

KEYNOTES

NOTE: ITEMS IDENTIFIED ARE TYPICAL TO ALL LIKE ITEMS UNLESS NOTED OTHERWISE	
<b>01 - GENERAL REQUIREMENTS</b>	10.05 SHOWER CURTAIN ROD
	10.06 TOWEL BAR
	10.07 ROBE HOOK
	10.08 RECESSED MEDICINE CABINET, W/ FLUSH PAINTED DOOR
<b>02 - NOT USED</b>	10.09 FIRE EXTINGUISHER, SURFACE MOUNT IN GARAGE, RECESSED CABINET ELSEWHERE
	10.10 RECESSED, EXTERIOR UNIT ENTRY INTERCOM SYSTEM AND MOUNTING
	10.11 GRAB BAR
<b>03 - CONCRETE</b>	<b>11 - EQUIPMENT/APPLIANCES (SEE EQMT. SCHEDULE)</b>
3.01 CONC. SLAB ON GRADE, LIGHT BROOM FINISH AT PARKING GARAGE, TYP.	11.01 REFRIGERATOR, CFCI
3.02 PRE-CAST CONC. STAIR TREADS/LANDING	11.02 GAS RANGE/OVEN, CFCI
3.03 CONC. STRUCT'L SLAB, SLOPE TO DRAIN AT INDICATED AREAS, BUFF FLAT/SMOOTH AND CLEAR SEAL AT LOBBY AND COMMERCIAL SPACES	11.03 KITCHEN RANGE EXHAUST HOOD, CFCI
	11.04 DISHWASHER, CFCI
3.04 CONC. WALL	11.05 CLOTHES WASHER, OFCI
3.05 CONC. COLUMNS	11.06 DRYER, OFCI
3.06 CONC. FOUNDATION	11.07 TRASH CHUTES: LABEL AS 'REFUSE' AND 'RECYCLABLES'
3.07 CONC. GUARDRAIL, 3'-7" HIGH	<b>12 - FURNISHINGS</b>
3.08 CONC. STAIR/STEPS	12.01 VERTICAL WINDOW SHADE SLATS, WHITE, TYP. @ ALL UNITS
3.09 6" TALL X 6" U.N.O. WIDE CONC. CURB	12.02 ROLLING WINDOW SHADE, SEE DETAIL
3.10 CONC. WHEEL STOP	12.03 BICYCLE RACKS FOR LONG TERM BIKE STORAGE
3.11 CONC. PLANTER	12.04 BICYCLE RACK FOR SHORT TERM BIKE PARKING
<b>04 - MASONRY</b>	12.05 FURNITURE, NIC
4.01 CMU WALL PER STRUCT'L	<b>13 - SPECIAL CONSTRUCTION (NOT USED)</b>
4.02 NON-BEARING CMU WALL W/ 2" CMU CAP @ EXTERIOR LOCATION	
<b>05 - METALS</b>	<b>14 - CONVEYING EQUIPMENT</b>
5.01 STEEL COLUMN, SEE STRUCTURAL	14.01 THYSSENKRUPP ENDURA HOLELESS HYDRAULIC ELEVATOR, 5,000 LBS, 150 FPM
5.02 STEEL TRELLIS, SEE STRUCTURAL	<b>21 - FIRE SUPPRESSION</b>
5.03 STEEL STAIR CHANNEL STRINGERS/SOLID RISER	21.01 NFPA 13 FIRE SPRINKLER RISER AT EACH STAIR, RECESSED
5.04 STEEL PIPE HANDRAIL, PAINTED	21.02 FIRE SPRINKLER HORIZ. MAIN (SEE DIAGRAM)
5.05 5" DIA. CONCRETE FILLED GALV. PIPE BOLLARD PER 9/9-31	21.03 ROLLING FIRE ALARM BELL, ARCHITECT SHALL APPROVE FINAL LOCATION
5.06 GUARDRAIL, PAINTED, MIN 3'-6" HIGH ABOVE FINISH DECK, SEE DETAILS	21.04 FIRE DEPARTMENT MAIN CONNECTION @ FRONT OF PROJECT, ARCHITECT SHALL APPROVE FINAL LOCATION
5.07 MTL. STU. FURRED PLUMBING WALL	21.05 FD ANNUNCIATOR PANEL.
5.08 METAL STU. WALL FRAMING, TYP. @ GROUND FLOOR	<b>22 - PLUMBING</b>
<b>06 - WOODS &amp; PLASTIC</b>	22.01 MOP SINK
6.01 WOOD POST	22.02 KITCHEN SINK/FAUCET
6.02 WOOD BEAM/JOIST	22.03 LAV. SINK/FAUCET
6.03 WOOD WALL FRAMING WITH PLY SHEAR WHERE OCCURS	22.04 PRE-FAB FIBERGLASS BATHTUB
6.04 WOOD T/J IF FLOOR JOIST	22.05 BATH TUB FAUCET
6.05 MIN. 5/8" PLY OVER 2X WD RIP STRIPS FOR ROOF SLOPE AND/OR CRICKET	22.06 SHOWER HEAD AND CONTROLS
6.06 RUBBER WALL BASE	22.07 ULTRA LOW FLOW TOILET
6.07 SOLID SURFACE COUNTERTOP BY 'LG HI-MACS', BLACK TYP. @ KITCHENS, BATHROOMS, AND LAUNDRY ROOM	22.08 BOILER PER PLUMBING DWGS
6.08 WOOD WALL BASE, PAINTED	22.09 HOT WATER TANK PER PLUMBING DWGS
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.	22.10 ROOF DRAIN OVERFLOW DAYLIGHT SCUPPER, REFER TO DETAIL 11/A9.02
6.10 WOOD MDF SHELF	22.11 FLOOR DRAIN
6.11 WOOD POLE CLOTHES ROD, DOUGLAS FIR, 1-3/8" DIA, PAINTED	22.12 PLUMBING VENT PIPE
<b>07 - THERMAL &amp; MOISTURE PROTECTION</b>	<b>23 - HEATING, VENTILATING, AND AIR-CONDITIONING</b>
7.01 DECK COATINGS OVER STRUCTURAL SLAB OR PLYWOOD	23.01 HVAC UNIT PER MECH
7.02 THERMAL BATT INSULATION, R-21MIN @ WALLS, R-38 MIN @ ROOF	23.02 AIR REGISTER WALL MOUNTED
7.03 W.P. MEMBRANE	23.03 CEILING AIR REGISTER
7.04 VAPOR PERMEABLE MEMBRANE AIR BARRIER AT EXTERIOR WALLS, TYP.	23.04 KITCHEN HOOD EXHAUST DUCT
7.05 SINGLE-PLY PVC WHITE SHEET ROOFING.	23.05 ENERGY STAIR RATED BATHROOM EXHAUST FAN PER SPECS
7.06 FLOOR OR DECK DRAIN	23.06 BATHROOM EXHAUST DUCT
7.07 SCUPPER	23.07 MECH. EXHAUST LOUVER, PER MECH.
7.08 UNDERSLAB MOISTURE VAPOR BARRIER	<b>26 - ELECTRICAL</b>
7.09 ROOF DRAIN	26.01 ROOF AREA FOR FUTURE SOLAR SYSTEM PER 2018 CBC SECT. 110.10.0(B) PROVIDE CONDUIT TO ROOF FOR FUTURE SOLAR SYSTEM
7.10 18 GA. 'BONDERED' METAL COPING, PTD, TYP. AT ALL FRAMED PARAPETS	26.02 FUTURE ELECTRICAL VEHICLE CHARGING STATION
7.11 PLASTER CONTROL JOINT PER DETAIL	26.03 ELEC. PANEL PER PLANS & SCHEDULE
<b>08 - OPENINGS (SEE DOOR/WINDOW SCHEDULE)</b>	26.04 EXTERIOR LIGHT PER SCHEDULE
8.01 VINYL WINDOW, PER SPECS	26.05 INTERIOR LIGHT PER SCHEDULE
8.02 ALUM. STOREFRONT, PER SPECS.	<b>27 - COMMUNICATION</b>
8.03 TRANSOM WINDOW, PER SPECS.	
8.04 ALUM. STOREFRONT DOOR, PER SPECS	<b>28 - ELECTRONIC SAFETY AND SECURITY</b>
8.05 STL. DOOR & FRAME, PER SPECS.	28.01 SMOKE ALARM
8.06 SLIDING DOOR, PER SPECS.	28.02 SECURITY CAMERA
8.07 SOLID WOOD DOOR, SPEC SPECS	28.03 FIRE ALARM MAIN PANEL, ARCHITECT SHALL APPROVE FINAL LOCATION
8.08 INTERIOR WOOD DOOR, PER SPECS	<b>31 - EARTHWORK</b>
8.09 CLOSET DOOR, PTD	31.01 APPROVED COMPACT FILL PER GEO AND SOIL ENGINEER REPORT
8.10 ACCESS PANEL, COLOR AND MATERIAL SHALL MATCH ADJACENT MATERIAL	<b>32 - EXTERIOR IMPROVEMENTS</b>
8.11 DOOR HARDWARE SET PER SCHEDULE	32.01 NEW CONCRETE SIDEWALK
8.12 EXTERIOR WALL LOUVER	32.02 PARKING STALL STRIPING PER CITY OF LA REQUIREMENTS
8.13 EXTERIOR WALL VENT CAP	32.03 EPIC STORM WATER SYSTEM, SEE CIVIL
<b>09 - FINISHES (SEE FINISH SCHEDULE)</b>	32.04 STEEL SECURITY GATE, PTD.
9.01 NOT USED	32.05 STEEL SECURITY FENCE, PTD.
9.02 7/8" PERFORATED CORRUGATED MTL. ALUM. PANELS, PTD.	32.06 EXTERIOR PLANTER DRAIN
9.03 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER MTL. LATH & BUILDING PAPER, SEE ELEVATIONS/DETAILS FOR 'SPARKLE' ADDITIVE AND FURRED SCALLOPING	32.07 MOTORIZED STL. OVERHEAD GATE
9.04 5/8" TYPE 'X' GYP BOARD, TYP. PROVIDE AS 'EXTERIOR' OR 'WET RATED' AS REQUIRED	32.08 IPE WOOD TILES
9.05 NOT USED	32.09 TREE, SEE LANDSCAPE DRAWINGS
9.06 VINYL PLANK FLOORING	32.10 PLANTINGS, SEE LANDSCAPE DRAWINGS
9.07 CERAMIC TILE	<b>33 - UTILITIES</b>
9.08 GRAFFITI COATING, TYP. @ ALL EXTERIOR SOLID WALLS FROM GRADE UP TO SECOND FLOOR DECK	33.01 WATER METER
9.09 2" X 2" ACOUSTICAL SUSPENDED CEILING SYSTEM	33.02 GAS METER, PROTECT W/ BOLLARDS AS REQUIRED
9.10 SUSPENDED GYP. BOARD CEILING	33.03 ELECTRIC METERS
<b>10 - SPECIALTIES (SEE SPECS/ACCESSORY SCHEDULE)</b>	33.04 DOMESTIC WATER BACKFLOW PREVENTER
10.01 MIRROR, WALL MOUNTED	33.05 FIRE METER BACKFLOW PREVENTER
10.02 SIGNAGE	33.06 IRRIGATION BACKFLOW PREVENTER
10.03 MAILBOXES, FRONT LOAD, RECESSED, PROVIDE FOR 35 UNITS PLUS 2 COMM.	33.07 ELECTRICAL TRANSFORMER IN UNDERGROUND VAULT
10.04 TOILET PAPER ROLL HOLDER	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

718-720 E. ROSE AVENUE  
VENICE, LOS ANGELES, 90921  
PROJECT NUMBER: 01712.0

REVISIONS:

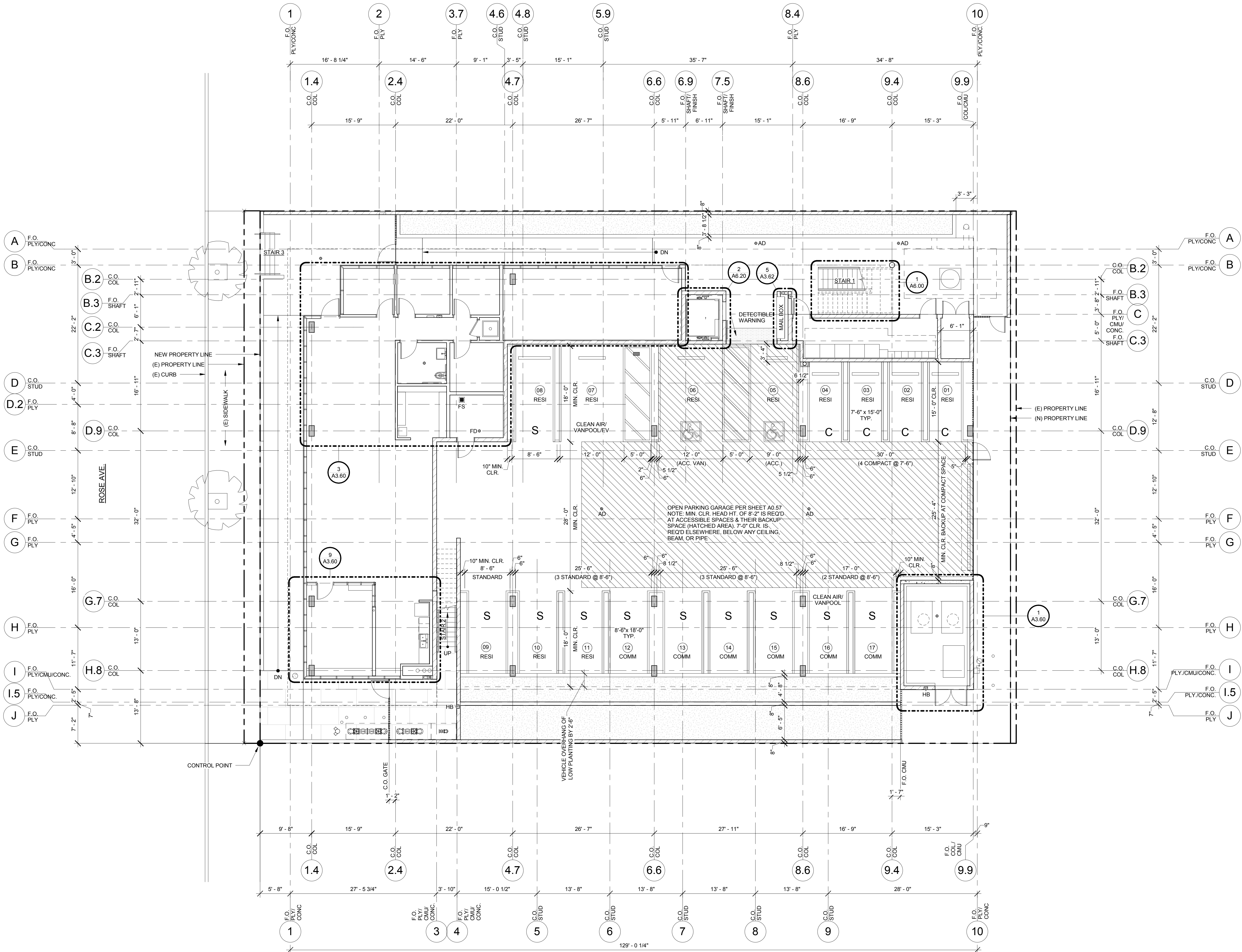
SHEET TITLE:  
1ST FLOOR DIMENSION PLAN

SCALE: As indicated  
DATE PRINTED: 2/28/2019 4:26:10 PM

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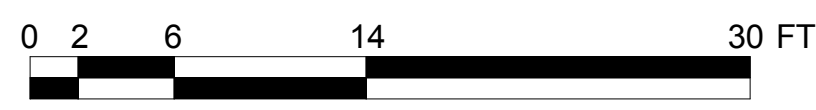
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A3.12



1ST FLOOR DIMENSION PLAN

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



PLAN LEGEND

	NEW CONCRETE WALL PER STRUCTURAL
	NEW MASONRY WALL, PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	NEW STU. WALL, PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	(N) SCORED CONC. SLAB / PAVING
	(N) LANDSCAPE / PLANTING AREA
	(N) WATER CURTAIN
	RECESSED HOSE BIB
	RECESSED LIGHT FIXTURE

ELECTRIC VEHICLE CHARGING STATIONS (EVCS) AND KEYNOTE 28.02:

- COMMERCIAL: PER 2017 LABC CALGREEN TABLE 5.106.5.2 & SECT. 5.106.5.3.1, PROVIDE 1 EV CHARGING SPACE W/ RACEWAY.
- RESIDENTIAL: PER 2017 LABC CALGREEN SECT. 4.106.4.2 PROVIDE 3% OF TOTAL SPACES (3% X 15 = 0.45 = 1) ONE SHALL BE EQUIPPED WITH CHARGER, MIN SIZE = 9' - 0" X 18' - 0" PER LA AMENDMENT ORD. 184892. ONE EV SPACE SHALL HAVE 8' - 0" WIDE AISLE MIN.
- PER LABC SECT. 11B-228.3 ELECTRIC VEHICLE CHARGING STATIONS, FOR TOTAL NUMBER OF EVCS BETWEEN 1 & 4, PROVIDE A MIN. OF 1 THAT IS VAN ACCESSIBLE.

GENERAL NOTES

- SEE ENLARGED PLANS FOR ADDITIONAL DIMENSIONS AND NOTES, SEE A0.12 FOR STRIPING OF EV SPACE AND ADDITIONAL 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.
- FOR DRAINAGE PLAN AND FLOOR ELEVATIONS, SEE SLAB OR DRAINAGE PLAN.
- DOUBLE STRIPING OF STALLS FOR COMMERCIAL SHALL BE PER FIG. 7 OF THE CITY OF LA BLDG. DEPT. STANDARDS. (DOUBLE STRIPING OF STALLS FOR RESIDENTIAL STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO.5. SEE SHEET A0.12).
- FOR BOLLARDS AT ELECTRICAL METERING EQUIPMENT, SEE 9/A9.31

6. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VALVS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOKUP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES/WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

7. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.

8. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION.

9. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET. SECTION 1210.2.3 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3

10. WATER HEATERS MUST BE STRAPPED TO A WALL (SEC. 507.3, UPC)

11. PROVIDE PIPE PROTECTION AT GARAGE PER 5/A9.31