

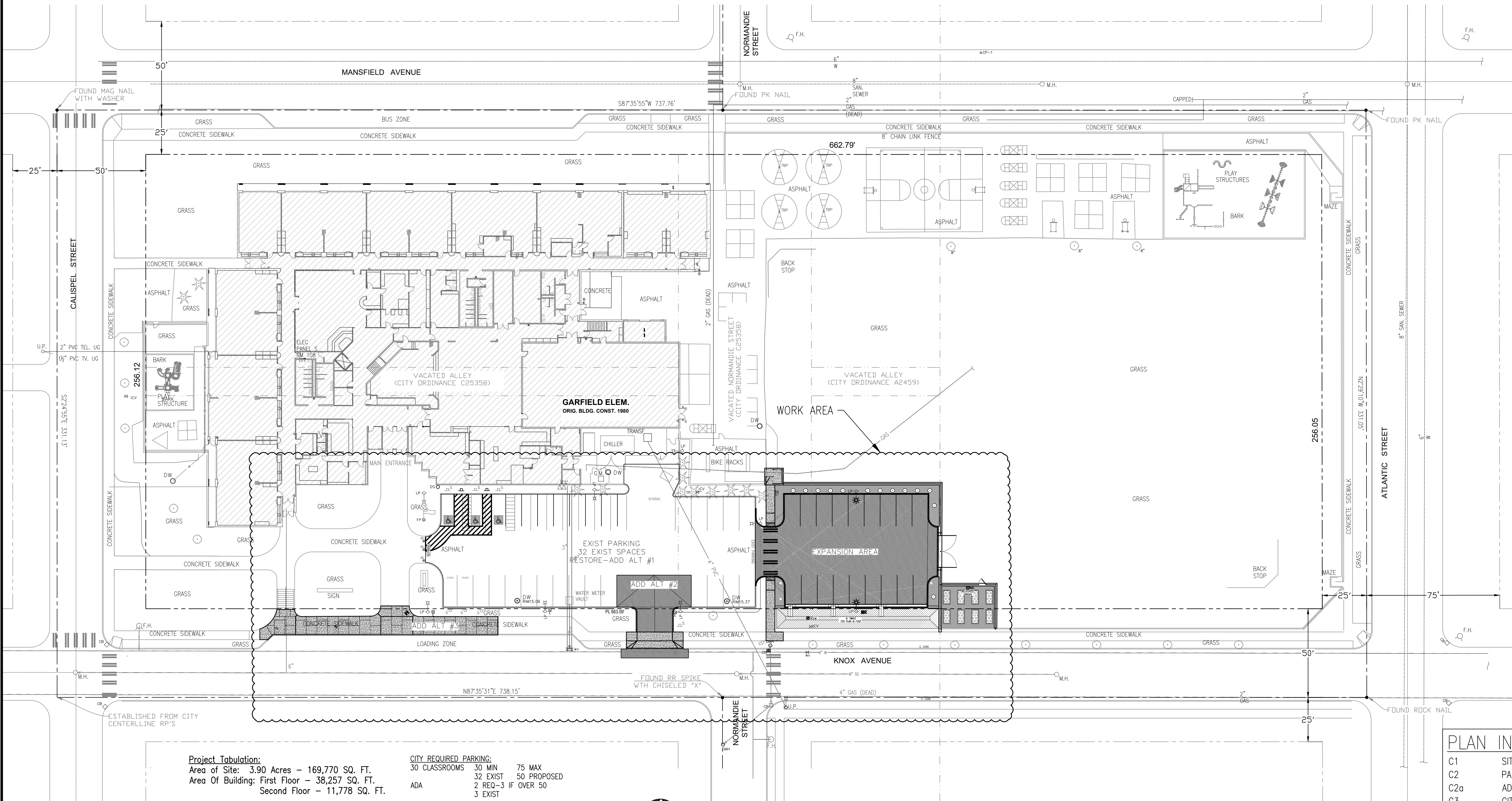
GARFIELD ELEMENTARY PARKING LOT EXPANSION

GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND LOCAL JURISDICTIONAL REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING CONDITIONS, INSTALLATION STANDARDS AND CONSTRUCTION CONDITIONS. FIELD VERIFY ALL NECESSARY DIMENSIONS. DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS SHALL BE CALLED TO THE ATTENTION OF THE OWNER. WORK DONE WITHOUT THE OWNER'S APPROVAL IS THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR TO COORDINATE ALL WORK WITH OWNER.
- CONTRACTOR SHALL NOT TAKE DIRECTION FROM ANY PERSONNEL AT THE WORK SITE. ALL CHANGES IN THE SCOPE OF WORK SHALL BE AS DIRECTED BY THE PROJECT MANAGER AND SHALL BE THROUGH A WRITTEN CHANGE REQUEST AND CHANGE ORDER.

SITE SPECIFIC NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY IRRIGATION HEADS AND PIPING, AND LANDSCAPING AND SOD THAT IS DAMAGED OR DISTURBED DURING CONSTRUCTION ACTIVITIES.
- NOTIFY OWNER 24 HOURS IN ADVANCE BEFORE APPLYING HERBICIDE.
- PROPER EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO STARTING CONSTRUCTION AND UNTIL ALL CONSTRUCTION IS COMPLETED AND ACCEPTED BY THE OWNER AND CITY OF SPOKANE IF REQUIRED. MEASURES SHALL INCLUDE THE FLOW OF SEDIMENT-LADEN WATER, DUST CONTROL AND MATERIALS THAT SPILL ONTO THE SITE, ADJACENT PROPERTIES, LOCAL STREETS AND ANY NEW/EXISTING STORM WATER FACILITIES.
- ELEVATIONS AND PROPERTY BOUNDARIES ARE BASED ON A SURVEY PERFORMED BY SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS. SEE SURVEY DOCUMENTS FOR MORE INFORMATION.



Project Tabulation:
 Area of Site: 3.90 Acres - 169,770 SQ. FT.
 Area Of Building: First Floor - 38,257 SQ. FT.
 Second Floor - 11,778 SQ. FT.

CITY REQUIRED PARKING:
 30 CLASSROOMS 30 MIN 75 MAX
 32 EXIST 50 PROPOSED
 ADA 2 REQ-3 IF OVER 50
 3 EXIST



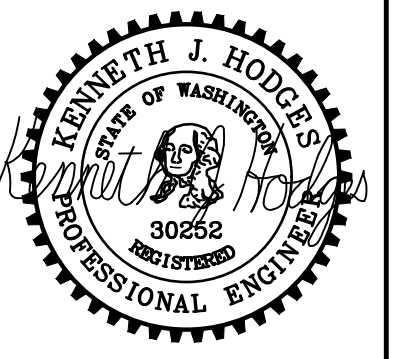
OVERALL SITE PLAN

SCALE: 1" = 30'

PLAN INDEX:

- C1 SITE PLAN
- C2 PARKING PLAN
- C2a ADD ALTERNATES
- C3 CITY STD PLANS
- E1 LIGHTING PLAN
- L1 IRR/PLANTING PLAN

IF THIS DRAWING IS NOT 22" X 34"
 IT IS NOT TO SCALE



PARKING LOT EXPANSION - 2023
GARFIELD ELEMENTARY SCHOOL
 222 W. KNOX AVENUE, SPOKANE WA



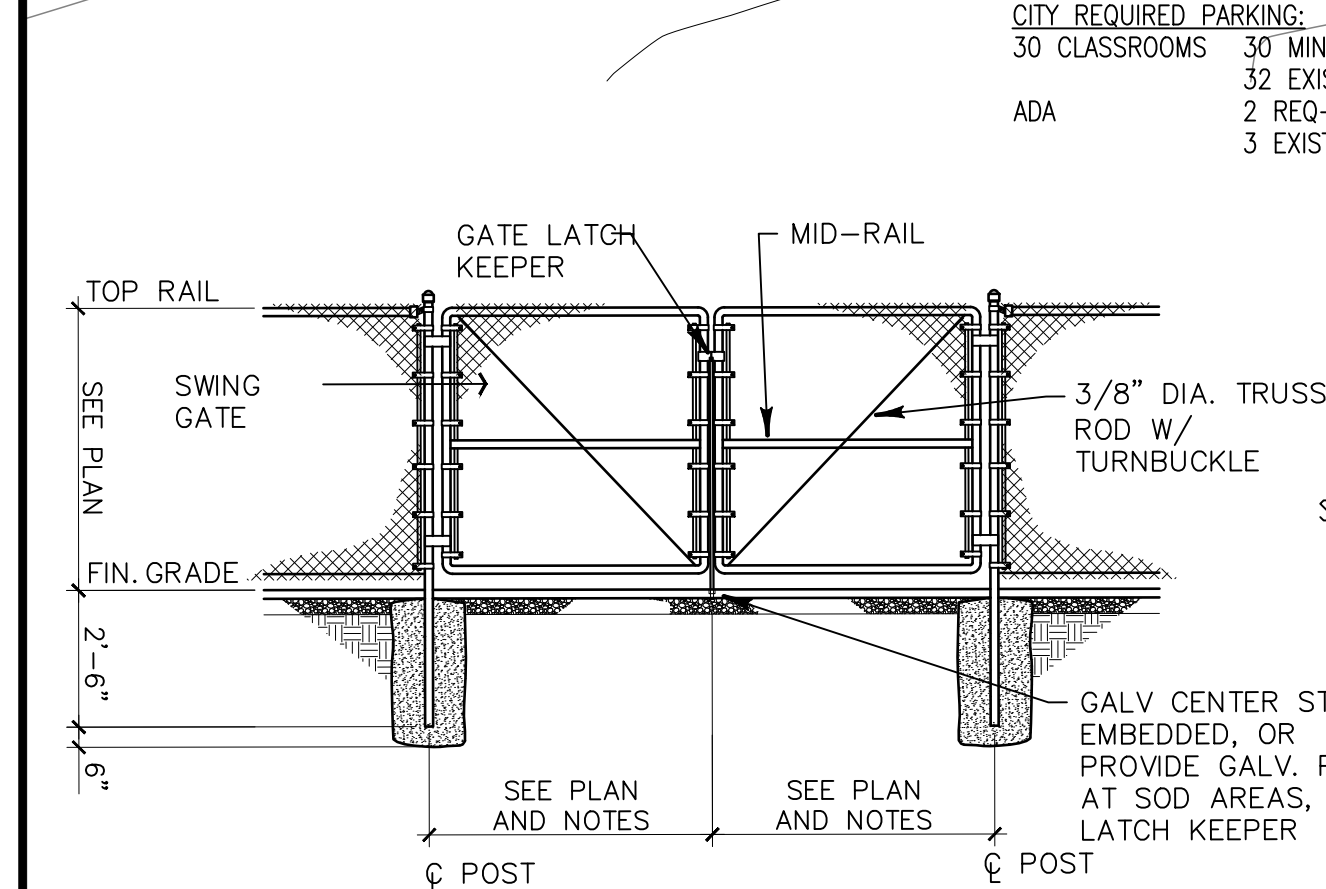
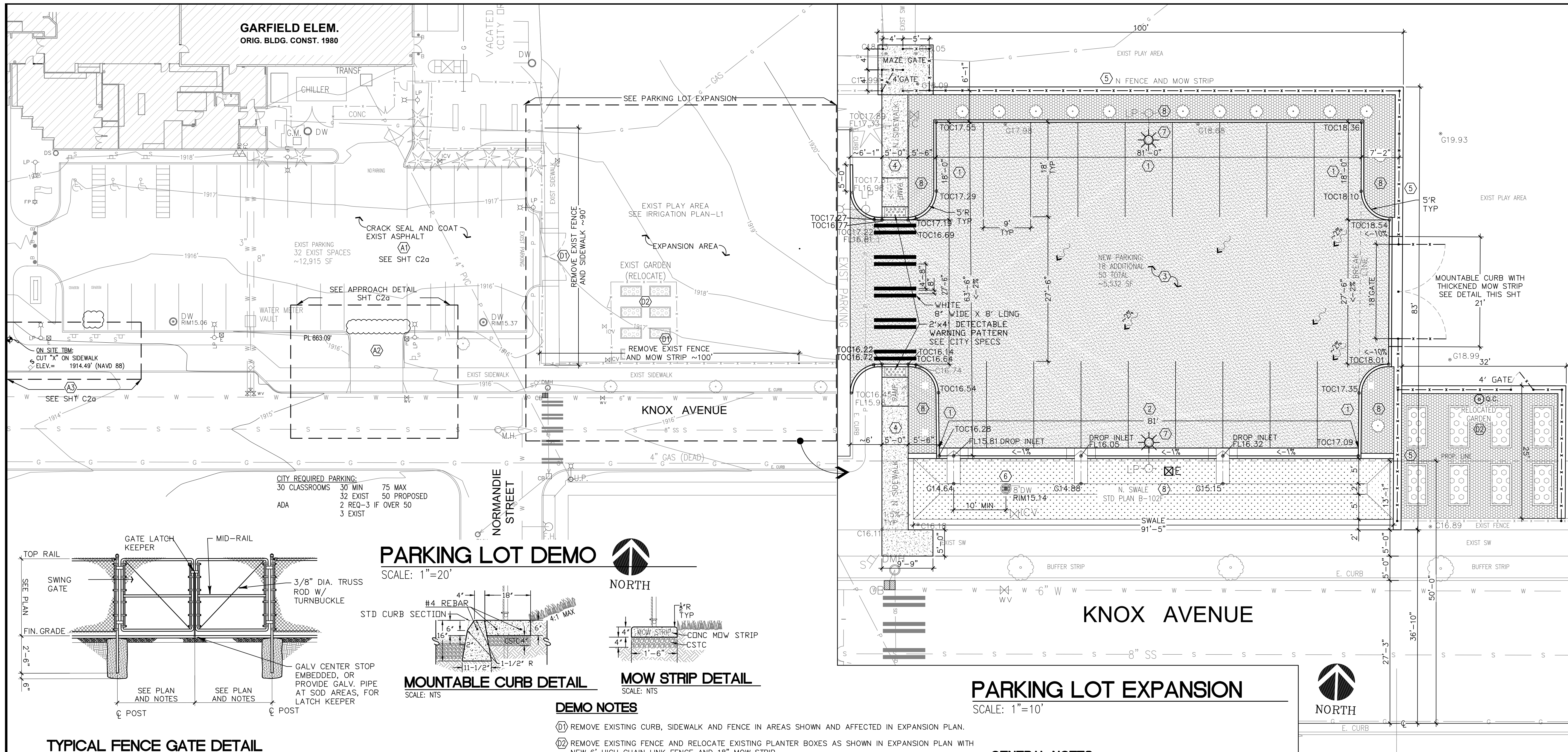
PROJ. NO. SJ2402G
 DATE 11/17/2023
 PLOT SCALE 1" = 1'
 DRAWN KJH
 CHECKED
 REVIEWED GF
 REVISION

SITE PLAN

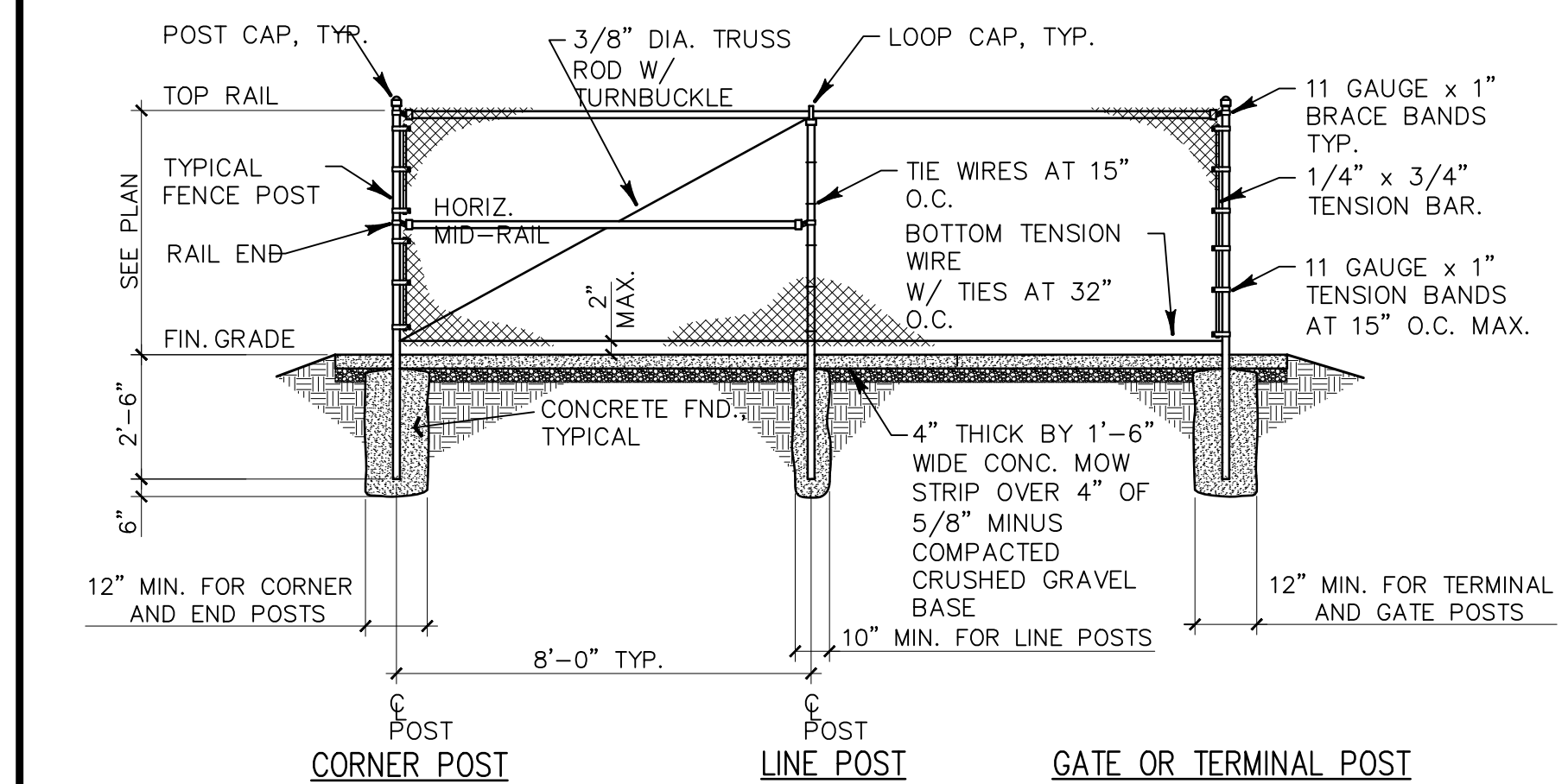
DRAWING NO.

C1

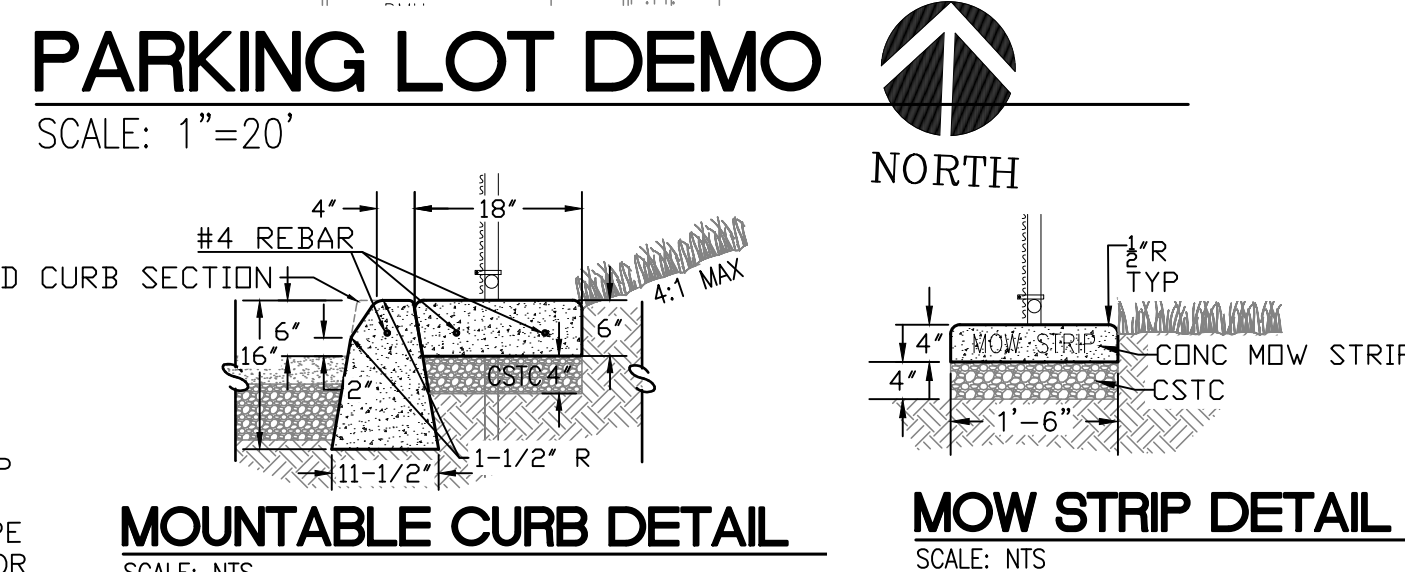
1 OF 6



TYPICAL FENCE GATE DETAIL
SCALE: NTS



TYPICAL FENCE DETAIL
SCALE: NTS



PARKING LOT DEMO
SCALE: 1"=20'

MOUNTABLE CURB DETAIL
SCALE: NTS

MOW STRIP DETAIL
SCALE: NTS

DEMO NOTES

- (D1) REMOVE EXISTING CURB, SIDEWALK AND FENCE IN AREAS SHOWN AND AFFECTED IN EXPANSION PLAN.
- (D2) REMOVE EXISTING FENCE AND RELOCATE EXISTING PLANTER BOXES AS SHOWN IN EXPANSION PLAN WITH NEW 6" HIGH CHAIN LINK FENCE AND 18" MOW STRIP.

EXPANSION NOTES

- (1) CONSTRUCT NEW 6" EXPOSED CONCRETE CURB TO THE GRADES NOTED AND AREAS SHOWN CONFORMING TO CITY STD PLAN F-106/SHT C3. SEE MOUNTABLE CURB DETAIL FOR GATE SECTION.
- (2) CONSTRUCT NEW CONCRETE CURB/GUTTER AND CURB DROP INLETS TO THE GRADES NOTED AND AREAS SHOWN CONFORMING TO CITY STD PLANS F-106, F-109 AND F-110/SHT C3.
- (3) REMOVE ANY DEFICIENT SUBBASE MATERIAL AND INSTALL NEW 3" ACP OVER 6" CSTC, COMPACTED AS SPECIFIED. TACK COAT CUT EDGES OF EXISTING ASPHALT PRIOR TO INSTALLING NEW ASPHALT. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING TOP OF ASPHALT ELEVATIONS FOR 6" CURB EXPOSURE, PROPER DRAINAGE TO CURB INLETS, CONCRETE GUTTERS AND TO MATCH EXISTING ADJACENT, ABUTTING ASPHALT PAVING. SAWCUT EDGES AT BOUNDARIES OF WORK AS REQUIRED FOR CLEAN EDGES. STRIPING SHALL BE 2" WIDE, YELLOW AND TO CURRENT ADA STANDARDS.
- (4) INSTALL NEW 4" CONCRETE SIDEWALK OVER 2" OF 5/8" (MINUS), COMPACTED CRUSHED GRAVEL, WIDTH AS NOTED. CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING TOP OF CONCRETE ELEVATIONS.
- (5) INSTALL NEW 8" HIGH CHAINLINK FENCE (VERIFY) ON AN 18" MOW STRIP AND GATES, WHERE SHOWN AND AS DETAILED. SEE MOUNTABLE CURB DETAIL FOR THICKENED MOW STRIP AT GATE.
- (6) CONSTRUCT 8" DEEP DRYWELL CONFORMING TO CITY STD PLAN B-102C/SHT C3 AS SHOWN IN THE EXPANSION PLAN.
- (7) SEE SHEET E1 FOR LIGHTING PLAN.
- (8) SEE SHEET L1 FOR IRR/PLANTING PLAN.

ADD ALTERNATE NOTES

- (A1) RESTORE ASPHALT-SEE SHT C2a
- (A2) REPLACE APPROACH-SEE SHT C2a
- (A3) REPLACE SIDEWALK-SEE SHT C2a

PARKING LOT EXPANSION
SCALE: 1"=10'

GENERAL NOTES

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- 3. NOTIFY OWNER 24 HOURS IN ADVANCE BEFORE APPLYING HERBICIDE.
- 4. PROPER EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO STARTING CONSTRUCTION AND UNTIL ALL CONSTRUCTION IS COMPLETED AND ACCEPTED BY THE OWNER AND CITY OF SPOKANE. IF REQUIRED, MEASURES SHALL INCLUDE THE FLOW OF SEDIMENT-LADEN WATER, DUST CONTROL AND MATERIALS THAT SPILL ONTO THE SITE, ADJACENT PROPERTIES, LOCAL STREETS AND ANY NEW/EXISTING STORM WATER FACILITIES.
- 5. ELEVATIONS AND PROPERTY BOUNDARIES ARE BASED ON A SURVEY PERFORMED BY SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS. SEE SURVEY DOCUMENTS FOR MORE INFORMATION.

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POINT ELEV LEGEND

- TOC16.45* NEW ELEV.
- TOC16.45* EXIST ELEV.
- A ASPHALT
- C CONC
- EC EDGE OF CONC
- FL FLOW LINE
- G GROUND
- TOC TOP OF CURB

(PONDING ISSUES)

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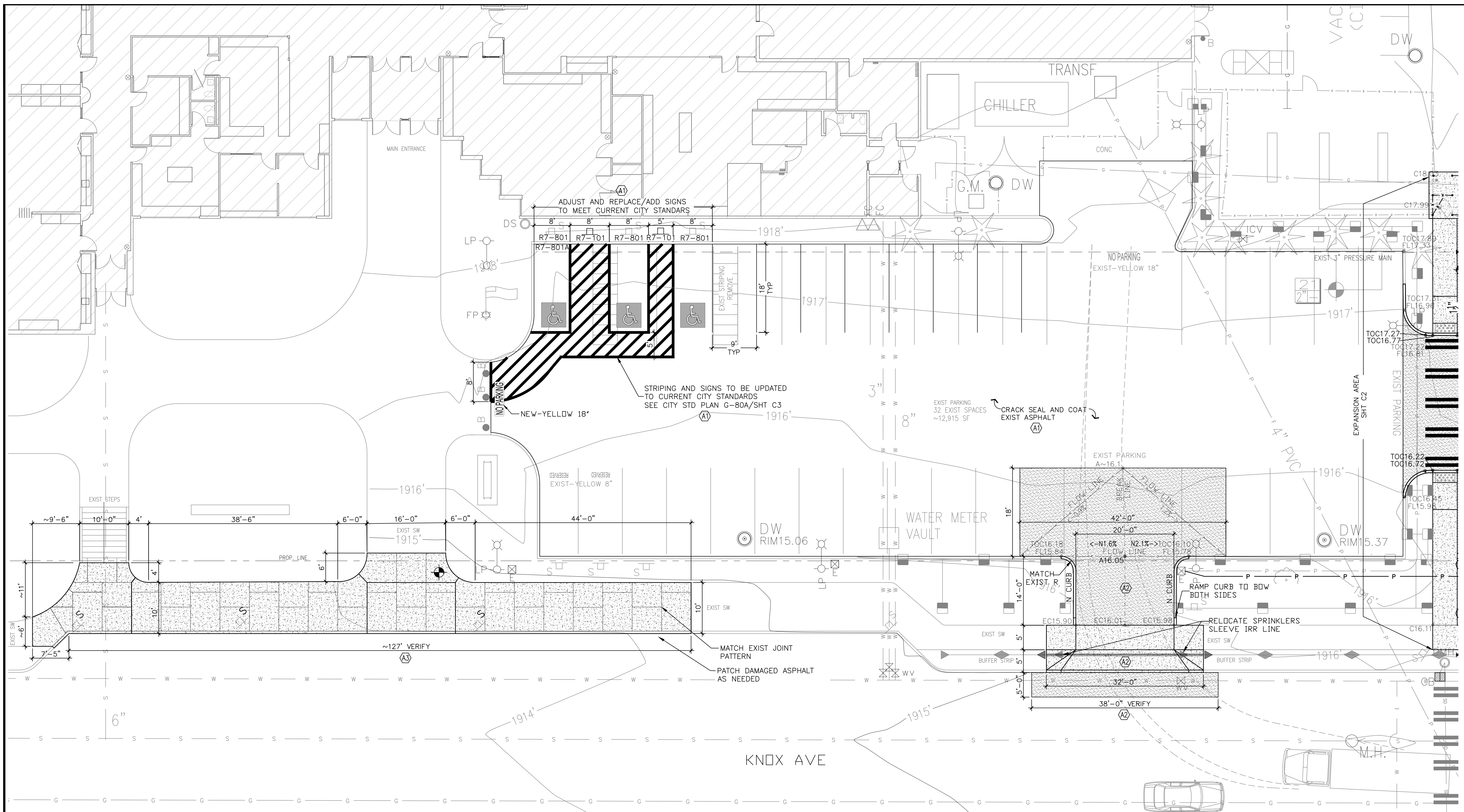


PARKING LOT EXPANSION - 2023
GARFIELD ELEMENTARY SCHOOL
222 W. KNOX AVENUE, SPOKANE WA



PROJ. NO.	SJ2402G
DATE	11/17/2023
PLOT SCALE	1" = 1'
DRAWN	KJH
CHECKED	
REVIEWED	GF
REVISION	

PARKING PLAN



ADD ALTERNATE NOTES

- A1) REPAIR CRACKS AND SEAL COAT ENTIRE EXISTING ASPHALT PARKING AREA. COORDINATE WITH SPECIFICATION SECTION 02540 AND 02550 FOR DESCRIPTION OF WORK. RE-STRIPE PARKING LOT TO MATCH EXISTING EXCEPT FOR AREAS SHOWN IN BOLD AND UPDATING TO CURRENT CITY CODE.
- A2) REMOVE AND REPLACE EXISTING INTEGRAL CURB APPROACH CONFORMING TO CITY STD PLAN F104/SHT C3 AND DETAIL SHOWN. REMOVE EXISTING ASPHALT PAVING AND ANY DEFICIENT SUBBASE MATERIAL IN AREAS SHOWN AND INSTALL NEW HEAVY DUTY 4" ACP OVER 6" CSTC, COMPACTED AS SPECIFIED. REMOVE EXIST CURB ADJACENT TO REPLACED ASPHALT IN DRIVEWAY AND REPLACE WITH NEW CURB CONFORMING TO CITY STD F-106/SHT C3. TACK COAT CUT EDGES OF EXISTING ASPHALT PRIOR TO INSTALLING NEW ASPHALT. CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING TOP OF ASPHALT ELEVATIONS FOR PROPER DRAINAGE TO DRYWELLS, CONCRETE SLABS AND TO MATCH EXISTING ADJACENT, ABUTTING ASPHALT PAVING. SAWCUT EDGES AT BOUNDARIES OF WORK AS REQUIRED FOR CLEAN EDGES.
- A3) REMOVE EXISTING INTEGRAL CURB AND SIDEWALK AND INSTALL NEW CONFORMING TO CITY STD PLANS F-102 AND F-102A/SHT C3, WIDTH AS NOTED. CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING TOP OF CONCRETE ELEVATIONS AND TO VERIFY ALL NOTED DIMENSIONS.

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- C CONC
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- FL FLOW LINE
- G GROUND
- TC TOP OF CURB



ADD ALTERNATE PLAN

SCALE: 1"=10'

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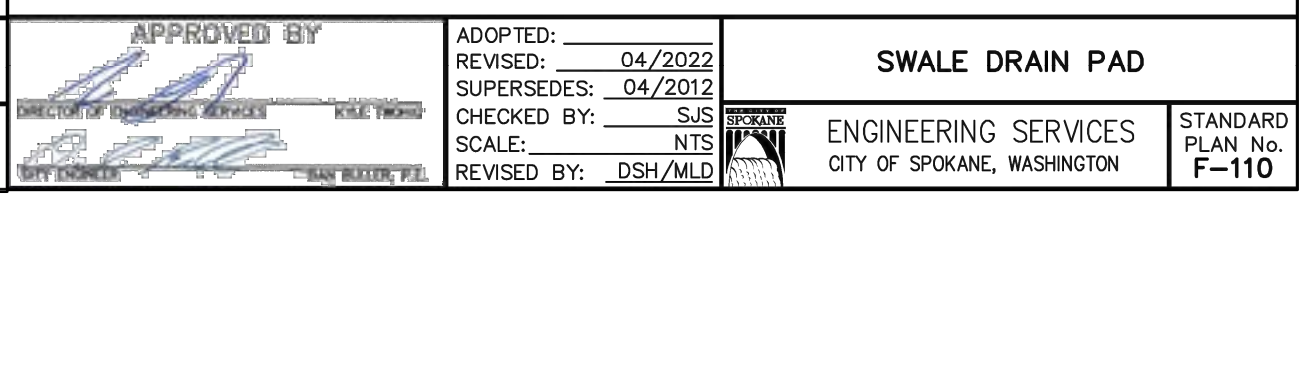
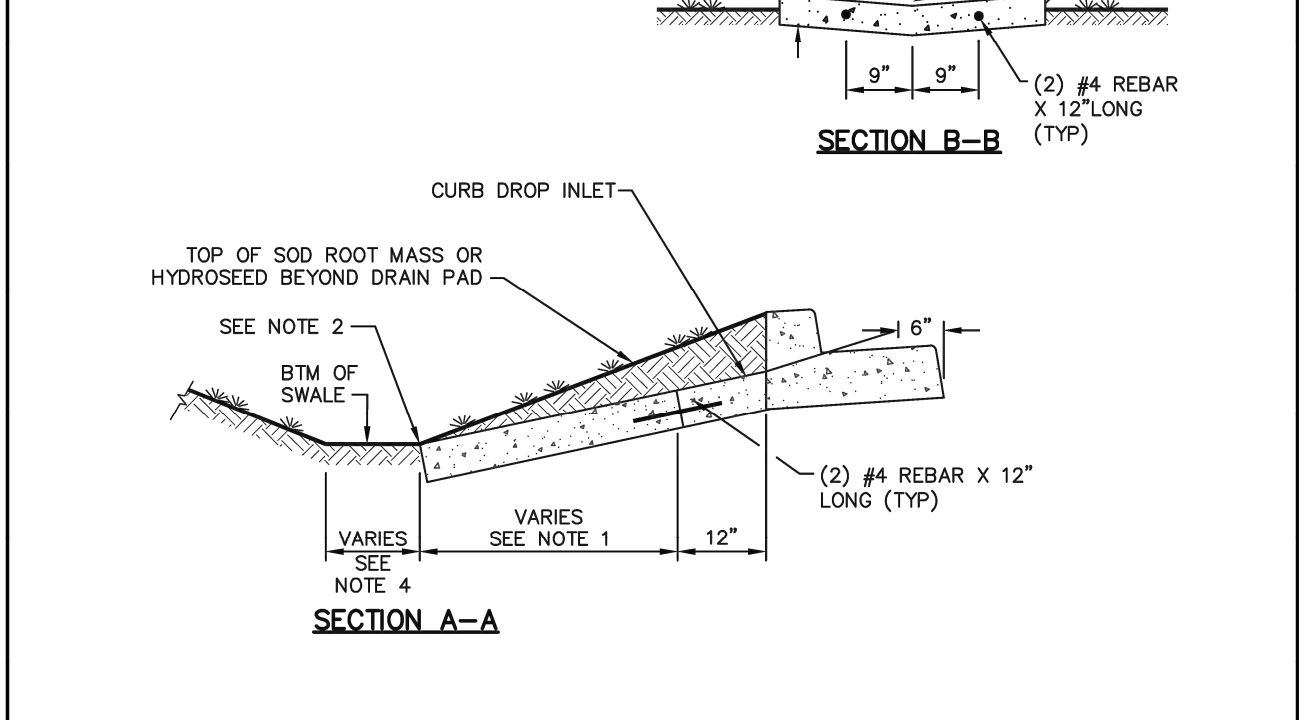
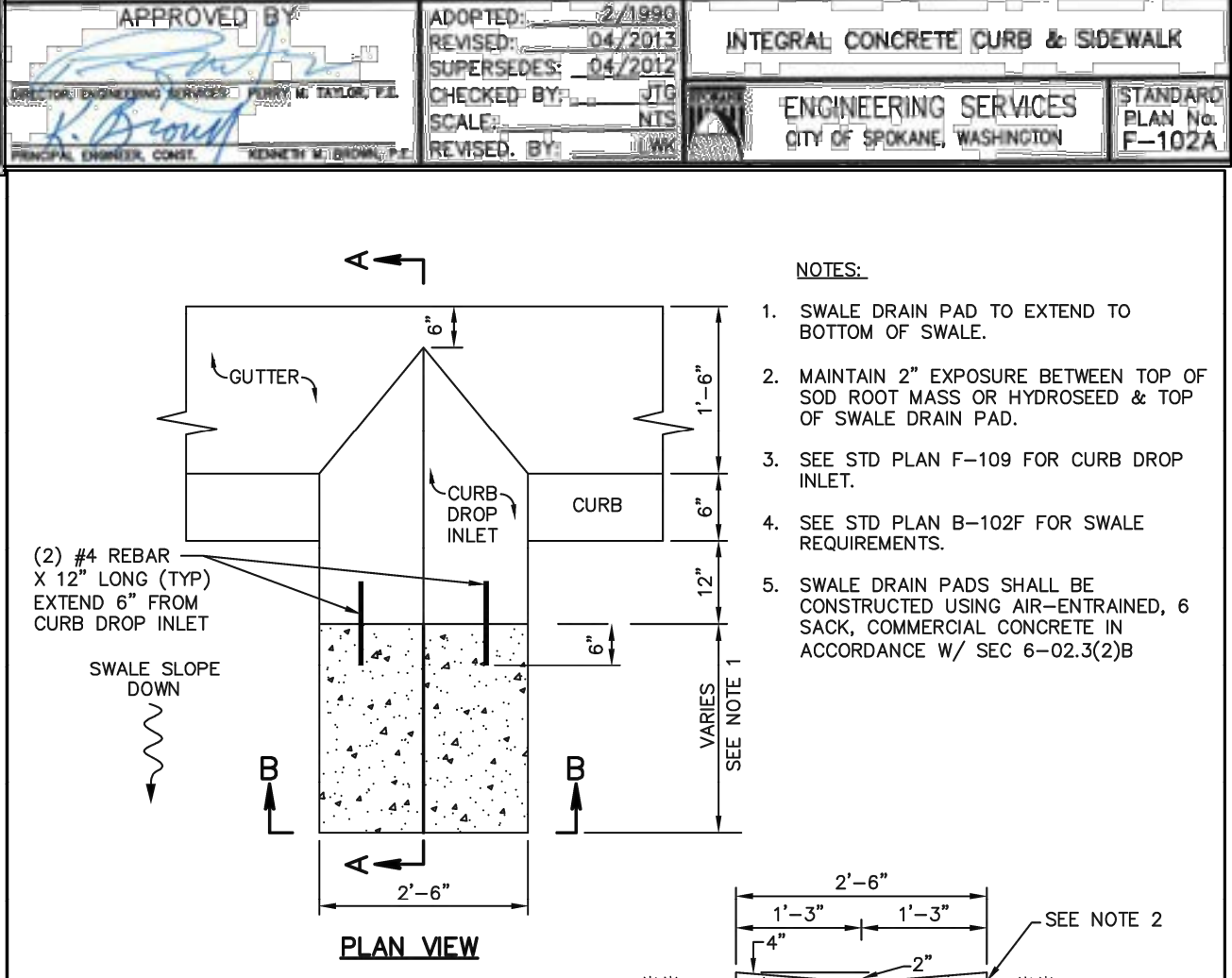
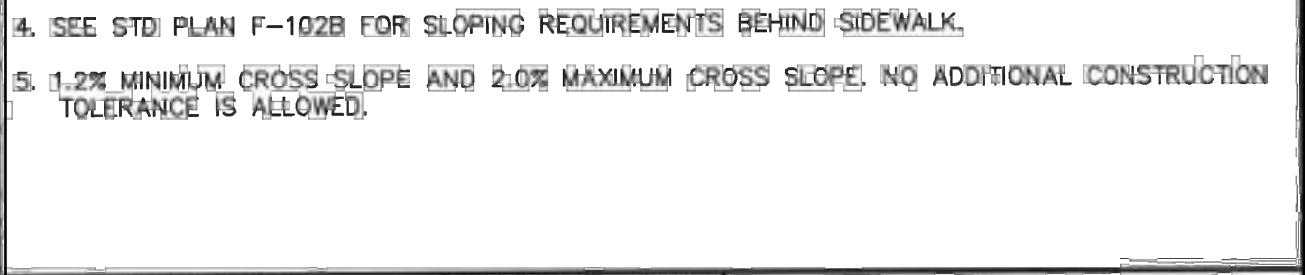
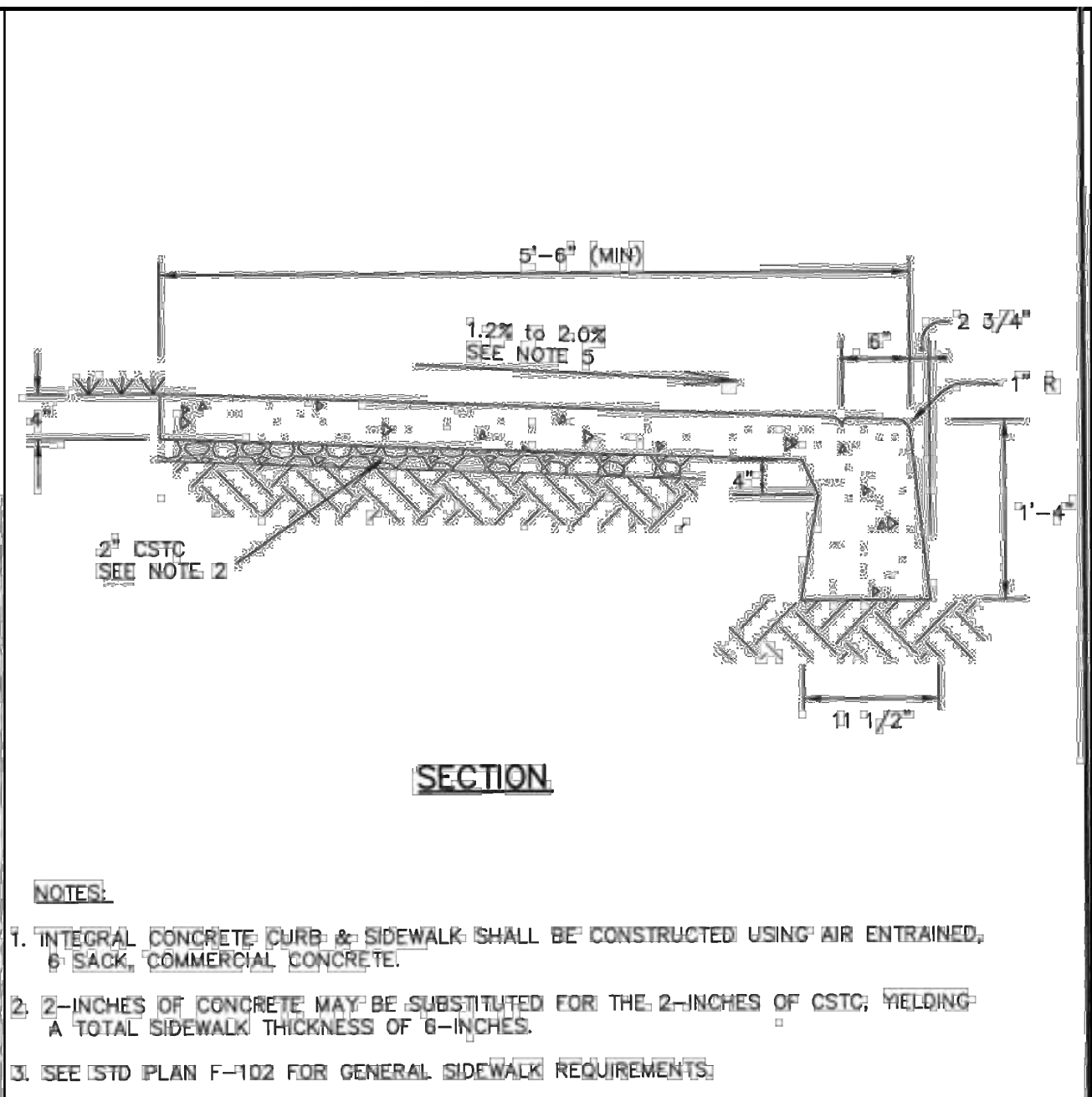
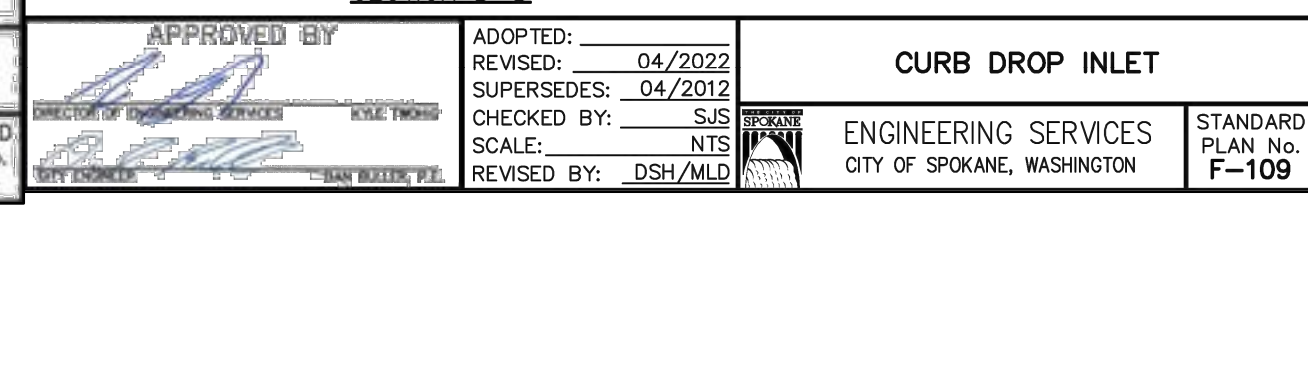
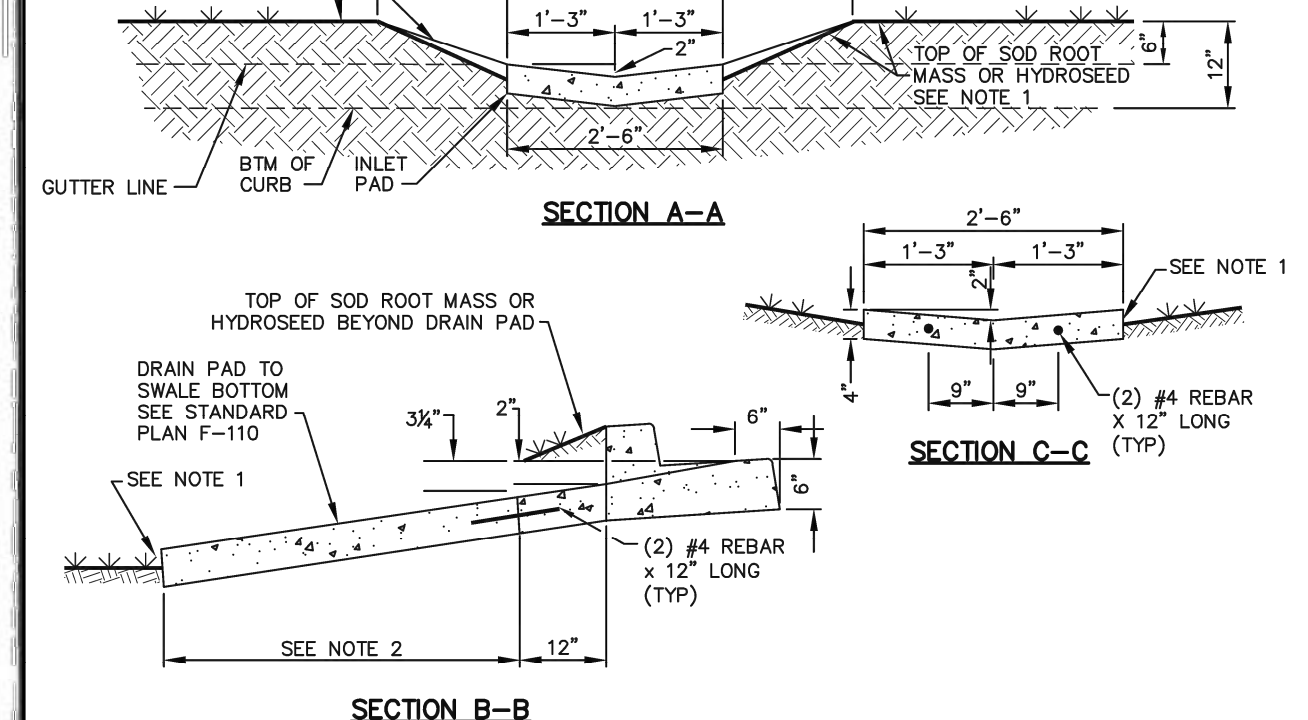
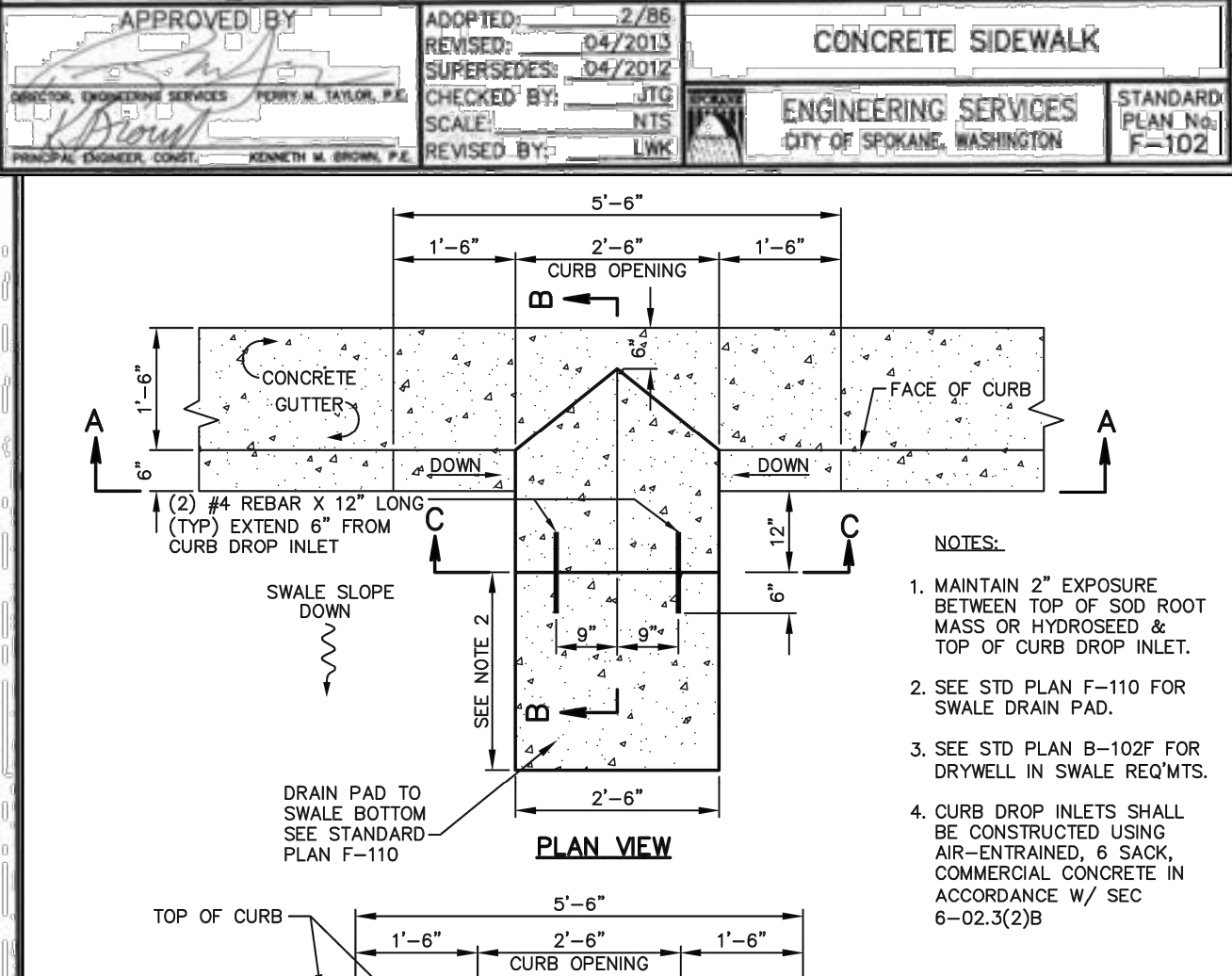
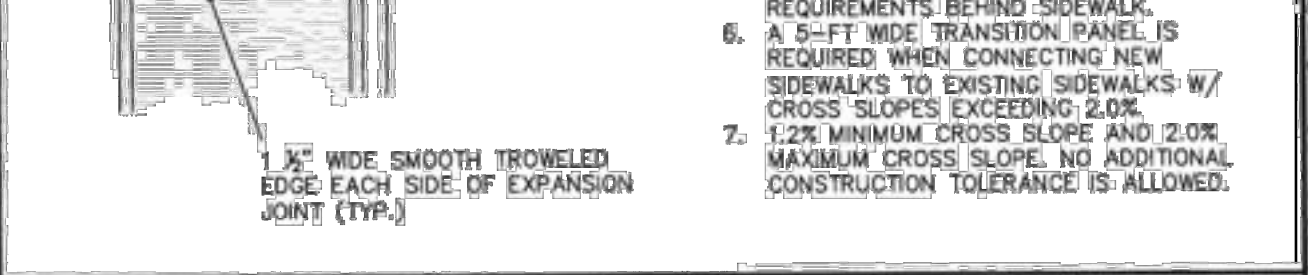
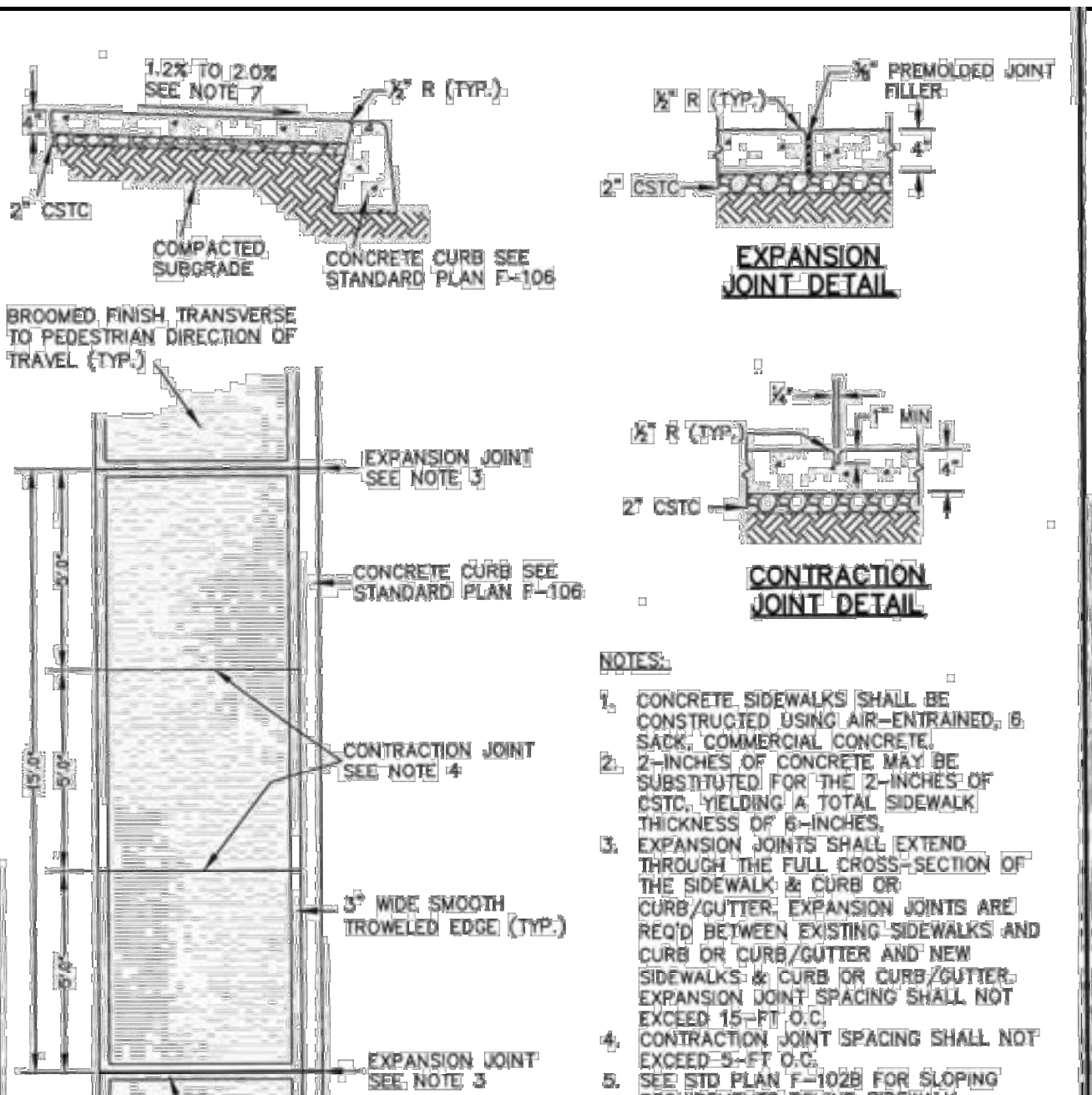
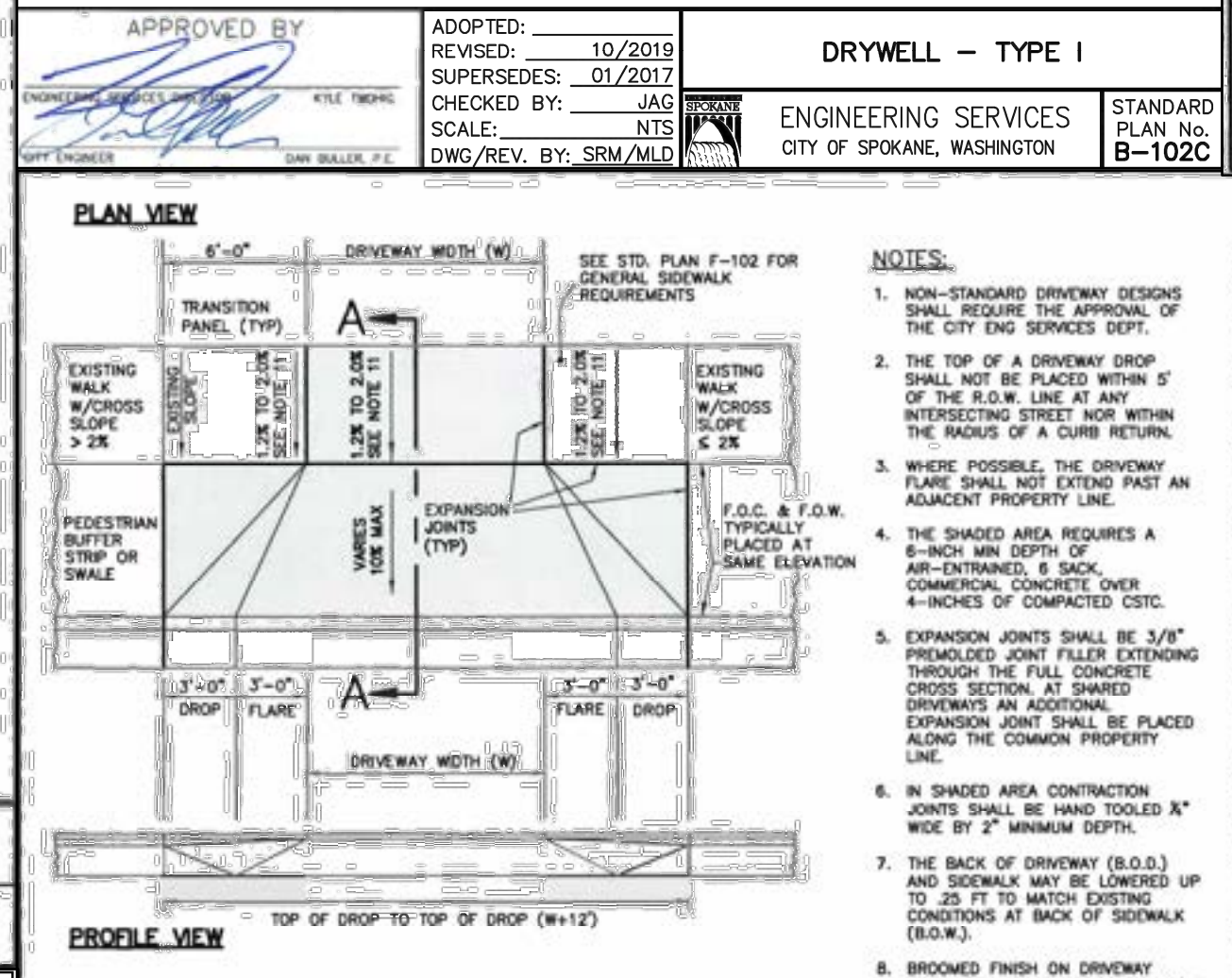
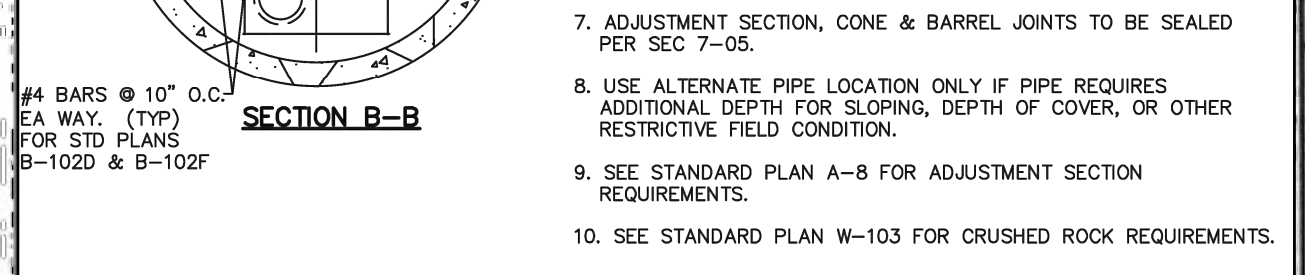
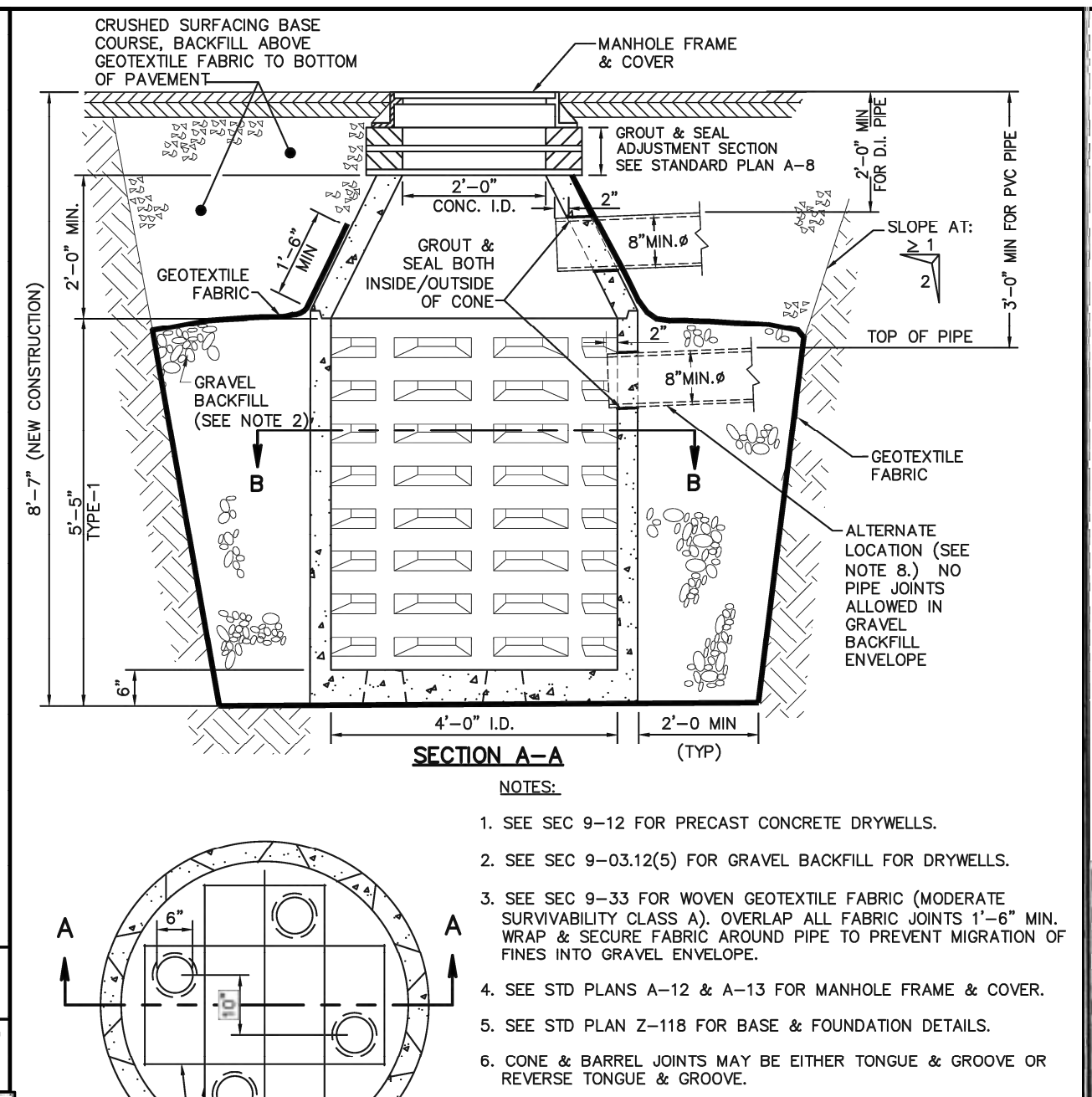
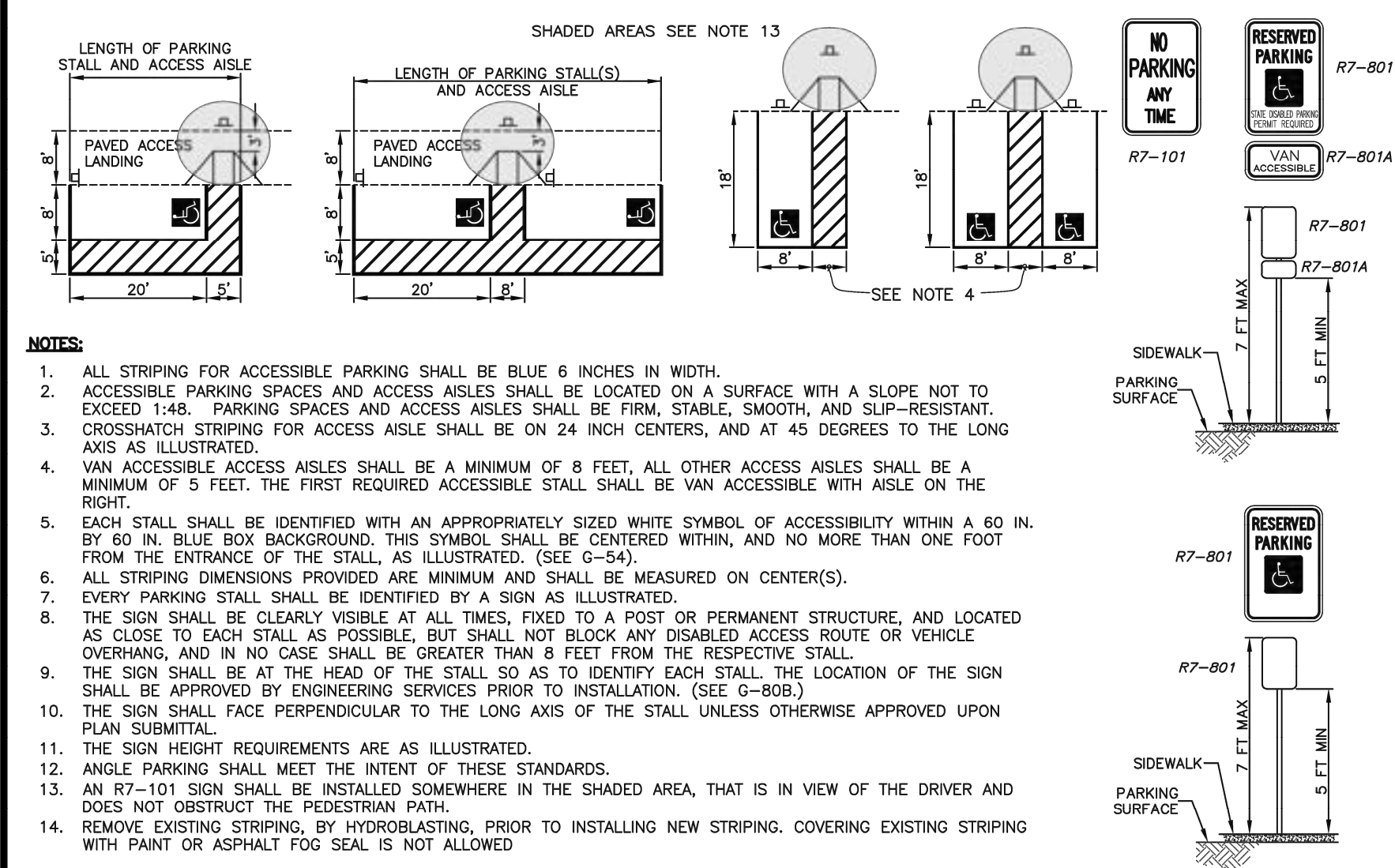
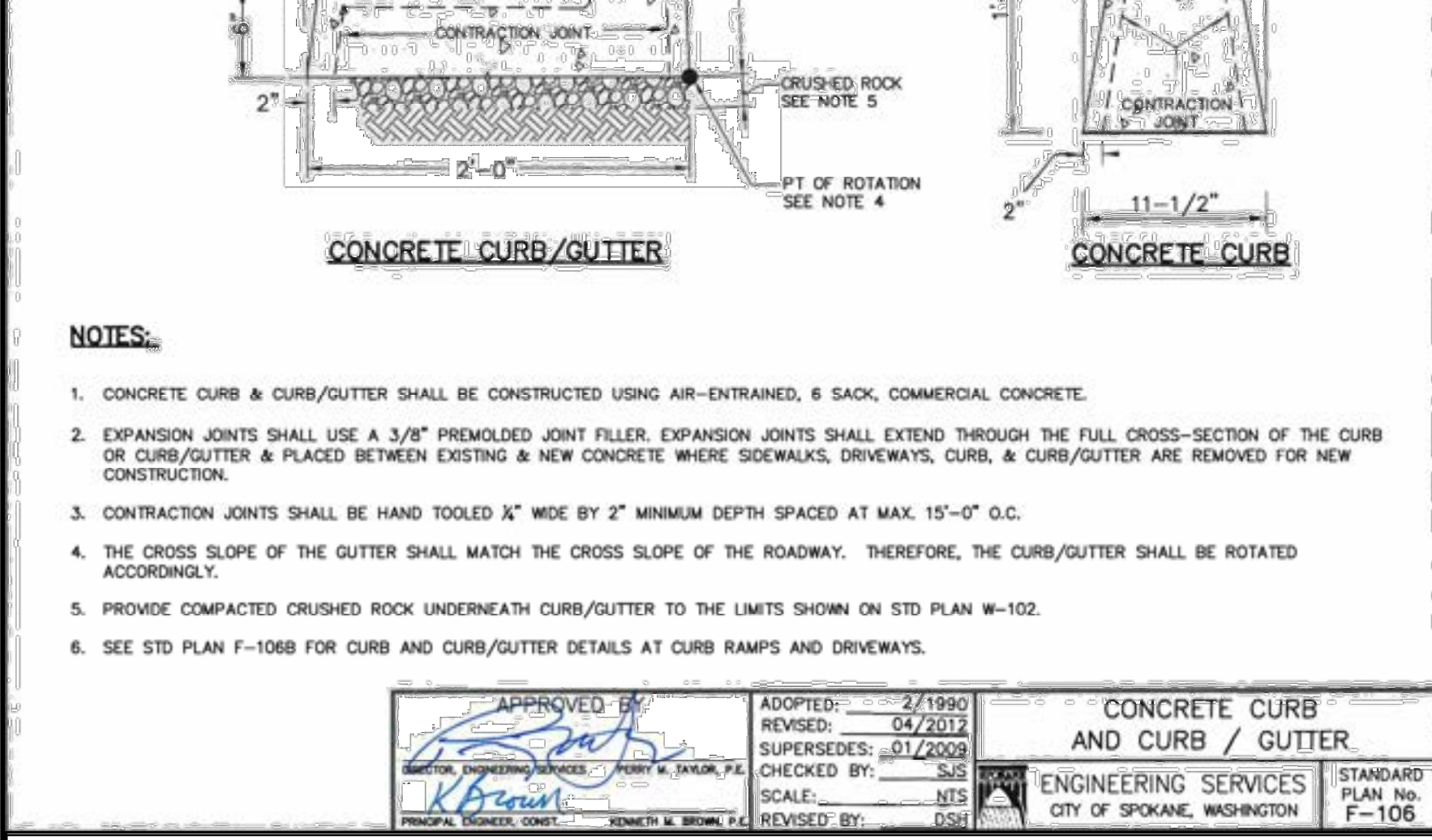
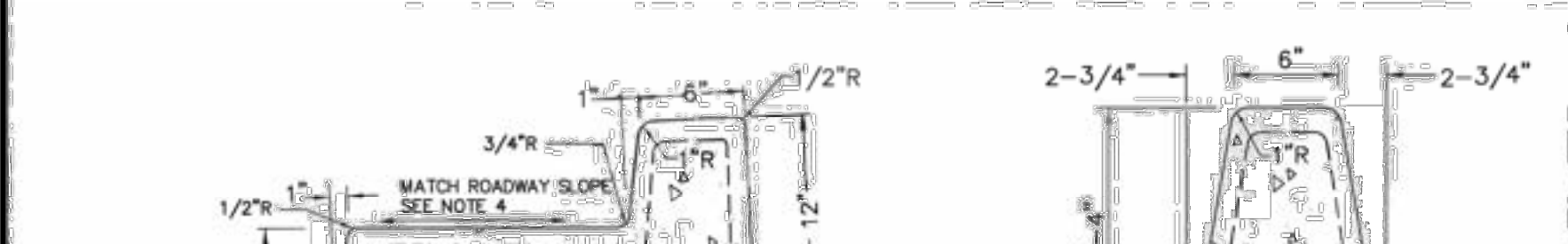
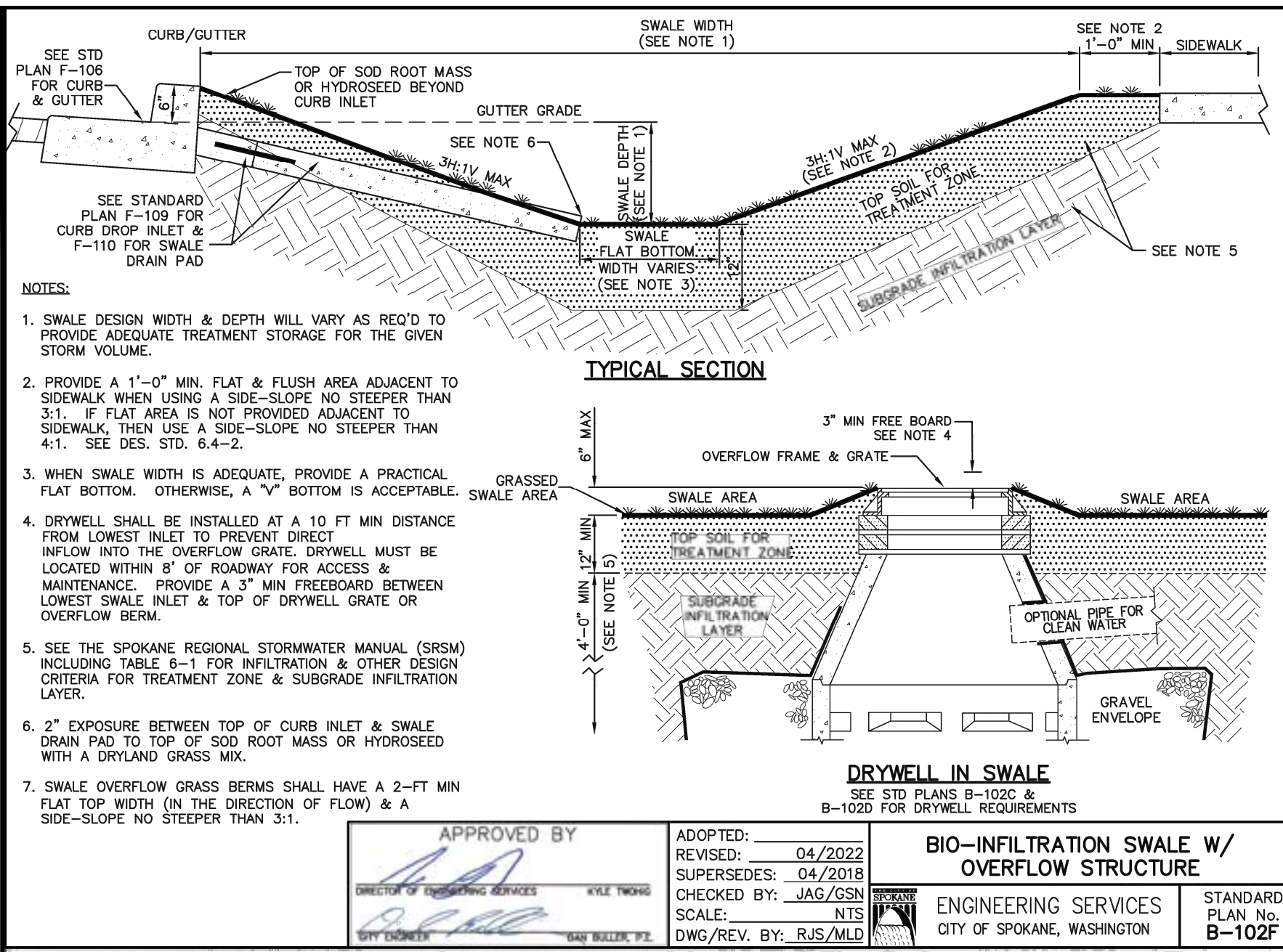
PARKING LOT EXPANSION - 2023
GARFIELD ELEMENTARY SCHOOL
222 W. KNOX AVENUE, SPOKANE WA

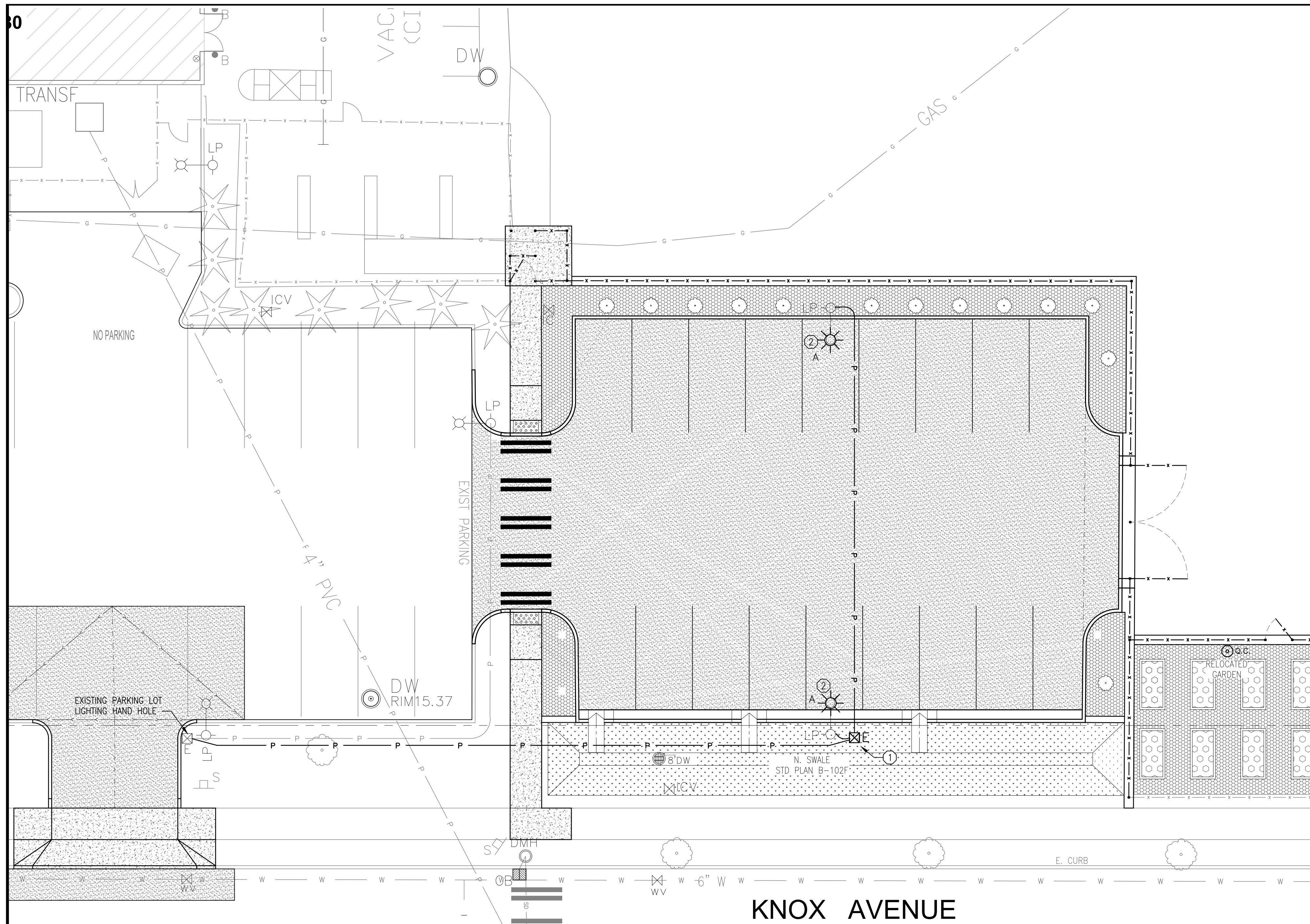


PROJ. NO.	SJ2402G
DATE	11/17/2023
PLOT SCALE	1" = 1'
DRAWN	KJH
CHECKED	
REVIEWED	GF
REVISION	

ADD ALTERNATE PLAN

DRAWING NO.
C2a
3 OF 6





LIGHTING PLAN
SCALE: 1"=20'

LIGHT FIXTURE SCHEDULE			
SYMBOL	QUANTITY	DESCRIPTION	FIXTURE MANUFACTURER / CATALOG #
☼ A	2	AREA/SITE LED FIXTURE TYPE II, 5000K MOUNT ON NEW 20', 4" SQUARE STEEL POLE, MULTIVOLT DARK BRONZE FINISH PROVIDE ALL REQ'D MOUNTING HARDWARE	McGraw-Edison #GLEON SA2B 750 U T2 BZ PHILIPS-GARDCO #ECF-S 32L 700 CW-G2 2 UNV BZ LITHONIA #DSXO LED P4 50K T2M MVOLT DDBXD HUBBELL-BEACON #VP ST 1 36L-85 5K7 3 UNV DBS

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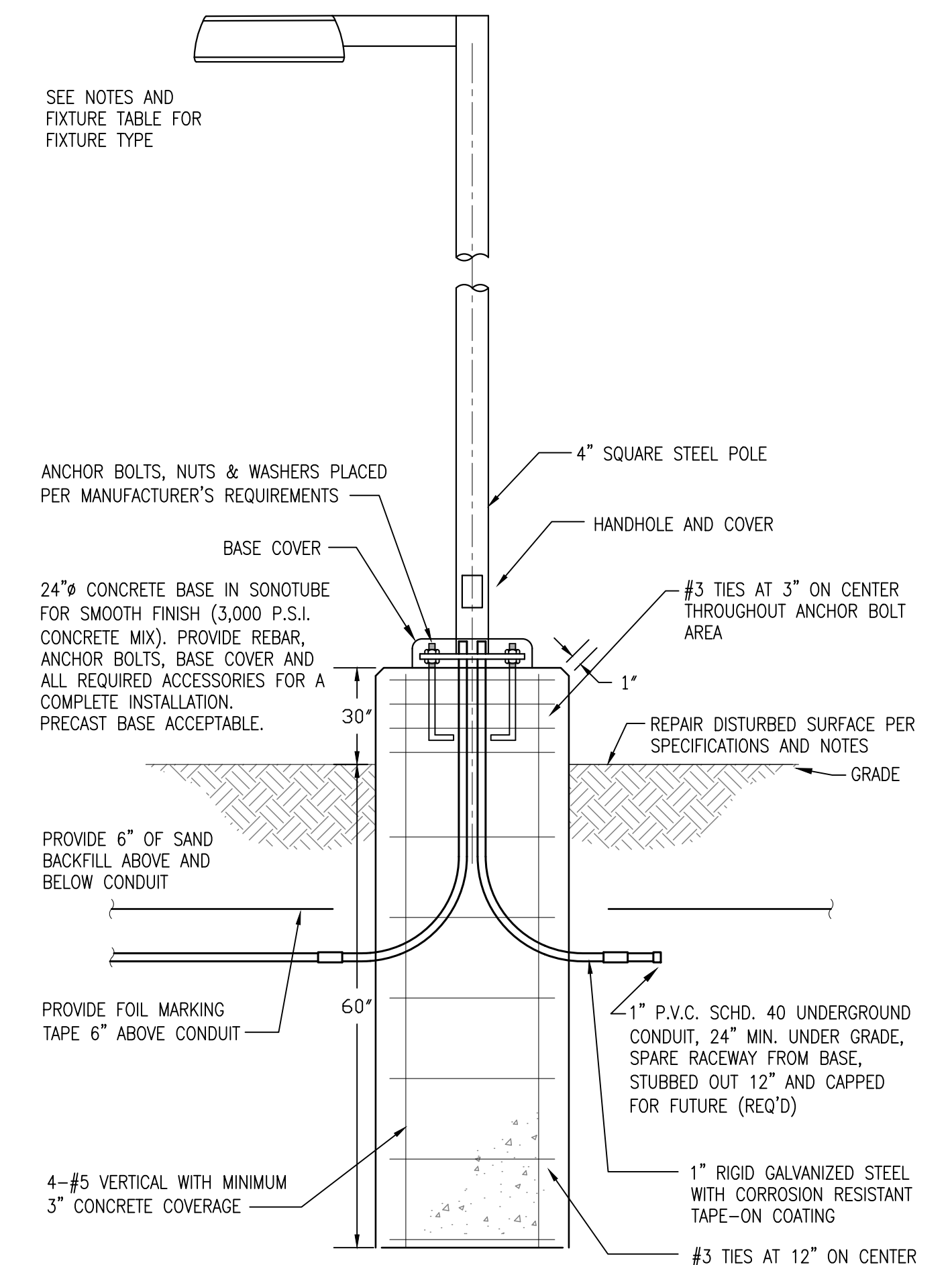
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GENERAL NOTES

1. CONTRACTOR SHALL NOT RECEIVE DIRECTION FROM ANY PERSONNEL AT THE WORK SITE. ALL CHANGES IN WORK SCOPE SHALL COME FROM THE PROJECT MANAGER AND SHALL BE DOCUMENTED.
2. NO CHANGE ORDER WORK SHALL COMMENCE WITHOUT CONTRACTOR SIGNED CHANGE ORDER DOCUMENTATION.
3. CONTRACTOR SHALL TAKE THE PROPER PRECAUTIONS AND ADHERE TO REQUIRED WORK PRACTICES WHEN DRILLING OR CUTTING THROUGH MATERIALS CONTAINING ASBESTOS. MANUALS INDICATING ASBESTOS CONTAINING MATERIALS RESIDE AT EACH SCHOOL AND AT SPOKANE PUBLIC SCHOOLS FACILITY SERVICES DEPARTMENT.
4. CONTRACTOR SHALL VISIT SITE AND VERIFY ALL CONDITIONS PRIOR TO PROVIDING QUOTE.
5. PROVIDE TRENCHING, BEDDING, BACKFILL AND REPAIR FOR UNDERGROUND CONDUIT. PROVIDE 1" SCHEDULE 40 PVC CONDUIT AT 24" BELOW GRADE AND MARKER TAPE AT 18" BELOW GRADE. PROVIDE 2#10, #12 GND (STRANDED) FOR LIGHTING CIRCUIT. PROVIDE RGS WITH CORROSION RESISTANT TAPE-ON COATING FOR BELOW GRADE 90'S. SAWCUT ALL CONCRETE AND ASPHALT AND REPAIR WITH LIKE MATERIAL. REPAIR GRASS AREAS WITH SOD.
6. CONTRACTOR TO VERIFY UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR REPAIRING DAMAGE OF ANY UNDERGROUND IRRIGATION PIPING THAT MAY OCCUR FROM DIGGING, TRENCHING OR OTHER INVASIVE ACTIVITY. SEE ATTACHED AS-BUILT IRRIGATION DRAWINGS FOR PROBABLE PIPING LOCATIONS. CAREFUL REPAIR, TAKING SPECIAL CARE TO PREVENT ANY DEBRIS FROM ENTERING THE SYSTEM, SHALL BE OF THE UTMOST IMPORTANCE.
7. SOURCE OF EXISTING PARKING LOT LIGHTING CIRCUIT IS IN PANEL S IN ROOM 108.
8. CONDUCTORS SHALL BE #10 COPPER, STRANDED.

KEY NOTES

- ① PROVIDE 12" x 18" HAND HOLE JUNCTION BOX (OLDCASTLE H-SERIES #1118 WITH STANDARD FLUSH SOLID POLYMER COVER).
- ② PROVIDE NEW POLE, BASE AND FIXTURE. POLE BASE SHALL BE 30" ABOVE FINISHED GRADE WITH THE EDGE OF THE BASE 12" OFFSET FROM CURB. REFERENCE DETAIL ON THIS SHEET.



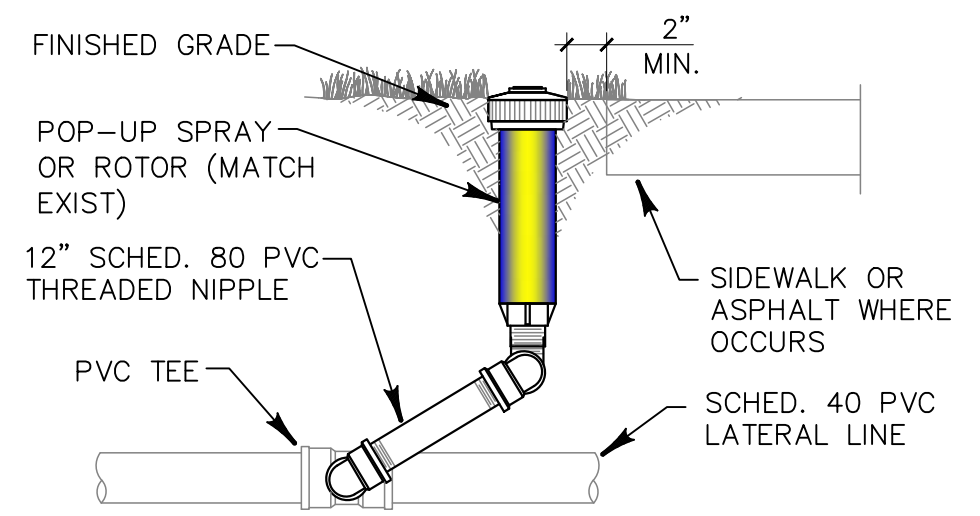
LIGHT POLE DETAIL - TYPICAL
SCALE: 3/4" = 1' - 0"

PROJ. NO.	SJ2402G
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PLOT SCALE	1" = 1'
DRAWN	THR
CHECKED	KJH
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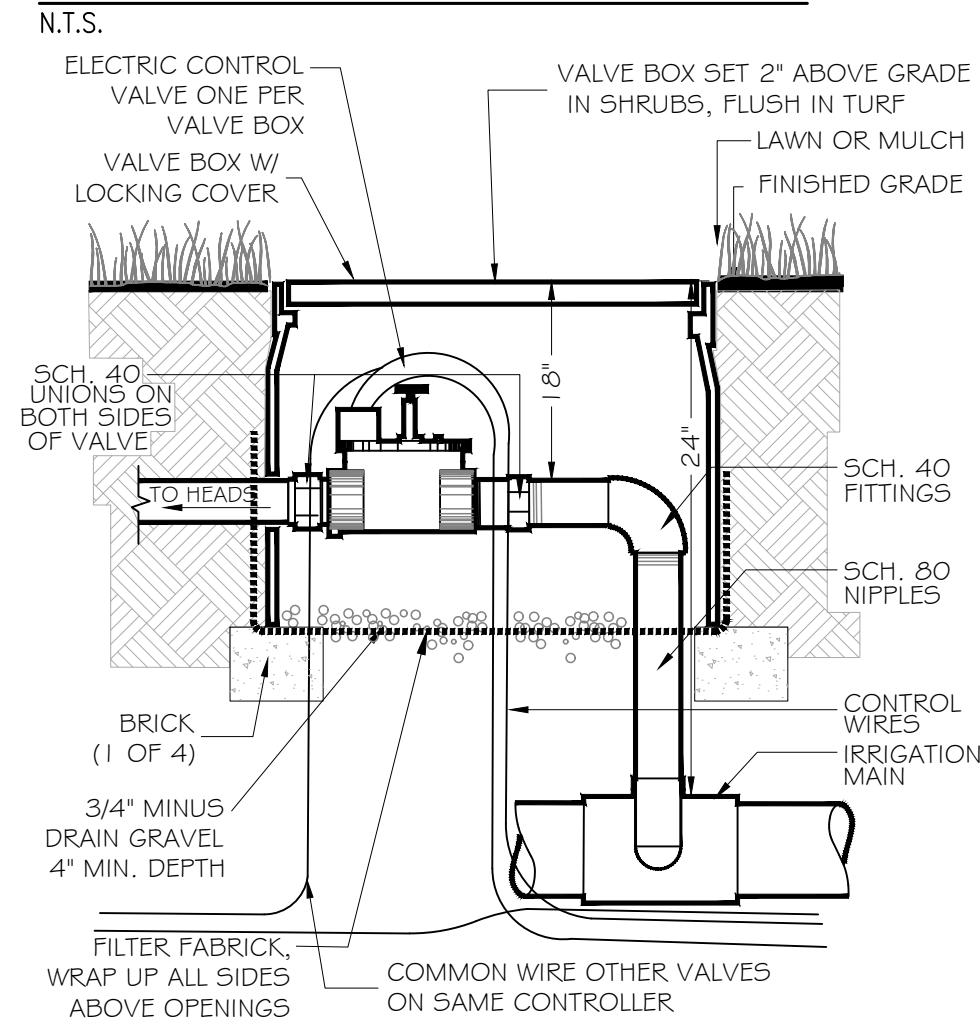
LIGHTING PLAN

DRAWING NO.

E1

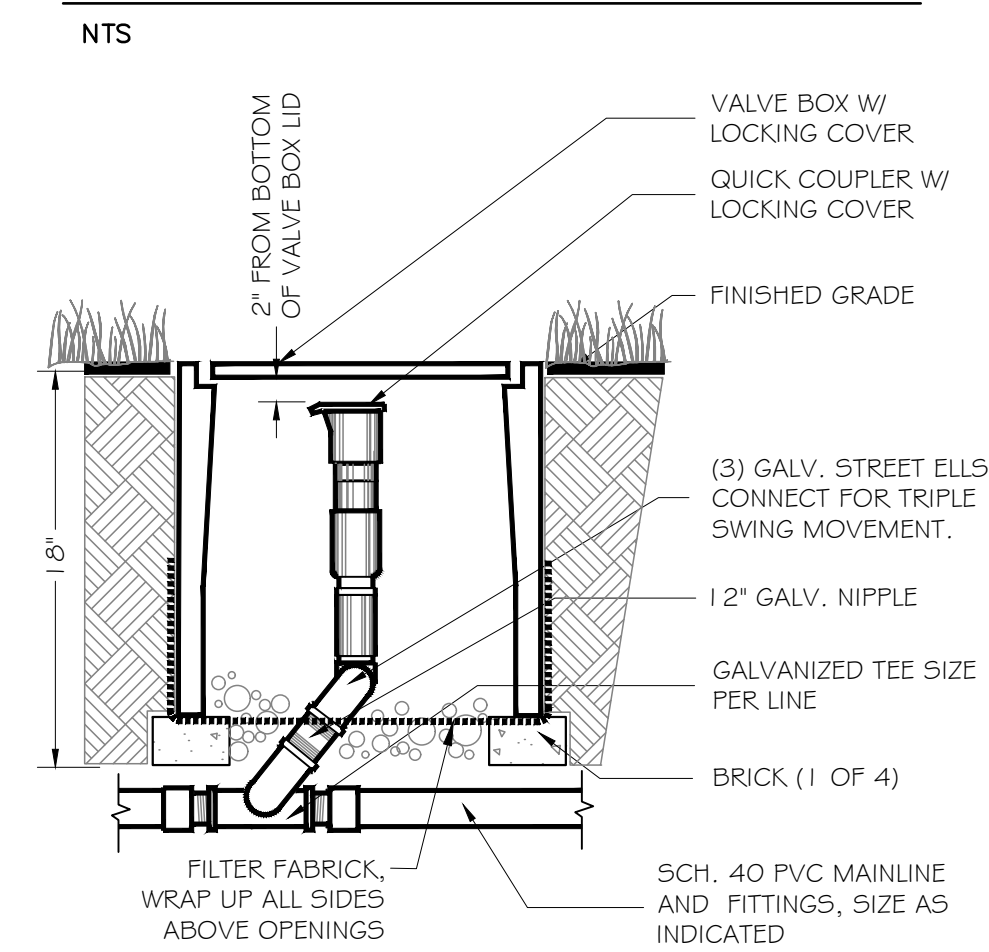


TYPICAL SPRINKLER DETAIL



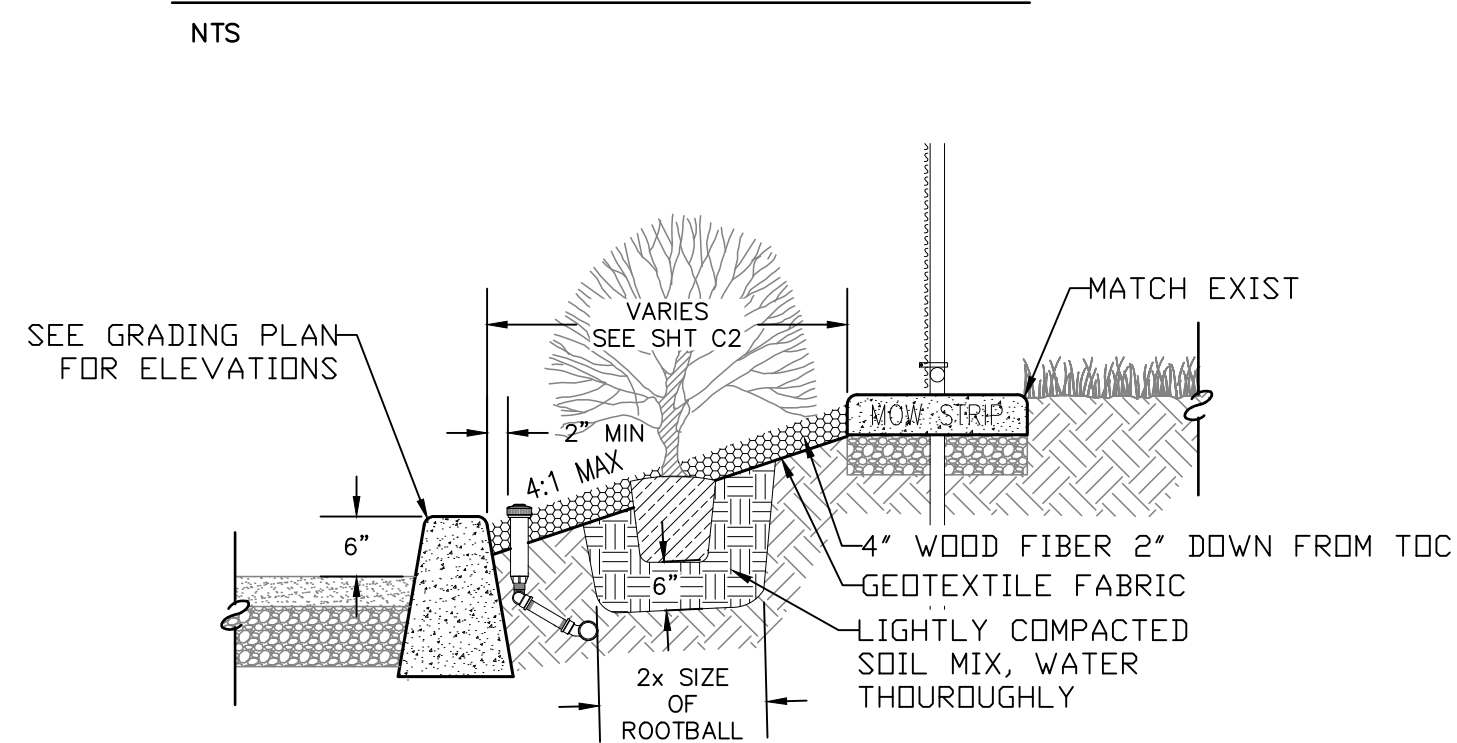
NOTES:
1. TYPICAL ELECTRIC CONTROL VALVE VERIFY WITH VALVE SCHEDULE FOR SIZE, PRESSURE REGULATION AND TYPE.

ELECTRIC VALVE



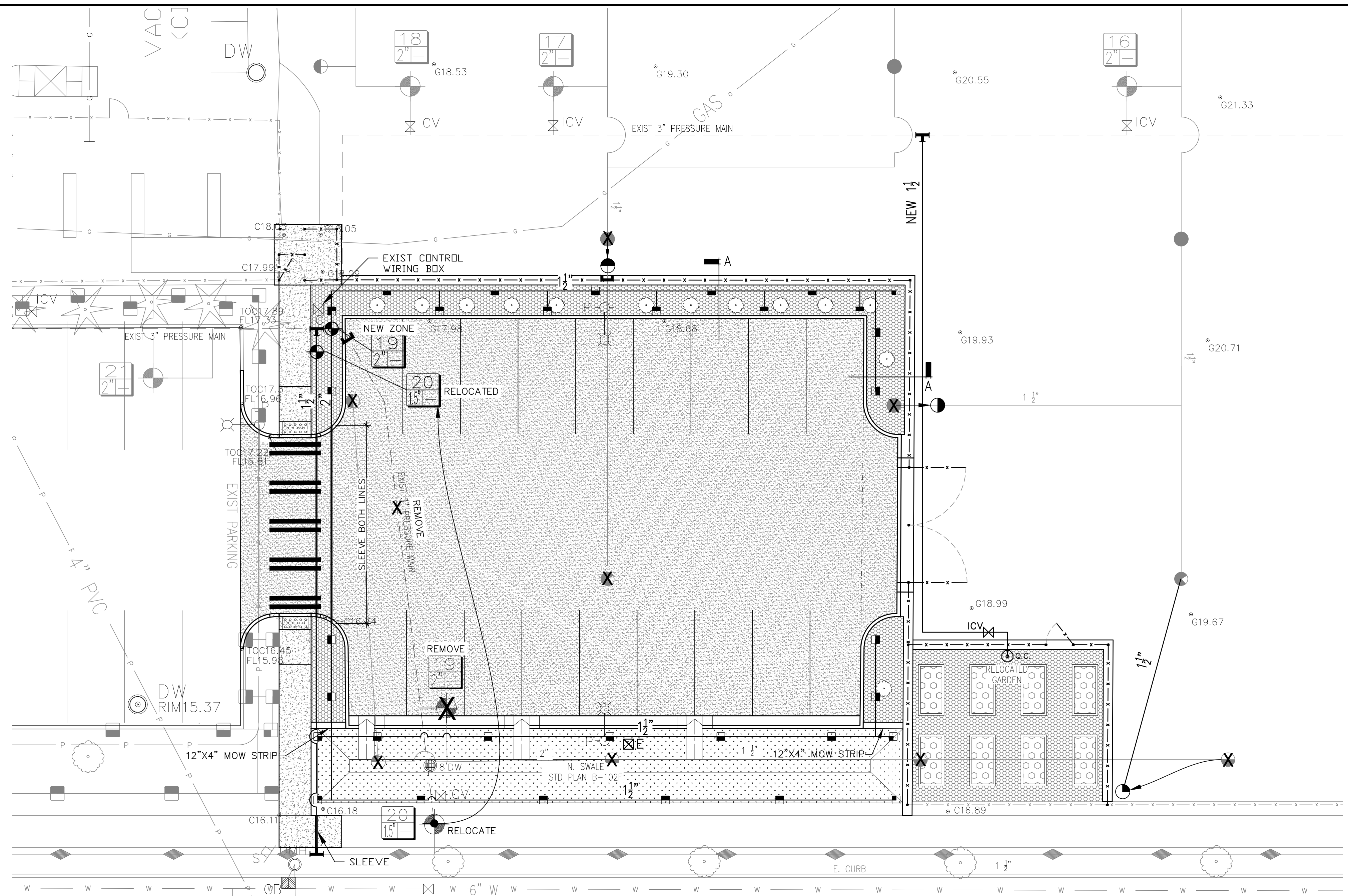
NOTES:
1. INSTALL 4" OF DRAINAGE ROCK IN THE BOTTOM OF QUICK COUPLER BOXES.
2. INSTALL LOCKING COVER ON QUICK COUPLER VALVE.

QUICK COUPLING VALVE IN BOX



SEC A-PLANTER STRIP DETAIL

SCALE: NTS



KNOX AVENUE



IRR/PLANTING PLAN

SCALE: 1"=10'

IRR LEGEND

SYMBOL	MANUFACTURER	PRODUCT #	DESCRIPTION
● ● ● ●	TORO	64X-12-42	55 FOOT RADIUS, 13.5 GPM AT 50 PSI. 640-12-42 148 DEGREE AND 173 DEGREE, 641-12-42 QUARTER, 642-12-42 HALF, 643-12-42 THREE QUARTER, 644-12-42 FULL.
● ● ● ●	TORO	64X-12-41	53 FOOT RADIUS, 11 GPM AT 50 PSI. 641-12-42 QUARTER, 642-12-42 HALF, 643-12-42 THREE QUARTER, 644-12-42 FULL.
◆ ◆	RAINBIRD	2800A-HP	BRASS STRIP SPRAY HI-POP. STANDARD NOZZLE. PATTERN AS INDICATED ON PLAN. END STRIP - 7' X 18' PATTERN. .7 GPM AT 30 PSI; CENTER STRIP - 7' X 36' PATTERN, 1.3 GPM AT 30 PSI. INSTALL FLUSH WITH FINISH GRADE AS PER DETAIL.
■ ■ ■ ■	RAINBIRD	171-D-HP	STANDARD NOZZLE, 14 FOOT RADIUS AT 30 PSI. 171-D-Q, 1.6 GPM QUARTER; 171-D-H, 2.5 GPM HALF; 171-D-TQ, 3.1 GPM THREE QUARTER; 171-D-F, 3.8 GPM FULL.
⊙	RAINBIRD	EFA SERIES	AUTOMATIC CONTROL VALVE, 24 V.A.C.
⊙	RAINBIRD	33D-LVC	3/4" QUICK COUPLER
---			3" PVC CLASS 200 PRESSURE MAIN PVC CLASS 200 LATERAL LINE, 3/4" MIN
X			EXIST TO BE REMOVED
△			ZONE
2"			VALVE SIZE

NOTE: 85 GPM AT 77 PSI WORKING PRESSURE AT POINT OF CONNECTION.
NOTE: RAINBIRD PRS PRESSURE REGULATOR ON EACH AUTOMATIC CONTROL VALVE FOR ZONES 1-3, 5-9, 11, 12, 20 AND 21.

PLANT LEGEND

- WOOD FIBER - 4" DEEP OVER GEOTEXTILE FABRIC
- DWARF BURNING BUSH: 30"-36" MIN. - 5'-7' O.C.
- TOP SOIL TREATMENT ZONE - SEE SPECIFICATIONS

NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY IRRIGATION HEADS AND PIPING, AND LANDSCAPING AND SOD THAT IS DAMAGED OR DISTURBED DURING CONSTRUCTION ACTIVITIES.

NOTIFY OWNER 24 HOURS IN ADVANCE BEFORE APPLYING HERBICIDE.

IF THIS DRAWING IS NOT 22" X 34" IT IS NOT TO SCALE

CALL BEFORE YOU DIG
1-800-424-5555

EXISTING UTILITIES AND LOCATIONS SHOWN ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. THE CONTRACTOR MUST RELY ON FIELD LOCATION INFORMATION PROVIDED BY THE RESPECTIVE UTILITIES.



PROJ. NO.	SJ2402G
DATE	11/17/2023
PLOT SCALE	1" = 1'
DRAWN	KJH
CHECKED	
REVIEWED	GF
REVISION	

IRR/PLANTING PLAN