



KEYNOTES																	
NOTE: ITEMS IDENTIFIED ARE TYPICAL TO ALL LIKE ITEMS UNLESS NOTED OTHERWISE																	
<b>01 - GENERAL REQUIREMENTS</b>	10.05 SHOWER CURTAIN ROD																
<b>02 - NOT USED</b>	10.06 TOWEL BAR																
<b>03 - CONCRETE</b>	10.07 ROBE HOOK																
3.01 CONC. SLAB ON GRADE, LIGHT BROOM FINISH AT PARKING GARAGE, TYP.	10.08 RECESSED MEDICINE CABINET, W/ FLUSH PAINTED DOOR																
3.02 PRE-CAST CONC. STAIR TREADS/LANDING	10.09 FIRE EXTINGUISHER, SURFACE MOUNT IN GARAGE, RECESSED CABINET ELSEWHERE																
3.03 CONC. STRUCT'L SLAB, SLOPE TO DRAIN AT INDICATED AREAS, BUFF FLAT/SMOOTH AND CLEAR SEAL AT LOBBY AND COMMERCIAL SPACES	10.10 RECESSED, EXTERIOR UNIT ENTRY INTERCOM SYSTEM AND MOUNTING HARDWARE																
3.04 CONC. WALL	10.11 GRAB BAR																
3.05 CONC. COLUMNS	<b>11 - EQUIPMENT/APPLIANCES (SEE EQMT. SCHEDULE)</b>																
3.06 CONC. FOUNDATION	11.01 REFRIGERATOR, CFCI																
3.07 CONC. GUARDRAIL, 3'-7" HIGH	11.02 GAS RANGE/OVEN, CFCI																
3.08 CONC. STAIRS/STEPS	11.03 KITCHEN RANGE EXHAUST HOOD, CFCI																
3.09 6" TALL X 6" U.N.O. WIDE CONC. CURB	11.04 DISHWASHER, CFCI																
3.10 CONC. WHEEL STOP	11.05 CLOTHES WASHER, OFCI																
3.11 CONC. PLANTER	11.06 DRYER, OFCI																
<b>04 - MASONRY</b>	11.07 TRASH CHUTES: LABEL AS 'REFUSE' AND 'RECYCLABLES'																
4.01 CMU WALL PER STRUCT'L	<b>12 - FURNISHINGS</b>																
4.02 NON-BEARING CMU WALL W/ 2" CMU CAP @ EXTERIOR LOCATION	12.01 VERTICAL WINDOW SHADE SLATS, WHITE, TYP. @ ALL UNITS																
<b>05 - METALS</b>	12.02 ROLLING WINDOW SHADE, SEE DETAIL																
5.01 STEEL COLUMN, SEE STRUCTURAL	12.03 BICYCLE RACKS FOR LONG TERM BIKE STORAGE																
5.02 STEEL TRELLIS, SEE STRUCTURAL	12.04 BICYCLE RACK FOR SHORT TERM BIKE PARKING																
5.03 STEEL STAIR CHANNEL STRINGERS/SOLID RISER	12.05 FURNITURE, NTC																
5.04 STEEL PIPE HANDRAIL, PAINTED	<b>13 - SPECIAL CONSTRUCTION (NOT USED)</b>																
5.05 8" DIA. CONCRETE FILLED GALV. PIPE BOLLARD PER 904.31	<b>14 - CONVEYING EQUIPMENT</b>																
5.06 GUARDRAIL, PAINTED, MIN 3'-6" HIGH ABOVE FINISH DECK, SEE DETAILS	14.01 THYSSENKRUPP ENDURA HOLELESS HYDRAULIC ELEVATOR, 5,500 LBS., 150 FPM																
5.07 2X6 MTL. STUD FURRED PLUMBING WALL	<b>21 - FIRE SUPPRESSION</b>																
5.08 METAL STUD WALL FRAMING, TYP. @ GROUND FLOOR	21.01 NFPA 13 FIRE SPRINKLER RISER AT EACH STAIR, RECESSED																
<b>06 - WOODS &amp; PLASTIC</b>	21.02 FIRE SPRINKLER HORIZ. MAIN (SEE DIAGRAM)																
6.01 WOOD POST	21.03 ROLLING FIRE ALARM BELL, ARCHITECT SHALL APPROVE FINAL LOCATION																
6.02 WOOD BEAM/JOIST	21.04 FIRE DEPARTMENT MAIN CONNECTION @ FRONT OF PROJECT, ARCHITECT SHALL APPROVE FINAL LOCATION																
6.03 WOOD WALL FRAMING WITH PLY SHEAR WHERE OCCURS	21.05 FD ANNUNCIATOR PANEL.																
6.04 WOOD TYP. FLOOR JOIST	<b>22 - PLUMBING</b>																
6.05 MIN. 5/8" PLY OVER 2X WD RIP STRIPS FOR ROOF SLOPE AND/OR CRICKET	22.01 MOP SINK																
6.06 RUBBER WALL BASE	22.02 KITCHEN SINK/FAUCET																
6.07 SOLID SURFACE COUNTERTOP BY 'LG HI-MACS', BLACK TYP. @ KITCHENS, BATHROOMS, AND LAUNDRY ROOM	22.03 LAV. SINK/FAUCET																
6.08 WOOD WALL BASE, PAINTED	22.04 PRE-FAB FIBERGLASS BATHTUB																
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.	22.05 BATH TUB FAUCET																
6.10 WOOD MDF SHELF	22.06 SHOWER HEAD AND CONTROLS																
6.11 WOOD POLE CLOTHES ROD, DOUGLAS FIR, 1-3/8" DIA, PAINTED	22.07 ULTRA LOW FLOW TOILET																
<b>07 - THERMAL &amp; MOISTURE PROTECTION</b>	22.08 BOILER PER PLUMBING DWGS																
7.01 DECK COATING OVER STRUCTURAL SLAB OR PLYWOOD	22.09 HOT WATER TANK PER PLUMBING DWGS																
7.02 THERMAL BATT INSULATION, R-21 MIN @ WALLS, R-38 MIN @ ROOF	22.10 ROOF DRAIN OVERFLOW DAYLIGHT SCUPPER, REFER TO DETAIL 11/A9.02																
7.03 W.P. MEMBRANE	22.11 FLOOR DRAIN																
7.04 VAPOR PERMEABLE MEMBRANE AIR BARRIER AT EXTERIOR WALLS, TYP.	22.12 PLUMBING VENT PIPE																
7.05 SINGLE-PLY PVC WHITE SHEET ROOFING.	<b>23 - HEATING, VENTILATING, AND AIR-CONDITIONING</b>																
7.06 FLOOR OR DECK DRAIN	23.01 HVAC UNIT PER MECH																
7.07 SCUPPER	23.02 AIR REGISTER WALL MOUNTED																
7.08 UNDERSLAB MOISTURE VAPOR BARRIER	23.03 CEILING AIR REGISTER																
7.09 ROOF DRAIN	23.04 KITCHEN HOOD EXHAUST DUCT																
7.10 18 GA. 'BONDERIZED' METAL COPING, PTD, TYP. AT ALL FRAMED PARAPETS	23.05 ENERGY STAIR RATED BATHROOM EXHAUST FAN PER SPECS																
<b>08 - OPENINGS (SEE DOOR/WINDOW SCHEDULE)</b>	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 PER 2018 CBC SECT. 110.10.0(b) 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	<b>27 - COMMUNICATION</b>																
8.08 INTERIOR WOOD DOOR, PER SPECS	<b>28 - ELECTRONIC SAFETY AND SECURITY</b>																
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	<b>31 - EARTHWORK</b>																
8.13 EXTERIOR WALL VENT CAP	31.01 APPROVED COMPACT FILL PER GEO AND SOIL ENGINEER REPORT																
<b>09 - FINISHES (SEE FINISH SCHEDULE)</b>	<b>32 - EXTERIOR IMPROVEMENTS</b>																
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																
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																
<b>10 - SPECIALTIES (SEE SPECS/ACCESSORY SCHEDULE)</b>	<b>33 - UTILITIES</b>																
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																
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