

ADA HANDICAP ACCESSIBILITY NOTES:

- 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%.
- 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 CHAPTER 11 AND ORS. REQUIREMENTS.
- HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
- 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.
- 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.

THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 5 & 9 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

★ WALL PACK LIGHT MOUNTED ON BUILDING

○ - (107') 7' TALL MOUNT VERNON OUTDOOR POST LIGHT BLK.

P - (6) 18' TALL KAD LED 60C 100
30K R3 MVOLT RADON DBLXD POLE LIGHT

▨ - LOCATION OF ELECTRICAL SEPARATION WALL

|||| - 8 BICYCLE SPACES

|||| - 4 BICYCLE SPACES

☒ - SURVEILLANCE CAMERAS

NOTE:
EASEMENT LIMITS FOR PRIVATE STREETS ARE
LOCATED 1 FOOT BEHIND BACK OF SIDEWALKS

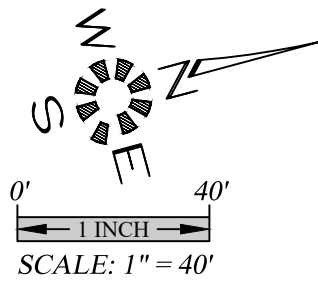
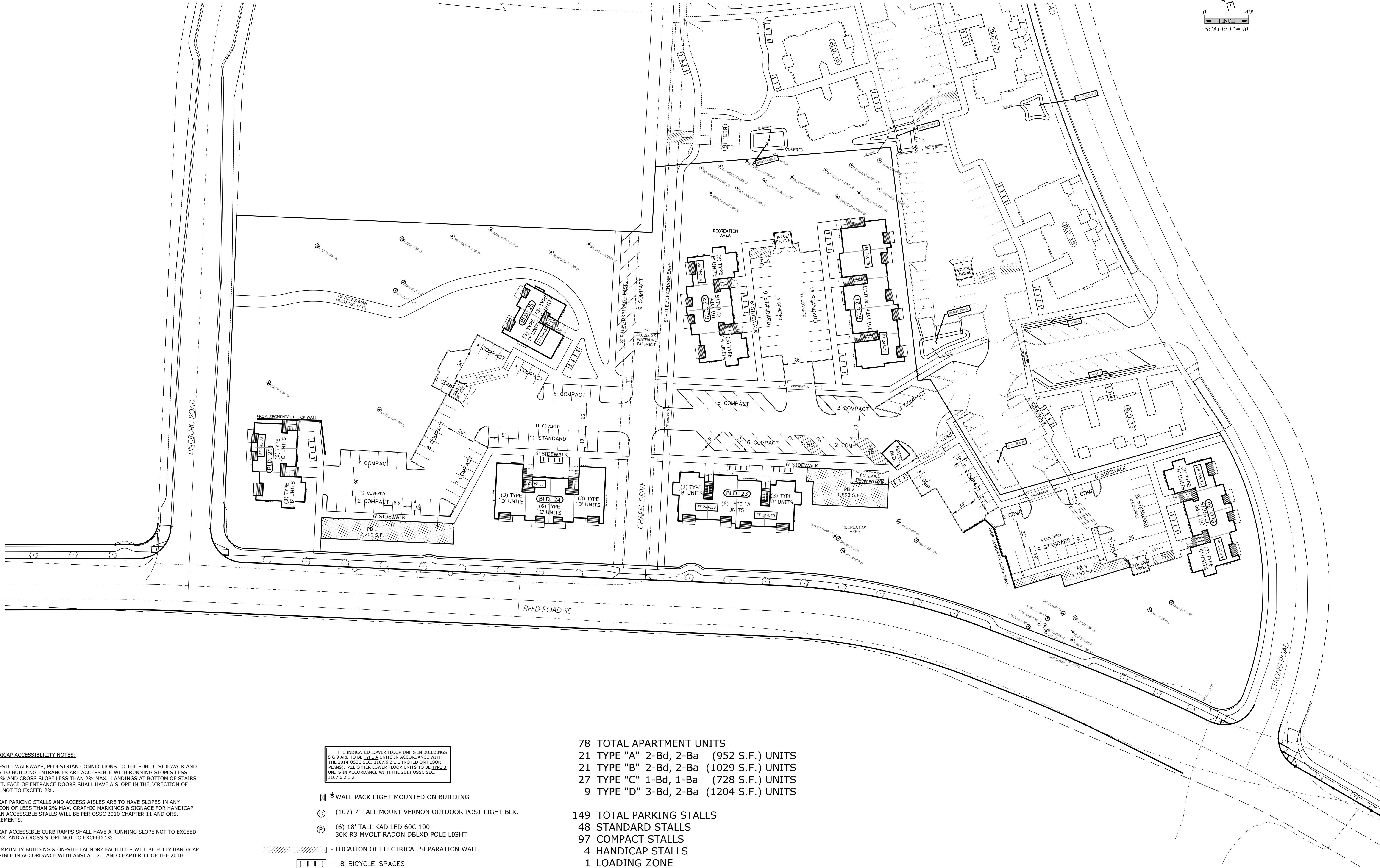
78 TOTAL APARTMENT UNITS

- 21 TYPE "A" 2-Bd, 2-Ba (952 S.F.) UNITS
- 21 TYPE "B" 2-Bd, 2-Ba (1029 S.F.) UNITS
- 27 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS
- 9 TYPE "D" 3-Bd, 2-Ba (1204 S.F.) UNITS

149 TOTAL PARKING STALLS

- 48 STANDARD STALLS
- 97 COMPACT STALLS
- 4 HANDICAP STALLS
- 1 LOADING ZONE
- 78 BICYCLE SPACES

- 1 TRASH/RECYCLE
- 2 PLAY AREA
- 1 U.S. MAIL BOX AREA



SITE PLAN (EAST)

THE GROVE AT FAIRVIEW 2

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

7111P SDR6-SITE
Design: M.D.G.
Drawn: C.D.S.
Checked: B.M.G.
Date: ---
Scale: AS SHOWN

REGISTERED PROFESSIONAL
ENGINEER
JULY 11, 1978
D. G. G. G.
EXPIRES 06-30-2021

JOB # 7111

SDR6