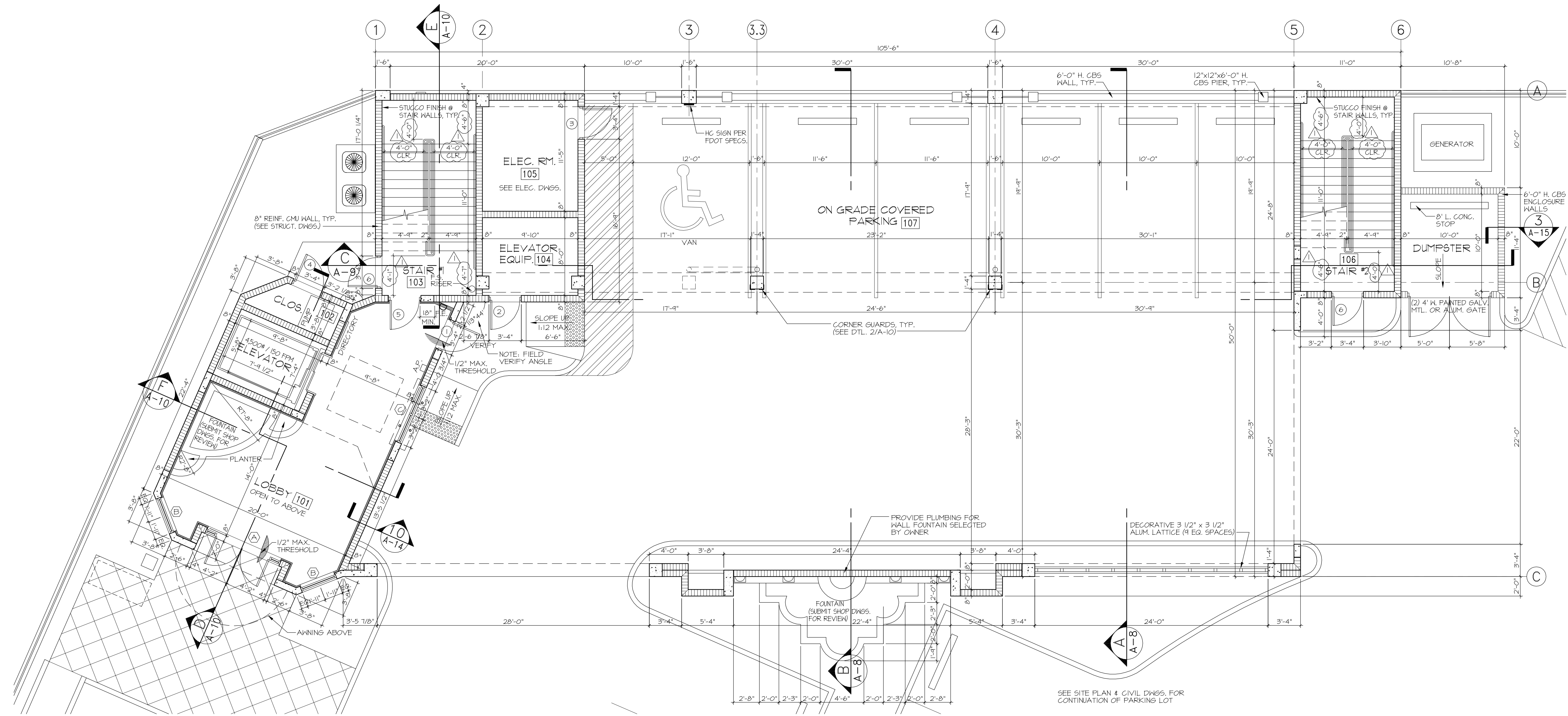
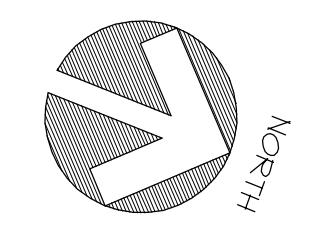


FOUNTAIN NOTES:
 THE GENERAL CONTRACTOR SHALL INCLUDE PRICING FOR TWO FOUNTAINS (ONE INTERIOR AND ONE EXTERIOR) AS SHOWN ON THE PLANS. THE WORK SHALL INCLUDE:
 1) WATERPROOF CEMENTITIOUS FINISHED POOLS. PROVIDE OPTIONAL TILE FINISH PRICE.
 2) UNDERWATER FOUNTAIN PUMP AND ONE LIGHT FOR EACH FOUNTAIN.
 3) SHOP DRAWINGS FOR REVIEW PREPARED BY FOUNTAIN SUBCONTRACTOR.
 4) DRAINAGE AND WATER SUPPLY AS SHOWN ON MEP DRAWINGS.
 5) EXTERIOR FOUNTAIN SHALL INCLUDE STONE CAP TO MATCH BUILDING TRIM.
 INTERIOR FOUNTAIN SHALL INCLUDE 1" MARBLE CAP TO MATCH LOBBY FLOORING.
 SEE BUILDING ELEVATIONS AND FINISH SCHEDULE BY INTERIOR DESIGNER.
 6) OWNER SHALL SUPPLY DECORATIVE SCULPTURES FOR GENERAL CONTRACTOR TO INSTALL.

GENERAL NOTES:
 1) THE INTENT OF THESE DOCUMENTS IS TO INCLUDE ALL WORK AND ITEMS NECESSARY FOR THE COMPLETION OF THE WORK. THEREFORE, ALL ITEMS NECESSARY FOR THE COMPLETION OF THE WORK SHALL BE REQUIRED WHETHER OR NOT SHOWN ON THE PLANS AND/OR CONSTRUCTION DOCUMENTS, BUT ARE REASONABLY INFERRABLE AS BEING NECESSARY TO PROVIDE THE INTENDED RESULTS.
 2) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS (DO NOT SCALE DRAWINGS).
 3) ALL SUBCONTRACTORS SHALL CLEARLY LIST ON HIS BID LIST ANY WORK NOT INCLUDED.
 4) ALL WORK SHALL BE OF THE HIGHEST QUALITY FOR THE TRADE INVOLVED.
 5) THE GENERAL CONTRACTOR SHALL KEEP ON THE JOB AT ALL TIMES A MARKED-UP (AS-BUILT) SET OF DRAWINGS SHOWING ALL UP-TO-DATE DEVIATIONS FROM THE PLANS. UPON COMPLETION OF THE JOB THESE PLANS SHALL BE DELIVERED TO THE OWNER.
 6) ALL WORK AND MATERIALS SHALL BE GUARANTEED FOR A MINIMUM OF 1 YEAR FROM THE DATE OF CERTIFICATE OF COMPLETION OF THE JOB.
 7) ALL NECESSARY SHOP DRAWINGS TO BE SUBMITTED TO THE GENERAL CONTRACTOR FOR PERMITTING.
 8) ALL SUBCONTRACTORS SHALL BE CURRENTLY LICENSED IN THE STATE OF FLORIDA
 9) THE OWNER RESERVES ALL RIGHTS TO REJECT ANY AND ALL BIDS.
 10) ALL SUBCONTRACTORS SHALL REVIEW THE PLANS AND FIELD CONDITIONS AND BECOME FAMILIAR WITH THE WORK. SHOULD HE BECOME AWARE OF ANY DISCREPANCIES, HE SHALL IMMEDIATELY ADVISE THE ARCHITECT PRIOR TO COMMENCING WORK.
 11) SUBSTITUTIONS OF ITEMS BY THE GENERAL CONTRACTOR OR HIS SUBS WHICH THEY BELIEVE TO BE EQUAL OR BETTER SHALL BE APPROVED BY THE OWNER. SAID ITEMS WHEN REQUIRING APPROVAL BY A BUILDING OFFICIAL ARE TO BE SUBMITTED TO THE BUILDING DEPARTMENT.
 12) THE GENERAL CONTRACTOR SHALL MAINTAIN REQUIRED BARRICADES, WARNINGS DEVICES, SHORING, AND ALL MEASURES NECESSARY TO PROTECT THE WORKMEN AND THE PUBLIC AS REQUIRED BY THE REGULATORY BODIES HAVING JURISDICTION.
 13) ALL NECESSARY FIRE PROTECTION FACILITIES AND ACCESS SHALL BE PROVIDED PRIOR TO AND DURING CONSTRUCTION.
 14) THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND, AS THE ARCHITECT WILL NOT BE PROVIDING ARCHITECTURAL OR CONSTRUCTION INSPECTION SERVICES, THE OWNER AND GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF WORKMANSHIP AND FINAL MATERIAL SELECTION. SELECTION OF ALL FINISHES, FIXTURES, HARDWARE, TRIM, ETC. SHALL BE COORDINATED BY THE OWNER AND GENERAL CONTRACTOR.
 15) THE SHEETS OF THE CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY TO EACH OTHER. WHAT IS CALLED FOR ON ONE IS BINDING FOR ALL.
 16) THE GENERAL CONTRACTOR SHALL OBTAIN ADEQUATE LIABILITY INSURANCE AND MAINTAIN THE POLICY THROUGHOUT THE JOB.
 17) ALL GYPSUM BOARD CEILINGS, WALLS AND STUCCO CEILINGS SHALL BE TRUE AND LEVEL WITH NO VISIBLE SEAMS OR IMPERFECTIONS. FURR OUT AS REQUIRED AND CONSTRUCT RATED WALLS AS SHOWN ON DRAWINGS.
 18) VINYL WALLPAPER SHALL NOT BE INSTALLED ON EXTERIOR WALLS AND ON WALLS BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
 19) FURNISHINGS SHALL BE BY OWNER UNLESS OTHERWISE SPECIFIED.
 20) ALL GLAZED WINDOWS AND DOORS SHALL COMPLY WITH THE ENERGY CODE AND THE LATEST WIND LOAD REQUIREMENTS. FIELD MEASURE AND SUBMIT SHOP DRAWINGS AND CODE COMPLIANCE CUT SHEETS FROM THE MANUFACTURER FOR PERMITTING AND REVIEW (INCLUDING HARDWARE).
 21) COORDINATION OF ALL WORK SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY, AND ALL SUBCONTRACTORS SHALL REVIEW ANY PLANS WHICH COULD AFFECT THE INSTALLATION OF THEIR WORK.
 22) MAINTENANCE OF ALL MATERIALS AND INSTALLATIONS SHALL BE THE RESPONSIBILITY OF THE OWNERS/OWNER. RESPONSIBILITY FOR FAILURE TO PROPERLY MAINTAIN ELEMENTS WHICH COULD RESULT IN PERSONAL INJURY SHALL BELONG TO THE OWNERS/OWNER.
 23) THE GENERAL CONTRACTOR OR HIS SUBS SHALL ASK FOR DETAILS WHENEVER UNCERTAIN ABOUT METHODS OF INSTALLATION. LACK OF DETAILS NOT REQUESTED SHALL NOT EXCUSE IMPROPER INSTALLATION.
 24) FIRE EXTINGUISHER TYPE AND NUMBER SHALL BE AS REQUIRED BY APPLICABLE CODES AND INCLUDED IN BID.
 25) INTERIOR FINISHES ON WALLS AND CEILING TO BE CLASS "A", "B", OR "C."
 26) CONSTRUCTION MEANS AND METHODS ARE THE TOTAL RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK. ITEMS SUCH AS, BUT NOT LIMITED TO, OSHA REQUIREMENTS, SHORING, CODE COMPLIANCE, ETC. ARE THE GENERAL CONTRACTOR'S RESPONSIBILITY. INSPECTIONS BY THE ARCHITECT ARE AT THE REQUEST OF THE OWNER OR GENERAL CONTRACTOR, AS THEY ARE NOT A PART OF THE ARCHITECT'S CONTRACT.
 27) ARCHITECTURAL DESIGN ASSOCIATES' LIMITS OF RESPONSIBILITY ARE TO THE EXTERIOR WALLS OF THE BUILDING. SITE, CIVIL, PAVING, LANDSCAPING, IRRIGATION, SITE LIGHTING, ETC. ARE THE RESPONSIBILITY OF THE APPROPRIATE DESIGN PROFESSIONAL INVOLVED.



FIRST FLOOR PLAN
 3/16" = 1'-0"



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3/22/11 - BLDG. DEPT. COMMENTS	

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DRAWN
CHECKED
DATE P.S. 1/20/11
SCALE AS NOTED
JOB NO.
SHEET
A-1
OF SHEETS