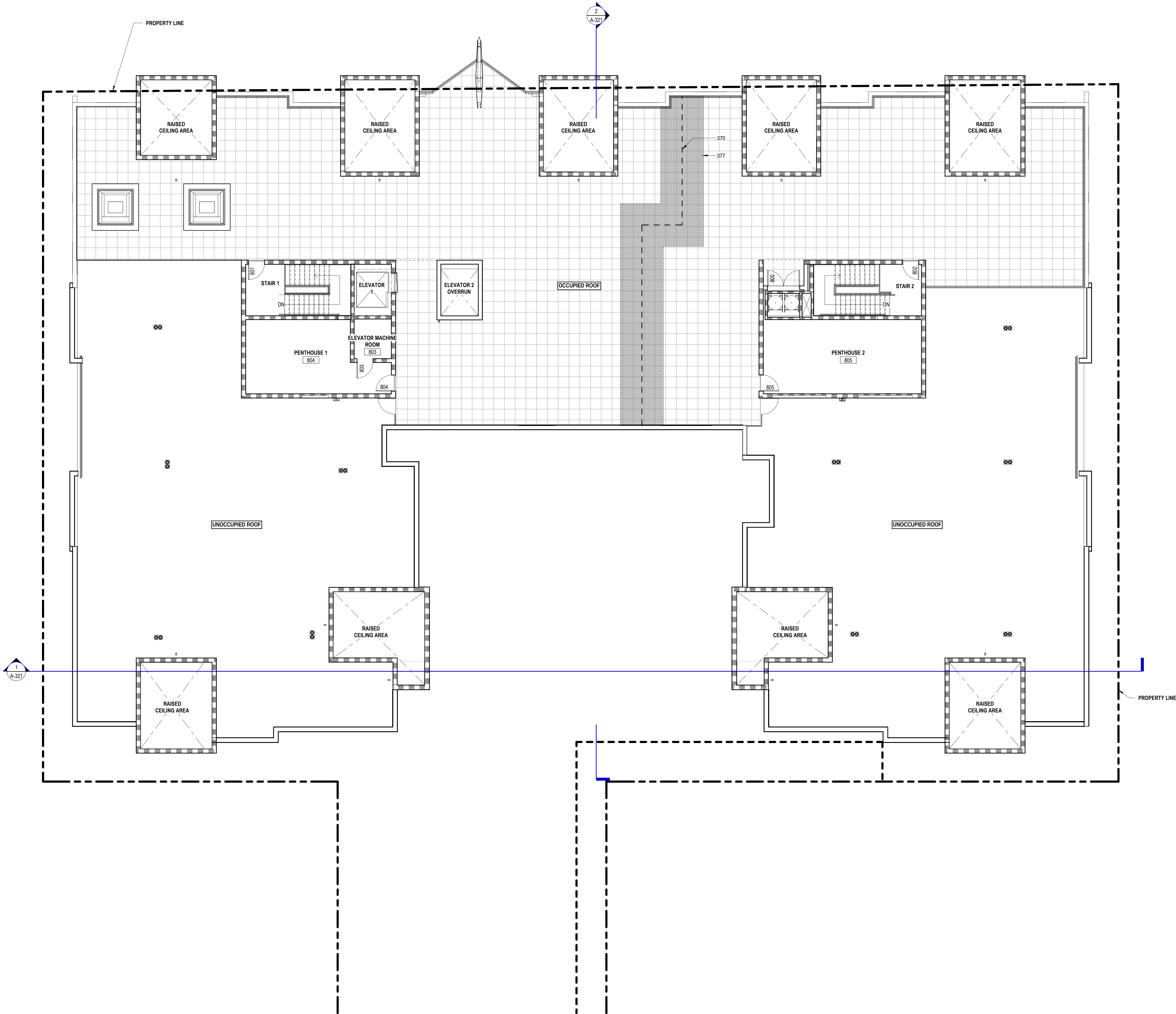
PLAN GRAPHICS:

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ONE HOUR FIRE-RATED
TWO HOUR FIRE-RATED
THREE HOUR FIRE-RATED
CONCRETE, SSD
CONCRETE CURB
CMU, 6X8X16 RUNNING BOND 4'-0" AFF

ROOF MATERIAL LEGEND

MODIFIED BITUMINOUS MEMBRANE ROOFING SYSTEM:
GRANULAR CAP SHEET O/
BASE SHEET O/
COVERBOARD O/
TAPERED INSULATION (1/4-1/2) O/
WOOD FRAMING

PEDESTAL PAVER SYSTEM:
PAVER TILES (REFER TO LANDSCAPE DRAWINGS) ON
PEDESTAL SYSTEM O/
MODIFIED BITUMINOUS MEMBRANE ROOFING SYSTEM



GENERAL FLOOR PLAN NOTES

- A. FOR INTERIOR PARTITION LEGEND, DETAILS SEE SHEET
B. FOR RATED PARTITION LEGEND, SEE SHEET
C. ROOF DECK PAVERS ARE NOT SHOWN FOR CLARITY. FOR ROOF DECK PAVERS SEE A-215
D. NOTE

DRAWING NOTES

REFERENCE KEYNOTES

ROOF MATERIAL LEGEND

MODIFIED BITUMINOUS MEMBRANE ROOFING SYSTEM:
GRANULAR CAP SHEET O/
BASE SHEET O/
COVERBOARD O/
TAPERED INSULATION (1/4-1/2) O/
WOOD FRAMING

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GENERAL EXTERIOR ELEVATION NOTES

- A. NOTE
B. NOTE
C. NOTE
D. NOTE

DRAWING NOTES

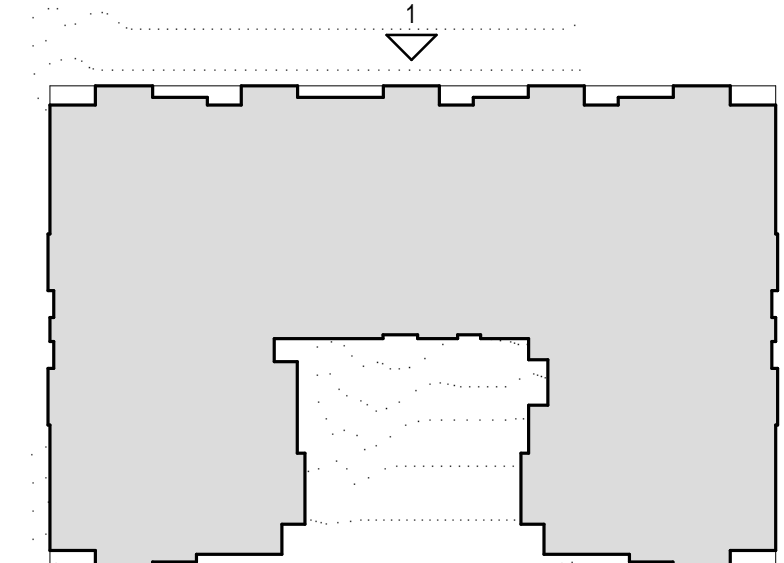
REFERENCE KEYNOTES

EXTERIOR FINISH LEGEND

NOTES

1. FOR FINISH INFORMATION, REFER TO SPECIFICATIONS

C1	CONCRETE WITH TEXTURED ACRYLIC COATING
C2	CONCRETE WITH RIBBED FINISH AND CLEAR COATING
MT1	PERFORATED AND CORRUGATED METAL PANEL
MT2	METAL MESH
CP1	CEMENT PLASTER SYSTEM - ELASTOMERIC COATING P1 - SHERWIN WILLIAMS SW 7649
CP2	CEMENT PLASTER SYSTEM - ELASTOMERIC COATING P2 - SHERWIN WILLIAMS SW 2831
CP3	CEMENT PLASTER SYSTEM - ELASTOMERIC COATING P3 - SHERWIN WILLIAMS SW 7102
CP4	CEMENT PLASTER SYSTEM - ELASTOMERIC COATING P4 - SHERWIN WILLIAMS SW 7669
FC1	FIBER CEMENT SIDING PAINTED PS-SHERWIN WILLIAMS SW 7598



KEYPLAN

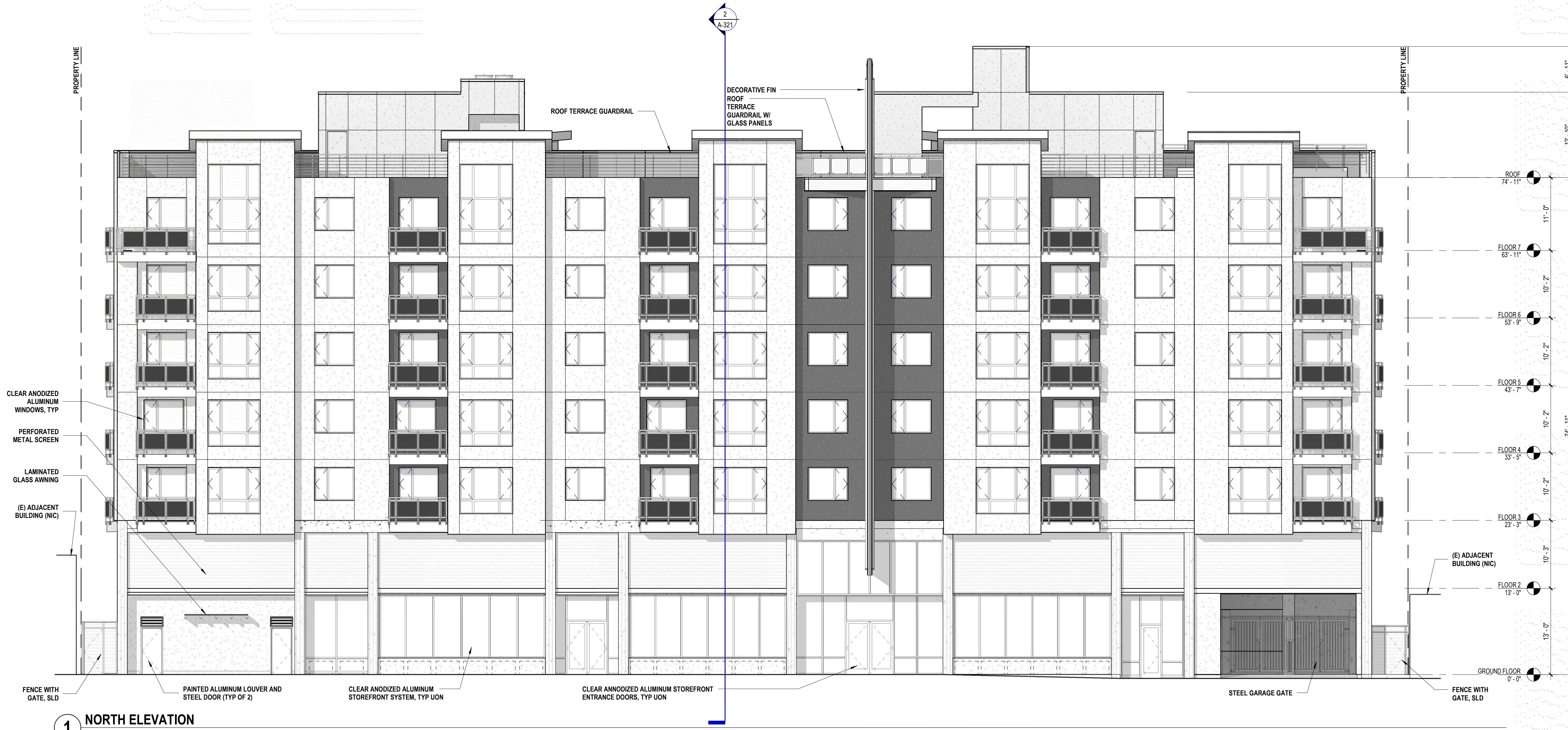
2 EAST ELEVATION

1/8" = 1'-0"

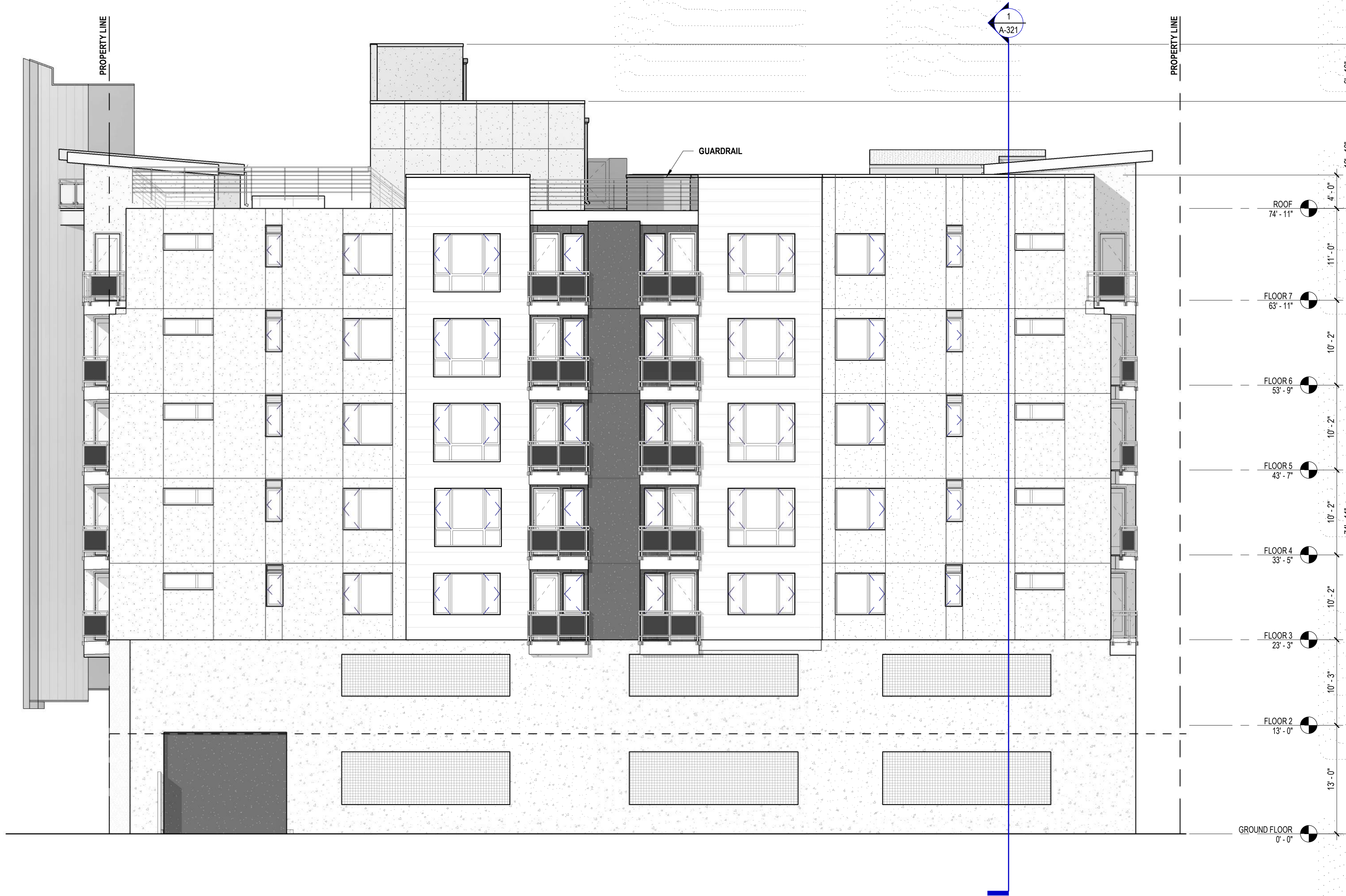


1 NORTH ELEVATION

1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



GENERAL EXTERIOR ELEVATION NOTES

- A. NOTE
B. NOTE
C. NOTE
D. NOTE

DRAWING NOTES

REFERENCE KEYNOTES

1 SOUTH ELEVATION
1/8" = 1'-0"

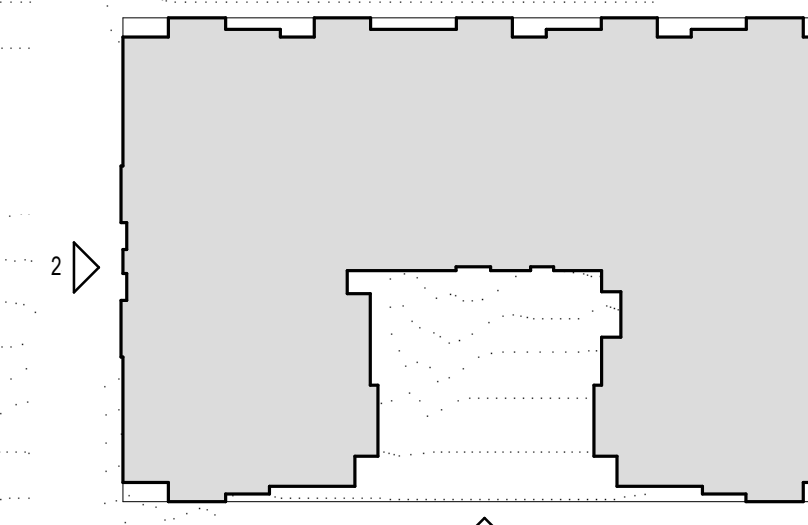


EXTERIOR FINISH LEGEND

NOTES

1. FOR FINISH INFORMATION, REFER TO SPECIFICATIONS

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C2 CONCRETE WITH RIBBED FINISH AND CLEAR COATING
MT1 PERFORATED AND CORRUGATED METAL PANEL
MT2 METAL MESH
CP1 CEMENT PLASTER SYSTEM - ELASTOMERIC COATING
P1 - SHERWIN WILLIAMS SW 7649
CP2 CEMENT PLASTER SYSTEM - ELASTOMERIC COATING
P2 - SHERWIN WILLIAMS SW 2831
CP3 CEMENT PLASTER SYSTEM - ELASTOMERIC COATING
P3 - SHERWIN WILLIAMS SW 7102
CP4 CEMENT PLASTER SYSTEM - ELASTOMERIC COATING
P4 - SHERWIN WILLIAMS SW 7669
FC1 FIBER CEMENT SIDING PAINTED
PS-SHERWIN WILLIAMS SW 7598



KEYPLAN

Number	Date	Description
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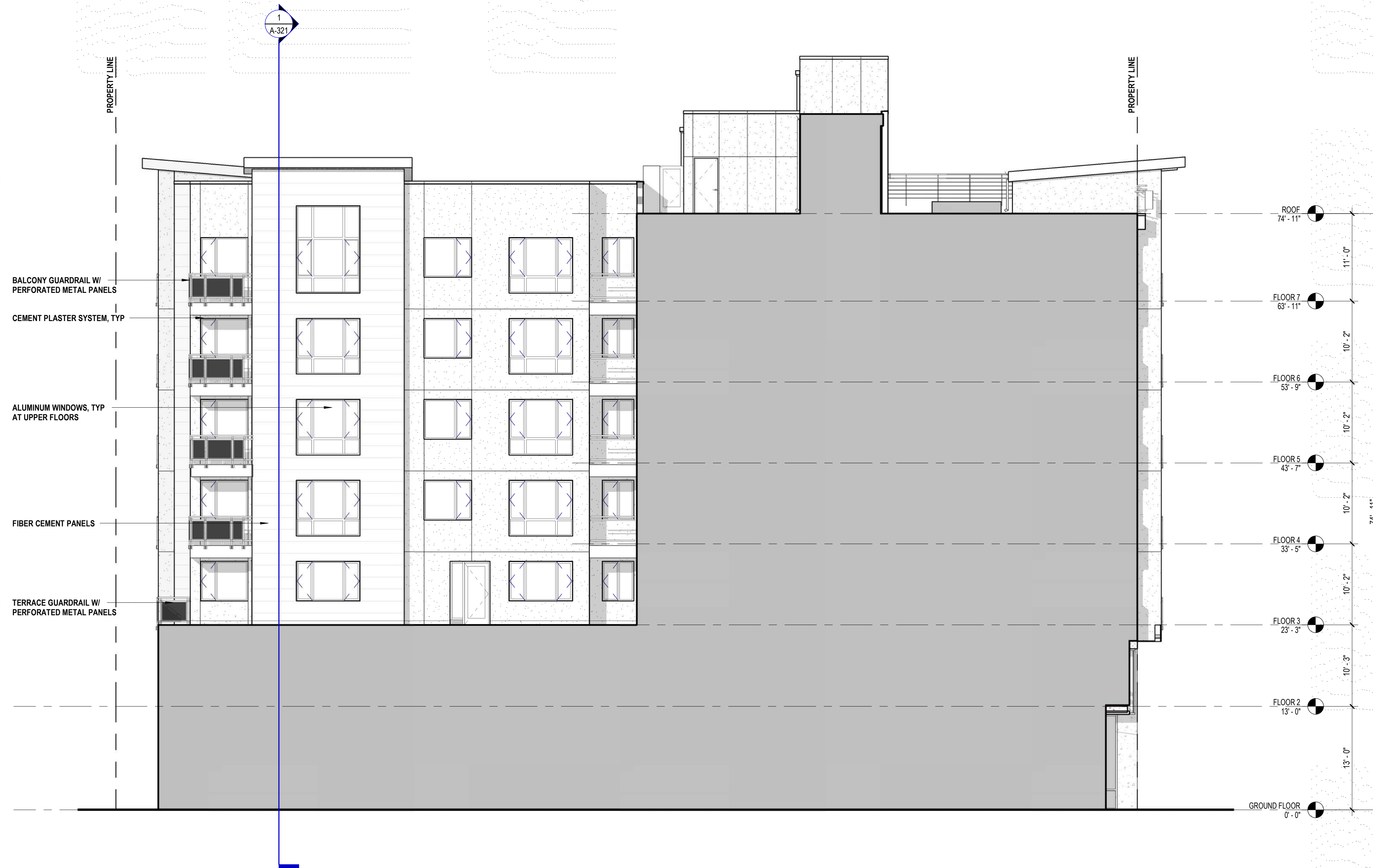
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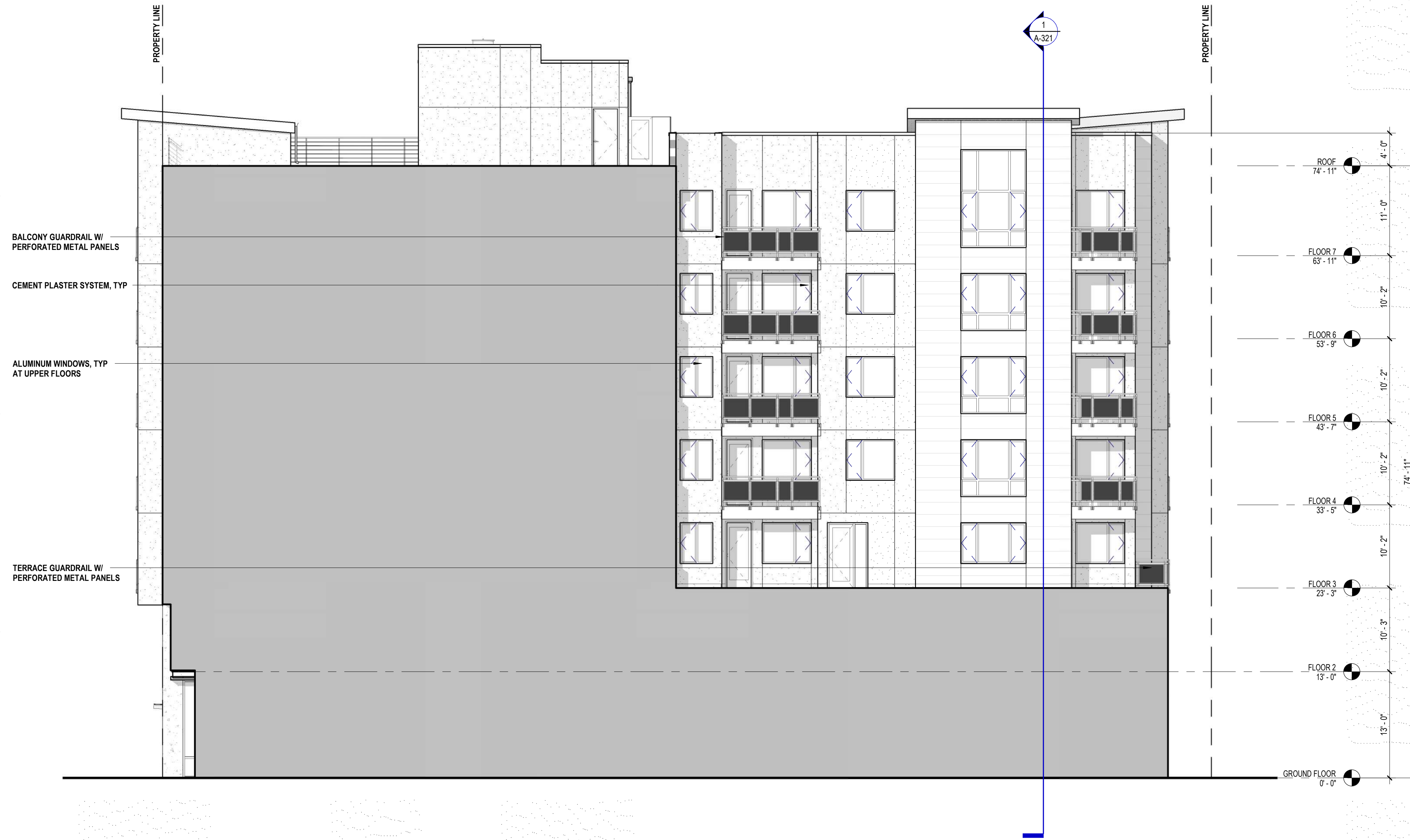
1 COURTYARD EAST ELEVATION

1/8" = 1'-0"



2 COURTYARD WEST ELEVATION

1/8" = 1'-0"



GENERAL EXTERIOR ELEVATION NOTES

- A. NOTE
- B. NOTE
- C. NOTE
- D. NOTE

DRAWING NOTES

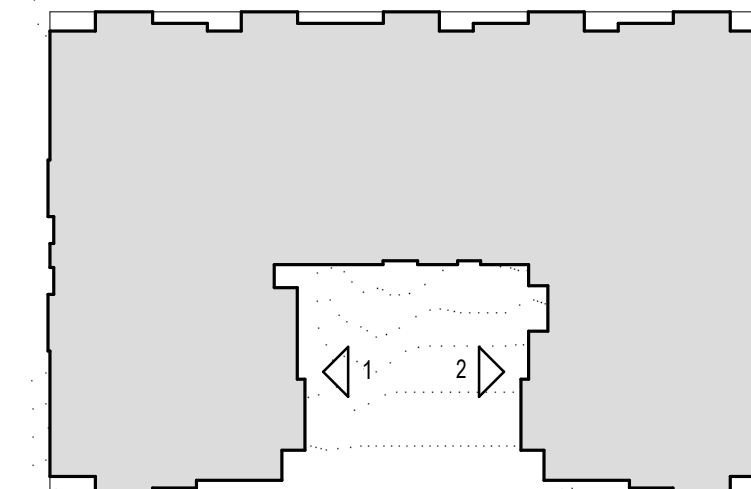
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EXTERIOR FINISH LEGEND

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KEYPLAN

TLCDARCHITECTURE

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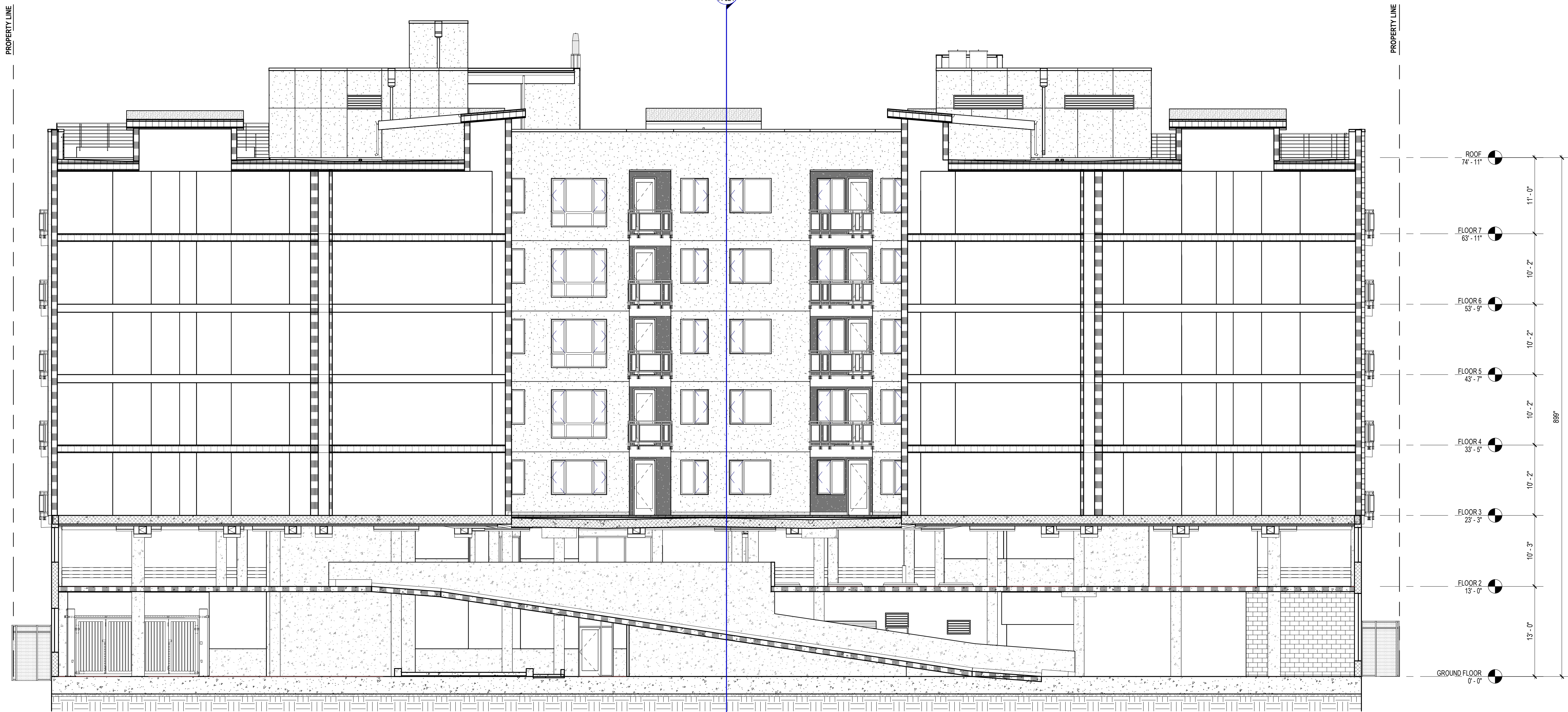
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EXTERIOR ELEVATIONS -
COURTYARD

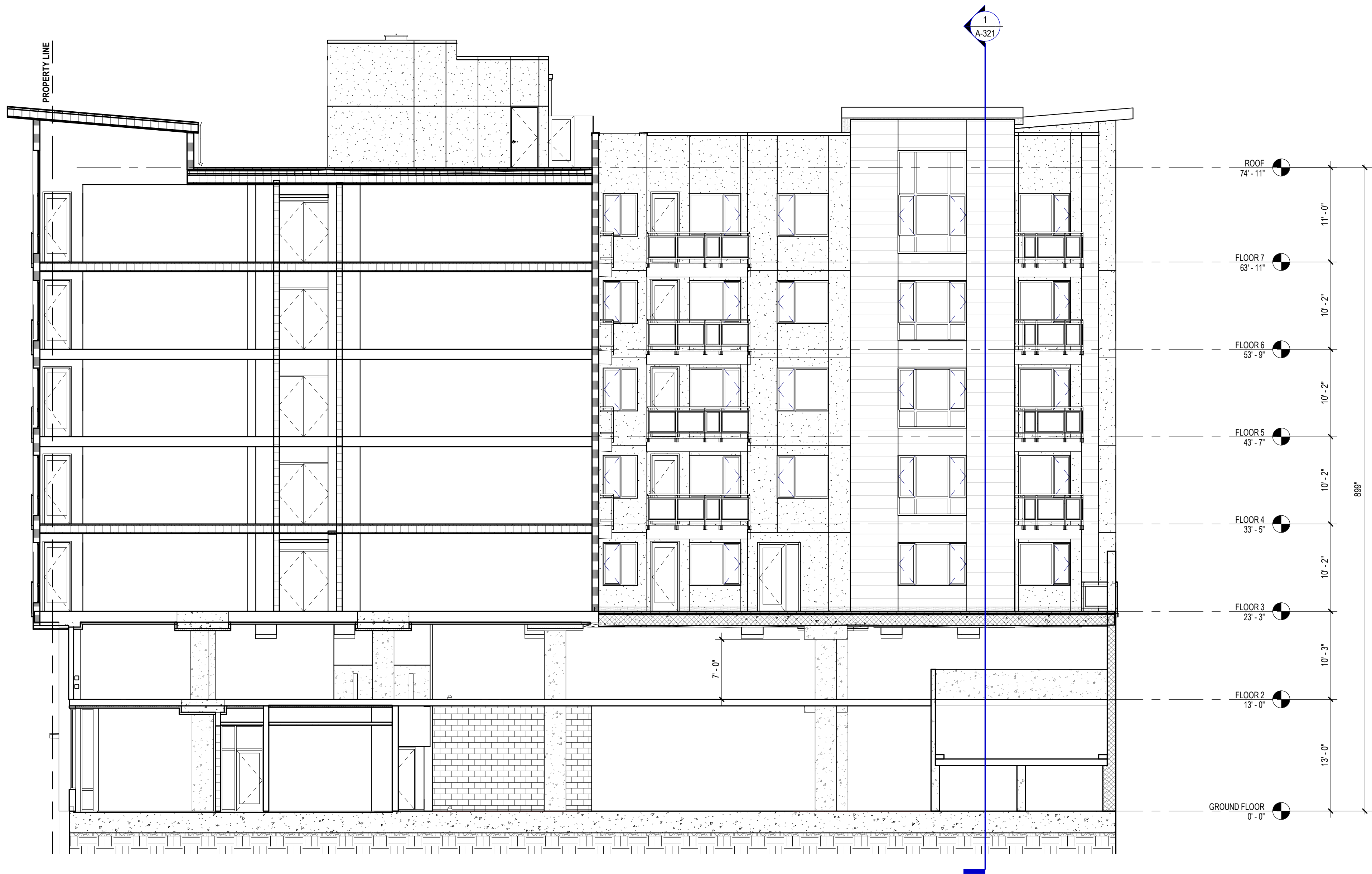
Z-10

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1 BUILDING SECTION
1/8" = 1'-0"

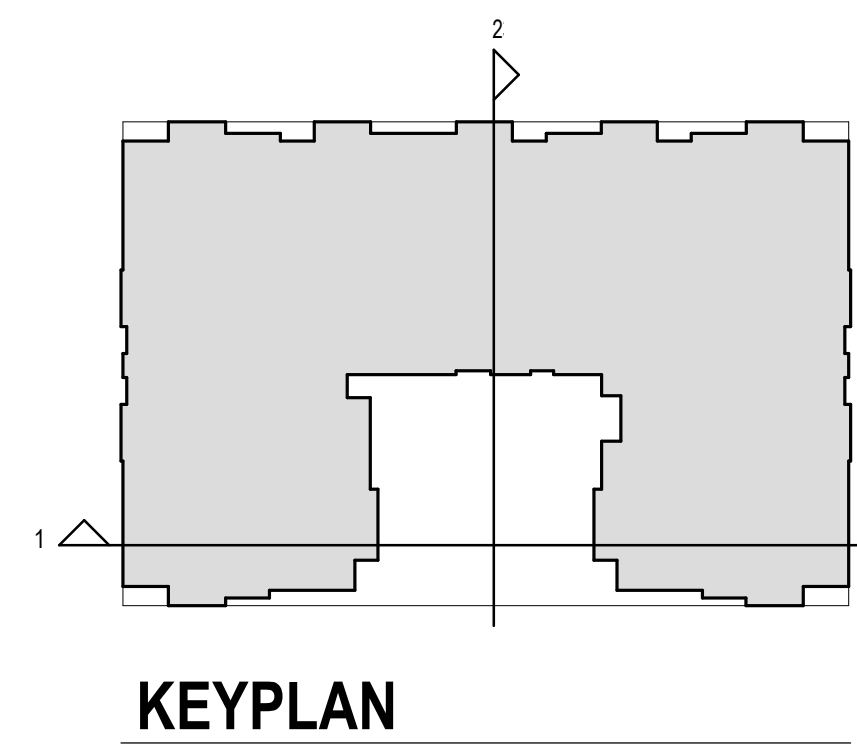


2 BUILDING SECTION
1/8" = 1'-0"



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BUILDING SECTIONS

Z-11