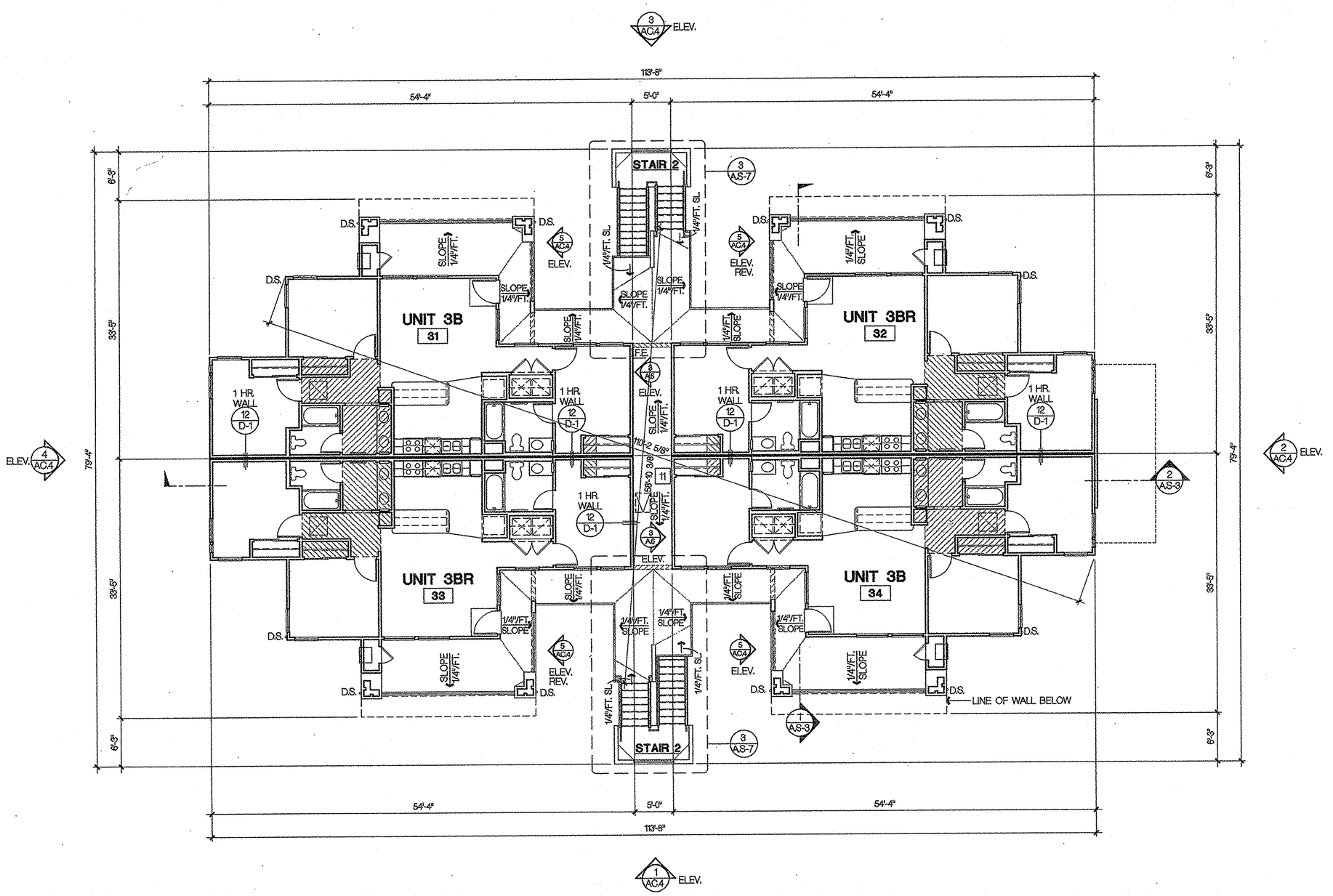

SUMMARY

FLOOR AREA SUMMARY (THIRD FLOOR)

R-1 OCCUPANCY

A. CONDITIONED DWELLING:	3946	S.F.
B. COVERED UNCONDITIONED DECK/PATIO SERVICE:	684	S.F.
C. COVERED UNCONDITIONED COMMON BLDG:	146	S.F.
TOTAL	4776	S.F.

NOTE 1. SQUARE FOOTAGES INDICATED ABOVE ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE, OR SALES DOCUMENTATION.

2. AREA TOTALS INCLUDE ALL FLOOR LEVEL SQUARE FOOTAGES FOR THOSE AREAS DEFINED ON PLAN AND FOR R-1 DESIGNATIONS INCLUDES ALL SPACES INDICATED UNDER THAT HEADING. PRIVATE DECK AREAS NOT INCLUDED

NOTES

1. THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS PARTY WALL AND GENERAL BUILDING DETAILING, BUILDING EXIT WAY COLUMNS, DECK SLOPES, AND GUARDRAIL INFORMATION NOT SPECIFIC TO THE UNIT PLANS. REFER TO 1/4" = 1'-0" PLANS FOR UNIT PLAN INFORMATION. 1/4" SCALE PLANS TAKE PRECEDENT OVER UNIT PLAN IMAGE SHOWN HEREWITH.
2. [100] INDICATES SPECIFIC UNIT NUMBER FOR CONSTRUCTION PURPOSE ONLY. THIS NUMBER WILL BE PROVIDED AT EACH UNIT BY THE CONTRACTOR THRU THE DURATION OF CONSTRUCTION. THIS NUMBER IS NOT THE LEGAL ADDRESS.
3. FLOOR ELEVATIONS INDICATED @ EXTERIOR WALKWAYS ASSUME THE TOP OF DWELLING UNIT FINISH FLOOR (I.E. TOPPING CONC. OR FINISHED WD. SHTG WHEN NO CONC. TOPPING IS APPLIED) TO BE 0.00' THE ELEVATION INDICATED AT WALKWAY IS TO THE TOP OF FINISH WALKING SURFACE. REFER TO LANDSCAPE OR CIVIL PLANS FOR SLOPES OCCURRING AT FIRST FLOOR LEVEL.
4. DRAFT STOPS WILL BE PROVIDED AT PARTYWALLS AND EXTEND THRU CONCEALED WALKWAY, ATTIC OR SOFFITED SPACES PER U.B.C. SEC. 708.3. SEE PLANS AND PARTYWALL DETAILS FOR ADDITIONAL LOCATIONS.
5. REFER TO SHEET D-1 FOR PARTYWALL CONSTRUCTION DETAILS AND NOTES.
6. REFER TO DETAIL 9 SHEET D-1 FOR DUCT PENETRATION THROUGH RATED EXTERIOR WALLS. DUCT TERMINATIONS (WHETHER THROUGH WALL OR CEILING) TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER U.M.C. SECTION 609.10 #3.
7. FIRESTOPPING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH RATED FLOOR/ CEILING ASSEMBLIES PER U.B.C. SECTION 709.6 AND 709.7.
8. ALL VERTICAL DIMENSIONS NOTED BE. SOFFITS, CEILING HEIGHTS(ETC) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
9. PROVIDE WALKWAY AND EXIT BALCONY ILLUMINATION WITH A MIN. 1 FOOTCANDLE LIGHT INTENSITY AT THE FLOOR LEVEL PER U.B.C. SECTION 1012.
10. WALL STUD DIMENSIONS INDICATED IN KEYNOTES AND ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCT. PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
11. ISOLATE PLUMBING @ PARTY WALLS PER DETAIL 4 SHT. D-11
12. 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 1" THICK GYP-CRETE INTERIOR UNIT FLOOR TOPPING AND 3/8" THICK (MIN) WATERPROOF DECK TOPPING AT EXTERIOR SURFACES.
13. DECK TOPPING: "ENDURO-KOTE" I.C.B.O. REPORT NO. 4228 INSTALL AS INDICATED IN I.C.B.O. REPORT FOR 1 HR. ASSEMBLY
14. SEE FS1 FOOR DOOR SCHEDULE.
15. ALL WINDOWS FACING CULVER DRIVE SHALL BE STC 30 MINIMUM.
16. ALL GUTTERS AND DOWNSPOUTS TO BE PREFINISHED.

SYMBOLS:

FE PROVIDE FIRE EXTINGUISHER CABINETS INTALLED IN COMPLIANCE WITH DETAIL 3 SHEET D-11. LOCATE PER UC IRVINE FIRE MARSHALL DIRECTIONS. (CABINET STYLE POTTER ROWER 7592-6B OR APPROVED EQUAL) VERIFY EXTINGUISHER SIZE & TYPE WITH FIRE DEPT. MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER NFPA STANDARD 10 75-01. PROVIDE A MINIMUM OF ONE 2A10BC CLASSIFICATION FIRE EXTINGUISHER WITHIN 75 FEET TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR. (U.F.C. ARTICLE 10, DIVISION V, U.F.C. STANDARDS 10 AND CAL. CODE REGS., TITLE 19, SEC. 3219)

● INDICATES DOOR REQUIRED TO BE A LABELED 20 MINUTE ASSEMBLY WITH AUTOMATIC CLOSURE PER C.B.C. 1005.8.1

KEYNOTES

1. FIRE SPRINKLER RISER LOCATION- (SEE FIRE SPRINKLER PLANS) VERIFY LOCATIONS WITH PLUMBING AND FIRE SPRINKLER PLANS
2. ELECTRICAL ROOMS-(SEE ELECTRICAL PLANS) VERIFY LOCATIONS, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS WITH ELECTRICAL PLANS AND UTILITY PROVIDER.
3. TELECOM- (SEE ELECTRICAL PLANS) VERIFY LOCATIONS, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS WITH ELECTRICAL PLANS AND CABLE COMMUNICATION PROVIDER.
4. PATIO WALL- SEE UNIT PLANS AND EXTERIOR ELEVATIONS FOR HEIGHTS AND DIMENSIONS.
5. LINE OF WALL ABOVE
6. 4" FUR OUT - SEE EXTERIOR ELEVATION
7. WALL MOUNTED AC UNIT - SEE MECHANICAL DRAWINGS
8. 1 HR WALL PER TABLE 7B-17.13 OF CBC 1 HR ROOF/CEILING PER TABLE 7C-21 OF CBC
9. BOILER ROOM
10. BIKE RACK - SEE STAIR PLANS AND DETAL 14/D-6 SEE LANDSCAPE DRAWINGS
11. 1 HR EXTERIOR CORRDOR

THIRD FLOOR PLAN | SCALE : 1/8" = 1'-0" | 1

CADFILE:
PLOT DATE:

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IT IS THE CLIENTS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SUCH ITEMS SHALL BE OBTAINED FROM THE ARCHITECT AND INCORPORATED INTO THE CONTRACT DOCUMENTS PRIOR TO THE PERFORMANCE OF ANY CONSTRUCTION WORK ASSOCIATED WITH THE ITEMS. THE CLIENT IS NOT RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

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BUILDING TYPE C COMPOSITE 3RD FLOOR PLAN

Sheet No.:

AC.2