CFT PLAZA RETAIL

SHELL BUILDING CONSTRUCTION
N. PRINCE FREDERICK BLVD & TRASKERS BLVD
PRINCE FREDERICK, MD 20678
1241

GENERAL NOTES

IECC COMCHECK INSPECTION CHECKLIST - CONTRACTOR MUST MEET THE INSPECTION CHECKLIST REQUIREMENTS, AS OUTLINED IN THE IECC COMCHECK DOCUMENT INCLUDED IN THE PROJECT MANUAL.

1. STATEMENT OF COMPLIANCE: THE ATTACHED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED, OR CAUSED TO BE PREPARED, UNDER THE ARCHITECT'S DIRECT SUPERVISION. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE AND BELIEF, AND TO THE EXTENT OF CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, ACCESSIBILITY GUIDELINES (PUBLIC LAW 101-336, JULY 26, 1991), AND MARYLAND ACCESSIBILITY STANDARDS COMAR 09.12.53.

2. THE DOCUMENTS ARE TO BE CONSIDERED A WHOLE PACKAGE AND SHALL NOT BE BROKEN OUT INTO PIECES EITHER BY TRADE, ROOMS OR EQUIPMENT. THE G.C. SHALL REFER TO ALL SHEETS FOR RELEVANT INFORMATION INCLUDING ADDITIONAL INFORMATION TO BE PROVIDED BY THE OWNER, SUCH AS BUT NOT LIMITED TO SPECIAL FINISHING REQUIREMENTS, ANY CHANGES OR MODIFICATIONS, ETC.

3. ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS AND SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES, ORDINANCES AND REGULATIONS. SPECIFICALLY, CONFORM TO CURRENT CODES ALL AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO TAS, ADA, TDLR, ETC.

4. ALL PERMITS NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.

5. CONTRACTOR SHALL MAINTAIN AND SUBMIT TO LANDLORD OR HIS REPRESENTATIVE THE REQUIRED CERTIFICATES OF INSURANCE PRIOR TO COMMENCEMENT OF WORK.

6. CONTRACTOR SHALL BE FAMILIAR WITH JOB SITE CONDITIONS AND THE LACK OF SPECIFIC INFORMATION ON THE DRAWINGS SHALL NOT RELIEVE HIM OF ANY RESPONSIBILITY. CONTRACTOR SHALL THOROUGHLY ACQUAINT HIMSELF WITH THE CONSTRUCTION DETAILS BEFORE SUBMITTING HIS BID AS NO ALLOWANCES WILL BE MADE BECAUSE OF THE CONTRACTOR'S UNFAMILIARITY WITH THE JOB SITE CONDITIONS.

7. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO THE TENANT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

8. CONTRACTOR SHALL MAINTAIN THE PREMISES IN A CLEAR AND ORDERLY FASHION DURING THE ENTIRE CONSTRUCTION PERIOD. CONTRACTOR SHALL ENSURE THAT ALL TRASH AND WASTE ARE REMOVED DAILY FROM THE JOB SITE. LANDLORD'S TRASH FACILITIES SHALL NOT BE USED FOR CONSTRUCTION DEBRIS.

9. ALL CONSTRUCTION WORK PERFORMED BY THE CONTRACTOR WILL BE EXECUTED SO AS TO CAUSE THE LEAST POSSIBLE INTERFERENCE WITH OTHER TENANTS AND THE OPERATION OF THE CENTER. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE LOCATED AND STORED IN SERVICE AREAS AND/OR THE LEASE PREMISES, AND ARE NOT TO BURDEN THE CONSTRUCTION OR OPERATION OF THE CENTER AND/OR OTHER LEASE PREMISES.

10. CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS NECESSARY AND AS REQUIRED BY THE CODES.

11. ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED BY COMPETENT WORKMEN, AND EXECUTED IN A NEAT WORKMANLIKE MANNER. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR AFTER THE DATE OF ACCEPTANCE OF THE STORE BY THE TENANT AND THE LANDLORD. ADDITIONAL WARRANTIES ON SOME EQUIPMENT MAY BE REQUIRED BY THE TENANT.

12. VERIFY PENETRATIONS THAT ARE MADE THROUGH EXTERIOR WALLS FOR CONDUIT OR DOOR OPENINGS ARE WEATHER SEALED AND THE WALL FINISH BE RESTORED.

13. DO NOT PAINT OVER ANY EXISTING EXTERIOR FINISHED PLASTER, EIFS, FINISHED CONCRETE OR PRE-FINISHED TRIM AND FLASHING, U.N.O.

14. AT THE CONCLUSION OF THE WORK, THE LEASE SPACE AND EXTERIOR AREA WILL BE CLEARED OF ALL CONSTRUCTION DEBRIS. ALL FOREIGN MATTER, MARKS, STAINS, FOREIGN PAINT AND DIRT WILL BE REMOVED FROM ALL SURFACES.

15. A COPY OF ALL MAINTENANCE AND OPERATING MANUALS WILL BE GIVEN TO THE LANDLORD FOR ANY EQUIPMENT INSTALLED IN THE LEASE SPACE (I.E. ROOFTOP UNITS, COOLERS, HOT WATER HEATER, ETC.) ALL MATERIAL TO BE BOUND IN ONE 3-RING BINDER ORGANIZED BY CSI DIVISIONS.

16. PROVIDE SHOP DRAWINGS AND SAMPLES TO LANDLORD FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION AS SET FORTH BY THE LANDLORD.

17. IF NOT PROVIDED IN THE DRAWINGS AND SPECIFICATION MANUAL, ALL MEP DESIGN IS TO BE PROVIDED BY THE RELEVANT, MECHANICAL, ELECTRICAL, OR PLUMBING SUB-CONTRACTORS, AND RESPONSIBILITY FOR OBTAINING PERMIT FOR SUCH DESIGNS.

18. CONTRACTOR AND SUBCONTRACTOR MUST FAMILIARIZE THEMSELVES WITH ANY EXHIBITS PROVIDED HEREIN, AND SHALL COMPLY WITH ALL LANDLORD PARTS THEREOF. IF DISCREPANCIES EXIST, CONTRACTOR MUST IMMEDIATELY NOTIFY LANDLORD FOR CLARIFICATIONS PRIOR TO COMMENCING WORK IN QUESTION.

19. THE CONTRACTOR SHALL PROCURE ALL OF THE CERTIFICATES OF OCCUPANCY OR LOCAL EQUIVALENT.

20. THE WORK INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS AND EQUIPMENT AND SERVICES NECESSARY FOR, AND REASONABLY INCIDENTAL TO THE COMPLETION, IN PLACE, OF ALL WORK ILLUSTRATED AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

21. CONDITIONS DEPICTED ON THESE DRAWINGS HAVE BEEN COMPILED FROM AVAILABLE INFORMATION AND MUST BE VERIFIED WITH ON-SITE CONDITIONS. WRITTEN DIMENSIONS ON DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

22. THE CONTRACTORS SHALL RECEIVE, HANDLE, STORE (WHEN NECESSARY) AND BE RESPONSIBLE FOR ALL MATERIALS PROVIDED BY OTHERS. ALL MATERIALS SHALL BE ACCOUNTED FOR UPON RECEIPT AND ANY MISSING OR DAMAGED PARTS SHALL BE REPORTED TO THE ARCHITECT AND/OR OWNER IMMEDIATELY.

23. THE CONTRACTORS SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION RECOMMENDATIONS.

24. ALL REQUESTS FOR SUBSTITUTION OF ANY ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING TO THE OWNER'S AND/OR TENANT'S REPRESENTATIVE AND WILL BE CONSIDERED ONLY IF BETTER SERVICE, MORE ADVANTAGEOUS DELIVERY DATE OR CREDIT TO THE CONTRACT PRICE WILL BE PROVIDED WITHOUT SACRIFICE OF QUALITY, APPEARANCE AND FUNCTION.

25. CONTRACTORS SHALL SUBMIT CONFIRMATIONS WITH DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT WITH LONG LEAD TIMES.

26. CONTRACTORS SHALL VERIFY WITH THE LANDLORD ALL FIXTURES AND EQUIPMENT TO BE FURNISHED BY OTHERS.

27. GAPS BETWEEN DIFFERENT MATERIALS AND OR AT CORNERS SHALL BE THOROUGHLY SEALED.

28. ALL UTILITIES TO BE LOCATED ABOVE BOTTOM OF BAR JOIST.

29. DO NOT SCALE THE DRAWINGS. CONTACT THE ARCHITECT TO VERIFY OR CONFIRM UNKNOWN DIMENSIONS.

30. ALL OTHER WORK REQUIRED BUT NOT SPECIFIED IN THESE DOCUMENTS, SHALL BE PERFORMED BY CONTRACTORS TO MEET THE GENERAL PRACTICING STANDARDS, BUILDING CODES AND MANUFACTURE'S INSTRUCTIONS AND SPECIFICATIONS.

31. CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL STATE, OR LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY.

32. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED PER MANUFACTURE'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURE'S INSTRUCTION AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING.

33. ENSURE SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES.

34. ALL INTERIOR DIMENSIONS ARE TO FINISH FACE OF STUD FRAMING, OUTSIDE DIMENSION ARE TO OUTSIDE OF FINISH. UNLESS NOTED OTHERWISE.

35. ALL LIGHTING FIXTURES ARE TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR, UNLESS NOTED OTHERWISE ON PLANS.

PROJECT SUMMARY

NEW CONSTRUCTION OF 6,490 S.F. SHELL, NON-SPRINKLERED RETAIL BUILDING AND ASSOCIATED SITE IMPROVEMENTS

BUILDING:
- WOOD FRAMED WITH STEEL COLUMNS AND CONCRETE FOUNDATION
- LOAD BEARING WOOD FRAME EXTERIOR WALLS WITH FINISHES, STOREFRONTS, AND ALUMINUM CANOPIES.
- PVC INSULATED ROOFING ON STRUCTURAL WOOD DECK.

SITE:
-UTILITIES, SIDEWALKS, LANDSCAPE, IRRIGATION.
PAVING, DUMPSTER ENCLOSURES, AND SITE LIGHTING UNDER PREVIOUS PERMIT

APPLICABLE CODE INFORMATION

BUILDING: 2018 INTERNATIONAL BUILDING CODE WITH CALVERT COUNTY LOCAL AMENDMENT APPENDIX A
ELECTRIC: 2017 NFPA 70 NATIONAL ELECTRIC CODE W/ LOCAL AMENDMENTS
FIRE: 2018 NFPA 1-FIRE CODE, 2018 NFPA- LIFE SAFETY CODE, FIRE CODES AND REGULATIONS ADMINISTERED BY THE OFFICE OF THE STATE FIRE MARSHAL, FIRE PREVENTION CODE
GAS: 2018 NFPA 54 FUEL GAS CODE, 2017 NFPA 58 LIQUEFIED PETROLEUM GAS CODE, 2018 NFPA 99 HEALTH CARE FACILITIES CODE
GRADING: 2011 SEDIMENT CONTROL ORDINANCE, STORM WATER MANAGEMENT ORDINANCE,
LIFE SAFETY: LIFE SAFETY CODES AND REGULATIONS ADMINISTERED BY THE STATE FIRE MARSHAL
PLUMBING: 2018 INTERNATIONAL PLUMBING CODE, 2018 NFPA 99 HEALTH CARE FACILITIES CODE

CODE ANALYSIS

SITE DATA:

TOTAL SITE AREA	=	1.129 ACRES
TOTAL BUILDING AREA	=	6,490 S.F.
PARKING SPACES REQUIRED	=	EXISTING PANDA EXPRESS 1 PER 60 S.F. MEDICAL - 1 PER 250 S.F. RESTAURANT - 1 PER 90 S.F.
TOTAL PARKING SPACES REQ.	=	85 SPACES
PARKING SPACES PROVIDED	=	85 SPACES
ACCESSIBLE PARKING REQUIRED	=	2 SPACES
ACCESSIBLE PARKING PROVIDED	=	2 SPACES

CODE ANALYSIS:
TYPE OF CONSTRUCTION = 5B, ONE STORY, NON-SPRINKLERED

PROJECT DIRECTORY

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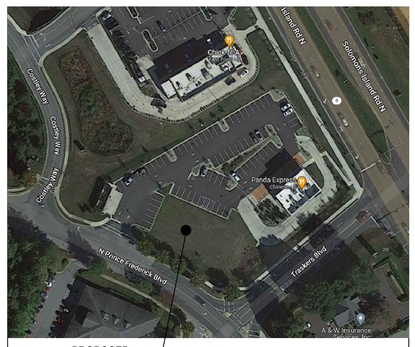
VICINITY MAP: NOT TO SCALE



PROPOSED MULTI-TENANT BUILDING

INDEX OF DRAWINGS

SHEET	SHEET NAME	BID 2/10/23	ISSUE	ISSUE	ISSUE	ISSUE
GENERAL						
G 0.1	TITLE SHEET	●				
G 0.2	SPECIFICATIONS	●				
G 0.3	SPECIFICATIONS	●				
G 0.4	SPECIFICATIONS	●				
CIVIL						
G-1	COVER	●				
G-2	GENERAL NOTES	●				
G-2.1	GENERAL NOTES	●				
V-1	EXISTING CONDITIONS SURVEY	●				
C-0	DEMOLITION PLAN	●				
C-1	OVERALL SITE PLAN	●				
C-1.1	SITE & PAVING PLAN	●				
C-2	GRADING AND DRAINAGE PLAN	●				
C-2.1	STORMWATER MANAGEMENT PLAN	●				
C-2.2	STORMWATER PROFILES AND DETAILS	●				
C-2.3	STORM DRAINAGE DETAILS	●				
C-3	UTILITIES PLAN	●				
C-3.1	SANITARY SEWER PLAN	●				
C-3.2	SANITARY SEWER AND WATER PROFILES	●				
C-3.3	SANITARY SEWER DETAILS	●				
C-3.4	WATER DETAILS	●				
C-4	EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN- PHASE 1	●				
C-4.1	EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN- PHASE 2	●				
C-4.2	EROSION, SEDIMENTATION & POLLUTION CONTROL NOTES	●				
C-4.3	EROSION, SEDIMENTATION & POLLUTION CONTROL DETAILS	●				
C-5	PAVING AND CONSTRUCTION DETAILS	●				
LANDSCAPE						
L-1	LANDSCAPE PLAN	●				
L-2	LANDSCAPE DETAILS	●				
ARCHITECTURAL DRAWINGS						
A 1.1	FLOOR AND SIDEWALK PLAN	●				
A 1.2	ROOF PLAN	●				
A 2.1	EXTERIOR ELEVATIONS	●				
A 4.1	WALL SECTIONS	●				
A 4.2	WALL SECTIONS	●				
A 5.1	DETAILS	●				
A 5.2	DETAILS	●				
A 6.1	WINDOW ELEVATIONS	●				
STRUCTURAL DRAWINGS						
S-000	STRUCTURAL NOTES AND SPECIAL INSPECTIONS	●				
S-001	NOTES AND SPECIAL INSPECTIONS	●				
S-101	FOUNDATION PLAN	●				
S-102	ROOF FRAMING PLAN	●				
S-200	FOUNDATION DETAILS	●				
S-201	TYPICAL FOUNDATION DETAILS	●				
S-300	FRAMING SECTIONS	●				
S-301	TYPICAL FRAMING DETAILS & SECTIONS	●				
PLUMBING DRAWINGS						
P 1.0	UNDERGROUND PLUMBING PLAN	●				
P 1.1	FIRST FLOOR PLUMBING PLAN	●				
MECHANICAL DRAWINGS						
M 0.0	MECHANICAL GENERAL NOTES	●				
M 0.1	MECHANICAL SPECIFICATIONS	●				
M 1.0	FIRST FLOOR MECHANICAL PLAN	●				
M 1.1	ROOF MECHANICAL PLAN	●				
M 5.0	MECHANICAL DETAILS	●				
M 7.0	MECHANICAL GENERAL SCHEDULES	●				
ELECTRICAL DRAWINGS						
E 0.1	ELECTRICAL GENERAL SHEET	●				
E 0.2	ELECTRICAL SPECIFICATIONS	●				
E 0.3	ELECTRICAL SPECIFICATIONS	●				
E 0.4	ELECTRICAL SPECIFICATIONS	●				
E1.0	SITE PLAN ELECTRICAL	●				
E 1.1	ELECTRICAL PLAN	●				
E 5.0	ELECTRICAL DETAILS AND SCHEDULES	●				

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REVISIONS:

ISSUE DATE:

BIDS	2-10-23

DRAWN BY: AB

CFT PROJECT #: 1241

ARCH PROJECT #: JCDT22004700

NORR
ARCHITECTS ENGINEERS PLANNERS

BUILDING B - (SHELL ONLY)
MULTI-TENANT (3 UNITS)

N. PRINCE FREDERICK BLVD & TRASKERS BLVD
PRINCE FREDERICK, MD 20678

G 0.1

TITLE SHEET

CFT MULTI-TENANT (3 UNITS)