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AUTO PARKING SUMMARY

SURFACE EXTERIOR AUTO PARKING: 42
 1st FL. INTERIOR AUTO PARKING: 136
 LOWER LEVEL AUTO PARKING: 190

TOTAL AUTO PARKING PROVIDED: 368

ELECTRIC VEHICLE NOTE: MINIMUM (7) ELEC VEHICLE CHARGING STATIONS (EVS) SHALL BE PROVIDED, INCLUDING ONE AT AN ADA STALL. ADDITIONAL (12) EV READY STALLS TO BE PROVIDED PER CITY ORDINANCE.

BICYCLE PARKING SUMMARY

SURFACE EXTERIOR BIKE PARKING: 18
 1st FL. INTERIOR BIKE PARKING: 40
 LOWER LEVEL BIKE PARKING: 292

TOTAL BIKE PARKING PROVIDED: 350

NOTE: TYPICAL BIKE STALLS ARE 2 FT. x 6 FT. WITH A 3 FT MIN. ACCESS AISLE. PROVIDE 2 FT BUFFER AT WALKS.

USABLE OPEN SPACE CALCS

GROUND AREAS:
 AREA 'A' = 487 SF AREA 'E' = 575 SF
 AREA 'B' = 366 SF AREA 'F' = 262 SF
 AREA 'C' = 418 SF AREA 'G' = 206 SF
 AREA 'D' = 203 SF AREA 'H' = 222 SF
 AREA 'I' = 166 SF

SUBTOTAL: 2,905 SF

NORTH COURTYARD: 18,786 SF
SOUTH COURTYARD: 10,265 SF

NOTE: COURTYARD CALCS INCLUDE CONNECTED PATIOS, AND EXCLUDE RAISED PLANTER AREAS. SEE A101 FOR GROUND, AND A102 FOR COURTYARD.

USABLE OPEN SPACE TOTAL PROVIDED: 31,956 SF

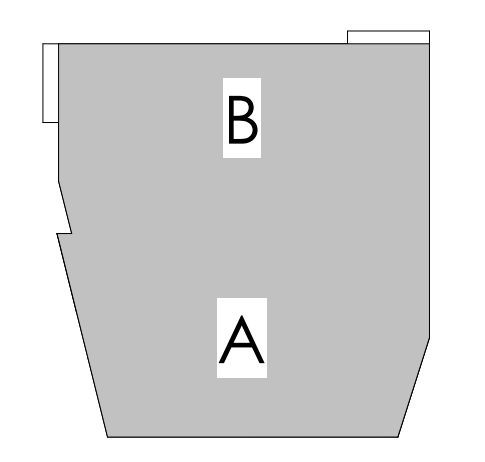
- GENERAL PLAN NOTES**
- BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
 - WINDOW AND DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
 - VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
 - ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
 - VERIFY ALL WINDOW, DOOR, TUB, SHOWER, FIREPLACE, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURER.
 - PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS, CLOSETS, MECHANICAL ROOMS, CLOSETS, AND OTHER PLUMBING WALLS.
 - PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS - INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS DESIGNATED AS ACCESSIBLE.
 - PROVIDE FIREBLOCKING PER 2015 IBC 718.2.1 - TYPICAL THROUGHOUT ENTIRE BUILDING.
 - FIELD VERIFY ALL CABINERY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINERY ENDS.
 - CALLK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CALLK AT PERIMETER OF ALL COUNTERTOP BACKSPASHES & SIDESPASHES.
 - INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE.
 - ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND WINDOW SCHEDULES.



JLA PROJECT NUMBER: 19-0802



1868 EAST WASHINGTON AVENUE



SITE VERIFICATION RESUBMITTAL

PROGRESS DOCUMENTS
 These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE: OCTOBER 14, 2021

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE: **FIRST FLOOR PLAN OVERALL**

SHEET NUMBER: **A101**

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25 FIRST FLOOR PLAN - OVERALL
 1/16" = 1'-0"