

NOTE:
1. ALL EXHAUST VENTS SHALL BE 3'-0" MIN. FROM OPENING INTO BUILDING (SUCH AS AN OPERABLE WINDOW OR DOOR).

KEYNOTES

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.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

- 5.02 STEEL TRELLIS, SEE STRUCTURAL
5.03 STEEL STAIR CHANNEL STRINGER/SOLID RISER
5.04 STEEL PIPE HANDRAIL, PAINTED
5.05 5" DIA. CONCRETE FILLED GALV. PIPE BOLLARD PER 9A03.31
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 BEAMAJOIST
6.03 WOOD WALL FRAMING WITH PLY SHEAR WHERE OCCURS
6.04 WOOD TYP. FLOOR JOIST
6.05 MIN. 58" PLY OVER 2X W/D RIP STRIPS FOR ROOF SLOPE AND/OR CRICKET
6.06 RUBBER WALL BASE
6.07 SOLID SURFACE COUNTERTOP BY "LO HUMASS" 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
6.10 WOOD MOF. 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. "BONDERIZED" 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

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

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, CFCI
11.06 DRYER, CFCI
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 HOLESLESS 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 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 11A/9.02
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) 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

- 28.01 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

720 ROSE AVE.
MIXED-USED 35 UNITS

REVISIONS:

SHEET TITLE:

SCALE:

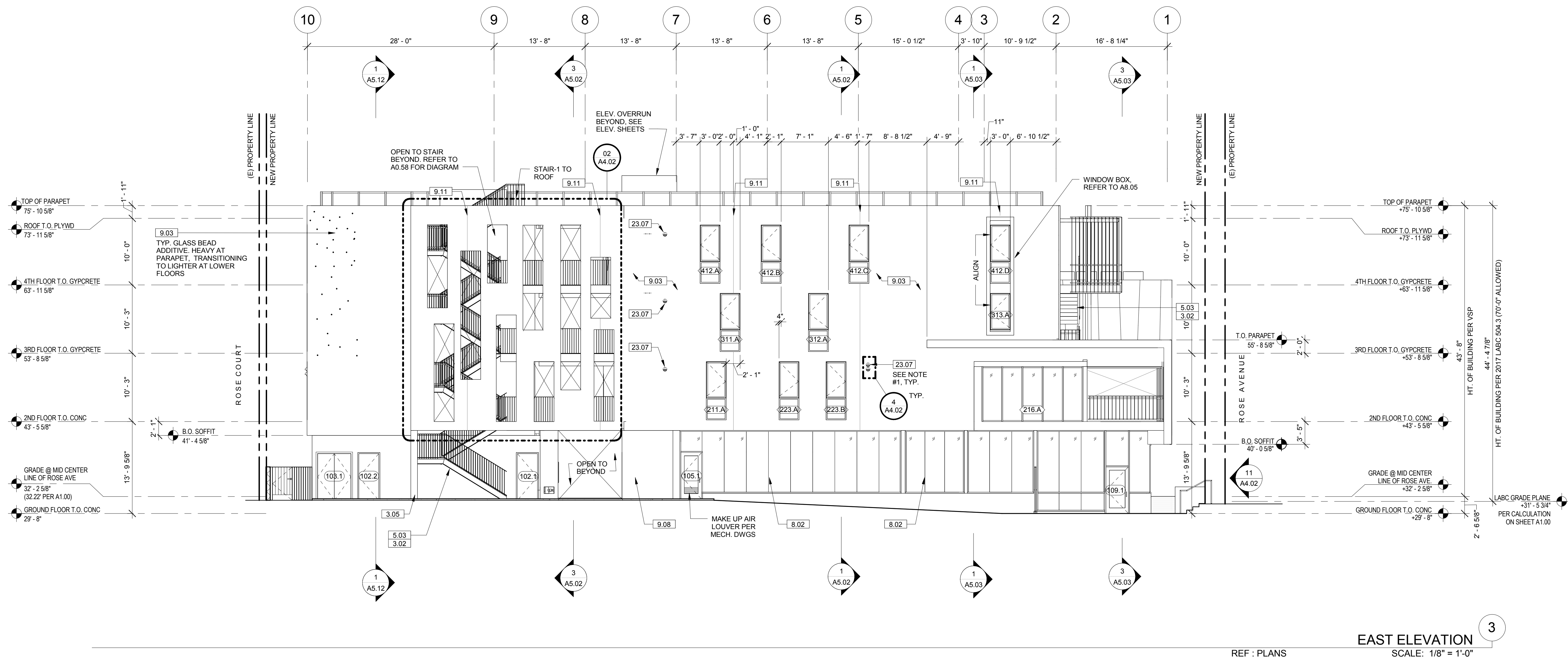
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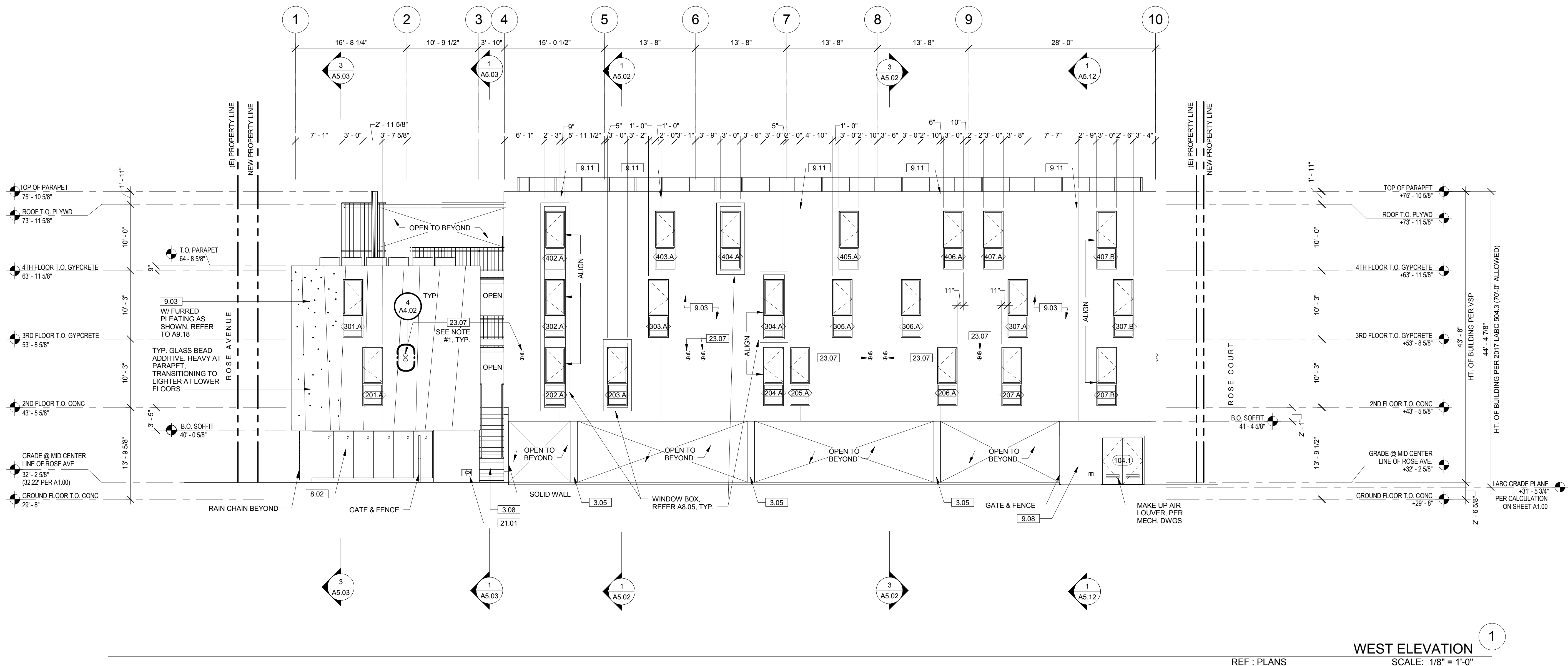
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EAST ELEVATION

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

REF : PLANS



WEST ELEVATION

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

REF : PLANS