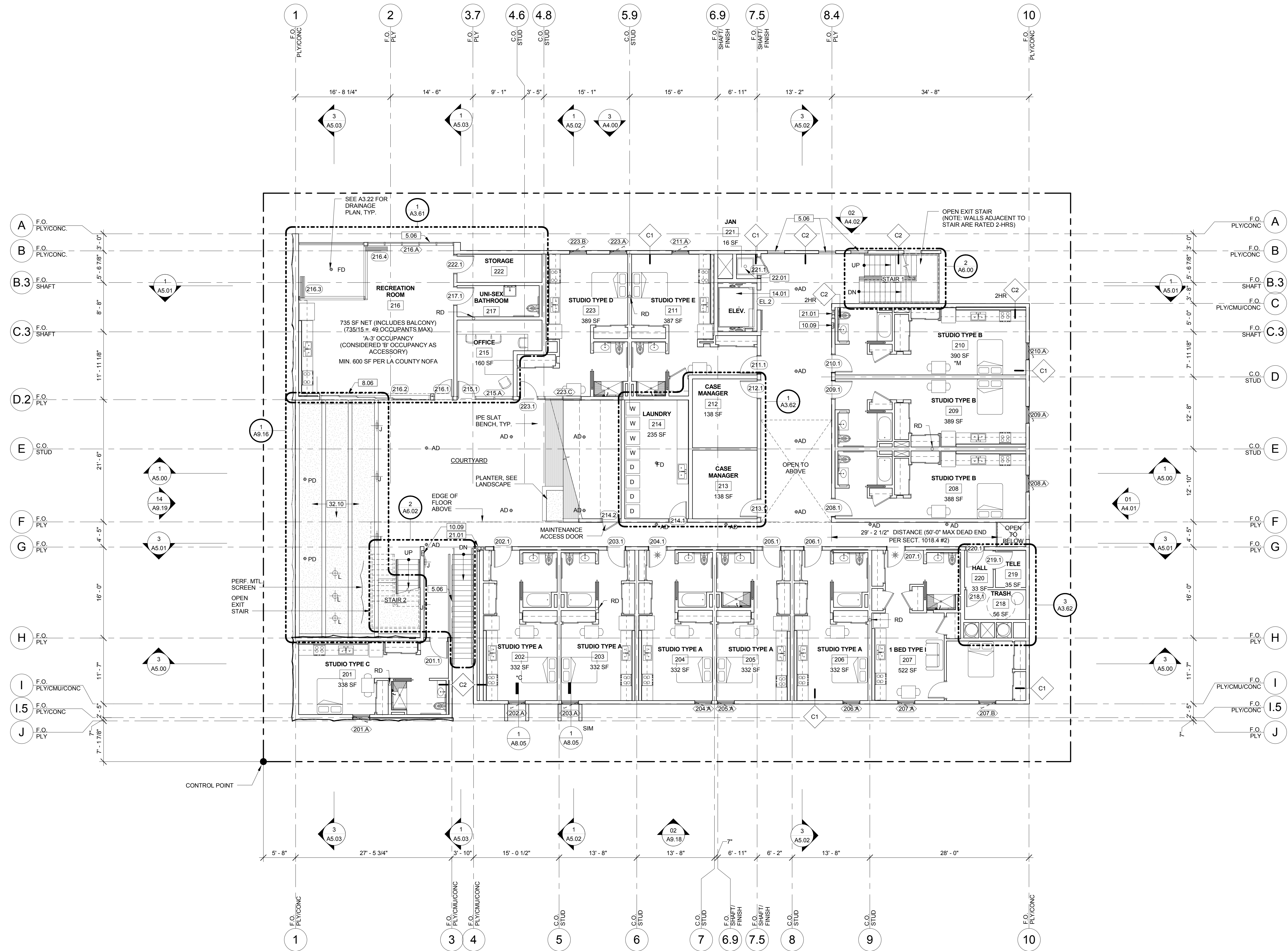


KEYNOTES

- 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 STRINGERS/SOLID RISER
- 5.04 STEEL PIPE HANDRAIL, PAINTED
- 5.05 5" DIA. CONCRETE FILLED GALV. PIPE BOLLARD PER 9/9-31
- 5.06 GUARDRAIL, PAINTED, MIN 3'-6" HIGH ABOVE FINISH DECK, SEE DETAILS
- 5.07 2X8 MTL. STUB 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 TYP 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. "BONDERED" 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. 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, MC
- 13 - SPECIAL CONSTRUCTION (NOT USED)**
- 14 - CONVEYING EQUIPMENT**
- 14.01 THYSSENKRUPP ENDURA HOLELESS HYDRAULIC ELEVATOR, 5,000 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 MCP 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 STAR RATED BATHROOM EXHAUST FAN PER SPECS
- 23.06 BATHROOM EXHAUST DUCT
- 23.07 MECH. EXHAUST LOUVER, PER MECH.
- 26.01 ROOF AREA FOR FUTURE SOLAR SYSTEM PER 2018 CBC SECT. 110.10.0(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



2ND FLOOR
SCALE: 1/8" = 1'-0"

REF : SECTIONS, ELEVATIONS



GENERAL NOTES

1. SEE ENLARGED PLANS FOR ADDITIONAL DIMENSIONS AND NOTES, SEE A0.12 FOR STRIPING OF EV SPACE AND ADDITIONAL 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. FOR DRAINAGE PLAN AND FLOOR ELEVATIONS, SEE SLAB OR DRAINAGE PLAN
4. 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.
5. 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, VALVES, 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 170.156) 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

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

BROOKS SCARPA

720 ROSE AVE.
MIXED-USED 35 UNITS

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

REVISIONS:

SHEET TITLE: 2ND FLOOR PLAN

SCALE: As indicated

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A3.20