

## SITE GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE ELEMENTS.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

## SUMMARY TABLE

SCOPE:  
NEW 2 STORY APARTMENT BUILDING, WITH 8 UNITS, AND ASSOCIATED SITE IMPROVEMENTS.

ZONE: RM2  
EXISTING SITE AREA: 6,534 SF (0.15 ACRES)  
REDEVELOPED SITE AREA: 6,534 SF (0.15 ACRES)

TOTAL BUILDING AREA:  
MAIN FLOOR: 2,376.75 SF  
SECOND FLOOR: 2,358.75 SF

MAX COVERAGE: 3,920.40 SF (60%)  
(PER SRC TABLE S14-6)

NEW BUILDING FOOTPRINT:  
BUILDING: 2,376.75 SF  
2ND FLOOR DECKS: 196.00 SF  
STAIR WELLS: 356.66 SF  
BUILDING COVERAGE: 2,929.41 SF (44.8%)

IMPERVIOUS SURFACE: 830.88 SF  
TOTAL COVERAGE: 3,760.29 SF (57.6%)

LANDSCAPE: 2,657.87 SF

PARKING: NOT REQUIRED PER SRC.  
(SITE ADJACENT TO STREET WITH BUS LINE)

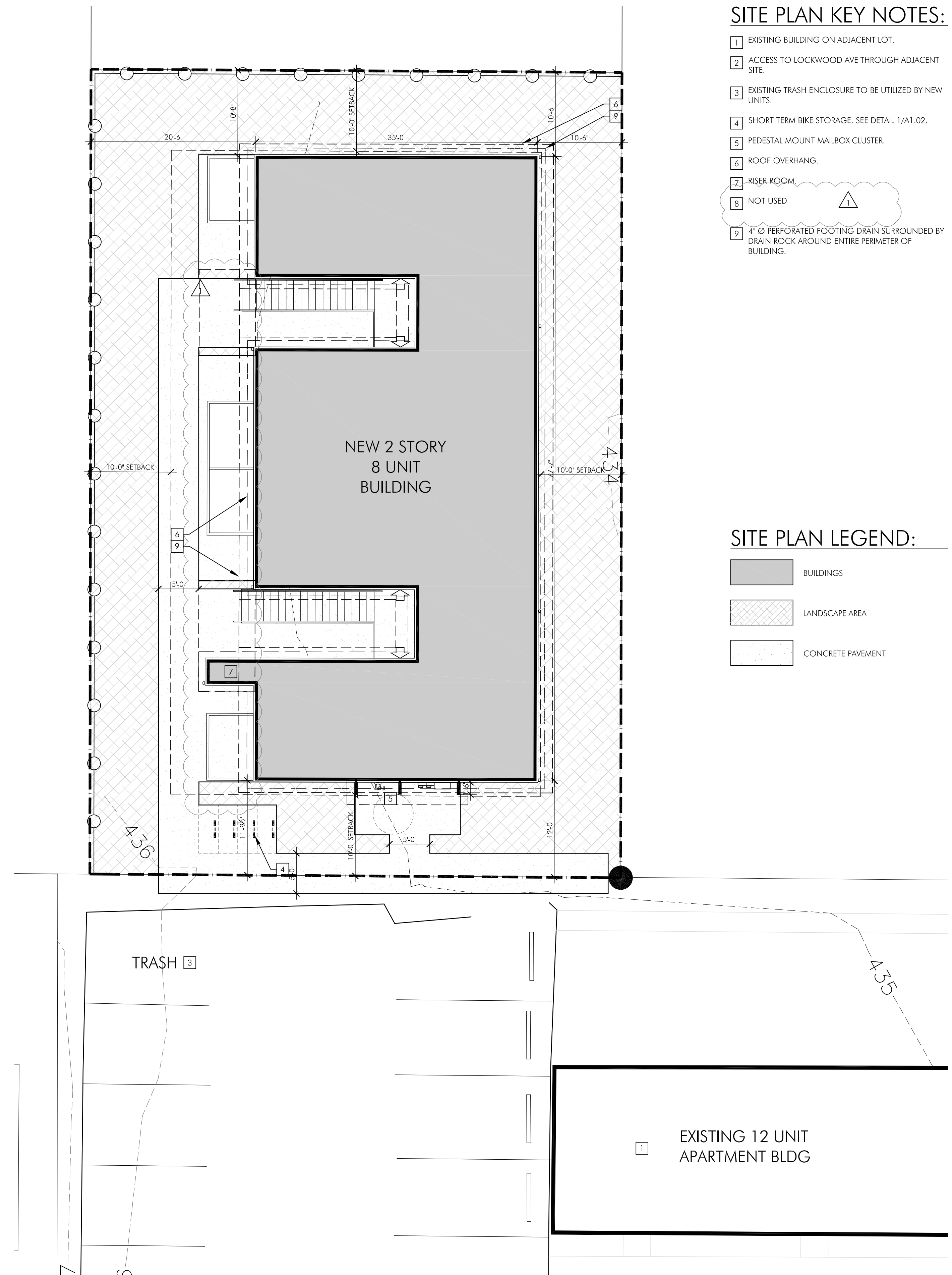
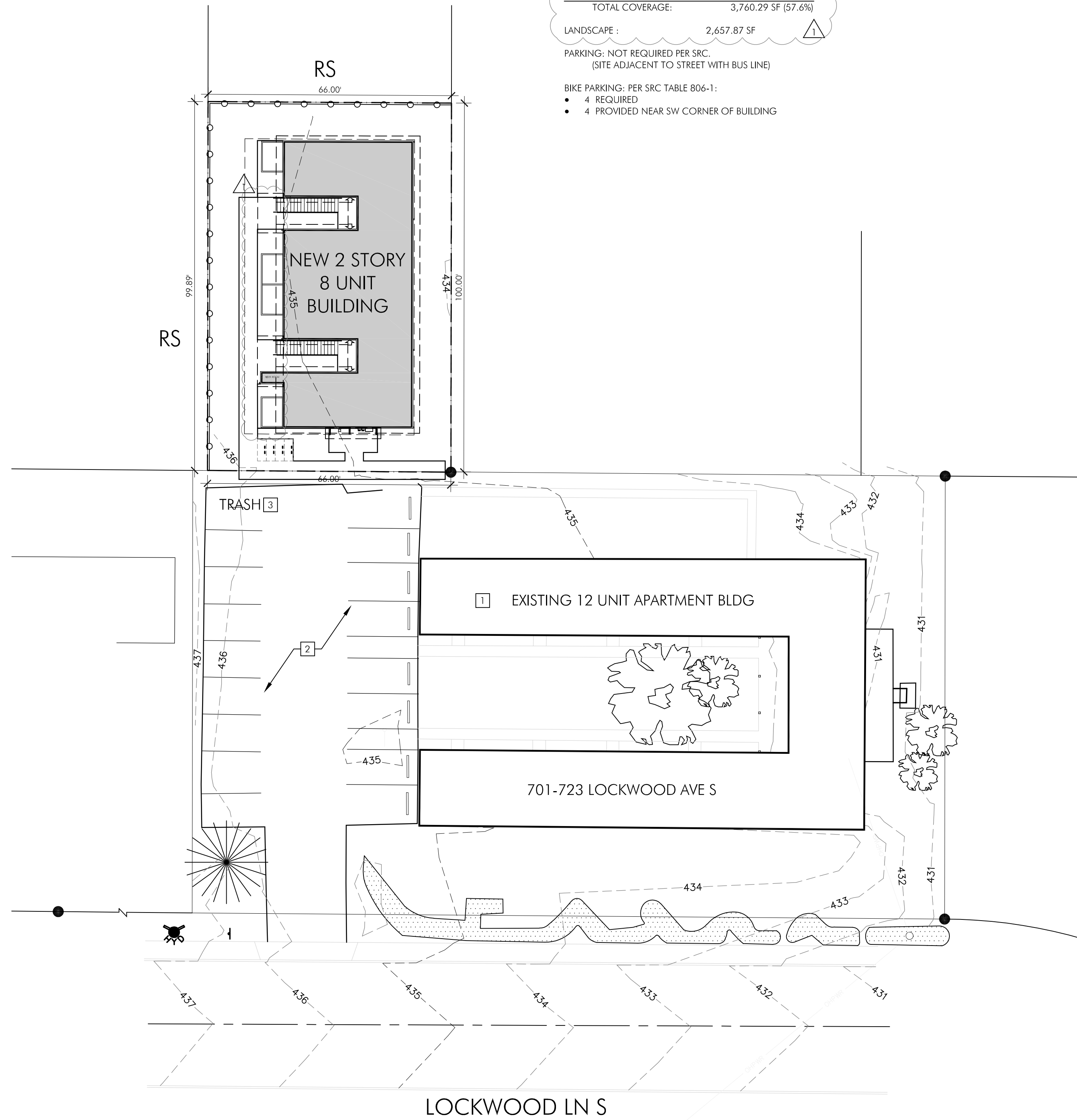
BIKE PARKING: PER SRC TABLE 806-1:  
• 4 REQUIRED  
• 4 PROVIDED NEAR SW CORNER OF BUILDING

## SITE PLAN KEY NOTES:

- EXISTING BUILDING ON ADJACENT LOT.
- ACCESS TO LOCKWOOD AVE THROUGH ADJACENT SITE.
- EXISTING TRASH ENCLOSURE TO BE UTILIZED BY NEW UNITS.
- SHORT TERM BIKE STORAGE. SEE DETAIL 1/A1.02.
- PEDESTAL MOUNT MAILBOX CLUSTER.
- ROOF OVERHANG.
- RISER ROOM.
- NOT USED.
- 4" Ø PERFORATED FOOTING DRAIN SURROUNDED BY DRAIN ROCK AROUND ENTIRE PERIMETER OF BUILDING.

## SITE PLAN LEGEND:

- BUILDINGS
- LANDSCAPE AREA
- CONCRETE PAVEMENT



1 OVERALL SITE PLAN

2 ENLARGED SITE PLAN