

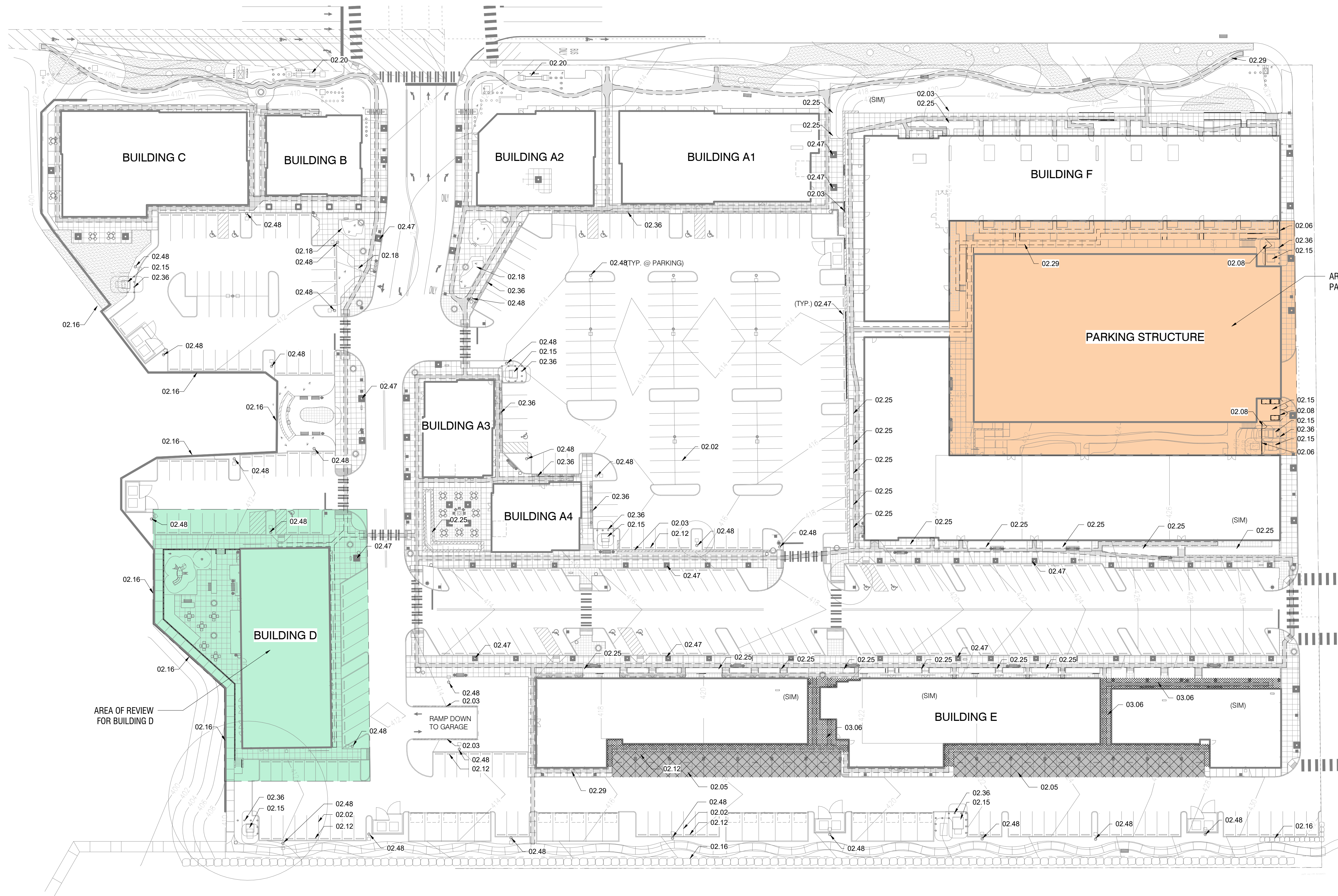
SITE PLAN NOTES

SCALE: 1/4" = 1'-0"

- A. ALL CONTRACTORS / SUB-CONTRACTORS TO VISIT SITE AND VERIFY ALL EXISTING CONDITIONS AND EXISTING SPOT ELEVATIONS. FIELD VERIFY ALL SITE DIMENSIONS AND COORDINATE NEW WORK AS REQUIRED WITH EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO THE OWNER AND ARCHITECT.
- B. THE OWNER IS RESPONSIBLE FOR ALL SOILS TESTING AND ANALYSIS. ALL SOILS INFORMATION TO BE OBTAINED FROM THE OWNER OR CIVIL ENGINEER.
- C. CONTRACTOR TO NOTIFY LOCAL "DIG-LINE" SERVICE PRIOR TO ANY EXCAVATION.
- D. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES FOR THE LOCATION, ROUTE AND CONNECTION OF ALL NEW AND EXISTING UTILITIES FOR THIS PROJECT. ALL WORK TO CONFORM TO UTILITY COMPANY STANDARDS, LOCAL CODES AND ACCEPTED CONSTRUCTION PRACTICES.
- E. MINIMUM BURIAL DEPTH OF ALL UNDERGROUND ELECTRICAL RACEWAYS SHALL BE 24" BELOW FINISH GRADE U.O.N.
- F. REFER TO THE GENERAL STRUCTURAL NOTES FOR SOIL CONDITION REQUIREMENTS. THE CONTRACTOR IS REQUIRED TO DO ALL NECESSARY SOILS MODIFICATIONS TO MEET THE STRUCTURAL REQUIREMENTS OF THE FOUNDATION.
- G. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL EROSION AND SEDIMENT DESIGN AND BEST MANAGEMENT PRACTICES TO BE IMPLEMENTED DURING CONSTRUCTION.
- H. REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION AND EROSION AND SEDIMENT CONTROL DRAWINGS. REFER TO CIVIL DRAWINGS FOR ALL GUTTER / DOWNSPOUT CONNECTIONS AND ROUTES TO DRAINAGE SYSTEMS. SEE ARCHITECTURAL ROOF PLANS AND ELEVATIONS FOR DOWNSPOUT LOCATIONS.
- I. REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPING REQUIREMENTS. LANDSCAPING NOT SHOWN ON ARCHITECTURAL SITE PLAN FOR CLARITY OF DRAWING.
- J. REFER TO ARCHITECTURAL FLOOR PLAN FOR BUILDING LAYOUT AND DIMENSIONS.
- K. REFER TO ELECTRICAL SITE PLAN FOR ALL ELECTRICAL NOTES AND INFORMATION AND ON-SITE LIGHTING PLAN.
- L. CLEAR SITE OF EXISTING VEGETATION, & DEBRIS AS REQUIRED FOR NEW CONSTRUCTION. PROTECT EXISTING CONSTRUCTION TO REMAIN. THE FINISH SITE GRADE SHALL SLOPE AND HAVE POSITIVE DRAINAGE AWAY FROM THE BUILDING. SEE CIVIL DRAWINGS FOR FINISH FLOOR ELEVATIONS.
- N. ALL CONSTRUCTION MODIFICATIONS, REPAIRS OR CHANGES TO CURBS, GUTTERS, CURB RAMPS AND SIDEWALKS IN THE RIGHT-OF-WAY TO RECEIVE AGENCY APPROVAL PRIOR TO CONSTRUCTION AND TO BE CONSTRUCTED PER AGENCY STANDARDS.
- O. ALL EXTERIOR SIDEWALKS, RAMPS, CURB RAMPS AND LANDINGS SHALL BE CONSIDERED AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH ICC/ANSI A117-1:2009 CHAPTER 4. ALL NEW SIDEWALKS TO HAVE A MAXIMUM SLOPE OF 1:20 (5%) FOR SIDEWALKS WITH A SLOPE GREATER THAN 1:30 SHALL SLOPE 1:12 MAXIMUM AND SHALL NOT SLOPE GREATER THAN 6" RISE AND SHALL HAVE LANDINGS 5'-0" EACH END IN THE DIRECTION OF TRAVEL. ALL SIDEWALKS MAY HAVE A MAXIMUM CROSS SLOPE OF 2% (1:50). ALL EXTERIOR LANDINGS AT DOORS TO BE FLUSH WITH BUILDING FINISH FLOOR AND SLOPE AWAY FROM THE BUILDING AT 2% (1:50) MAXIMUM FOR A MINIMUM DISTANCE OF 5'-0".
- P. PROVIDE EXPANSION JOINTS IN SIDEWALKS AT 20'-0" O.C. MAX. CONTROL JOINTS AT 5'-0" O.C. TYPICAL. ALL SIDEWALKS SHALL SLOPE TO SHED WATER PER GENERAL NOTE REQUIREMENTS.
- Q. ALL NEW CONSTRUCTION TO BE IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS, ACCEPTED CONSTRUCTION STANDARDS AND CONFORM TO ALL BUILDING CODES AND REGULATIONS. SEE SURVEY FOR EXISTING WATER MAINS, VALVES, AND HYDRANTS.
- R. SEE CIVIL DRAWINGS FOR NEW WATER MAINS, VALVES, HYDRANTS, AND CONNECTIONS.

KEYNOTES

- 02.02 4" PAINTED STRIPE
- 02.03 CONC RETAINING WALL PER STRUCT
- 02.05 INSTALL ASPHALT TO CURB LINE COVER BELOW GARAGE
- 02.06 6'-0" TALL FENCE, COLOR: "BLACK"
- 02.08 STEEL GATE
- 02.12 CONC WHEEL STOP SEE CIVIL
- 02.15 4" CONC EQUIP PAD, COLOR: "GRAY", FINISH: "BROOM"
- 02.16 RETAINING WALL SEE CIVIL DRAWINGS
- 02.18 RAISED PLANTER SEE LANDSCAPE
- 02.20 MONUMENT SIGN
- 02.25 RAISED CONC PLANTER, T/PLATE VARIES SEE CIVIL
- 02.29 ACCESSIBLE ROUTE
- 02.36 STEEL BOLLARD
- 02.42 PRE-MANUF PLAYGROUND SET VERIFY SIZE, STYLE AND COLOR WITH OWNER
- 02.47 TREE GRATE SEE CIVIL/LANDSCAPE
- 02.48 LIGHT POLE SEE ELECTRICAL
- 03.06 CONC TOPPING SLAB



SITE PLAN

SCALE: 1" = 40'-0"

#	DESCRIPTION	DATE

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 architect
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 spokane, wa 99203

PROJ. #	1801
DRAWN:	LAB
CHECKED:	CO
DATE:	06.03.2019

THE FARM at MILL CREEK

132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON

SITE PLAN

A.100