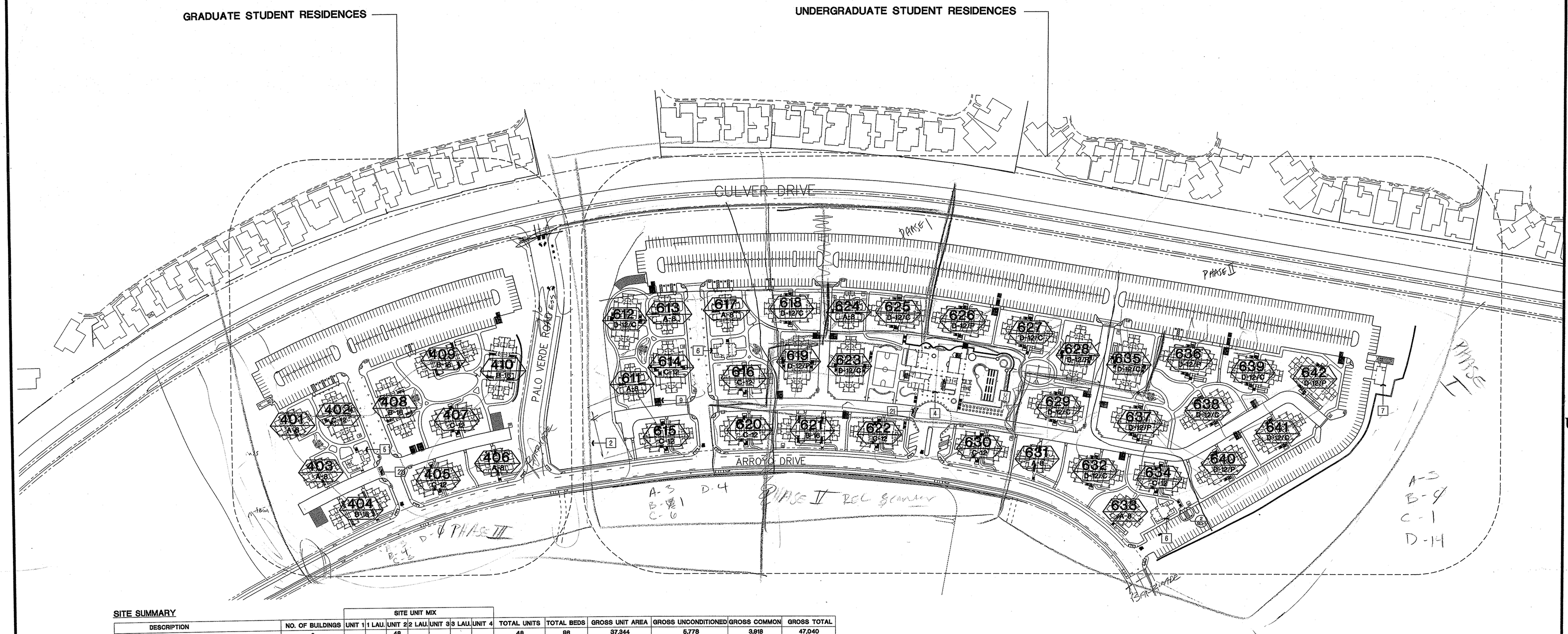


## SITE SUMMARY

| DESCRIPTION | NO. OF BUILDINGS | SITE UNIT MIX | | | | | | | TOTAL UNITS | TOTAL BEDS | GROSS UNIT AREA | GROSS UNCONDITIONED | GROSS COMMON | GROSS TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | UNIT 1 | 1 LAU. | UNIT 2 | 2 LAU. | UNIT 3 | 3 LAU. | UNIT 4 | | | | | | |
| BUILDING TYPE 'A' (UNDERGRADUATE) | 6 | | | 48 | | | | | 48 | 96 | 37,344 | 5,778 | 3,918 | 47,040 |
| BUILDING TYPE 'A' (GRADUATE) | 3 | | | | 24 | | | | 24 | 48 | 19,056 | 2,889 | 1,191 | 23,136 |
| BUILDING TYPE 'B' (UNDERGRADUATE) | 1 | 8 | | 8 | | | | | 16 | 24 | 10,784 | 1,807 | 1,305 | 13,896 |
| BUILDING TYPE 'B' (GRADUATE) | 4 | | 32 | | 32 | | | | 64 | 96 | 44,288 | 7,228 | 2,916 | 54,432 |
| BUILDING TYPE 'C' (UNDERGRADUATE) | 7 | | | | | 84 | | | 84 | 252 | 85,344 | 19,376 | 15,876 | 120,596 |
| BUILDING TYPE 'C' (GRADUATE) | 3 | | | | | | 36 | | 36 | 108 | 36,576 | 8,304 | 6,804 | 51,684 |
| BUILDING TYPE 'D' (U.G. CRAFTSMAN) | 11 | | | | | | | 132 | 132 | 528 | 151,404 | 22,352 | 31,669 | 205,425 |
| BUILDING TYPE 'D' (U.G. PRAIRIE) | 7 | | | | | | | 84 | 84 | 336 | 96,348 | 13,720 | 20,153 | 130,221 |
| APARTMENT TOTAL | 42 | 8 | 32 | 56 | 56 | 84 | 36 | 216 | 488 | 1,488 | 481,144 | 81,454 | 83,832 | 646,430 |
| TOTAL SITE AREA | 32.18 ACRES | | | | | | | | | | | | | |
| DENSITY | 488 DWELLING UNITS/32.18 ACRES = 15.17 DU/AC | | | | | | | | | | | | | |
| ANCILLARY BUILDINGS | | | | | | | | | | | | | | |
| COMMUNITY 1ST FLOOR | 1 | | | | | | | | | | 7,563 | 4,008 | | 11,571 |
| COMMUNITY 2ND FLOOR | 1 | | | | | | | | | | 4,991 | 239 | | 5,230 |
| COMMUNITY TOTAL | 1 | | | | | | | | | | 12,554 | 4,247 | | 16,801 |
| UNDERGRADUATE | 2 | | | | | | | | | | 1,457 | 108 | | 3,130 |
| GRADUATE | 1 | | | | | | | | | | 1,590 | 285 | | 1,855 |
| MAINTENANCE | 1 | | | | | | | | | | 879 | 0 | | 879 |
| ANCILLARY TOTAL | 6 | | | | | | | | | | | | | 22,665 |
| SITE TOTAL | | | | | | | | | | | | | | 669,095 |

## KEY NOTES

1. PROPERTY LINE
2. RIPARIAN AREA
3. ACCESSIBLE UNITS (6 PROVIDED) - ALL OTHERS AT GROUND FLOOR SHALL BE ADAPTABLE WITH ADAPTABLE FEATURES
4. RECREATION BUILDING
5. GRADUATES BUILDING
6. UNDER GRADUATES BUILDING
7. MAINTENANCE BUILDING
8. NOT USED
9. TRASH ENCLOSURE
10. 8'-0" X 18'-0" PERPENDICULAR PARKING
11. 8'-0" X 22'-0" PARALLEL PARKING
12. WALK PER LANDSCAPE DESIGN
13. PLANTER AREA PER LANDSCAPE DESIGN
14. TRANSFORMER
15. VAN ACCESSIBLE SPACE
16. FIRE ACCESS
17. PLANTER
18. POOL
19. BASKETBALL COURT
20. SAND VOLLEYBALL COURT
21. ACCESSIBLE DROP OFF
22. NOT USED
23. RIBBON RACK BICYCLE PARKING
24. PROPOSED CULVER 4A ALIGNMENT

## SITE PLAN NOTES:

1. THIS ARCHITECTURAL SITE PLAN IS PROVIDED TO SHOW BUILDING TYPE, SITE DISTRIBUTION, CONSTRUCTION NUMBERING, AND MINIMUM SETBACKS TO ADJACENT BUILDINGS OR PROPERTY LINES AS REQUIRED BY THE UNIFORM BUILDING CODE TABLE 6A. REFER TO THE CIVIL ENGINEERING DOCUMENTS FOR SPECIFIC UTILITY, STRUCTURE, STREETS, AND FINAL GRADE AND SLOPE LOCATIONS.
2. FOR ALL PROPOSED WALL, RETAINING WALL AND FENCING HEIGHTS SEE CIVIL DRAWINGS. REFER TO 11/RAC-2 FOR DIMENSION REQUIREMENTS.
3. "PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" AT 12 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL. MAXIMUM CROSS SLOPE 2% TYPICAL. THE CONTRACTOR SHALL VERIFY THAT THE INDICATED PATH OF TRAVEL HAS BEEN CONSTRUCTED WITHOUT BARRIERS."
4. SLOPES IN PATH OF TRAVEL SHOWN ON PEDESTRIAN ACCESSIBILITY PLAN
5. CURB-CUTS AND CURB RAMP DETAILS ON CIVIL ENGINEER'S SITE DETAILS.
6. GRATINGS SHOWN ON CIVIL ENGINEER'S SITE DETAILS, 1/2" MAXIMUM OPENING IN DIRECTION OF TRAVEL.
7. SEE LANDSCAPES ARCHITECTURAL PLANS FOR GATES.
8. SITE ACCESSIBILITY DIRECTIONAL SIGNS LOCATED BY CIVIL ENGINEER'S SITE ACCESSIBILITY PLAN.
9. SEE PEDESTRIAN ACCESSIBILITY PLAN BY CIVIL ENGINEER FOR ALL GRADES, SIGNAGE AND CURB RAMPS.
10. ACCESSIBLE PASSENGER DROP-OFF AND LOADING ZONE SEE DETAIL 14/SD-1.

## ACCESSIBLE PARKING NOTES

1. PER C.B.C. 1129 B.4. ACCESSIBLE STALLS WILL BE 14 FEET WIDE STRIPED TO SHOW A 9' WIDE STALL WITH A 5' WIDE LOADING/UNLOADING ACCESS AISLE
2. PER C.B.C. 1118 A4.2 (1 OF EVERY (8) REQUIRED ACCESSIBLE STALLS (BUT NOT LESS THAN (1) STALL) WILL BE VAN ACCESSIBLE REQUIRING A 9' WIDE STALL AND A LOADING AND UNLOADING ACCESS AISLE 8'-0" WIDE.
3. PROVIDE ACCESSIBLE STALL AND TOW AWAY SIGNAGE PER C.B.C.1129B.5 REFER TO DETAIL 2 ON SHEET SD.1 FOR MORE DETAILED INFORMATION

## PARKING SUMMARY

**PARKING REQUIRED**

| | |
|---|---|
| 1,236 UNDERGRADUATE BEDS X 0.75 SPACES/BED | 927 |
| 252 GRADUATE BEDS X 1.0 SPACE/BED | 252 |
| TOTAL REQUIRED | 1,179 |

(TOTAL ACCESSIBLE PARKING SPACES REQUIRED PER TABLE 11B-6 = 20 + 2 = 22 ACCESSIBLE (19 + 3 VAN))

**PARKING PROVIDED**

| | |
|---|---|
| PERPENDICULAR | 1,132 |
| PARALLEL/STREET (ON SITE) | 34 |
| ACCESSIBLE | 22 |
| VAN ACCESSIBLE | 3 |
| TOTAL PROVIDED | 1,187 |

**BICYCLE PARKING PROVIDED**

| | |
|---|---|
| COVERED | 282 |
| UNCOVERED | 367 |
| TOTAL PROVIDED | 649 |

STATE OF CALIFORNIA - RESOURCES AGENCY — GRAY DAVIS, Governor

CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL
SOUTHERN REGION
1501 W. CAMERON AVENUE, SUITE C-110
WEST COVINA, CALIFORNIA 91790
(626) 960-6441

**LOCAL FIRE AUTHORITY - "ACCESS ROAD APPROVAL"**

Name of Project: UCI-East Campus Student Apartments (Project # 990120 )
Address: UCI
City/State/Zip: Irvine, CA 92697

ACCESS ROADS

Pursuant to Title 19, California Code of Regulations, Article 3, Section 3.05, Fire Department Access and Egress, it is necessary to provide the University of California Fire Marshal with written certification from the local fire authority that the above section is being met to their satisfaction.

Local Fire Authority: OCFA
Address: Irvine City Hall, 1 Civic Plaza
City/State/Zip: Irvine, CA 92606

Approval Issued by: Bret Anderson
Rank/Title: Fire Safety Specialist II
Phone Number: (949) 724-6391
Date:

*Please review the following items:*

Fire Department Connection Location(s): Deferred to Fire protection Drawings
Fire Hydrant Location(s): Approved
Fire Alarm Annunciator Location: Approved - One location at Rec. Building #62600 Arroyo Dr.
Fire Alarm Control Panel Location: Approved at Rec Building
Knox Box Location and Contents: Box at Pool, Committee Buildings, Rec. Building, Grad. Buildings & Undergrad Buildings
Knox Box Model Number: Approved
Physical Address Number and Location(s): Deferred to Field inspection.

Please return this form with all sections filled in completely. Without this form, plan approval may be delayed. If you have any questions, please contact the University of California Irvine Fire Marshal's Office at (949) 824-4077.

Dale Saunders, UCI Campus Fire Marshal

RECEIVED
JAN 16 2003
BENCHMARK

S:\FIREWORD\OCFA access.doc

| No. | Date | Issue / Description |
|---|---|---|
| | 11.07.2002 | OWNER REVIEW |
| 1 | 11.26.2002 | C.D. SET |

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 WOULD BE EXPECTED TO BE AWARE. ANY CLAIMS FOR ADDITIONAL COSTS DUE TO CORRECTED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE ARCHITECT PRIOR TO THE CLIENT OR CLIENTS SUBCONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

Consultant:

APPROVED
FIRE AND PANIC ONLY
DEC 18 2002
STATE FIRE MARSHAL
SIERRA SOUTH

Project:

# UCI - EAST CAMPUS STUDENT APTS. PHASE 1
IRVINE
CALIFORNIA

**2001077**

KTGY GROUP, INC.
Architecture Planning
17992 MITCHELL SOUTH
IRVINE, CA 92614
(949) 851-2133
(949) 851-5156 FAX

License Stamp:

Principal in Charge: D. McALLISTER
Project Director: D. McALLISTER
Project Manager: W. WONG
Project Designer: D. TAITANO
Checked By:

Sheet Title:
**SITE PLAN**

Sheet No.:
**SP-1**

SITE PLAN — SCALE: 1" = 100'-0" — 1

CADFILE:
PLOT DATE: