

#	DATE	DESCRIPTION
1	12/22/21	ISSUE FOR PERMITS
2	03/09/22	CITY COMMENTS
3	04/13/22	CITY COMMENTS
4	08/24/22	ELECTRICAL SUBSTITUTION
5	09/20/22	STORMWATER FACILITY COMMENTS
6	10/31/22	CITY COMMENTS

GENERAL NOTES

- THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES
- THE CONTRACTOR SHALL COMPLY WITH LOCAL UTILITY PROVIDERS REQUIRING NOTIFICATION OF INTENDED EXCAVATION.
- ALL WORK SHALL COMPLY WITH THE LOCAL JURISDICTION REQUIREMENTS AND THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN OR IMPLIED WHICH MAY AFFECT THE WORK PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES.
- PLAYGROUND EQUIPMENT DESIGN BY OTHERS.
- UTILITIES SHOWN ARE DIAGRAMMATIC --- SEE CIVIL DRAWINGS FOR EXACT LOCATIONS OF UTILITIES
- SEE CIVIL DRAWINGS FOR GRADING AND PROPOSED WORK IN THE RIGHT OF WAY
- SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING PLAN
- EXISTING CONDITIONS BASED ON DRAWINGS BY S&F LAND SERVICES DATED 08.06.2021

GENERAL SITE INFORMATION

TRACT NUMBER	1S210AD00900
ZONING	C-G ZONING
SITE AREA	1.11 ACRES

GENERAL BUILDING INFORMATION

PROPOSED BUILDING FOOT PRINT	9,743 SF
PROPOSED BUILDING FLOOR AREA	9,743 SF

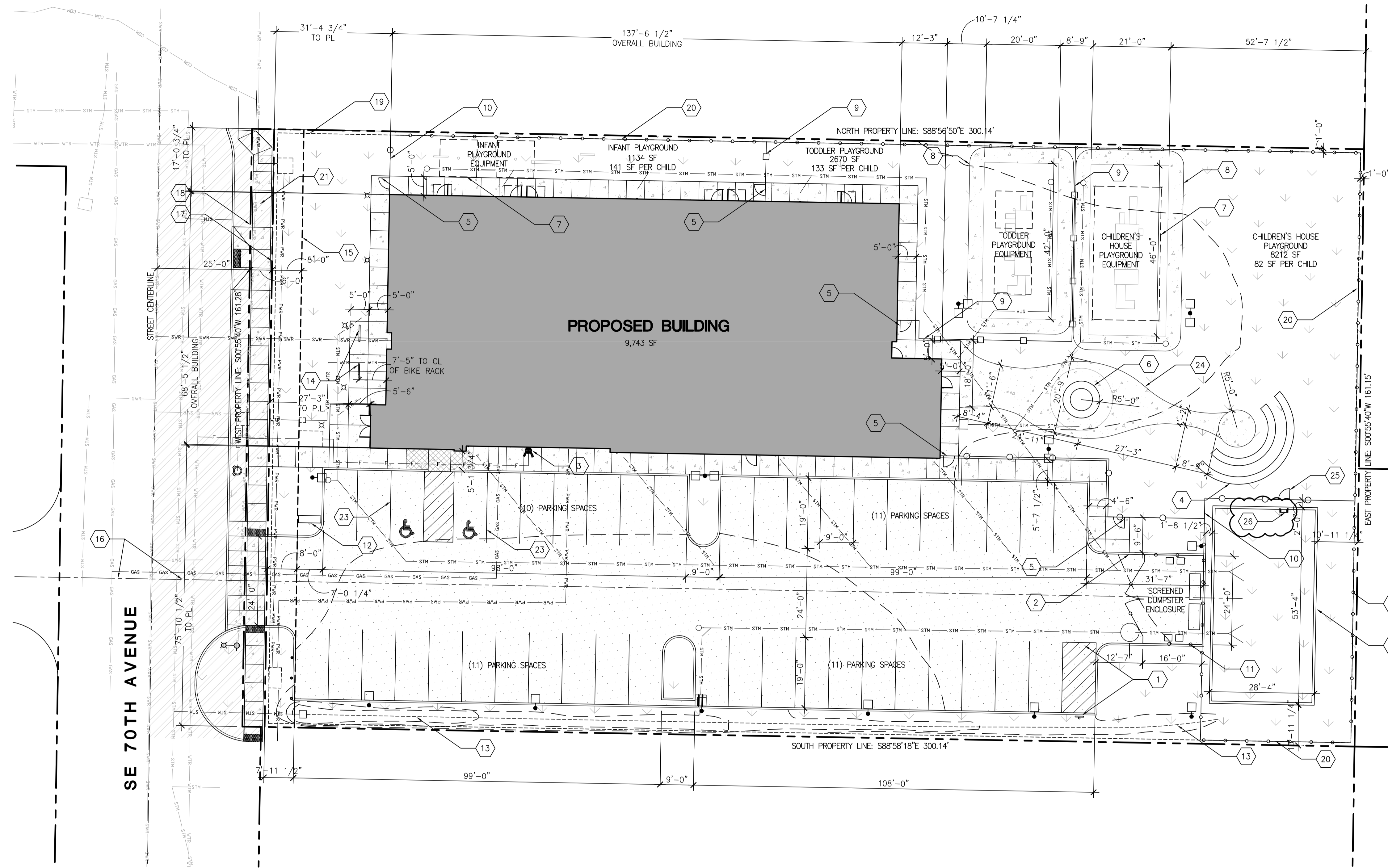
PARKING

SPACES	STANDARD	ACCESSIBLE	TOTAL	BICYCLE	LOADING
REQUIRED	39	2	41	4	--
PROPOSED	41	2	43	4	--

- NOTES:
 A. RETAIL (GENERAL) PARKING REQUIREMENTS: 4 PER 1,000 SF (MINIMUM) AND 5 PER 1,000 SF (MAXIMUM)
 B. RETAIL (GENERAL) BICYCLE REQUIREMENTS: 1 PER 2,500 SF

LEGEND

- (E) EXISTING
- PROPOSED BUILDING
- ASPHALT
- LANDSCAPING
- CONCRETE
- PUBLIC IMPROVEMENTS --- BY SEPARATE PERMIT
- ON-SITE LIGHT POLE --- SEE ELECTRICAL
- BOLLARD LIGHT --- SEE ELECTRICAL
- FIRE HYDRANT --- SEE CIVIL
- FIRE DEPARTMENT CONNECTION --- SEE CIVIL
- STREET LIGHTING --- BY SEPARATE PERMIT
- 6" DIA BOLLARD --- PER PGE STANDARDS --- SEE ELECTRICAL
- SETBACK
- RIGHT OF WAY
- PROPERTY LINE
- (E) SANITARY SEWER LINE
- (E) WATER LINE
- (E) UNDERGROUND COMMUNICATION LINE
- (E) OVERHEAD POWER LINE
- (E) STORMWATER LINE
- STORMWATER LINE
- SANITARY SEWER LINE
- WATER LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND POWER LINE
- VINYL FENCE - 4'-0" HIGH --- SEE LANDSCAPE DRAWINGS
- ORNAMENTAL STEEL FENCE - 6'-0" HIGH --- SEE LANDSCAPE DRAWINGS
- WOOD FENCE - 6'-0" HIGH --- SEE LANDSCAPE DRAWINGS



1 SITE PLAN
1/16" = 1'-0"

NOTE: THE BUILDING SHALL BE ADDRESSED FOR EMERGENCY RESPONSE AND SHALL BE ADDRESS FROM THE PRIMARY VEHICLE STREET ACCESS. ADDRESS NUMBERS SHALL CONTRAST WITH THE BACKGROUND AND BE A MINIMUM OF SIX INCHES TALL WITH A MINIMUM STROKE WIDTH OF ONE INCH. IF THE BUILDING IS GREATER THAN 50 FEET FROM THE PUBLIC RIGHT-OF-WAY, ADDRESS NUMBERS SHALL BE A MINIMUM OF 12 INCHES WITH A MINIMUM STROKE WIDTH OF 2 INCHES. ADDRESSING SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT NIGHT AT AN INTENSITY OF AT LEAST 5.0 FOOT-CANDELES.

KEY NOTES

- 1 "NO PARKING" TEXT AND "TURNAROUND SPACE" SIGN
- 2 6" CONCRETE CURB
- 3 FIRE DEPARTMENT CONNECTION
- 4 STAGE AND ACTIVITY BENCHES --- BY LANDLORD
- 5 GATE W/ PANIC HARDWARE
- 6 ACTIVITY TABLE AND BENCHES --- BY LANDLORD
- 7 PLAYGROUND CANOPY --- BY OTHERS
- 8 4'-0" WIDE CONCRETE TRIKE LOOP
- 9 4'-0" HIGH VINYL FENCE
- 10 6'-0" HIGH ORNAMENTAL STEEL FENCE
- 11 FENCED TRASH ENCLOSURE --- SEE 1/ST2.02 AND 2/ST2.02
- 12 MONUMENT SIGN --- BY SEPARATE PERMIT
- 13 SHALLOW CONVEYANCE CHANNEL --- SEE CIVIL DRAWINGS
- 14 BICYCLE RACK --- SEE 4/ST2.01
- 15 PROPOSED PUBLIC UTILITY EASEMENT
- 16 CENTERLINE OF DRIVEWAY ALIGNS WITH CENTERLINE OF DRIVE ON WEST SIDE OF 70TH AVE.
- 17 PROPOSED PROPERTY LINE (6' R.O.W. DEDICATION)
- 18 (E) PROPERTY LINE
- 19 1'-0" SETBACK, TYP.
- 20 6'-0" TALL PAINTED WOOD FENCE
- 21 SIDEWALK RAMP WITH STREET SIGNAGE INDICATING THERE TO BE NO ON-STREET PARKING 20 FEET FROM RAMP
- 22 STORMWATER FACILITY --- SEE CIVIL DRAWINGS
- 23 ACCESSIBLE PARKING STALLS --- SEE 1/ST2.01
- 24 CONCRETE WALKWAY --- STAKE OUT LAYOUT FOR OWNER APPROVAL FOR FINAL LAYOUT
- 25 MAINTENANCE ACCESS GATE
- 26 ACCESS LADDER --- TRI-ARC MANUFACTURING WLF50206 --- ATTACH TO CONCRETE WALL W/ 1/2" DIA. HILTI KWIK BOLT T22 (3 3/4" NOMINAL EMBED) - 4 TOTAL

NEW BUILDING FOR
GUIDEPST MONTESSORI DAYCARE
 SE TUALATIN VALLEY HWY AND SE 70TH AVENUE
 HILLSBORO, OREGON

DRAWING TITLE:
SITE PLAN
 DRAWN BY: KG
 CHECKED BY: GGB

ST1.01