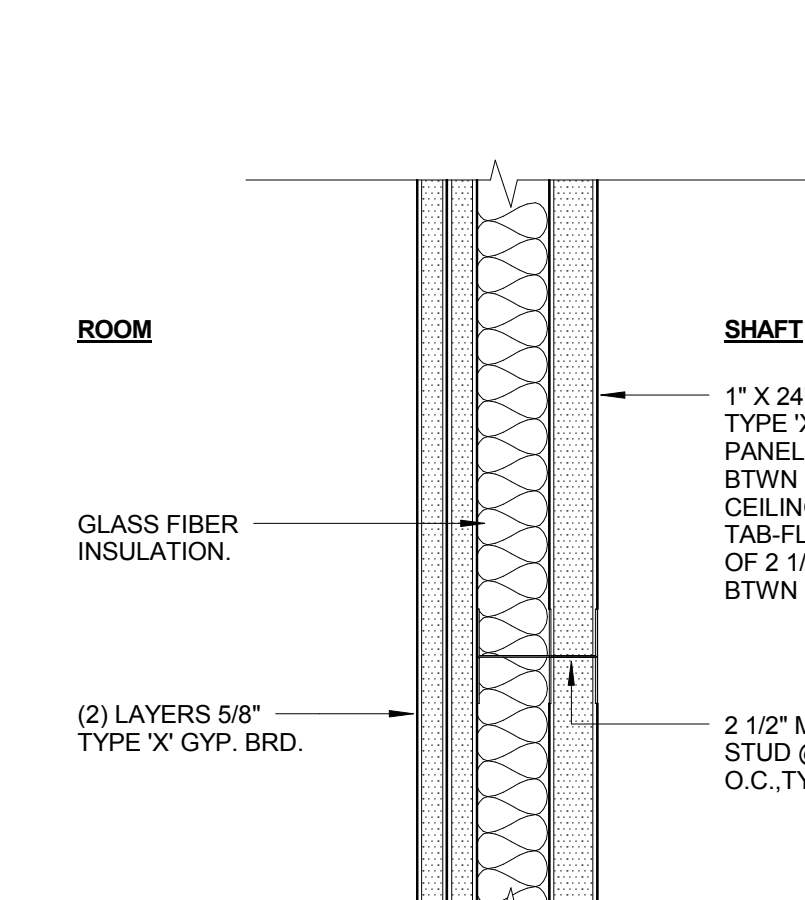


KEYNOTES
a. Staples with equivalent holding power and penetration shall be permitted to be used as alternate fasteners to nails for attachment to wood framing.
d. Shall be used for sheathing purposes only.
o. Generic fire-resistance ratings (those not designated as PROPRIETARY* in the listing) in the GA 600 shall be accepted as if herein listed.
p. NCMC TEK 5-8A shall be permitted for the design of fire walls.

1-HR EXT. MTL. STUD WALL AT GROUND FLOOR

REF: ENLARGED PLANS/SECTIONS SCALE: 3" = 1'-0"



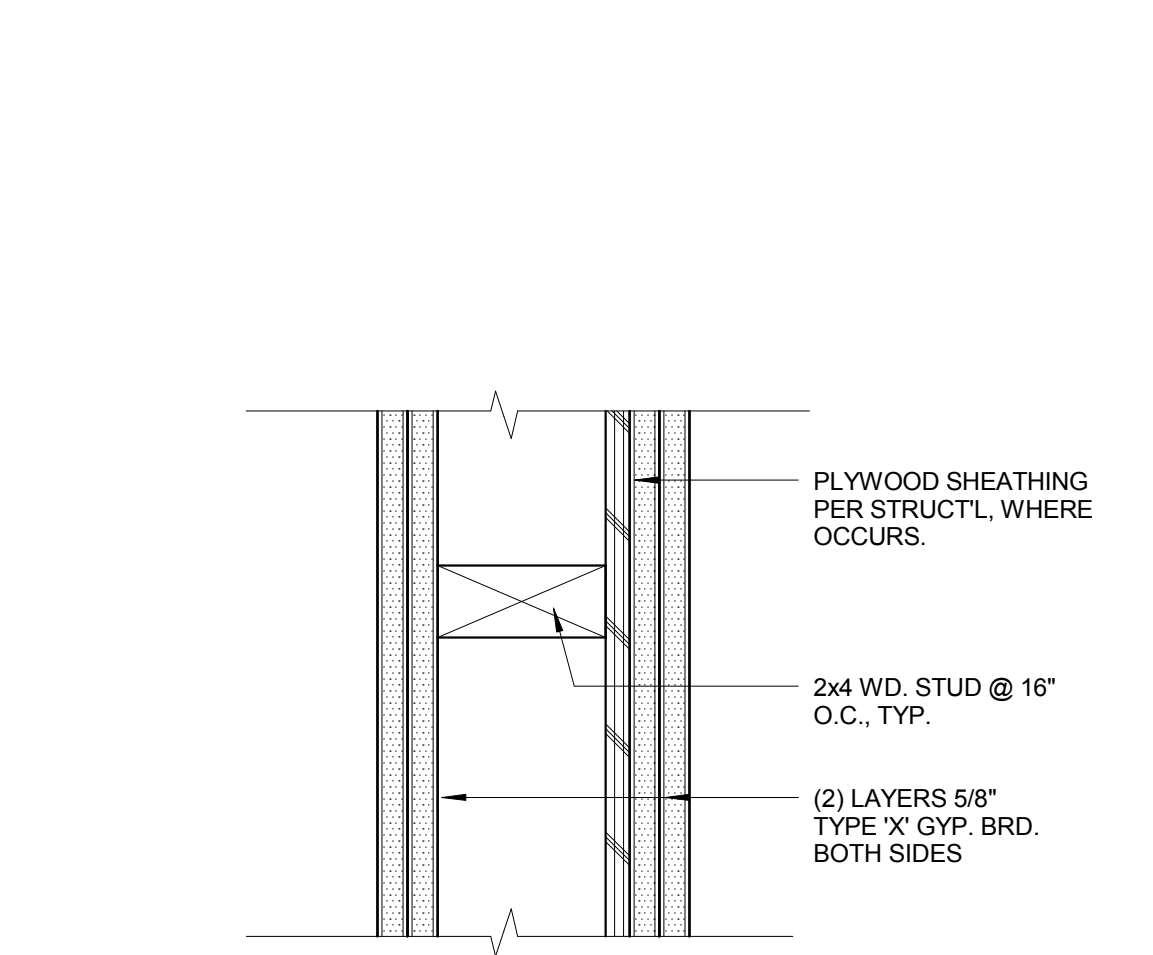
2-HR 2X6 SHAFT WALL

REF: ENLARGED PLANS/SECTIONS SCALE: 3" = 1'-0"

GA FILE NO. WP 7076	PROPRIETARY*	2 HOUR FIRE	45 to 49 STC SOUND
GYPSUM WALLBOARD, STEEL CH. C-16 ON 1 STUD One layer 1" x 24" proprietary type X gypsum panels installed between 2 1/2" floor and ceiling runners with 1/4" steel ch. C-16 on 1" studs between panels. OPPOSITE SIDE: Base layer 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 1" Type S drywall screws 24" o.c. Face layer 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to studs with 1 1/4" Type S drywall screws 12" o.c. Sound tested with 2 1/2" glass fiber insulation friction fit in stud space. (NLB)			
PROPRIETARY GYPSUM BOARD National Gypsum Company 1" Gold Bond® Brand FIRE-SHIELD 1" Gold Bond® Brand FIRE-SHIELD Thickness: 5/8" Approx. Weight: 8.5 pcf Fire Test: UL E8-508, 11-21-75 Sound Test: NCG 2507, 7-21-75			

2-HR SHAFT WALL

REF: ENLARGED PLANS/SECTIONS SCALE: 3" = 1'-0"



2-HR SHAFT WALL @ EXT.

REF: ENLARGED PLANS/SECTIONS SCALE: 3" = 1'-0"

GA FILE NO. WP 4136	GENERIC	2 HOUR FIRE	40 to 44 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS Base layer 1/2" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 1 1/4" Type S drywall screws 12" o.c. Base layer 1/2" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side with 1 1/4" Type S drywall screws 12" o.c. and offset 6" from screws in base layer. Joints staggered 16" each layer and side. (LOAD-BEARING)			
PROPRIETARY GYPSUM BOARD National Gypsum Company 1/2" Gold Bond® Brand FIRE-SHIELD 1/2" Gold Bond® Brand FIRE-SHIELD Thickness: 5/8" Approx. Weight: 8.5 pcf Fire Test: UL E8-508, 11-21-75 Sound Test: NCG 2507, 7-21-75			

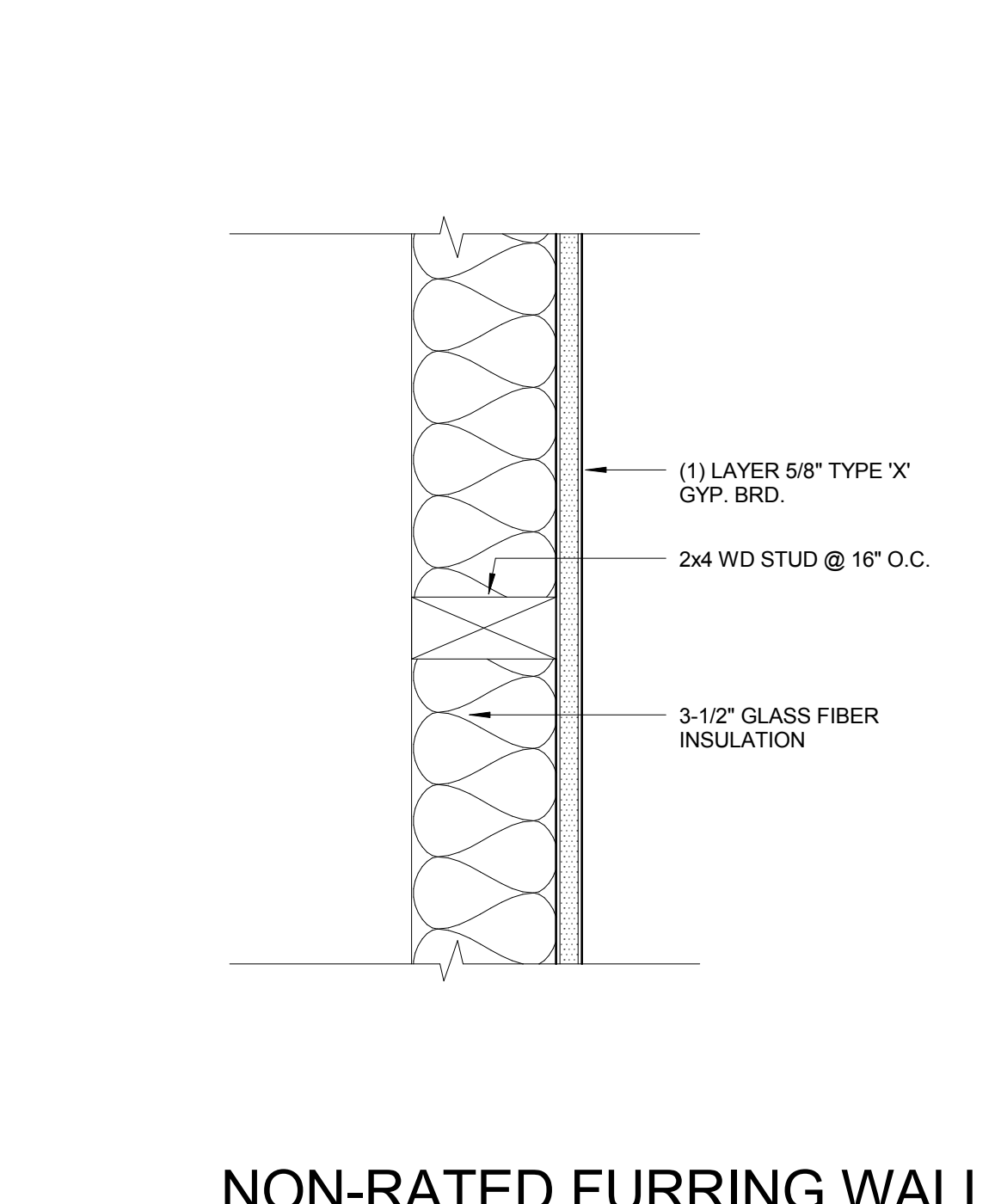
2-HR 2X4 SHAFT WALL

REF: ENLARGED PLANS/SECTIONS SCALE: 3" = 1'-0"

GA FILE NO. WP 1052	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND
GYPSUM WALLBOARD, STEEL STUDS One layer 1/2" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 3 1/2" steel studs 24" o.c. with 1" Type S drywall screws 8" o.c. at vertical joints and 12" o.c. at wall perimeter and intermediate studs. Face layer 1/2" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to ONE SIDE with 1 1/4" Type S drywall screws 12" o.c. Joints staggered 24" each layer and side. Sound tested with 3 1/2" glass fiber friction fit in stud space. (NLB)			
WOOD STUDS, CEMENT STUCCO, WIRE MESH, GYPSUM WALLBOARD EXTERIOR SIDE: Base layer 5/8" type X gypsum sheathing applied parallel to 2 x 4 fire resistant treated wood studs 16" o.c. with 5d coated nails, 1 7/8" long, 0.0915" shank, 1 1/4" heads, 12" o.c. and covered with a single layer fire resistant protective weather resistant plaster applied along each edge at 1/8" o.c. Galvanized self-furring wire mesh applied over sheathing with 6d galvanized roofing nails, 2 3/8" long, 0.113" shank, 9/32" heads, 6" o.c. at intermediate studs. (LOAD-BEARING) INTERIOR SIDE: Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel to studs with 6d coated nails, 1 7/8" long, 0.0915" shank, 1 1/4" heads, 12" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 5d coated nails, 2 3/8" long, 0.113" shank, 9/32" heads, 6" o.c. at edges and 12" o.c. at intermediate studs. (LOAD-BEARING)			
PROPRIETARY GYPSUM BOARD National Gypsum Company 5/8" Gold Bond® Brand FIRE-SHIELD 5/8" Gold Bond® Brand FIRE-SHIELD Thickness: 5/8" Approx. Weight: 8.5 pcf Fire Test: UL E8-508, 11-21-75 Sound Test: NCG 2507, 7-21-75			

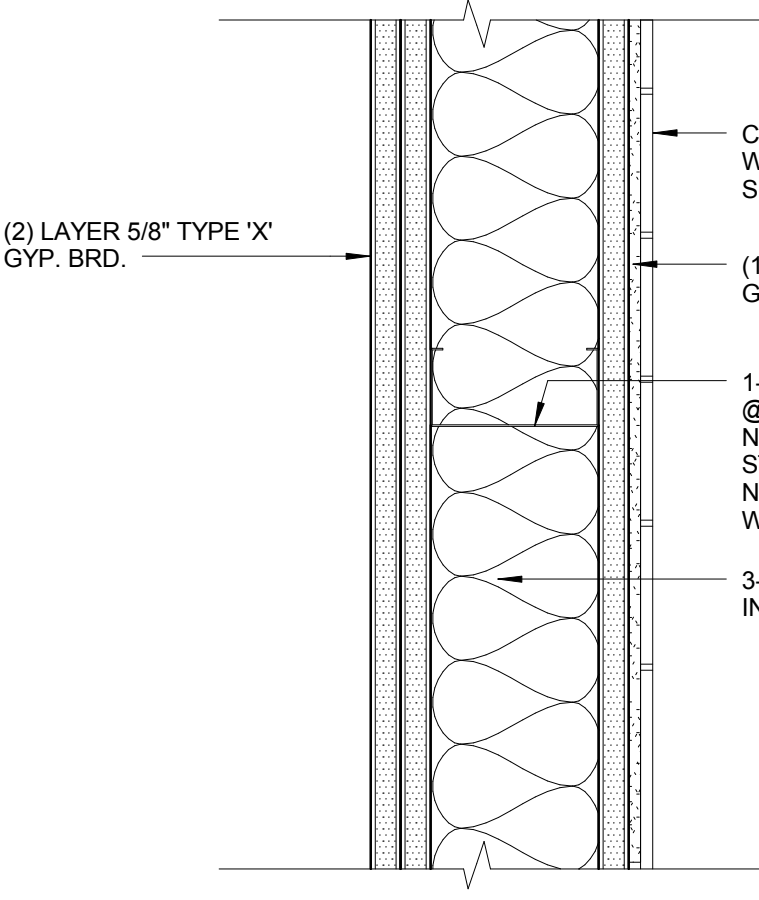
1-HR INT MTL STUD WALL

REF: ENLARGED PLANS/SECTIONS SCALE: 3" = 1'-0"



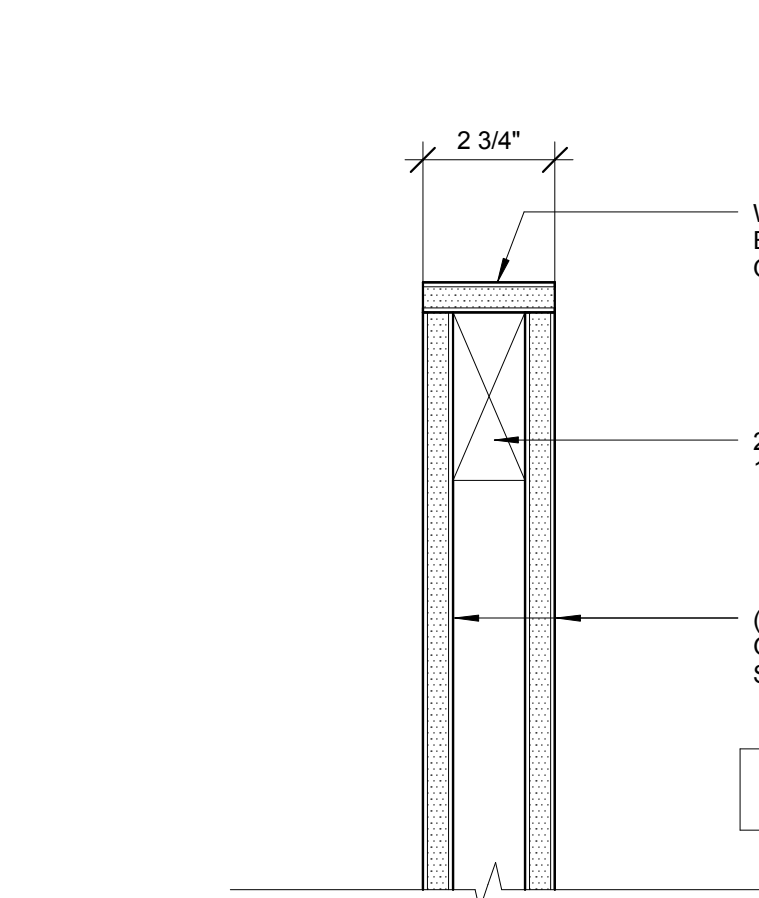
1-HR FIRE PARTITION PER LABC SECT. 708, TYP.

REF: ENLARGED PLANS/SECTIONS SCALE: 3" = 1'-0"



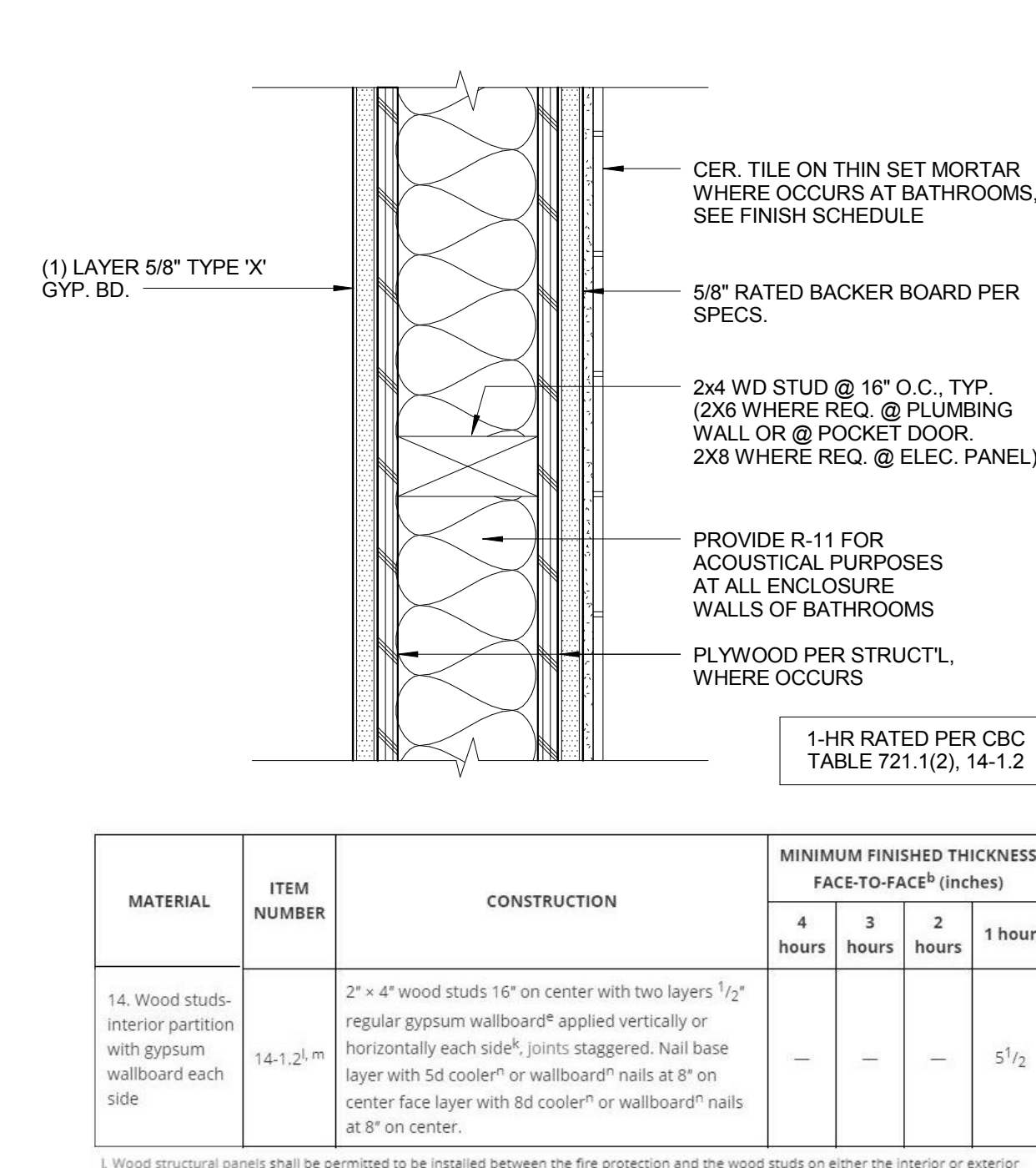
1-HR FIRE PARTITION PER LABC SECT. 708

REF: ENLARGED PLANS/SECTIONS SCALE: 3" = 1'-0"



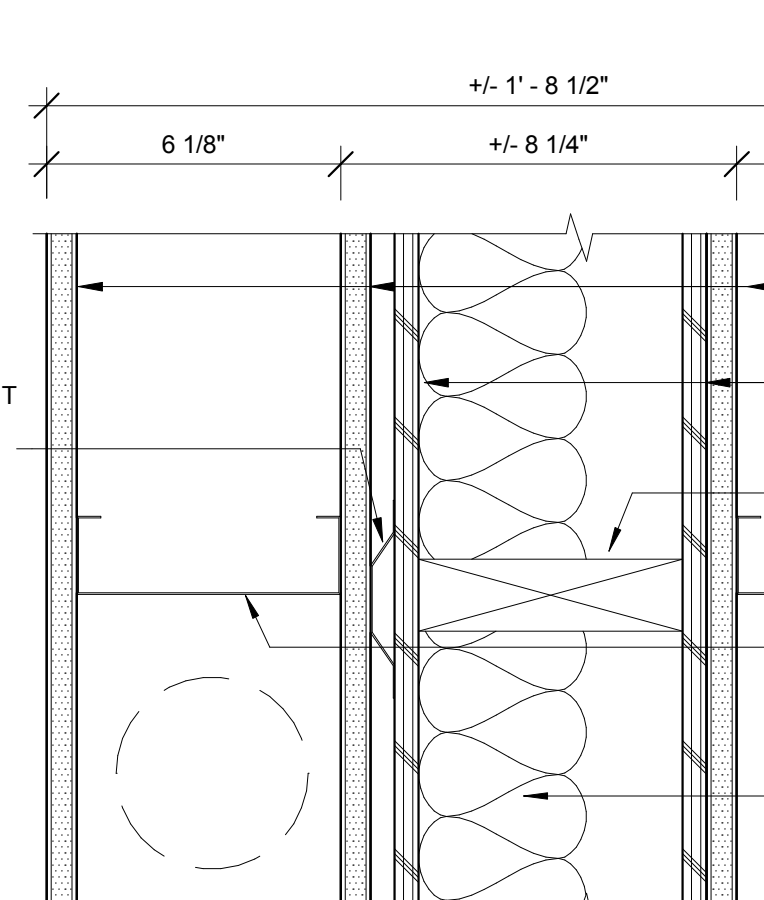
1-HR FIRE PARTITION PER LABC SECT. 708, TYP.

REF: ENLARGED PLANS/SECTIONS SCALE: 3" = 1'-0"



1-HR FIRE PARTITION PER LABC SECT. 708, TYP.

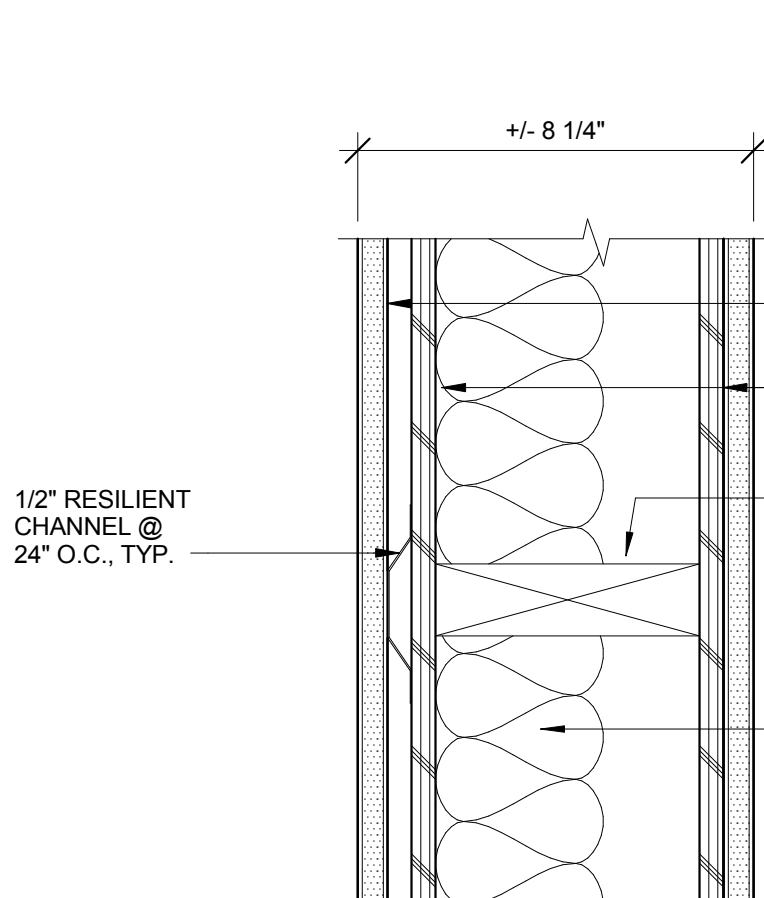
REF: ENLARGED PLANS/SECTIONS SCALE: 3" = 1'-0"



GA FILE NO. WP 3240	PROPRIETARY*	1 HOUR FIRE	50 to 54 STC SOUND
GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION, WOOD STUDS Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 1/4" Type S drywall screws. One layer 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints back-to-back with resilient channels, 3" mineral fiber insulation, 2 1/2" or 2 3/4" in stud space. OPPOSITE SIDE: One layer 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1 1/4" Type S drywall screws 12" o.c. Vertical joints staggered 48" on opposite sides. Sound tested with studs 16" o.c. and open face of mineral fiber insulation blankets toward resilient channels of stud space. (LOAD-BEARING)			
PROPRIETARY GYPSUM BOARD United States Gypsum Company 1/2" SHEETROCK® Brand FIRECODE® C Core Gypsum Panels Thickness: 5/8" Approx. Weight: 7 pcf Fire Test: UL E8-508, 11-21-75 Sound Test: BBN 76903, 3-17-76			

1-HR FIRE PARTITION PER LABC SECT. 708 @ PLUMBING

REF: ENLARGED PLANS/SECTIONS SCALE: 3" = 1'-0"



GA FILE NO. WP 3240	PROPRIETARY*	1 HOUR FIRE	50 to 54 STC SOUND
GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION, WOOD STUDS Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 1/4" Type S drywall screws. One layer 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints back-to-back with resilient channels, 3" mineral fiber insulation, 2 1/2" or 2 3/4" in stud space. OPPOSITE SIDE: One layer 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1 1/4" Type S drywall screws 12" o.c. and open face of mineral fiber insulation blankets toward resilient channels of stud space. (LOAD-BEARING)			
PROPRIETARY GYPSUM BOARD United States Gypsum Company 1/2" SHEETROCK® Brand FIRECODE® C Core Gypsum Panels Thickness: 5/8" Approx. Weight: 7 pcf Fire Test: UL E8-508, 11-21-75 Sound Test: BBN 76903, 3-17-76			

1-HR FIRE PARTITION PER LABC SECT. 708, TYP.

REF: ENLARGED PLANS/SECTIONS SCALE: 3" = 1'-0"

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 TREADSLANDING	10.11 GRAB BAR
3.03 CONC. STRUCT'L SLAB, SLOPE TO DRAIN AT INDICATED AREAS, BUFF (2X8 WHERE REQ. @ PLUMBING WALL OR @ POCKET DOOR, 2X8 WHERE REQ. @ ELEC. PANEL)	11 - EQUIPMENT/APPLIANCES (SEE EQMT. 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. STAIRS/STEPS	11.05 CLOTHES WASHER, OFCI
3.09 6" TALL X 6" U.N.O. WIDE CONC. CURB	11.06 DRYER, OFCI
3.10 CONC. WHEEL STOP	11.07 TRASH CHUTES: LABEL AS 'REFUSE' AND 'RECYCLABLES'
3.11 CONC. PLANTER	12 - FURNISHINGS
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
05 - METALS	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 TRELIS, SEE STRUCTURAL	12.05 FURNITURE, WC
5.03 STEEL STAIR CHANNEL, STRINGERS/SOLID RISER	13 - SPECIAL CONSTRUCTION (NOT USED)
5.04 STEEL PIPE HANDRAIL, PAINTED	14 - CONVEYING EQUIPMENT
5.05 5" DIA. CONCRETE FILLED GALV. PIPE BOLLARD PER SD-31	14.01 THYSSENKRUPP ENDURA HOLELESS HYDRAULIC ELEVATOR, 5,000 LBS., 150 FPM
5.06 GUARDRAIL, PAINTED, MIN 3'-6" HIGH ABOVE FINISH DECK, SEE DETAILS	21 - FIRE SUPPRESSION
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)
06 - WOODS & PLASTIC	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 BEAMJOIST	21.05 FD ANNUNCIATOR PANEL
6.03 WOOD WALL FRAMING WITH PLY SHEAR WHERE OCCURS	22 - PLUMBING
6.04 WOOD 7" IF FLOOR JOIST	22.01 MCP 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
07 - THERMAL & MOISTURE PROTECTION	22.09 HOT WATER TANK PER PLUMBING DWGS
7.01 DECK COATINGS OVER STRUCTURAL SLAB OR PLYWOOD	22.10 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.	23 - HEATING, VENTILATING, AND AIR-CONDITIONING
7.05 SINGLE-PLY PVC WHITE SHEET ROOFING, FLOOR OR DECK DRAIN	23.01 HVAC UNIT PER MECH
7.06 SCUPPER	23.02 AIR REGISTER WALL MOUNTED
7.07 UNDERSLAB MOISTURE VAPOR BARRIER	23.03 CEILING AIR REGISTER
7.08 ROOF DRAIN	23.04 KITCHEN HOOD EXHAUST DUCT
7.09 18 GA. 'BONDERIZED' METAL COPING, PTD, TYP. AT ALL FRAMED PARAPETS	23.05 ENERGY STAR RATED BATHROOM EXHAUST FAN PER SPECS
7.10 PLASTER CONTROL JOINT PER DETAIL	23.06 BATHROOM EXHAUST DUCT
08 - OPENINGS (SEE DOOR/WINDOW SCHEDULE)	23.07 MECH. EXHAUST LOUVER, PER MECH.
8.01 VINYL WINDOW, PER SPECS	28.01 ROOF AREA FOR FUTURE SOLAR SYSTEM PER 2016 CBC SECT. 110.10 (b) PROVIDE CONDUIT TO ROOF FOR FUTURE SOLAR SYSTEM
8.02 ALUM. STOREFRONT, PER SPECS	28.02 FUTURE ELECTRICAL VEHICLE CHARGING STATION
8.03 TRANSOM WINDOW, PER SPECS	28.03 ELEC. PANEL PER PLANS & SCHEDULE
8.04 ALUM. STOREFRONT DOOR, PER SPECS	28.04 EXTERIOR LIGHT PER SCHEDULE
8.05 STL. DOOR & FRAME, PER SPECS	28.05 INTERIOR 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 - EARTHWORK
8.12 EXTERIOR WALL LOUVER	31.01 APPROVED COMPACT FILL PER GEO AND SOL. ENGINEER REPORT
8.13 EXTERIOR WALL VENT CAP	32 - EXTERIOR IMPROVEMENTS
9.01 NOT USED	32.01 NEW CONCRETE SIDEWALK
9.02 ALUM. PANELS, PTD	32.02 PARKING STALL STRAPPING PER CITY OF LA REQUIREMENTS
9.03 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER MTL. LATH & BUILDING PAPER, SEE ELEVATIONS/DETAILS FOR 'SPARKLE' ADDITIVE AND FURRED SCALLOPING	32.03 EPIC STORM WATER SYSTEM, SEE CIVIL
9.04 5/8" TYPE 'X' GYP. BOARD, TYP. PROVIDE AS EXTERIOR OR 'WET RATED' AS REQUIRED	32.04 STEEL SECURITY GATE, PTD.
9.05 NOT USED	32.05 STEEL SECURITY FENCE, PTD.
9.06 VINYL PLANK FLOORING	32.06 EXTERIOR PLANTER DRAIN
9.07 CERAMIC TILE	32.07 MOTORIZED STL. OVERHEAD GATE REQUIRED
9.08 GRAFFITI COATING, TYP. @ ALL EXTERIOR SOLID WALLS FROM GRADE UP TO SECOND FLOOR DECK	32.08 IPE WOOD TILES
9.09 2" X 2" ACOUSTICAL SUSPENDED CEILING SYSTEM	32.09 TREE, SEE LANDSCAPE DRAWINGS
9.10 SUSPENDED GYP. BOARD CEILING	32.10 PLANTINGS, SEE LANDSCAPE DRAWINGS
10 - SPECIALTIES (SEE SPECS/ACCESSORY SCHEDULE)	33 - UTILITIES
10.01 MIRROR, WALL MOUNTED	33.01 WATER METER
10.02 SIGNAGE	33.02 GAS METER, PROTECT W/ BOLLARDS AS REQUIRED
10.03 MAILBOXES, FRONT LOAD, RECESSED, PROVIDE FOR 35 UNITS PLUS 2 COMM.	33.03 ELECTRIC METERS
10.04 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% CONSTRUCTION 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:

SCALE:

DATE PRINTED:

720 ROSE AVE.
MIXED-USED 35 UNITS

718-720 E. ROSE AVENUE
VENICE, LOS ANGELES, 90921
PROJECT NUMBER: 0712.0

3" = 1'-0"

3/12/2019 10:47:03 AM

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