



KEYNOTES:

NOTE: ITEMS IDENTIFIED ARE TYPICAL TO ALL LIKE ITEMS UNLESS NOTED OTHERWISE

01	GENERAL REQUIREMENTS	10.05	SHOWER CURTAIN ROD
02	NOT USED	10.06	TOWEL BAR
		10.07	ROBE HOOK
		10.08	RECESSED MEDICINE CABINET, W/ FLUSH PAINTED DOOR
03	CONCRETE	10.09	FIRE EXTINGUISHER, SURFACE MOUNT IN GARAGE, RECESSED CABINET ELSEWHERE
3.01	CONC. SLAB ON GRADE, LIGHT BROOM FINISH AT PARKING GARAGE, TYP.	10.10	RECESSED, EXTERIOR UNIT ENTRY INTERCOM SYSTEM AND MOUNTING HARDWARE
3.02	PRE-CAST CONC. STAIR TREADS/LANDING	10.11	GRAB BAR
3.03	CONC. STRUCT'L SLAB, SLOPE TO DRAIN AT INDICATED AREAS, BUFF FLOOR SMOOTH AND CLEAR SEAL AT LOBBY AND COMMERCIAL SPACES	11	EQUIPMENT/APPLIANCES (SEE EOMT. SCHEDULE)
3.04	CONC. WALL	11.01	REFRIGERATOR, CFCI
3.05	CONC. COLUMNS	11.02	GAS RANGE/OVEN, CFCI
3.06	CONC. FOUNDATION	11.03	KITCHEN RANGE EXHAUST HOOD, CFCI
3.07	CONC. GUARDRAIL, 3"-7" HIGH	11.04	DISHWASHER, CFCI
3.08	CONC. STAIRSTEPS	11.05	CLOTHES WASHER, CFCI
3.09	6" TALL X 6" U.N.O. WIDE CONC. CURB	11.06	DRYER, CFCI
3.10	CONC. WHEEL STOP	11.07	TRASH CHUTTES, LABEL AS 'REFUSE' AND 'RECYCLABLES'
3.11	CONC. PLANTER	12	FURNISHINGS
04	MASONRY	12.01	VERTICAL WINDOW SHADE SLATS, WHITE, TYP. @ ALL UNITS
4.01	CMU WALL PER STRUCT'L	12.02	ROLLING WINDOW SHADE, SEE DETAIL
4.02	NON-BEARING CMU WALL W/ 2" CMU CAP @ EXTERIOR LOCATION	12.03	BICYCLE RACKS FOR LONG TERM BIKE STORAGE
05	METALS	12.04	BICYCLE RACK FOR SHORT TERM BIKE PARKING
5.01	STEEL COLUMN, SEE STRUCTURAL	12.05	FURNITURE, NIC
5.02	STEEL TRESSIS, SEE STRUCTURAL	13	SPECIAL CONSTRUCTION (NOT USED)
5.03	STEEL CHANNEL, STRINGERS/SOLID RISER	14	CONVEYING EQUIPMENT
5.04	STEEL PIPE HANDRAIL, PAINTED	14.01	THYSSENKRUPP ENDURAC HOLESLESS HYDRAULIC ELEVATOR, 3,500 LBS, 150 FPM
5.05	5" DIA. CONCRETE FINISHED GALV. PIPE BOLLARD PER DWG 31	21	FIRE SUPPRESSION
5.06	GUARDRAIL, PAINTED, MIN 3'-6" HIGH ABOVE FINISH DECK, SEE DETAILS	21.01	NFPA 13 FIRE SPRINKLER RISER AT EACH STAIR RECESSED
5.07	WOOD MTL. STUD FURRED PLUMBING WALL	21.02	FIRE SPRINKLER HORIZ. MAIN (SEE DIAGRAM)
5.08	METAL STUD WALL FRAMING, TYP. @ GROUND FLOOR	21.03	ROUND FIRE ALARM BELL, ARCHITECT SHALL APPROVE FINAL LOCATION
06	WOODS & PLASTIC	21.04	FIRE DEPARTMENT MAIN CONNECTION @ FRONT OF PROJECT, ARCHITECT SHALL APPROVE FINAL LOCATION
6.01	WOOD JOIST	21.05	FD ANNUNCIATOR PANEL
6.02	WOOD BEAM/JOIST	22	PLUMBING
6.03	WOOD WALL FRAMING WITH PLY SHEAR WHERE OCCURS	22.01	MOP SINK
6.04	WOOD TUF FLOOR JOIST	22.02	KITCHEN SINK/FAUCET
6.05	MIN. 5/8" PLY OVER 2X WD RIP STRIPS FOR ROOF SLOPE AND/OR CRICKETS	22.03	LAV. SINK/FAUCET
6.06	RUBBER WALL BASE	22.04	PRE-FAB FIBERGLASS BATHTUB
6.07	SOLID SURFACE COUNTERTOP BY 'G' HI-MARKS, BLACK TYP. @ KITCHENS, BATHROOMS, AND LAUNDRY ROOM	22.05	BATH TUB FAUCET
6.08	WALL BASE, PAINTED	22.06	SHOWER HEAD AND CONTROLS
6.09	WOOD CABINETS, BEECH FACES, SOLID FLAT DOORS, EUROPEAN CONCEALED HINGES, AND SELF CLOSURE DRAWERS, CASEWORK SHALL BE 'CUSTOM GRADE' FOR MATERIAL, HARDWARE, JOINERY AND INSTALLATION, TYP.	22.07	ULTRA LOW FLOW TOILET
6.10	WOOD MDF SHELF	22.08	BOILER OR PLUMBING DWGS
6.11	WOOD PDLA CLOTHES ROD, DOUGLAS FIR, 1-3/8" DIA, PAINTED	22.09	HOT WATER TANK PER PLUMBING DWGS
07	THERMO-CLIMATE PROTECTION	22.10	SCUPPER, REFER TO DETAIL 11A/9.02
7.01	DECK COATING OVER STRUCTURAL SLAB OR PLYWOOD	22.11	FLOOR DRAIN
7.02	THERMAL BATT INSULATION: R-21MIN @ WALLS, R-35 MIN @ ROOF	22.12	SLUABING VENT PIPE
7.03	W.P. MEMBRANE	23	HEATING, VENTILATING, AND AIR-CONDITIONING
7.04	VAPOR PERMEABLE MEMBRANE AIR BARRIER AT EXTERIOR WALLS, TYP.	23.01	HVAC UNIT PER MECH
7.05	SINGLE-PLY T.P.O. WHITE SHEET ROOFING, FLOOR OR DECK DRAIN	23.02	AIR REGISTER WALL MOUNTED
7.06	SCUPPER	23.03	CEILING AIR REGISTER
7.07	UNDERSLAB MOISTURE VAPOR BARRIER	23.04	KITCHEN HOOD EXHAUST DUCT
7.08	WOOD ROOF DRAIN	23.05	ENERGY STAR RATED BATHROOM EXHAUST FAN
7.09	18 GA. 'BONDERIZED' METAL COPING, PTD. TYP. AT ALL FRAMED PARAPETS	23.06	BATHROOM EXHAUST DUCT
7.1	PLASTER COATING, JOINT PER DETAIL	23.07	MECH. EXHAUST LOUVER, PER MECH.
08	OPENINGS (SEE SPECS/ACCESSORY SCHEDULE)	26	ELECTRICAL
8.01	VINYL WINDOW, PER SPECS	26.01	ROOF AREA FOR FUTURE SOLAR SYSTEM PER 2015 CBC SEC. 110.10.10.B
8.02	ALUM. STOREFRONT, PER SPECS.	26.02	PERFECT CONDUIT TO ROOF FOR FUTURE SOLAR SYSTEM
8.03	TRANSOM WINDOW, PER SPECS	26.03	FUTURE ELECTRICAL VEHICLE CHARGING STATION
8.04	ALUM. STOREFRONT DOOR, PER SPECS	26.04	ELEC. PANEL PER PLANS & SCHEDULE
8.05	STL. DOOR & FRAME, PER SPECS.	26.05	EXTERIOR LIGHT PER SCHEDULE
8.06	SLIDING DOOR, PER SPECS	27	COMMUNICATION
8.07	SOLID WOOD DOOR, SPEC SPECS	28	ELECTRONIC SAFETY AND SECURITY
8.08	INTERIOR WOOD DOOR, PER SPECS	28.01	SMOKE ALARM
8.09	CLOSET DOOR, PTD	28.02	SECURITY CAMERA
8.10	ACCESS PANEL, COLOR AND MATERIAL SHALL MATCH ADJACENT MATERIAL	28.03	FIRE ALARM MAIN PANEL, ARCHITECT SHALL APPROVE FINAL LOCATION
8.11	DOOR HARDWARE SET PER SCHEDULE	31	EAIRWORK
8.12	DOOR WALL LOCKER	31.01	APPROVED COMPACT FILL PER GEO AND SOIL ENGINEER REPORT
8.13	EXTERIOR WALL VENT CAP	32	EXTERIOR IMPROVEMENTS
09	FINISHES (SEE FINISH SCHEDULE)	32.01	NEW CONC. SIDEWALK
9.01	NOT USED	32.02	PARKING STRIP STRIPING PER CITY OF LA REQUIREMENTS
9.02	7/8" PERFORATED CORRUGATED MTL. ALUM. PANELS, PTD.	32.03	EPIC STORM WATER SYSTEM, SEE CIVIL
9.03	7/8" INTEGRAL COLOR EXTER. CEMENT FLOOR OVER MTL. LATH & BUILDING PAPER/SEE ELEVATION DETAILS FOR 'SPARKLE' ADDITIVE AND FURRED SCHEDULE	32.04	STL. SECURITY GATE, PTD
9.04	5/8" TYPE 'X' GYP BOARD, TYP. PROVIDE AS 'EXTERIOR' OR 'WET RATED' AS REQUIRED	32.05	STEEL SECURITY FENCE, PTD.
9.05	NOT USED	32.06	EXTERIOR PLANTER DRAIN
9.06	VINYL PLANK FLOORING	32.07	MOTORIZED STL. OVERHEAD GATE
9.07	CERAMIC TILE	32.08	PER WOOD LTR
9.08	GRAFFITI COATING, TYP. @ ALL EXTERIOR SOLID WALLS FROM GRADE UP TO SECOND FLOOR DECK	32.09	TREE, SEE LANDSCAPE DRAWINGS
9.09	2' X 2' ACOUSTICAL SUSPENDED CEILING SYSTEM	32.10	PLANTINGS, SEE LANDSCAPE DRAWINGS
10	SPECIALTIES (SEE SPECS/ACCESSORY SCHEDULE)	33	UTILITIES
10.01	BRICK, W/ WALL MOUNTED	33.01	WATER METER
10.02	SIGNAGE	33.02	SAS METER, PROTECT W/ BOLLARDS AS REQUIRED
10.03	MAILBOXES, FRONT LOAD, RECESSED, PROVIDE FOR 35 UNITS PLUS 2 COMM. TOILET PAPER ROL. HOLDER	33.03	ELECTRIC METERS
10.04		33.04	DOMESTIC WATER BACKFLOW PREVENTER
		33.05	FIRE METER BACKFLOW PREVENTER
		33.06	IRRIGATION BACKFLOW PREVENTER
		33.07	ELECTRIC TRANSFORMER IN UNDERGROUND WAULT
		33.08	SUMP PUMP PER CIVIL

CONCEPTUAL DESIGN

2017-12-01

SCHEMATIC DESIGN

2018-05-10

DESIGN DEVELOPMENT

2018-06-29

50% CONSTRUCTION DOCUMENTS

2018-12-14

PLAN CHECK SUBMITTAL (95% CDS)

2019-03-05