09.17.00
9985 ARCHSTONE – PLAYA DEL REY
DRAWING KEYNOTING SYSTEM

KEYNOTING SYSTEM

A drawing keynoting system is used in the drawings for materials references and notes. Refer to the keynote legend on the drawing for the information which relates to each keynote symbol on the respective drawing.

Each keynote symbol consists of a two–digit number followed by a letter and a number suffix.

EXAMPLES: 03A1, 11A1

The first two– digit number of the keynote symbol relates to one of the 16 divisions in the CONSTRUCTION SPECIFICATIONS INSTITUTE (C.S.I.) 16 DIVISION PRODUCT CLASSIFICATION SYSTEM. The letter and number suffix combined with the two–digit number create a keynote symbol which identifies the specific reference notation used in the drawings.

The letter and number suffix are sub–organizers used to format and order the information within each of the 16 divisions. The letter and number suffix do not necessarily relate to any corresponding reference letter or number in the specifications.

The organization of the keynoting system used in these drawings, with the keynote reference numbers related to the C.S.I. 16 DIVISION PRODUCT CLASSIFICATION SYSTEM, shall not control the contractor in dividing the work among subcontractors or in establishing the extent of work to be performed by any trade.

Materials and items keynoted in these drawings are understood to be ASSEMBLIES and/or SYSTEMS, or parts thereof. As ASSEMBLIES and/or SYSTEMS, all related coordination, preparation, components, labor, materials, and cleanup required for a complete and proper installation are implied and understood to be included as part of the keynote reference.

MATERIALS, SYSTEMS, and ASSEMBLIES shall be installed as required by manufacturers' specifications, instructions, and warrantee requirements.

EXAMPLE: 09K1 INTERIOR PAINT – *means coordinate work with other trades; prepare surface; apply primer; apply paint; clean up and dispose of trash and un–needed materials.*

EXAMPLE: 07X7 ROOF VENT/DUCT PENETRATION ASSEMBLY – *means coordinate with other trades; prepare surface; install roof vent/duct penetration; provide and install all related caps, flashing and waterproofing; clean up and dispose of trash and un–needed materials.*

01A8 LINE OF FLOOR ABOVE
01A9 LINE OF ROOF OVERHANG ABOVE
01A10 LINE OF WALL BELOW

02A1 EXISTING GRADE
02A2 FINISH GRADE
02A3 BACKFILL

02C1 TERMITE TREATMENT
02F1 ASPHALTIC CONCRETE PAVING
02G3 GRASSPAVE – E/C1.02, H/C1.02

02H1 CONCRETE PAVING
02H3 CONCRETE CURB AND GUTTER
02H4 4" CONCRETE PAD A
02P5 BOLLARD – 4" (DIA.) x 3'–6" (HGT.) CONCRETE FILLED PIPE. PAINTED COLOR BY ARCHITECT – 11/A9.9 A
02P8 GAZEBO – 9/L1.4
02P9 P.C.P. POSTS – 13/A9.9 (SEE STRUCTURAL)

02R1 FOUNTAIN – 5, 6, 8/L1.3, 3/L1.4

A
02S1 SITE FENCE – 12, 20/A9.6, 8/L1.4
02S2 SITE GATE – DECORATIVE IRON GATE – 12, 20/A9.6 SIM.
02S3 SECURITY FENCE – DECORATIVE IRON
02S4 SECURITY GATE – SLIDING DECORATIVE IRON SECURITY FENCE GATE W/ REMOTE CONTROL OPERATED GATE TO OPEN AUTOMATICALLY IN CASE OF POWER FAILURE
02S4A SECURITY MANGATE – SWINGING DECORATIVE IRON GATE W/ ELECTRIC STRIKE CONNECTED TO INTERCOM SYSTEM (GATE TO OPEN/ UNLOCK AUTOMATICALLY IN CASE OF POWER FAILURE OR EMERGENCY) A
02S4B PAIR SECURITY GATES – SWINGING DECORATIVE IRON GATES
02S5 FIRE EXIT BARRIER GATE (42" HEIGHT) – 16/A9.2

02T LANDSCAPE WORK
02T1 CAST IN PLACE CONCRETE RAMP 8.33% MAX. SLOPE – 3/A0.06a, 18/A9.9, 1/L1.3
02T2 WALLED PLANTER ON GRADE
02T3 WALLED PLANTER ON STRUCTURE – 7/L1.3

03A1 CIPC SLAB ON GRADE – 1/S1.3
03A1A CIPC CURB
03A2 CIPC PORCH/PATIO SLAB
03A3 CIPC FOUNDATION – SEE STRUCTURAL
03A3A CIPC FOUNDATION–SANDBLAST & SEAL EXPOSED PORTION

03A5 CIPC STAIRS – 5/A9.6, 3/S1.3
03A6 CIPC STRUCTURAL SLAB
03A9 CIPC COLUMN – STL. ANGLE CORNER GUARDS AT RECTANGULAR, – 3/S3.1
03A10 CIPC COLUMN CAP
03A11 CIPC BEAM
03A12 CIPC WALL–SEE STRUCTURAL
03A13 SUMP PIT W/ TRAFFIC COVER (1'x5'x12' DEEP)
03A14 A CIPC ELEVATOR PIT W/ LADDER – 16/A9.7, 12/A9.7
03A15 CIPC ELEVATOR PLUNGER BLOCKOUT PER MFR.
03A16 CIPC ELEVATOR PIT SUMP – 4/P5.1
03A17 ELEVATOR HOLDING TANK – 17/A9.02, 11/A9.10, 4/P5.1
03D3 PRECAST CONCRETE LANDING ASSEMBLY – 8/A9.9
03D4 PRECAST CONCRETE TREAD AND RISER ASSEMBLY – 6, 7/A9.9
03E8 CONCRETE EQUIPMENT PAD
03E9 PRECAST CONCRETE SPLASH BLOCK
03E10 PRECAST CONCRETE WHEEL STOP – 7/A0.06b

03H1 CONCRETE TOPPING SLAB (HARDROCK)
03H4 GYPSUM CONCRETE TOPPING

04A1 C.M.U. WALL (3'–0" HEIGHT)
04A2 C.M.U. RETAINING WALL (P.C.P. FINISH)
04A3 C.M.U. PLANTER WALL
04A4 C.M.U. VENEER

05D1 METAL STUD FRAMING AT 24" O.C. MAX.
05D3 1–1/2" METAL FURRING CHANNELS AT 24" O.C.
05D4 SUSPENDED METAL STUD SOFFIT FRAMING.
05D4A SUSPENDED METAL STUD SOFFIT FRAMING AT 8'–0"
05D5 METAL STUD FRAMED CHASE WALL

05E1 METAL FABRICATION ASSEMBLY: TRELLIS – 4, 6–8/A9.6, 11/A9.9
05E2 METAL FABRICATION ASSEMBLY: PIPE RAILING (3'–6" HEIGHT) (1–1/2" DIA. TOP RAIL AND VERT. POSTS MIN. 4'–0" O.C. W/ HORIZONTAL INTERMEDIATE RAILS W/ MAX. 4" CLEAR SPACE BETWEEN RAILS. A
05E4 METAL FABRICATION ASSEMBLY: SHAFT TERMINATION CAP ASSEMBLY–WELDED METAL FRAME, LOUVER OPENINGS, AND SHEET METAL ROOF CAP SLOPED 2% TO DRAIN.
05E5 METAL FABRICATION ASSEMBLY: PREFABRICATED DECORATIVE GRILLE – 13/A9.5
05F1 METAL STAIR ASSEMBLY – 13, 14/A9.2
05F2 METAL STAIR LANDING ASSEMBLY
05F3 METAL STAIR HANDRAIL/GUARDRAIL – 11, 15/A9.2
05F5 METAL LADDER–12/A9.7
05F6 WELDED STEEL BAR VENTILATION GRATE
05F7 METAL ROOF HATCH LADDER – 4/A9.10 A

05K2 ORNAMENTAL METAL RAILING – 3/A9.7
05M1 METAL HANDRAIL – 11/A9.2, 15/A9.2
05M2 METAL GUARDRAIL ASSEMBLY
05M3 METAL GUARDRAIL HALF RAIL ASSEMBLY
05M4 METAL GUARDRAIL (@ UNIT BALCONY)– 6 AND 5/A9.10 @ WOOD FRAMING – 8/A9.10 @ CONCRETE SLAB A

A 06A1 WOOD STUD WALL FRAMING
06A2 WOOD SHELVING (5 SHELVES TYP.)
06A3 WOOD FLOOR FRAMING
06A4 WOOD ROOF FRAMING
06A5 PLYWOOD SHEATHING
06A6 WOOD FRAMED SOFFIT –4, 5/A9.7
06A8 WOOD FRAMED SHAFT
06A9 WOOD FRAMED CHASE WALL
06A10 WOOD FRAMED STAIR
06A11 WOOD FRAMED GABLE PARAPET W/ PLASTER FINISH – 6/A9.4

06E4 WOOD MOULDING
06E6 WOOD STAIR HANDRAIL

06G1 P.T. WOOD: PRESERVATIVE
06G2 P.T. WOOD: APPROVED FIRE RETARDANT

06H2 WOOD FASCIA: PRIMED AND PAINTED

06H4 WOOD TRIM, PRIMED AND PAINTED
06H7 WOOD FABRICATION ASSEMBLY: DECORATIVE TRELLIS STRUCTURE.
06H8 PLASTERED WOOD BEAM SPANDREL W/ PLASTERED WOOD POST SUPPORTS.
06H9 WOOD FABRICATION ASSEMBLY: DECORATIVE HEAVY TIMBER STRUT PER SEC. 705. LIGHT BODY STAIN.

07B1 BELOW GRADE VERTICAL SURFACE WATERPROOFING. BENTONITE SHEET SYSTEM w/ DRAINAGE BOARD.
07B2 SPLIT SLAB PROMENADE DECK WATERPROOFING. LIQUID APPLIED SYSTEM w/ DRAINAGE BOARD.

07E1 VAPOR BARRIER AND CAPILLARY BREAK

07F1 STUD CAVITY WALL INSULATION
07F2 ROOF/CEILING INSULATION
07F3 FLOOR INSULATION OVER UNCONDITIONED SPACE
07F6 ACOUSTICAL BATT INSULATION

07G6 SEISMIC JOINT (4") – 5/A9.4, 14/A9.5, 1,2,3,4,5,6,7/A9.8
07K1 COMPOSITION ROOF SHINGLES

07L1 CONCRETE ROOF TILE

07P1 BOARD AND BATTEN SIDING
07P5 CEMENT BOARD SIDING

07Q2 BUILT–UP ROOF SYSTEM – MINERAL SURFACE CAP SHEET

07T1 PEDESTRIAN TRAFFIC TOPPING

07U2 SHEET METAL FLASHING ASSEMBLY
07U3 CRICKET/SADDLE ASSEMBLY
07U4 SCUPPER ASSEMBLY – 19/A9.4

07W3 SOFFIT VENT – 15/A9.4
07W7 GUTTER – 1,15/A9.4
07W8 DOWNSPOUT LEADER
07W9 WATER DIVERTER
07W10 SPLASH PAN – 4/A9.4

07X5 ROOF PIPE PENETRATION – 13,18/A9.4
07X6 ROOF VENT/DUCT PENETRATION – 13/A9.4
07X7 ROOF EQUIPMENT PLATFORM – 2/A9.2
07X8 ROOF SURFACE WALK PAD A
07X9 PARAPET BRACE

07Y4 ROOF HATCH – 8/A9.4

08A6 ARCHED OPENING – 14/A9.7
08E1 36" (W) x 44" (H) MANSARD ACCESS HATCH A
08E3 MECHANICAL ACCESS PANEL
08L1 GARAGE DOOR

08N1 ALUMINUM STOREFRONT SYSTEM – 2,3,4/A0.08

08T1 ALUMINUM FRAMED WINDOW
08T3 ALUMINUM FRAMED SLIDING GLASS DOOR

09A1 PORTLAND CEMENT PLASTER (P.C.P.) ASSEMBLY – 8/A9.1
09A2 CORNER REINFORCING: RIGHT ANGLE
09A5 CONTROL JOINT – 9/A9.8
09A6 CHANNEL SCREED
09A7 PARTING SCREED
09A8 DRIP SCREED
09A9 DRIP MOULDING
09A11 P.C.P. OVER WOOD TRIM
09A11A P.C.P. RECESS: 2'x4'x3–1/2" DEEP
09A12 P.C.P. OVER E.P.S. TRIM – 8/A9.1

09A13 1/2" TH. 2 COAT P.C.P. DIRECT APPLIED TO CMU/CONC.

09B6 5/8" TYPE X GWB
09B8 5/8" TYPE X GYPSUM SHEATHING
09B9 ONE HOUR PRELIMINARY DRYWALL PROTECTION
09B10 GWB POT SHELF
09C1B SHAFT WALL (TWO HOUR) – 9,10/A0.05a
09C2A PLUMBING PARTITION – 1A/A0.05a
09C2B PLUMBING AREA SEPARATION WALL – (TWO HOUR) – 1B/A0.05a
09C2C AREA SEPARATION WALL – (TWO HOUR) – 1/A0.05a
09C2D OCCUPANCY SEPARATION WALL – (THREE HOUR) – 10/A0.05b

09K7 PARKING STALL STRIPING – 1,2/A9.6
09K8 ANTI–GRAFFITI COATING
09K9 FIRELANE STRIPING

10B1 LOUVER VENT – 16,17/A9.1
10D1 GAS APPLIANCE FIREPLACE MANTEL – "MANCHESTER 36" SURROUND BY AMERICAN HEARTH
10D2 GAS APPLIANCE FIREPLACE A
10G SIGNAGE
10G1 ADDRESS SIGNAGE
10G3 DIRECTIONAL SIGNAGE – 9/A9.9
10H2 BENCH–13/A9.8
10J1 FIRE EXTINGUISHER IN CABINET – 27/A0.05c
10L2 INDOOR NEIGHBORHOOD MAILBOX UNIT – 17,19/A9.9
10R1 TOILET PARTITION
10R2 URINAL PARTITION
10R3 TOILET PAPER DISPENSER
10R4 TOILET LINER DISPENSER
10R5 COAT HOOK
10R6 TOWEL/ROBE HOOK
10R7 FOLDING PARCEL SHELF
10R8 WALL MOUNTED MIRROR
10R9 WALL MOUNTED MIRROR: DISABLED ACCESS
10R10 HAND SOAP DISPENSER
10R13 HAND TOWEL DISPENSER/WASTE BIN: RECESS MOUNT
10R15 DISABLED ACCESS GRAB BARS – 13/A0.06c

10T1 SHELF AND POLE
10T2 SHELF AND DOUBLE POLE
10T6 LINEN LADDER

11C GARAGE ENTRY CARD READER PER SECURITY SYSTEM
11C1 GARAGE ENTRY CARD READER WITH SCROLL DIRECTORY PER SECURITY SYSTEM A
11C2 GATE OPERATOR (110 V)

11E2 TRASH DUMPSTER
11E4 RECYCLING RECEPTACLE

11H1 RANGE HOOD – REFER TO SPECIFICATIONS
11H3 DISHWASHER – REFER TO SPECIFICATIONS
11H4 GARBAGE DISPOSAL – REFER TO SPECIFICATIONS
11H7 RANGE/ OVEN UNIT – REFER TO SPECIFICATIONS
11H10 MICROWAVE – REFER TO SPECIFICATIONS
11H11 REFRIGERATOR – REFER TO SPECIFICATIONS
11H12 CLOTHES WASHER – REFER TO SPECIFICATIONS
11H13 CLOTHES DRYER – REFER TO SPECIFICATIONS
11H14 STACKED WASHER/ DRYER – REFER TO SPECIFICATIONS A
11J1 BASE CABINET
11J2 UPPER CABINET
11J3 PANTRY CABINET
11J8 SINK FRONT
11J9 VANITY CABINETS
11K2 PLASTIC LAMINATE COUNTERTOP
11K3 MONOLITHIC MOLDED PLASTIC COUNTERTOP
11M1 RENT DROP BOX (PERMA–VAULT DEPOSITORY SAFE W/ ADJUSTABLE CHUTE, MOD. NO. PR0225CH–K / DUAL KEY) A

12A1 BUILT–IN DESK
12A2 PANTRY
12A3 CUBBIE (SEE INTERIOR DESIGN DRWGS.) A

13C1 SWIMMING POOL – BY OTHERS
13C2 SPA – BY OTHERS

14C3 HYDRAULIC ELEVATOR – 3500 LBS – 1,2,4/A8.9

14C5 ELEVATOR SHAFT VENT – 300 SQ. IN. PER N.I.E.C.

14G1 TRASH CHUTE WITH LOCKING TRAP DOOR AT BOTTOM
14G2 TRASH CHUTE VENT
14G3 TRASH CHUTE TERMINATION (6'–2" A.F.F. @P1/ 4'–0" ABOVE ROOF) – 7/A9.4

15B1 MECHANICAL EQUIPMENT ACOUSTICAL AND VIBRATION MOUNTS

15C1 FIRE SPRINKLER SYSTEM
15C7 FIRE DEPARTMENT HOOKUP
15C8 FIRE HYDRANT

15D1 DECK DRAIN – 8/A9.5
15D2 FLOOR DRAIN
15D3 TRENCH DRAIN – 6/A9.5
15D5 ROOF DRAIN AND OVERFLOW – 17/A9.4
15D6 ELEVATOR DRAINAGE SYSTEM – 4/P5.1
15D7 DRAIN – SEE PLUMBING A
15E9 MOP SINK – SEE PLUMBING

15F RESIDENTIAL PLUMBING FIXTURES
15F1 LAVATORY; COUNTER MOUNTED
15F5 WATER CLOSET
15F8 SHOWER
15F9 KITCHEN SINK IN 30" BASE CABINET
15G1 WATER HEATER – 1/P5.1, A/M8

15H1 POOL MECHANICAL EQUIPMENT
15H2 SPA MECHANICAL EQUIPMENT

15K2 GAS APPLIANCE VENT TO ROOF
15K3 DRYER VENT TO EXTERIOR WALL
15K7 BATHROOM VENTILATION FAN TO EXTERIOR WALL

15L2 GARAGE VENTILATION SYSTEM DUCTWORK
15L9 GARAGE VENTILATION SYSTEM AREAWAY W/ METAL GRATE @ GRADE
15L10 GARAGE VENTILATION SYSTEM WELL

15M1 UTILITY GAS METER(S). FULLY SCREEN w/ LANDSCAPING.
15M2 UTILITY WATER METER(S)

16B2 TRANSFORMER

16C1 ELECTRIC METER(S)
16C2 ELECTRIC PANEL(S)
16C3 TELEPHONE SERVICE(S)
16C4 CABLE TELEVISION SERVICE

16E EXTERIOR LIGHTING
16E1 ROD MOUNTED FEATURE PENDANT
16E2 WALL LIGHT

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ISSUE	DATE	DESCRIPTION
	09.06.00	DESIGN DEVELOPMENT
	10.17.00	PROGRESS SET
	11.10.00	BUILDING DEPT. SUBMITTAL
	03.02.01	PROGRESS SET
	04.18.01	REVIEW SET
	06.28.01	REVIEW SET
	07.20.01	BID SET
A	10.05.01	GMAX SET

PROJECT: 9985
DRAWN:
CHECKED:

MASTER KEYNOTE LIST

A0.03