

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
5.02 STEEL TRELLIS, SEE STRUCTURAL	12.04 BICYCLE RACK FOR SHORT TERM BIKE PARKING
5.03 STEEL STAIR CHANNEL STRINGERS/SOLID RISER	12.05 FURNITURE, NIC
5.04 STEEL PIPE HANDRAIL, PAINTED	13 - SPECIAL CONSTRUCTION (NOT USED)
5.05 5" DIA. CONCRETE FILLED GALV. PIPE BOLLARD PER 949.31	14 - CONVEYING EQUIPMENT
5.06 GUARDRAIL, PAINTED, MIN 3'-6" HIGH ABOVE FINISH DECK, SEE DETAILS	14.01 THYSSENKRUPP ENDURA HOLELESS HYDRAULIC ELEVATOR, 5,500 LBS., 150 FPM
5.07 2X8 MTL. STUD FURRED PLUMBING WALL	21 - FIRE SUPPRESSION
5.08 METAL STUD WALL FRAMING, TYP. @ GROUND FLOOR	21.01 NFPA 13 FIRE SPRINKLER RISER AT EACH STAIR, RECESSED
06 - WOODS & PLASTIC	21.02 FIRE SPRINKLER HORIZ. MAIN (SEE DIAGRAM)
6.01 WOOD POST	21.03 ROLLING FIRE ALARM BELL, ARCHITECT SHALL APPROVE FINAL LOCATION
6.02 WOOD BEAM/JOIST	21.04 FIRE DEPARTMENT MAIN CONNECTION @ TYPICAL OF PROJECT, ARCHITECT SHALL APPROVE FINAL LOCATION
6.03 WOOD WALL FRAMING WITH PLY SHEAR WHERE OCCURS	21.05 FD ANNUNCIATOR PANEL.
6.04 WOOD TYP. FLOOR JOIST	22 - PLUMBING
6.05 MIN. 5/8" PLY OVER 2X WD RIP STRIPS FOR ROOF SLOPE AND/OR CRICKET	22.01 MOP-SINK
6.06 RUBBER WALL BASE	22.02 KITCHEN SINK/FAUCET
6.07 SOLID SURFACE COUNTERTOP BY 'LG HI-MACS', BLACK TYP. @ KITCHENS, BATHROOMS, AND LAUNDRY ROOM	22.03 LAV. SINK/FAUCET
6.08 WOOD WALL BASE, PAINTED	22.04 PRE-FAB FIBERGLASS BATHTUB
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.	22.05 BATH TUB FAUCET
6.10 WOOD MOP SHELF	22.06 SHOWER HEAD AND CONTROLS
6.11 WOOD POLE CLOTHES ROD, DOUGLAS FIR, 1-3/8" DIA, PAINTED	22.07 ULTRA LOW FLOW TOILET
07 - THERMAL & MOISTURE PROTECTION	22.08 BOILER PER PLUMBING DWGS
7.01 DECK COATINGS OVER STRUCTURAL SLAB OR PLYWOOD	22.09 HOT WATER TANK PER PLUMBING DWGS
7.02 THERMAL BATT INSULATION, R-21MIN @ WALLS, R-38 MIN @ ROOF	22.10 ROOF DRAIN OVERFLOW DAYLIGHT SCUPPER, REFER TO DETAIL 11/A9.02
7.03 W.P. MEMBRANE	22.11 FLOOR DRAIN
7.04 VAPOR PERMEABLE MEMBRANE AIR BARRIER AT EXTERIOR WALLS, TYP.	22.12 PLUMBING VENT PIPE
7.05 SINGLE-PLY PVC WHITE SHEET ROOFING, FLOOR OR DECK DRAIN	23 - HEATING, VENTILATING, AND AIR-CONDITIONING
7.06 SCUPPER	23.01 HVAC UNIT PER MECH
7.07 UNDERSLAB MOISTURE VAPOR BARRIER	23.02 AIR REGISTER WALL MOUNTED
7.08 ROOF DRAIN	23.03 CEILING AIR REGISTER
7.09 18 GA. 'BONDERIZED' METAL COPING, PTD. TYP. AT ALL FRAMED PARAPETS	23.04 KITCHEN HOOD EXHAUST DUCT
7.10 PLASTER CONTROL JOINT PER DETAIL	23.05 ENERGY STAR RATED BATHROOM EXHAUST FAN PER SPECS
08 - OPENINGS (SEE DOOR/WINDOW SCHEDULE)	23.06 BATHROOM EXHAUST DUCT
8.01 VINYL WINDOW, PER SPECS	23.07 MECH. EXHAUST LOUVER, PER MECH.
8.02 ALUM. STOREFRONT, PER SPECS.	26 - ELECTRICAL
8.03 TRANSOM WINDOW, PER SPECS.	26.01 ROOF AREA FOR FUTURE SOLAR SYSTEM
8.04 ALUM. STOREFRONT DOOR, PER SPECS	26.02 FUTURE ELECTRICAL VEHICLE CHARGING STATION
8.05 STL. DOOR & FRAME, PER SPECS.	26.03 ELEC. PANEL PER PLANS & SCHEDULE
8.06 SLIDING DOOR, PER SPECS	26.04 EXTERIOR LIGHT PER SCHEDULE
8.07 SOLID WOOD DOOR, SPEC SPECS	26.05 INTERIOR LIGHT PER SCHEDULE
8.08 INTERIOR WOOD DOOR, PER SPECS	27 - COMMUNICATION
8.09 CLOSET DOOR, PTD.	28 - ELECTRONIC SAFETY AND SECURITY
8.10 ACCESS PANEL, COLOR AND MATERIAL SHALL MATCH ADJACENT MATERIAL	28.01 SMOKE ALARM
8.11 DOOR HARDWARE SET PER SCHEDULE	28.02 SECURITY CAMERA
8.12 EXTERIOR WALL LOUVER	28.03 FIRE ALARM MAIN PANEL, ARCHITECT SHALL APPROVE FINAL LOCATION
8.13 EXTERIOR WALL VENT CAP	31 - EARTHWORK
09 - FINISHES (SEE FINISH SCHEDULE)	31.01 APPROVED COMPACT FILL PER GEO AND SOIL ENGINEER REPORT
9.01 NOT USED	32 - EXTERIOR IMPROVEMENTS
9.02 7/8" PERFORATED CORRUGATED MTL. ALUM. PANELS, PTD.	32.01 NEW CONCRETE SIDEWALK
9.03 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER MTL. LATH & BUILDING PAPER, SEE ELEVATIONS/DETAILS FOR 'SPARKLE' ADDITIVE AND FURRED SCALLOPING	32.02 PARKING STALL STRIPING PER CITY OF LA REQUIREMENTS
9.04 5/8" TYPE 'X' GYP BOARD, TYP. PROVIDE AS 'EXTERIOR' OR 'WET RATED' AS REQUIRED	32.03 EPIC STORM WATER SYSTEM, SEE CIVIL
9.05 NOT USED	32.04 STEEL SECURITY GATE, PTD.
9.06 VINYL PLANK FLOORING	32.05 STEEL SECURITY FENCE, PTD.
9.07 CERAMIC TILE	32.06 EXTERIOR PLANTER DRAIN
9.08 GRAFFITI COATING, TYP. @ ALL EXTERIOR SOLID WALLS FROM GRADE UP TO SECOND FLOOR DECK	32.07 MOTORIZED STL. OVERHEAD GATE
9.09 2" X 2" ACOUSTICAL SUSPENDED CEILING SYSTEM	32.08 IPE WOOD TILES
9.10 SUSPENDED GYP. BOARD CEILING	32.09 TREE, SEE LANDSCAPE DRAWINGS
10 - SPECIALTIES (SEE SPECS/ACCESSORY SCHEDULE)	32.10 PLANTINGS, SEE LANDSCAPE DRAWINGS
10.01 MIRROR, WALL MOUNTED	33 - UTILITIES
10.02 SIGNAGE	33.01 WATER METER
10.03 MAILBOXES, FRONT LOAD, RECESSED, PROVIDE FOR 35 UNITS PLUS 2 COMM. TOILET PAPER ROLL HOLDER	33.02 GAS METER, PROTECT W/ BOLLARDS AS REQUIRED
10.04	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

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:	4TH FLOOR RCP
SCALE:	As indicated
DATE PRINTED:	2/28/2019 4:34:07 PM
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A3.41

4TH FLOOR RCP

SCALE: 1/8" = 1'-0"

REF : A3.40



LEGEND:	
	STUCCO SOFFIT/CLG. AT BUILDING EXTERIOR.
	SMOKE DETECTOR, SEE ELECTRICAL PLANS. PROVIDE COMBO SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP AT ALL LOCATIONS.
	GYP. BOARD SOFFIT. SEE SECTION, ENLARGED UNIT PLANS, ENLARGED UNIT RCPs, AND DETAILS. ALL SOFFITS IN UNITS SHALL BE 7'-5" CLR. A.F.F. UNDER RATED FLOOR ASSEMBLY FOR MECHANICAL EQUIPMENT AND DUCT RUNS.
	EXHAUST AT BATHROOMS. SEE MECH. PLAN, FAN SHALL BE ENERGY STAR CONTINUOUSLY RUNNING AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

REFLECTED CEILING PLAN NOTES	
1.	SEE ENLARGED PLANS FOR ADDITIONAL DIMENSIONS AND NOTES
2.	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
3.	THE OUTDOOR LIGHTING SYSTEM SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH ALL OF THE FOLLOWING: A. THE MINIMUM REQUIREMENTS IN CALIFORNIA ENERGY CODE FOR LIGHTING ZONES 1-4. B. BACKLIGHT, UPLIGHT AND CLARE (BUG) RATINGS AS DEFINED IN IESNA TM1015-11. C. ALLOWABLE BUG RATINGS NOT EXCEEDING THOSE SHOWN ON BLE 5.106.8.

PLAN LEGEND	
	NEW CONCRETE WALL PER STRUCTURAL
	NEW MASONRY WALL, PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	NEW STUD 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