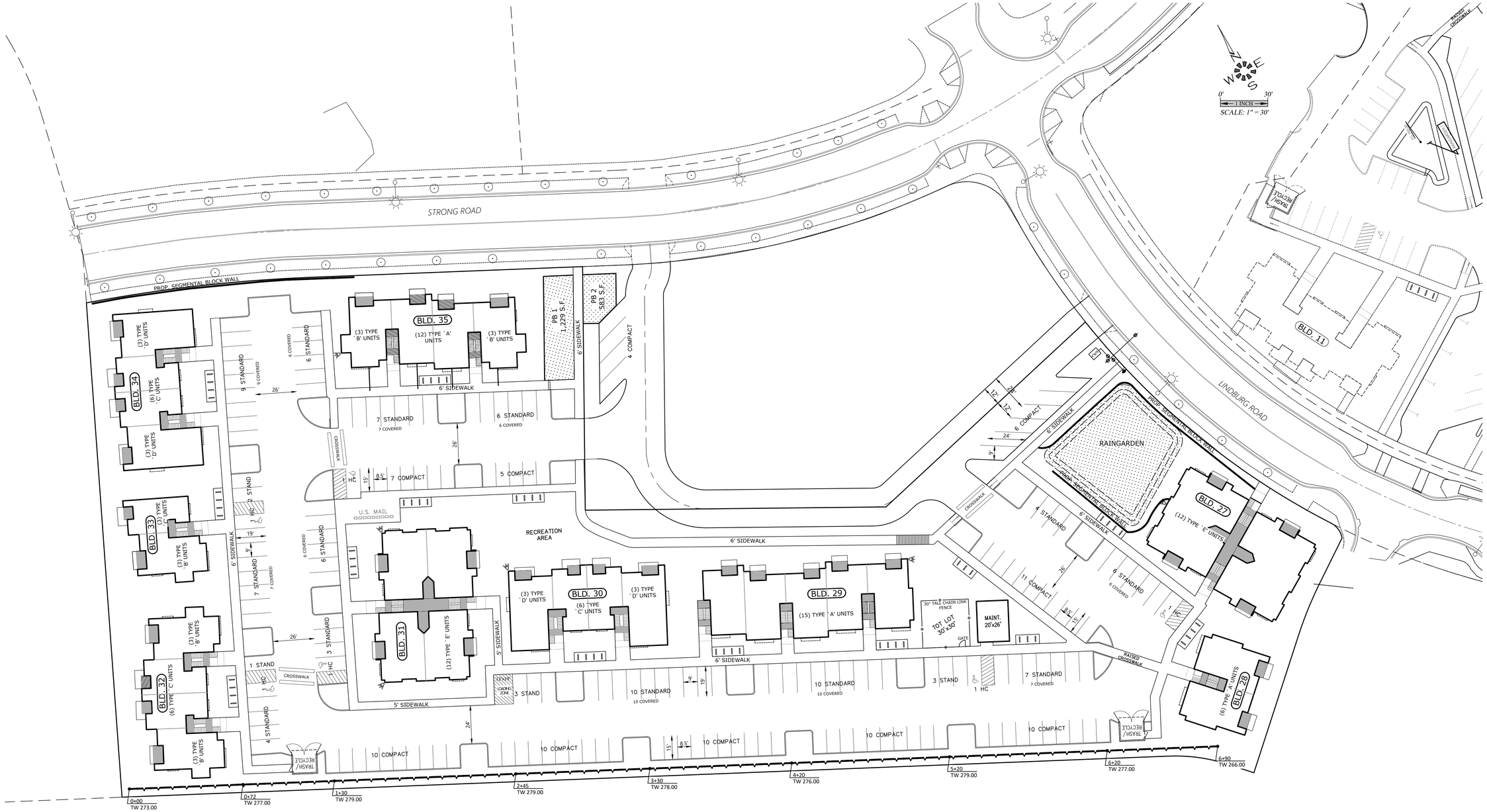

ADA HANDICAP ACCESSIBLILITY NOTES:

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 CHAPTER 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.

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.
- (6) 18' TALL KAD LED 60C 100 30K R3 MVOLT RADON DBLXD POLE LIGHT
- LOCATION OF ELECTRICAL SEPARATION WALL
- 8 BICYCLE SPACES
- 4 SURVEILLANCE CAMERAS

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

105 TOTAL APARTMENT UNITS
33 TYPE "A" 2-Bd, 2-Ba (952 S.F.) UNITS
15 TYPE "B" 2-Bd, 2-Ba (1029 S.F.) UNITS
21 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS
12 TYPE "D" 3-Bd, 2-Ba (1204 S.F.) UNITS
24 TYPE "E" 2-Bd, 2-Ba (1,162 S.F.) UNITS

179 TOTAL PARKING STALLS
94 STANDARD STALLS
79 COMPACT STALLS
6 HANDICAP STALLS
1 LOADING ZONE
108 BICYCLE SPACES

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

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

SITE PLAN (WEST)

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 SDR5-SITE

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

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1978
MARK D. GROBE

EXPIRES: 06-30-2021

JOB # 7111

SDR5

J:\7xx\7111-TheGrove@Fairview2\Dwg v20\7111p.dwg, SDR5-SITE, 1/18/2021 1:58:59 PM, CSchneider