

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

10.05 SHOWER CURTAIN ROD

PAINTED DOOR

ELSEWHERE

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

22.03 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.

32.06 EXTERIOR PLANTER DRAIN

32.08 IPE WOOD TILES

33.01 WATER METER

REQUIRED

33.03 ELECTRIC METERS

PREVENTER

33.08 SUMP PUMP PER CIVIL

33 - UTILITIES

32.05 STEEL SECURITY FENCE, PTD

32.07 MOTORIZED STL. OVERHEAD GATE

32.09 TREE, SEE LANDSCAPE DRAWINGS

33.04 DOMESTIC WATER BACKFLOW

33.07 ELECTRICAL TRANSFORMER IN

UNDERGROUND VAULT

33.05 FIRE METER BACKFLOW PREVENTER

33.06 IRRIGATION BACKFLOW PREVENTER

32.10 PLANTINGS, SEE LANDSCAPE DRAWINGS

33.02 GAS METER. PROTECT W/ BOLLARDS AS

22.12 PLUMBING VENT PIPE

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

23.01 HVAC UNIT PER MECH

23.03 CEILING AIR REGISTER

22 - PLUMBING

22.01 MOP SINK

21 - FIRE SUPPRESSION

DIAGRAM)

12 - FURNISHINGS

11.02 GAS RANGE/OVEN, CFCI

11.05 CLOTHES WASHER, OFCI

'RECYCLABLES'

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,

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

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

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

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

10.10 RECESSED, EXTERIOR UNIT ENTRY

11 - EQUIPMENT/APPLIANCES (SEE EQMT.

10.06 TOWEL BAR

10.07 ROBE HOOK

10.11 GRAB BAR

SCHEDULE)

3.01 CONC. SLAB ON GRADE. LIGHT BROOM

3.02 PRE-CAST CONC. STAIR 3.03 CONC. STRUCT'L SLAB, SLOPE TO DRAIN

AT INDICATED AREAS, BUFF FLAT/SMOOTH AND CLEAR SEAL AT LOBBY AND COMMERCIAL SPACES

3.06 CONC. FOUNDATION 3.07 CONC. GUARDRAIL, 3'-7" HIGH 3.08 CONC. STAIR/STEPS

4.01 CMU WALL PER STRUCT'L 4.02 NON-BEARING CMU WALL W/ 2" CMU CAP

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

5.05 5" DIA. CONCRETE FILLED GALV. PIPE BOLLARD PER 9/A9.31 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. @

WOOD WALL FRAMING WITH PLY SHEAR 6.04 WOOD 'TJI' FLOOR JOIST MIN. 5/8" PLY OVER 2X WD RIP STRIPS FOR ROOF SLOPE AND/OR CRICKET

RUBBER WALL BASE 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 THERMAL BATT INSULATION. R-21MIN @

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

7.08 UNDERSLAB MOISTURE VAPOR BARRIER

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.

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) 9.02 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

9.04 5/8" TYPE 'X' GYP BOARD, TYP. PROVIDE AS 'EXTERIOR' OR 'WET RATED' AS 9.06 VINYL PLANK FLOORING

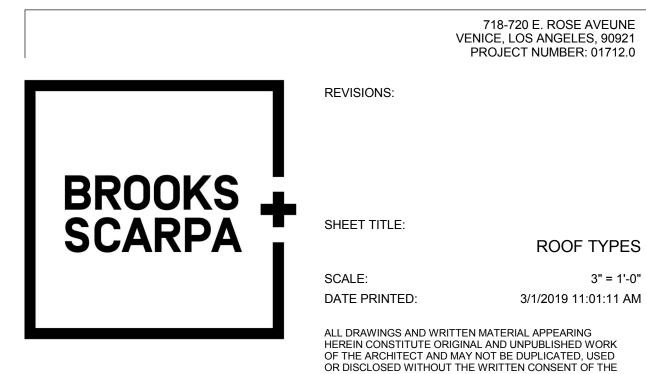
9.08 GRAFFITI COATING, TYP. @ ALL EXTERIOR SOLID WALLS FROM GRADE UP TO SECOND FLOOR DECK 9.09 2' X 2' ACOUSTICAL SUSPENDED CEILING

9.10 SUSPENDED GYP. BOARD CEILING 10 - SPECIALTIES (SEE SPECS/ACCESSORY 10.01 MIRROR. WALL MOUNTED

10.03 MAILBOXES. FRONT LOAD, RECESSED. PROVIDE FOR 35 UNITS PLUS 2 COMM. 10.04 TOILET PAPER ROLL HOLDER

2017-12-01 2018-05-10 2018-06-29 50% CONTRUCTION DOCUMENTS 2018-12-14

> 720 ROSE AVE. MIXED-USED 35 UNITS



BROOKS SCARPA ARCHITECTURE