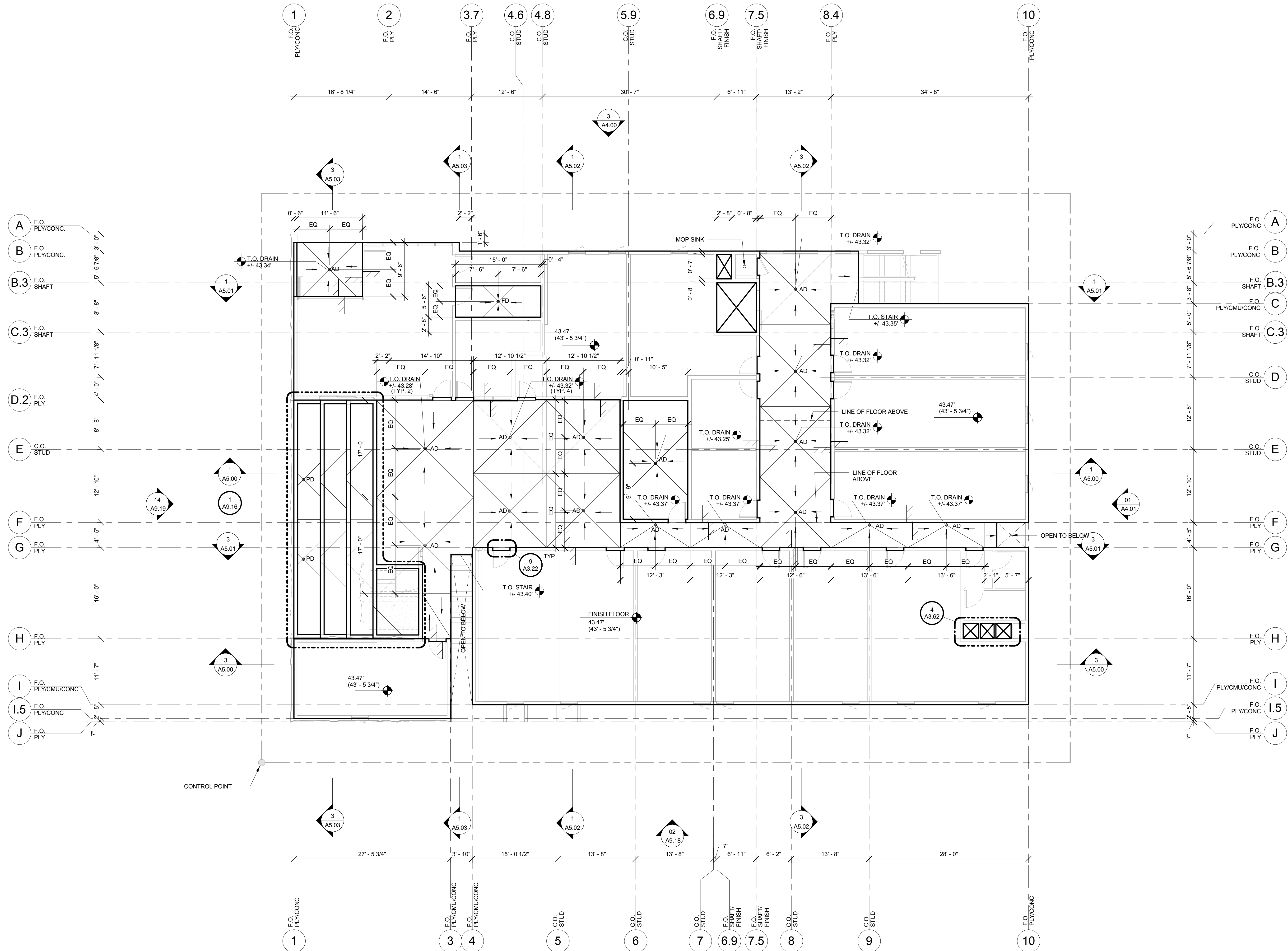
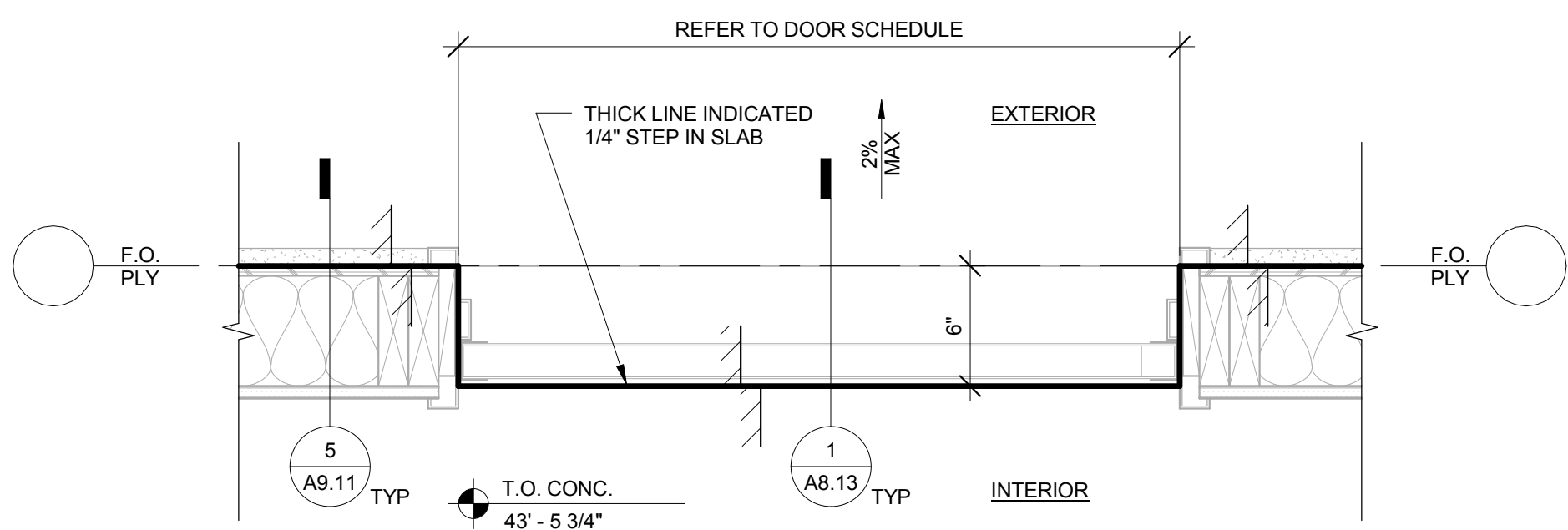


KEYNOTES

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
03 - CONCRETE	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	11 - EQUIPMENT/APPLIANCES (SEE EQMT. SCHEDULE)
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'
04 - MASONRY	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 TRELLIS, 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 WA9-31	14.01 THYSSENKRUPP ENDURA HOLELESS HYDRAULIC ELEVATOR, 5,500 LBS., 150 FPM
5.06 GUARDRAIL, PAINTED, MIN 3'-6" HIGH ABOVE FINISH DECK, SEE DETAILS	21 - FIRE SUPPRESSION
5.07 2X6 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 TYP. FLOOR JOIST	22.01 MOP SINK
6.05 MIN. 5/8" PLY OVER 2X WIP 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 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.	23 - HEATING, VENTILATING, AND AIR-CONDITIONING
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 STAIR 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.
08 - OPENINGS (SEE DOOR/WINDOW SCHEDULE)	26.01 ROOF AREA FOR FUTURE SOLAR SYSTEM PER 2018 CBC SECT. 110.10.00.13 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.	27 - COMMUNICATION
8.06 SLIDING DOOR, PER SPECS	28 - ELECTRONIC SAFETY AND SECURITY
8.07 SOLID WOOD DOOR, SPEC SPECS	28.01 SMOKE ALARM
8.08 INTERIOR WOOD DOOR, PER SPECS	28.02 SECURITY CAMERA
8.09 CLOSET DOOR, PTD.	28.03 FIRE ALARM MAIN PANEL, ARCHITECT SHALL APPROVE FINAL LOCATION
8.10 ACCESS PANEL, COLOR AND MATERIAL SHALL MATCH ADJACENT MATERIAL	31 - EARTHWORK
8.11 DOOR HARDWARE SET PER SCHEDULE	31.01 APPROVED COMPACT FILL PER GEO AND SOIL ENGINEER REPORT
8.12 EXTERIOR WALL LOUVER	32 - EXTERIOR IMPROVEMENTS
8.13 EXTERIOR WALL VENT CAP	32.01 NEW CONCRETE SIDEWALK
09 - FINISHES (SEE FINISH SCHEDULE)	32.02 PARKING STALL STRIPING PER CITY OF LA REQUIREMENTS
9.01 NOT USED	32.03 EPIC STORM WATER SYSTEM, SEE CIVIL
9.02 7/8" PERFORATED CORRUGATED MTL. ALUM. PANELS, PTD.	32.04 STEEL SECURITY GATE, PTD.
9.03 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER MTL. LATH & BUILDING PAPER, SEE ELEVATIONS/DETAILS FOR 'SPARKLE' ADDITIVE AND FURRED SCALLOPING	32.05 STEEL SECURITY FENCE, PTD.
9.04 5/8" TYP. 'X' GYP BOARD, TYP. PROVIDE AS 'EXTERIOR' OR 'WET RATED' AS REQUIRED	32.06 EXTERIOR PLANTER DRAIN
9.05 NOT USED	32.07 MOTORIZED STL. OVERHEAD GATE
9.06 VINYL PLANK FLOORING	32.08 IPE WOOD TILES
9.07 CERAMIC TILE	32.09 TREE, SEE LANDSCAPE DRAWINGS
9.08 GRAFFITI COATING, TYP. @ ALL EXTERIOR SOLID WALLS FROM GRADE UP TO SECOND FLOOR DECK	32.10 PLANTINGS, SEE LANDSCAPE DRAWINGS
9.09 2" X 2" ACOUSTICAL SUSPENDED CEILING SYSTEM	33 - UTILITIES
9.10 SUSPENDED GYP. BOARD CEILING	33.01 WATER METER
10 - SPECIALTIES (SEE SPECS/ACCESSORY SCHEDULE)	33.02 GAS METER, PROTECT W/ BOLLARDS AS REQUIRED
10.01 MIRROR, WALL MOUNTED	33.03 ELECTRIC METERS
10.02 SIGNAGE	33.04 DOMESTIC WATER BACKFLOW PREVENTER
10.03 MAILBOXES, FRONT LOAD, RECESSED. PROVIDE FOR 35 UNITS PLUS 2 COMM. TOILET PAPER ROLL HOLDER	33.05 FIRE METER BACKFLOW PREVENTER
	33.06 IRRIGATION BACKFLOW PREVENTER
	33.07 ELECTRICAL TRANSFORMER IN UNDERGROUND VAULT
	33.08 SUMP PUMP PER CIVIL



2ND FLOOR DRAINAGE PLAN
REF : A3.20 SCALE: 1/8" = 1'-0"



TYP PLAN AT 2ND FLOOR THRESHOLD
REF : 1/A3.22 SCALE: 1 1/2" = 1'-0"

- GENERAL NOTES - DRAINAGE PLANS
- CROSS SLOPES SHALL BE MAX. OF 2% AND SLOPES IN THE DIRECTION OF TRAVEL SHALL BE 5% MAX.
 - ALL SLOPES FOR PLANTER DRAINAGE ARE 2% MIN

PLAN LEGEND	
	INDICATES 1/4" STEP
	INDICATES 2% SLOPE MAX
	AD AREA DRAIN
	PD PLANTER DRAIN
	OPENING IN SLAB

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

BROOKS
SCARPA

REVISIONS:

SHEET TITLE:
2ND FLOOR DRAINAGE PLAN

SCALE:
DATE PRINTED:

As indicated
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