

SITE PLAN NOTES

1. THE ARCHITECTURAL REFERENCE SITE PLAN GRAPHICALLY INDICATES THE APPROXIMATE LOCATIONS OF THE IMPROVEMENTS. REFER TO CIVIL ENGINEER'S PLANS FOR ALL HORIZONTAL DIMENSIONAL CONTROL.
2. ALL INFORMATION RELATED TO THE SITE PROPERTY HAS BEEN PROVIDED BY THE OWNER'S SURVEYOR AND CIVIL ENGINEER.
3. THE GENERAL CONTRACTOR SHALL VERIFY ALL SITE DIMENSIONS ON CIVIL DRAWINGS, CONDITIONS, EXISTING CONSTRUCTION GRADES AND UTILITIES ON PROJECT AND CONTRACT DOCUMENTS AT PROJECT SITE PRIOR TO BEGINNING CONSTRUCTION. REPORT DISCREPANCIES TO OWNER AND ARCHITECT FOR CLARIFICATION.
4. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES, TREE LOCATIONS, AND PROPOSED BUILDING LOCATIONS AND SHALL ADVISE THE OWNER AND ARCHITECT OF ANY RECOMMENDED MODIFICATIONS PRIOR TO THE START OF ANY WORK.
5. THE GENERAL CONTRACTOR SHALL COORDINATE FINAL GRADINGS AND PAVINGS AS REQUIRED FOR POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
6. THE GENERAL CONTRACTOR SHALL LOCATE ALL UTILITY SERVICES (WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TV) AND COORDINATE THE EXTENSIONS TO THE BUILDINGS. ALL CONNECTIONS, METERS, CLEAN OUTS, ETC., SHALL BE LOCATED IN NON-VISUALLY OBTRUSIVE AREAS.
7. REFER TO CIVIL DRAWINGS FOR LOCATION OF SITE UTILITIES, EASEMENTS AND RIGHT OF WAY'S.
8. REFER TO CIVIL DRAWINGS FOR LOCATION OF EXISTING TREES TO REMAIN AND PROTECTION REQUIRED FOR THEM.
9. REFER TO CIVIL DRAWINGS PLANS, ELEVATIONS AND SECTION OF ALL SITE FENCES, GATES, WALLS AND OTHER SITE ADVENTS INCLUDING PERGOLAS AND DUMPSTER ENCLOSURES.
10. REFER TO CIVIL PLANS FOR HANDICAPPED ACCESSIBILITY ROUTES TO AND FROM BUILDINGS.
11. ALL LEVEL TRANSITIONS REQUIRING STEPS OF 2 RISERS OR MORE SHALL BE PROVIDED WITH APPROPRIATE HANDRAILS.
12. H/V REFERS TO HEARING AND VISUAL DISABILITY UNITS.
13. FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR PROPERLY COMPACTED FILL MATERIAL.
14. THE BOTTOM OF FOUNDATIONS SHALL EXTEND BELOW THE DEPTH OF FROST PENETRATION, BUT NO LESS THAN 18 INCHES BELOW FINISH GRADE.

UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)

UFAS UNITS: Federally assisted apartment housing requires that 5% of the total, or at least one unit, whichever is greater, in projects of 15 or more dwelling units, or as determined by the appropriate federal agency following a local needs assessment conducted by local government bodies or states under applicable regulations.

REQUIRED UFAS UNIT COUNT 5% BY UNIT TYPE:
 (36) 1BR X 09 = 1.8; 2 PROVIDED
 (26) 2BR X 09 = 4.4; 5 PROVIDED
 (12) 3BR X 09 = 1.2; 1 PROVIDED

HEARING/VISUAL DISABILITY UNITS (H/V)

H/V UNITS: Federally assisted new construction housing developments with 5 or more units must design and construct 2% of units, or at least one unit, whichever is greater, to be made accessible for persons with vision/hearing impairments.

REQUIRED H/V UNIT COUNT:
 130 UNITS X .02 = 2.6; 3 UNITS PROVIDED

BLOCK J BUILDING MATRIX										
BLDG. NAM.	BLDG. TYPE	LEVEL	BEDROOMS				ADA	H/V	ADDRESS	
			1	2	3	4				
J	I-C	G	B1						365 VANCE AVE UNIT 101	
			B1						365 VANCE AVE UNIT 102	
			B1A						365 VANCE AVE UNIT 103	
		2 nd	B1A						365 VANCE AVE UNIT 201	
			B1A						365 VANCE AVE UNIT 202	
			B1A						365 VANCE AVE UNIT 203	
	H-A	G	B1						375 VANCE AVE UNIT 101	
			B1						375 VANCE AVE UNIT 102	
			B1						375 VANCE AVE UNIT 104	
		2 nd	B1A						375 VANCE AVE UNIT 201	
			B1A						375 VANCE AVE UNIT 202	
			B1A						375 VANCE AVE UNIT 203	
J	I-C ALT	G	B1						375 VANCE AVE UNIT 101	
			B1						375 VANCE AVE UNIT 102	
			B1						375 VANCE AVE UNIT 104	
		2 nd	B1A						375 VANCE AVE UNIT 201	
			B1A						375 VANCE AVE UNIT 202	
			B1A						375 VANCE AVE UNIT 203	
	L-A	G	B1						375 VANCE AVE UNIT 101	
			B1						375 VANCE AVE UNIT 102	
			B1						375 VANCE AVE UNIT 104	
		2 nd	B1A						375 VANCE AVE UNIT 201	
			B1A						375 VANCE AVE UNIT 202	
			B1A						375 VANCE AVE UNIT 203	
J	H-A	G	B1						385 VANCE AVE UNIT 101	
			B1						385 VANCE AVE UNIT 102	
			B1						385 VANCE AVE UNIT 104	
		2 nd	B1A						385 VANCE AVE UNIT 201	
			B1A						385 VANCE AVE UNIT 202	
			B1A						385 VANCE AVE UNIT 203	
	L-A	G	B1						385 VANCE AVE UNIT 101	
			B1						385 VANCE AVE UNIT 102	
			B1						385 VANCE AVE UNIT 104	
		2 nd	B1A						385 VANCE AVE UNIT 201	
			B1A						385 VANCE AVE UNIT 202	
			B1A						385 VANCE AVE UNIT 203	
J	H-A	G	B1						395 VANCE AVE UNIT 101	
			B1						395 VANCE AVE UNIT 102	
			B1						395 VANCE AVE UNIT 104	
		2 nd	B1A						395 VANCE AVE UNIT 201	
			B1A						395 VANCE AVE UNIT 202	
			B1A						395 VANCE AVE UNIT 203	
	L-A	G	B1						395 VANCE AVE UNIT 101	
			B1						395 VANCE AVE UNIT 102	
			B1						395 VANCE AVE UNIT 104	
		2 nd	B1A						395 VANCE AVE UNIT 201	
			B1A						395 VANCE AVE UNIT 202	
			B1A						395 VANCE AVE UNIT 203	
J	H-A	G	B1						405 VANCE AVE UNIT 101	
			B1						405 VANCE AVE UNIT 102	
			B1						405 VANCE AVE UNIT 104	
		2 nd	B1A						405 VANCE AVE UNIT 201	
			B1A						405 VANCE AVE UNIT 202	
			B1A						405 VANCE AVE UNIT 203	
	L-A	G	B1						405 VANCE AVE UNIT 101	
			B1						405 VANCE AVE UNIT 102	
			B1						405 VANCE AVE UNIT 104	
		2 nd	B1A						405 VANCE AVE UNIT 201	
			B1A						405 VANCE AVE UNIT 202	
			B1A						405 VANCE AVE UNIT 203	
J	H-A	G	B1						415 VANCE AVE UNIT 101	
			B1						415 VANCE AVE UNIT 102	
			B1						415 VANCE AVE UNIT 104	
		2 nd	B1A						415 VANCE AVE UNIT 201	
			B1A						415 VANCE AVE UNIT 202	
			B1A						415 VANCE AVE UNIT 203	
	L-A	G	B1						415 VANCE AVE UNIT 101	
			B1						415 VANCE AVE UNIT 102	
			B1						415 VANCE AVE UNIT 104	
		2 nd	B1A						415 VANCE AVE UNIT 201	
			B1A						415 VANCE AVE UNIT 202	
			B1A						415 VANCE AVE UNIT 203	
J	H-A	G	B1						425 VANCE AVE UNIT 101	
			B1						425 VANCE AVE UNIT 102	
			B1						425 VANCE AVE UNIT 104	
		2 nd	B1A						425 VANCE AVE UNIT 201	
			B1A						425 VANCE AVE UNIT 202	
			B1A						425 VANCE AVE UNIT 203	
	L-A	G	B1						425 VANCE AVE UNIT 101	
			B1						425 VANCE AVE UNIT 102	
			B1						425 VANCE AVE UNIT 104	
		2 nd	B1A						425 VANCE AVE UNIT 201	
			B1A						425 VANCE AVE UNIT 202	
			B1A						425 VANCE AVE UNIT 203	
J	H-A	G	B1						435 VANCE AVE UNIT 101	
			B1						435 VANCE AVE UNIT 102	
			B1						435 VANCE AVE UNIT 104	
		2 nd	B1A						435 VANCE AVE UNIT 201	
			B1A						435 VANCE AVE UNIT 202	
			B1A						435 VANCE AVE UNIT 203	
	L-A	G	B1						435 VANCE AVE UNIT 101	
			B1						435 VANCE AVE UNIT 102	
			B1						435 VANCE AVE UNIT 104	
		2 nd	B1A						435 VANCE AVE UNIT 201	
			B1A						435 VANCE AVE UNIT 202	
			B1A						435 VANCE AVE UNIT 203	
J	H-A	G	B1						445 VANCE AVE UNIT 101	
			B1						445 VANCE AVE UNIT 102	
			B1						445 VANCE AVE UNIT 104	
		2 nd	B1A						445 VANCE AVE UNIT 201	
			B1A						445 VANCE AVE UNIT 202	
			B1A						445 VANCE AVE UNIT 203	
	L-A	G	B1						445 VANCE AVE UNIT 101	
			B1						445 VANCE AVE UNIT 102	
			B1						445 VANCE AVE UNIT 104	
		2 nd	B1A						445 VANCE AVE UNIT 201	
			B1A						445 VANCE AVE UNIT 202	
			B1A						445 VANCE AVE UNIT 203	
J	H-A	G	B1						455 VANCE AVE UNIT 101	
			B1						455 VANCE AVE UNIT 102	
			B1						455 VANCE AVE UNIT 104	
		2 nd	B1A						455 VANCE AVE UNIT 201	
			B1A						455 VANCE AVE UNIT 202	
			B1A						455 VANCE AVE UNIT 203	
	L-A	G	B1						455 VANCE AVE UNIT 101	
			B1						455 VANCE AVE UNIT 102	
			B1						455 VANCE AVE UNIT 104	
		2 nd	B1A						455 VANCE AVE UNIT 201	
			B1A						455 VANCE AVE UNIT 202	
			B1A						455 VANCE AVE UNIT 203	
J	H-A	G	B1						465 VANCE AVE UNIT 101	
			B1						465 VANCE AVE UNIT 102	
			B1						465 VANCE AVE UNIT 104	
		2 nd	B1A						465 VANCE AVE UNIT 201	
			B1A						465 VANCE AVE UNIT 202	
			B1A						465 VANCE AVE UNIT 203	
	L-A	G	B1						465 VANCE AVE UNIT 101	
			B1						465 VANCE AVE UNIT 102	
			B1						465 VANCE AVE UNIT 104	
		2 nd	B1A						465 VANCE AVE UNIT 201	
			B1A						465 VANCE AVE UNIT 202	
			B1A						465 VANCE AVE UNIT 203	
J	H-A	G	B1						475 VANCE AVE UNIT 101	
			B1						475 VANCE AVE UNIT 102	
			B1						475 VANCE AVE UNIT 104	
		2 nd	B1A						475 VANCE AVE UNIT 201	
			B1A						475 VANCE AVE UNIT 202	
			B1A						475 VANCE AVE UNIT 203	
	L-A	G	B1						475 VANCE AVE UNIT 101	
			B1						475 VANCE AVE UNIT 102	
			B1						475 VANCE AVE UNIT 104	
		2 nd	B1A						475 VANCE AVE UNIT 201	
			B1A						475 VANCE AVE UNIT 202	
			B1A						475 VANCE AVE UNIT 203	
J	H-A	G	B1						485 VANCE AVE UNIT 101	
			B1						485 VANCE AVE UNIT 102	
			B1						485 VANCE AVE UNIT 104	
		2 nd	B1A						485 VANCE AVE UNIT 201	
			B1A						485 VANCE AVE UNIT 202	
			B1A						485 VANCE AVE UNIT 203	
	L-A	G	B1						485 VANCE AVE UNIT 101	
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			B1						485 VANCE AVE UNIT 104	
		2 nd	B1A						485 VANCE AVE UNIT 201	
			B1A						485 VANCE AVE UNIT 202	
			B1A						485 VANCE AVE UNIT 203	
J										