

PROJECT CONTACTS

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INDEX OF DRAWINGS

LANDSCAPING

- M1 INDEX OF DRAWINGS, PROJECT CONTACTS, PROJECT GENERAL NOTES, OVERALL SUBDIVISION SITE PLAN, MONUMENT CONCEPTUAL FRONT RENDERING
- M2 MONUMENT PLAN, DETAILS

PROJECT GENERAL NOTES-

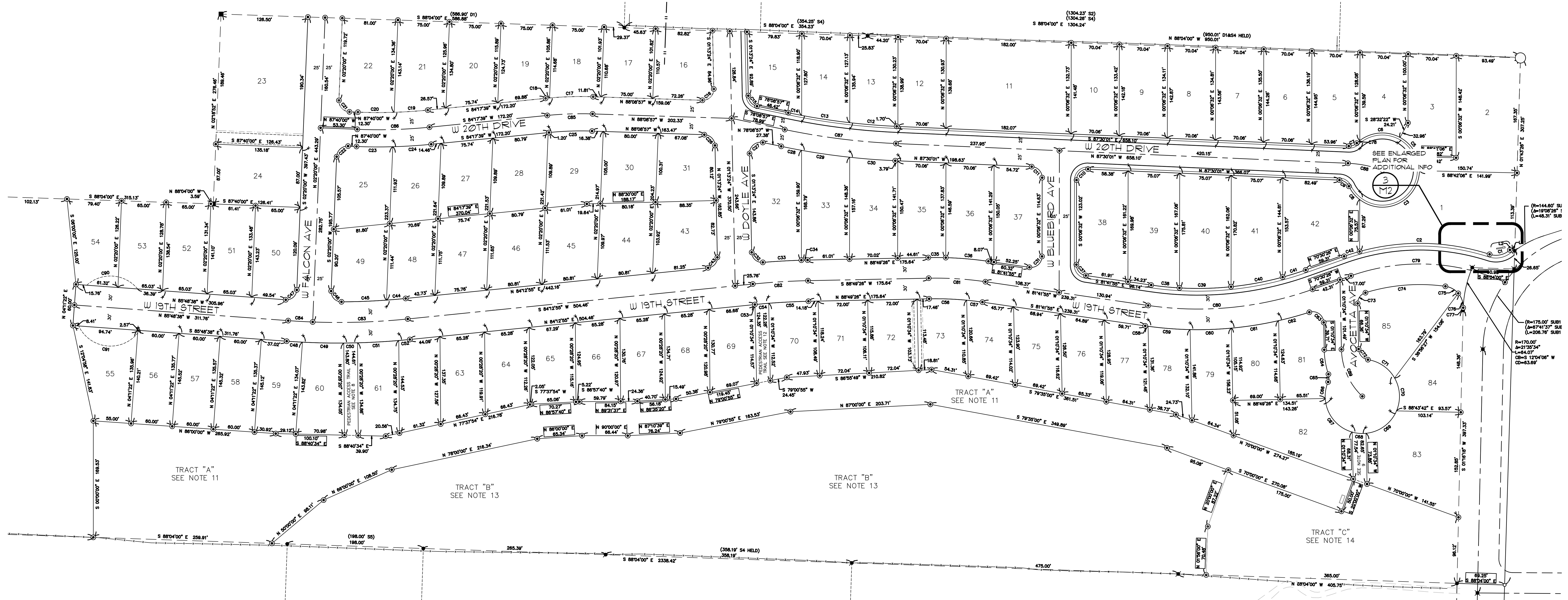
1. ALL WORK TO COMPLY WITH APPLICABLE CODES AND INDUSTRY STANDARDS AND TO MEET OWNER REQUIREMENTS. OBTAIN ALL REQUIRED JURISDICTIONAL PERMITS AND APPROVALS PRIOR TO START OF WORK.
2. ALL PROPERTY LINES, EASEMENTS, UTILITIES AND LEGAL ENCUMBRANCES TO BE REVIEWED WITH OWNER PRIOR TO BEGINNING WORK. BACKGROUND DRAWING OF SITE PROVIDED BY HUA ENGINEERING AND CONSULTING AND SURVEY INFORMATION PROVIDED BY MGS ENGINEERING.
3. CURBS, SIDEWALKS AND PLANTER STRIPS ARE FROM ENGINEERING DRAWING DATA AND NOT FIELD SURVEYED. FIELD VERIFY ALL DIMENSIONS, LOCATIONS AND CONDITIONS AND NOTIFY OWNER OF ANY DISCREPANCIES PRIOR TO START OF WORK.
4. ALL WORK TO BE PERFORMED BY LICENSED CONTRACTORS AND QUALIFIED / EXPERIENCED CRAFTSMEN/WORKERS.
5. CONTRACTORS AREA TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND CONTACT UTILITY PROVIDERS SERVING THE PROJECT AREA 48 HOURS PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL IMMEDIATELY REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO COST TO THE OWNER.
6. THE HOMEOWNER ASSOCIATION IS RESPONSIBLE FOR MAINTAINING OF MONUMENT & PLANTED AREAS WITHIN THE RIGHT OF WAY AND AT AREA DIRECTLY ADJACENT TO SUBDIVISION ENTRIES & OPEN SPACE TRACTS.
7. SEE SEPARATE LANDSCAPE PLANS FOR ADDITIONAL INFO.
8. SEE SEPARATE ELECTRICAL PLANS FOR ADDITIONAL INFO.
9. FINISH GRADE SLOPES TO PROVIDE POSITIVE DRAINAGE. CONTRACTOR TO PROVIDE ALL EXCAVATED PLANTING FITS HAVE POSITIVE DRAINAGE. PLANT FITS FULLY FLOODED WITH WATER SHALL BE DRAINED WITHIN (12) HOURS OF FILLING.



2 COLORED CONCEPTUAL RENDERINGS OF ENTRY MONUMENT FRONT ELEVATION

NOTE - SEE SHEETS M1 & M2 FOR ADDITIONAL INFORMATION

NO SCALE



REFERENCE NORTH
 OVERALL SUBDIVISION SITE PLAN - REFERENCE

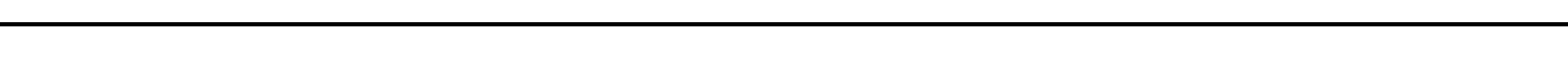
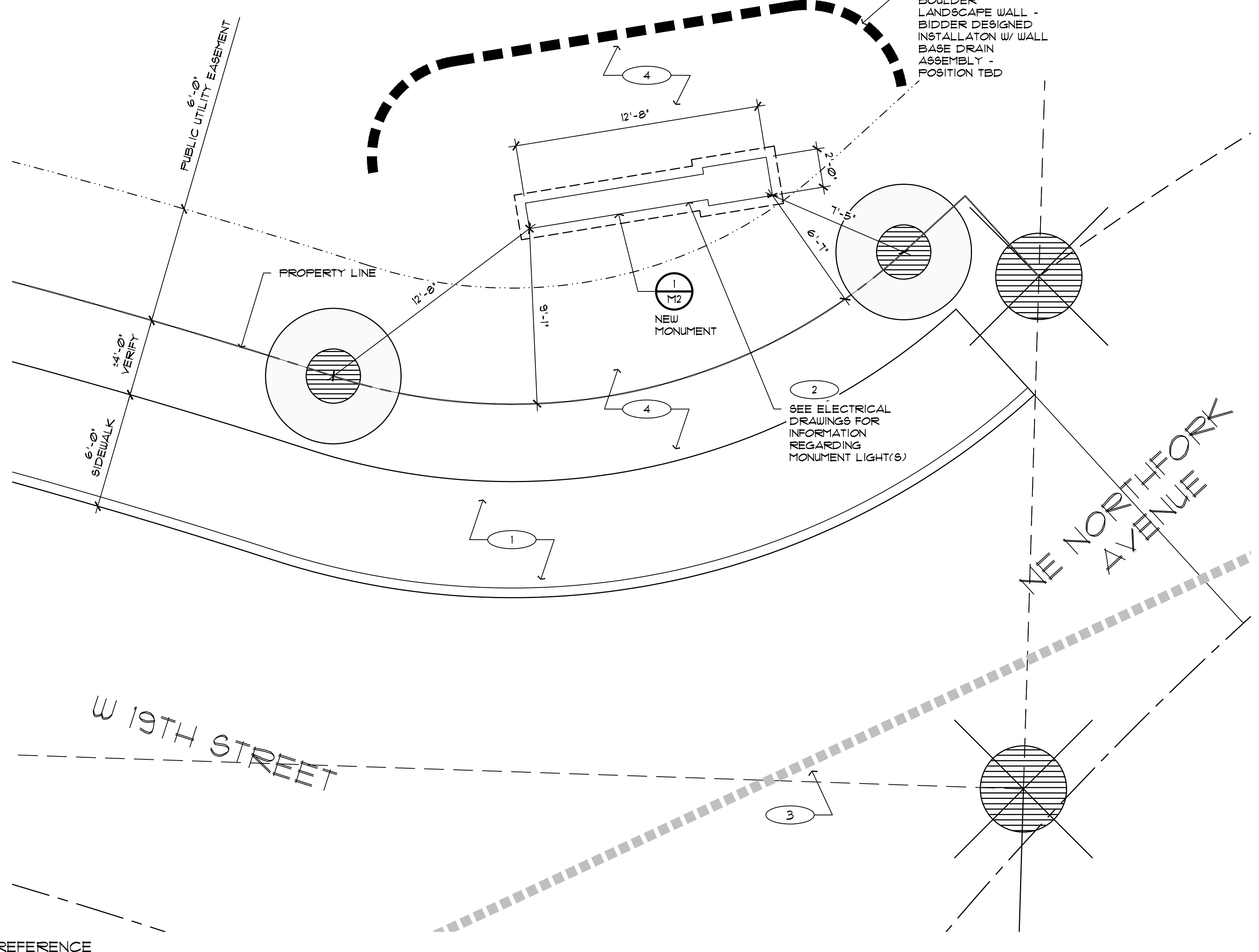
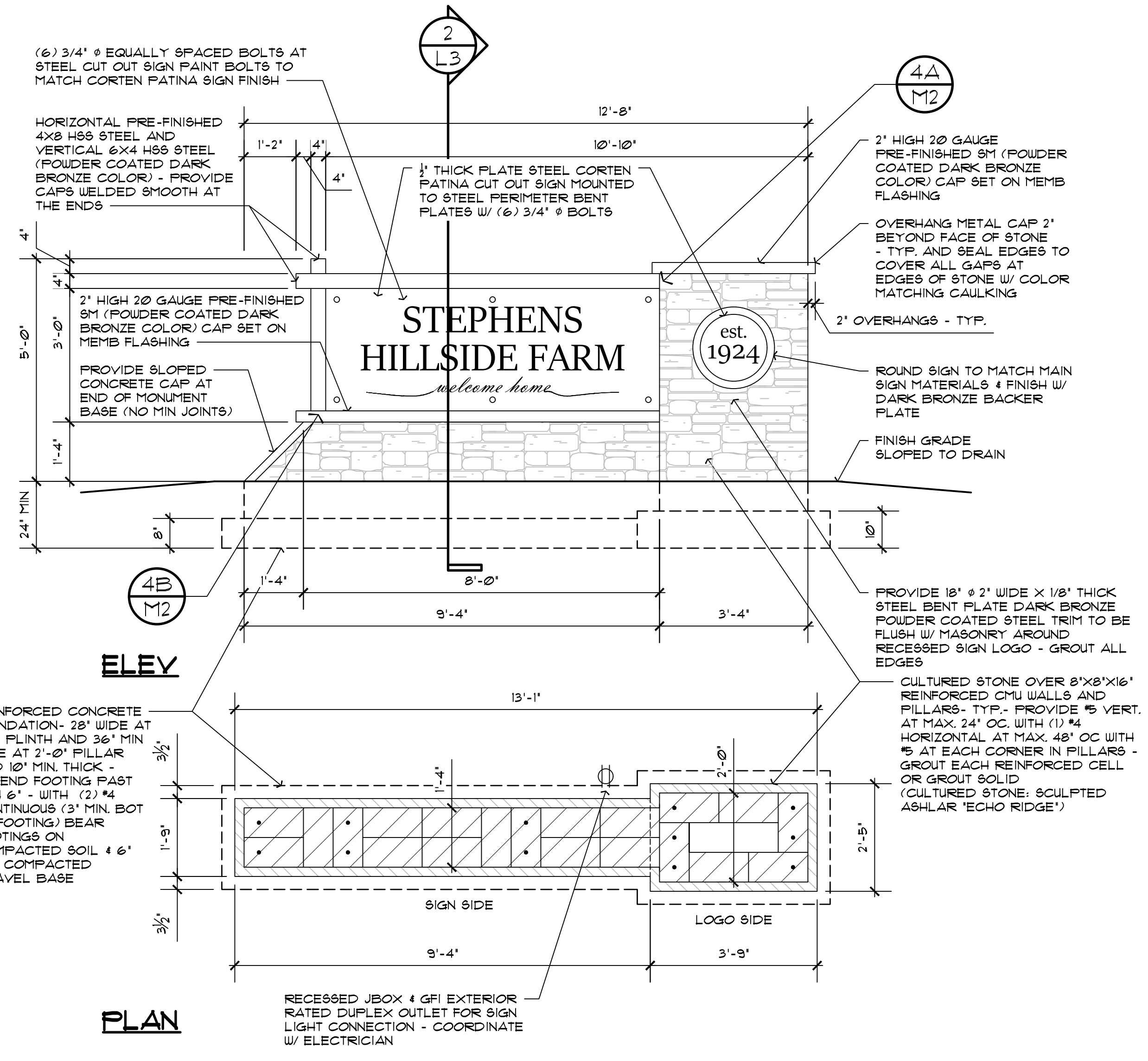
APPROX: 1" = 60'
 0' 30' 60' 120'

STEPHENS HILLSIDE FARM SUBDIVISION
 ENTRY MONUMENTS DESIGN
 W 19TH ST & ASPEN AVENUE LA CENTER WA

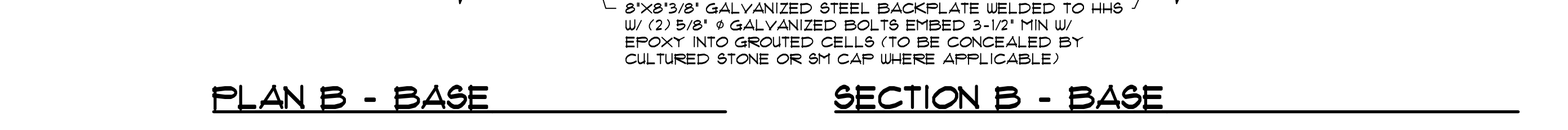
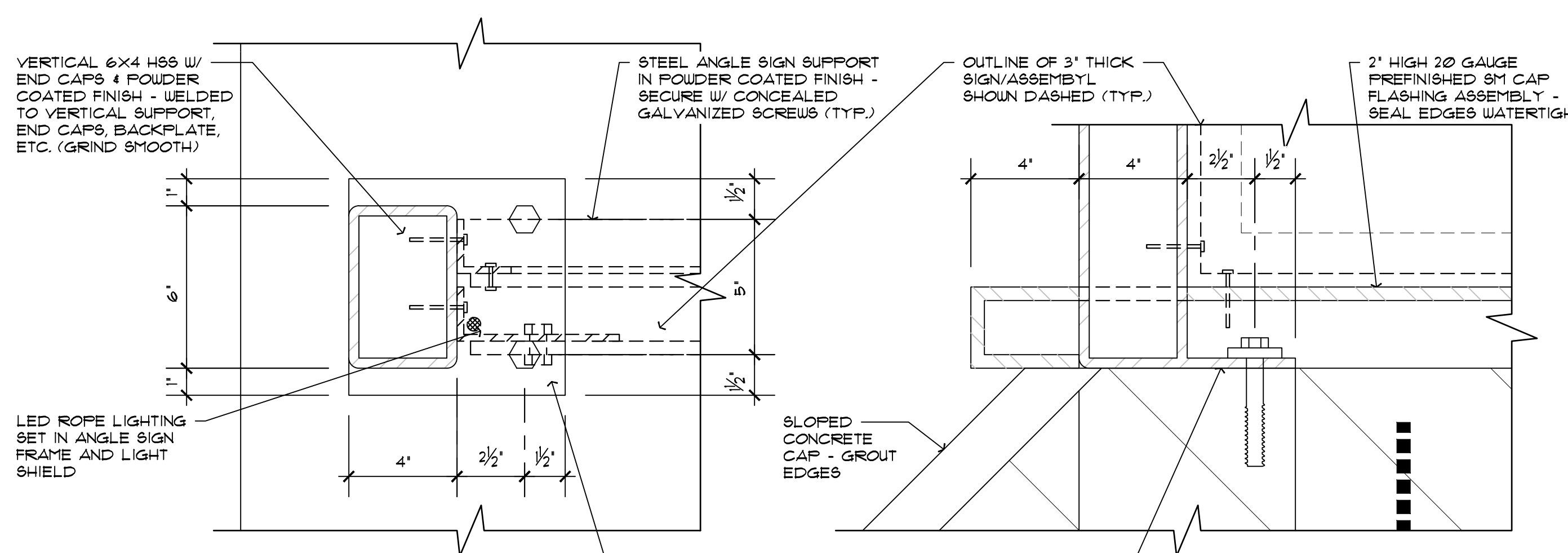
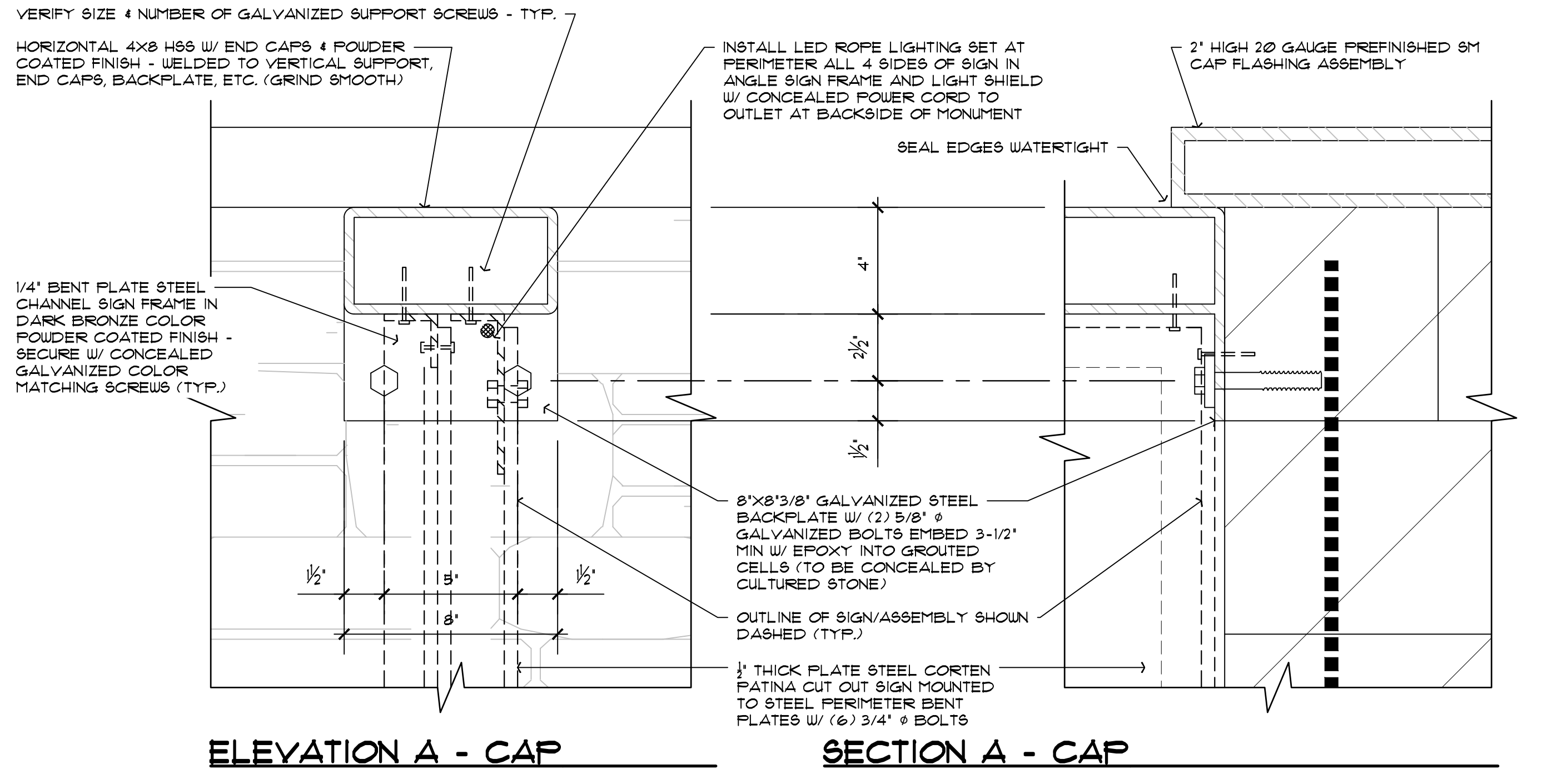
22-
 JOB NO.
 11-03-2022
 DATE

REVISIONS

M1
 OF2



2 MONUMENT SECTION
 NOTES:
 1. STONE VENEER OVER CMU TO MATCH CULTURED STONE (CULTURED STONE: SCULPTED ASHLAR 'ECHO RIDGE')
 2. INSTALL W/ TIGHT FITTED JOINTS AND AS PER MANUFACTURERS WRITTEN INSTRUCTIONS AND RECOMMENDATIONS. PROVIDE MOCKUP OF 10 SF INCLUDING OUTSIDE CORNERS FOR OWNER APPROVAL.
 3. COORDINATE ELECTRICAL ROUGH-IN REQUIREMENTS AND CONDUIT ROUTING TO CONCEAL CONDUITS IN CMU FOR SIGNAGE LIGHT FIXTURES WITH ELECTRICIAN.
 4. COORDINATE SIGN ROUGH-IN REQUIREMENTS AND PROVIDE SHOP DRAWINGS FOR OWNER APPROVAL.
 5. ALL CONCRETE STRENGTH TO BE $f_c = 3000$ PSI MIN.
 6. CMU TO BE $f_m = 1500$ PSI MIN, STANDARD GROUT MIX 2500 PSI MIN, STANDARD TYPE 5 MORTAR 1800 PSI
 7. ALL STEEL MEMBERS ARE TO HAVE A POWDER COATED FINISH
 8. SEE SHEET M1 FOR CONCEPTUAL RENDERING OF MONUMENT FRONT ELEVATION



- KEYNOTES - THIS SHEET**
- 1 NEW SIDEWALK - OUTSIDE OF MONUMENT SCOPE OF WORK
 - 2 MONUMENT LIGHTING
 A - SUPPLY AND INSTALL BATTERY PACK AND SOLAR PANEL - VERIFY EXACT LOCATION AND ROUTING W/ OWNER PRIOR TO ROUGH-IN
 B - SUPPLY AND INSTALL LED ROPE LIGHT - VERIFY FIXTURE TYPE W/ OWNER - SEE M2 & M3 FOR ADDITIONAL INFO
 - 3 500' SIGHT DISTANCE CLEARANCE VISION TRIANGLE
 - 4 SEE SEPARATE LANDSCAPING DRAWINGS FOR ADDITIONAL INFO - OUTSIDE OF MONUMENT SCOPE OF WORK

