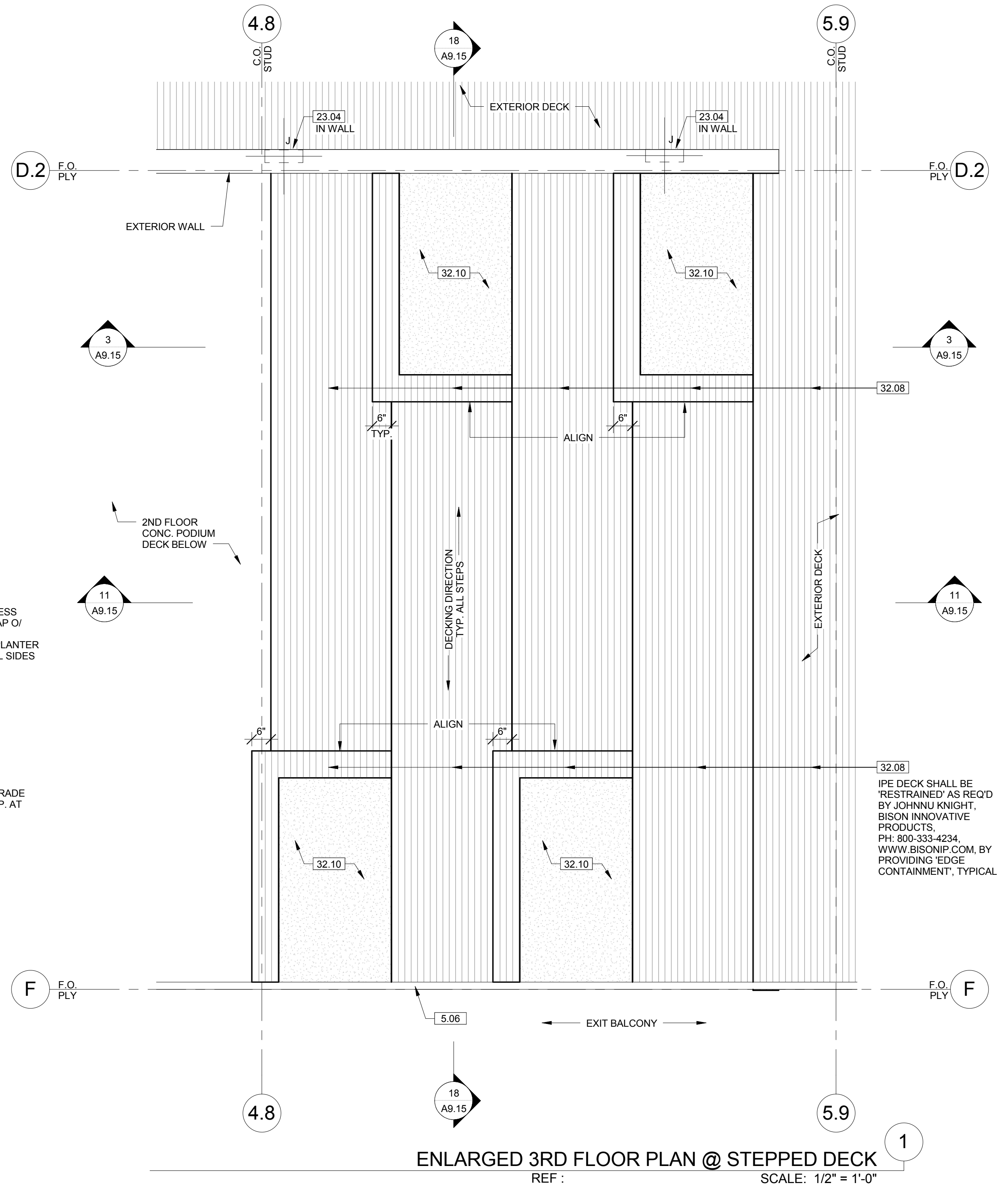
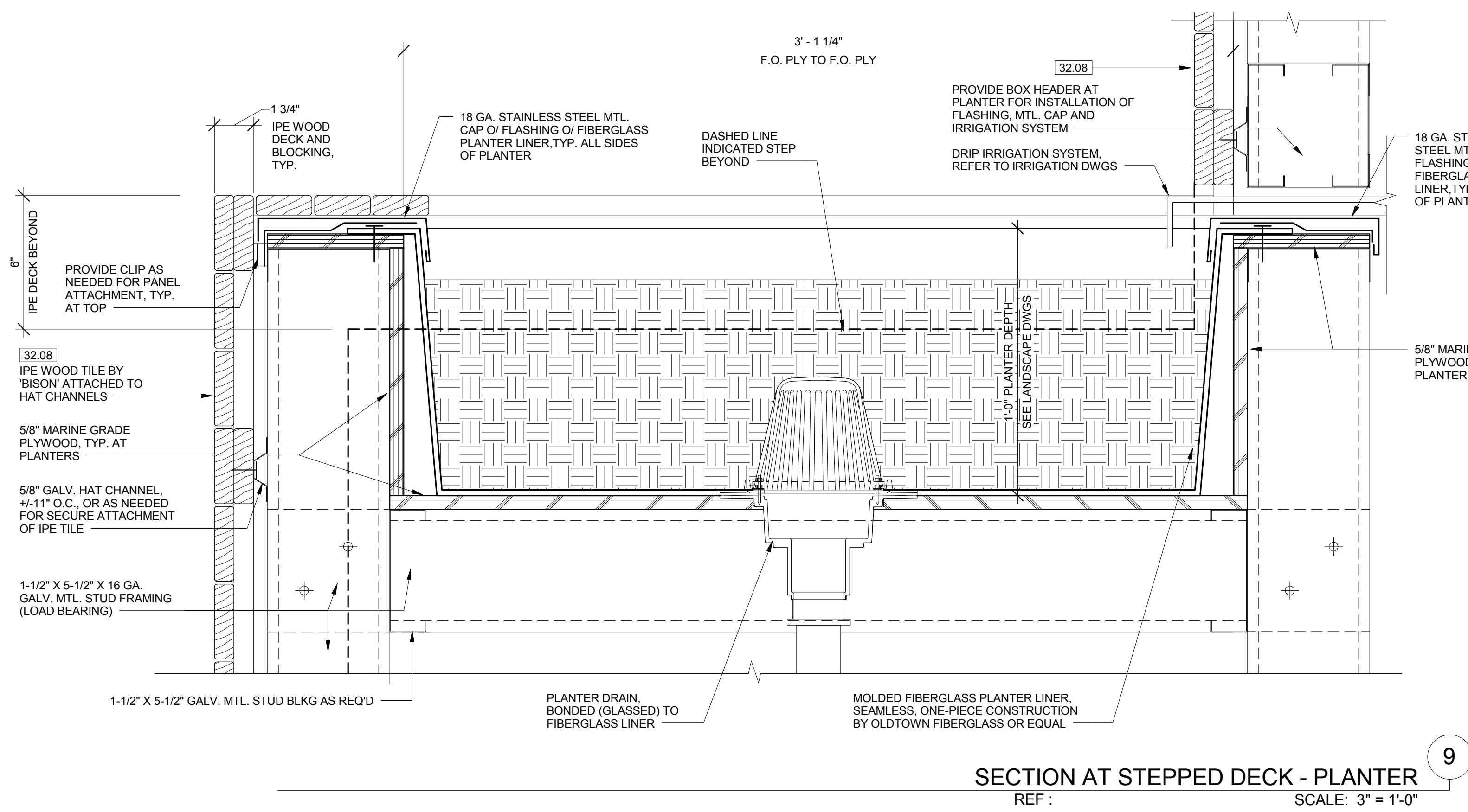
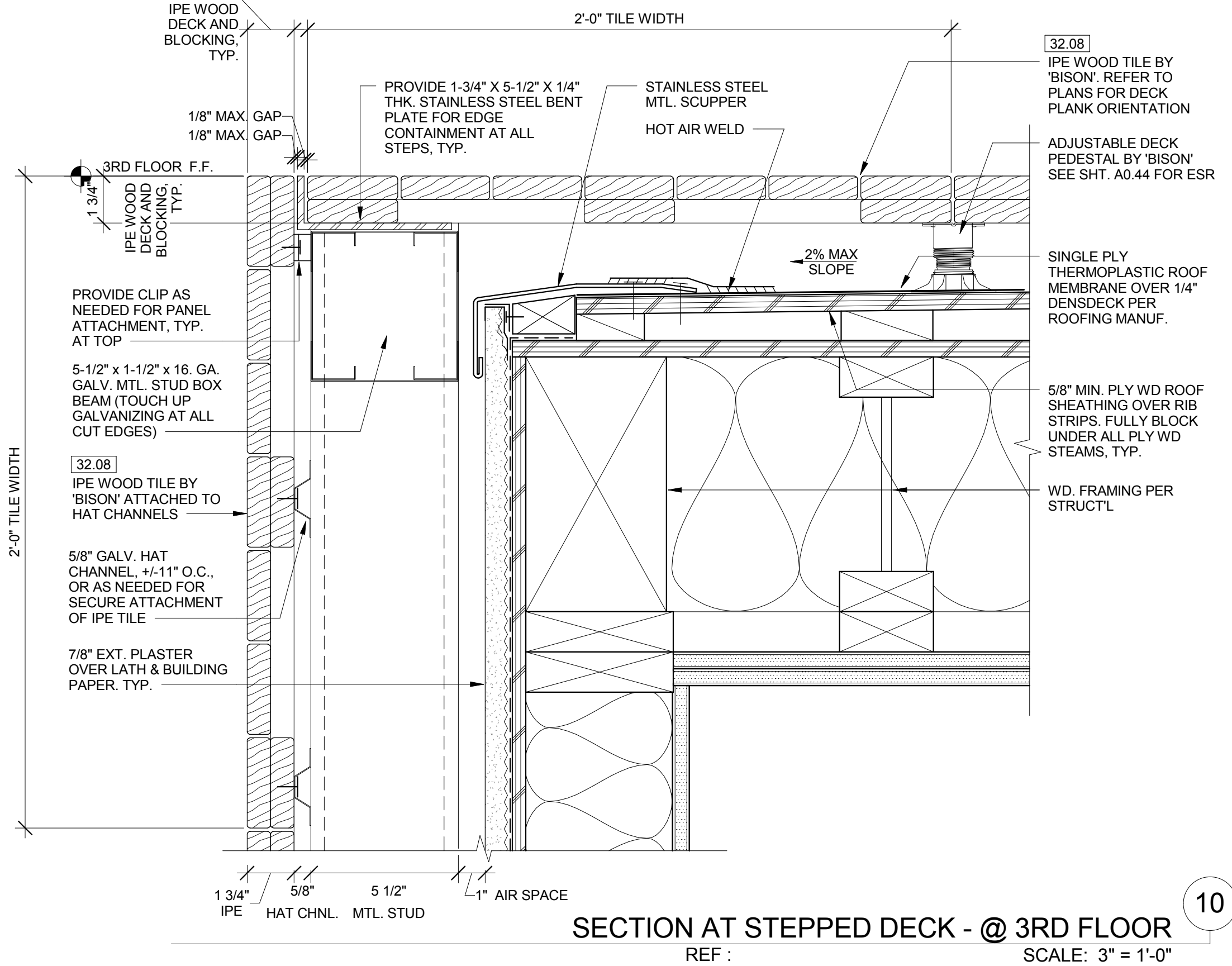
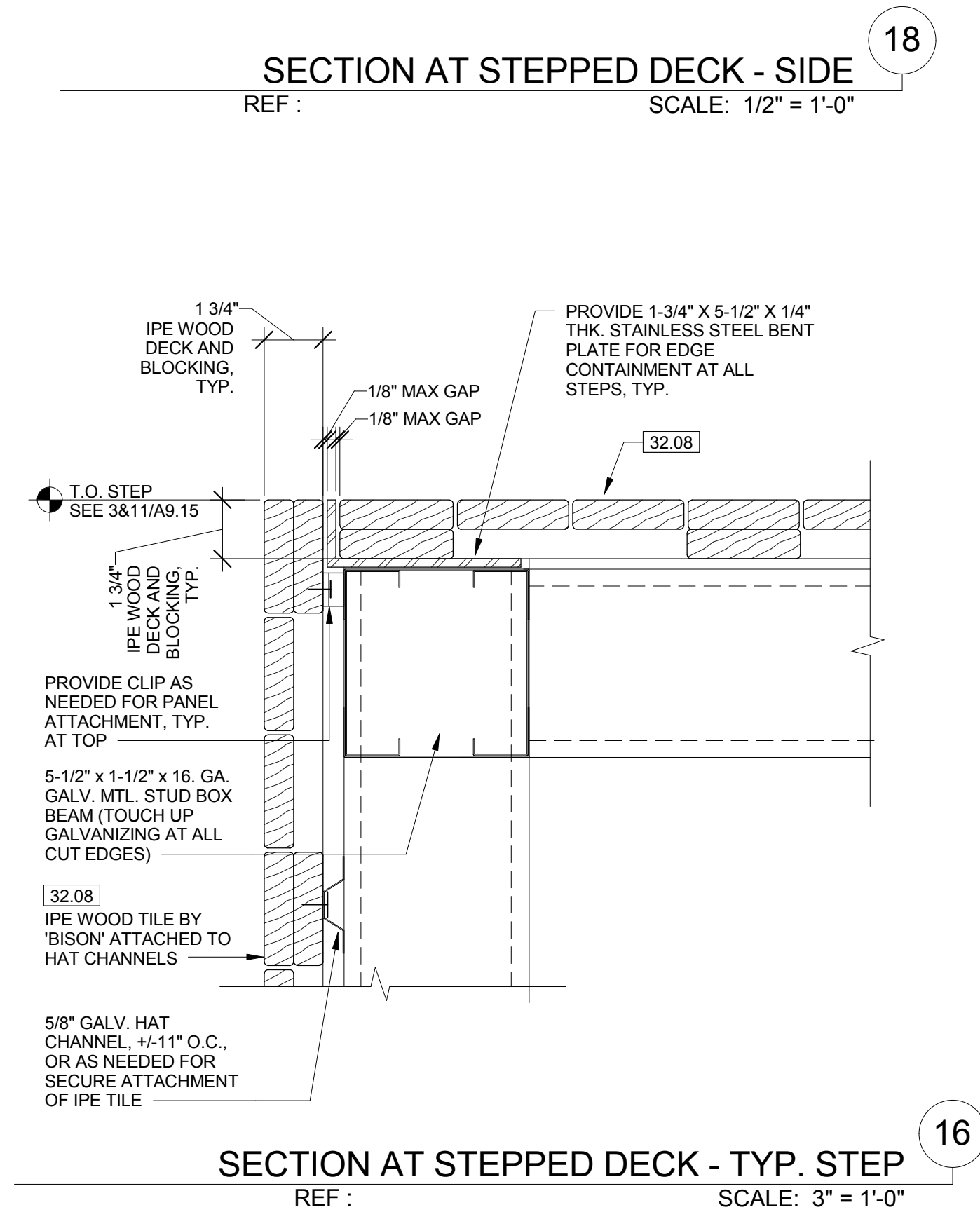


KEYNOTES	
NOTE: ITEMS IDENTIFIED ARE TYPICAL TO ALL LIKE ITEMS UNLESS NOTED OTHERWISE	
01 - GENERAL REQUIREMENTS	10.05 SHOWER CURTAIN ROD
02 - NOT USED	10.06 TOWEL BAR
	10.07 ROBE HOOK
	10.08 RECESSED MEDICINE CABINET, W/ FLUSH PAINTED DOOR
03 - CONCRETE	10.09 FIRE EXTINGUISHER, SURFACE MOUNT IN GARAGE, RECESSED CABINET ELSEWHERE
3.01 CONC. SLAB ON GRADE, LIGHT BROOM FINISH AT PARKING GARAGE, TYP.	10.10 RECESSED, EXTERIOR UNIT ENTRY INTERCOM SYSTEM AND MOUNTING HARDWARE
3.02 PRE-CAST CONC. STAIR TREADS/LANDING	10.11 GRAB BAR
3.03 CONC. STRUCT'L SLAB, SLOPE TO DRAIN AT INDICATED AREAS, BUFF FLAT/SMOOTH AND CLEAR SEAL AT LOBBY AND COMMERCIAL SPACES	11 - EQUIPMENT/APPLIANCES (SEE EQMT. SCHEDULE)
3.04 CONC. WALL	11.01 REFRIGERATOR, CFCI
3.05 CONC. COLUMNS	11.02 GAS RANGE/OVEN, CFCI
3.06 CONC. FOUNDATION	11.03 KITCHEN RANGE EXHAUST HOOD, CFCI
3.07 CONC. GUARDRAIL, 3'-7" HIGH	11.04 DISHWASHER, CFCI
3.08 CONC. STAIR/STEPS	11.05 CLOTHES WASHER, OFCI
3.09 6" TALL X 6" U.N.O. WIDE CONC. CURB	11.06 DRYER, OFCI
3.10 CONC. WHEEL STOP	11.07 TRASH CHUTES: LABEL AS 'REFUSE' AND 'RECYCLABLES'
3.11 CONC. PLANTER	12 - FURNISHINGS
04 - MASONRY	12.01 VERTICAL WINDOW SHADE SLATS, WHITE, TYP. @ ALL UNITS
4.01 CMU WALL PER STRUCT'L	12.02 ROLLING WINDOW SHADE. SEE DETAIL
4.02 NON-BEARING CMU WALL W/ 2" CMU CAP @ EXTERIOR LOCATION	12.03 BICYCLE RACKS FOR LONG TERM BIKE STORAGE
05 - METALS	12.04 BICYCLE RACK FOR SHORT TERM BIKE PARKING
5.01 STEEL COLUMN, SEE STRUCTURAL	12.05 FURNITURE, NIC
5.02 STEEL TRELIS, SEE STRUCTURAL	13 - SPECIAL CONSTRUCTION (NOT USED)
5.03 STEEL STAIR CHANNEL STRINGER/SOLID RISER	
5.04 STEEL PIPE HANDRAIL, PAINTED	14 - CONVEYING EQUIPMENT
5.05 5" DIA. CONCRETE FILLED GALV. PIPE BOLLARD PER 9A9.31	14.01 THYSSENKRUPP ENDURA HOLELESS HYDRAULIC ELEVATOR, 5.00 LBS., 150 FPM
5.06 GUARDRAIL, PAINTED, MIN 3'-6" HIGH ABOVE FINISH DECK. SEE DETAILS	21 - FIRE SUPPRESSION
5.07 2X6 MTL. STUD FURRED PLUMBING WALL	21.01 NFPA 13 FIRE SPRINKLER RISER AT EACH STAIR, RECESSED
5.08 METAL STUD WALL FRAMING, TYP. @ GROUND FLOOR	21.02 FIRE SPRINKLER HORIZ. MAIN (SEE DIAGRAM)
06 - WOODS & PLASTIC	21.03 ROLLING FIRE ALARM BELL, ARCHITECT SHALL APPROVE FINAL LOCATION
6.01 WOOD POST	21.04 FIRE DEPARTMENT MAIN CONNECTION @ FRONT OF PROJECT, ARCHITECT SHALL APPROVE FINAL LOCATION
6.02 WOOD BEAM/JOIST	21.05 FD ANNUNCIATOR PANEL.
6.03 WOOD WALL FRAMING WITH PLY SHEAR WHERE OCCURS	22 - PLUMBING
6.04 WOOD T/J IF FLOOR JOIST	22.01 MOP SINK
6.05 MIN. 5/8" PLY OVER 2X WD RIP STRIPS FOR ROOF SLOPE AND/OR CRICKET	22.02 KITCHEN SINK/FAUCET
6.06 RUBBER WALL BASE	22.03 LAV. SINK/FAUCET
6.07 SOLID SURFACE COUNTERTOP BY TLG HI-MACS, BLACK TYP. @ KITCHENS, BATHROOMS, AND LAUNDRY ROOM	22.04 PRE-FAB FIBERGLASS BATHTUB
6.08 WOOD WALL BASE, PAINTED	22.05 BATH TUB FAUCET
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.	22.06 SHOWER HEAD AND CONTROLS
6.10 WOOD MDF SHELF	22.07 ULTRA LOW FLOW TOILET
6.11 WOOD POLE CLOTHES ROD, DOUGLAS FIR, 1-3/8" DIA, PAINTED	22.08 BOILER PER PLUMBING DWGS
07 - THERMAL & MOISTURE PROTECTION	22.09 HOT WATER TANK PER PLUMBING DWGS
7.01 DECK COATING OVER STRUCTURAL SLAB OR PLYWOOD	22.10 ROOF DRAIN OVERFLOW DAYLIGHT SCUPPER, REFER TO DETAIL 11/A9.02
7.02 THERMAL BATT INSULATION, R-21MIN @ WALLS, R-38 MIN @ ROOF	22.11 FLOOR DRAIN
7.03 W.P. MEMBRANE	22.12 PLUMBING VENT PIPE
7.04 VAPOR PERMEABLE MEMBRANE AIR BARRIER AT EXTERIOR WALLS, TYP.	23 - MECHANICAL, VENTILATING, AND AIR-CONDITIONING
7.05 SINGLE-PLY PVC WHITE SHEET ROOFING, FLOOR OR DECK DRAIN	23.01 HVAC UNIT PER MECH
7.06 SCUPPER	23.02 AIR REGISTER WALL MOUNTED
7.07 UNDERSLAB MOISTURE VAPOR BARRIER ROOF DRAIN	23.03 CEILING AIR REGISTER
7.08 16 GA. 'BONDERIZED' METAL COPING, PTD, TYP. AT ALL FRAMED PARAPETS	23.04 KITCHEN HOOD EXHAUST DUCT
7.11 PLASTER CONTROL JOINT PER DETAIL	23.05 ENERGY STAIR 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.	26.01 ROOF AREA FOR FUTURE SOLAR SYSTEM PROVIDE CONDUIT TO ROOF FOR FUTURE SOLAR SYSTEM
8.03 TRANSOM WINDOW, PER SPECS.	26.02 FUTURE ELECTRICAL VEHICLE CHARGING STATION
8.04 ALUM. STOREFRONT DOOR, PER SPECS	26.03 ELEC. PANEL PER PLANS & SCHEDULE
8.05 STL. DOOR & FRAME, PER SPECS.	26.04 EXTERIOR LIGHT PER SCHEDULE
8.06 SLIDING DOOR, PER SPECS	26.05 INTERIOR LIGHT PER SCHEDULE
8.07 SOLID WOOD DOOR, SPEC SPECS	27 - COMMUNICATION
8.08 INTERIOR WOOD DOOR, PER SPECS	28 - ELECTRONIC SAFETY AND SECURITY
8.09 CLOSET DOOR, PTD.	28.01 SMOKE ALARM
8.10 ACCESS PANEL, COLOR AND MATERIAL SHALL MATCH ADJACENT MATERIAL	28.02 SECURITY CAMERA
8.11 DOOR HARDWARE SET PER SCHEDULE	28.03 FIRE ALARM MAIN PANEL, ARCHITECT 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
9.01 NOT USED	32.01 NEW CONCRETE SIDEWALK
9.02 7/8" PERFORATED CORRUGATED MTL. ALUM. PANELS, PTD.	32.02 PARKING STALL STRIPING PER CITY OF LA REQUIREMENTS
9.03 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER MTL. LATH & BUILDING PAPER. SEE ELEVATIONS/DETAILS FOR 'SPARKLE' ADDITIVE AND FURRED SCALLOPING	32.03 EPIC STORM WATER SYSTEM, SEE CIVIL
9.04 5/8" TYPE 'X' GYP BOARD, TYP. PROVIDE AS EXTERIOR OR 'WET RATED' AS REQUIRED	32.04 STEEL SECURITY GATE, PTD.
9.05 NOT USED	32.05 STEEL SECURITY FENCE, PTD.
9.06 VINYL PLANK FLOORING	32.06 EXTERIOR PLANTER DRAIN
9.07 CERAMIC TILE	32.07 MOTORIZED STL. OVERHEAD GATE REQUIRED
9.08 GRAFFITI COATING, TYP. @ ALL EXTERIOR SOLID WALLS FROM GRADE UP TO SECOND FLOOR DECK	32.08 IPE WOOD TILES
9.09 2' X 2' ACOUSTICAL SUSPENDED CEILING SYSTEM	32.09 TREE. SEE LANDSCAPE DRAWINGS
9.10 SUSPENDED GYP. BOARD CEILING	32.10 PLANTINGS, SEE LANDSCAPE DRAWINGS
10 - SPECIALTIES (SEE SPECS/ACCESSORY SCHEDULE)	33 - UTILITIES
10.01 MIRROR, WALL MOUNTED	33.01 WATER METER
10.02 SIGNAGE	33.02 GAS METER, PROTECT W/ BOLLARDS AS REQUIRED
10.03 MAILBOXES, FRONT LOAD, RECESSED. PROVIDE FOR 35 UNITS PLUS 2 COMM.	33.03 ELECTRIC METERS
10.04 TOILET PAPER ROLL HOLDER	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 DESIGN2017-12-01

SCHEMATIC DESIGN2018-05-10

DESIGN DEVELOPMENT2018-06-29

50% CONSTRUCTION DOCUMENTS2018-12-14

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:
DETAILS - STEPPED DECK

SCALE:
As indicated

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

BROOKS SCARPA ARCHITECTURE
3929 W. 139TH STREET
HAWTHORNE, CA. 90250
t: 323.596.4700
f: 310.453.9606

A9.15