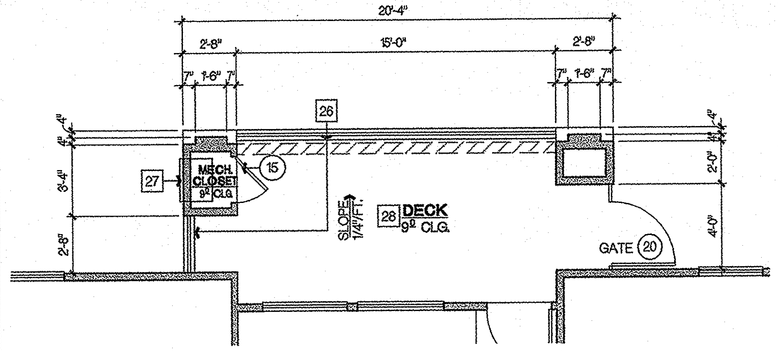
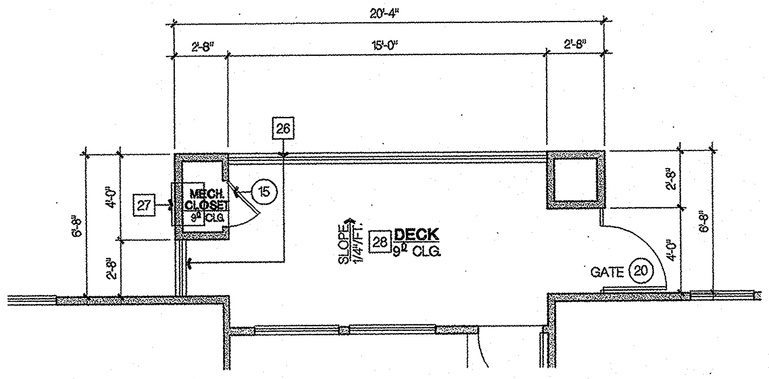


ALTERNATE DECK
OCCURS AT 3RD FLOOR (PRAIRIE STYLE)



ALTERNATE DECK
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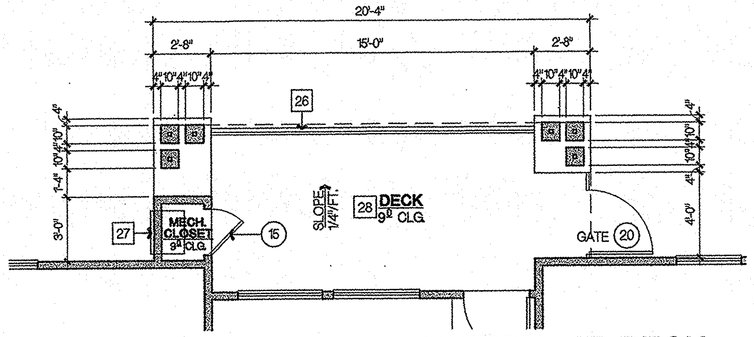
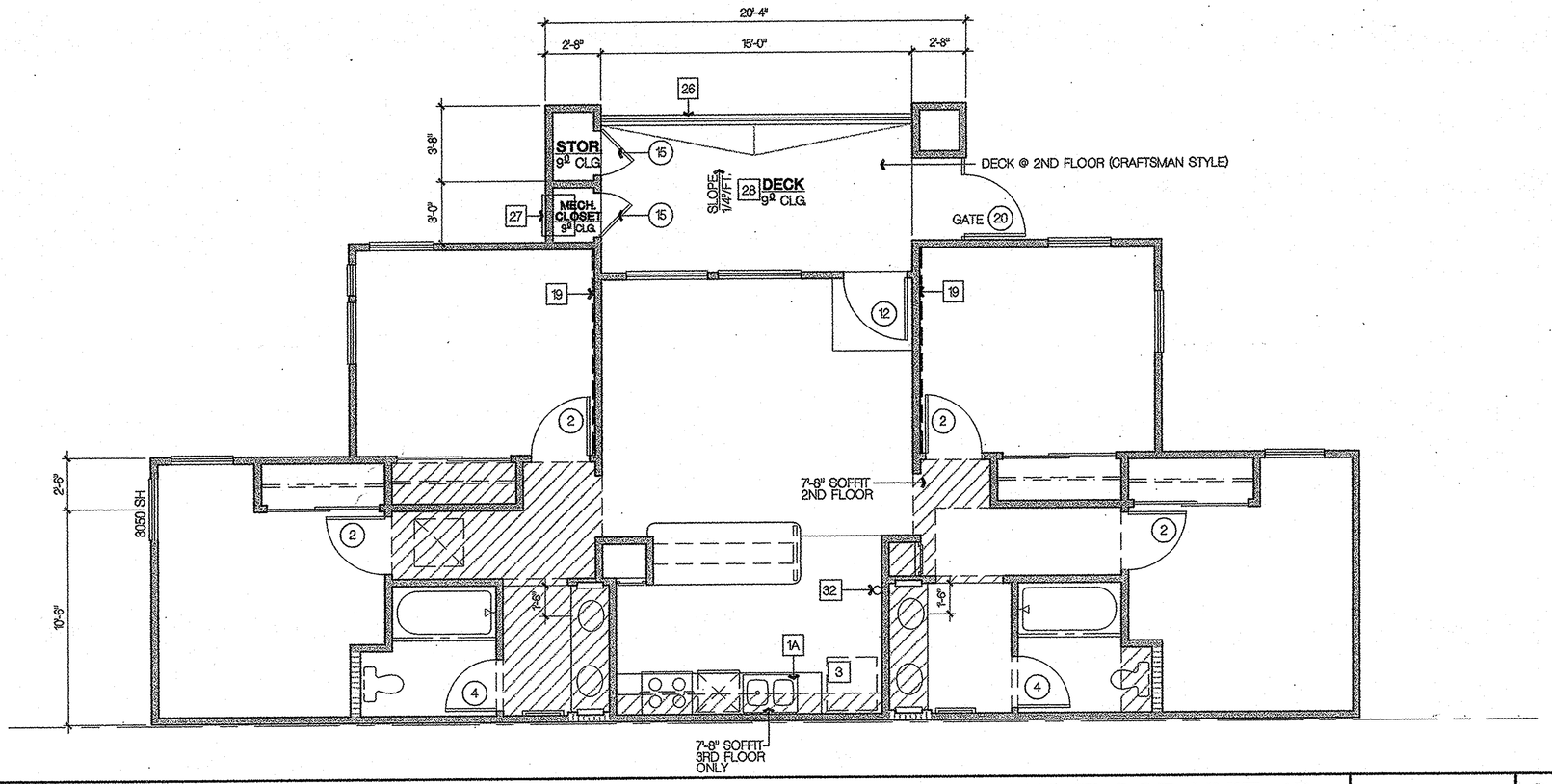
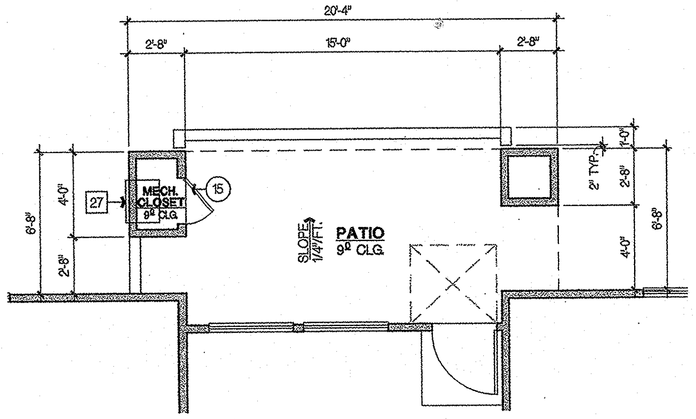


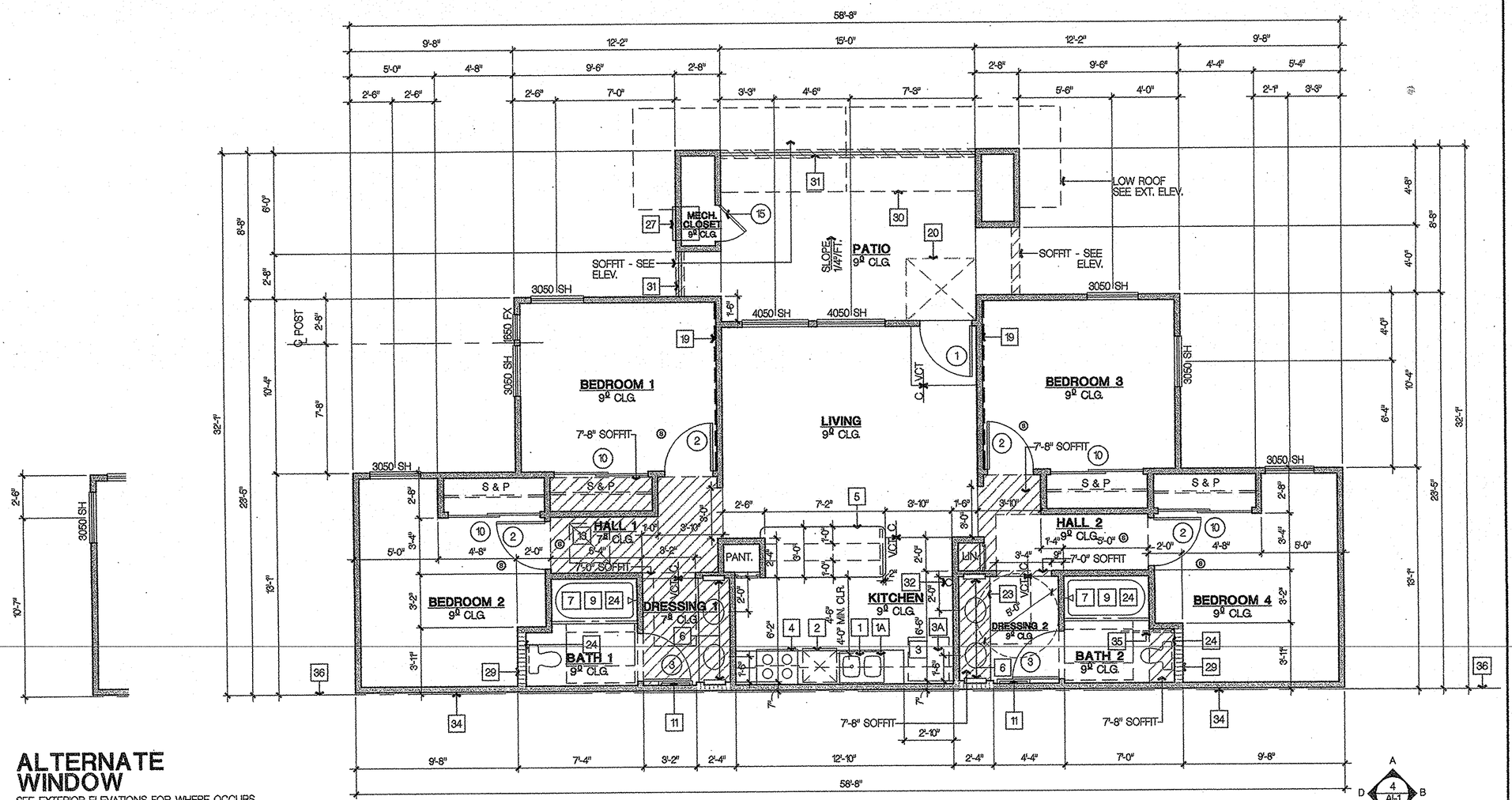
ALTERNATE DECK
OCCURS AT 3RD FLOOR (CRAFTSMAN STYLE)



UPPER FLOOR UNIT 4B | SCALE : 1/4" = 1'-0" | 2



ALTERNATE PATIO
OCCURS @ BUILDING 4 (PRAIRIE STYLE)



ALTERNATE WINDOW
SEE EXTERIOR ELEVATIONS FOR WHERE OCCURS

INTERIOR ELEVATIONS

GROUND FLOOR UNIT 4A ADAPTABLE | SCALE : 1/4" = 1'-0" | 1

SUMMARY

UNIT AREA SUMMARY

UNIT 4

CONDITIONED SPACE:	1091	S.F.
UNCONDITIONED SPACE @ 4A:	11	S.F.
UNCONDITIONED SPACE @ 4B (2ND FLOOR CRAFTSMAN STYLE):	13	S.F.
UNCONDITIONED SPACE @ 4B (3RD FLOOR CRAFTSMAN STYLE):	5	S.F.
UNCONDITIONED SPACE @ 4B - 2ND FLOOR & 3RD FLOOR (PRAIRIE STYLE):	5	S.F.
PATIO @ CRAFTSMAN STYLE:	176	S.F.
PATIO @ PRAIRIE STYLE:	146	S.F.
DECK @ PLAN 4B - 2ND FLOOR (CRAFTSMAN STYLE):	117	S.F.
DECK @ PLAN 4B - 3RD FLOOR (CRAFTSMAN STYLE):	120	S.F.
DECK @ PLAN 4B - 2ND FLOOR & 3RD FLOOR (PRAIRIE STYLE):	131	S.F.

NOTE:

SQUARE FOOTAGES INDICATED ABOVE ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES OR LEASING LITERATURE, OR SALES/LEASING DOCUMENTS, ETC.

KEYNOTES

1. DOUBLE SINK WITH GARBAGE DISPOSAL. SEE # 82 ON SHEET ACC-1
1A. EXTEND FLOOR CONT. BELOW KITCHEN SINKS @ ADAPTABLE/ACCESSIBLE UNITS AND PROVIDE REMOVABLE CABINET FACE AND TOE BOARD BELOW SINK.
2. UNDER COUNTER ≈ 24" WIDE DISHWASHER SPACE (GE MODEL GSD2000GSDWW).
3. 34" CLEAR SPACE (FIN. GYP. BOARD TO COUNTER TOP BULLNOSE) FOR REFRIGERATOR (GE MODEL GTS18DCMWW). PROVIDE COLD WATER STUB-OUT IN ADJACENT CABINET FOR ICE MAKER.
3A. SIDE BY SIDE REFRIGERATOR AT ADAPTABLE ACCESSIBLE UNITS. SEE SP-2 AND SP-3 FOR (3) LOCATIONS TOTAL.
4. FREE STANDING ELECTRIC RANGE/OVEN WITH CABINET MOUNTED MICROWAVE W/ RECIRCULATING FAN. MICROWAVE AT 84" HIGH COUNTERTOP AT ADAPTABLE ACCESSIBLE UNITS. SEE SP-2 AND SP-3 FOR (3) LOCATIONS TOTAL.
5. COUNTER (SEE INT. ELEV. FOR HT). SEE PLAN FOR WIDTH. PROVIDE 12" DEEP BASE CABINETS BELOW. SEE INT. ELEV.
6. RECESSED MEDICINE CABINET
7. 32" X 60" X 6'-0" HIGH FIBERGLASS TUB/SHOWER WITH INTEGRAL TILE EMBOSSED SURROUND. INSTALL ON TOP OF 1-HOUR FLOOR ASSEMBLY SYSTEM PER DETAIL 4, SHEET D-1. PACK ALL TUB VOIDS WITH INSULATION WHEN TUBS OCCUR ADJACENT TO PARTY WALLS OR OCCUR ABOVE UNITS OF DIFFERENT TENANCY. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING.
8. WIRE SHELF, (5) HIGH 12" O.C. (FIRST ONE 12" FROM FINISHED FLOOR)
9. SHOWER POLE @ +72" AFF.
10. ELECTRIC DRYER (GE MODEL DBXR462EBWW).
11. 24" WIDE TOWEL BAR MOUNTED AT 40" ABOVE FINISHED FLOOR. PROVIDE SOLID 2X8 BLOCKING WITHIN WALL.
12. VERTICAL FAN COIL UNIT (SEE MECHANICAL PLANS) - VERIFY UNIT DIMENSIONS AND CLEARANCE REQUIREMENTS PRIOR TO FRAMING. PRE-BOARD WITH 5/8" TYPE "X" GYP. BOARD (LAYERS AS REQUIRED FOR ASSEMBLY) WALLS AND CEILINGS AROUND FCU, AND WITHIN PLENUM. PROVIDE MFG. REQUIRED MANUFACTURED ACCESS PANEL COMPATIBLE WITH FCU. MATERIALS EXPOSED WITHIN PLENUMS TO COMPLY WITH U.M.C. 604.3 EXCEPTION 1.
13. CEILING MOUNTED HORIZONTAL FAN COIL UNIT (SEE MECHANICAL PLANS) - VERIFY UNIT DIMENSIONS AND CLEARANCE REQUIREMENTS PRIOR TO FRAMING AND SETTING CEILING HEIGHT. PRE-BOARD WITH 5/8" TYPE "X" GYP. BOARD (LAYERS AS REQUIRED FOR ASSEMBLY, SEE SHEET D-1). FRAMING AT WALLS AND CEILING ABOVE DROPPED CEILING AT FCU PER U.B.C. 2922. PROVIDE MINIMUM REQUIRED NON LOUVERED MANUFACTURED ACCESS PANEL COMPATIBLE WITH FCU. MANUF. PREFINISHED WHITE. VERIFY PANEL DOOR SWING AND PLACE FCU TO MAINTAIN FULL ACCESS. MATERIALS EXPOSED WITHIN PLENUMS TO COMPLY WITH U.M.C. 604.3, EXCEPTION 1.
14. SHELF 34" HIGH (ABOVE FIN. FLOOR) TO TOP OF FINISHED FRAMING. WITH (3) WIRE SHELVES ABOVE 12" O.C.
15. LEVEL SURFACE 60" X 60"
16. TOWEL RING.
17. TWO PRONG TOWEL HOOK.
18. DRYER VENT PER U.M.C. 504.3.2 - 4" DIA. OCCURS AT RUNS NOT EXCEEDING 14'-0" OR HAVING MORE THAN (2) 90 DEGREE ELBOWS/WALL PENETRATIONS PER U.B.C. 1924. 6" ø VENT WILL OCCUR @ RUNS IN EXCESS OF THE ABOVE REQUIREMENTS. INSTALL WALL TERMINATION CAP PER DET. 2/D-3.
19. EXTRA LAYER OF 5/8" GYP. BD. ATTACH 1ST LAYER TO RC @ 16" O.C. 1 1/2" ACOUSTICAL INSULATION.
20. LEVEL SURFACE 48" WIDE X 44"
21. PROVIDE SMITTY PAN UNDER WASHER, DRAIN TO OUTSIDE AT SECOND AND THIRD FLOOR UNITS ONLY.
22. WASHER (GE MODEL WCSR2060BWW).
22A. WASHER AT ADAPTABLE ACCESSIBLE UNITS. SEE SP-2 AND SP-3 FOR (3) LOCATIONS TOTAL.
23. REMOVABLE BASE CABINET
24. PROVIDE 2x6 SOLID BLOCKING FOR FUTURE GRAB BARS.
25. MASONRY GARDEN WALL - REFER TO EXTERIOR ELEVATIONS FOR MORE INFO.
26. 42" HIGH GUARDRAIL / WALL.
27. AC CONDENSER UNITS SEE HVAC PLANS.
28. ENDURO KOTE ELASTOMERIC COATING.
29. 2X6 STUD WALL.
30. LINE OF WALL ABOVE
31. 36" HIGH GUARDRAIL - SEE EXTERIOR ELEVATIONS
32. FIRE EXTINGUISHER. 2-A10BC 48" A.F.F. TO CENTER OF HANDLE
33. NOT USED
34. 1/2 OF DOUBLE WALL.
35. HINGED ARM SUPPORT (OTTO BOCK® MODEL: L28303 -8003) W/ FLOOR CONSOLE (OTTO BOCK® MODEL: L28282003-02) - OCCURS AT ADAPTABLE ACCESSIBLE UNITS. SEE SP-2 AND SP-3 FOR (3) LOCATIONS TOTAL. SEE DETAIL 2/A-1
36. CENTERLINE OF PARTYWALL -SEE DETAIL 1/D-12
37. GRAB BAR

NOTE:

1. WALL STUD SIZE INDICATED IN KEYNOTES AND ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL PLANS FOR ACTUAL STUD & POST REQUIREMENTS.

2. FINISH FLOORING MATERIAL AT DWELLING UNITS THAT STACK ATOP UNITS OF DIFFERENT TENANCY WILL BE CUSHIONED VINYL, CARPET, OR A PRODUCT THAT MEETS UBC, IIC, AND STC REQUIREMENTS OF 50 AND THE ASSEMBLY SHALL BE APPROVED BY THE BUILDING DEPARTMENT.

3. SMOKE DETECTORS WILL BE PROVIDED PER U.B.C. SECTION 310.9. THE SMOKE DETECTORS WILL BE HARD WIRED WITH BATTERY BACKUP AND LOCATED (1) IN EACH BEDROOM AND HALLWAY OUTSIDE OF THE BEDROOMS. SEE ELECTRICAL PLANS FOR LOCATIONS. INSTALL AND LOCATE IN COMPLIANCE WITH MANUFACTURES LISTED REQUIREMENTS.

4. ALL BEARING WALLS INTERIOR AND EXTERIOR WILL BE 1-HOUR RATED, 5/8" TYPE "X" GYP. BOARD, OR 7/8" THICK EXTERIOR PLASTER WHERE NOTED.

5. ALL STUDS EXTENDING INTO A SOFFIT WILL BE PRE-BOARDED WITH NON-COMBUSTIBLE MATERIAL (RATED GYPSD. AT BEARING WALLS) PER U.B.C. SEC. 3 PRIOR TO SOFFIT INSTALLATION.

6. DECK ELEVATIONS SHOWN ARE FROM TOP OF SHEATHING IN THE UNITS TO TOP OF SHEATHING AT THE WALKWAY OR PRIVATE DECKS. THE SHEATHING HEIGHTS ARE DESIGNED FOR 7" THICK GYP-CRETE INTERIOR UNIT FLOOR TOPPING AND 3/8" THICK (MIN) WATER PROOF DECK TOPPING AT EXTERIOR SURFACES.

7. CEILING HEIGHT INDICATED ARE NOMINAL FROM TOP OF SLAB OR WOOD FLOOR SHEATHING TO BOTTOM OF JOIST FRAMING U.O.N.

8. THE BUILDING SHALL HAVE WATER CLOSETS (TOILETS) WHICH USE NO MORE THAN 1.6 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS, ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARDS A112. 19.2M & S CODE, SECTION 17921.3(b).

9. MECHANICAL VENTILATION FOR WATER CLOSET COMPARTMENTS, BATHROOMS, AND LAUNDRY ROOMS SHALL BE CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR. SEC. 1203.

10. ANTI-SCALDING SHOWER AND TUB-SHOWER VALVES REQUIRED

11. WINDOW SIZES BASED ON ALUM. FRAME WINDOWS FOR MIN. EGRESS REQUIREMENTS

12. REFER TO BUILDING PLANS FOR ATTIC ACCESS LOCATIONS

13. ALL WINDOWS FACING CULVER DRIVE SHALL BE STC 30 MINIMUM.

LEGEND

2X6 STUDS @ 16" O.C. U.N.O.

SMOKE DETECTOR SYMBOL

CADFILE:
PLOT DATE:

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No.	Date	Issue / Description
	11.07.2002	OWNER REVIEW

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Consultant:

Project:

UCI - EAST CAMPUS STUDENT APTS. PHASE 1

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FLOOR PLAN

Sheet No.:
A.4