

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

10.05 SHOWER CURTAIN ROD

PAINTED DOOR

ELSEWHERE

HARDWARE

11.01 REFRIGERATOR, CFCI

11.04 DISHWASHER, CFCI

11.06 DRYER, OFCI

STORAGE

PARKING 12.05 FURNITURE, NIC

14 - CONVEYING EQUIPMENT

STAIR. RECESSED

21.05 FD ANNUNCIATOR PANEL.

22.02 KITCHEN SINK/FAUCET

22.04 PRE-FAB FIBERGLASS BATHTUB

22.06 SHOWER HEAD AND CONTROLS

22.08 BOILER PER PLUMBING DWGS

22.09 HOT WATER TANK PER PLUMBING DWGS

SCUPPER, REFER TO DETAIL 11/A9.02

22.10 ROOF DRAIN OVERFLOW DAYLIGHT

22.07 ULTRA LOW FLOW TOILET

22.03 LAV. SINK/FAUCET

22.05 BATH TUB FAUCET

22.11 FLOOR DRAIN

AIR-CONDITIONING

26 - ELECTRICAL

27 - COMMUNICATION

28.01 SMOKE ALARM

31 - EARTHWORK

28.02 SECURITY CAMERA

32 - EXTERIOR IMPROVEMENTS

32.01 NEW CONCRETE SIDEWALK

LA REQUIREMENTS

32.04 STEEL SECURITY GATE, PTD.

32.05 STEEL SECURITY FENCE, PTD.

32.07 MOTORIZED STL. OVERHEAD GATE

32.09 TREE, SEE LANDSCAPE DRAWINGS 32.10 PLANTINGS, SEE LANDSCAPE DRAWINGS

33.02 GAS METER. PROTECT W/ BOLLARDS AS

33.04 DOMESTIC WATER BACKFLOW

33.07 ELECTRICAL TRANSFORMER IN

UNDERGROUND VAULT

33.05 FIRE METER BACKFLOW PREVENTER

33.06 IRRIGATION BACKFLOW PREVENTER

32.06 EXTERIOR PLANTER DRAIN

32.08 IPE WOOD TILES

33.01 WATER METER

REQUIRED

PREVENTER

33.08 SUMP PUMP PER CIVIL

33.03 ELECTRIC METERS

33 - UTILITIES

22.12 PLUMBING VENT PIPE

23.01 HVAC UNIT PER MECH

23.03 CEILING AIR REGISTER

23 - HEATING, VENTILATING, AND

23.02 AIR REGISTER WALL MOUNTED

23.04 KITCHEN HOOD EXHAUST DUCT

23.06 BATHROOM EXHAUST DUCT

23.05 ENERGY STAIR RATED BATHROOM

EXHAUST FAN PER SPECS

FUTURE SOLAR SYSTEM

26.03 ELEC. PANEL PER PLANS & SCHEDULE

26.02 FUTURE ELECTRICAL VEHICLE

26.04 EXTERIOR LIGHT PER SCHEDULE

26.05 INTERIOR LIGHT PER SCHEDULE

28 - ELECTRONIC SAFETY AND SECURITY

28.03 FIRE ALARM MAIN PANEL. ARCHITECT

SOIL ENGINEER REPORT

SHALL APPROVE FINAL LOCATION

31.01 APPROVED COMPACT FILL PER GEO AND

32.02 PARKING STALL STRIPING PER CITY OF

32.03 EPIC STORM WATER SYSTEM, SEE CIVIL

CHARGING STATION

23.07 MECH. EXHAUST LOUVER, PER MECH.

26.01 ROOF AREA FOR FUTURE SOLAR SYSTEM

PER 2016 CBC SECT. 110.10.(b).B

PROVIDE CONDUIT TO ROOF FOR

22 - PLUMBING

22.01 MOP SINK

21 - FIRE SUPPRESSION

12 - FURNISHINGS

11.02 GAS RANGE/OVEN, CFCI

11.05 CLOTHES WASHER, OFCI

'RECYCLABLES'

10.11 GRAB BAR

SCHEDULE)

10.08 RECESSED MEDICINE CABINET, W/ FLUSH

10.09 FIRE EXTINGUISHER, SURFACE MOUNT IN

INTERCOM SYSTEM AND MOUNTING

GARAGE, RECESSED CABINET

11.03 KITCHEN RANGE EXHAUST HOOD, CFCI

11.07 TRASH CHUTES: LABEL AS 'REFUSE' AND

12.01 VERTICAL WINDOW SHADE SLATS,

13 - SPECIAL CONSTRUCTION (NOT USED)

14.01 THYSSENKRUPP ENDURA HOLELESS

21.02 FIRE SPRINKLER HORIZ. MAIN (SEE

21.03 ROUND FIRE ALARM BELL. ARCHITECT

APPROVE FINAL LOCATION

SHALL APPROVE FINAL LOCATION

FRONT OF PROJECT. ARCHITECT SHALL

21.04 FIRE DEPARTMENT MAIN CONNECTION @

HYDRAULIC ELEVATOR, 3,500 LBS, 150

21.01 NFPA 13 FIRE SPRINKLER RISER AT EACH

WHITE, TYP. @ ALL UNITS

12.02 ROLLING WINDOW SHADE. SEE DETAIL

12.03 BICYCLE RACKS FOR LONG TERM BIKE

12.04 BICYCLE RACK FOR SHORT TERM BIKE

10.10 RECESSED, EXTERIOR UNIT ENTRY

11 - EQUIPMENT/APPLIANCES (SEE EQMT.

10.06 TOWEL BAR 10.07 ROBE HOOK

02 - NOT USED

03 - CONCRETE 3.01 CONC. SLAB ON GRADE. LIGHT BROOM

FINISH AT PARKING GARAGE, TYP. 3.02 PRE-CAST CONC. STAIR TREADS/LANDING

3.03 CONC. STRUCT'L SLAB, SLOPE TO DRAIN AT INDICATED AREAS, BUFF FLAT/SMOOTH AND CLEAR SEAL AT

LOBBY AND COMMERCIAL SPACES 3.04 CONC. WALL 3.05 CONC. COLUMNS 3.06 CONC. FOUNDATION 3.07 CONC. GUARDRAIL, 3'-7" HIGH

3.08 CONC. STAIR/STEPS 3.09 6" TALL X 6" U.N.O. WIDE CONC. CURB 3.10 CONC. WHEEL STOP 3.11 CONC. PLANTER

04 - MASONRY 4.01 CMU WALL PER STRUCT'L 4.02 NON-BEARING CMU WALL W/ 2" CMU CAP @ EXTERIOR LOCATION

05 - METALS 5.01 STEEL COLUMN, SEE STRUCTURAL 5.02 STEEL TRELLIS, SEE STRUCTURAL 5.03 STEEL STAIR CHANNEL STRINGER/SOLID

5.04 STEEL PIPE HANDRAIL, PAINTED 5.05 5" DIA. CONCRETE FILLED GALV. PIPE BOLLARD PER 9/A9.31

5.06 GUARDRAIL, PAINTED, MIN 3'-6" HIGH ABOVE FINISH DECK, SEE DETAILS 5.07 2X6 MTL. STUD FURRED PLUMBING WALL 5.08 METAL STUD WALL FRAMING, TYP. @

GROUND FLOOR 06 - WOODS & PLASTIC 6.01 WOOD POST 6.02 WOOD BEAM/JOIST

6.03 WOOD WALL FRAMING WITH PLY SHEAR WHERE OCCURS 6.04 WOOD 'TJI' FLOOR JOIST 6.05 MIN. 5/8" PLY OVER 2X WD RIP STRIPS

FOR ROOF SLOPE AND/OR CRICKET 6.06 RUBBER WALL BASE 6.07 SOLID SURFACE COUNTERTOP BY "LG HI-MACS', BLACK TYP. @ KITCHENS, BATHROOMS, AND LAUNDRY ROOM

6.08 WOOD WALL BASE, PAINTED 6.09 WOOD CABINETS: BEECH FACES, SOLID FLAT DOORS, EUROPEAN CONCEALED HINGES AND SELF CLOSE DRAWERS. CASEWORK SHALL BE 'CUSTOM GRADE' FOR MATERIAL, HARDWARE, JOINERY AND INSTALLATION, TYP.

6.11 WOOD POLE CLOTHES ROD, DOUGLAS FIR, 1-3/8" DIA, PAINTED 07 - THERMAL & MOISTURE PROTECTION 7.01 DECK COATING OVER STRUCTURAL SLAB OR PLYWOOD

7.02 THERMAL BATT INSULATION. R-21MIN @ WALLS. R-38 MIN @ ROOF 7.03 W.P. MEMBRANE 7.04 VAPOR PERMEABLE MEMBRANE AIR BARRIER AT EXTERIOR WALLS, TYP.

7.05 SINGLE-PLY PVC WHITE SHEET ROOFING. 7.06 FLOOR OR DECK DRAIN 7.07 SCUPPER

7.08 UNDERSLAB MOISTURE VAPOR BARRIER 7.09 ROOF DRAIN 7.10 18 GA. 'BONDERZED' METAL COPING

PTD. TYP. AT ALL FRAMED PARAPETS 7.11 PLASTER CONTROL JOINT PER DETAIL 08 - OPENINGS (SEE DOOR/WINDOW SCHEDULE) 8.01 VINYL WINDOW, PER SPECS 8.02 ALUM. STOREFRONT, PER SPECS.

8.03 TRANSOM WINDOW, PER SPECS. 8.04 ALUM. STOREFRONT DOOR, PER SPECS 8.05 STL. DOOR & FRAME, PER SPECS. 8.06 SLIDING DOOR, PER SPECS 8.07 SOLID WOOD DOOR, SPEC SPECS 8.08 INTERIOR WOOD DOOR, PER SPECS

8.09 CLOSET DOOR, PTD. 8.10 ACCESS PANEL, COLOR AND MATERIAL SHALL MATCH ADJACENT MATERIAL 8.11 DOOR HARDWARE SET PER SCHEDULE 8.12 EXTERIOR WALL LOUVER 8.13 EXTERIOR WALL VENT CAP

09 - FINISHES (SEE FINISH SCHEDULE) 9.01 NOT USED 9.02 7/8" PERFORATED CORRUGATED MTL. ALUM. PANELS, PTD. 9.03 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER MTL. LATH & BUILDING

PAPER. SEE ELEVATIONS/DETAILS FOR 'SPARKLE' ADDITIVE AND FURRED SCALLOPING 9.04 5/8" TYPE 'X' GYP BOARD, TYP. PROVIDE AS 'EXTERIOR' OR 'WET RATED' AS

9.05 NOT USED 9.06 VINYL PLANK FLOORING 9.07 CERAMIC TILE

9.08 GRAFFITI COATING, TYP. @ ALL EXTERIOR SOLID WALLS FROM GRADE UP TO SECOND FLOOR DECK 9.09 2' X 2' ACOUSTICAL SUSPENDED CEILING

9.10 SUSPENDED GYP. BOARD CEILING 10 - SPECIALTIES (SEE SPECS/ACCESSORY SCHEDULE)

10.01 MIRROR. WALL MOUNTED 10.02 SIGNAGE 10.03 MAILBOXES. FRONT LOAD, RECESSED. PROVIDE FOR 35 UNITS PLUS 2 COMM.

SCHEMATIC DESIGN

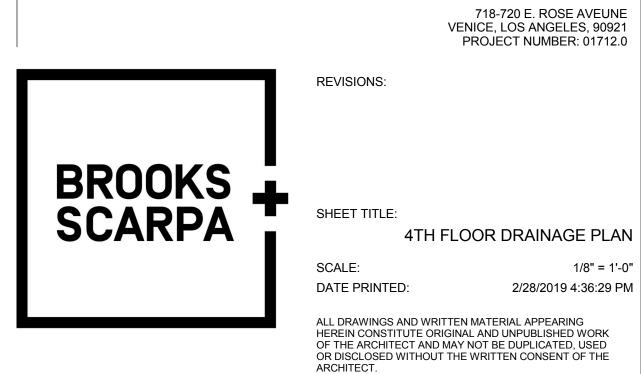
10.04 TOILET PAPER ROLL HOLDER CONCEPTUAL DESIGN

DESIGN DEVELOPMENT 2018-06-29 50% CONTRUCTION DOCUMENTS 2018-12-14 PLAN CHECK SUBMITTAL (95% CDS) 2019-03-05 PERMIT SET

BID ISSUE

CONSTRUCTION ISSUE

720 ROSE AVE. MIXED-USED 35 UNITS



2017-12-01

2018-05-10

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