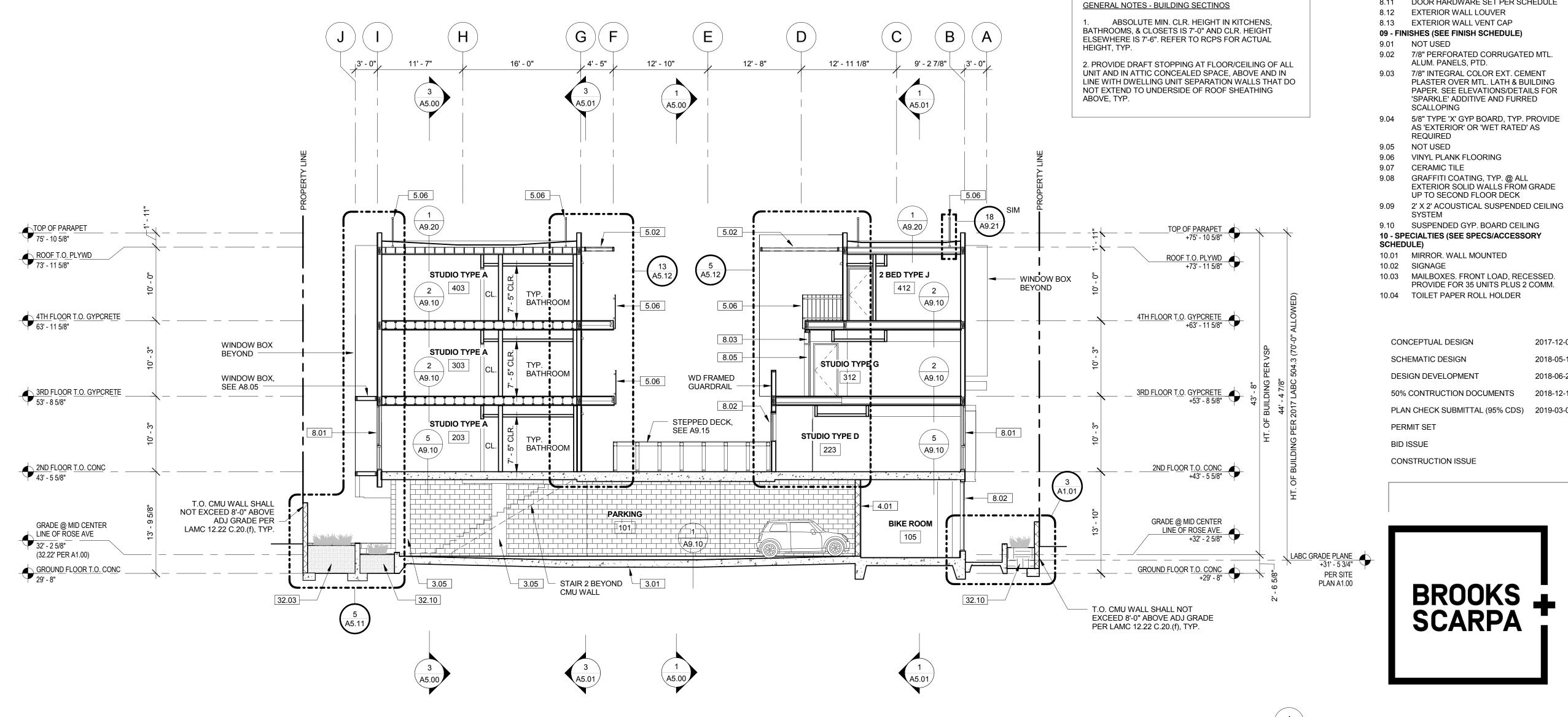


REF: 1/8" PLANS

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

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KEYNOTES NOTE: ITEMS IDENTIFIED ARE TYPICAL TO ALL LIKE ITEMS UNLESS NOTED OTHERWISE

01 - GENERAL REQUIREMENTS

10.05 SHOWER CURTAIN ROD

ELSEWHERE

HARDWARE

11.01 REFRIGERATOR, CFCI

11.04 DISHWASHER, CFCI

STORAGE

PARKING 12.05 FURNITURE, NIC

14 - CONVEYING EQUIPMENT

STAIR. RECESSED

21.05 FD ANNUNCIATOR PANEL.

22.02 KITCHEN SINK/FAUCET

22.04 PRE-FAB FIBERGLASS BATHTUB

22.06 SHOWER HEAD AND CONTROLS

22.08 BOILER PER PLUMBING DWGS

22.09 HOT WATER TANK PER PLUMBING DWGS

SCUPPER, REFER TO DETAIL 11/A9.02

22.10 ROOF DRAIN OVERFLOW DAYLIGHT

22.07 ULTRA LOW FLOW TOILET

22.03 LAV. SINK/FAUCET

22.05 BATH TUB FAUCET

22.11 FLOOR DRAIN

AIR-CONDITIONING

26 - ELECTRICAL

27 - COMMUNICATION

22.12 PLUMBING VENT PIPE

23.01 HVAC UNIT PER MECH

23 - HEATING, VENTILATING, AND

23.02 AIR REGISTER WALL MOUNTED

23.04 KITCHEN HOOD EXHAUST DUCT

23.06 BATHROOM EXHAUST DUCT

23.05 ENERGY STAIR RATED BATHROOM

EXHAUST FAN PER SPECS

FUTURE SOLAR SYSTEM

26.02 FUTURE ELECTRICAL VEHICLE

26.04 EXTERIOR LIGHT PER SCHEDULE

26.05 INTERIOR LIGHT PER SCHEDULE

28 - ELECTRONIC SAFETY AND SECURITY

CHARGING STATION

23.07 MECH. EXHAUST LOUVER, PER MECH.

26.01 ROOF AREA FOR FUTURE SOLAR SYSTEM

PER 2016 CBC SECT. 110.10.(b).B

26.03 ELEC. PANEL PER PLANS & SCHEDULE

PROVIDE CONDUIT TO ROOF FOR

22 - PLUMBING

22.01 MOP SINK

21 - FIRE SUPPRESSION

DIAGRAM)

11.06 DRYER, OFCI

12 - FURNISHINGS

11.02 GAS RANGE/OVEN, CFCI

11.05 CLOTHES WASHER, OFCI

'RECYCLABLES'

10.11 GRAB BAR

SCHEDULE)

10.08 RECESSED MEDICINE CABINET, W/ FLUSH

10.09 FIRE EXTINGUISHER, SURFACE MOUNT IN

INTERCOM SYSTEM AND MOUNTING

GARAGE, RECESSED CABINET

11.03 KITCHEN RANGE EXHAUST HOOD, CFCI

11.07 TRASH CHUTES: LABEL AS 'REFUSE' AND

12.01 VERTICAL WINDOW SHADE SLATS,

WHITE, TYP. @ ALL UNITS

12.02 ROLLING WINDOW SHADE. SEE DETAIL

12.03 BICYCLE RACKS FOR LONG TERM BIKE

12.04 BICYCLE RACK FOR SHORT TERM BIKE

13 - SPECIAL CONSTRUCTION (NOT USED)

14.01 THYSSENKRUPP ENDURA HOLELESS

21.02 FIRE SPRINKLER HORIZ. MAIN (SEE

21.03 ROUND FIRE ALARM BELL. ARCHITECT

APPROVE FINAL LOCATION

SHALL APPROVE FINAL LOCATION

FRONT OF PROJECT. ARCHITECT SHALL

21.04 FIRE DEPARTMENT MAIN CONNECTION @

HYDRAULIC ELEVATOR, 3,500 LBS, 150

21.01 NFPA 13 FIRE SPRINKLER RISER AT EACH

10.10 RECESSED, EXTERIOR UNIT ENTRY

11 - EQUIPMENT/APPLIANCES (SEE EQMT.

10.06 TOWEL BAR

10.07 ROBE HOOK

02 - NOT USED

03 - CONCRETE

3.01 CONC. SLAB ON GRADE. LIGHT BROOM FINISH AT PARKING GARAGE, TYP. 3.02 PRE-CAST CONC. STAIR

TREADS/LANDING 3.03 CONC. STRUCT'L SLAB, SLOPE TO DRAIN AT INDICATED AREAS, BUFF FLAT/SMOOTH AND CLEAR SEAL AT

LOBBY AND COMMERCIAL SPACES 3.04 CONC. WALL

3.05 CONC. COLUMNS 3.06 CONC. FOUNDATION 3.07 CONC. GUARDRAIL, 3'-7" HIGH

3.10 CONC. WHEEL STOP 3.11 CONC. PLANTER

04 - MASONRY 4.01 CMU WALL PER STRUCT'L 4.02 NON-BEARING CMU WALL W/ 2" CMU CAP @ EXTERIOR LOCATION

05 - METALS 5.01 STEEL COLUMN, SEE STRUCTURAL 5.02 STEEL TRELLIS, SEE STRUCTURAL 5.03 STEEL STAIR CHANNEL STRINGER/SOLID

5.04 STEEL PIPE HANDRAIL, PAINTED 5.05 5" DIA. CONCRETE FILLED GALV. PIPE BOLLARD PER 9/A9.31

GUARDRAIL, PAINTED, MIN 3'-6" HIGH ABOVE FINISH DECK, SEE DETAILS 5.07 2X6 MTL. STUD FURRED PLUMBING WALL 5.08 METAL STUD WALL FRAMING, TYP. @ GROUND FLOOR

06 - WOODS & PLASTIC 6.01 WOOD POST 6.02 WOOD BEAM/JOIST 6.03 WOOD WALL FRAMING WITH PLY SHEAR WHERE OCCURS

6.04 WOOD 'TJI' FLOOR JOIST 6.05 MIN. 5/8" PLY OVER 2X WD RIP STRIPS FOR ROOF SLOPE AND/OR CRICKET 6.06 RUBBER WALL BASE

6.07 SOLID SURFACE COUNTERTOP BY "LG HI-MACS', BLACK TYP. @ KITCHENS, BATHROOMS, AND LAUNDRY ROOM 6.08 WOOD WALL BASE, PAINTED 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. 6.10 WOOD MDF SHELF 6.11 WOOD POLE CLOTHES ROD, DOUGLAS

FIR, 1-3/8" DIA, PAINTED 07 - THERMAL & MOISTURE PROTECTION 7.01 DECK COATING OVER STRUCTURAL SLAB OR PLYWOOD 7.02 THERMAL BATT INSULATION. R-21MIN @ WALLS. R-38 MIN @ ROOF

7.03 W.P. MEMBRANE 7.04 VAPOR PERMEABLE MEMBRANE AIR BARRIER AT EXTERIOR WALLS, TYP.

7.05 SINGLE-PLY PVC WHITE SHEET ROOFING. 7.06 FLOOR OR DECK DRAIN 7.07 SCUPPER 7.08 UNDERSLAB MOISTURE VAPOR BARRIER

7.09 ROOF DRAIN 7.10 18 GA. 'BONDERZED' METAL COPING PTD. TYP. AT ALL FRAMED PARAPETS 7.11 PLASTER CONTROL JOINT PER DETAIL 08 - OPENINGS (SEE DOOR/WINDOW SCHEDULE) 8.01 VINYL WINDOW, PER SPECS

8.02 ALUM. STOREFRONT, PER SPECS. 8.03 TRANSOM WINDOW, PER SPECS. 8.04 ALUM. STOREFRONT DOOR, PER SPECS 8.05 STL. DOOR & FRAME, PER SPECS. 8.06 SLIDING DOOR, PER SPECS 8.07 SOLID WOOD DOOR, SPEC SPECS

8.08 INTERIOR WOOD DOOR, PER SPECS

PLASTER OVER MTL. LATH & BUILDING

'SPARKLE' ADDITIVE AND FURRED

AS 'EXTERIOR' OR 'WET RATED' AS

EXTERIOR SOLID WALLS FROM GRADE

PROVIDE FOR 35 UNITS PLUS 2 COMM.

UP TO SECOND FLOOR DECK

REQUIRED

PAPER. SEE ELEVATIONS/DETAILS FOR

8.09 CLOSET DOOR, PTD. 28.01 SMOKE ALARM 8.10 ACCESS PANEL, COLOR AND MATERIAL 28.02 SECURITY CAMERA SHALL MATCH ADJACENT MATERIAL 28.03 FIRE ALARM MAIN PANEL. ARCHITECT 8.11 DOOR HARDWARE SET PER SCHEDULE SHALL APPROVE FINAL LOCATION 8.12 EXTERIOR WALL LOUVER 31 - EARTHWORK

8.13 EXTERIOR WALL VENT CAP 31.01 APPROVED COMPACT FILL PER GEO AND SOIL ENGINEER REPORT 09 - FINISHES (SEE FINISH SCHEDULE) 32 - EXTERIOR IMPROVEMENTS 9.02 7/8" PERFORATED CORRUGATED MTL. 32.01 NEW CONCRETE SIDEWALK ALUM. PANELS, PTD.

32.02 PARKING STALL STRIPING PER CITY OF LA REQUIREMENTS 32.03 EPIC STORM WATER SYSTEM, SEE CIVIL 32.04 STEEL SECURITY GATE, PTD. 32.05 STEEL SECURITY FENCE, PTD. 32.06 EXTERIOR PLANTER DRAIN

32.07 MOTORIZED STL. OVERHEAD GATE 32.08 IPE WOOD TILES 32.09 TREE, SEE LANDSCAPE DRAWINGS 32.10 PLANTINGS, SEE LANDSCAPE DRAWINGS 33 - UTILITIES

33.01 WATER METER 33.02 GAS METER. PROTECT W/ BOLLARDS AS REQUIRED 33.03 ELECTRIC METERS

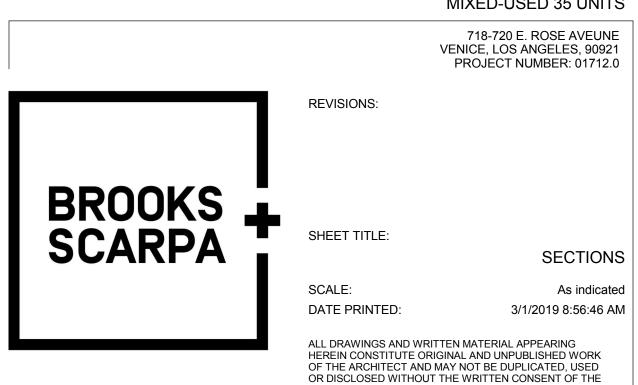
33.04 DOMESTIC WATER BACKFLOW PREVENTER 33.05 FIRE METER BACKFLOW PREVENTER

33.06 IRRIGATION BACKFLOW PREVENTER 33.07 ELECTRICAL TRANSFORMER IN UNDERGROUND VAULT 33.08 SUMP PUMP PER CIVIL

2017-12-01 CONCEPTUAL DESIGN 2018-05-10 SCHEMATIC DESIGN DESIGN DEVELOPMENT 2018-06-29 50% CONTRUCTION DOCUMENTS 2018-12-14 PLAN CHECK SUBMITTAL (95% CDS) 2019-03-05

PERMIT SET BID ISSUE

720 ROSE AVE. MIXED-USED 35 UNITS



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