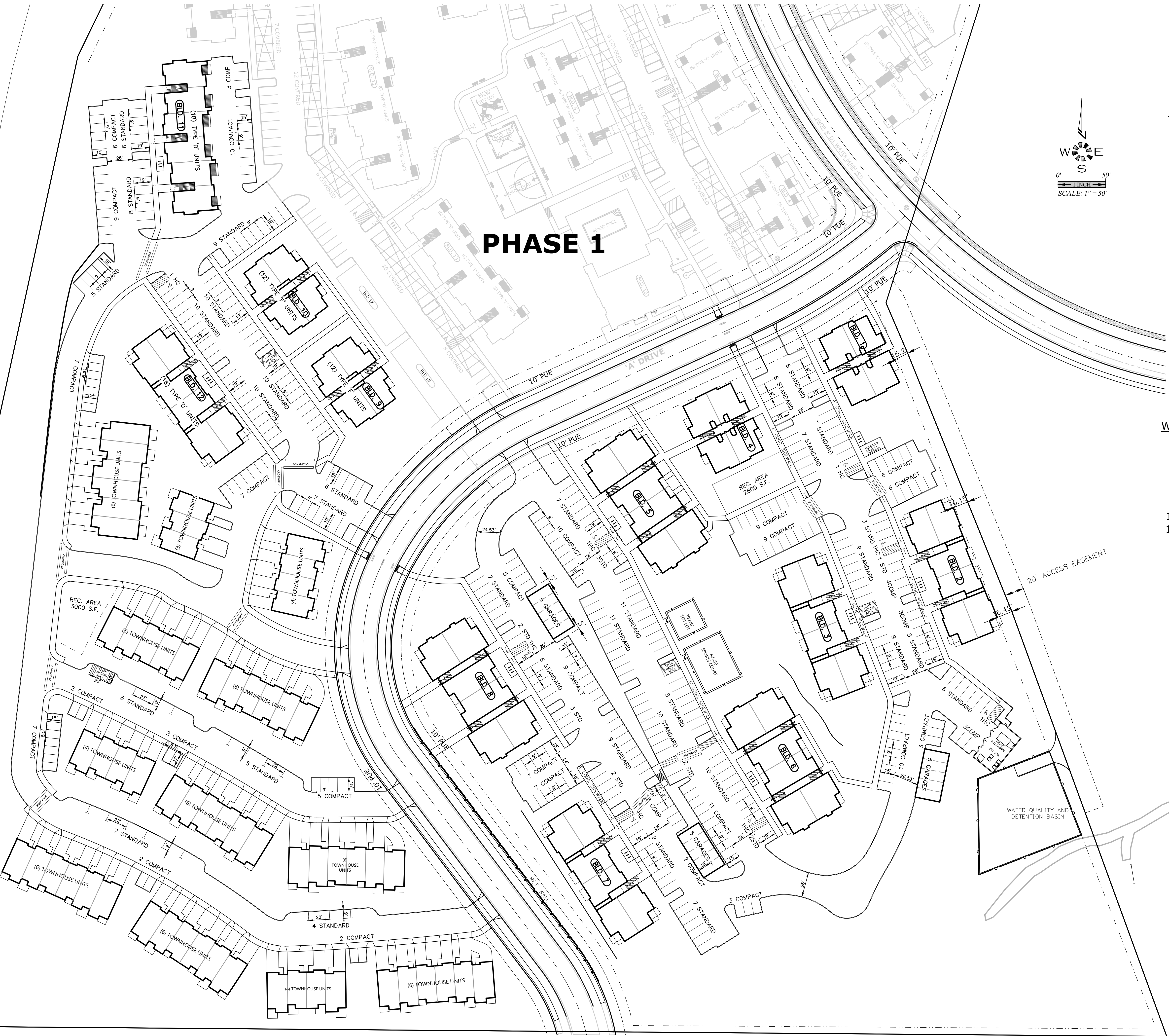




PHASE 1

SITE AREAS
BOUNDARY _____ 1,412,323 S.F.
TOTAL SITE _____ 830,133 S.F.

- EAST SIDE**
150 TOTAL APARTMENT UNITS EAST
24 TYPE "I" 2-Bd, 2-Ba (1032 S.F.) UNITS
18 TYPE "W6E" 2-Bd, 2-Ba (1067 S.F.) UNITS
36 TYPE "P4" 2-Bd, 2-Ba (1038 S.F.) UNITS
36 TYPE "J" 3-Bd, 2-Ba (1205 S.F.) UNITS
36 TYPE "A" 1-Bd, 1-Ba (651 S.F.) UNITS

- 302 TOTAL PARKING STALLS
161 STANDARD STALLS
119 COMPACT STALLS
7 HANDICAP STALLS
2 12x19 LOADING AREAS
15 GARAGES (1 HANDICAP)
42 BICYCLE SPACES IN 7 RACKS (38 REQUIRED)
1 40'x50' SPORTS COURT
1 30'x30' TOT LOT
1 TRASH COMPACTOR / RECYCLE
2 PLAY AREAS
1 U.S. MAIL BOX AREA
1 CLUBHOUSE / MANAGERS OFFICE (PHASE 1)
1 SWIMMING POOL (42'x22') (PHASE 1)
1 REC. AREA

- WEST SIDE**
60 TOTAL APARTMENT UNITS WEST
24 TYPE "HE" 2-Bd, 2-Ba (1010 S.F.) UNITS
18 TYPE "W6I" 2-Bd, 2-Ba (1037 S.F.) UNITS
18 TYPE "W6E" 2-Bd, 2-Ba (1067 S.F.) UNITS
62 TOWNHOUSE UNITS

- 181 TOTAL PARKING STALLS
103 STANDARD STALLS
60 COMPACT STALLS
1 HANDICAP STALLS
1 12x19 LOADING AREA
1 12x25 LOADING AREA
1 REC. AREA
8 GARAGES
12 BICYCLE SPACES IN 2 RACKS (12 REQUIRED)
1 U.S. MAIL BOX AREA

★ 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

- ⊙ – POLE LIGHT MAXIMUM 14' TALL
★ – POST LIGHT MAXIMUM 5' TALL
▨ – LOCATION OF ELECTRICAL SEPARATION WALL
① – MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMP
||| – 6 BICYCLE SPACES.

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 CHPTR. 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.



SITE PLAN

MCKENZIE HEIGHTS PHASE 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.

2012-SITE SUB-SITE
Design: M.D.G.
Drawn: T.N.S.
Checked: M.D.G.
Date: AUG. 2020
Scale: AS SHOWN



EXPIRES: 06-30-2023

JOB # 7071

SDR3