



PROPOSED LAYOUT



PREVIOUS LAYOUT

AERIAL VIEW – LOOKING EAST



PARKING CALCULATIONS

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 SPACES
3-BED (1.5 SPACE/UNIT)
28 UNITS X 1.5 = 42 PARKING SPACES
REQUIRED GUEST SPACES (1 SPACE /10 UNITS)
322 UNITS X 10 = 33 PARKING SPACES

TOTAL REQUIRED PARKING STALLS: 408 STALLS

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 SPACES
3-BED (2 SPACE/UNIT)
28 UNITS X 2 = 56 PARKING SPACES

TOTAL ASSIGNED PARKING STALLS: 504 STALLS

TOTAL LOADING STALLS (1 LOADING SPACE /BUILDING): 3 LOADING STALLS

TOTAL PROVIDED PARKING STALLS: 543 STALLS

TOTAL UNASSIGNED PARKING STALLS: 36 STALLS

ACCESSIBLE STALLS (2% OF ASSIGNED SPACES; 5% OF NON-ASSIGNED SPACES):

REQUIRED: (504 / 02) 10 + (36 / 05) 2 =	12 (2 VAN)
SURFACE PARKING	5
SURFACE STANDARD	1
SURFACE VAN	4
CARPORIT PARKING	5
CARPORIT STANDARD	1
CARPORIT EV VAN	4
GARAGE PARKING	3
GARAGE STANDARD	1
GARAGE VAN	2
TOTAL	13 (3 VAN)
EV STALLS (20% OF STALLS PROVIDED):	
REQUIRED: (543 / 20) =	109
SURFACE EV PARKING	12
CARPORIT EV PARKING (1 VAN)	97
TOTAL	109
BIKE PARKING (SHORT TERM = 5% OF REQUIRED VEHICLE PARKING):	
REQUIRED: (408 / 05) =	20

KEYNOTES

NO	DESCRIPTION
105	MADE-IN POOL AND SPA AREA. SEE SHEET A** AND LANDSCAPE
107	BIDDER DESIGN PRE-MANUFACTURED CARPORT. SEE SHEET A1.21
109	---
111	CONCRETE WALKWAY, 4" THICK W/ CONTROL AND EXPANSION JOINTS, 5' MIN. WIDTH, TYP.
115	(3) ALUMINUM 12" TALL FLAGPOLES
118	INTEGRAL COLOR 8" THICK CONCRETE @ DRIVE WITH SCORE PATTERN
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 - MIN 5' WIDE
125	PCF 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 EQUIPMENT VENDOR
151	ATT UTILITY VAULT
152	FIRE LANE MARKING ALONG CURB. PROVIDE "NO PARKING FIRE LANE" SIGN
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	28' WIDE AERIAL ACCESS ROAD CLEARANCE PARALLEL TO ONE ENTIRE SIDE OF BUILDING
159	PROJECT ENTRY SIGNAGE

PARKING COUNT

TYPE	SIZE	QTY
CARPORIT		
ACCESSIBLE - STANDARD	9X19	5
ACCESSIBLE - VAN	9X19	1
STANDARD	9X19	222
STANDARD - EV	9X19	97
GARAGE		
ACCESSIBLE - STANDARD	9X19	2
ACCESSIBLE - VAN	9X19	1
COMPACT	8X16	9
STANDARD	9X19	90
STANDARD - EV	9X19	102
SURFACE		
ACCESSIBLE - STANDARD	9X19	4
ACCESSIBLE - VAN	9X19	1
COMPACT	8X16	14
STANDARD	9X19	86
STANDARD - EV	9X19	11
TOTAL		543

CARPORIT COUNT

CARPORIT TYPE	CARPORIT QTY
CARPORIT - 4	4
CARPORIT - 6	3
CARPORIT - 8	22
CARPORIT - 10	12
TOTAL CARPORITS	41

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 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. PROVIDE DETECTABLE WARNING DOMES AT ALL RAMP 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.
- PANT "FIRE LANE - NO PARKING" ONTO RED PAINTED CURBS INDICATED ON SITE PLAN IN 5" HIGH WHITE BLOCK LETTERS, HELVETICA TYPE STYLE. ORIENT LETTERS TO READABLE FROM THE ROAD SIDE.
- PROVIDE SIGNAGE FOR ALL FIRE CONTROL ROOMS.
- FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING THE UNDERGROUND FIRE LINE INSTALLATION FROM THE STUB OUT TO THE FIRE RISER ROOMS.
- SEE CIVIL DRAWINGS FOR FIRE HYDRANT LOCATIONS.

LEGEND AND SYMBOLS

	CARPORIT
	ACCESSIBLE PARKING DESIGNATION
	ELECTRIC VEHICLE PARKING DESIGNATION
	COMPACT VEHICLE PARKING DESIGNATION
	FIRE DEPARTMENT TURNING RADIUS FOR FIRE APPARATUS INSIDE RADIUS: 28' OUTSIDE RADIUS: 46'
	BUILDING LOW VOLTAGE CONNECTION
	BUILDING ELECTRICAL METER ROOM
	BUILDING FIRE PUMP ROOM
	BUILDING WATER DISTRIBUTION ROOM
	PROPERTY LINE
	ACCESSIBLE PATH AROUND SITE, MIN 5' WIDTH
	EXTENT OF RED PAINTED CURB FOR FIRE LANE MARKING

1 SITE PLAN
1" = 40'-0"

APD American Property Development
15 Lake Bellevue Drive, Suite 200
Bellevue, Washington 98005

SUBMITTAL/REVISIONS

No.	Date	Description
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KINECT @ SOUTHPORT
2301, 2305, 2309, 2313, 2317,
2321, 2325, 2329 JEFFERSON BLVD.
WEST SACRAMENTO, CA

PROJECT TITLE: KINECT @ SOUTHPORT

PERMIT SET

SHEET TITLE: SITE PLAN

DATE: 07/14/2021

DRAWN BY: AT

CHECK BY: DD

DATE: 7/14/2021 10:01:30 PM

SHEET NUMBER: A1.00