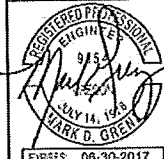


SITE PLAN

PORTLAND ROAD  
APARTMENT COMPLEX

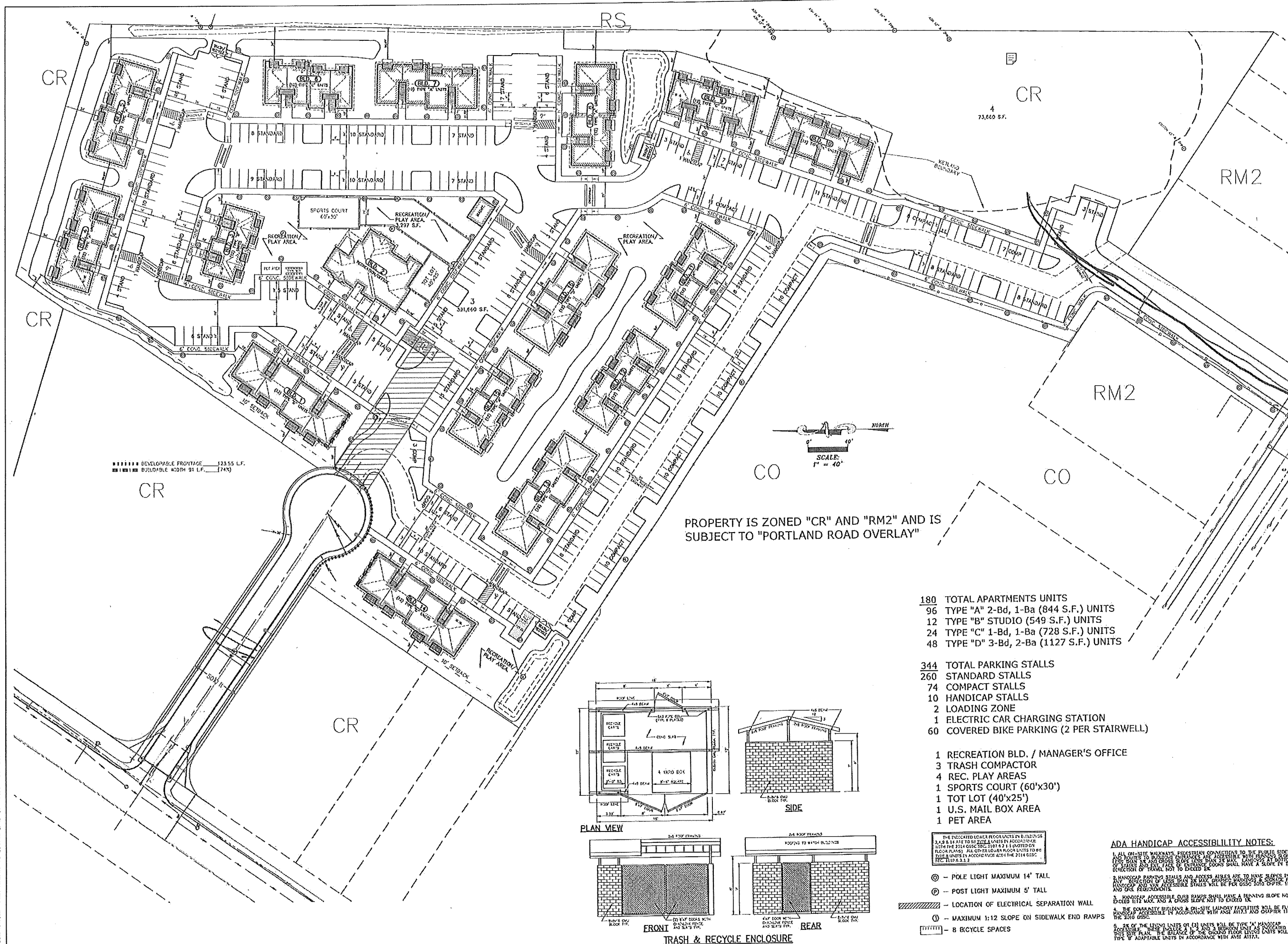
NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE WITHOUT THE WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.  
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

DESIGN: M.D.G.  
DRAWN: C.D.S.  
CHECKED: M.D.G.  
DATE: APR 2015  
SCALE: AS SHOWN  
AS-BUILT:

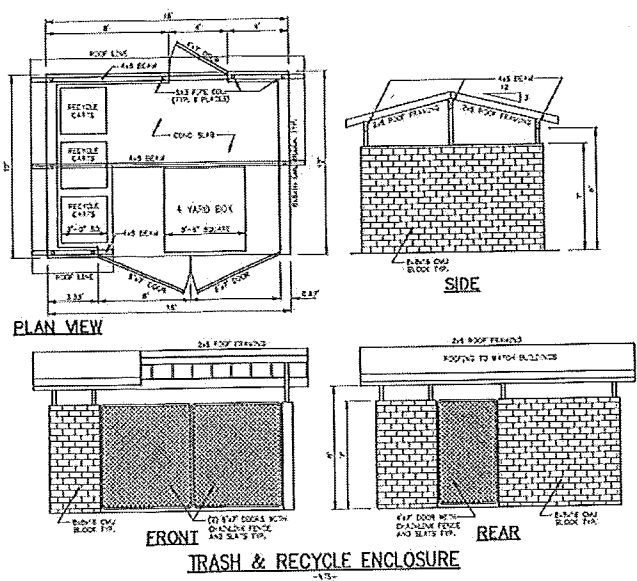


JOB # 6261

SDR3



- 180 TOTAL APARTMENTS UNITS
- 96 TYPE "A" 2-Bd, 1-Ba (844 S.F.) UNITS
- 12 TYPE "B" STUDIO (549 S.F.) UNITS
- 24 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS
- 48 TYPE "D" 3-Bd, 2-Ba (1127 S.F.) UNITS
  
- 344 TOTAL PARKING STALLS
- 260 STANDARD STALLS
- 74 COMPACT STALLS
- 10 HANDICAP STALLS
- 2 LOADING ZONE
- 1 ELECTRIC CAR CHARGING STATION
- 60 COVERED BIKE PARKING (2 PER STAIRWELL)



THE PROPOSED LOWER FLOOR UNITS IN BUILDINGS 3, 4, 9 & 14 ARE TO BE 2-LEVEL UNITS IN ACCORDANCE WITH THE 2014 CODE SEC. 1101.4.3.1.4 (LOWER FLOOR UNITS). ALL OTHER LOWER FLOOR UNITS TO BE 1-LEVEL UNITS IN ACCORDANCE WITH THE 2014 CODE SEC. 1101.4.3.1.3.

- ⊙ - POLE LIGHT MAXIMUM 14' TALL
- ⊙ - POST LIGHT MAXIMUM 5' TALL
- ▨ - LOCATION OF ELECTRICAL SEPARATION WALL
- ① - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- ⊞ - 8 BICYCLE SPACES

ADA HANDICAP ACCESSIBILITY NOTES:

1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND RAMP TO BUILDING ENTRANCES ARE ACCESSIBLE WITH MINIMUM SLOPE OF 1:20. ALL SIDEWALKS AND RAMPWAYS SHALL HAVE A SLOPE OF 1:20. ALL SIDEWALKS AND RAMPWAYS SHALL HAVE A SLOPE OF 1:20. ALL SIDEWALKS AND RAMPWAYS SHALL HAVE A SLOPE OF 1:20.
2. HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 1:20. ALL SIDEWALKS AND RAMPWAYS SHALL HAVE A SLOPE OF 1:20.
3. HANDICAP ACCESSIBLE BUS RAMPWAYS SHALL HAVE A MINIMUM SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1:50.
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 CODE.
5. 5% OF THE LIVING UNITS OR (10) UNITS WILL BE TYPE "A" HANDICAP ACCESSIBLE. THESE INCLUDE 1 "A" AND 9 "B" UNITS. 5% OF THE UNITS ON THIS SITE PLAN, THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE "B" ADAPTABLE UNITS IN ACCORDANCE WITH ANSI A117.1.

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