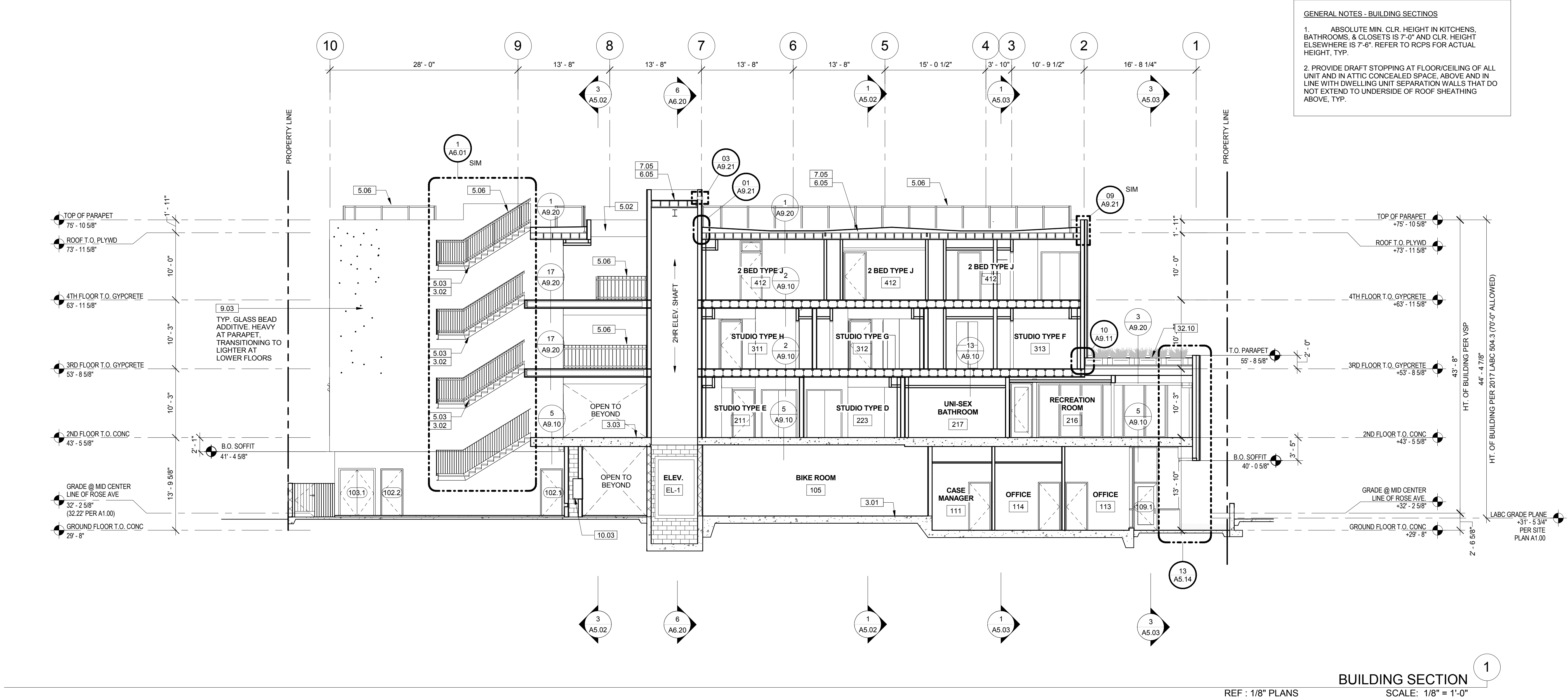
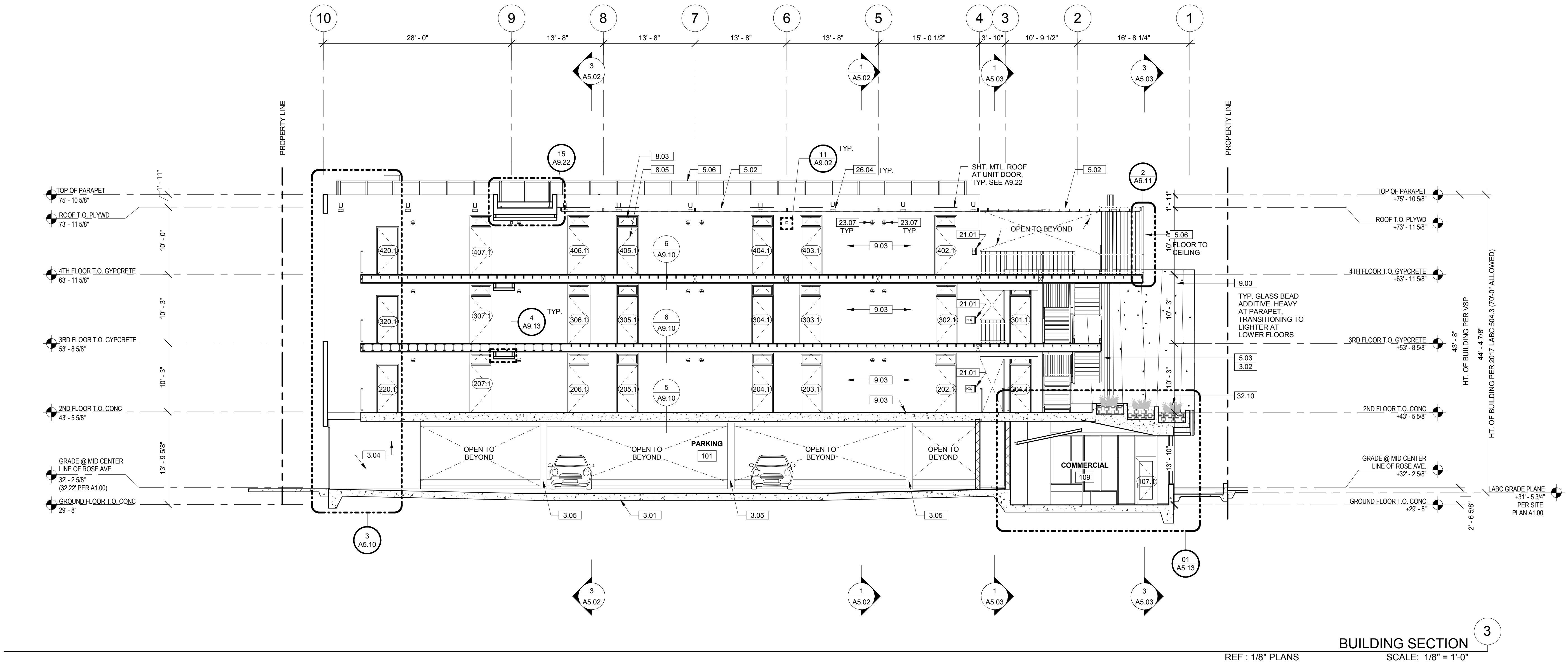


KEYNOTES

- NOTE: ITEMS IDENTIFIED ARE TYPICAL TO ALL LIKE ITEMS UNLESS NOTED OTHERWISE
- 01 - GENERAL REQUIREMENTS**
- 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, INC
- 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 STAR 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 2018 CBC SECT. 110.10.00.13 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 REQUIRED
- 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% CONSTRUCTION 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 AVENUE VENICE, LOS ANGELES, 90920 PROJECT NUMBER: 01712.0	
REVISIONS:	
SHEET TITLE:	SECTIONS
SCALE:	As indicated
DATE PRINTED:	3/1/2019 8:56:11 AM
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