

GENERAL NOTES

1. THE WORK SHALL CONFORM TO THE APPLICABLE BUILDING CODES, AND OTHER ORDINANCES, CODES AND REGULATIONS LISTED IN THE SPECIFICATIONS OR ON THE DRAWINGS, AND REQUIRED BY LOCAL BUILDING AUTHORITIES. THE CONTRACTOR SHALL REPORT ANY INCONSISTENCIES, CONFLICTS OR OMISSIONS HE/SHE MAY DISCOVER TO THE ARCHITECT FOR INTERPRETATION PRIOR TO PERFORMING THE WORK.
2. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS NECESSARY AND REQUIRED BY GOVERNING CITY AGENCIES.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE WORK OF ALL SUB-CONTRACTORS AND SHALL PERFORM SUCH MISCELLANEOUS WORK AS MAY BE NECESSARY FOR THEM TO COMPLETE THEIR WORK.
4. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT ANY AND ALL DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO THE ARCHITECT PRIOR TO FINALIZING BIDS OR COMMENCEMENT OF ANY CONSTRUCTION.
5. ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE FIRE DEPARTMENT PRIOR TO START OF CONSTRUCTION.
6. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK, PAY ALL FEES FOR PERMITS, AND CHECK ALL GOVERNING AUTHORITIES SPECIFICATIONS FOR GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR OTHERWISE NOTED.
7. ALL COSTS FOR INSPECTIONS AND/OR TESTS, SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE.
8. DO NOT SCALE THESE DRAWINGS. SHOULD ANY DIMENSIONAL DISCREPANCIES BE ENCOUNTERED, CLARIFICATIONS SHALL BE OBTAINED FROM THE ARCHITECT.
9. UNLESS OTHERWISE NOTED ON THESE DRAWINGS OR IN THE SPECIFICATIONS AS BEING N.I.C. OR EXISTING, ALL ITEMS, MATERIALS, ETC. AND THE INSTALLATION OF SAME ARE A PART OF THE CONTRACT DEFINED BY THESE DRAWINGS AND SPECIFICATIONS.
10. THE SITE AND BUILDING SHALL BE ACCESSIBLE TO AND FUNCTIONAL FOR THE PHYSICALLY HANDICAPPED.
11. ALL RAMPS SHALL HAVE A NON-SLIP FINISH.
12. DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE FIELD DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK OF THE CONTRACT.
13. ALL EXTERIOR WALL DIMENSIONS ARE TO FACE OF CONCRETE BLOCK OR TO FACE OF STUD, UNLESS OTHERWISE NOTED.
14. THE CLIENT, ARCHITECT, CONSULTANTS AND ALL INSPECTORS FROM PERTINENT AGENCIES SHALL BE PERMITTED ACCESS TO THE JOB SITE AT ALL TIMES DURING NORMAL WORKING HOURS.
15. THE CONTRACTOR SHALL VERIFY INSERTS AND EMBEDDED ITEMS WITH ALL APPLICABLE DRAWINGS BEFORE POURING CONCRETE. PRIOR TO REQUESTING A FOUNDATION INSPECTION, THE CONTRACTOR SHALL HAVE A REGISTERED ENGINEER FIELD VERIFY THE BUILDING PAD HEIGHT AND SUBMIT A LETTER TO THE CITY ENGINEER, OWNER & ARCHITECT, CERTIFYING THE BUILDING PAD HEIGHT AS COMPLYING WITH THE APPROVED GRADING PLAN.
16. ALL EXTERIOR EXPOSED METAL (TRIM, RAILINGS, FRAMES, MOLDINGS, ETC.) SHALL BE PAINTED, UNLESS NOTED OTHERWISE.
17. IN ALL CASES, PROVIDE ISOLATION OF ALUMINUM FROM ADJACENT STEEL OR COAT SURFACES IN CONTACT WITH BITUMINOUS PAINT.
18. MAINTAIN A MINIMUM OF 1" (ONE INCH) CLEARANCE BETWEEN PROPERTY LINES AND ANY NEW CONSTRUCTION LIKE WALLS, FOOTINGS, ETC.
19. THE GENERAL CONTRACTOR SHALL CERTIFY TO THE ARCHITECT AND TO THE BUILDING DEPARTMENT, ALL PAD ELEVATIONS PRIOR TO EXCAVATING FOR FOOTINGS.
20. REFER TO THE SOIL REPORT & CIVIL PLANS FOR A.C. PAVING AND SUB-BASE THICKNESS FOR AUTO AND TRUCK TRAFFIC AREAS.
21. ALL PLANTER CURBS SHALL HAVE A MINIMUM OF 2'-0" RADIUS AT CORNERS. A LARGER RADIUS SHALL BE PROVIDED WHERE INDICATED ON DETAILS AND DRAWINGS. NO SHARP CORNERS SHALL BE ACCEPTABLE.
22. IN AREAS ON THE SITE PLAN WHERE DIAGONAL STRIPING OCCURS, THE STRIPING SHALL BE 4" WIDE AND 3'-0" APART. REFER TO SPECIFICATIONS FOR TYPE AND COLOR OF PAINT.
23. REFER TO MECHANICAL, ELECTRICAL, LANDSCAPE AND CIVIL DRAWINGS FOR UTILITY SERVICES.
24. EXTERIOR AND INTERIOR PROPERTY LINES AND ANY RELATED DATA SHOWN WERE OBTAINED FROM THE SURVEYOR/CIVIL ENGINEER AND ARE INDICATED ON THE SITE PLAN FOR REFERENCE ONLY.
25. REFER TO CIVIL ENGINEERS PLANS FOR DIMENSIONAL CONTROL. ANY SITE DIMENSIONS INDICATED ON SITE PLANS ARE FOR REFERENCE ONLY.

KEYED NOTES

1. LINE OF NEW EXTERIOR CMU WALL
2. 5" THICK CONCRETE SIDEWALK, RE: CIVIL DRAWINGS FOR ADDITIONAL INFORMATION. ENSURE THAT ALL SIDEWALKS ARE ADA COMPLIANT.
3. 6" HIGH RAISED CONCRETE CURB, RE: 3/AS2.0.
4. ASPHALT PAVING, RE: CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
5. 4" WIDE PARKING STALL STRIPING. PROVIDE MIN. 2 COATS TRAFFIC GRADE PAINT, COLOR WHITE, RE: 24/AS2.0.
6. 8" CMU CART CORRAL WALL RE: 2/A4.2.
7. GAS METER, RE: PLUMBING & CIVIL PLANS.
8. LANDSCAPE PLANTER AREA, RE: CIVIL PLANS.
9. STOP LINE
10. CONCRETE LANDING, RE:A1.1.
11. TRASH COMPACTOR
12. PARKING LOT LIGHT POLE STANDARD. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. PROVIDE POLYCARBONATE BIRD SPIKES ABOVE LIGHT FIXTURE AND POLE CAPS, TYP.
13. ACCESSIBLE PARKING SYMBOL, RE: 25/AS2.0
14. TRUCK DOCK WELL, RE: CIVIL AND SHEET A.1.
15. CONCRETE WHEEL STOP, PAINT 'SAFETY YELLOW', RE: 1/AS2.0.
16. PYLON SIGN UNDER SEPARATE PERMIT BY SIGN CONTRACTOR, G.C. TO ENSURE POWER RUN TO SIGN. SEE ELECTRICAL PLAN & CIVIL PLAN.
17. CMU TRUCK DOCK SCREEN WALL, RE: SHEET A.3 AND DETAIL 3/A4.2.
18. NOT USED.
19. 8" DIA. CONCRETE FILLED PIPE BOLLARD, RE: 6/AS2.0 FOR TRUCK DOCK. VERIFY LOCATION WITH U.S. FOODS PRIOR TO INSTALL AT GAS METER RE: P2.0 & CIVIL.
20. ACCESSIBLE PARKING STALL SIGNAGE, POLE MOUNTED WITH 8" DIA. CONCRETE FILLED BOLLARD BASE, TYP. RE: 7.8 10/AS2.0 & CIVIL.
21. TRAFFIC DIRECTIONAL ARROW, MIN. (2) COATS TRAFFIC GRADE PAINT, RE: 18/AS2.0.
22. RIBBON TYPE BIKE RACKS WITH DOUBLE LOOP, RE: 4/AS2.0.
23. TRENCH DRAIN AT TRUCK DOCK, REFER TO CIVIL & PLUMBING PLANS.
24. 4" WIDE LOADING ZONE STRIPING. PROVIDE MIN. (2) COATS TRAFFIC GRADE PAINT, RE: 17/AS2.0.
25. V GROOVE DETECTABLE WARNING, RE: 16/AS2.0.
26. PROVIDE NEW SLURRY COAT OVER EXISTING ASPHALT PAVING. REFER TO CIVIL.
27. COMMERCIAL GRADE BENCH.
28. EDGE OF ASPHALT/CONCRETE @ TRUCK DOCK, RE: 2/AS2.0.
29. G.C. SHALL PROVIDE NEW TEMPORARY COMING SOON SIGN FRAME, RE: 11/AS2.0.

SITE OPEN SPACE DATA:

OPEN SPACE REQUIREMENT: 5% OF SITE SHALL BE DEDICATED AS OPEN SPACE. AT LEAST 50% OF THE OPEN SPACE SHALL BE USABLE FOR ACTIVE OR PASSIVE AMENITIES AND SHALL BE PLANNED AND IMPROVED WITH THOSE AMENITIES.

PARCEL 1: 1.94 Acres = 84,506 SF (5% required = 4,225 sf)
PARCEL 2: .42 Acres = 18,295 SF (5% required = 915 sf)
TOTAL NUMBER OF OPEN SPACE PROVIDED = 9,261 SF

SITE PARKING DATA:

BUILDING AT PARCEL 1: 20,004 SF
BUILDING AT PARCEL 2: 2,500 SF
TOTAL BUILDING SF FOR BOTH PARCELS: 22,504 SF
4.35 STALLS PER 1,000 SF = 97.8924 (98 STALLS PROVIDED)
CROSS PARKING AGREEMENT IN PLACE BETWEEN PARCEL 1 AND 2.

