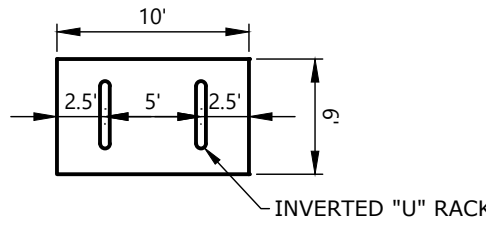
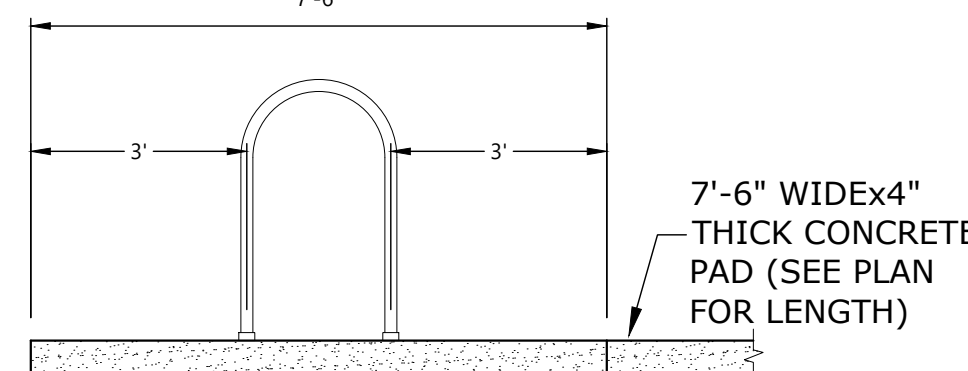


NOT INCLUDED
FUTURE DEVELOPMENT

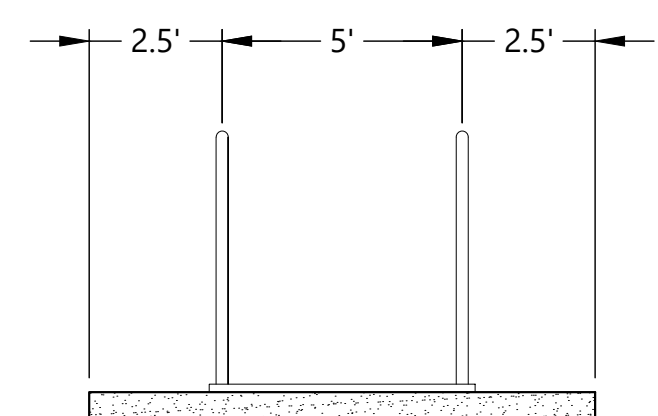


TYPICAL BICYCLE RACKS
-NTS-



BIKE RACK SECTION
-NTS-

SEE SITE PLAN FOR
NUMBER OF RACKS AND
LENGTH.



BIKE RACK SECTION
-NTS-

- 4 BICYCLE SPACES
- LOCATION OF ELECTRICAL SEPARATION WALL
- POLE LITE MAX. 14' IN HEIGHT
- POST LITE MAX. 5' IN HEIGHT
- MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS

****** THIS LOWER FLOOR UNIT IN BLD. #3, BLD. #6, BLD. #13, & BLD. #17 IS TO BE A TYPE A UNIT IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE A TYPE B UNIT IN ACCORDANCE WITH THE 2010 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.

- 200 TOTAL APARTMENT UNITS
- 36 TYPE "A" 2-Bd, 2-Ba (963 S.F.) UNITS
- 24 TYPE "B" 2-Bd, 2-Ba (1,029 S.F.) UNITS
- 38 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS
- 12 TYPE "F" 3-Bd, 2-Ba (1,210 S.F.) UNITS
- 90 TYPE "G" 2-Bd, 2-Ba (1,051 S.F.) UNITS

- 348 TOTAL PARKING STALLS
- 224 STANDARD STALLS
- 115 COMPACT STALLS
- 20 BICYCLE SPACES
- 9 HANDICAP STALLS
- 3 LOADING ZONES

- 1 RECREATION BLD. / MANAGER'S OFFICE
- 1 TRASH COMPACTOR / RECYCLE
- 2 REC/PLAY AREA
- 3 TRASH
- 3 U.S. MAIL BOX AREA

SITE PLAN

COBURN APARTMENTS

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.

71929 - SDR3-SITE
Design: M.D.G.
Drawn: T.M.S.
Checked: J.J.G.
Date: APR 2021
Scale: AS SHOWN



EXPIRES: 06-30-2023

JOB # 7192

SDR3