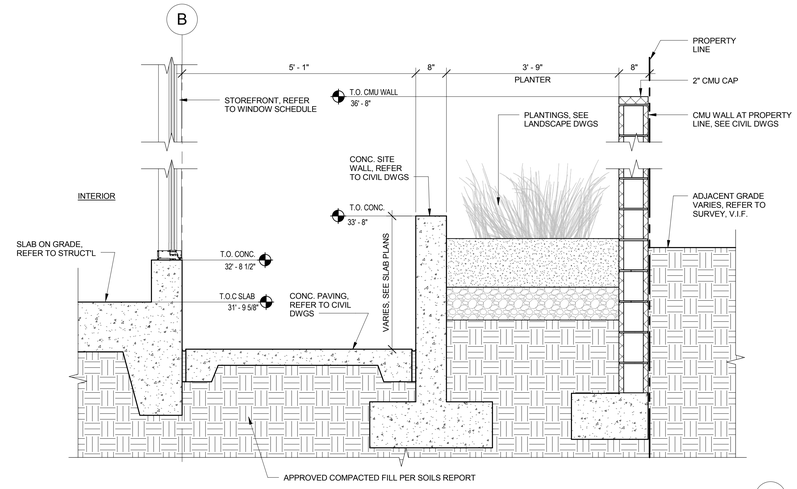
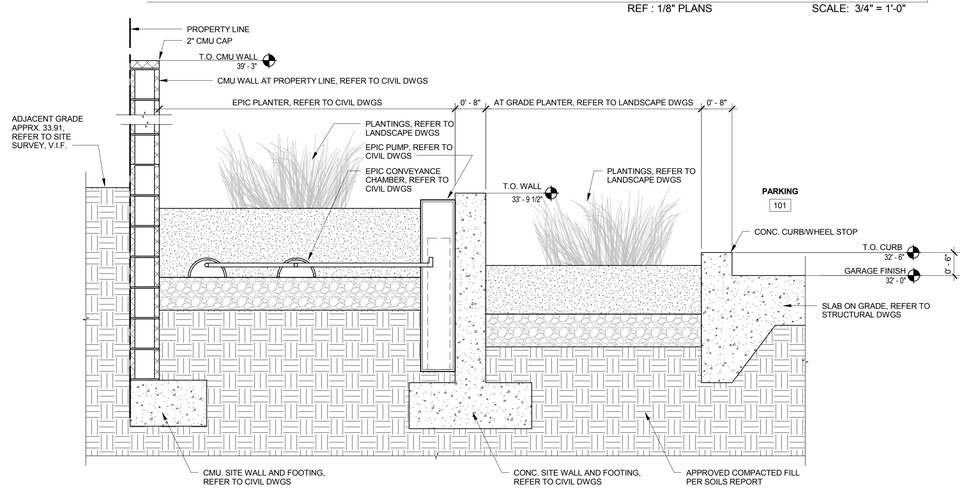


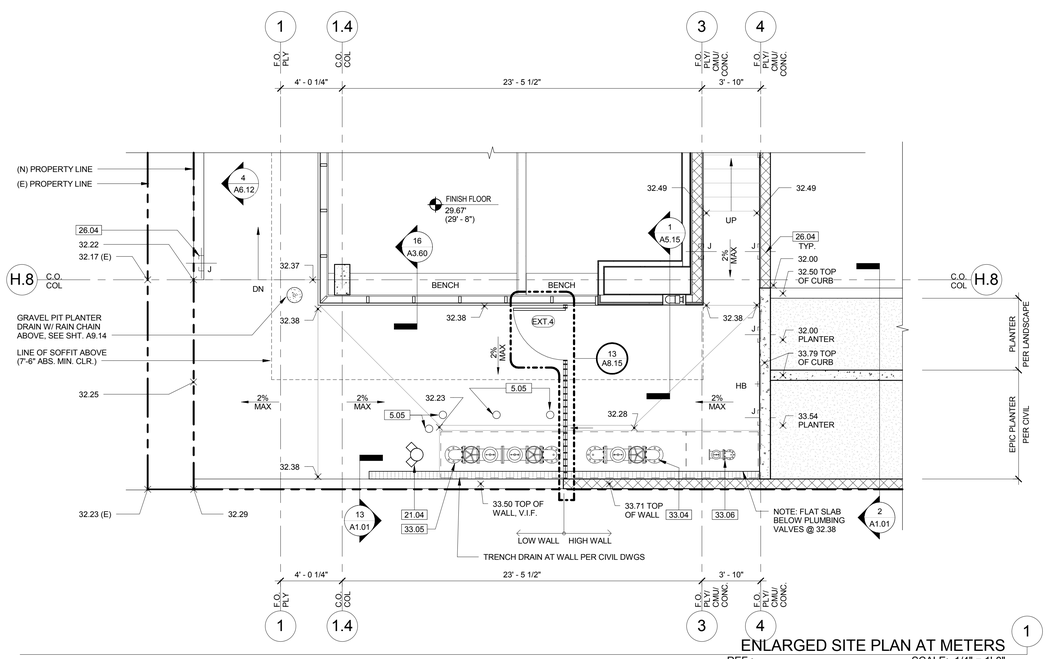
ENLARGED PLANTER DETAIL AT SIDE YARD (3)

REF : 1/8" PLANS SCALE: 3/4" = 1'-0"



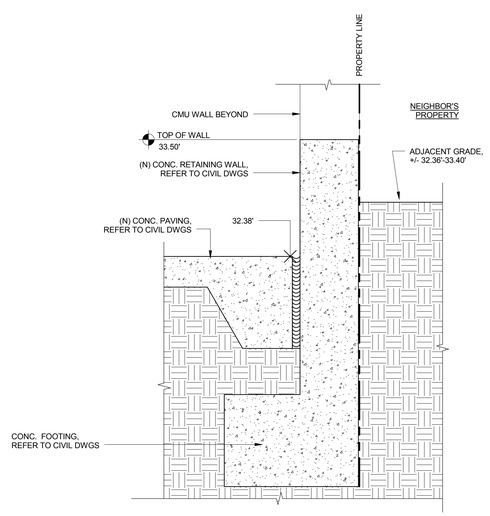
ENLARGED SECTION AT EPIC PLANTER (2)

REF : SCALE: 3/4" = 1'-0"



ENLARGED SITE PLAN AT METERS (1)

REF : SCALE: 1/4" = 1'-0"



SECTION AT LOW RETAINING WALL (13)

REF : SCALE: 1 1/2" = 1'-0"

KEYNOTES

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

01 - GENERAL REQUIREMENTS

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
- 3.08 CONC. STAIR/STEPS
- 3.09 6" TALL X 6" U.N.O. WIDE CONC. CURB
- 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 RISER
- 5.04 STEEL PIPE HANDRAIL, PAINTED
- 5.05 6" DIA. CONCRETE FILLED GALV. PIPE BOLLARD PER 9/A9.31
- 5.06 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
- 8.09 CLOSET DOOR, PTD.
- 8.10 ACCESS PANEL, COLOR AND MATERIAL SHALL MATCH ADJACENT MATERIAL
- 8.11 DOOR HARDWARE SET PER SCHEDULE
- 8.12 EXTERIOR WALL LOUVER
- 8.13 EXTERIOR WALL VENT CAP

09 - FINISHES (SEE FINISH SCHEDULE)
- 9.01 NOT USED
- 9.02 7/8" PERFORATED CORRUGATED MTL. ALUM. PANELS, PTD.
- 9.03 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER MTL. LATH & BUILDING PAPER. SEE ELEVATIONS/DETAILS FOR 'SPARKLE' ADDITIVE AND FURRED SCALLOPING
- 9.04 5/8" TYPE 'X' GYP BOARD, TYP. PROVIDE AS 'EXTERIOR' OR 'WET RATED' AS REQUIRED
- 9.05 NOT USED
- 9.06 VINYL PLANK FLOORING
- 9.07 CERAMIC TILE
- 9.08 GRAFFITI COATING, TYP. @ ALL EXTERIOR SOLID WALLS FROM GRADE UP TO SECOND FLOOR DECK
- 9.09 2' X 2' ACOUSTICAL SUSPENDED CEILING SYSTEM
- 9.10 SUSPENDED GYP. BOARD CEILING

10 - SPECIALTIES (SEE SPECS/ACCESSORY SCHEDULE)
- 10.01 MIRROR. WALL MOUNTED
- 10.02 SIGNAGE
- 10.03 MAILBOXES, FRONT LOAD, RECESSED. PROVIDE FOR 35 UNITS PLUS 2 COMM.
- 10.04 TOILET PAPER ROLL HOLDER
- 10.05 SHOWER CURTAIN ROD
- 10.06 TOWEL BAR
- 10.07 ROBE HOOK
- 10.08 RECESSED MEDICINE CABINET, W/ FLUSH PAINTED DOOR
- 10.09 FIRE EXTINGUISHER, SURFACE MOUNT IN GARAGE, RECESSED CABINET ELSEWHERE
- 10.10 RECESSED, EXTERIOR UNIT ENTRY INTERCOM SYSTEM AND MOUNTING HARDWARE
- 10.11 GRAB BAR

11 - EQUIPMENT/APPLIANCES (SEE EQMT. SCHEDULE)
- 11.01 REFRIGERATOR, CFCI
- 11.02 GAS RANGE/OVEN, CFCI
- 11.03 KITCHEN RANGE EXHAUST HOOD, CFCI
- 11.04 DISHWASHER, CFCI
- 11.05 CLOTHES WASHER, OFCI
- 11.06 DRYER, OFCI
- 11.07 TRASH CHUTES: LABEL AS 'REFUSE' AND 'RECYCLABLES'

12 - FURNISHINGS
- 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 STORAGE
- 12.04 BICYCLE RACK FOR SHORT TERM BIKE PARKING
- 12.05 FURNITURE, NIC

13 - SPECIAL CONSTRUCTION (NOT USED)

14 - CONVEYING EQUIPMENT
- 14.01 THYSSENKRUPP ENDURA HOLELESS HYDRAULIC ELEVATOR, 3,500 LBS, 150 FPM

21 - FIRE SUPPRESSION
- 21.01 NFPA 13 FIRE SPRINKLER RISER AT EACH STAIR. RECESSED
- 21.02 FIRE SPRINKLER HORIZ. MAIN (SEE DIAGRAM)
- 21.03 ROUND FIRE ALARM BELL. ARCHITECT SHALL APPROVE FINAL LOCATION
- 21.04 FIRE DEPARTMENT MAIN CONNECTION @ FRONT OF PROJECT. ARCHITECT SHALL APPROVE FINAL LOCATION
- 21.05 FD ANNUNCIATOR PANEL.

22 - PLUMBING
- 22.01 MOP SINK
- 22.02 KITCHEN SINK/FAUCET
- 22.03 LAV. SINK/FAUCET
- 22.04 PRE-FAB FIBERGLASS BATHTUB
- 22.05 BATH TUB FAUCET
- 22.06 SHOWER HEAD AND CONTROLS
- 22.07 ULTRA LOW FLOW TOILET
- 22.08 BOILER PER PLUMBING DWGS
- 22.09 HOT WATER TANK PER PLUMBING DWGS
- 22.10 ROOF DRAIN OVERFLOW DAYLIGHT SCUPPER, REFER TO DETAIL 11/A9.02
- 22.11 FLOOR DRAIN
- 22.12 PLUMBING VENT PIPE

23 - HEATING, VENTILATING, AND AIR-CONDITIONING
- 23.01 HVAC UNIT PER MECH
- 23.02 AIR REGISTER WALL MOUNTED
- 23.03 CEILING AIR REGISTER
- 23.04 KITCHEN HOOD EXHAUST DUCT
- 23.05 ENERGY STAIR RATED BATHROOM EXHAUST FAN PER SPECS
- 23.06 BATHROOM EXHAUST DUCT
- 23.07 MECH. EXHAUST LOUVER, PER MECH.

26 - ELECTRICAL
- 26.01 ROOF AREA FOR FUTURE SOLAR SYSTEM PER 2016 CBC SECT. 110.10.(b).B PROVIDE CONDUIT TO ROOF FOR FUTURE SOLAR SYSTEM
- 26.02 FUTURE ELECTRICAL VEHICLE CHARGING STATION
- 26.03 ELEC. PANEL PER PLANS & SCHEDULE
- 26.04 EXTERIOR LIGHT PER SCHEDULE
- 26.05 INTERIOR LIGHT PER SCHEDULE

27 - COMMUNICATION

28 - ELECTRONIC SAFETY AND SECURITY
- 28.01 SMOKE ALARM
- 28.02 SECURITY CAMERA
- 28.03 FIRE ALARM MAIN PANEL. ARCHITECT SHALL APPROVE FINAL LOCATION

31 - EARTHWORK
- 31.01 APPROVED COMPACT FILL PER GEO AND SOIL ENGINEER REPORT

32 - EXTERIOR IMPROVEMENTS
- 32.01 NEW CONCRETE SIDEWALK
- 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

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 AVEUNE
VENICE, LOS ANGELES, 90921
PROJECT NUMBER: 01712.0

REVISIONS:

BROOKS SCARPA

SHEET TITLE: ENLARGED SITE PLAN

SCALE: As indicated

DATE PRINTED: 2/28/2019 4:20:10 PM

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