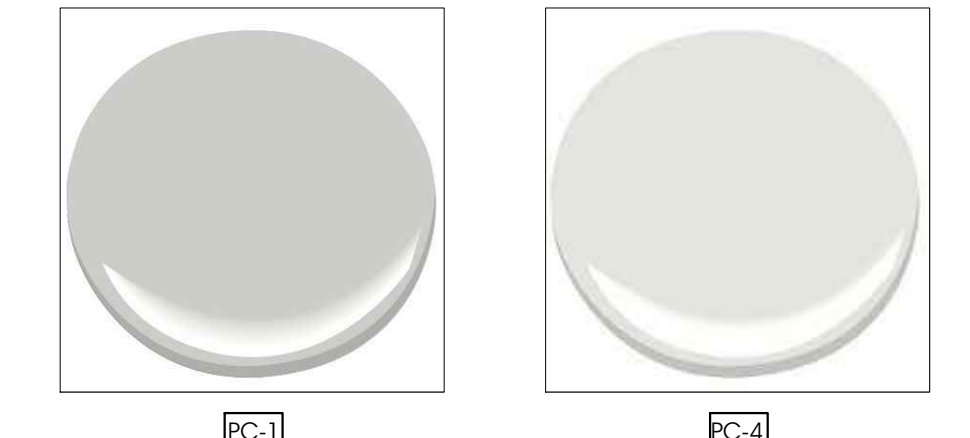


- COMMERCIAL GENERAL NOTES:**
- The architect will not be responsible for and will not have control or charge of construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, and he will not be responsible for the contractor's failure to carry out the work in accordance with the contract documents. The architect will not be responsible for or have control or charge over the acts or omissions of the contractor, subcontractors, or any of their agents or employees, or any other persons performing any of the work.
  - All codes having jurisdiction shall be observed strictly in the construction of the project, including all applicable state, city, and county building, zoning, electrical, mechanical, plumbing, fire codes. Contractor shall verify all code requirements and the construction documents.
  - Errors and omissions which may occur in contract documents shall be brought to the attention of the architect in writing and written instructions shall be obtained before proceeding with the work. The contractor will be held responsible for the results of any errors, discrepancies, or omissions which the contractor failed to notify the architect of before construction and/or fabrication of the work.
  - Contractor and subcontractors are to verify all dimensions and job conditions at the job site sufficiently in advance of work to be performed to assure the orderly progress of work. Do not scale drawings. Architect shall be notified in writing, prior to commencing any work, of any errors or discrepancies in drawings or between prepared drawings and field conditions.
  - It is the purpose of these plans and specifications to describe a complete and finished project other than items marked "N.I.C." (not in contract).
  - The contractor shall maintain the premises clean and free of all trash, debris and shall protect all adjacent work from damage, soiling, paint overspray, etc. All fixtures, equipment, glazing, floors, etc. shall be left clean and ready for occupancy upon completion of the project.
  - All work is to be done under the supervision of the general contractor, in accordance with the owner-contractor agreement.
  - All wood in contact with concrete or masonry or below finished floor is to be pressure treated.
  - All materials and products used for and in construction are required to have applicable products control code approval.
  - Contractor shall carry all necessary insurance as required by law and hold harmless the owner or architect from any loss, liability, claim or demand for damages arising out of or relating to the performance of the work as described by these drawings.
  - The owner shall effect and maintain fire, extended coverage and vandalism insurance for 100% of the insurable value of all construction on the site.
  - The general contractor shall guarantee all work specified and/or described by these drawings free from any defects or malfunctions for a period of one year commencing from the substantial completion date or from the time of occupancy, whichever occurs first. The general contractor is responsible for all work executed by subcontractors or other trades, plumbing equipment.
  - The contractor shall acquire all permits and licenses and pay all fees necessary for the execution of the work.

**PAINT SCHEDULE:**

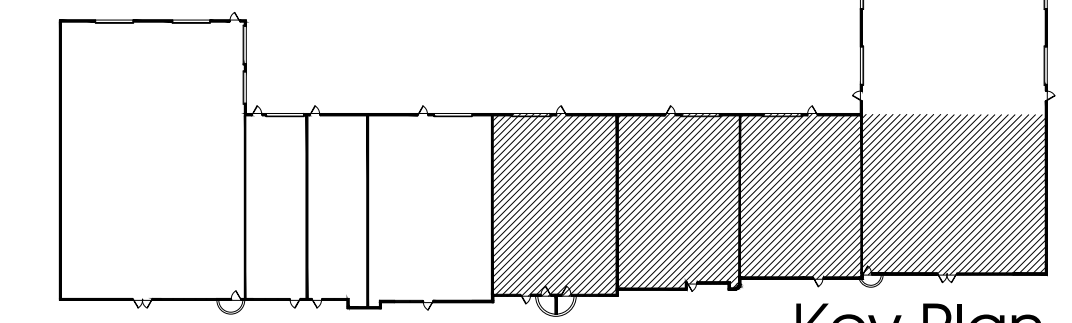
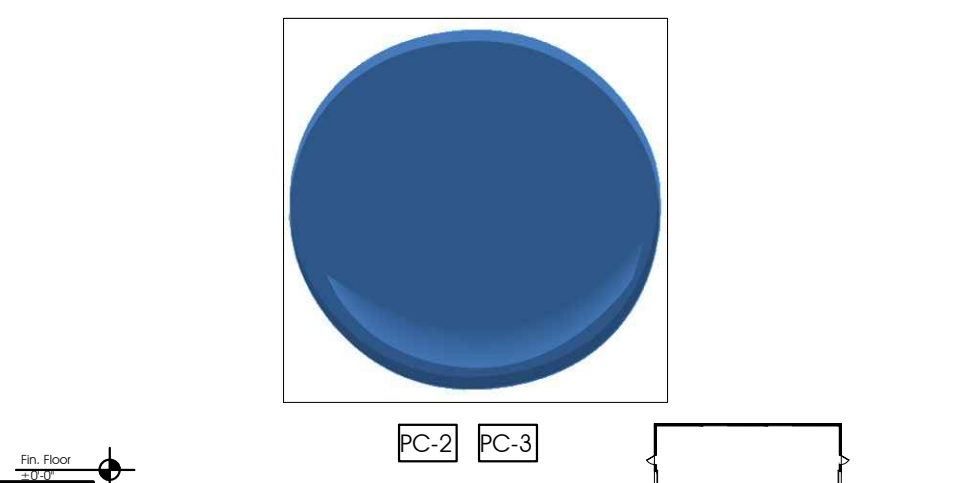
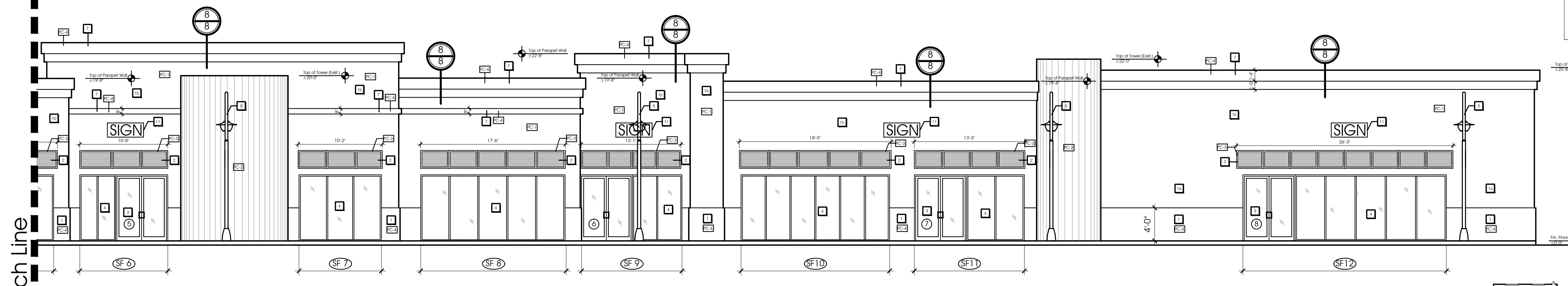
MARK	MANUFACT.	COLOR	FINISH	APPLICATION
PC-1	BENJAMIN MOORE	2112-60 CEMENT GRAY	SATIN	STUCCO, MAIN BODY
PC-2	BENJAMIN MOORE SUPER SPEC	789 BLUE SUEDE SHOES	LOW LUSTER (P23)	METAL, TOWERS
PC-3	BENJAMIN MOORE SUPER SPEC	789 BLUE SUEDE SHOES	SEMI GLOSS (P24)	ALUMN. SARASOTA SHUTTER
PC-4	BENJAMIN MOORE	2112-70 AMERICAN WHITE	SATIN	STUCCO, WAINSCOT AND FOAM MOULDING



- ELEVATION NOTES:**
- 1" thick raised 2 coat stucco smooth finish
  - 2 coat smooth sand finish stucco over existing block. Use bonding agent. ALL LOCATIONS
  - 1a Skim coat stucco to repair where curvilinear panels have been removed and over scored stucco
  - 1b
  - 1c 5/8" 2 coat smooth sand finish stucco on new CMU wall
  - 2 Aluminum Sarasota shutter. NOA req'd per Eng. shop dwgs.
  - 3 New impact rated storefront door(s)
  - 4 New impact rated glass w/white ESP finish and grey tint low E insulated impact glass
  - 5 Pole mid. light fixture. Reuse exist. ballast circuit.
  - 6 Paver walkway by others. Separate permit req'd
  - 7 Stepped foam hard coat molding by foam factory
  - 8 NOT USED
  - 9 Relocate existing mailboxes

- LANDSCAPE NOTES:**
- 10 All landscaping (proposed) and irrigation will be by others. Separate permit req'd

- SIGNAGE NOTES:**
- 11 All signage by individual tenant per Sign Co. app. drawings and permits



**Floor Plan / Elevation**  
**Bays 5-6-7-8** 1/8"=1'-0"  
 PROGRESS SET/NFC 04/27/2016

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 3. NO MATERIALS OR SYSTEMS ARE TO BE FABRICATED UNTIL: A) ALL DIMENSIONS HAVE BEEN VERIFIED BY CONTRACTOR B) SHOP DRAWINGS HAVE BEEN REVIEWED AND ACCEPTED BY THE ARCHITECT