

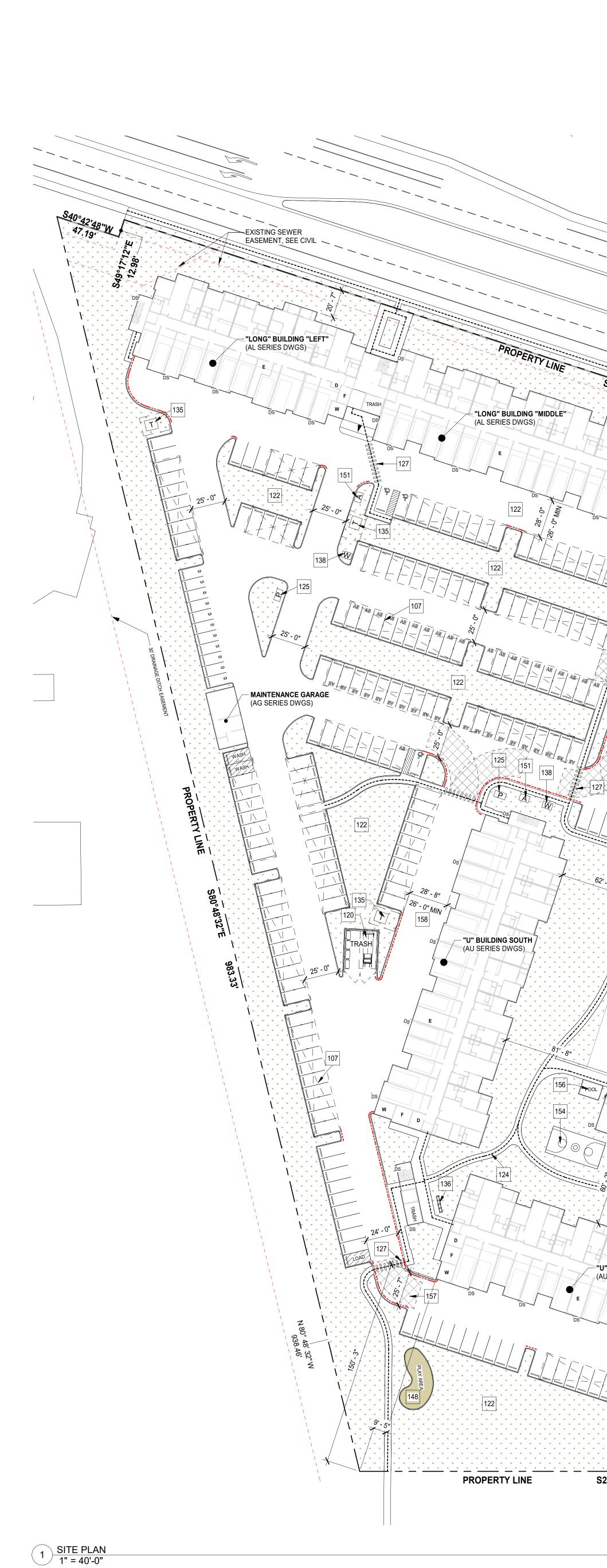




American Capital Group

JEFFERSON VILLAGE APARTMENT COMMUNITY

2/11/2020



BIM 360://Kinect @ Southport/Z-WestSac322 - Site File.rvt

JEFFERSON BLVD "LONG" BUILDING "RIGHT" AL SERIES DWGS) **ENTRY BUILDIN** (AS SERIES DWGS) 122 **RECREATION CTR BLDG**DS (AC SERIES DWGS) SPA POOL 105 "U" BUILDING NORTH GAS METER (AU SERIES DWGS) - FITNESS CENTER BLDG (AF SERIES DWGS) °|155|*/► "U" BUILDING EAST (AU SERIES DWGS) 151 EXIT TO GATEWAY DRIVE, SEE CIVIL PET AREA S22°45'18"W 466.57'

PARKING CALCULATIO	<u>DNS</u>	
REQUIRED PARKING STALLS: STUDIO (1 SPACE/UNIT) 42 UNITS X 1 = 42 PARKING SPACES 1-BED (1 SPACE/UNIT) 98 UNITS X 1 = 98 PARKING SPACES 2-BED (1.25 SPACE/UNIT) 154 UNITS X 1.25 = 193 PARKING SPACE 3-BED (1.5 SPACE/UNIT) 28 UNITS X 1.5 = 42 PARKING SPACE REQUIRED GUEST SPACES (1 SPACE 322 UNITS X 10 = 33 PARKING SPACE	ACES ES E / 10 UI	NITS)
TOTAL REQUIRED PARKING STALLS: 408 ST	TALLS	
ASSIGNED PARKING STALLS: STUDIO (1 SPACE/UNIT) 42 UNITS X 1 = 42 PARKING SPACES 1-BED (1 SPACE/UNIT) 98 UNITS X 1 = 98 PARKING SPACES 2-BED (2 SPACE/UNIT) 154 UNITS X 2 = 308 PARKING SPACE 3-BED (2 SPACE/UNIT) 28 UNITS X 2 = 56 PARKING SPACES	ES	
TOTAL ASSIGNED PARKING STALLS: 504 ST	ALLS	
TOTAL LOADING STALLS (1 LOADING SPAC	E / BUILI	DING): 3 LOADING STALLS
TOTAL PROVIDED PARKING STALLS: 543 ST	ALLS	
TOTAL UNASSIGNED PARKING STALLS: 36 S	STALLS	
ACCESSIBLE STALLS (2% OF ASSIGNED SP.		
<u>REQUIRED</u> : (504*.02) 10 + (36*.05) 2 =		12 (2 VAN)
SURFACE PARKING SURFACE STANDARD SURFACE VAN CARPORT PARKING CARPORT STANDARD CARPORT EV VAN GARAGE PARKING GARAGE STANDARD GARAGE VAN TOTAL	5 1 4 1 2 1	5 5 <u>3</u> 13 (3 VAN)
EV STALLS (20% OF STALLS PROVIDED):		
<u>REQUIRED</u>: (543*.20) =		109
SURFACE EV PARKING CARPORT EV PARKING (1 VAN) TOTAL		103 <u>97</u> 109

BIKE PARKING (SHORT TERM = 5% OF REQUIRED VEHICLE PARKING): <u>**REQUIRED</u>: (408*.05) =**</u> 20

	KEYNOTES
NO	DESCRIPTION
105	WADE-IN POOL AND SPA AREA, SEE SHEET A*.** AND LANDSCAPE
107	BIDDER DESIGN PRE-MANUFACTURERED CARPORT, SEE SHEET A1.21
109	
111	CONCRETE WALKWAY, 4" THICK w/ CONTROL AND EXPANSION JOINTS
115	(3) ALUMINUM 12' TALL FLAGPOLES
118	INTEGRAL COLOR 6" THICK CONCRETE @ DRIVE WITH SCORE PATTER
120	TRASH ENCLOSURE WITH 30 YD TRASH COMPACTOR. SEE SHEET A*.*
122	BIO-RETENTION AREA. SEE CIVIL ENGINEERING DRAWINGS.
124	DASHED LINE REPRESENTS ACCESSIBLE ROUTE THROUGHOUT SITE -
125	PGE PRIMARY ENCLOSURE
127	PAINTED STRIPED CROSSWALK. SEE CIVIL ENGINEERING DRAWINGS
135	TRANSFORMER PAD PER PG&E REQUIREMENTS.
136	5 STALL SHORT TERM BIKE RACK
138	WAVE UTILITY VAULT
143	4' HIGH CMU WALL
146	FIRE ACCESS LANE WITH REMOVABLE BOLLARDS, PER DETAIL YZX
147	STOP LINE. SEE CIVIL ENGINEERING DRAWINGS
148	PLAYGROUND EQUIPMENT STRUCTURE PER PLAYGROUND EQUIPMEN
151	ATT UTILITY VAULT
152	FIRE LANE MARKING ALONG CURB, PROVIDE "NO PARKING FIRE LANE
153	FIRE TRUCK ACCESS, SEE CIVIL DRAWINGS
154	HALF SIZE BASKETBALL COURT
155	HALF SIZE BEACH VOLLEYBALL COURT
156	POOL EQUIPMENT CMU ENCLOSURE, SEE ELECTRICAL DRAWINGS
157	FIRE APPARATUS TURNING RADIUS, PER CONDITIONS OF APPROVAL
158	26' WIDE AERIAL ACCESS ROAD CLEARANCE PARALLEL TO ONE ENTIR

159 PROJECT ENTRY SIGNAGE

PAI	PARKING COUNT	
ТҮРЕ	SIZE	
CARPORT		
ACCESSIBLE - STANDARD	9X19	
ACCESSIBLE - VAN	9X19	
STANDARD	9X19	
STANDARD - EV	9X19	
GARAGE ACCESSIBLE - STANDARD ACCESSIBLE - VAN COMPACT STANDARD	9X19 9X19 8X16 9X19	
SURFACE ACCESSIBLE - STANDARD	9X19	
ACCESSIBLE - VAN	9X19	
COMPACT	8X16	
STANDARD	9X19	
STANDARD - EV	9X19	

TOTAL

CARPORT COUNT

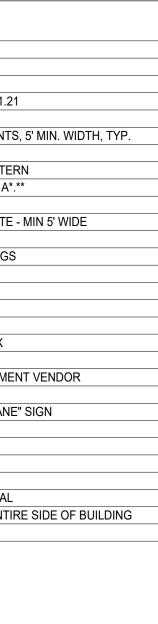
CARPORT TYPE	
CARPORT - 4	
CARPORT - 6	
CARPORT - 8	
CARPORT - 10	
TOTAL CARPORTS	

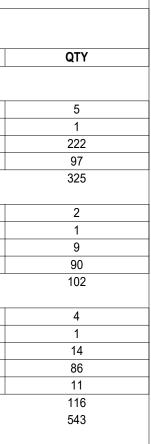
GENERAL SITE PLAN NOTES

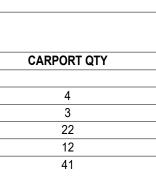
- CROSS SLOPE AT ALL WALKS TO BE 2% MAX. SEE CIVIL ENGINEERING DRAWINGS. 6" HIGH EXTRUDED CURB AT LANDSCAPE ISLANDS PER DETAIL YZX STANDARD AND EV PARKING SPACES SHALL BE 9'-0" x 19'-0" MIN. COMPACT SIZE PARKING SPACES AT 8'-0" x 16'-0" MIN.
- ACCESSIBLE PARKING SPACES AND EV ACCESSIBLE PARKING SPACES SHALL BE 9'-0" x 19'-0" WITH A 5'-0" MIN STRIPED AISLE IN BETWEEN. VAN ACCESSIBLE SPACES REQUIRE A 8'-0" MIN STRIPED AISLE.
- ALL GATES SHALL BE EQUIPPED WITH ACCESSIBLE MEANS OF EMERGENCY ENTRY ON
- ALL GATES SHALL BE EQUIPPED WITH ACCESSIBLE MEANS OF EMERGENCITENTRY ON THE EXTERIOR SIDE (KNOX BOX, KS-2) INSTALL EXTRUDED CURBS ON SITE UNLESS NOTED OTHERWISE. WHEELSTOPS TO BE PROVIDED AT ALL SPACES. MAINTAIN 2'-0" SETBACK FROM SIDEWALKS PER DETAIL YZX ACCESS REQUIRED TO WITHIN 150 FEET OF ANY PORTION OF ALL BUILDINGS FROM THE
- FIRE DEPARTMENT ACCESS ROAD. ACCESS NOT PERMITTED TO CROSS BIO-RETENTION AREAS, LANDSCAPE AREAS, WALLS, OR PASS UNDER COVERED WALKWAYS. 10. PROVIDE DETECTABLE WARNING DOMES AT ALL RAMPS AND AT ENTRIES TO HAZARDOUS
- AREAS. ALL-WEATHER ROADWAY ACCESS AND OPERATING FIRE HYDRANTS SHALL BE SERVICEABLE PRIOR TO COMBUSTIBLE MATERIALS BEING STORED ON SITE.
 PAINT "FIRE LANE - NO PARKING" ONTO RED PAINTED CURBS INDUCATED ON SITE PLAN IN 5" HIGH WHITE BLOCK LETTERS, HELVETICA TYPE STYLE. ORIENT LETTERS TO
- READABLE FROM THE ROAD SIDE.
 13. PROVIDE SIGNAGE FOR ALL FIRE CONTROL ROOMS.
 14. FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING THE
- UNDERGROUND FIRE LINE INSTALLATION FROM THE STUB OUT TO THE FIRE RISER ROOMS. 15. SEE CIVIL DRAWINGS FOR FIRE HYDRANT LOCATIONS.

LEGEND AND SYMBOLS

	CARPORT
G	ACCESSIBLE PARKING DESIGNATION
EV	ELECTRIC VEHICLE PARKING DESIGNATION
C	COMPACT VEHICLE PARKING DESIGNATION
	FIRE DEPARTMENT TURNING RADIUS FOR FIRE APPARATUS INSIDE RADIUS: 26' OUTSIDE RADIUS: 46'
D	BUILDING LOW VOLTAGE CONNECTION
E	BUILDING ELECTRICAL METER ROOM
F	BUILDING FIRE PUMP ROOM
w	BUILDING WATER DISTRIBUTION ROOM
	PROPERTY LINE
	ACCESSIBLE PATH AROUND SITE, MIN 5' WIDTH
	EXTENT OF RED PAINTED CURB FOR FIRE LANE MARKING







TUS

