

PARKING SIZE: 9'-0" X 18'-0"  
 (4) PROVIDED; (2) VAN ACCESSIBLE PROVIDED

### Code Review - Site Impracticality 1107.7.4

ON A SITE WITH MULTIPLE NON-ELEVATOR BLDGS, THE NUMBER OF UNITS REQUIRED BY SECTION 1107.7.1 TO BE TYPE B IS PERMITTED TO BE REDUCED TO A PERCENTAGE THAT IS EQUAL TO THE PERCENTAGE OF THE ENTIRE SITE HAVING GRADES, PRIOR TO DEVELOPMENT THAT ARE LESS THAN 10%.

- 40 UNITS \* 20% = 8 UNITS AT MIN. SHALL BE TYPE B
- % OF GRADE LESS THAN 10% PRIOR TO DEVELOPMENT = 46%  
 - 0.46 \* 40 UNITS = 19 UNITS SHALL BE TYPE B

### Code Review - Parking Lighting

ALL PARKING AREA LIGHTING SHALL BE FULL CUTOFF-TYPE FIXTURES, ANY LIGHT USED TO ILLUMINATE PARKING AREAS SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM NEARBY RESIDENTIAL PROPERTIES & AWAY FROM THE VISION OF PASSING MOTORISTS.

5. SEE LINE FOR ASPHALT AND CONCRETE LOCATIONS.
6. SEE LANDSCAPE PLAN FOR PLANTING LAYOUT.
7. ALL EXPOSED EXTERIOR WOOD IS TO BE STAINED/SEALED. VERIFY COLOR OF STAIN/SEAL WITH ENCOMPASS.
8. CONTRACTOR RESPONSIBLE FOR CALLING LOCATES PRIOR TO COMMENCEMENT OF WORK. ALL SHOWN GRAPHICALLY. SEE CIVIL FOR ALL UTILITY INFORMATION.
9. COORDINATE ALL WORK WITH GEOTECH REPORT.
10. FDCS & KNOX BOXES SHOWN PURELY FOR BIDDING PURPOSES; VERIFY ALL LOCATIONS, SIZES, QUANTITIES AND REQUIREMENTS WITH LOCAL AHJ PRIOR TO BID, PURCHASE & INSTALL. SUBMIT AHJ APPROVED SUBMITTALS SHOWING ALL APPROVALS PRIOR TO INSTALL.
11. ALL EXTERIOR WOOD IS TO BE AYC; SEE STRUCTURAL. SEAL WOOD PER SPEC.
12. ALL SITE AMENITIES ARE ON THE ACCESSIBLE ROUTE. SITE SIDEWALKS ARE TO LEAD TO THE ENTRY OF THE STRUCTURE.

### Legend - Site Plan

	3 BD / 1 BATH - MIRROR PLAN		2 BD / 1 BATH - MIRROR PLAN		3 BD / 1 BATH - TYPE A UNIT
	3 BD / 1 BATH		2 BD / 1 BATH FRONT PORCH		MULTIFAMILY BUILDINGS
	2 BD / 1 BATH SIDE GARAGE				

  

	ACCESSIBLE ROUTE		RETAINING WALL, SEE CIVIL DRAWINGS
	PROPERTY LINES, SEE CIVIL DWGS.		EASEMENT, SEE CIVIL DRAWINGS
	CONCRETE, SEE CIVIL DRAWINGS		CSCI 6' X 2' RECYCLED WOOD BENCH, SITE DETAILS.
	SETBACK, SEE CIVIL DRAWINGS.		

### Keyed Notes - Site Plan

1. PROVIDE AND INSTALL (CSC) PRE-MANUFACTURED PLAYGROUND EQUIPMENT. SEE SITE DETAILS FOR EXACT PLAY EQUIPMENT AND REQUIREMENTS.
2. SEE CIVIL FOR SIDEWALK LOCATIONS AND ACCESSIBLE SLOPES: TYP.
3. SIGNAGE PER CIVIL DRAWINGS AND LYONS TOWN STANDARDS.
4. NEW FIRE HYDRANT, SEE CIVIL DRAWINGS. VERIFY WITH LOCAL AHJ LOCATION.
5. GARBAGE LOCATION, SEE PLANS, SITE DETAILS & CIVIL DRAWINGS AND PROVIDE LAYDOWN.
6. NEW PROJECT MONUMENT SIGN, SEE SITE DETAILS. DEFERRED SUBMITTAL & PERMIT. SEE COVER SHEET.
7. NOT USED.
8. NOT USED.
9. NOT USED.
10. FIRE DEPARTMENT HOSE CONNECTION (FDC) & BUILDING KNOX BOX REQUIRED FOR THIS BUILDING VERIFY ALL REQUIREMENTS & LOCATIONS PER LOCAL AHJ. SEE INDIVIDUAL BUILDING CODE PLANS FOR ADDITIONAL REQUIREMENTS & LOCATIONS. GENERAL CONTRACTOR REQUIRED TO FIELD VERIFY EXACT LOCATION WITH AHJ & ENCOMPASS, ENSURE A 36"x36" REQUIRED CLEARANCE IN FRONT OF FDC.
11. MAILBOX LOCATION, SEE ENLARGED SITE DETAILS. REQUIRED TO BE ADA ACCESSIBLE.
12. SHORT-TERM BICYCLE PARKING REQUIRED PER LYONS TOWN ZONING STANDARDS. EACH RACK = 7 BIKES. SEE SITE DETAILS.
13. LOW MAINTENANCE LANDSCAPING & EFFICIENT IRRIGATION REQUIRED. SEE LANDSCAPE PLANS & SPECS FOR EXACT REQUIREMENTS. PROVIDE LANDSCAPE SLEEVES FOR UNDER ALL SIDEWALKS; SEE CIVIL DRAWINGS AND LANDSCAPE DRAWINGS.
14. TRANSFORMER, SEE ELECTRICAL AND CIVIL.
15. SITE LIGHTING & BUILDING LIGHTING REQUIRED. SEE ELECTRICAL SITE PLAN FOR EXACT LOCATIONS.
16. SEE CIVIL FOR EXTENT OF WORK NECESSARY FOR NEW UTILITY LINES, TYP.
17. DURING CONSTRUCTION G.C. MUST HAVE PERMISSION TO WORK OFFSITE. ANY OF THIS PROJECT WORK THAT DISTURBS THE NEIGHBORING PROPERTY MUST BE BROUGHT BACK TO (E) CONDITIONS. PROVIDE PHOTOGRAPHIC EVIDENCE WITH DATES TO ARCHITECT TO ASSURE THIS WORK IS COMPLETED.
18. SEE ROOF PLANS FOR ALL DOWNSPOUT LOCATIONS; ALL REQUIRED TO DISCHARGE INTO LANDSCAPING. FOR DOWNSPOUTS LOCATED OVER CONCRETE PADS: CONTRACTOR IS REQUIRED TO PROVIDE ADA CHANNEL DRAIN AT ALL LOCATIONS - VERIFY WITH FIELD CONDITIONS AND PLANS. VERIFY ALL WITH CIVIL DRAWINGS.
19. ADA PARKING POST & ACCESSIBLE SIGNAGE PER TOWN OF LYONS STANDARDS; SEE CIVIL DRAWINGS.
20. PROVIDE AND INSTALL PET WASTE STATION WITH MUTT MITT SINGLES; ALIGN WITH EDGE OF SIDEWALK. BASIS OF DESIGN: MUTT MITT ITEM #: 1007. SEE SITE DETAILS.

### Architectural Site Plan

SEE CIVIL DRAWINGS FOR BUILDING LOCATIONS AND GRADING  
 SEE CIVIL DRAWINGS FOR REQUIRED SITE DEMOLITION  
 SEE LANDSCAPE DRAWINGS FOR FURTHER REQUIREMENTS

SCALE: 1" = 40'-0"

