



MULTI/TECH
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OVERALL SITE PLAN

JOSEPH STREET PROPERTY

- 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 CHAPTER 11 AND ORS REQUIREMENTS.
 3. HANDICAP ACCESSIBLE CURB RAMP 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.

- TOTAL APARTMENTS:**
- 279 TOTAL APARTMENT UNITS
 - 30 TYPE "A" 2-Bd, 1-Ba (844 S.F.) UNITS
 - 165 TYPE "B" 2-Bd, 2-Ba (952 S.F.) UNITS
 - 48 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS
 - 36 TYPE "D" 3-Bd, 2-Ba (1127 S.F.) UNITS
- 477 TOTAL PARKING STALLS **EVC** - FUTURE ELECTRIC VEHICLE PARKING:
- 321 STANDARD STALLS
 - 142 COMPACT STALLS
 - 14 HANDICAP STALLS
 - 3 LOADING ZONE
 - 40 BICYCLE SPACES

- 1 RECREATION BLD. / MANAGER'S OFFICE
- 1 TRASH COMPACTOR / RECYCLE
- 5 TRASH / RECYCLE
- 1 PLAY AREA
- 1 DOG PARK
- 1 SWIMMING POOL (16'x32')
- 2 U.S. MAIL BOX AREAS

INDICATES LOWER FLOOR UNITS IN BUILDINGS 6, 9, 13, 16, 22, & 26 ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2019 OSSC SEC. 1107.6.2.2.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2019 OSSC SEC. 1107.6.2.2.2

- ★ - (128) 7' TALL MOUNT VERNON OUTDOOR POST LIGHT BLK.
- Ⓟ - (7) 18' TALL KAD LED 60C 100 30K R3 MVOLT RADON DBLXD POLE LIGHT
- LOCATION OF ELECTRICAL SEPARATION WALL
- ① - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMP
- |||| - 8 BICYCLE SPACES
- ||||| - 6 BICYCLE SPACES

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

DESIGN: M.D.G.
 DRAWN: A.R.B./M.K.D.
 CHECKED: M.D.G.
 DATE: APRIL 2022
 SCALE: AS SHOWN



JOB # 6591

SDR6

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