

LONG BEACH CITY COLLEGE

LIBERAL ARTS CAMPUS  
4901 EAST CARSON STREET  
LONG BEACH, CA 90806

LBCC - BUILDING O2 REFRESH



SHEET INDEX		PROJECT DIRECTORY	VACINITY MAP	APPLICABLE CODES:
<div>GENERAL</div> <div>G0.00</div> <div>G0.01</div>	<div>COVER SHEET</div> <div>GENERAL NOTES</div>	<div>OWNER</div> <div>LONG BEACH COMMUNITY COLLEGE</div> <div>LIBERAL ARTS CAMPUS</div> <div>4901 EAST CARSON ST.</div> <div>LONG BEACH, CA. 90808</div> <div>(O) 562.938.4111</div> <div>BOND MANAGEMENT TEAM</div> <div>CORDOBA CORPORATION</div> <div>4900 E CONANT ST.</div> <div>LONG BEACH, CA. 90808</div> <div>(O) 562.938.5007</div>		
<div>ARCHITECTURE</div> <div>AD0.01</div> <div>AD1.01</div> <div>AD1.02</div> <div>A1.01</div> <div>A1.02</div> <div>A1.03</div> <div>A1.04</div> <div>A1.05</div> <div>A1.06</div> <div>A1.07</div> <div>A2.01</div> <div>A4.01</div> <div>A4.02</div> <div>A5.01</div> <div>A6.01</div> <div>A6.02</div>	<div>DEMOLITION SITE PLAN</div> <div>DEMOLITION FIRST LEVEL PLAN</div> <div>DEMOLITION SECOND LEVEL PLAN</div> <div>NEW SITE PLAN</div> <div>NEW FIRST LEVEL PLAN</div> <div>NEW SECOND LEVEL PLAN</div> <div>FIRST LEVEL FURNITURE PLAN</div> <div>SECOND LEVEL FURNITURE PLAN</div> <div>FIRST LEVEL FINISH PLAN</div> <div>SECOND LEVEL FINISH PLAN</div> <div>EXTERIOR ELEVATION</div> <div>ENLARGE PLANS / INTERIOR ELEV.</div> <div>INTERIOR ELEVATIONS</div> <div>DETAILS</div> <div>FINISH SCHEDULE</div> <div>FINISH SCHEDULE</div>		<div>CAMPUS MAP</div>	<div>SCOPE OF PROJECT</div> <div>PATCH AND PAINT THROUGHOUT 1ST AND 2ND FLOOR</div> <div>OFFICE AND COMMON AREAS, DOOR TRIMS AND</div> <div>RAILINGS INCLUDED. UNLESS NOTED OTHERWISE.</div> <div>- INSTALL NEW LOBBY FLOORING.</div> <div>- INSTALL NEW RECEPTION CASEWORK.</div> <div>- INSTALL NEW STAIR FLOORING.</div> <div>- INSTALL NEW CARPET THROUGHOUT OFFICE</div> <div>SUITES &amp; CONFERENCE ROOMS.</div>

NO.		DATE	REVISIONS	
2		2025/18/12	BID ADDENDUM	

BUILDING O2 REFRESH PROJECT

LAC BUILDING O2

LOCATION:

DATE:	12/18/2025
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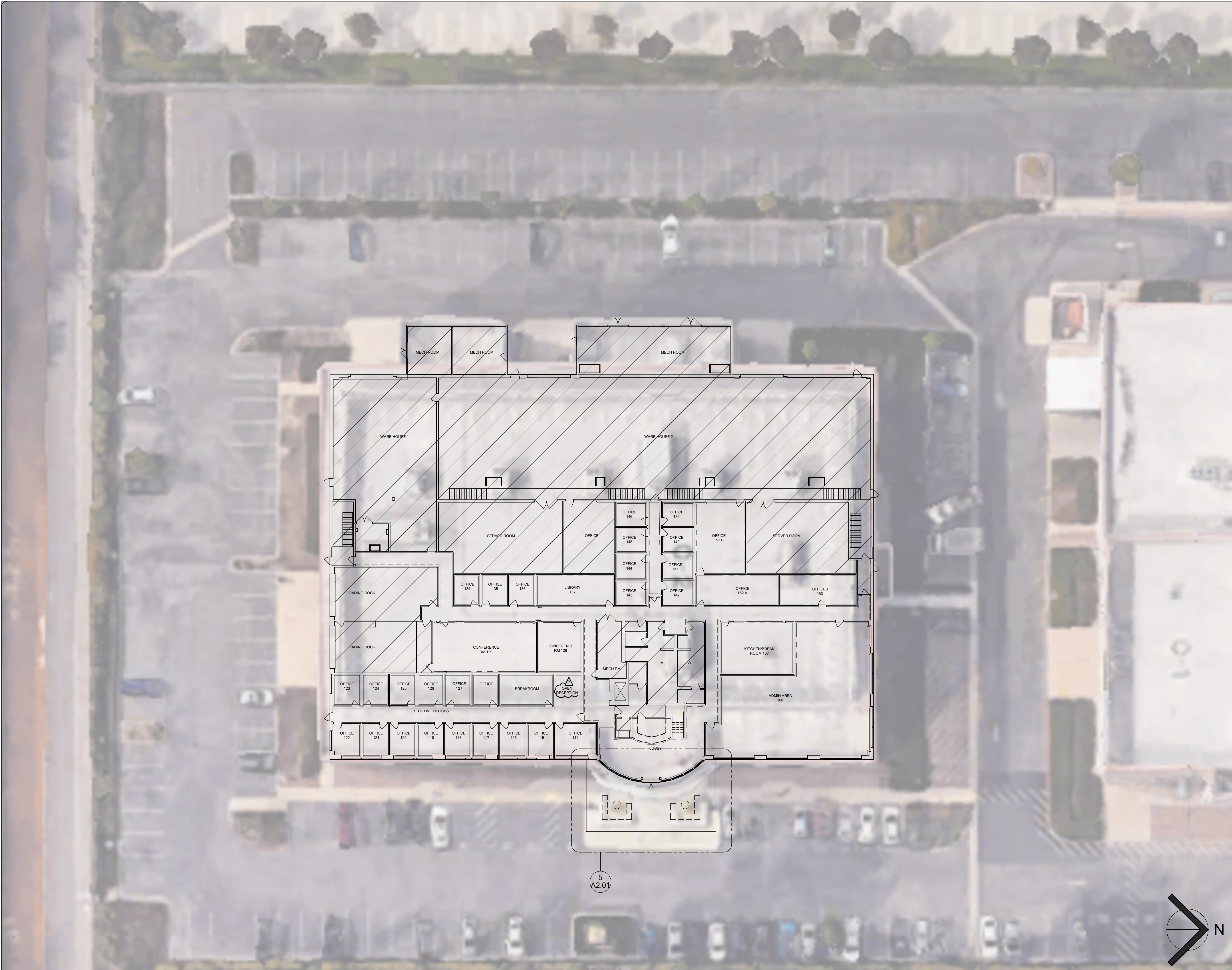
G0.00




GENERAL NOTES	
1. GENERAL NOTES APPLY TO ALL DRAWINGS.	
2. ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, THE NFPA FIRE CODE, THE AMERICANS WITH DISABILITIES ACT (ADA), CALIFORNIA TITLE 24 PARTS 1-5, AND/OR APPLICABLE GOVERNING ORDINANCES UNLESS NOTED OTHERWISE AND SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCY OR CONFLICT OF THE CODE AND THE DRAWING.	26. WORKMANSHIP SHALL BE OF THE HIGHER QUALITY AND NOT LESS THAN THE MINIMUM STANDARDS AS EXPECTED OF THE APPLICABLE TRADE OR PROFESSION, COMPLETELY FINISHED, SAFE, NEAT THROUGHOUT AND PERFORMED BY COMPETENT AND EXPERIENCED WORKMEN. CONSTANT SUPERVISION OF WORK BY CONTRACTOR SHALL BE MAINTAINED.
3. CONSTRUCTION MANAGER WILL BE RESPONSIBLE FOR THE ASSIGNMENT OF ALL WORK SHOWN IN THESE DRAWINGS AND SPECIFICATIONS TO PRIME CONTRACTORS (HEREINAFTER REFERRED TO INTERCHANGEABLY AS "CONTRACTOR OR CONTRACTORS") UNLESS SPECIFICALLY NOTED OTHERWISE.	27. ALL NEW CONSTRUCTION MATERIALS SHALL BE 100% ASBESTOS FREE.
4. THESE DRAWINGS, WHEN USED WITH THE PROJECT SPECIFICATIONS, SHALL CONSTITUTE THE SUM OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL REFERENCE ALL DRAWINGS AND SPECIFICATIONS CONCURRENTLY. DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AS REFERRED TO IN THE GENERAL CONDITIONS OF THE PROJECT SPECIFICATIONS.	28. NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES LISTED IN CBC TABLES 307.1(1) AND 307.1(2)
5. ALL CONSTRUCTION AND WORKMANSHIP CALL SHALL COMPLY WITH APPLICABLE STATE AND FEDERAL CODE AND STANDARDS.	29. CONTRACTOR'S ACCESS SHALL BE APPROVED BY CLIENT, INCLUDING MATERIAL STORAGE AND VEHICLE PARKING. CONTRACTOR SHALL LIMIT STORAGE AND PARKING TO THE DESIGNATED AREAS.
6. DISCREPANCIES IN THE CONTRACT DOCUMENTS IN THE EVENT OF ERROR, OMISSION, AMBIGUITY OR CONFLICT WITHIN THE DRAWINGS AND OR SPECIFICATIONS, THE CONTRACTOR SHALL BRING THE MATTER TO THE ARCHITECT'S ATTENTION IN A TIMELY MANNER, FOR ARCHITECT'S AND OWNER'S DETERMINATION AND DIRECTION IN ACCORDANCE WITH PROVISIONS OF THE GENERAL CONDITIONS. DISCREPANCIES IN THE CONTRACT DOCUMENTS SHALL NOT BE ALLOWED AS A BASIS FOR CHANGE ORDERS.	30. ITEMS OF A MECHANICAL OR ELECTRICAL NATURE MAY NOT NECESSARILY APPEAR ON THE ARCHITECTURAL DRAWINGS. SEE THE APPROPRIATE DRAWINGS FOR ITEMS OF THIS NATURE.
7. CONSTRUCTION DIMENSION INDICATED ARE BASED ON RECORD DRAWINGS AND GENERAL FIELD OBSERVATION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD (REPORT ANY INCONSISTENCIES IMMEDIATELY TO THE ARCHITECT PRIOR TO CONSTRUCTION) AND MAKE ALLOWANCES / TOLERANCES FOR ADJOINING / LAPPING MATERIALS PRIOR TO FABRICATION. CONFIRM WITH ARCHITECT FOR SIGNIFICANT DIFFERENCES.	31. CONTRACTOR TO CHECK AND VERIFY SIZE AND LOCATION OF DUCTS, PLUMBING RUNS AND MECHANICAL EQUIPMENT WITH MECHANICAL AND PLUMBING CONTRACTORS BEFORE CONSTRUCTING WALLS, FLOOR, CEILINGS, CABINETS, EQUIPMENT BASES, ETC.
8. DISTRICT RECORD DRAWINGS ARE AVAILABLE FOR REVIEW. ARCHTECT AND DISTRICT MAKE NO WARRANTIES AS TO THE SUITABILITY OR RECORD DRAWINGS OR ANY PARTICULAR PURPOSE. NO WORK SHOWN ON RECORD DRAWINGS IN INCLUDED IN THE WORK OF THIS CONTRACT.	32. CONTRACTOR TO CHECK, VERIFY SIZES AND COORDINATE THE LOCATION AND PATH OF MECHANICAL DUCT WORK, ELECTRICAL, LOW VOLTAGE A/V CONDUITS AND FIRE PROTECTION SYSTEM PIPING. OVERCOME ANY CONFLICT BETWEEN THE LAYOUTS OF THESE SYSTEMS THAT MAY RISE DUE TO FIELD CONDITIONS AND PROVIDE THE NECESSARY CHANGES WITHOUT COMPROMISING THE EFFICIENCY AND THE INTEGRITY OF THESE SYSTEMS.
9. DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED BY THE ARCHITECT PRIOR TO COMMENCEMENT OF SAID WORK.	33. NO CUTTING, CHIPPING OR OTHER MODIFICATION OF STRUCTURE IS ALLOWED EXCEPT AS SHOWN OR BY WRITTEN DECISION OF ARCHITECT.
10. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT AND ENGINEERS SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND HIS ENGINEERS DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND HIS ENGINEERS, WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED PRIOR TO DURING OR AFTER COMPLETION OF CONSTRUCTION ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS. BUT THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE ND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.	34. CONSUMPTION OF ALCOHOLIC BEVERAGES OR USE OF CONTROLLED SUBSTANCES IS PROHIBITED ON DISTRICT PROPERTY. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENFORCING THIS PROHIBITION FOR EMPLOYEES, SUBCONTRACTORS AND THEIR EMPLOYEES, OR OTHER PERSONS RELATED TO THE PROJECT THROUGH OR BY THE CONTRACTOR.
11. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSION AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK.	35. AT NO TIME DURING CONSTRUCTION AND UNDER THIS CONTRACT SHALL THE CONTRACTOR PLACE, OR CAUSE TO BE PLACED, ANY MATERIALS AND/OR EQUIPMENT, ETC., AT A LOCATION THAT WOULD IMPEDE OR IMPAIR ACCESS TO OR FROM THE PRESENT FACILITIES, WITHOUT PRIOR CLIENT APPROVAL.
12. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWINGS.	36. THE CONTRACTOR SHALL EXERCISE MAXIMUM DUST AND NOISE CONTROL DURING CONSTRUCTION HOURS, AND MUST COMPLY FULLY WITH CLIENT CONSTRUCTION GUIDELINES.
13. THE CONTRACTOR SHALL PROVIDE COORDINATION BETWEEN ALL SUBCONTRACTORS AND TRADES.	37. THE WORK AREA SHALL BE CLEANED AND ALL CONSTRUCTION DEBRIS AND DEMOLISHED MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR AT A LEGAL DUMP. AT THE CONCLUSION OF THE PROJECT, THE CONTRACTOR SHALL LEAVE THE WORK AREA AND SITE CLEAN AND IN THE SAME CONDITION AS PRIOR TO THE CONSTRUCTION OF THIS PROJECT.
14. THE DRAWINGS INDICATE THE END RESULT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE JOB SITE PRIOR TO BID SUBMITTAL TO DETERMINE ANY PROBLEMS THAT WILL HAVE IN PERFORMING THE WORK. THE BID SHALL INCLUDE THE COST OF THE RESOLUTION OF ALL PROBLEMS.	38. WHERE WORK IMPACTS TURF AND PLANTED AREAS IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING AND RETURN THE AREA TO ITS ORIGINAL CONDITION.
15. ANY CONDITION NOT COVERED BY THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR OR DISTRICT PRIOR TO BIDDING.	39. GENERAL CONTRACTOR SHALL FURNISH AND INSTALL CONTINUOUS METAL BLOCKING IN STUD PARTITIONS FOR ANCHORAGE OF WALL ATTACHED ITEMS, INCLUDING BUT NOT LIMITED TO, THE FOLLOWING: GRAB BARS, VANITY UNITS, TOILET ACCESSORIES, WALL CABINETS, AND WALL MOUNTED FIXTURES, MARKER BOARDS, TACK BOARDS PER DETAIL <b>13/A5.01</b>
16. THESE DRAWINGS WERE PREPARED IN A MANNER CONSISTENT WITH EXISTING PROFESSIONAL STANDARDS AND WITH THE UNDERSTANDING THAT THESE DRAWINGS WOULD BE USED SOLELY BY QUALIFIED AND EXPERIENCED CONTRACTORS AND/OR DESIGN PROFESSIONALS FOR USE IN THE CONSTRUCTION OF THIS SPECIFIC PROJECT ONLY. THE DETAILS INDICATED ON THESE PLANS REPRESENT GENERAL TYPICAL DETAILS REQUIRED FOR COMMUNICATING THIS PROJECT'S DESIGN INTENT TO SUCH AND MAY NOT INCLUDE ALL THE DETAILS NECESSARY FOR THE FINAL COMPLETION OF THIS PROJECT.	40. THE GENERAL CONTRACTOR SHALL COORDINATE CUT-OUTS FOR CASEWORK, MILLWORK, OR OTHER EQUIPMENT AS REQUIRED
17. DETAILS MARKED TYPICAL ON DRAWINGS ARE INTENDED FOR TYPICAL CONDITIONS ON THE ENTIRE PROJECT AND ARE APPLICABLE TO APPLY WHERE SIMILAR CONDITIONS OCCUR.	41. ALL ASPECTS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED, AND INDICATED IN THE CONTRACTORS BID.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK AND /OR EQUIPMENT SUPPLIED BY THE OWNER.	42. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
19. THE ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION TAKEN BY ANYONE ON THE PROJECT IF THAT PERSON IS KNOWLEDGEABLE OF ANY DISCREPANCIES, OMISSIONS OR AMBIGUITY IN THE DRAWINGS OR SPECIFICATIONS UNTIL THE ARCHITECT OR ENGINEER HAS BEEN NOTIFIED, HAS CORRECTED THE DISCREPANCY, OR MORE CLEARLY EXPLAINED THE INTENT OF THE DRAWINGS OR SPECIFICATIONS.	43. GENERAL CONTRACTOR SHALL PROTECT NEW CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTOR DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
20. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL SECURE THE AREA SO THAT NO UNAUTHORIZED PERSONNEL OR CHILDREN SHALL GAIN ACCESS TO THE PROJECT AREA OR PROJECT STAGING AREAS.	44. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT.
21. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SECURING HIS/HER EQUIPMENT, SUPPLIES, TOOLS, ETC.	45. ALL PIPING AND CONDUIT SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILINGS, OR IN ARCHITECT APPROVED UTILITY SPACE IN ALL CASES UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT, EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR.
22. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK. ANY DAMAGE TO UTILITIES SHALL BE REPORTED TO THE CONSTRUCTION MANAGER AND CENTRAL PLANT OPERATIONS IMMEDIATELY.	46.
23. THE CONTRACTOR SHALL SAFEGUARD THE OWNERS PROPERTY DURING CONSTRUCTION AND SHALL REPLACE ANY DAMAGED PROPERTY OF THE OWNER TO ORIGINAL CONDITION OR BETTER.	
24. THE CONTRACTOR WARRANTS TO THE OWNER AND THE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED WILL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS.	
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING ALL FINISHED SURFACES CLEAN AT THE COMPLETION OF THE WORK AND SHALL REMOVE ALL EXCESS MATERIAL AND DEBRIS FROM THE JOB REGULARLY WHENEVER POSSIBLE, PREVIOUS TRENCH CUTS SHALL BE USED TO MINIMIZE PAVEMENT CUTS.	

REVISIONS			BID ADDENDUM				
	DATE			2025/18/12			
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BUILDING 02 REFRESH PROJECT		LOCATION: LAC BUILDING 02					
DATE: 12/18/2025							
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**LEGEND**

 NOT PART OF SCOPE OF WORK



DEMOLITION SITE PLAN  
SCALE: 1/16" = 1'-0"

NO.	DATE	REVISIONS
2	2025/18/12	BID ADDENDUM

**BUILDING O2 REFRESH PROJECT**

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