

KEYNOTES

NOTE: ITEMS IDENTIFIED ARE TYPICAL TO ALL LIKE ITEMS UNLESS NOTED OTHERWISE	
<b>01 - GENERAL REQUIREMENTS</b>	10.05 SHOWER CURTAIN ROD
<b>02 - NOT USED</b>	10.06 TOWEL BAR
	10.07 ROBE HOOK
<b>03 - CONCRETE</b>	10.08 RECESSED MEDICINE CABINET, W/ FLUSH PAINTED DOOR
3.01 CONC. SLAB ON GRADE, LIGHT BROOM FINISH AT PARKING GARAGE, TYP.	10.09 FIRE EXTINGUISHER, SURFACE MOUNT IN GARAGE, RECESSED CABINET ELSEWHERE
3.02 PRE-CAST CONC. STAIR TREADS/LANDING	10.10 RECESSED, EXTERIOR UNIT ENTRY INTERCOM SYSTEM AND MOUNTING HARDWARE
3.03 CONC. STRUCT'L SLAB, SLOPE TO DRAIN AT INDICATED AREAS, BUFF FLAT/SMOOTH AND CLEAR SEAL AT LOBBY AND COMMERCIAL SPACES	10.11 GRAB BAR
3.04 CONC. WALL	<b>11 - EQUIPMENT/APPLIANCES (SEE EQMT. SCHEDULE)</b>
3.05 CONC. COLUMNS	11.01 REFRIGERATOR, CFCI
3.06 CONC. FOUNDATION	11.02 GAS RANGE/OVEN, CFCI
3.07 CONC. GUARDRAIL, 3'-7" HIGH	11.03 KITCHEN RANGE EXHAUST HOOD, CFCI
3.08 CONC. STAIR/STEPS	11.04 DISHWASHER, CFCI
3.09 6" TALL X 6" U.N.O. WIDE CONC. CURB	11.05 CLOTHES WASHER, OFCI
3.10 CONC. WHEEL STOP	11.06 DRYER, OFCI
3.11 CONC. PLANTER	11.07 TRASH CHUTES: LABEL AS 'REFUSE' AND 'RECYCLABLES'
<b>04 - MASONRY</b>	<b>12 - FURNISHINGS</b>
4.01 CMU WALL PER STRUCT'L	12.01 VERTICAL WINDOW SHADE SLATS, WHITE, TYP. @ ALL UNITS
4.02 NON-BEARING CMU WALL W/ 2" CMU CAP @ EXTERIOR LOCATION	12.02 ROLLING WINDOW SHADE, SEE DETAIL
<b>05 - METALS</b>	12.03 BICYCLE RACKS FOR LONG TERM BIKE STORAGE
5.01 STEEL COLUMN, SEE STRUCTURAL	12.04 BICYCLE RACK FOR SHORT TERM BIKE PARKING
5.02 STEEL TRELLIS, SEE STRUCTURAL	12.05 FURNITURE, MC
5.03 STEEL STAIR CHANNEL STRINGERS/SOLID RISER	<b>13 - SPECIAL CONSTRUCTION (NOT USED)</b>
5.04 STEEL PIPE HANDRAIL, PAINTED	<b>14 - CONVEYING EQUIPMENT</b>
5.05 5" DIA. CONCRETE FILLED GALV. PIPE BOLLARD PER 9A.31	14.01 THYSSENKRUPP ENDURA HOLELESS HYDRAULIC ELEVATOR, 5.00 LBS., 150 FPM
5.06 GUARDRAIL, PAINTED, MIN 3'-6" HIGH ABOVE FINISH DECK, SEE DETAILS	<b>21 - FIRE SUPPRESSION</b>
5.07 2X8 MTL. STUD FURRED PLUMBING WALL	21.01 NFPA 13 FIRE SPRINKLER RISER AT EACH STAIR, RECESSED
5.08 METAL STUD WALL FRAMING, TYP. @ GROUND FLOOR	21.02 FIRE SPRINKLER HORIZ. MAIN (SEE DIAGRAM)
<b>06 - WOODS &amp; PLASTIC</b>	21.03 ROUND FIRE ALARM BELL, ARCHITECT SHALL APPROVE FINAL LOCATION
6.01 WOOD POST	21.04 FIRE DEPARTMENT MAIN CONNECTION @ FRONT OF PROJECT, ARCHITECT SHALL APPROVE FINAL LOCATION
6.02 WOOD BEAM/JOIST	21.05 FD ANNUNCIATOR PANEL
6.03 WOOD WALL FRAMING WITH PLY SHEAR WHERE OCCURS	<b>22 - PLUMBING</b>
6.04 WOOD TYP FLOOR JOIST	22.01 MOP SINK
6.05 MIN. 5/8" PLY OVER 2X WD RIP STRIPS FOR ROOF SLOPE AND/OR CRICKET	22.02 KITCHEN SINK/FAUCET
6.06 RUBBER WALL BASE	22.03 LAV. SINK/FAUCET
6.07 SOLID SURFACE COUNTERTOP BY 'LG HI-MACS', BLACK TYP. @ KITCHENS, BATHROOMS, AND LAUNDRY ROOM	22.04 PRE-FAB FIBERGLASS BATHTUB
6.08 WOOD WALL BASE, PAINTED	22.05 BATH TUB FAUCET
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.	22.06 SHOWER HEAD AND CONTROLS
6.10 WOOD MDF SHELF	22.07 ULTRA LOW FLOW TOILET
6.11 WOOD POLE CLOTHES ROD, DOUGLAS FIR, 1-3/8" DIA., PAINTED	22.08 BOILER PER PLUMBING DWGS
<b>07 - THERMAL &amp; MOISTURE PROTECTION</b>	22.09 HOT WATER TANK PER PLUMBING DWGS
7.01 DECK COATINGS OVER STRUCTURAL SLAB OR FLYWOOD	22.10 ROOF DRAIN OVERFLOW DAYLIGHT SCUPPER, REFER TO DETAIL 11/A9.02
7.02 THERMAL BATT INSULATION, R-21MIN @ WALLS, R-38 MIN @ ROOF	22.11 FLOOR DRAIN
7.03 W.P. MEMBRANE	22.12 PLUMBING VENT PIPE
7.04 VAPOR PERMEABLE MEMBRANE AIR BARRIER AT EXTERIOR WALLS, TYP.	<b>23 - HEATING, VENTILATING, AND AIR-CONDITIONING</b>
7.05 SINGLE-PLY PVC WHITE SHEET ROOFING	23.01 HVAC UNIT PER MECH
7.06 FLOOR OR DECK DRAIN	23.02 AIR REGISTER WALL MOUNTED
7.07 SCUPPER	23.03 CEILING AIR REGISTER
7.08 UNDERSLAB MOISTURE VAPOR BARRIER	23.04 KITCHEN HOOD EXHAUST DUCT
7.09 ROOF DRAIN	23.05 ENERGY STAR RATED BATHROOM EXHAUST FAN PER SPECS
7.10 18 GA. 'BONDERIZED' METAL COPING, PTD. TYP. AT ALL FRAMED PARAPETS	23.06 BATHROOM EXHAUST DUCT
7.11 PLASTER CONTROL JOINT PER DETAIL	23.07 MECH. EXHAUST LOUVER, PER MECH.
<b>08 - OPENINGS (SEE DOOR/WINDOW SCHEDULE)</b>	26.01 ROOF AREA FOR FUTURE SOLAR SYSTEM PER 2016 CBC SECT. 110.10.0(b) PROVIDE CONDUIT TO ROOF FOR FUTURE SOLAR SYSTEM
8.01 VINYL WINDOW, PER SPECS	26.02 FUTURE ELECTRICAL VEHICLE CHARGING STATION
8.02 ALUM. STOREFRONT, PER SPECS.	26.03 ELEC. PANEL PER PLANS & SCHEDULE
8.03 TRANSOM WINDOW, PER SPECS.	26.04 EXTERIOR LIGHT PER SCHEDULE
8.04 ALUM. STOREFRONT DOOR, PER SPECS	26.05 INTERIOR LIGHT PER SCHEDULE
8.05 STL. DOOR & FRAME, PER SPECS.	<b>27 - COMMUNICATION</b>
8.06 SLIDING DOOR, PER SPECS	
8.07 SOLID WOOD DOOR, SPEC SPECS	<b>28 - ELECTRONIC SAFETY AND SECURITY</b>
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	<b>31 - EARTHWORK</b>
8.12 EXTERIOR WALL LOUVER	31.01 APPROVED COMPACT FILL PER GEO AND SOIL ENGINEER REPORT
8.13 EXTERIOR WALL VENT CAP	<b>32 - EXTERIOR IMPROVEMENTS</b>
<b>09 - FINISHES (SEE FINISH SCHEDULE)</b>	32.01 NEW CONCRETE SIDEWALK
9.01 NOT USED	32.02 PARKING STALL 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 EXT. CEMENT PLASTER OVER MTL. LATH & BUILDING PAPER, SEE ELEVATIONS/DETAILS FOR 'SPARKLE' ADDITIVE AND FURRED SCALLOPING	32.04 STEEL 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 IPE WOOD TILES
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
9.10 SUSPENDED GYP. BOARD CEILING	<b>33 - UTILITIES</b>
<b>10 - SPECIALTIES (SEE SPECS/ACCESSORY SCHEDULE)</b>	33.01 WATER METER
10.01 MIRROR, WALL MOUNTED	33.02 GAS METER, PROTECT W/ BOLLARDS AS REQUIRED
10.02 SIGNAGE	33.03 ELECTRIC METERS
10.03 MAILBOXES, FRONT LOAD, RECESSED, PROVIDE FOR 35 UNITS PLUS 2 COMM. TOILET PAPER ROLL HOLDER	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

CONCEPTUAL DESIGN	2017-12-01
SCHEMATIC DESIGN	2018-05-10
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

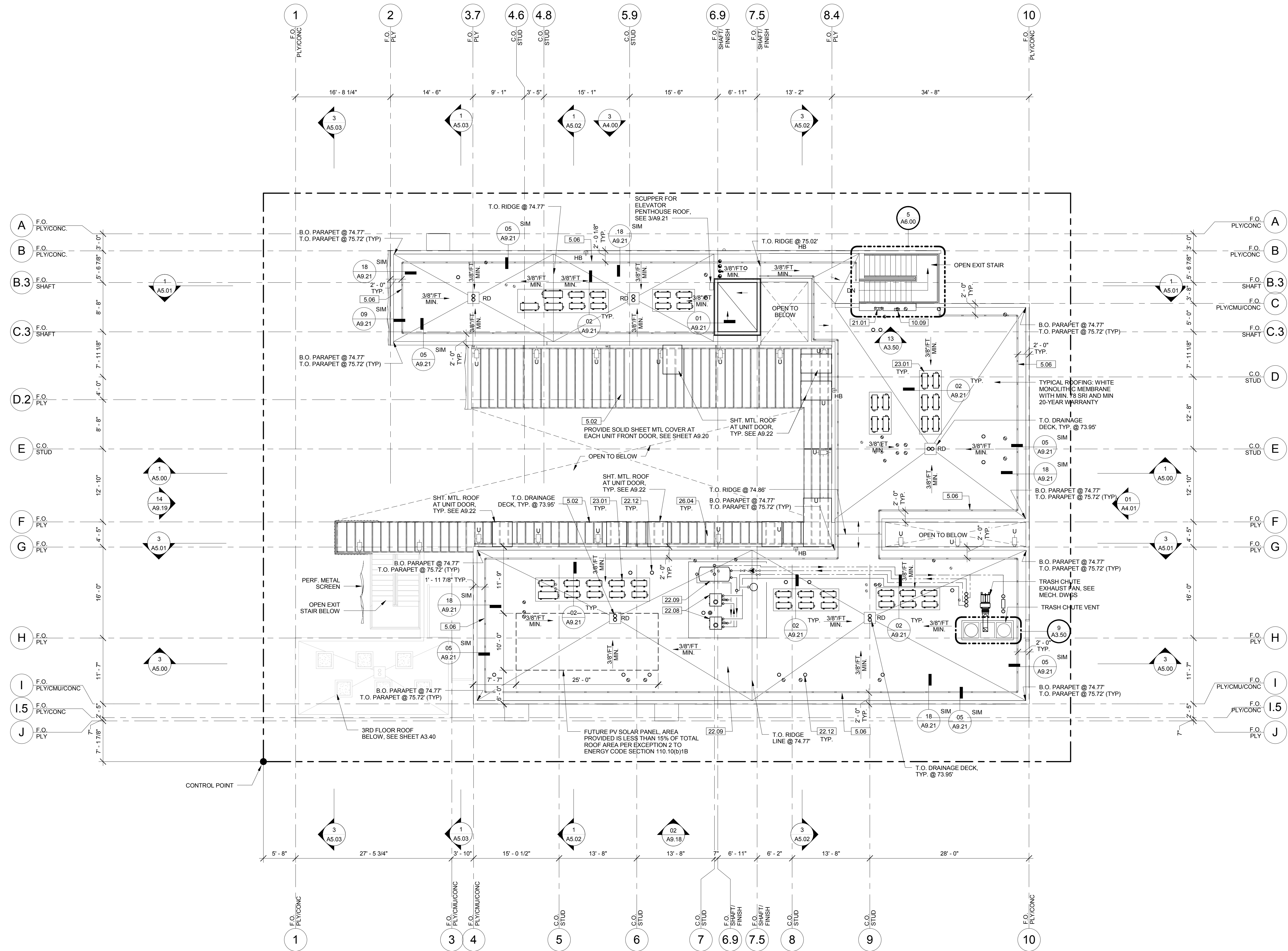
REVISIONS:

SHEET TITLE: ROOF PLAN  
SCALE: As indicated  
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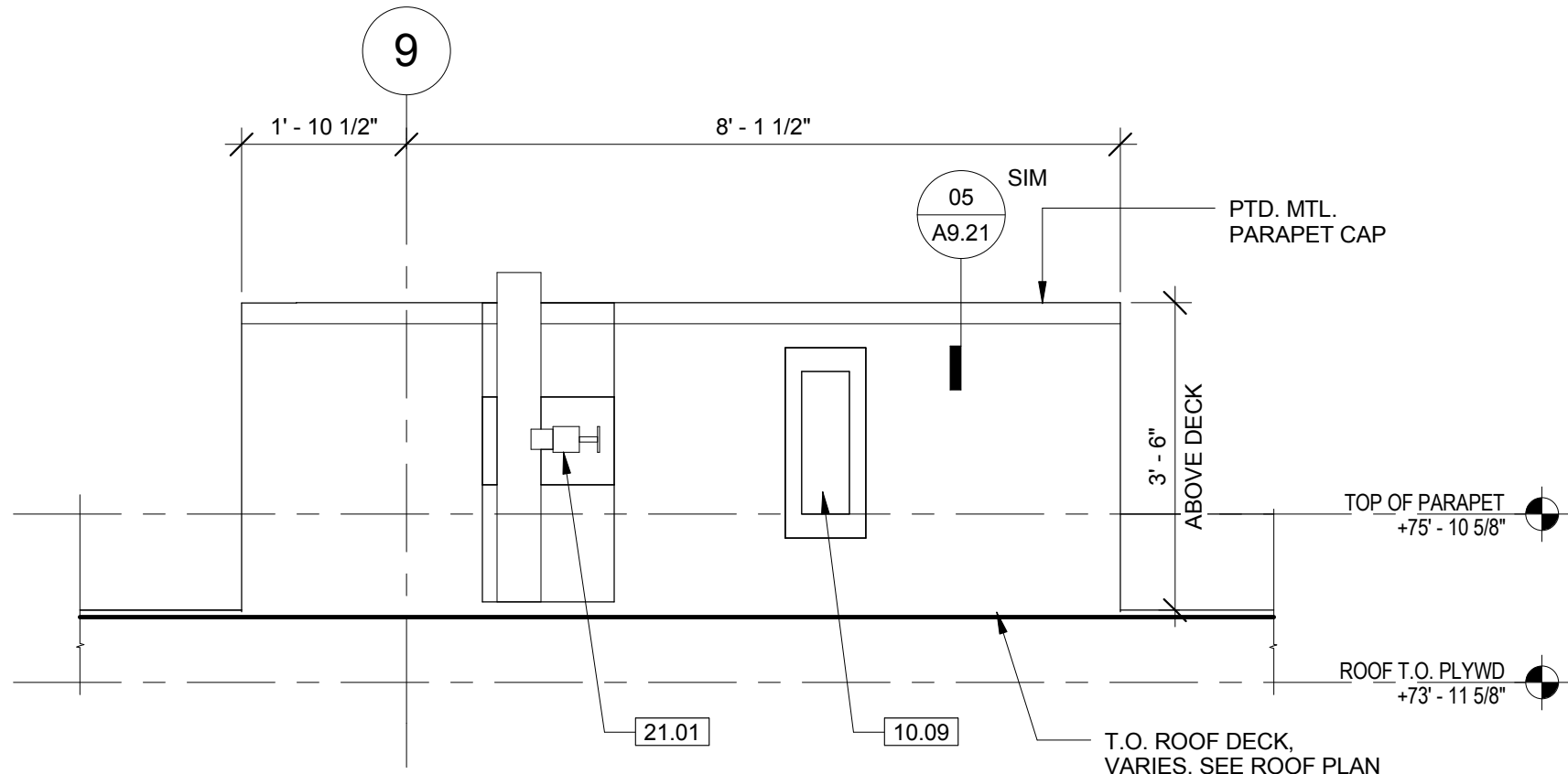


ROOF PLAN  
SCALE: 1/8" = 1'-0"  
REF : SECTIONS, ELEVATIONS

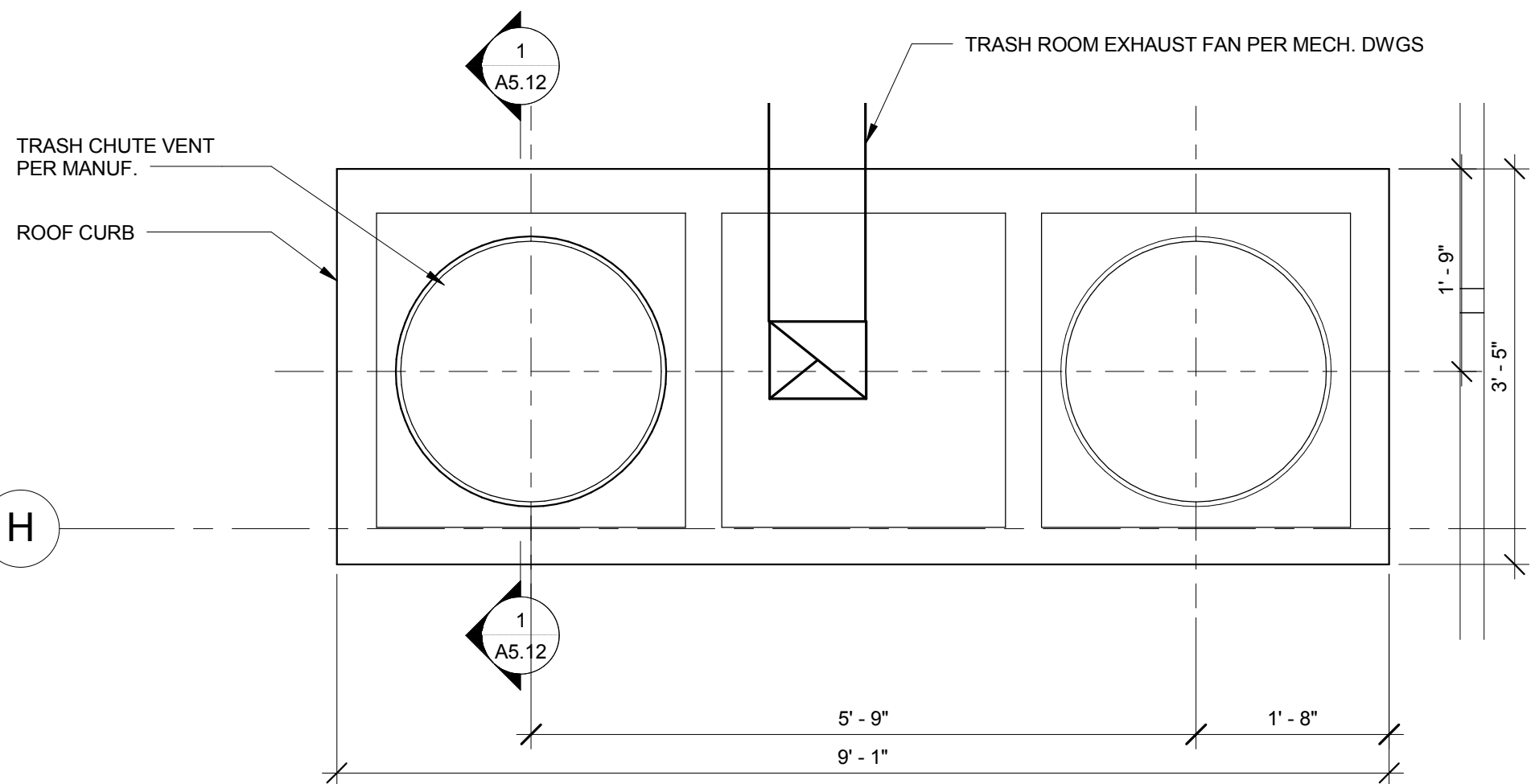


ROOF NOTES

- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. GRID DIMENSIONS ARE TO FACE OF PLY, FACE OF SHAFT, OR CENTERLINE OF WALL/COLUMN UNLESS NOTED OTHERWISE
- PER 2016 CALIF. ENERGY CODE, SECT. 110.10 - SOLAR READY REQUIREMENTS. INSTALL A DISHWASHER THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS WITH EITHER A REFRIGERATOR THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS AND ALL THERMOSTATS IN EACH DWELLING UNIT ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS, CODE SECT. 110.10 (b) 1.B, EXCEPTION 4
- PROVIDE COOL ROOF PER 2017 LABC CALGREEN (SEE LAMC 99.04.106.5). ROOFING MATERIALS SHALL HAVE A 3-YEAR AGED SOLAR REFLECTANCE INDEX (SRI) AT SLOPE < 2:12, OF 75. THERMAL EMITTANCE 0.75 AND MIN. 3-YEAR AGED SOLAR REFLECTANCE OF 0.63
- PER ROOF PLAN, NO EMPLOYEE SHALL APPROACH WITHIN 6- FEET OF ROOF EDGE FOR 'ROUTINE MAINTENANCE'. SEE NOTES ON ROOF FOR DANGERZONE WARNING STRIP
- ALL ROOF DRAINS SHOWN ON ROOF SHALL HAVE AN INTEGRAL OVERFLOW DRAIN.
- ALL ROOF DRAINS SHALL DRAIN TO STROMWATER EPIC PLANTER. REFER TO CIVIL AND PLUMBING PLANS.



ENLARGED ELEVATION AT ROOF  
SCALE: 1/2" = 1'-0"



ENLARGED ROOF PLAN AT TRASH CHUTE VENT  
SCALE: 3/4" = 1'-0"