

KEYNOTES

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

- 01 - GENERAL REQUIREMENTS

02 - NOT USED

03 - CONCRETE

04 - MASONRY

05 - METALS

06 - WOODS & PLASTIC

07 - THERMAL & MOISTURE PROTECTION

08 - OPENINGS (SEE DOOR/WINDOW SCHEDULE)

09 - FINISHES (SEE FINISH SCHEDULE)

10 - SPECIALTIES (SEE SPECS/ACCESSORY SCHEDULE)
- 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 THYSSSENKRUPP 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/A8.02

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 2018 CBC SECT. 11D.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 - 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

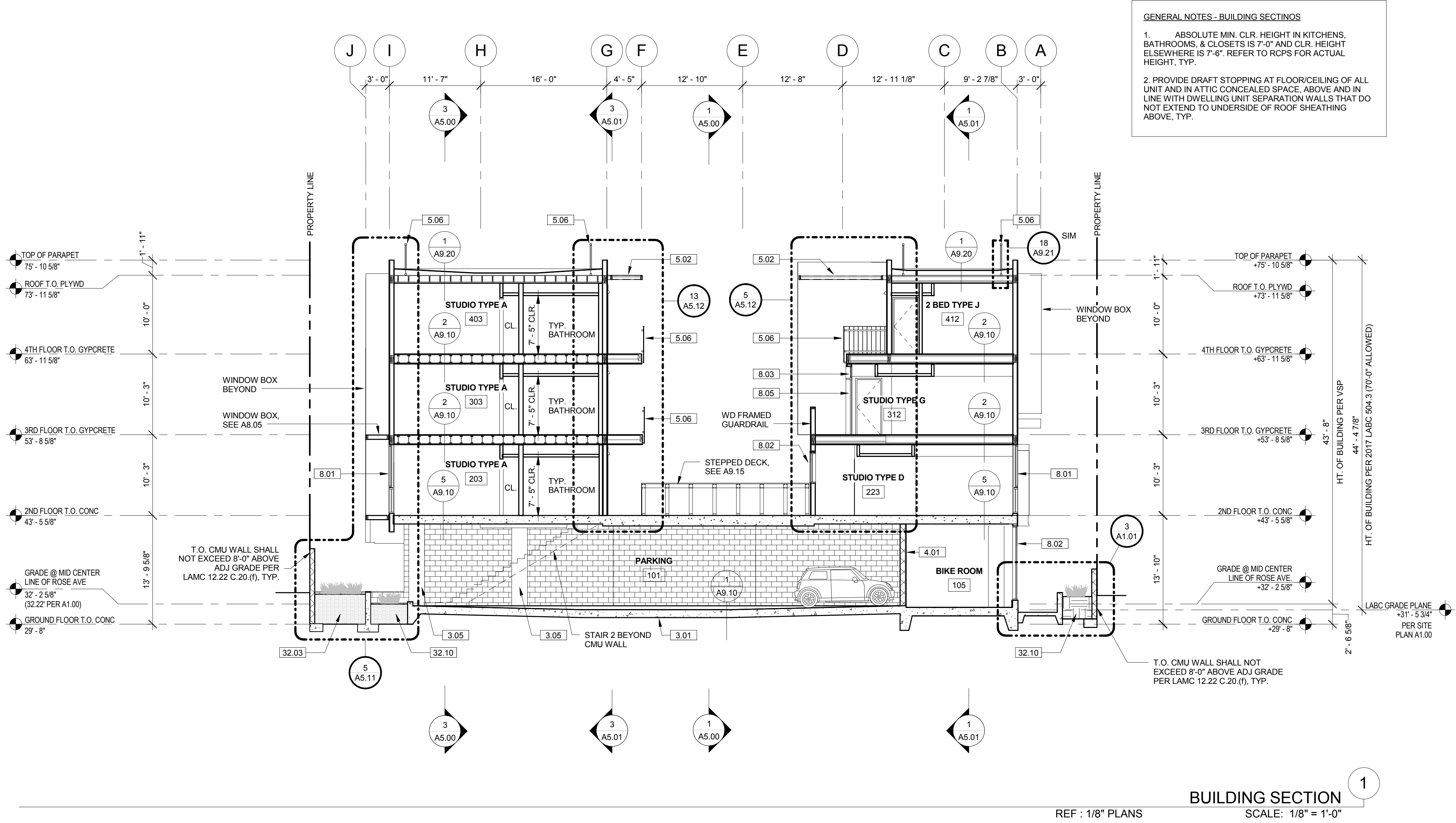
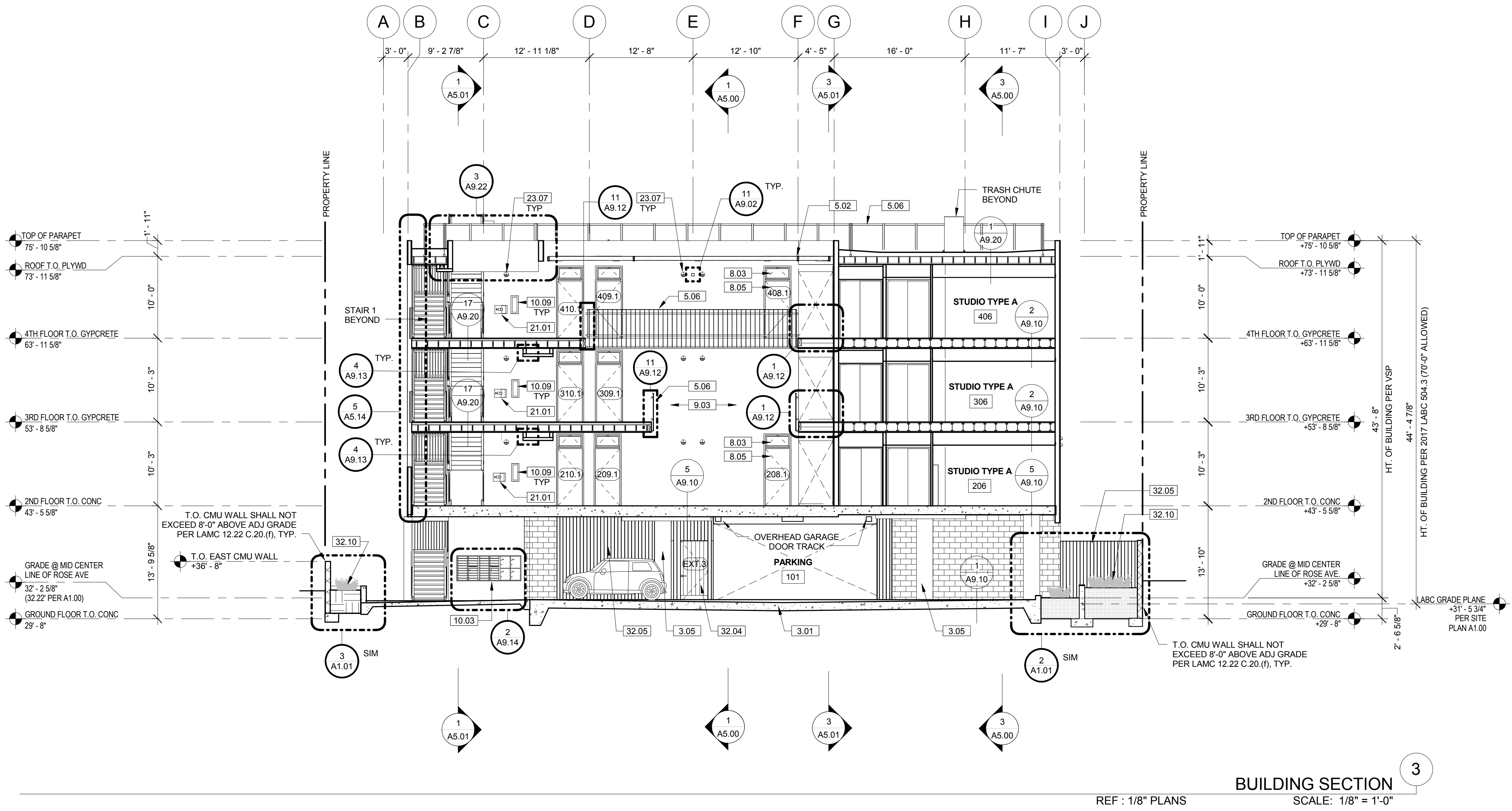
33.04 DOMESTIC WATER BACKFLOW PREVENTER

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% CONSTRUCTION DOCUMENTS	2018-12-14
PLAN CHECK SUBMITTAL (95% CDS)	2019-03-05
PERMIT SET	
BID ISSUE	
CONSTRUCTION ISSUE	

BROOKS
SCARPA

REVISIONS:

SHEET TITLE:

SCALE:

DATE PRINTED:

720 ROSE AVE.
MIXED-USED 35 UNITS

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

SECTIONS

As indicated

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