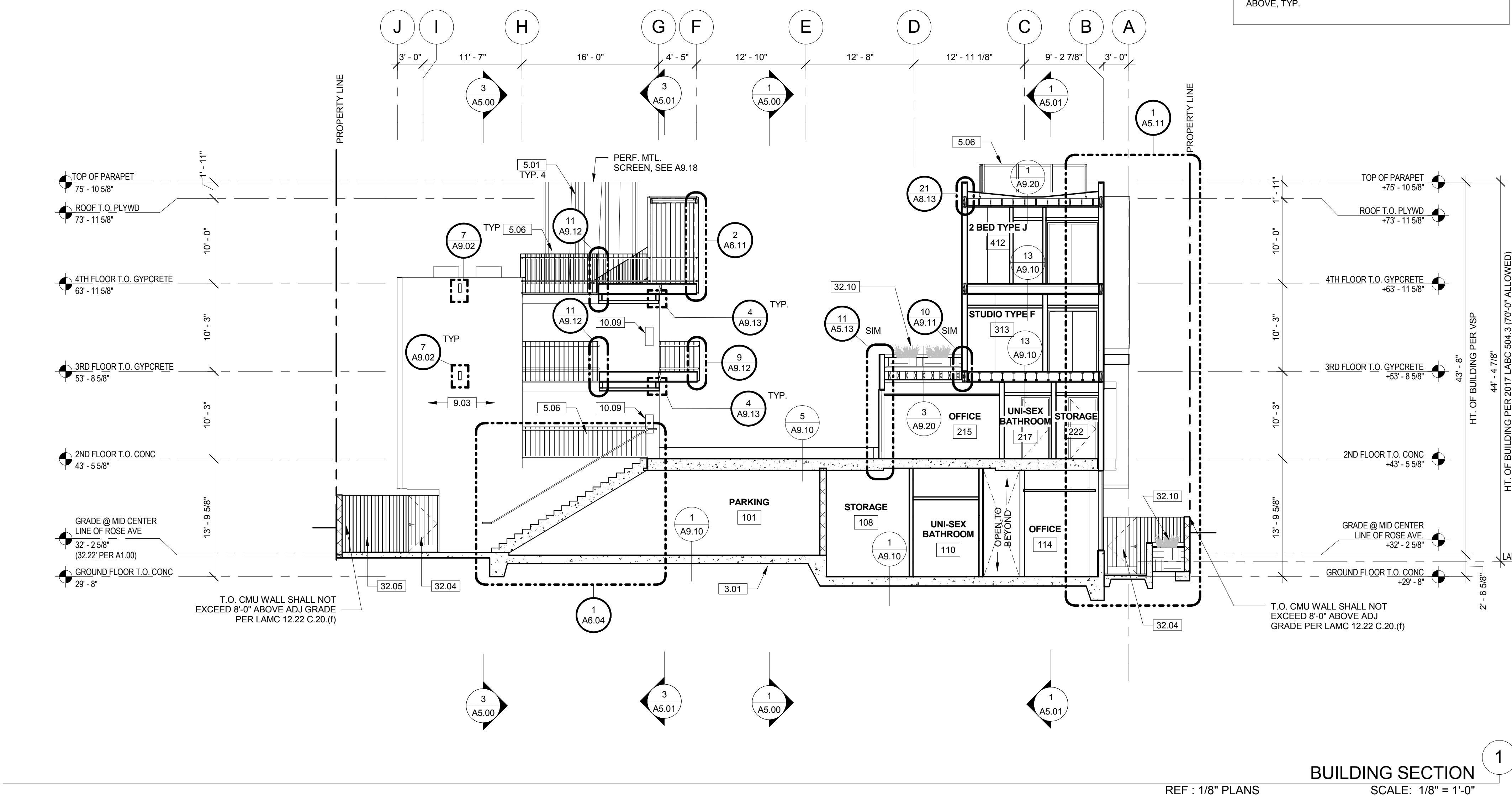
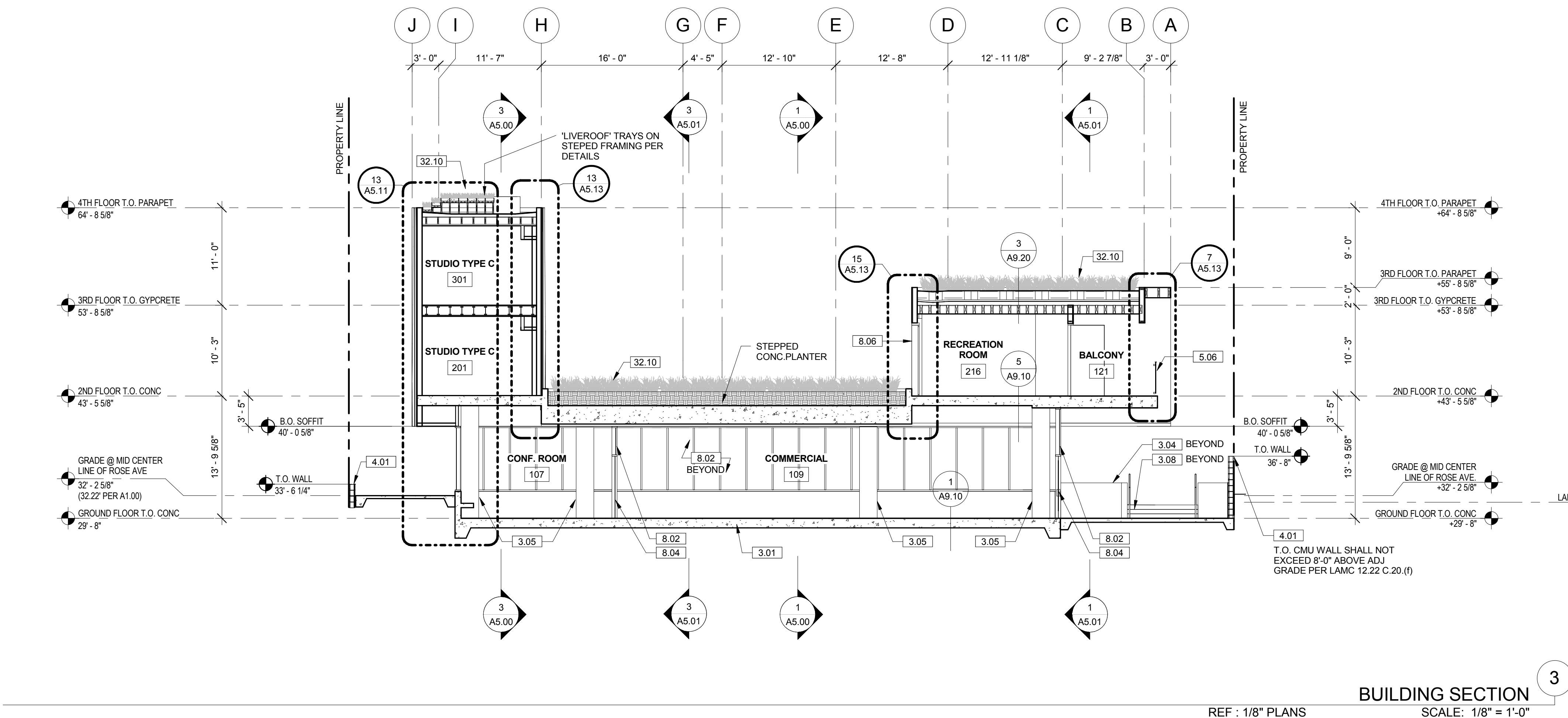


KEYNOTES

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

01 - GENERAL REQUIREMENTS	10.05 SHOWER CURTAIN ROD
	10.06 TOWEL BAR
02 - NOT USED	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 TRELLIS, SEE STRUCTURAL	13 - SPECIAL CONSTRUCTION (NOT USED)
5.03 STEEL STAIR CHANNEL STRINGERS/SOLID RISER	
5.04 STEEL PIPE HANDRAIL, PAINTED	14 - CONVEYING EQUIPMENT
5.05 8" DIA. CONCRETE FILLED GALV. PIPE BOLLARD PER 949.31	14.01 THYSSENKRUPP ENDURA HOLELESS HYDRAULIC ELEVATOR, 3,500 LBS., 150 FPM
5.06 GUARDRAIL, PAINTED, MIN 3'-6" HIGH ABOVE FINISH DECK, SEE DETAILS	21 - FIRE SUPPRESSION
5.07 2X8 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 ROUND 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 BEAMJOIST	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 MORT-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 'LG 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, 2X8 MTL. STUD FURRED PLUMBING WALL 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 COATINGS OVER STRUCTURAL SLAB OR PLYWOOD	22.10 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 - HEATING, VENTILATING, AND AIR-CONDITIONING
7.05 SINGLE-PLY PVC WHITE SHEET ROOFING.	23.01 HVAC UNIT PER MECH
7.06 FLOOR OR DECK DRAIN	23.02 AIR REGISTER WALL MOUNTED
7.07 SCUPPER	23.03 CEILING AIR REGISTER
7.08 UNDERSLAB MOISTURE VAPOR BARRIER ROOF DRAIN	23.04 KITCHEN HOOD EXHAUST DUCT
7.09 18 GA. 'BONDERIZED' METAL COPING, PTD. TYP. AT ALL FRAMED PARAPETS	23.05 ENERGY STAIR RATED BATHROOM EXHAUST FAN PER SPECS
7.10 18 GA. 'BONDERIZED' METAL COPING, PTD. TYP. AT ALL FRAMED PARAPETS	23.06 BATHROOM EXHAUST DUCT
7.11 PLASTER CONTROL JOINT PER DETAIL	23.07 MECH. EXHAUST LOUVER, PER MECH.
08 - OPENINGS (SEE DOOR/WINDOW SCHEDULE)	26.01 ROOF AREA FOR FUTURE SOLAR SYSTEM PER 2018 CBC SECT. 110.10.0(b) PROVIDE CONDUIT TO ROOF FOR FUTURE SOLAR SYSTEM
8.01 VINYL WINDOW, PER SPECS	26.02 FUTURE ELECTRICAL VEHICLE CHARGING STATION
8.02 ALUM. STOREFRONT, PER SPECS.	26.03 ELEC. PANEL PER PLANS & SCHEDULE
8.03 TRANSOM WINDOW, PER SPECS.	26.04 EXTERIOR LIGHT PER SCHEDULE
8.04 ALUM. STOREFRONT DOOR, PER SPECS	26.05 INTERIOR LIGHT PER SCHEDULE
8.05 STL. DOOR & FRAME, PER SPECS.	27 - COMMUNICATION
8.06 SLIDING DOOR, PER SPECS	
8.07 SOLID WOOD DOOR, SPEC SPECS	28 - ELECTRONIC SAFETY AND SECURITY
8.08 INTERIOR WOOD DOOR, PER SPECS	28.01 SMOKE ALARM
8.09 CLOSET DOOR, PTD.	28.02 SECURITY CAMERA
8.10 ACCESS PANEL, COLOR AND MATERIAL SHALL MATCH ADJACENT MATERIAL	28.03 FIRE ALARM MAIN PANEL, ARCHITECT SHALL APPROVE FINAL LOCATION
8.11 DOOR HARDWARE SET PER SCHEDULE	31 - EARTHWORK
8.12 EXTERIOR WALL LOUVER	31.01 APPROVED COMPACT FILL PER GEO AND SOIL ENGINEER REPORT
8.13 EXTERIOR WALL VENT CAP	32 - EXTERIOR IMPROVEMENTS
09 - FINISHES (SEE FINISH SCHEDULE)	32.01 NEW CONCRETE SIDEWALK
9.01 NOT USED	32.02 PARKING STALL STRIPING PER CITY OF LA REQUIREMENTS
9.02 7/8" PERFORATED CORRUGATED MTL. ALUM. PANELS, PTD.	32.03 EPIC STORM WATER SYSTEM, SEE CIVIL
9.03 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER MTL. LATH & BUILDING PAPER, SEE ELEVATIONS/DETAILS FOR 'SPARKLE' ADDITIVE AND FURRED SCALLOPING	32.04 STEEL SECURITY GATE, PTD.
9.04 5/8" TYPE 'X' GYP BOARD, TYP. PROVIDE AS 'EXTERIOR' OR 'WET RATED' AS REQUIRED	32.05 STEEL SECURITY FENCE, PTD.
9.05 NOT USED	32.06 EXTERIOR PLANTER DRAIN
9.06 VINYL PLANK FLOORING	32.07 MOTORIZED STL. OVERHEAD GATE
9.07 CERAMIC TILE	32.08 IPE WOOD TILES
9.08 GRAFFITI COATING, TYP. @ ALL EXTERIOR SOLID WALLS FROM GRADE UP TO SECOND FLOOR DECK	32.09 TREE, SEE LANDSCAPE DRAWINGS
9.09 2" X 2" ACOUSTICAL SUSPENDED CEILING SYSTEM	32.10 PLANTINGS, SEE LANDSCAPE DRAWINGS
9.10 SUSPENDED GYP. BOARD CEILING	33 - UTILITIES
10 - SPECIALTIES (SEE SPECS/ACCESSORY SCHEDULE)	33.01 WATER METER
10.01 MIRROR, WALL MOUNTED	33.02 GAS METER, PROTECT W/ BOLLARDS AS REQUIRED
10.02 SIGNAGE	33.03 ELECTRIC METERS
10.03 MAILBOXES, FRONT LOAD, RECESSED, PROVIDE FOR 35 UNITS PLUS 2 COMM. 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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