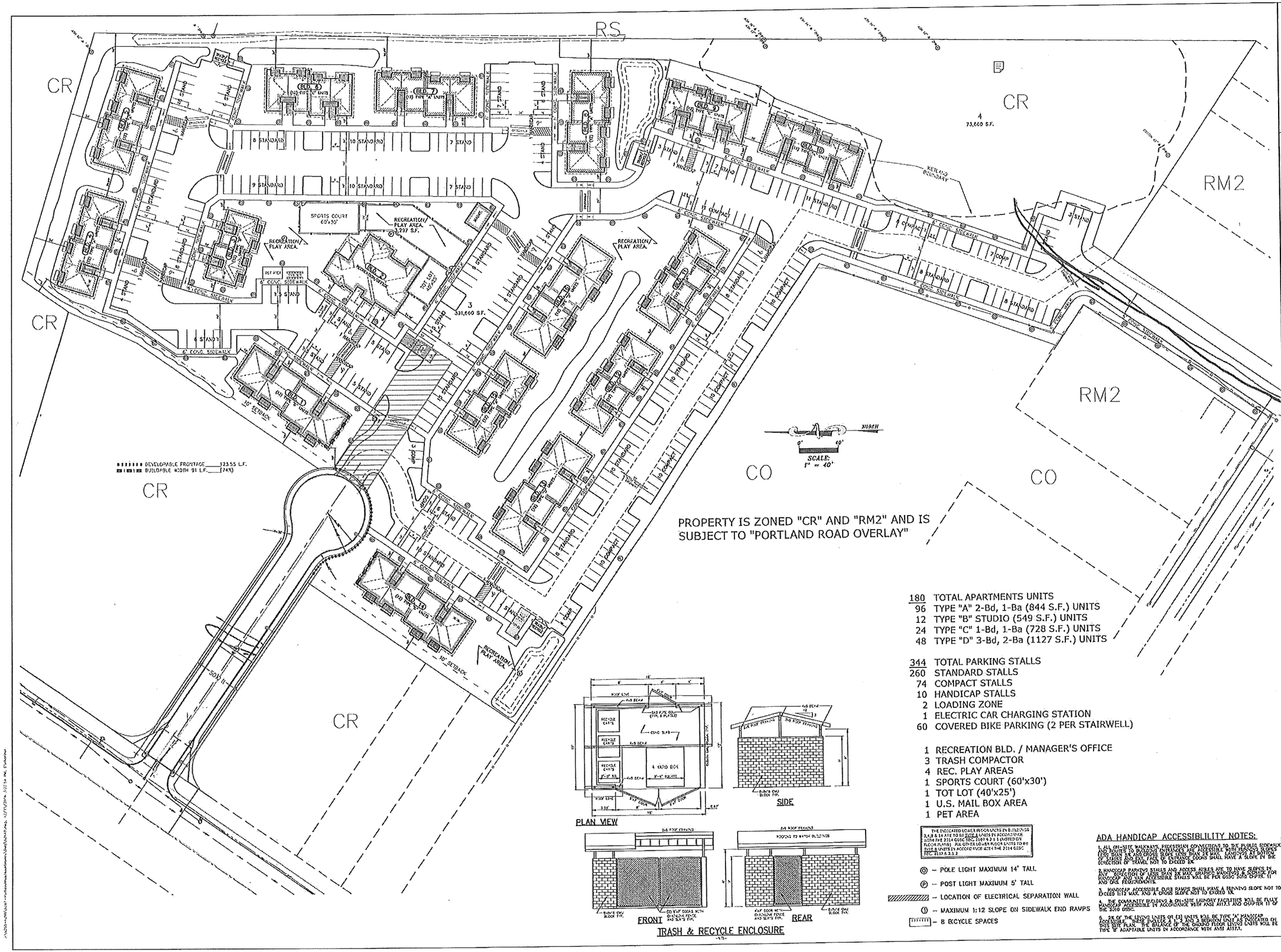

180 TOTAL APARTMENTS UNITS
96 TYPE "A" 2-Bd, 1-Ba (844 S.F.) UNITS
12 TYPE "B" STUDIO (549 S.F.) UNITS
24 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS
48 TYPE "D" 3-Bd, 2-Ba (1127 S.F.) UNITS

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)

1 RECREATION BLD. / MANAGER'S OFFICE
3 TRASH COMPACTOR
4 REC. PLAY AREAS
1 SPORTS COURT (60'x30')
1 TOT LOT (40'x25')
1 U.S. MAIL BOX AREA
1 PET AREA

THE INDICATED LIGHTS INCORPORATE IN BUILDINGS 3,4,5 & 1A ARE TO BE EGLE LIGHTS IN ACCORDANCE WITH THE 2014 OSSC SEC. 310.4.2.1.1 (LOCATED ON FLOOR PLANS). ALL OTHER LIGHTS IN FLOOR UNITS TO BE EGLE LIGHTS IN ACCORDANCE WITH THE 2014 OSSC SEC. 310.4.2.1.2

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

ADA HANDICAP ACCESSIBLILITY 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. RAMPS, 2% AT BOTTOM OF STAIRS AND ALL FACE OF BUILDING DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 1%.

2. HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. CROSS SLOPE. PARKING SPACES FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSSC 2010 CHPTR. 11 AND ORS REQUIREMENTS.

3. HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.

4. THE COMMUNITY BUILDING & CHILDS TOT LAUNDRY FACILITIES WILL BE FULLY ACCESSIBLE. THE ACCESSIBLE ITEMS WILL BE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2010 OSSC.

5. 2% OF THE UNITS UNITS OR (3) UNITS WILL BE TYPE 'A' HANDICAP ACCESSIBLE. THESE INCLUDE 2 - 1 BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR UNITS WILL BE TYPE 'B' ADAPTABLE UNITS IN ACCORDANCE WITH ANSI A117.1.

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PORTLAND ROAD APARTMENT COMPLEX

SITE PLAN

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.

Design: M.D.G.
Drawn: C.D.S.
Checked: M.D.G.
Date: APR 2016
Scale: AS SHOWN
As-Built:

REGISTERED PROFESSIONAL ENGINEER
9/15/16
MARK D. GREAM
EXPIRES 06-30-2017

JOB # 6261

SDR3