

# DP AI

Design Partners in Architecture and Interiors

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DRAWINGS ARE NOT TO BE SCALED.  
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO ARCHITECTS BEFORE PROCEEDING WITH WORK.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

SEALS

**NOT FOR CONSTRUCTION**

### GENERAL NOTES - SITE PLAN

- GENERAL REQUIREMENTS**
  - CONTRACTOR SHALL CO-ORDINATE ALL WORK NOTED HERE WITH THE SPECIFICATION DOCUMENTS - FOR GENERAL REQUIREMENTS, EXISTING CONDITIONS, EXCAVATION & BACKFILLING, LANDSCAPING, ETC. AS REQUIRED FOR COMPLETE SITE RELATED WORK.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE RECORDS OF CONSTRUCTION TO FACILITATE AS-BUILT DRAWINGS.
- PROJECT BOUNDARIES**
  - THE CONTRACT CONSISTS OF ALL WORK WITHIN THE "PROPERTY LINE" AND/OR SITE EXTENTS LINE AS INDICATED PLUS ANY WORK SPECIFICALLY NOTED OUTSIDE OF THAT LINE OR AS REQUIRED TO DELIVER A OPERATIONAL, FUNCTIONING PROJECT SUCH AS ON ADJACENT PROPERTIES.
  - THE TERM "SITE EXTENTS" REFERS TO THE AREA THAT THE CONTRACTOR IS REQUIRED TO ENCLOSE WITH CONSTRUCTION FENCING FOR THE DURATION OF THE WORK.
  - ALL WORK DONE OUTSIDE OF THESE LIMITS MUST BE EXECUTED IN STRICT ACCORDANCE WITH THE STANDARDS OF THE MUNICIPALITY AND ALL OTHER AUTHORITIES HAVING JURISDICTION. MAKE GOOD AT NO ADDITIONAL COST TO THE OWNER OR MUNICIPALITY ANY DAMAGE CAUSED BY THIS CONSTRUCTION TO MATERIALS OR FINISHES BEYOND THE "PROPERTY LINE" INDICATED.
- EXECUTION**
  - CONTRACTOR IS TO RESTRICT ALL WORK, EQUIPMENT AND MATERIALS STORAGE TO AREA(S) WITHIN THE "PROPERTY LINE" EXCEPT WHERE NOTED OTHERWISE. PRIMARY SITE ACCESS POINT & CONSTRUCTION PARKING IS TO BE CONFIRMED WITH OWNER. NO PARKING IS PERMITTED IN THE MUNICIPAL RIGHT-OF-WAY.
  - LOCATE EXCAVATED MATERIALS & TOPSOIL PILES SO AS NOT TO IMPEDE PROGRESS OF THE WORK OR AS DIRECTED. DOUBLE HANDLING OF MATERIALS AS A RESULT OF CONTRACTOR PLANNING OR EXECUTION OF THE WORK WILL NOT BE CONSIDERED AS A BASIS FOR CLAIM. AT COMPLETION OF THE PROJECT, ANY EXCESS MATERIAL IS TO BE REMOVED AND AREA MADE GOOD TO CONSULTANT'S SATISFACTION.
  - FOR TRENCHING & BACKFILLING OF ALL SERVICE LINES AND DIVISION OF RESPONSIBILITY REFER TO APPROPRIATE SPECIFICATION SECTIONS AND DRAWINGS. TRENCHING & BACKFILLING NOT IDENTIFIED BY A PARTICULAR SUB-TRADE WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. GRADE FINISHED WORK TO MATCH SURROUNDING SURFACES.
- LOCATION OF SERVICES**
  - NOTE THAT THE EXACT LOCATIONS OF ALL NEW MECHANICAL & ELECTRICAL ITEMS ARE APPROXIMATE UNLESS DIMENSIONS ARE GIVEN. ADJUST LOCATIONS AS REQUIRED AND AS APPROVED BY CONSULTANT TO SUIT SITE CONDITIONS.
  - NOTE THAT ALL MECHANICAL AND ELECTRICAL UNDERGROUND AND ABOVEGROUND SERVICE LINES INDICATED ON DRAWINGS ARE APPROXIMATE ONLY AND ARE INDICATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT TYPES, LOCATIONS, DEPTHS AND MARKING OF UNDERGROUND AND ABOVEGROUND SERVICES WITHIN ALL AREAS OF CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO GAS LINES, WATER LINES, ELECTRICAL LINES, TELEPHONE, CABLE TV ETC. VERIFY EXACT LOCATIONS WITH THE APPROPRIATE AUTHORITIES BEFORE EXCAVATING.
  - PRIOR TO COMMENCING WORK TO PLACE VERTICAL ELEMENTS SUCH AS FLAGPOLES AND LIGHT STANDARDS ENSURE ADEQUATE CLEARANCE FROM EXISTING ABOVE GROUND ELEMENTS SUCH AS OVERHEAD WIRE CABLES ETC. NOTIFY THE CONSULTANT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
  - ALL FINISHED PAVING AND GRADING TO BE TO NEW LEVELS SHOWN. ALL DRAINAGE TO BE POSITIVE, LEAVING NO POCKETS IN FINISHED GRADE. FINISHED GRADING TO SLOPE MINIMUM 1:12 AND ASPHALT TO SLOPE MAX 1:10 AWAY FROM BUILDING UNLESS SHOWN OTHERWISE. NEW GRADES TO MEET EXISTING GRADES FALLING AWAY FROM BUILDING AND FEATHERED OUT EVENLY. REFER TO CIVIL DRAWINGS FOR DETAILS.
- ENVIRONMENTAL PROTECTION**
  - CONTRACTOR SHALL ENSURE ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE AS REQUIRED BY LOCAL AUTHORITIES AND ENVIRONMENTAL STANDARDS BEFORE COMMENCEMENT OF SITE WORK.
  - ENSURE THAT NO CONTAMINANTS OR CONSTRUCTION WASTE ENTER DRAINAGE SYSTEMS, WATERWAYS, OR ADJACENT PROPERTIES. PROPER DISPOSAL OF ALL WASTE MATERIALS IS REQUIRED.
- HEALTH AND SAFETY**
  - THE CONTRACTOR SHALL IMPLEMENT SAFETY MEASURES COMPLYING WITH OCCUPATIONAL HEALTH AND SAFETY ACT REQUIREMENTS AND APPLICABLE REGULATIONS.
  - INSTALL AND MAINTAIN APPROPRIATE SAFETY BARRIERS, FENCES, AND SIGNAGE TO PROTECT PEDESTRIANS, WORKERS, AND OTHER PERSONNEL DURING CONSTRUCTION.
- MATERIAL STORAGE AND HANDLING**
  - ALL MATERIALS SHALL BE STORED IN A MANNER THAT PROTECTS THEM FROM DAMAGE, DETERIORATION, AND THEFT. COMPLY WITH MANUFACTURER'S RECOMMENDATIONS FOR HANDLING AND STORAGE.

### SITE PLAN NOTES

- | No. | SITE PLAN NOTE   |
|-----|--|
| 01  | EXISTING MUNICIPAL SIDEWALK  |
| 02  | NEW MUNICIPAL SIDEWALK   |
| 04  | FIRE TRUCK BAY   |
| 06  | ENTRY SIGNAGE SCREEN   |
| 07  | PAD MOUNTED TRANSFORMER C/W GROUNDING GRID. GC SHALL COORDINATE SCOPE OF WORK AND INSTALLATION WITH UTILITY PROVIDER AND ELECTRICAL DRAWINGS.  |
| 09  | NEW BACK UP GENERATOR  |
| 13  | TRENCH DRAIN. REFER TO CIVIL DRAWINGS.   |
| 17  | PROPOSED RETAINING WALL WITH GUARD RAIL. COORDINATE WITH CIVIL DRAWINGS.   |
| 19  | FIRE DEPARTMENT SIAMENSE CONNECTION  |
| 20  | EXISTING HYDRANT LOCATION ESTIMATED PER MUNICIPAL PLAN AND PROFILE DRAWING OF RAMSEY DRIVE (DWG. NO. PP-2). CONTRACTOR TO CONFIRM LOCATION, SIZE, CONDITION, MATERIAL, AND CONNECTIVITY OF EXISTING HYDRANT AND INFORM CIVIL ENGINEER AND ARCHITECT OF FINDINGS. |
| 23  | FLARED CURB RAMP   |
| 24  | PROVIDE ROUGH-INS FOR FUTURE DUAL-STALL EV CHARGING STATION. REFER TO ELECTRICAL DRAWINGS.   |
| 26  | BICYCLE PARKING. REFER TO LANDSCAPE DRAWINGS.  |
| 27  | DECORATIVE METAL FENCE. REFER TO LANDSCAPE DRAWINGS.   |
| 31  | METAL BOLLARDS ON CONCRETE BASES   |
| 32  | EXISTING LIGHT POLE RELOCATED. REFER TO ELECTRICAL DRAWINGS.   |
| 37  | SHARED OFFICE / RESIDENTIAL VISITOR PARKING SIGN   |

### SITE PLAN LEGEND

P-HDA	PAVED AREA	PROPOSED TREE
P-LDA	ASPHALT PAVEMENT	EXIT
P-GEN	REINFORCED CONCRETE GENERATOR SLAB	MANHOLE
P-SW-1	SIDEWALKS	CATCH BASIN
P-SW-2	SIDEWALK AT DRIVEWAYS AND ENTRANCES	FIRE DEPARTMENT CONNECTION
L-LS	SOFT LANDSCAPING	PROPERTY LINE
L-SOD	SOFT LANDSCAPING	HP HYDRO POLE
L-LSB	PLANTING BEDS	

CODE	SIZE	DESCRIPTION	PROVIDED
A	3.5 x 5.8	TYPE A ACCESSIBLE PARKING SPACE	3
B	3.0 x 5.8	TYPE B ACCESSIBLE PARKING SPACE	1
C	2.75 x 5.8	STANDARD PARKING SPACE	73
<b>TOTAL</b>			<b>77</b>

ISSUE DATE:	2025/03/04
DRAWN BY: AA	CHECKED BY: MM
PROJECT NO.: 12406	SCALE: As indicated
DRAWING NO.:	REVISION:

**ZONING DATA REFER TO A00.03**

