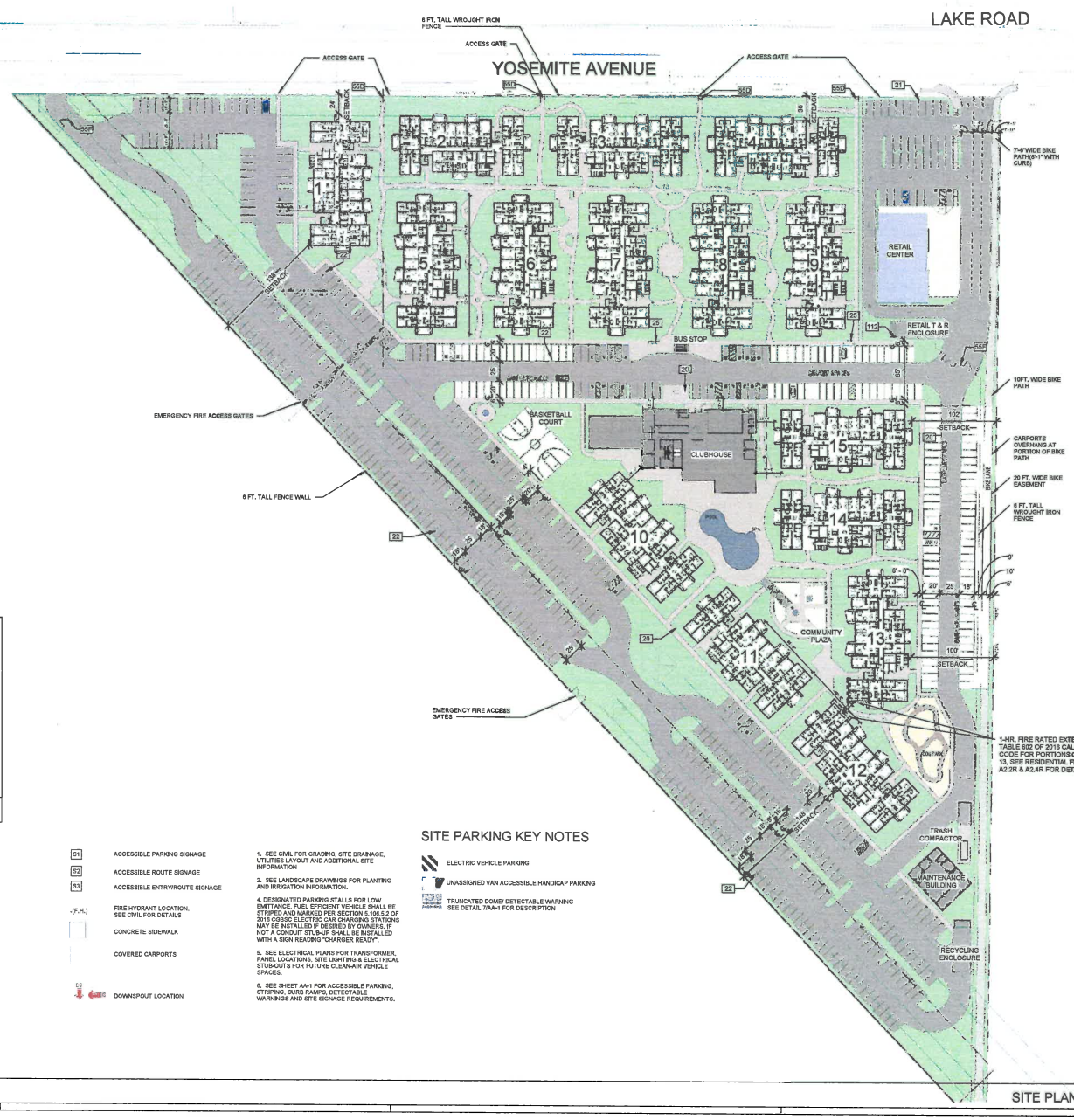

SITE PLAN 1" = 60'-0" | 1

TOTAL NUMBER OF RESIDENTIAL UNITS - 225

REQUIRED NUMBER OF ACCESSIBLE UNITS (10%) - 23 UNITS

BUILDING #'S	ACCESSIBLE UNIT #'S
1	(105, 101)
2	(102)
3	(105)
4	(101)
5	(105, 102)
6	(102, 101)
7	(105, 101)
8	(105, 102)
9	(102, 101)
10	(105, 103)
11	(104)
12	(105)
13	(103)
14	(104)
15	(102, 101)

NOTES:
1. ALL ACCESSIBLE UNITES ARE LOCATED ON THE FIRST FLOOR OF THE BUILDINGS.

2. ALL RESIDENTIAL UNITS ON THE FIRST FLOOR THAT ARE NOT ACCESSIBLE SHALL BE ADAPTABLE & SHALL MEET ALL THE CRITERIA FOR ADAPTABILITY PER 2016 CBC.

ACCESSIBLE UNITS SUMMARY 1" = 60'-0" | 2

Keynote Legend	
Keynote Text	
20	PERMEABLE ASPHALTIC CONCRETE PAVING: PER CIVIL ENGINEERS REQUIREMENTS AND GRADES
21	CROSS WALK SIZE, PAINT AND STRIPING SHALL COMPLY WITH CITY OF MERCED STANDARDS.
22	PARKING SPACE IDENTIFICATION (STRIPING) AND OTHER SLAB OR AC SURFACE MARKINGS SUCH AS AISLE ROUTES AND DIRECTIONS SHALL BE INSTALLED IN MACHINE APPLIED HIGH PERFORMANCE SOLVENT BASED PAINTS AND SHALL CONFORM TO MINIMUM REQUIREMENTS OF THE LOCAL AGENCY HAVING AUTHORITY (CITY OF MERCED)
25	SITE FURNISHINGS (BENCHES AND TRASH) PER SCOPE AND SPECIFICATION DESCRIBED ON THE LANDSCAPE DRAWINGS
55D	WROUGHT IRON PEDESTRIAN GATE @ FIRE ACCESS GATE
55F	6 FEET TALL DECORATIVE VEHICULAR GATES, W/ AUTOMATIC OPERATORS
112	TRASH STORAGE CONTAINER

S1 ACCESSIBLE PARKING SIGNAGE

S2 ACCESSIBLE ROUTE SIGNAGE

S3 ACCESSIBLE ENTRY/ROUTE SIGNAGE

-(F.H.) FIRE HYDRANT LOCATION. SEE CIVIL FOR DETAILS

CONCRETE SIDEWALK

COVERED CARPORTS

DS DOWNSPOUT LOCATION

1. SEE CIVIL FOR GRADING, SITE DRAINAGE, UTILITIES LAYOUT AND ADDITIONAL SITE INFORMATION

2. SEE LANDSCAPE DRAWINGS FOR PLANTING AND IRRIGATION INFORMATION.

4. DESIGNATED PARKING STALLS FOR LOW EMITTANCE, FUEL EFFICIENT VEHICLE SHALL BE STRIPED AND MARKED PER SECTION 5.106.5.2 OF 2016 CGBSC ELECTRIC CAR CHARGING STATIONS MAY BE INSTALLED IF DESIRED BY OWNERS. IF NOT A CONDUIT STUB-UP SHALL BE INSTALLED WITH A SIGN READING "CHARGER READY".

5. SEE ELECTRICAL PLANS FOR TRANSFORMER, PANEL LOCATIONS, SITE LIGHTING & ELECTRICAL STUB-OUTS FOR FUTURE CLEAN-AIR VEHICLE SPACES.

6. SEE SHEET A4-1 FOR ACCESSIBLE PARKING, STRIPING, CURB RAMPS, DETECTABLE WARNINGS AND SITE SIGNAGE REQUIREMENTS.

SITE PARKING KEY NOTES

ELECTRIC VEHICLE PARKING

UNASSIGNED VAN ACCESSIBLE HANDICAP PARKING

TRUNCATED DOME/ DETECTABLE WARNING SEE DETAIL 7/A4-1 FOR DESCRIPTION

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APN 031-141-004

DATE	SUMMARY OF REVISION
12/28/2016	PLANNING SUBMITTAL
01/04/2017	UPDATED SITE PLAN
01/25/2017	PLANNING MEETING
02/06/2017	ISSUE
02/10/2017	ISSUE
02/22/2017	ISSUE
03/06/2017	PLANNING SUBMITTAL
04/28/2017	SITE PLAN REVIEW SUBMITTAL

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SHEET CONTENTS

MASTER SITE PLAN

PROJECT NO 9837

SHEET

A1.0

ATTACHMENT 4

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