



**DEVELOPMENT SYNOPSIS**

PARCEL	LAND AREA	BLDG AREA	PARKING PROVIDED	PARKING RATIO	DENSITY %
PARCEL 1	20,800 S.F.	0.48 AC	28 CHRS	4.0/1000	28.8%
TOTAL	20,800 S.F.	0.48 AC	28 CHRS	4.0/1000	28.8%

**GENERAL PAVING NOTES**

- WHERE EXISTING CONCRETE PAVING IS TO BE REMOVED SAW CUT EXISTING PAVEMENT TO LIMITS INDICATED TO A BREAK OUT REMAINING CONCRETE. EXPOSED 18-INCHES OF EXISTING REINFORCING CUT REINFORCING IS LEFT IN PLACE WITH THE PAVEMENT TO REMAIN. BEND STEEL OUT OF THE WAY. REMOVE AND DISPOSE OF THE EXISTING PAVEMENT INDICATED.
- PAVEMENT REPAIR:
  - RESTORE SUB GRADE TO PROPER FINISH ELEVATION.
  - CONTRACTOR TO VERIFY ALL PLUMBING CONSTRUCTION NOTES. COMPACT THE FINING TO 4% STANDARD RELATIVE HUMIDITY WITHIN 5% OF OPTIMUM MOISTURE.
  - STRAPHER AND CLEAN EXISTING STREET SURFACE. ALL REINFORCING JOINT PER ASTM D1752. IF 18-INCHES OF EXISTING STEEL IS NOT AVAILABLE, 24-INCHES OF MAKE UP REINFORCING WITH HORIZONTAL DONUTS, BOWELS DRILLED AND EMBEDDED 8-INCHES INTO CURB OR EXISTING PAVEMENT WITH TP OR ESWAL.
  - PROPOSED PAVING SHALL MATCH EXISTING PAVING.
  - PAVEMENT:
    - CONCRETE: 45 SACKS OF CEMENT PER CUBIC YARD MIX MINIMUM 6-INCHES THICKNESS.
    - REINFORCING STEEL: ASTM A615 GRADE 40 #4 DEFORMED BARS, SPACE AT 24-INCHES ON CENTER.
    - SLOPE SURFACE OF PROPOSED PAVING UNIFORMITY AND WITHOUT DEPRESSIONS.

**ARCHITECTURAL SITE PLAN NOTES**

- CONTRACTOR SHALL VERIFY ALL UTILITIES AND PUBLIC SAFETY STANDARDS FOR CONSTRUCTION OF ALL DRIVEWAYS IN STREET RIGHT-OF-WAY.
- SPECIAL CARE SHALL BE TAKEN WITH NEW CONSTRUCTION ALONG ADJACENT PROPERTY LINES. ADVISORY PROPERTY IS ALTERED ONLY AS SPECIFICALLY REQUIRED IN THESE DRAWINGS AND CONTRACTOR IS AT RISK FOR ANY DAMAGE OCCURS.
- REFER TO CIVIL, PLUMBING AND ELECTRICAL DRAWINGS FOR ALL UTILITY SERVICES TO AND ON THE SITE.
- REPAIR ALL LANDSCAPING AND GRASS AREAS DAMAGED BY CONSTRUCTION. BACK FILL WITH TOP SOIL AND GRASS PER LANDSCAPE SPECIFICATIONS.
- ACCESSIBLE PARKING SPACES AS SHOWN ON THE SITE PLAN ARE DESIGNATED BY SIGNAGE AND SHALL BE MAINTAINED AND KEPT OPEN AT ALL TIMES. EACH PARKING SPACE SHALL BE 4' WIDE PAINTED WHITE STRIPES AT 12" O.C. PROVIDE CONCRETE RAMP AT WALKS AS DESIGNATED ON PLANS.
- CONTRACTOR SHALL VERIFY ALL UTILITIES AND PUBLIC SAFETY STANDARDS FOR CONSTRUCTION OF ALL DRIVEWAYS IN STREET RIGHT-OF-WAY.
- DO NOT RESTRICT ACCESS TO ADJACENT BUILDINGS, SITES, OR ROADWAYS.
- SET IRRIGATION SLEEVES 24" BELOW GRAVE AT PAVED DRIVE OR LOCATIONS. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
- SEPARALS ARE MIN. 4" THICK WITH 6" x 6" #4 S20X24 WELDED WIRE FABRIC TYPICAL.
- PROVIDE BONDING AGENT EQUAL TO EPOXY BONDING #1 OR #2 PER MANUFACTURER'S INSTRUCTIONS.
- CONFORM TO THE REQUIREMENTS IN THE CIVIL DRAWINGS RELATED TO POLLUTANT DISCHARGE ELIMINATION SYSTEM.
- OBTAIN AND PAY FOR ALL PERMITS NECESSARY TO REFORMY EXISTING UTILITIES AND PROVIDE PROPER FINISH ACCESSIBLE AND DELIVERY RAMP.
- COORDINATE WITH THE LOCAL UTILITY COMPANIES FOR THE DISCONNECTION AND FLAGGING OF PUBLIC UTILITIES SERVING STRUCTURES TO BE DEMOLISHED.
- CIVIL DRAWINGS ARE TO BE THE MINIMUM REQUIREMENT FOR DEMOLITION TO FACILITATE NEW CONSTRUCTION.
- ARRANGE AND PAY FOR RELOCATION OF POWER POLES AND UTILITIES REQUIRING DEMOLITION IN ORDER TO REFORMY NEW CONSTRUCTION. PROVIDE AND MAINTAIN ALL SIGNS AND BARRICADES AND TRAFFIC CONTROL AS REQUIRED BY SAFETY TO ALL PEDESTRIANS, VEHICLES SURROUNDING BUILDINGS AND UTILITIES THROUGH ALL PHASES OF THE CONSTRUCTION.
- PAVAGE TO EXISTING SITE OR SURROUNDING IMPROVEMENTS, PUBLIC OR PRIVATE BY CONTRACTOR ARE TO BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- RAMP OPEN TRUCKS AT REQUIRER OR EXISTING PAVING OR AROUND NEW CONSTRUCTION FIELD OF STANDING WATER AT ALL TIMES.
- WHERE EXISTING CONCRETE CURB IS TO BE REMOVED SAW CUT EXISTING CURB AND REMOVE TWO FEET OF EXISTING FINING FOR NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED PERMITTER LANDSCAPING PLANTING CURBS SHALL BE 18" HIGH CONCRETE HOVER STANDBY REFER TO 9/A1.2 AND 9/A1.2 CONTRACTOR TO VERIFY PROPOSED LAYOUT TO MATCH EXISTING LAYOUT IN THE FIELD.

**SITE PLAN**  
SCALE: 1" = 20'-0"

- GENERAL PPE SLEEVE NOTES**
- REFER TO PLUMBING OR ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION AND RELATED DETAILS FOR ALL GAS, POWER, TELEPHONE AND CABLE SLEEVES.
  - PIPES INDICATED AS TELE, PWC, ARE FOR RIMMER USE AND ARE 24" BELOW GRADE AND CAPPED. PROVIDE IRON PINS AT EACH END TO VARK LOCATIONS. INSTALL FILL WINGS INSIDE TELEC SLEEVES.

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**Permit Comments**

A1 12.03.2011  
PERMIT COMMENTS  
A2 01.04.2012

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**PROJECT NO.** 1102100

**DRAWN BY** ---

**CHECKED BY** ---

**Site Plan**

**A1.1**

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