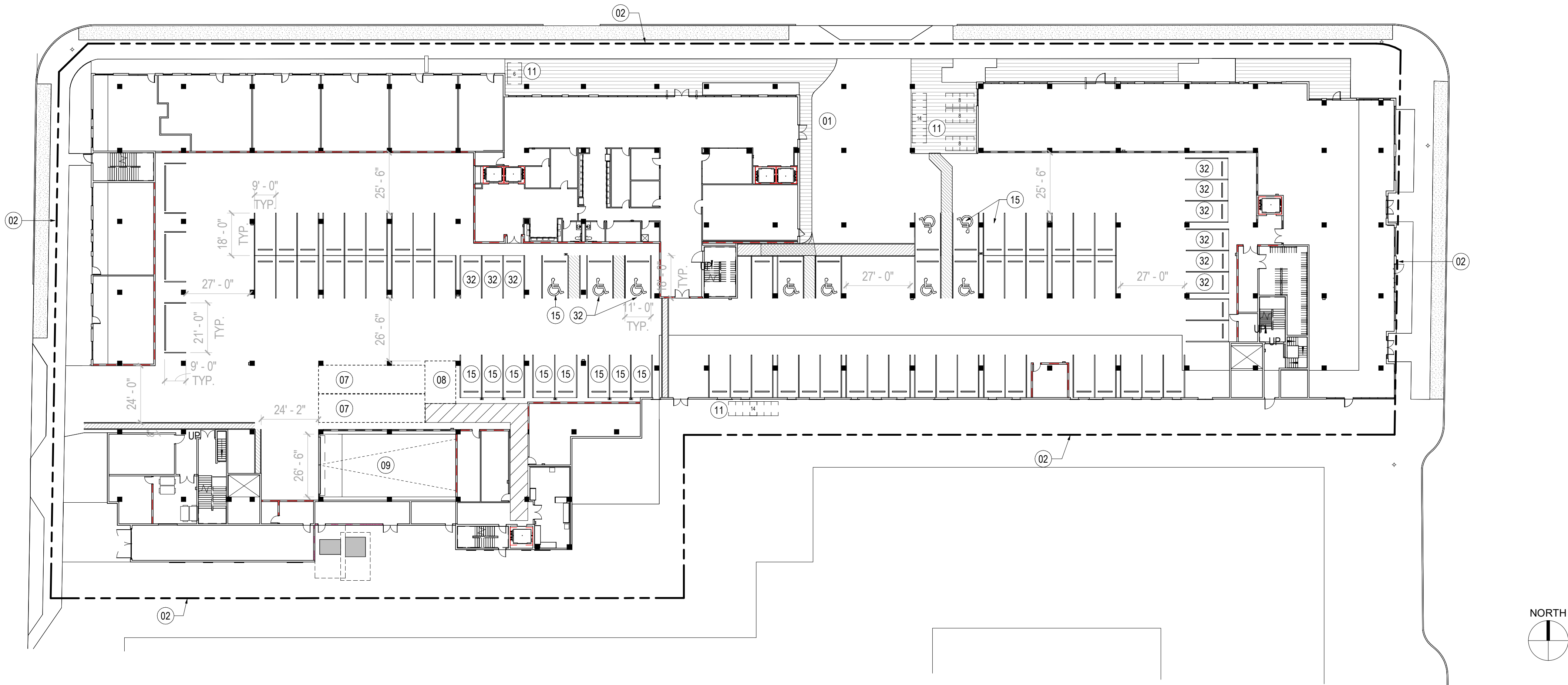
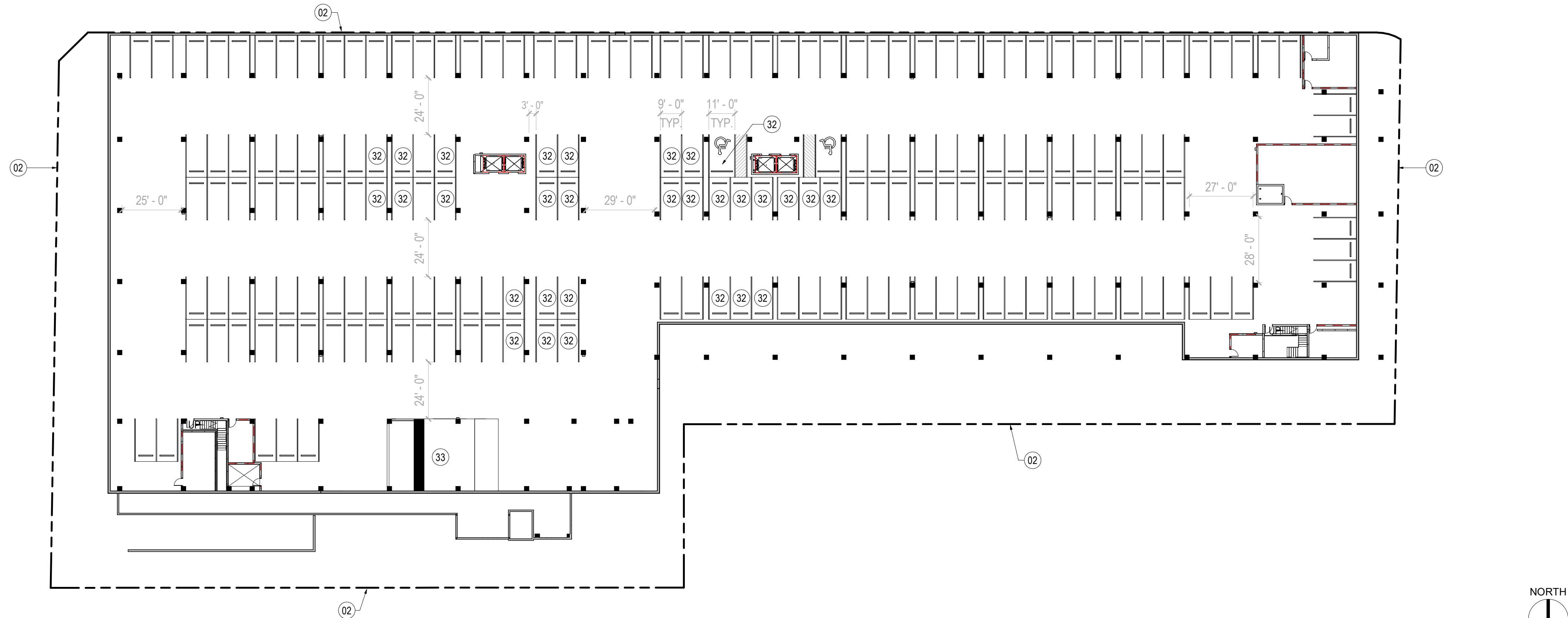


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01 PARKING PLAN - LEVEL 01
SCALE: 1" = 30'-0"



02 PARKING PLAN - LOWER LEVEL
SCALE: 1" = 30'-0"

SHEET NOTES

- 01 RESIDENTIAL DROP-OFF
- 02 PROPERTY LINE
- 07 45' X 12' LOADING AREA
- 08 13' X 18' LOADING AREA
- 09 RAMP DOWN TO PARKING LEVEL BELOW
- 11 BICYCLE PARKING
- 15 EV STALL
- 32 EV READY
- 33 RAMP UP TO PARKING LEVEL ABOVE

THE OSBORN

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Date	Description
06/09/2023	DRB Submittal
07/21/2023	100% DD
09/08/2023	DRB Response 1

GENERAL NOTES

VEHICULAR PARKING REQUIRED

ASSISTED LIVING / MEMORY CARE	0.70 PER BED
ACTIVE ADULT	1.25 PER UNIT

ASSISTED LIVING / MEMORY CARE (I-2)	(.7 X 118 BEDS) = 83 SPACES
ACTIVE ADULT (R-2)	(1.25 X 118) = 148 SPACES
RESTAURANT	(1 PER 300 FOR 9151 SF OF RESTAURANT)

	= 31 SPACES
PARKING REQUIRED	= 262 SPACES

ACCESSIBLE PARKING REQUIRED	= 4% OF REQUIRED PARKING = 11
EV INSTALLED PARKING REQUIRED	= 4% OF REQUIRED PARKING = 11
EV CAPABLE SPACES REQUIRED	= % BY OCCUPANCY, SEE BELOW = 39
I-2 OCCUPANCY (10%)	(0.1 X 83) = 9
R-2 OCCUPANCY (20%)	(0.2 X 148) = 30

PARKING PROVIDED

LOWER LEVEL 01	190 SPACES
LEVEL 01	79 SPACES
PARKING PROVIDED	270 SPACES

ACCESSIBLE PARKING PROVIDED	= 11 VAN ACCESSIBLE SPACES
EV INSTALLED PROVIDED	= 11
EV CAPABLE SPACES PROVIDED	= 41
(INCLUSIVE OF TOTAL REQUIRED PARKING)	

BICYCLE PARKING	REQUIRED = 2 PER EVERY 10 VEHICULAR PARKING
PER 262 VEHICULAR PARKING REQUIRED	= (262 X 2)/10 = 53
BICYCLE PARKING PROVIDED	= 54

KEY PLAN

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name

THE OSBORN

Project Number

057.8211.100

Description

PARKING PLANS

Scale

As indicated

36.0

CASE PRE-APP #: 914-PA-2021

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