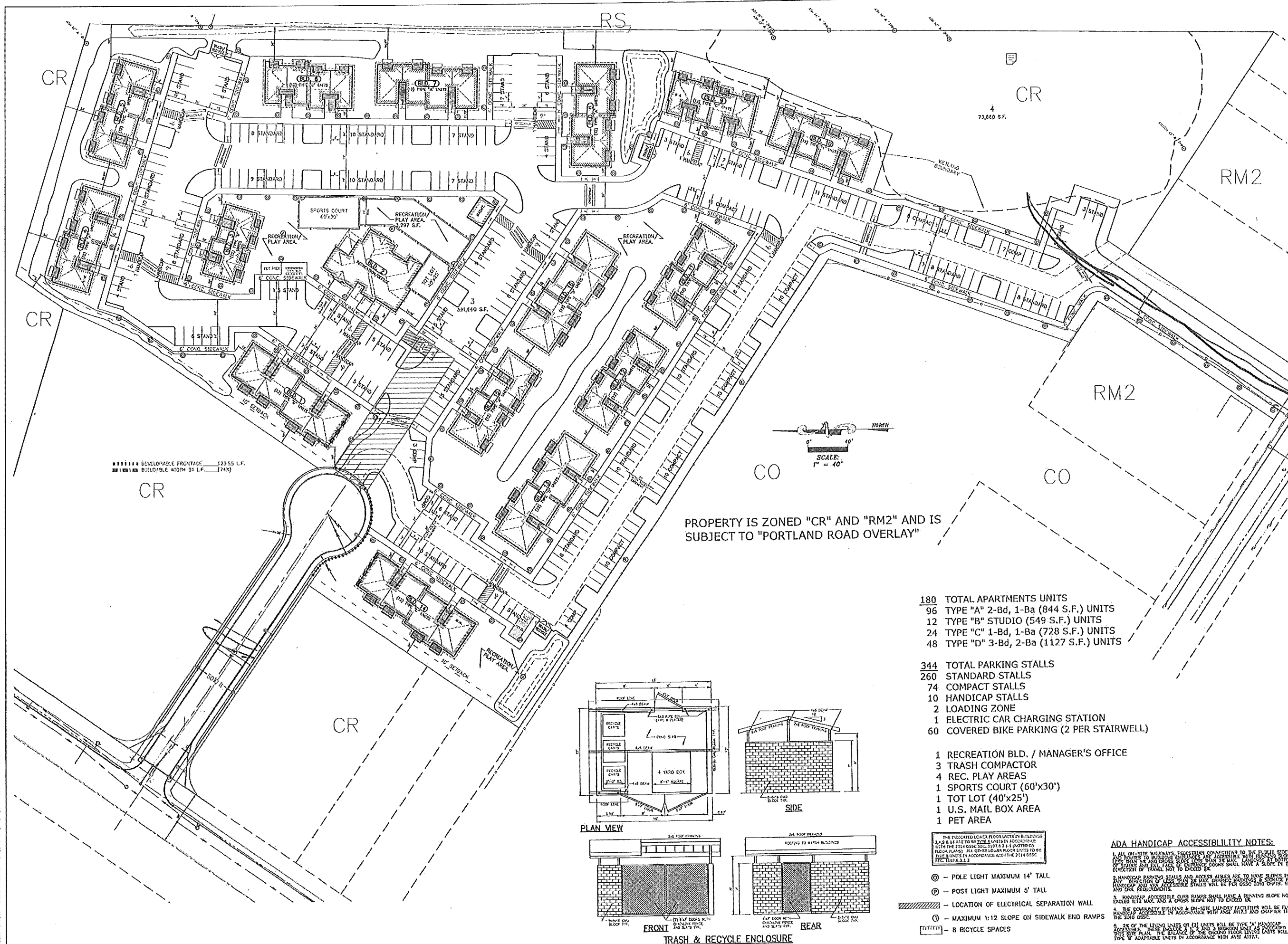
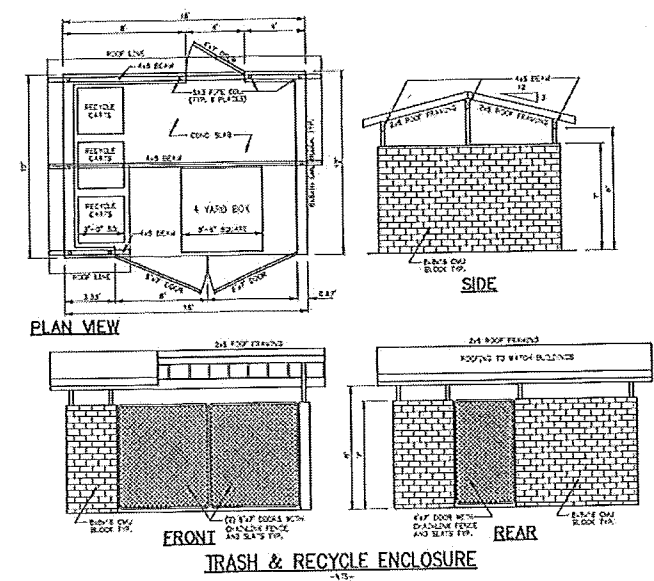




PROPERTY IS ZONED "CR" AND "RM2" AND IS SUBJECT TO "PORTLAND ROAD OVERLAY"

- 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
 - 1 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 LOWER FLOOR UNITS IN BUILDINGS 3, 4, 5 & 14 ARE TO BE TYPE "A" UNITS IN ACCORDANCE WITH THE 2014 OGCSS (ENR 4.3.1.1) LIMITED OR FLOOR PLANS. ALL OTHER LOWER FLOOR UNITS TO BE TYPE "B" UNITS IN ACCORDANCE WITH THE 2014 OGCSS (ENR 4.3.1.2).

- ⊖ 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 ACCESSIBILITY NOTES:

1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH MINIMUM SLOPES LESS THAN 1:12 AND CROSS SLOPE LESS THAN 1:49. LANDSCAPE LIGHT FIXTURES AND SIGNAGE SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 1:49.
2. HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 1:49. HANDICAP PARKING STALLS SHALL BE 8' WIDE AND 5' LONG. ACCESS AISLES SHALL BE 6' WIDE AND 5' LONG.
3. HANDICAP ACCESSIBLE BUS BAYS SHALL HAVE A MINIMUM SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1:49.
4. THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANS A117.1 AND CHAPTER 11 OF THE 2010 OGCSS.
5. 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE "A" HANDICAP ACCESSIBLE. THESE BUILDINGS AND RECREATION UNITS WILL BE TYPE "B" ADAPTABLE UNITS IN ACCORDANCE WITH ANS A117.1.

MULTI/TECH
ENGINEERING SERVICES, INC.
1100 10TH ST. SE. SUITE 1000
ALBUQUERQUE, NM 87102
505.263.1100
WWW.MULTITECHNM.COM

SITE PLAN

PORTLAND ROAD
APARTMENT COMPLEX

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THIS PLAN 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 2016
Scale:	AS SHOWN
As-Built:	

MARK D. GREEN
NO. 9815
EXPIRES 08-30-2017
JOB # 6261

SDR3