SITE NOTES

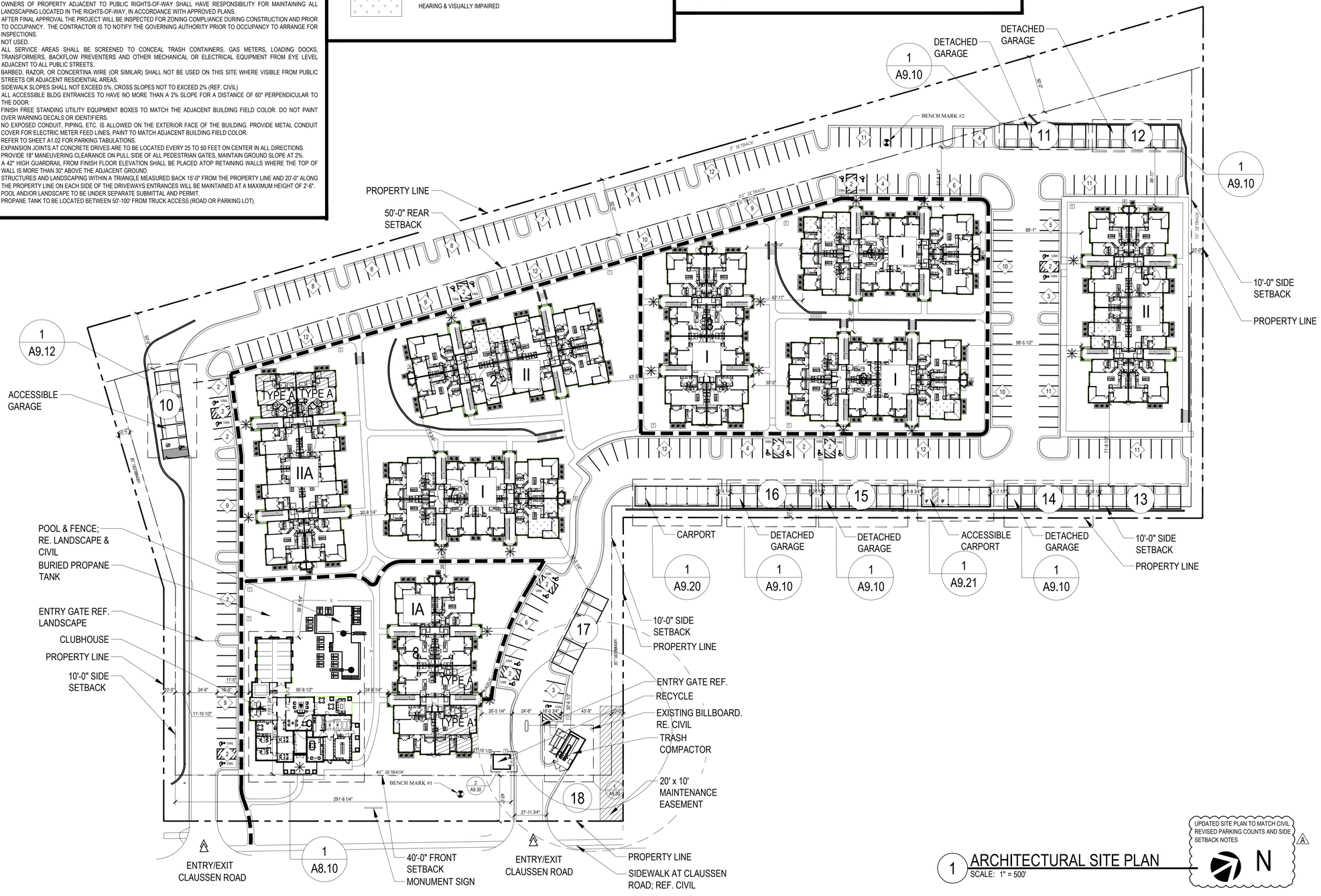
1. THIS SITE PLAN IS FOR REFERENCE ONLY - REFER TO CIVIL FOR SITE ELEMENT AND BUILDING POSITION DIMENSIONAL CONTROL.
2. REFER TO CIVIL ENGINEERING:
   - CONSTRUCTION DRAWINGS FOR ALL SITE RELATED HANDICAPPED ACCESS ELEMENTS INCLUDING RAMPS AND SIGNAGE. PROVIDE RAMPS, PARKING DESIGNATION, SPACES AND SIGNAGE IN FULL COMPLIANCE WITH CHAPTER 11 OF THE CURRENT INTERNATIONAL BUILDING CODE.
   - CONSTRUCTION DOCUMENTS FOR WALK, GRADING AND FINISHED FLOOR ELEVATIONS.
   - DRAWINGS FOR ALL SITE PARKING CONFIGURATIONS AND FOR ALL PUBLIC AND PRIVATE WALK (DETAILS AND LAYOUTS), SCREENING, AND SIGN LOCATIONS.
3. REFER TO LANDSCAPE/ARCHITECT:
   - CONSTRUCTION DOCUMENTS FOR POOL DECK, POOL FENCING AND POOL AREA ENTRY GATE CONFIGURATION.
   - FOR SITE FENCING, GATE LOCATIONS AND DETAILS.
3. REFER TO LANDSCAPE/ELECTRICAL CONSTRUCTION DOCUMENTS FOR SCREEN WALL AND LANDSCAPE LIGHTING INFO.
4. AND LANDSCAPE DRAWINGS FOR SIDEWALKS AND ACCESSIBLE ROUTE THROUGHOUT SITE, FENCING, GATE LOCATIONS AND DETAILS.
5. REFER TO M.E.P. DRAWINGS FOR CONDENSERS AND ELECTRICAL TRANSFORMER LOCATIONS.
6. DEVELOPMENT AND USE OF THIS SITE MUST CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
7. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND U.N.O.
8. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE-FOOT CANDLE AT THE PROPERTY LINE, UNLESS REQUIRED BY LOCAL ORDINANCE TO BE MORE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED BY USES AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE. REFER TO MEP AND LANDSCAPE FOR SITE LIGHTING.
9. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY SHALL HAVE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED IN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
10. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE CONTRACTOR IS TO NOTIFY THE GOVERNING AUTHORITY PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS.
11. NOT USED.
12. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, GAS METERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
13. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
14. SIDEWALK SLOPES SHALL NOT EXCEED 5%, CROSS SLOPES NOT TO EXCEED 2% (REF. CIVIL)
15. ALL ACCESSIBLE BLDG ENTRANCES TO HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
16. FINISH FREE STANDING UTILITY EQUIPMENT BOXES TO MATCH THE ADJACENT BUILDING FIELD COLOR. DO NOT PAINT OVER WARNING DECALS OR IDENTIFIERS.
17. NO EXPOSED CONDUIT, PIPING, ETC. IS ALLOWED ON THE EXTERIOR FACE OF THE BUILDING. PROVIDE METAL CONDUIT COVER FOR ELECTRIC METER FEED LINES, PAINT TO MATCH ADJACENT BUILDING FIELD COLOR.
18. REFER TO SHEET A1.02 FOR PARKING TABULATIONS.
19. EXPANSION JOINTS AT CONCRETE DRIVES ARE TO BE LOCATED EVERY 25 TO 50 FEET ON CENTER IN ALL DIRECTIONS.
20. PROVIDE 18" MANEUVERING CLEARANCE ON PULL SIDE OF ALL PEDESTRIAN GATES, MAINTAIN GROUND SLOPE AT 2%.
21. A 42" HIGH GUARDRAIL FROM FINISH FLOOR ELEVATION SHALL BE PLACED ATOP RETAINING WALLS WHERE THE TOP OF WALL IS MORE THAN 30" ABOVE THE ADJACENT GROUND
22. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 15'-0" FROM THE PROPERTY LINE AND 20'-0" ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 2'-6".
23. POOL AND/OR LANDSCAPE TO BE UNDER SEPARATE SUBMITTAL AND PERMIT.
24. PROPANE TANK TO BE LOCATED BETWEEN 50'-100' FROM TRUCK ACCESS (ROAD OR PARKING LOT).

SYMBOL LEGEND - SITE PLANS

- SETBACK — SETBACK LINE
- ACCESSIBLE ROUTE
- PROPERTY LINE
- II — BUILDING TYPE
- 1 — BUILDING NUMBER
- 1 — PARKING SPACES
- TYPE 'A' — TYPE 'A' UNIT * INCLUDES HEARING & VISUALLY IMPAIRED COMMUNICATION FEATURES
- HEARING & VISUALLY IMPAIRED
- ACCESSIBLE PARKING SPACE
- VAN — VAN ACCESSIBLE SPACE
- ACCESSIBLE ENTRY IN ACCESSIBLE EXIT
- FIRELANE- SEGMENTED STRIPE TO BE PAINTED SW 7582 ON HORIZONTAL SURFACE NEXT TO CURB - REF TO CIVIL
- T — TRANSFORMER; REFER TO ELECTRICAL PLANS
- R — RISER ROOM; REFER TO CIVIL & PLUMBING PLANS
- CONDENSER; REFER TO MECHANICAL PLANS

FIRE DEPARTMENT NOTES

1. WHERE REQUIRED BY CODE, BUILDINGS ARE TO BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM PER NFPA 13 OR 13R.
2. WHERE REQUIRED BY CODE, STANDPIPES TO BE PROVIDED AT EACH FLOOR IN ORDER TO MAINTAIN MAXIMUM 150' DISTANCE FROM ANY POINT IN A BUILDING TO NEAREST FIRE DEPT. HOSE CONNECTIONS.
3. NO FIXED OR MOVING GATE SECTION SHALL INTERFERE WITH MINIMUM FIRE DEPT. ACCESS WIDTH, TURNING RADII OR OTHERWISE IMPEDE APPARATUS MOVEMENT OR USE OF FIRE HYDRANTS ETC.
4. CENTRAL STATION MONITORING OF THE SPRINKLER SYSTEM IS REQUIRED PER FIRE CODE SECTION 903.4. FIRE DEPARTMENT CONNECTION FOR A BUILDING'S SPRINKLER SYSTEM IS TO COMPLY WITH LOCAL GOVERNING CODES.
5. FIRE APPARATUS ACCESS IS REQUIRED TO BE UNOBSTRUCTED, NOT LESS THAN 24'-0" IN WIDTH, 14'-0" CLEAR HEIGHT.
6. FIRE LANE STRIPING, PLAQUES, AND/ OR SIGNAGE SHALL MEET LOCAL FIRE DEPARTMENT REQUIREMENTS.
7. FIRE DEPARTMENT CONNECTION TO BE ADJACENT TO SPRINKLER CLOSET OR AS LOCATED BY CIVIL.
8. FIRE LANE STRIPING TO MATCH SHERWIN WILLIAMS COLOR SW 2839 ROYCROFT COPPER RED OR SW 7582 SALUTE.
9. THIRD PARTY MONITORING OF THE SPRINKLER SYSTEM IS REQUIRED PER FIRE CODE SECTION 904.3.1. FIRE DEPARTMENT CONNECTION FOR A BUILDING'S SPRINKLER SYSTEM IS TO COMPLY WITH LOCAL GOVERNING CODES.
10. FIRE DEPARTMENT APPROVED KNOX LOCKS SHALL BE PROVIDED AT MAIN GATES WHERE REQUIRED BY THE FIRE DEPARTMENT.
11. FIRE SPRINKLER SYSTEMS ARE DESIGN BUILD. REQUIREMENTS TO BE CONFIRMED BY CONTRACTOR.
12. SIGNAGE PACKAGE TO BE DESIGN BUILD.
13. FIRE DEPARTMENT CONNECTION HAS BEEN COORDINATED IN THE PLUMBING PLANS.
14. FIRE DEPARTMENT APPROVED KNOX BOX SHALL BE PROVIDED AT THE MAIN GATES AND AREAS WHERE REQUIRED BY THE FIRE DEPARTMENT. CONTRACTOR TO CONFIRM NUMBER AND LOCATIONS WITH LOCAL FIRE INSPECTOR PRIOR TO INSTALLATION



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 500'

UPDATED SITE PLAN TO MATCH CIVIL
REVISED PARKING COUNTS AND SIDE SETBACK NOTES
A

N

Designed by:	MS
Drawn by:	KES
Architect of Record:	RF
Date Plotted:	10/08/18

Issue for Pricing / Bidding: XX/XX/XX

Issue for Permit Application: XX/XX/XX

Issue for Construction XX/XX/XX

Revisions:

#	DATE	COMMENTS
A	10/08/2018	ADD.A- PERMIT SET

© 2018 by Humphreys & Partners Architects, L.P. All Rights Reserved

The architectural works depicted herein are the sole property of Humphreys & Partners Architects, L.P. and may not be constructed or used without its express written permission. No permission to modify or reproduce any of the architectural works, including without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the building depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Architects, L.P. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

THE RESERVE AT RIVERWATCH
AUGUSTA, GEORGIA
HUD PROJECT # 061-35872
RIVERWATCH GA, LLC.

STATE OF GEORGIA
RANDALL L. FISHER
10/08/2018
REGISTERED NO. 026555
REGISTERED ARCHITECT
EXPIRES 6/30/2019

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
5339 ALPHA ROAD · SUITE 300 · DALLAS, TEXAS 75240
(972) 701 - 9636 · (972) 701 - 9639 FAX
DALLAS · CHARLOTTE · CHICAGO · DENVER · NEW ORLEANS · NEW YORK · NEWPORT BEACH · ORLANDO · SCOTTSDALE · CHENNAI · HANOI · LONDON · MONTEVIDEO · MEXICO CITY · TORONTO
www.humphreys.com

SHEET CONTENTS:
ARCHITECTURAL SITE PLAN

SHEET NO.
A1.01

18089

PERMIT SET: 10-08-2018

FILE: M:\2018\18089-Riverwatch-Middleburg\04_CD\04.01 DRAWINGS\18089-A101.dwg LAYOUT: A1.01
SCALE: 80 DATE/TIME: Nov 01, 2018 - 4:51pm
USER: kseil XREF(s): LEGEND-NOTES-SITE PLAN.dwg, 18089-SP05.dwg, X-B2 BLDG IIA-1ST FLOOR.dwg, X-B2 BLDG IA-1ST FLOOR.dwg, X-B2 BLDG I-1ST FLOOR.dwg, X-B2 BLDG II-1ST FLOOR.dwg, X-B2.dwg, X-C1.dwg, X-C1-ANSI.dwg, X-A1-ANSI.dwg, 18089 TBLK-24X36.dwg, X-B2 BLDG I-1ST FLOOR.dwg, X-B1-ALT 1.dwg, X-C1-ALt.dwg, X-A1.dwg, X-A1-Alt.dwg, X-B2.dwg, X-B2-Alt.dwg, X-B2-ANSI.dwg, X-A1.dwg, X-C1.dwg, X-C1-ANSI.dwg, X-C1.dwg, X-C1-ANSI.dwg, X-A1-ANSI.dwg, 18089 TBLK-24X36.dwg, X-B2 BLDG I-1ST FLOOR.dwg, X-B2 BLDG II-1ST FLOOR.dwg, X-B2 BLDG IA-1ST FLOOR.dwg, X-B2 BLDG IIA-1ST FLOOR.dwg, X-C1.dwg, X-C1-H.dwg, X-DUMPSTER.dwg, X-GARAGES.dwg, X-B1.dwg, X-B2.dwg, X-B2-Alt.dwg, X-B2-ANSI.dwg, X-A1.dwg, X-C1.dwg, X-C1-ANSI.dwg, X-A1-ANSI.dwg, 18089 TBLK-24X36.dwg, X-B2 BLDG I-1ST FLOOR.dwg, X-B2 BLDG II-1ST FLOOR.dwg, X-B2 BLDG IA-1ST FLOOR.dwg, X-B2 BLDG IIA-1ST FLOOR.dwg, X-B2 BLDG I-1ST FLOOR.dwg, X-B2 BLDG II-1ST FLOOR.dwg, X-B2