



- GENERAL NOTES**
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND DETAILS.
 - ARCHITECTURAL TREATMENT TO BE PROVIDED TO ALL SIDES OF BUILDING.
 - ALL ROOF TOP UTILITIES SHALL BE SCREENED ON ALL SIDES FROM PUBLIC VIEW.
 - SITE LIGHTING SHALL BE IN COMPLIANCE WITH CITY OF OFALLON SPECIFICATIONS AND SHALL BE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
 - SOIL COMPACTION RESULTS SHALL BE PROVIDED UPON COMPLETION OF GRADING ACTIVITIES TO THE CITY OF OFALLON.
 - ALL FIRE HYDRANTS SHALL BE PAINTED PER CITY OF OFALLON FIRE PROTECTION DISTRICT SPECIFICATIONS.
 - TRASH ENCLOSURES TO BE SCREENED ON ALL FOUR SIDES.
 - ALL LAWN AND LANDSCAPE AREAS SHALL BE IRRIGATED.
 - IRRIGATION SYSTEM SHALL BE DESIGN BUILT. LOCATION UNKNOWN AT THIS TIME.
 - A "COMING SOON" SIGN SHALL BE PLACED ON THE PROPERTY PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
 - SIDEWALKS SHALL BE CONSTRUCTED PER CITY OF OFALLON AND A.D.A. STANDARDS.
 - G.C. WILL BE RESPONSIBLE TO CONTACT THE LOCAL WATER, SANITARY, ELECTRIC, PHONE, CABLE, AND GAS COMPANIES FOR NEW SERVICE TO THE CVS. CONTACT, FILL OUT APPLICATIONS, SUBMIT FOR SERVICE. COORDINATE, PAY FEES, AND ACQUIRE PERMITS IF NEEDED. THIS IS ALL TO BE INCLUDED IN THE BID FOR THESE ITEMS. IN ADDITION BID SHALL INCLUDE ANY CONDUITS REQUIRED FOR THE INSTALLATION OF GAS LINE, PHONE, WATER, ELECTRIC AND CABLE REQUIRED BY THE LOCAL UTILITY COMPANIES.
 - G.C. WILL BE REQUIRED TO REPLACE ANY SOD DAMAGED BY SIGN VENDOR AT NO CHARGE TO CVS AND IS TO COMPLETE SOD REPAIR PRIOR TO THE GRAND OPENING.
 - THE CVS SIGN VENDOR WILL REQUIRE A SITE STAGING AREA TO CONSTRUCT MONUMENT SIGNS AND INSTALL MASONRY BASES. THE SIGN VENDOR MAY HIRE THE G.C.'S MASON TO COMPLETE THIS WORK.
 - G.C. IS TO PROVIDE A FULL JOB SITE TRAILER AND PROJECT SUPERINTENDENT. CVS AND/OR DEVELOPER WILL HAVE THE RIGHT TO QUALIFY THE PROJECT SUPERINTENDENT AND HAVE THE ABILITY TO REMOVE THAT PERSON IF SO REQUIRED. THIS SUPERINTENDENT WILL BE REQUIRED TO REMAIN ON SITE FOR AN ADDITIONAL 45 DAYS AFTER THE G.C. HAS HANDED THE COMPLETED PROJECT TO CVS. THIS WILL SERVE AS A TIME TO CORRECT ANY LINGERING PUNCH LIST ITEMS.
 - THE G.C. WILL BE REQUIRED TO PULL THE BUILDING PERMIT FROM THE CITY PRIOR TO COMMENCEMENT OF ANY WORK. THERE MAY BE SOME TIMES WHEN THE CITY WILL REQUIRE THAT ALL THE SUB CONTRACTORS BE KNOWN IN ORDER TO COMPLETE THE PERMIT APPLICATION. WHEN ASKED THE G.C. WILL PROVIDE A LIST TO THE DEVELOPER WITH COMPANY NAMES, ADDRESSES, PHONE/FAX NUMBERS, CONTACT NAMES AND STATE LICENSE NUMBERS.
 - MANDATORY SITE VISITS WILL BE REQUIRED BY CVS AND THE DEVELOPERS DURING THE COURSE OF CONSTRUCTION. G.C.'S WILL BE NOTIFIED PRIOR TO ANY SCHEDULED SITE VISITS. DON'T RISK IT OUT AN UNANNOUNCED VISIT AT ANY TIME.
 - IT IS THE RESPONSIBILITY OF THE G.C. TO UNDERSTAND THE UNION INFLUENCE THAT EXISTS IN AREAS AROUND AND IN THE CITY OF THIS PROJECT LOCATION. THE G.C. MUST PROTECT THE CLIENTS INTEREST AT ALL TIMES WITH THIS SENSITIVE ISSUE.
 - THE G.C. TO FILE A "NOTICE OF COMMENCEMENT" AS REQUIRED BY THE LAWS GOVERNING THE STATE THAT THE PROJECT FALLS IN AND SUBMIT ALL PAPERWORK TO THE DEVELOPER.
 - THE G.C. WILL PROVIDE \$15,000 IN BID FOR REQUIRED QUALITY CONTROL TESTING I.E. FOUNDATIONS, MASONRY, STEEL, AND ANY SPECIAL INSPECTIONS REQUIRED BY THE BUILDING DEPT. AND \$15,000 IN BID FOR REQUIRED QUALITY CONTROL TESTING OF SITE RELATED ITEMS.
 - THE G.C. IS TO CONTACT THE DEVELOPER AND THE ENGINEER WITHIN A 24 HOUR TIME TABLE WHEN A DISCREPANCY OCCURS BETWEEN THE CITY OR SITE CONSTRUCTION DOCUMENTS, GEO-TECHNICAL REPORTS, ETC. TO DISCUSS AND DETERMINE A SOLUTION.
 - SOD WITHIN RIGHT-OF-WAY SHALL BE INCLUDED IN THE LANDSCAPE CONTRACTORS BID.
 - G.C. TO PROVIDE NO PARKING SIGNAGE MOUNTED ON FRONT OF TRASH ENCLOSURE.
 - TO PROVIDE A NEW MAILBOX FOR THIS SITE. G.C. TO INCLUDE IN BID \$2,500 FOR THE CONSTRUCTION AND COORDINATION WITH THE US POSTAL SERVICE AND THE CVS PROJECT MANAGER FOR THE LOCATION, TYPE AND COLOR OF MAILBOX.
 - A COPY OF APPROVAL FOR WORK COMMENCING IN MODOT RIGHT OF WAY PRIOR TO FINAL INSPECTION APPROVAL FROM THE CITY OF OFALLON IS REQUIRED.

THE CONTRACTOR SHALL REFERENCE ALL DETAIL SHEETS TO CALLOUTS REFERRING TO "SEE DETAIL" (SHEET 16-20, LS-2)

Parking Calculations:
 Parking required:
 1 space per 250 sq. ft. of Floor Area
 13,225 sq. ft./250 = 13.225 x 1 = 53 spaces
 Total Parking Required = 53 spaces
 Parking provided:
 Total Parking Spaces = 73 spaces (includes 4 Accessible Spaces)
 Accessible Spaces Required:
 Section 400.485 requires 3 Accessible Spaces for 51-75 parking spaces
 Accessible Spaces Provided:
 3 Accessible and 1 Van Accessible Space
 Loading Spaces Required:
 1 Loading Space required for Buildings over 5,000 sq. ft. but do not exceed 25,000 sq. ft.
 Loading Spaces Provided: 1-12'X35' Loading Space
 Bicycle Spaces Required:
 1 Rack Space for every 15 required parking spaces
 53 parking spaces required/15 = 4 Rack Spaces required
 Bicycle Spaces Provided: 5 Rack Spaces

SITE DATA	
SITE AREA	TOTAL SITE AREA= 1.64 AC.
PERVIOUS AREA	0.35 ACRES CVS ONLY
IMPERVIOUS AREA	1.25 ACRES (78%)
MAXIMUM IMPERVIOUS AREA	100%
BUILDING AREA	13,225 SF
BUILDING DENSITY	13,225 S.F. (BLOG) = 18.51% 71,439 S.F. (LOT)

- PAVEMENT NOTES**
- THE CONTRACTOR SHALL BID ASPHALT PAVEMENT AND THE CONCRETE PAVEMENT. THE DEVELOPER SHALL NOTIFY THE CONTRACTOR WHICH PAVEMENT SHALL BE INSTALLED WHEN BIDS ARE RECEIVED.
 - ASPHALT PAVEMENT THICKNESS SHALL BE AS FOLLOWS:
 1.5" TYPE "C" SURFACE COURSE
 3.5" TYPE "X" SANDER COURSE
 6" BASE ROCK
 (SEE DETAIL)
 - CONCRETE PAVEMENT THICKNESS SHALL BE AS FOLLOWS:
 6" PORTLAND CEMENT CONCRETE
 4" BASE ROCK
 (SEE DETAIL)
 - THE CONTRACTOR SHALL SUBMIT A PLAN SHOWING THE PROPOSED JOINTING PATTERN TO THE ENGINEER FOR REVIEW PRIOR TO CONCRETE PAVEMENT CONSTRUCTION



PROJECT TITLE
 NORTHERN R13,225-LEFT
 CHAMFER DRIVE-THRU
 STORER NUMBER: 6477
 SEC HIGHWAY N AND HIGHWAY K
 OFFALLON, MO
 PROJECT TYPE NEW CONSTRUCTION
 DEAL TYPE FEE FOR SERVICE
 CS PROJECT NUMBER 57110

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