



SITE PLAN GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE DEVELOPMENT CODE REVIEW:

ZONING DESIGNATION: MU-III  
TOTAL SITE AREA: +/- 29,3142

TOTAL GROUND FLOOR AREA: 21,120 SF  
GROUND FLOOR BUSINESS AREA: 2,175 SF  
GROUND FLOOR MERCANTILE AREA: 9,758 SF  
GROUND FLOOR RESIDENTIAL AREA: 9,187 SF

BUILDING HEIGHT: 44' -11 5/8"  
TOTAL PARKING: NO CHANGE  
PAVING: NO CHANGE

SITE PLAN NOTES:

- 1 PROJECT LOCATION
- 2 ADJACENT TENANT VACANT
- 3 ADJACENT RESIDENTIAL
- 4 EXISTING PARKING
- 5 EXISTING TRASH
- 6 EXISTING SIDEWALK
- 7 EXISTING BIKE RACKS
- 8 EXISTING LOADING ZONE