

KEYNOTES

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

01 - GENERAL REQUIREMENTS

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

3.04 CONC. WALL

3.05 CONC. COLUMNS

3.06 CONC. FOUNDATION

3.07 CONC. GUARDRAIL, 3"-7" HIGH

3.08 CONC. STAIRS/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 STRINGERS/SOLID RISER

5.04 STEEL PIPE HANDRAIL, PAINTED

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

5.06 GUARDRAIL, PAINTED, MIN 3'-6" HIGH ABOVE FINISH DECK, SEE DETAILS

5.07 2X8 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 T/J IF 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.

6.10 WOOD MDF SHELF

6.11 WOOD POLE CLOTHES ROD, DOUGLAS FIR, 1-3/8" DIA, PAINTED

07 - THERMAL & MOISTURE PROTECTION

7.01 DECK COATINGS 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, FLOOR OR DECK DRAIN

7.06 SCUPPER

7.07 UNDERSLAB MOISTURE VAPOR BARRIER

7.08 ROOF DRAIN

7.09 18 GA. 'BONDERIZED' METAL COPING, PTD, TYP. AT ALL FRAMED PARAPETS

7.10 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 REQUIRED

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 SYSTEM

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.

10.04 TOILET PAPER ROLL HOLDER

11 - FIRE SUPPRESSION

11.01 NFPA 13 FIRE SPRINKLER RISER AT EACH STAIR, RECESSED

11.02 FIRE SPRINKLER HORIZ. MAIN (SEE DIAGRAM)

11.03 ROUND FIRE ALARM BELL, ARCHITECT SHALL APPROVE FINAL LOCATION

11.04 FIRE DEPARTMENT MAIN CONNECTION @ APPROVE FINAL LOCATION

11.05 FD ANNUNCIATOR PANEL.

12 - PLUMBING

12.01 MOP-SINK

12.02 KITCHEN SINK/FAUCET

12.03 LAV. SINK/FAUCET

12.04 PRE-FAB FIBERGLASS BATHTUB

12.05 BATH TUB FAUCET

12.06 SHOWER HEAD AND CONTROLS

12.07 ULTRA LOW FLOW TOILET

12.08 BOILER PER PLUMBING DWGS

12.09 HOT WATER TANK PER PLUMBING DWGS

12.10 ROOF DRAIN OVERFLOW DAYLIGHT SCUPPER, REFER TO DETAIL 11/A9.02

12.11 FLOOR DRAIN

12.12 PLUMBING VENT PIPE

13 - HEATING, VENTILATING, AND AIR-CONDITIONING

13.01 HVAC UNIT PER MECH

13.02 AIR REGISTER WALL MOUNTED

13.03 CEILING AIR REGISTER

13.04 KITCHEN HOOD EXHAUST DUCT

13.05 ENERGY STAIR RATED BATHROOM EXHAUST FAN PER SPECS

13.06 BATHROOM EXHAUST DUCT

13.07 MECH. EXHAUST LOUVER, PER MECH.

26 - ELECTRICAL

26.01 ROOF AREA FOR FUTURE SOLAR SYSTEM PER 2018 CBC SECT. 110.10.01.B

26.02 PROVIDE CONDUIT TO ROOF FOR FUTURE SOLAR SYSTEM

26.03 FUTURE ELECTRICAL VEHICLE CHARGING STATION

26.04 ELEC. PANEL PER PLANS & SCHEDULE

26.05 EXTERIOR LIGHT PER SCHEDULE

26.06 INTERIOR LIGHT PER SCHEDULE

27 - COMMUNICATION

27.01 APPROVED COMPACT FILL PER GEO AND SOIL ENGINEER REPORT

32 - EXTERIOR IMPROVEMENTS

32.01 NEW CONCRETE SIDEWALK

32.02 PARKING STALL STRIPING PER CITY OF LA REQUIREMENTS

32.03 EPIC STORM WATER SYSTEM, SEE CIVIL

32.04 STEEL SECURITY GATE, PTD.

32.05 STEEL SECURITY FENCE, PTD.

32.06 EXTERIOR PLANTER DRAIN

32.07 MOTORIZED STL. OVERHEAD GATE

32.08 IPE WOOD TILES

32.09 TREE, SEE LANDSCAPE DRAWINGS

32.10 PLANTINGS, SEE LANDSCAPE DRAWINGS

33.01 WATER METER

33.02 GAS METER, PROTECT W/ BOLLARDS AS REQUIRED

33.03 ELECTRIC METERS

33.04 DOMESTIC WATER BACKFLOW PREVENTER

33.05 FIRE-METER BACKFLOW PREVENTER

33.06 IRRIGATION BACKFLOW PREVENTER

33.07 ELECTRICAL TRANSFORMER IN UNDERGROUND VAULT

33.08 SUMP PUMP PER CIVIL

720 ROSE AVE. MIXED-USED 35 UNITS

718-720 E. ROSE AVENUE, VENICE, LOS ANGELES, 90921

PROJECT NUMBER: 0712.0

REVISIONS:

SHEET TITLE: INTERIOR DETAILS

SCALE: As indicated

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