

270 TOTAL APARTMENT UNITS

90 TYPE "A" 2-Bd, 2-Ba	(952 S.F.) UNITS
24 TYPE "B" STUDIO	(549 S.F.) UNITS
54 TYPE "C" 1-Bd, 1-Ba	(728 S.F.) UNITS
42 TYPE "D" 3-Bd, 2-Ba	(1190 S.F.) UNITS
36 TYPE "E" 2-Bd, 2-Ba	(1162 S.F.) UNITS
24 TYPE "F" 2-Bd, 1-Ba	(844 S.F.) UNITS

68 TOTAL STORAGE UNITS

59 10'x20' UNITS
9 10'x22' UNITS

460 TOTAL PARKING STALLS

333 STANDARD STALLS (9'x20')
80 MODIFIED STANDARD STALLS (9'x19')
32 COMPACT STALLS (8.5'x16')
15 HANDICAP STALLS*

16 BICYCLE SPACES

1 COMMUNITY BUILDING

1 35'x45' TOT LOT

1 TRASH COMPACTOR / RECYCLE PLAY AREAS

1 MAINTENANCE BUILDING (475 S.F.)

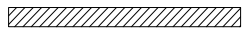
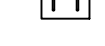
1 U.S. MAIL BOX AREA

2 PICKLE BALL COURTS

SITE AREAS

BOUNDARY	12.07 AC
TOTAL SITE AREA	525,890 S.F.
TOTAL HARD SURFACE	362,989 S.F. (69.02%)
BUILDING COVERAGE	104,190 S.F.
PARKING, DRIVEWAY, SIDEWALK AND CURB	250,095 S.F.
PRIVATE SPACE (GROUND FLOOR PATIOS)	8,704 S.F.

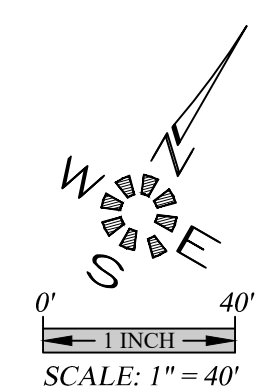
TOTAL LANDSCAPE	162,901 S.F. (30.98%)
PARKING LOT LANDSCAPING	6,892 S.F.

	- LOCATION OF ELECTRICAL SEPARATION WALL
	- 6 BICYCLE SPACES.
	- 4 BICYCLE SPACES.
	- WALL (MSE)

★ THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 7, 9, 10, 15, 16, AND 23 ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.2

ADA HANDICAP ACCESSIBILITY NOTES:

1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
2. HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSSC 2010 CHPTR. 11 AND ORS. REQUIREMENTS.
3. HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
4. THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2010 OSSC.
5. 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE 'A' HANDICAP ACCESSIBLE. THESE INCLUDE A 1, 2 AND 3 BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE 'B' ADAPTABLE UNITS IN ACCORDANCE WITH ANSI A117.1.



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SITE PLAN

THE HUB

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION OF THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design:	M.D.G.
Drawn:	C.F.G.
Checked:	J.C.B.
Issue Date:	4/17/25
Scale:	AS SHOWN



JOB # 7497

SDR3A