

**SURFACING LEGEND**

	CONCRETE SIDEWALK		IC INTEGRAL CURB AND SIDEWALK
	HEAVY DUTY CONCRETE		VC VERTICAL CURB
	HMA PAVEMENT		FC FLUSH CURB
	FLEXIBLE POROUS PAVEMENT		(X) CHANGE IN CURB TYPE
	BRICK PAVERS		

**KEY NOTES**

- DUMPSTER ENCLOSURE. SEE ARCHITECTURE PLANS FOR CMU WALL DETAILS.
- BARRIER FREE PATH
- BARRIER FREE PARKING STALL
- STORMWATER POND. SEE SHEET C301 FOR DETAILS.
- SEAT WALL. SEE SHEET C301 AND LANDSCAPE PLANS FOR DETAILS.
- MECHANICAL YARD WITH CMU WALLS. SEE ARCHITECTURAL SHEETS FOR DETAILS.
- FOUR STAIRS. SEE SHEET C301 FOR DETAILS. SEE LANDSCAPE PLANS FOR HANDRAIL DETAILS.
- SEE LANDSCAPE PLANS FOR BRICK PAVEMENT DETAILS AND TYPICAL SECTION.
- CURB NOSE-DOWN
- 19' WIDE DRIVEWAY DROP PER COS STD PLAN F104-A.
- 8' WIDE FLEXIBLE POROUS PAVEMENT FOR TRAILER GENERATOR
- PAVEMENT MARKINGS FOR ACCESS AISLE PER COS STD PLAN G-90A.
- PARKING STALL
- MICRO-MOBILITY PARKING
- PAVEMENT MARKINGS
- PAINT PAVEMENT MARKINGS OVER EXISTING MARKINGS.
- CURB RAMP TYPE 1 PER COS STD PLAN F-105A.
- CURB RAMP TYPE 2 PER COS STD PLAN F-105B.
- DETECTABLE WARNING PATTERN.
- EV CHARGING STATION. SEE ELECTRICAL PLANS FOR DETAILS.
- CURB RAMP TYPE 3 PER COS STD PLAN F-105C.

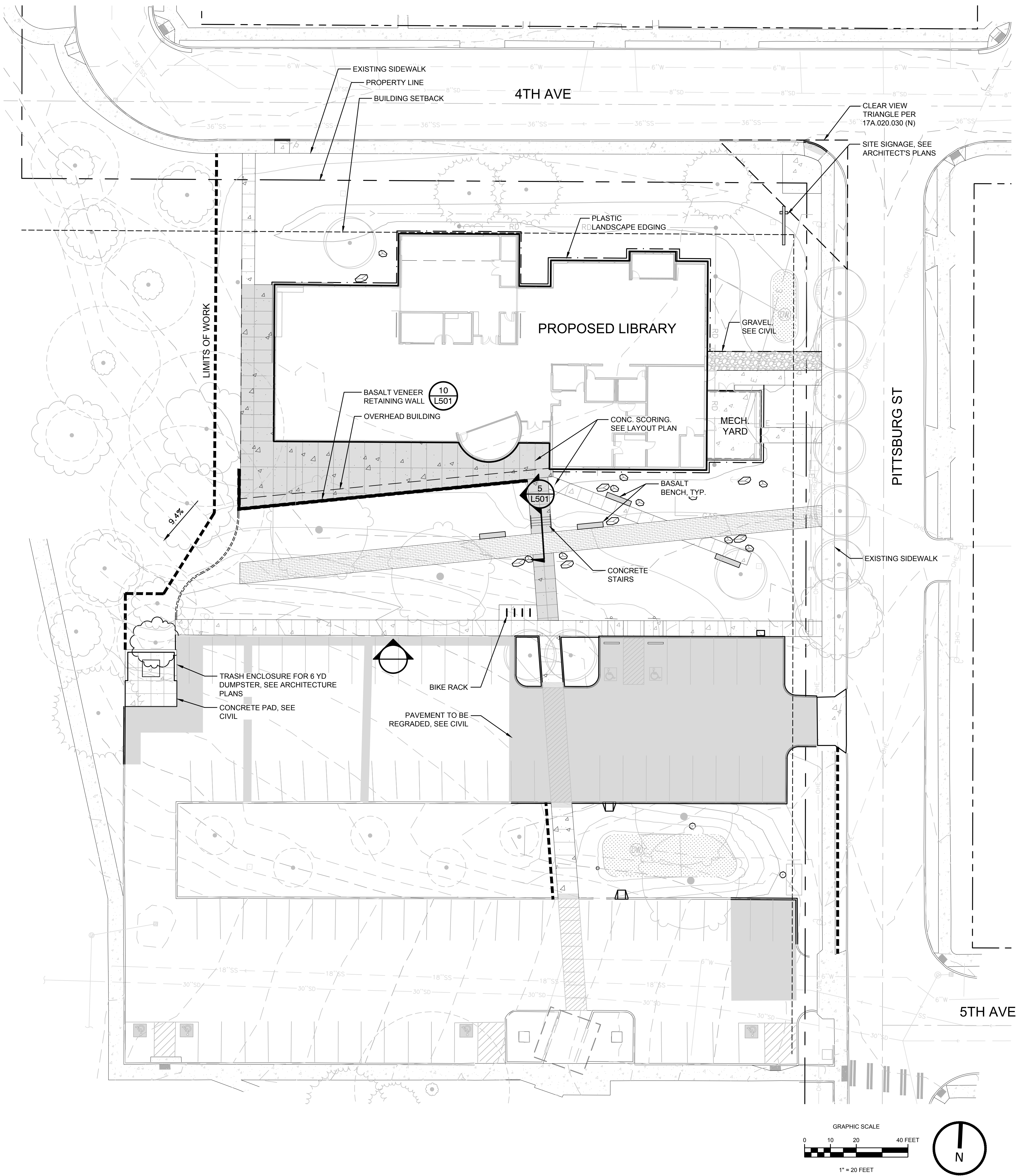
**NOTES**

- CONTACT COFFMAN FOR TEMPORARY BENCH MARKS (TBM) SHOWN.
- ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
- VERIFY LOCATION OF ALL STRIPING WITH OWNER PRIOR TO INSTALLING.
- PAVEMENT PATCHING WITHIN THE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE INLAND NORTHWEST REGIONAL PAVEMENT CUT POLICY.
- REFER TO SHEET C002 FOR GENERAL CONSTRUCTION NOTES.
- REFER TO LANDSCAPE AND PLANTING PLANS FOR ADDITIONAL HORIZONTAL CONTROL, SITE FURNISHINGS, AND RELATED DETAILS NOT SHOWN ON THIS PLAN.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE IN CONFORMANCE WITH THE WSDOT STANDARD SPECIFICATIONS AS AMENDED AND THE CITY OF SPOKANE GENERAL SPECIAL PROVISIONS, LATEST EDITION, AS APPLICABLE TO THE PROJECT.
- ALL STRIPING TO BE WHITE PAINT UNLESS OTHERWISE NOTED.
- INTEGRAL CURB AND SIDEWALK SHALL BE PER COS STD PLAN F-102A.
- VERTICAL CURB SHALL BE PER COS STD PLAN F-106.
- FLUSH CURB SHALL BE PER COS STD PLAN F-106B.
- ALL PAVEMENT MARKINGS SHALL ADHERE TO THE REQUIREMENTS OF THE MUTCD, WSDOT, AND ADA.



Know what's below.  
Call before you dig.





GENERAL CONSTRUCTION NOTES

- PROPERTY LINES INDICATED WERE ESTABLISHED FROM INFORMATION PROVIDED BY OTHERS REPRESENTING THE OWNER. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS AND MAKE ANY REQUIRED ADJUSTMENTS. IF FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT IMMEDIATELY FOR INSTRUCTIONS.
- PRIOR TO LANDSCAPE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY SITE CONDITIONS MATCH THE APPROVED LANDSCAPE PLANS. NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES INCLUDING UTILITY ENCLOSURES AND VAULTS, FIRE HYDRANTS, STREET AND SAFETY SIGNAGE, LIGHT POLES, CURBS, AND WALKWAYS.
- VERIFY SUB-GRADE PREPARATION HAS BEEN COMPLETED PRIOR TO LANDSCAPE WORK. THE LANDSCAPE CONTRACTOR ACCEPTS SUB-GRADES UPON COMMENCEMENT OF WORK. OBTAIN WRITTEN APPROVAL OF FINISHED GRADES FROM PROJECT CIVIL ENGINEER PRIOR TO PLANTING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING LOCATIONS OF ALL UTILITIES PRIOR TO LANDSCAPE WORK. CALL FOR UTILITY LOCATES PRIOR TO EXCAVATION.
- CONTRACTOR SHALL PAY AND SECURE ANY REQUIRED LANDSCAPE CONSTRUCTION PERMITS.
- ALL WORK PERFORMED IN A PUBLIC RIGHT OF WAY SHALL MEET THE REQUIREMENTS OF THE LOCAL APPROVING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN ALL NEW AND EXISTING UTILITIES IN GOOD WORKING ORDER AND PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED.
- ALL CONSTRUCTION SHALL CONFORM TO THE 2015 VERSION OF THE INTERNATIONAL BUILDING CODE (IBC) OR LOCAL BUILDING CODE, WHICHEVER IS MORE RESTRICTIVE.

LAYOUT NOTES

- DO NOT SCALE DRAWINGS.
- ALL DRAINS SHALL BE COORDINATED WITH PLANTING AND PAVING SO THAT DRAINS ARE LOCATED ENTIRELY WITHIN ONE MATERIAL. DRAINS SHALL NOT SPAN BETWEEN TWO MATERIAL TYPES OR BETWEEN PLANTING AND PAVED AREAS.
- FOR LAYOUT OF ROADWAYS AND PARKING LOTS, SEE CIVIL DWGS.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LAYOUT DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IF THERE IS ANY CONFLICT BETWEEN THE COORDINATE POINTS AND DIMENSIONS WHEN LAYING OUT IN THE FIELD.
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF BELOW GRADE UTILITY STRUCTURES DURING SITE LAYOUT AND REPORT ANY DISCREPANCIES BETWEEN FOOTINGS AND EXISTING BELOW-GRADE STRUCTURES TO THE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL STAKE OR FLAG ALL SITE ELEMENTS TO BE CONSTRUCTED IN THE FIELD FOR APPROVAL BY THE ARCHITECT PRIOR TO CONSTRUCTION.
- ALL ANGLES ARE ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE STATED. ALL LINES ARE ASSUMED TO BE PARALLEL UNLESS OTHERWISE STATED. ALL DIMENSIONS ARE TO FACE OF CURB, WALL OR BUILDING UNLESS OTHERWISE STATED.
- ALL BUILDING DIMENSIONS AND COLUMN GRIDS SHOULD BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.

LANDSCAPE CODE ANALYSIS

THE FOLLOWING TABLE IS PROVIDED FOR LANDSCAPE CALCULATIONS INDICATED IN SPOKANE MUNICIPAL CODE SECTIONS 17C.200.040 SITE PLANTING STANDARDS AND 17C.200.050 STREET TREE REQUIREMENTS.

SITE ZONE:	RTF (RESIDENTIAL TWO-FAMILY)
SITE EXISTING USE:	PARK (TENNIS COURT)
SITE PROPOSED USE:	PUBLIC LIBRARY
ADJACENT ZONE:	RTF (RESIDENTIAL TWO-FAMILY)

LANDSCAPE BUFFERS

NORTH PROPERTY LINE: EAST FOURTH AVENUE (6' L3 OPEN AREA LANDSCAPING)  
EAST PROPERTY LINE: SOUTH PITTSBURG STREET (6' L3 OPEN AREA LANDSCAPING)

HARDSCAPE SCHEDULE

	NATURAL COLOR CONCRETE	
	COLORED CONCRETE	
	PRECAST CONCRETE PAVERS	
	BASALT VENEER RETAINING WALL	

SYMBOL LEGEND

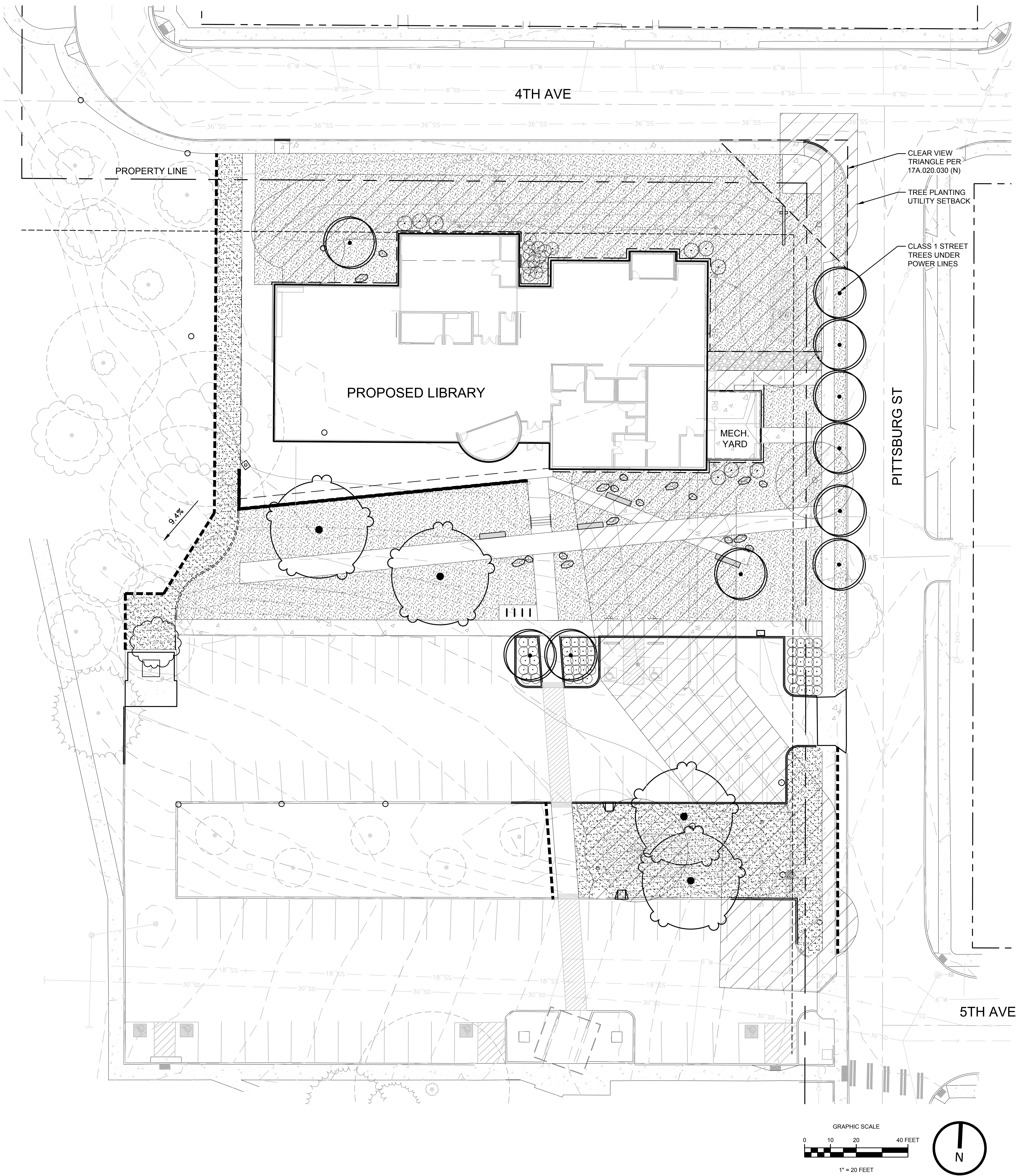
GENERAL SYMBOLS	
	PROJECT LIMIT / LIMITS OF WORK
	PROPERTY LINE / RIGHT-OF-WAY
	BUILDING SETBACK
	CENTER LINE
	OVERHEAD BUILDING OR CANOPY
	EXISTING STRUCTURE
	PROPOSED STRUCTURE
	CONCRETE MOW STRIP
	PLASTIC LANDSCAPE EDGING
	3"x3' AVG. SIZE LICHEN COVERED BASALT BOULDER, QTY. 10
	5"x6' AVG. SIZE LICHEN COVERED BASALT BOULDER, QTY. 7
	BASALT BENCH
	BIKE RACK

SITE FEATURES	
EXISTING	PROPOSED

REFERENCE SYMBOLS	
	DETAIL INDICATORS
	DETAIL NUMBER
	SHEET NUMBER
	DIRECTION OF VIEW
	ELEVATION NUMBER DESIGNATION
	SHEET NUMBER DESIGNATION
	SECTION INDICATOR
	REFERENCE NOTE

DIMENSIONING SYMBOLS	
	DIMENSIONS
	ANGULAR DIMENSIONS
	RADIUS
	CENTER POINT
	COORDINATE POINT
	ALIGN (FACES OR EDGES)





GENERAL PLANTING NOTES

1. THESE PLANS ARE CONSIDERED INCOMPLETE WITHOUT THE ACCOMPANYING SPECIFICATIONS. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF DISCREPANCIES BETWEEN PLANS AND SPECIFICATIONS OR DIFFERENCES BETWEEN SITE CONDITIONS AND THE PLANS ARE ENCOUNTERED. SEE SPECIFICATIONS FOR REQUIRED OWNER AND LANDSCAPE ARCHITECT INSPECTIONS.
2. PRIOR TO PLANTING, THE CONTRACTOR SHALL VERIFY SITE CONDITIONS MATCH THE APPROVED LANDSCAPE PLANS. NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES INCLUDING UTILITY ENCLOSURES AND VAULTS, FIRE HYDRANTS, STREET AND SAFETY SIGNAGE, LIGHT POLES, CURBS, AND WALKWAYS.
3. VERIFY SUB-GRADE PREPARATION HAS BEEN COMPLETED PRIOR TO LANDSCAPE WORK. THE LANDSCAPE CONTRACTOR ACCEPTS SUB-GRADES UPON COMMENCEMENT OF WORK. OBTAIN WRITTEN APPROVAL OF FINISHED GRADES FROM PROJECT CIVIL ENGINEER PRIOR TO PLANTING.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING LOCATIONS OF ALL UTILITIES PRIOR TO PLANTING. CALL FOR UTILITY LOCATES PRIOR TO EXCAVATION.
5. VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. ANY PLANT MATERIAL QUANTITIES LISTED ARE FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS ON THE PLAN SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED IN THE PLANT SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COUNTING THE TOTAL NUMBER OF PLANTS INDICATED ON THE PLANS AND ESTIMATING GROUNDCOVER QUANTITIES.
6. CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER OR FIELD GROWN TREES, SHRUBS AND GROUNDCOVERS, INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR: PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.
7. PROVIDE TEMPORARY IRRIGATION TO LAWN AND PLANTING AREAS OUTSIDE THE LIMITS OF WORK.
8. NO TREE SHALL BE PLANTED WITHIN FIFTEEN (15) FEET OF ANY DRIVEWAY, ALLEY, STREET LIGHT, UTILITY POLE, UNDERGROUND UTILITY, NON-SAFETY STREET SIGN (EX. PARKING, STREET NAME) OR FIRE HYDRANT. NO TREE SHALL BE PLANTED WITHIN TWENTY (20) FEET OF A CRITICAL STREET SAFETY SIGN (EX. STOP, YIELD, OR PEDESTRIAN CROSSING). THE POTENTIAL PLACEMENT OF STREET SIGNS, STREET LIGHTS AND UTILITY POLES SHALL BE EVALUATED TO LESSEN THE CONFLICT WITH THE GROWTH OF EXISTING STREET TREES.
9. CONTRACTOR SHALL PLANT ALL TREES AND SHRUBS ACCORDING TO DETAIL V-101 AND V-102 ON THE PLANTING DETAILS SHEET. AFTER PLANTING IF TREES ARE UNSTABLE STAKING MAY BE USED BUT ONLY AS NECESSARY. AT 6 MONTHS ALL STAKING MATERIAL SHALL BE REMOVED. IF TREE IS STILL UNSTABLE AFTER 6 MONTHS TREE MAY NEED TO BE REPLACED.

SHRUB AND GROUNDCOVER SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPC.	QTY
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B&B	2" CAL	10
SHRUBS	ULMUS X 'NEW HORIZON'	NEW HORIZON ELM	B&B	2" CAL	4
	MISCANTHUS SINENSIS 'LITTLE ZEBRA'	SILVER GRASS	2 GAL		53
GROUND COVERS	ROSA WOODSII	MOUNTAIN ROSE	2 GAL		12
	SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY	2 GAL		9
BOTANICAL NAME	COMMON NAME	CONT	SPACING	SPACING	QTY
BLACK MEXICAN PEBBLE	BLACK MEXICAN PEBBLE	MULCH			394 SF
HYDROSEED FESCUE MEADOW MIX	FESCUE MEADOW	HYDROSEED			21,533 SF
HYDROSEED TURF	HYDROSEED TURF	SEED			6,110 SF

SYMBOL LEGEND

- TREE PLANTING EXCLUDED BASED ON SETBACK DISTANCES DELINEATED IN CITY STANDARD DETAIL V-101, NOTE 5.

LANDSCAPE DATA TABLE

NUMBER OF TREES REMOVED: 5  
NUMBER OF TREES ADDED: 10  
NUMBER OF TREES RELOCATED: 4  
  
TREE REPLACEMENT RATIO REQUIRED = 2:1  
RATIO ACHIEVED?: YES