

LANDLORDS NOTES

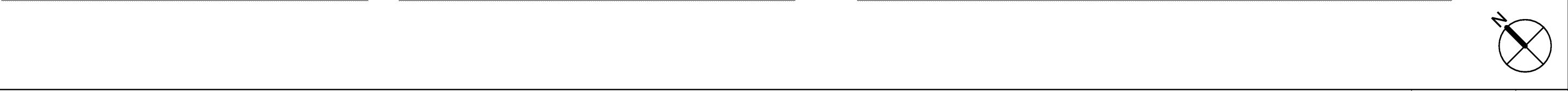
1. TENANT'S CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE LANDLORD'S TENANT CRITERIA MANUAL AND CONTRACTOR RULES AND REGULATIONS.
2. THE LANDLORD'S DESIGN CRITERIA, CONSTRUCTION RULES AND REGULATIONS AND SAFETY HANDBOOK ARE ALL PART OF THIS LEASE AND THEREFORE A PART OF THESE DOCUMENTS. THEY SHALL APPLY TO THESE PLANS AND WHEN IN CONFLICT, THE LEASE SHALL PREVAIL.
3. THE LANDLORD REVIEW IS COMPLEMENTARY AND DOES NOT RELIEVE THE TENANT'S GENERAL CONTRACTOR FROM DOING PROPER DUE DILIGENCE OF THE PROJECT. NOR DOES IT CONFIRM THE ACCURACY OF THESE DRAWINGS.
4. IN AGREEING TO WORK AT WESTFIELD'S UNIVERSITY TOWNE CENTRE THE TENANT'S GENERAL CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH ALL THE CONDITIONS OF THE SPACE.
5. THE TENANT'S GC SHALL BUILD OFF THE LL APPROVED DRAWINGS AND PERMIT DRAWINGS ONLY. THE GC IS REQUIRED TO HAVE A SET OF LANDLORD STAMPED DRAWINGS ON SITE.
6. IT MUST BE UNDERSTOOD THAT THE LANDLORD'S APPROVAL OF THE CONSTRUCTION DOCUMENTS IS FOR COMPLIANCE WITH THE CRITERIA ESTABLISHED IN THE CRITERIA HANDBOOK ONLY. BY REVIEWING THESE DRAWINGS, THE LANDLORD, ITS AGENT(S) AND CONSULTANT(S) ASSUME NO RESPONSIBILITY FOR CODE COMPLIANCE (INCLUDING ADA REQUIREMENTS), DIMENSIONAL AND ENGINEERING ACCURACY

ACCESSIBILITY NOTES

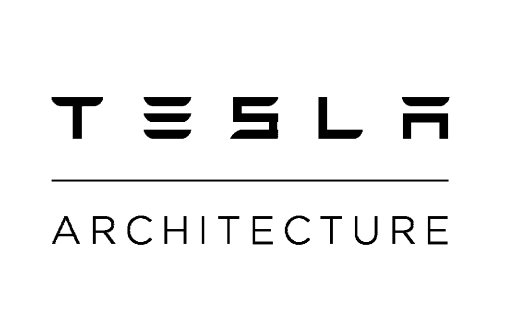
1. IF THE BUILDING DEPARTMENT INSPECTOR DETERMINES NONCOMPLIANCE WITH ANY ACCESSIBILITY PROVISIONS, HE/SHE SHALL REQUIRE COMPLETE, DETAILED PLANS CLEARLY SHOWING ALL EXISTING NON-COMPLYING CONDITIONS AND THE PROPOSED MODIFICATIONS TO MEET CURRENT ACCESSIBILITY PROVISIONS AFFECTED BY THE REMODEL (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC.) THE PLANS MUST BE STAMPED BY THE FIELD INSPECTOR AND RESUBMITTED TO THE BUILDING DEVELOPMENT REVIEW DIVISION.
2. ROUTE OF TRAVEL FROM DISABLED PARKING SPACE TO THE PRIMARY ENTRANCE IS COMPLIANT WITH CURRENT TITLE 24 PROVISIONS.

GENERAL NOTES	
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1. ALL WORK ON THIS PROJECT SHALL COMPLY WITH ALL CODES, ORDINANCES, AND REQUIREMENTS OF THE STATE AND LOCAL AGENCIES HAVING JURISDICTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND VERIFYING EXISTING CONDITIONS AS REFLECTED IN THESE CONTRACT DOCUMENTS. ANY EXTRA WORK REQUIRED BUT NOT INCLUDED IN THE DOCUMENTS SHALL BE REPORTED TO THE OWNER AND OWNER'S ARCHITECT IMMEDIATELY.
3. PRIOR TO COMMENCEMENT OF ANY WORK, THE GENERAL CONTRACTOR SHALL CONTACT AND MEET WITH LANDLORD'S OWNER COORDINATOR AND OWNER'S PROJECT MANAGEMENT REPRESENTATIVE FOR A PRECONSTRUCTION MEETING, AT WHICH TIME, THEY WILL PRESENT TO ALL PARTIES A LIST OF NAMES, ADDRESSES, BUSINESS PHONE, FAX AND EMERGENCY TELEPHONE NUMBERS OF THE SUBCONTRACTORS FOR THIS PROJECT. THE GENERAL CONTRACTOR WILL COMPLETE THE CHECKLIST FORM (CONTRACTOR INFORMATION FORM) REQUIRED FOR EACH OWNER'S SPACE THAT CONTRACTOR WILL BE WORKING ON AS REQUIRED.
4. THE PROPER RECEIPT OF ALL NEW MATERIALS AND EQUIPMENT AT THE JOB SITE IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, AND / OR ITS SUBCONTRACTORS (IF ANY). SECURE AND SAFE STORAGE OF ALL NEW AND EXISTING MATERIALS AND EQUIPMENT TO REMAIN (IF ANY) WILL BE PROVIDED BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR TO IMMEDIATELY ADVISE OWNER OR OWNER'S REPRESENTATIVE OF ALL DAMAGED OR DEFICIENT SHIPMENTS OF MATERIALS AND EQUIPMENT, WHETHER SUPPLIED BY OWNER OR DIRECTLY BY CONTRACTOR OR ITS SUPPLIERS.
5. EACH CONTRACTOR AND SUBCONTRACTOR PARTICIPATING IN THE PERFORMANCE OF OWNER'S WORK SHALL (A) MAKE APPROPRIATE ARRANGEMENTS WITH LANDLORD FOR TEMPORARY UTILITY CONNECTIONS INCLUDING WATER AND ELECTRICITY, AS AVAILABLE WITHIN THE BUILDING. CONNECTIONS SHALL BE AT SUCH LOCATIONS AS SHALL BE DETERMINED BY LANDLORD, (B) PAY THE COST OF THE CONNECTIONS AND OF PROPER MAINTENANCE AND REMOVAL OF SAME, AND (C) PAY ALL UTILITY CHARGES INCURRED AT THE PREVAILING RATES OF THE UTILITY COMPANY PROVIDING SUCH SERVICE TO THE BUILDING, DURING THE COURSE OF CONSTRUCTION UP TO AND INCLUDING THE DATE OF "TURN OVER" TO THE OWNER.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY REMOVAL, OR AS REQUIRED BY LANDLORD, OF ALL RUBBISH AND SURPLUS MATERIALS RESULTING FROM CONSTRUCTION. THE CONTRACTORS AND SUBCONTRACTORS PARTICIPATING IN THE PERFORMANCE OF OWNER'S WORK SHALL REMOVE AND DISPOSE OF, AT LEAST ONCE A WEEK AND MORE FREQUENTLY AS LANDLORD MAY DIRECT, ALL DEBRIS AND RUBBISH CAUSED BY OR RESULTING FROM THE PERFORMANCE OF OWNER'S WORK AND, UPON COMPLETION THEREOF, REMOVE ALL TEMPORARY STRUCTURES, SURPLUS MATERIALS, DEBRIS AND RUBBISH OF WHATEVER KIND REMAINING IN THE BUILDING WHICH HAD BEEN BROUGHT IN OR CREATED BY THE CONTRACTOR AND SUBCONTRACTORS IN THE PERFORMANCE OF OWNER'S WORK. THIS CONTRACTOR MUST MAINTAIN A CLEAR PATH OF EGRESS FROM THE PREMISES FREE FROM TRASH AND RUBBISH AT ALL TIMES.
7. THE GENERAL CONTRACTOR WILL BE REQUIRED TO PROTECT ALL NEUTRAL PIERS, LANDLORD'S AND ADJACENT OWNER CONSTRUCTION IF ADJACENT TO OWNER'S WORK, AND MAKE ANY AND ALL REQUIRED REPAIRS TO THE SATISFACTION OF THE LANDLORD AND / OR THE ADJACENT TENANT IF THIS WORK IS DAMAGED.
8. THE GENERAL CONTRACTOR IS TO ARRANGE WITH THE LANDLORD FOR THE BUILDING, WHERE BUILDING EQUIPMENT AND MATERIALS ARE TO BE LOCATED AND HOW TRUCK TRAFFIC IS TO BE ROUTED TO AND FROM THE BUILDING.
9. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, INCLUDING ANY AND ALL OSHA REQUIREMENTS.
10. SPRINKLER SYSTEM DESIGN AND / OR LAYOUT MODIFICATION, (IF APPLICABLE) TO BE PROVIDED BY THE DESIGNATED SPRINKLER SUBCONTRACTOR AND ALL SUBMISSIONS TO THE FIRE MARSHAL AND BUILDING INSPECTOR FOR THE NECESSARY APPROVAL ARE THE RESPONSIBILITY OF THE SPRINKLER SUBCONTRACTOR. GENERAL CONTRACTOR TO VERIFY WITH THE LANDLORD OR LANDLORD'S CRITERIA IF SPRINKLER CONTRACTOR IS TO BE LANDLORD'S APPROVED OR DESIGNATED CONTRACTOR. SPRINKLER HEAD SPACING TO CONFORM WITH THE LATEST N.E.P.A. STANDARDS (PAMPHLET IS) AND ALL CODES HAVING JURISDICTION. SPRINKLER HEAD BRANCH LINES, DROPS AND HEADS ARE THE RESPONSIBILITY OF THE SPRINKLER SUBCONTRACTOR AND THE DESIGN MUST BE BASED ON FLOOR LAYOUT AND REFLECTED CEILING PLANS.
11. ALL CLEARANCES OF PIPES AND DUCT WORK INSTALLED BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS MUST BE MAINTAINED FOR ADEQUATE HEIGHTS REQUIRED FOR CEILING SYSTEM AND LIGHT FIXTURES. CONTRACTOR MUST REVIEW ENTIRE SET OF CONTRACT DOCUMENTS FOR CEILING HEIGHTS.
12. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS BEFORE PROCEEDING WITH WORK.



EXITING PLAN	SCALE: 1" = 10'-0"	2
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UTC RETAIL RELOCATION

4505 LA JOLLA VILLAGE DR.
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PERMIT SET	12.14.2018
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EXITING REQUIREMENTS & PATH OF TRAVEL

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