GENERAL NOTES

THE FOLLOWING GENERAL NOTES ARE HEREBY INCORPORATED INTO THE WORK AND SHALL BE IMPLEMENTED AS APPLICABLE TO THE WORK.

(SEE CBC CHAPTER 34 FOR ADDITIONAL INFORMATION APPLICABLE TO WORK ON EXITSTING BUILDINGS.)

1. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THE CODES AND ALL APPLICABLE LOCAL ORDINANCES, AS INDICATED IN CODES & REGULATIONS ON A-0.01. WHERE CONTRACT DOCUMENTS EXCEED SUCH REQUIREMENTS, WITHOUT VIOLATING SUCH CODES, REGULATIONS AND ORDINANCES, CONTRACT DOCUMENTS TAKE PRECEDENCE. WHERE CODES CONFLICT, THE MORE STRINGENT SHALL APPLY.
2. DURING THE ENTIRE CONSTRUCTION PERIOD, IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN CONDITIONS AT THE PROJECT SITE TO MEET THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND CALIFORNIA OCCUPATIONAL REGULATIONS. THIS PROVISION SHALL COVER THE CONTRACTOR'S EMPLOYEES AND ALL OTHER PERSONS WORKING UPON OR VISITING THE SITE. THE CONTRACTOR SHALL BECOME FULLY INFORMED OF ALL APPLICABLE STANDARDS AND REGULATIONS AND INFORM ALL PERSONS AND REPRESENTATIVES RESPONSIBLE FOR WORK UNDER THIS CONTRACT.
3. CONFIRM ALL NEW EXISTING CONDITIONS WITH THE CONTRACT DOCUMENTS. NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ALL DISCREPANCIES OR CONFLICTS. DIRECTION IS GIVEN BY ARCHITECT. IF CONTRACTOR PROCEEDS WITHOUT WRITTEN DIRECTION FROM ARCHITECT, IT SHALL BE AT CONTRACTORS RISK, AND CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CORRECTIVE ACTION.
4. REVIEW THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF SYSTEM SHOWN ON CONSULTING ENGINEERS DOCUMENTS. DISCREPANCIES BETWEEN THE ARCHITECTURAL AND CONSULTING ENGINEER'S DOCUMENTS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION FOR DIRECTION. CONTRACTOR AT NO EXPENSE TO THE OWNER SHALL CORRECT CONSTRUCTION INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS.
5. DO NOT SCALE THE CONSTRUCTION DOCUMENTS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED GRAPHICS. NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ALL ADDITIONAL REQUIRED DIMENSIONS. DO NOT PROCEED WITH WORK IN THE AREA OF DISCREPANCY OR CONFLICT UNTIL ARCHITECT GIVES DIRECTION. IF THE CONTRACTOR PROCEEDS WITHOUT WRITTEN DIRECTION FROM ARCHITECT, IT SHALL BE AT CONTRACTORS RISK, AND CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CORRECTIVE ACTION.
6. CORRECT ALL WORK INSTALLED IN CONFLICT WITH THE CONSTRUCTION DOCUMENTS BY CONTRACTOR AS DIRECTED BY ARCHITECT AND AT NO ADDITIONAL EXPENSE TO THE OWNER.
7. VISIT JOB SITE PRIOR TO BEGINNING WORK AND VERIFY ALL DIMENSIONS AND CONDITIONS.
8. SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES AND LICENSES REQUIRED FOR PROPER COMPLETION OF THE WORK. REQUEST ALL INSPECTIONS REQUIRED BY LOCAL GOVERNMENTAL AGENCIES AND COORDINATE THE WORK ACCORDINGLY.
9. WHERE WORK OR EQUIPMENT IS INDICATED "N.I.C." (NOT IN CONTRACT) ON THE DRAWINGS, SUCH WORK AND/OR EQUIPMENT SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL COORDINATE AND COOPERATE TO EFFECT SUCH INSTALLATION.
10. ALL PLAN DIMENSIONS SHOWN AT CENTER OF WALL REPRESENT CENTER LINE OF STUD OR STRUCTURAL ELEMENT UNLESS NOTED OTHERWISE.
11. ALL PLAN DIMENSIONS FOR MASONRY AND CONCRETE REPRESENT FACE OF MATERIAL AND OPENING UNLESS NOTED OTHERWISE.
12. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD AT NEW CONSTRUCTION AND FACE OF FINISH AT EXISTING CONSTRUCTION, UNLESS NOTED OTHERWISE.
13. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT THE REVIEW OF ARCHITECT UNLESS NOTED (+/-) OR "VERIFY" DIMENSIONS NOTED "HOLD" SHALL BE CONSIDERED AS ABSOLUTE AND USED FOR LAY-OUT CONTROL UNLESS OTHERWISE DIRECTED BY ARCHITECT.
14. ALL HEIGHTS ARE DIMENSIONED FROM TOP OF SLAB UNLESS NOTED "AFF" (ABOVE FINISH FLOOR.)
15. "TYPICAL" MEANS COMPARABLE CHARACTERISTICS FOR THE ELEVATION OR DETAIL NOTED. WHEN A DETAIL OR NOTE IS IDENTIFIED AS "TYPICAL", CONTRACTOR SHALL APPLY THIS DETAIL OR NOTE TO EVERY LIKE CONDITION, WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE. VERIFY DIMENSIONS AND ORIENTATION ON PLANS.
16. PROVIDE WORK NOT SPECIFICALLY DETAILED OR SPECIFIED IN ACCORDANCE WITH DETAILS OR SIZES COVERING SIMILAR WORK.
17. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ELEVATION OR DETAIL NOTED VERIFY DIMENSIONS AND ORIENTATION ON PLANS.
18. ABBREVIATIONS THROUGHOUT THE DOCUMENTS COMPLY WITH DOCUMENT ABBREVIATION LIST OR ARE THOSE IN COMMON USE. ARCHITECT WILL DEFINE THE INTENT OF ANY IN QUESTION.
19. REFER TO THE PROJECT MANUAL FOR GENERAL CONDITIONS, SUPPLEMENTARY AND SPECIAL CONDITIONS, AND OTHER REQUIREMENTS.
20. PROVIDE BARRICADES AND PROTECTIVE DEVICES SEPARATING CONSTRUCTION AREAS. PROVIDE TEMPORARY PASSAGES AS REQUIRED. PRIOR TO DELIVERY OF MATERIALS TO CONSTRUCTION ZONE AND REMOVAL OF WASTE FROM SITE, CHECK WITH OWNER/ARCHITECT/INSPECTOR FOR ACCEPTABLE ACCESS ROUTE AND TIME. UNDER NO CIRCUMSTANCES USE AREA OUTSIDE THE CONSTRUCTION ZONE WITHOUT PRIOR CLEARANCE FROM THE OWNER/ARCHITECT/INSPECTOR. COMPLY WITH REQUIREMENTS AS SPECIFIED IN PROJECT MANUAL.
21. PROVIDE FOR THE PROPER SEQUENCE OF CONSTRUCTION, LOCATION AND SIZE OF OPENINGS. COORDINATE ALL CONSTRUCTION AS INDICATED BY THE CONTRACT DOCUMENTS, INCLUDING SHOP DRAWINGS REVIEWED BY ARCHITECT.
22. TAKE ALL MEASURES TO ACCOMPLISH THE WORK WITH THE MINIMUM NOISE AND DUST GENERATION TO MAXIMUM EXTENT POSSIBLE. COMPLY WITH REQUIREMENTS AS SPECIFIED IN PROJECT MANUAL.
23. REMOVE ALL TRASH AND DEBRIS DAILY. DO NOT STORE BUILDING MATERIALS IN CORRIDORS AT ANY TIME. COMPLY WITH REQUIREMENTS AS SPECIFIED IN PROJECT MANUAL.
24. PERFORM ALL CUTTING, PATCHING, AND FINISHING NECESSARY TO RESTORE THE BUILDING AND SITE ORIGINAL CONDITION OF ALL EXISTING PORTIONS OF THE BUILDING AND SITE AFFECTED BY CONTRACTORS WORK, TO THE SATISFACTION OF ARCHITECT AND OWNER.
25. VERIFY POINTS OF CONNECTION, INCLUDING SIZES AND LOCATIONS AND ALL OTHER REQUIRED OPERATING CRITERIA WITH EQUIPMENT MANUFACTURER.
26. COORDINATE THE LOCATION AND TYPE OF ALL ACCESS PANELS REQUIRED FOR ACCESSING MECHANICAL, PLUMBING, AND ELECTRICAL AND OTHER BUILDING SYSTEMS WITH ARCHITECT.
27. CONTRACTOR SHALL STIPULATE THAT ALL PROPOSED SUBSTITUTIONS ARE EQUAL IN PERFORMANCE AND COMPLY WITH APPLICABLE CODES AND REGULATIONS. CONTRACTOR'S SUBSTITUTION OF ALTERNATE MATERIALS OR SYSTEMS SHALL BE AT NO ADDITIONAL COST TO OWNER.

MISCELLANEOUS FINISH NOTES

1. ALL CEILING HEIGHT DIMENSIONS MEASURED TO FINISH SURFACES UNLESS NOTED OTHERWISE.
2. EXTEND BASE MATERIAL BEHIND ALL MOVABLE EQUIPMENT AND INTO ALL ALCOVES, KNEE SPACES AND SIMILAR AREAS UNLESS NOTED OTHERWISE.
3. WHEN COUNTERTOP SPLASH IS REQUIRED, EXTEND SPLASH ON SIDES WHERE COUNTER JOINS ADJACENT WALL SURFACE UNLESS NOTED OTHERWISE.
4. ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTERS 8 AND 25A, PART 2, TITLE 24, CCR, INCLUDING TABLE 8-A, AND TABLES 25A-251.
5. PROVIDE BACKING PLATES OR BLOCKING BEHIND ALL WALL MOUNTED EQUIPMENT, CASEWORK, AND ACCESSORIES AS REQUIRED FOR POSITIVE ATTACHMENT TO STRUCTURE.
6. SEAL ALL PENETRATIONS OF SOUND RATED PARTITIONS, FLOORS OR CEILING ASSEMBLIES, INCLUDING ELECTRICAL DEVICES, CABINETS AND OTHER ELEMENTS WITH APPROVED RESILIENT SEALANT. SEE AGENCY NOTES FOR PENETRATIONS REQUIREMENTS OF FIRE RATED AND SOUND RATED ASSEMBLIES.

DEMOLITION AND RENOVATION NOTES

(SEE CFC ARTICLE 87 FOR ADDITIONAL INFORMATION APPLICABLE TO FIRESAFETY DURING CONSTRUCTION, ALTERATION OR DEMOLITION OF A BUILDING.)

1. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER, OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE DIVISION OF THE STATE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
2. VERIFY ALL EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO, MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL, AND ALL OTHER EXISTING SYSTEMS. MAKE NECESSARY PROVISIONS TO MAINTAIN THE INTEGRITY OF EXISTING SYSTEMS PRIOR TO THE COMMENCEMENT OF DEMOLITION.
3. REFER TO DOCUMENTS PREPARED BY CONSULTING ENGINEERS FOR INFORMATION REGARDING THE REMOVAL OF EXISTING SYSTEMS.
4. COMPLY WITH ANSI A10.6 "SAFETY REQUIREMENTS FOR DEMOLITION" PUBLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE.
5. COORDINATE ALL DEMOLITION WORK WITH REPAIR WORK. COORDINATE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE PROTECTION WORK, EACH WITH THE OTHERS, FOR LOCATIONS, EXTENT OF WORK AND SIZES.
6. COORDINATE NEW OPENINGS IN EXISTING WALLS AND FLOORS FOR PIPES AND CONDUITS WITH MECHANICAL AND ELECTRICAL CONSTRUCTIONS.
7. THE CONTRACTOR SHALL DISPOSE OF ALL REMOVED AND/OR DEMOLISHED MATERIAL, WASTE AND DEBRIS CAUSED BY THE NEW WORK. THIS MATERIAL SHALL BE REMOVED FROM THE PROPERTY AND TAKEN TO A LEGALLY OPERATED DISPOSAL SITE, EXCEPT FIXTURES TO BE TURNED OVER TO THE STATE.
8. REMOVAL OF ALL DEBRIS SHALL BE DONE CAREFULLY AND NOT ALLOWED TO FALL AND TO IMPACT EXISTING STRUCTURE, WORK AND/OR FINISHES. REPAIR ANY DAMAGE AFTER REPORTING AND RECEIVING INSTRUCTIONS FOR REMEDIAL WORK.
9. BEFORE PROCEEDING WITH DEMOLITION, THE CONTRACTOR SHALL VERIFY THAT THE REMOVAL OF EXISTING BUILDING COMPONENTS DOES NOT REQUIRE SHORING AND/OR BRACING. WHERE DEMOLITION WORK NECESSITATES THE PROVISION OF SHORING AND/OR BRACING THE CONTRACTOR SHALL PROVIDE SUCH UNLESS SPECIFICALLY SHOWN OTHERWISE.
10. MATERIALS, EQUIPMENT OR CONSTRUCTIONS NOT NOTED IN THE CONSTRUCTION DOCUMENTS, ARE PART OF THE WORK, AND IF DISCOVERED DURING THE COURSE OF THE WORK SHALL BE REPORTED FOR INSTRUCTIONS PRIOR TO REMOVAL OR ABANDON IN PLACE.
11. IN ADDITION TO DEMOLITION SHOWN, CUT, MOVE, DISMANTLE OR SALVAGE ITEMS AS NECESSARY TO PROVIDE ACCESS TO ALLOW REPAIR WORK TO PROCEED. INCLUDE SUCH ITEMS AS:
    - A. REPAIR OR REMOVAL OF HAZARDOUS OR UNSANITARY CONDITONS
    - B. REMOVAL OF ABANDONED ITEMS AND ITEMS SERVING NO USEFUL PURPOSE SUCH AS ALL ABANDONED PIPING, CONDUIT AND WIRING.
    - C. REMOVAL OF UNSUITABLE OR EXTRANEOUS MATERIALS NOT INDICATED
    - D. FOR SALVAGE, SUCH AS ABANDONED FURNISHINGS AND EQUIPMENT, AND DEBRIS SUCH AS ROTTED WOOD, RUSTED METALS AND DETERIORATED CONCRETE.
    - E. CLEANING OF SURFACES, AND REMOVAL OF SURFACE FINISHES AS NEEDED TO INSTALL NEW WORK AND FINISHES.
12. PATCH, REPAIR, AND REFINISH EXISTING ITEMS TO REMAIN TO THE SPECIFIED CONDITION FOR EACH MATERIAL, WITH A CRAFTSMAN LIKE TRANSITION TO ADJACENT NEW ITEMS AND CONSTRUCTION. PATCH AND EXTEND REPAIR WORK TO MEET AND MATCH EXISTING WORK USING SKILLED MECHANICS WHO ARE CAPABLE OF MATCHING EXISTING QUALITY OF WORKMANSHIP. QUALITY OF PATCHED OR EXTENDED WORK SHALL NOT BE LESS THAN THAT SPECIFIED FOR THE NEW WORK.
13. PRODUCTS FOR PATCHING, EXTENDING, AND MATCHING: PROVIDE SAME PRODUCT OF TYPES OF CONSTRUCTION AS THAT IN EXISTING STRUCTURE, AS NEEDED TO PATCH, EXTEND OR MATCH EXISTING WORK. GENERALY CONTRACT DOCUMENTS WILL NOT DEFINE PRODUCTS OF STANDARDS OR WORKMANSHIP PRESENT IN EXISTING CONSTRUCTION. CONTRACTOR SHALL DETERMINE PRODUCTS BY INSPECTION & TESTING. WORKMANSHIP SHALL MATCH IN ALL RESPECTS THE EXISTING AS A SAMPLE OF COMPARISON.
14. THE PRESENCE OF A PRODUCT, FINISH, OR TYPE OF CONTRUCTON REQUIRES THAT PATCHING, EXTENDING, OR MATCHING SHALL BE PERFORMED AS NECESSARY TO MAKE WORK COMPLETE AND CONSISTENT TO IDENTICAL STANDARDS OF QUALITY.
15. PATCH OR REPLACE ANY PORTION OF AN EXISTING FINISHED SURFACE WHICH IS FOUND TO BE DAMAGED, LIFTED, DISCOLORED, OR SHOWS OTHER IMPERFECTIONS, WITH MATCHING MATERIAL.
    - A. PROVIDE ADEQUATE SUPPORT OF SUBSTRATE PRIOR TO PATCHING THE FINISH.
    - B. REFINISH PATCHED PORTIONS OF PAINTED OR COATED SURFACES IN A MANNER TO PRODUCE UNIFORM COLOR AND TEXTURE OVER ENTIRE SURFACE.
    - C. WHEN EXISTING SURFACE FINISH CANNOT BE MATCHED, REFINISH ENTIRE SURFACE TO NEAREST INTERSECTIONS.
16. WHEN NEW WORK ABUTTS OR FINISHES FLUSH WITH EXISTING WORK, MAKE A SMOOTH AND CRAFTSMAN LIKE TRANSITION. PATCH WORK SHALL MATCH EXISTING AND ADJACENT WORK IN THE MATERIAL, FINISH, TEXTURE AND APPEARANCE SO THE PATCH AND TRANSITION IS INVISIBLE AT A DISTANCE OF SIX FEET WHEN VIEWED FROM ALL ANGLES BETWEEN 90 AND 45 DEGREES TO THE PLANE OF THE PATCH.
17. ALL ADJACENT WORK AND CONSTRUCTIONS DAMAGED DUE TO DEMOLITION SHALL BE REPAIRED AS PART OF THIS CONTRACT.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXPOSED EXISTING STRUCTURES AT THE WORK AREA FROM WEATHER AND OTHER INCLEMENT CONDITIONS AND FROM INSTALLATION OF OTHER WORK. ANY DAMAGE INCURRED DUE TO FAILURE BY THE CONTRACTOR TO PROPERLY PROTECT SUCH WORK, SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
19. CONTRACTOR SHALL INCLUDE THE REMOVAL OF ALL ITEMS WITHIN THE WALLS, OR PORTIONS OF WALLS BEING REMOVED, IN HIS SCOPE OF WORK. ABANDONED CONDUIT AND PIPING EXTENDING FROM THE CONCRETE SLAB SHALL BE REMOVED AND CAPPED PROPERLY.

CFC ARTICLE 11: SECTION 1111 - MAINTENANCE OF FIRE-RESISTIVE CONSTRUCTION

1111.1 FIRE-RESISTIVE CONSTRUCTION. REQUIRED FIRE-RESISTIVE CONSTRUCTION, INCLUDING OCCUPANCY SEPARATIONS, AREA SEPARATIONWALLS, EXTERIOR WALLS DUE TO LOCATION ON PROPERTY, FIRE-RESISTIVE REQUIREMENTS BASED ON TYPE OF CONSTRUCTION, DRAFT-STOP PARTITIONS AND ROOF COVERINGS SHALL BE MAINTAINED AS SPECIFIED IN THE BUILDING CODE AND THIS CODE AND SHALL BE PROPERLY REPAIRED, RESTORED OR REPLACED WHEN DAMAGED, ALTERED, BREACHED, PENETRATED, REMOVED OR IMPROPERLY INSTALLED.

WHEN REQUIRED FIRE-RATED GYPSUM WALLBOARD WALLS OR CEILINGS ARE BROKEN TO THE EXTENT THAT THROUGH OPENINGS EXIST, THE DAMAGED GYPSUM WALLBOARD SHALL BE REPLACED OR RETURNED TO THE REQUIRED LEVEL OF FIRE RESISTANCE USING A LISTED REPAIR SYSTEM OR USING MATERIALS AND METHODS EQUIVALENT TO THE ORIGINAL CONSTRUCTION.

FOR PERMITS TO REPAIR, REPLACE OR RESTORE REQUIRED FIRE-RESISTIVE CONSTRUCTION, SEE THE BUILDING CODE.

1111.2 FIRE DOORS, WINDOWS, DAMPERS AND OTHER FIRE ASSEMBLIES FOR PROTECTION OF OPENINGS

1111.2.1 MAINTENANCE. REQUIRED FIRE ASSEMBLIES SHALL BE MAINTAINED AS SPECIFIED IN THE BUILDING CODE AND THIS CODE. THESE ASSEMBLIES SHALL BEAR AN APPROVED LABEL OR OTHER IDENTIFICATION SHOWING THE RATING THEREOF AND SHALL BE PROPERLY REPAIRED, RESTORED OR REPLACED WHEN DAMAGED, ALTERED, BREACHED, PENETRATED, REMOVED OR IMPROPERLY INSTALLED.

1111.2.2 OPERATION. FIRE ASSEMBLIES SHALL NOT BE OBSTRUCTED OR OTHERWISE IMPAIRED FROM THEIR PROPER OPERATION AT ANY TIME.

1111.2.3 IDENTIFICATION. WHEN REQUIRED BY THE CHIEF, A SIGN SHALL BE DISPLAYED PERMANENTLY NEAR OR ON EACH REQUIRED FIRE DOOR IN LETTERS NOT LESS THAN 1 INCH HIGH TO READ AS FOLLOWS:

FIRE DOOR
DO NOT OBSTRUCT

1111.2.4 TESTING. HORIZONTAL OR VERTICAL SLIDING AND ROLLING FIRE DOORS SHALL BE INSPECTED AND TESTED ANNUALLY BY THE OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE TO CHECK FOR PROPER OPERATION AND FULL CLOSURE. RESETTING OF THE RELEASE MECHANISM SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. A WRITTEN RECORD SHALL BE MAINTAINED AND SHALL BE AVAILABLE TO THE INSPECTION AUTHORITY.

FIRE AND LIFE SAFETY NOTES

THE FOLLOWING FIRE AND LIFE NOTES ARE HEREBY INCORPORATED INTO THE WORK AND SHALL BE IMPLEMENTED AT ALL NEW CONSTRUCTION, REPAIRS, RENOVATIONS OR ADDITIONS.

1. ALL INTERIOR FINISHES SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 8, PART 2, TITLE 24, CCR. ALL FINISHES SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH U.B.C. STANDARD NO. 8-1, AND SHALL HAVE A CLASS I OR II FLAME SPREAD CLASSIFICATION PER TABLE 8-A.
2. ALL INSULATION MATERIALS INSTALLED WITHIN ROOF - CEILING ASSEMBLIES, ATTICS, OR WALLS SHALL HAVE A FLAME - SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH U.B.C. STANDARD NO. 8-1.
3. ALL RATED DOOR SHALL BE POSITIVE LATCHING.
4. ALL FIRE RATED DOOR ASSEMBLIES SHALL BE PROVIDED WITH APPROVED GASKETING MATERIAL INSTALLED TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES AND ACROSS THE TOP.
5. MANUFACTURERS INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE FOR ALL RATED OPENING ASSEMBLIES.
6. PENETRATIONS THROUGH RATED WALLS AND FLOORS SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN SUBJECTED TO THE REQUIREMENTS OF ASTM-E-814 AND UBC STANDARD 7-5 AND IN COMPLIANCE WITH THE PROJECT MANUAL.
7. ALL ELECTRICAL, MECHANICAL, AND PLUMBING PENETRATIONS, INCLUDING CONDUITS AND PIPING, THROUGH FIRE RATED WALL, FLOOR AND CEILING ASSEMBLIES SHALL BE TIGHTLY AND SOLIDLY SEALED WITH FIRESTOPPING COMPLYING WITH UBC STANDARD 7-5 AND THE PROJECT MANUAL. WHERE ITEM PENETRATES AN AREA SEPARATION WALL, THE SECTION PASSING THROUGH THE WALL SURFACE AND THE FIXTURE CONNECTIONS THERETO SHALL BE ONLY OF METAL.
8. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A:10BC WITHIN A 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR.
9. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10-BC FOR ELECTRICAL ROOMS, MECHANICAL ROOMS, ELEVATOR MACHINE ROOMS AND TRASH ROOMS.
10. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A:10-BC WITHIN A 75 FOOT TRAVEL DISTANCE FOR PARKING AREAS.
11. PROVIDE AN APPROPRIATE NUMBER OF PORTABLE FIRE EXTINGUISHERS WITH A RATING NOT LESS THAN 4-A:60-BC FOR PROTECTION DURING CONSTRUCTION.
12. THE CONTRACTOR SHALL PROVIDE AND INSTALL TEMPORARY PEDESTRIAN PROTECTION AS REQUIRED BY LOCAL CODE AND SPECIFICATION.
13. DO NOT BLOCK EXITS AT ANY TIME.
14. PROVIDE COMBINATION FIRE/ SMOKE DAMPERS AT ALL DUCT PENETRATIONS OF FIRE RATED WALLS, FLOORS, SHAFTS AND CEILINGS. COMBINATION FIRE/SMOKE DAMPERS SHALL BE USED AT DUCT PENETRATIONS OF RATED CORRIDOR WALLS.
15. FIRE DAMPER DETAILS SHOWN FOR REFERENCE ONLY. FIRE DAMPERS SHALL BE APPROVED AND LISTED BY STATE FIRE MARSHAL. INSTALL STRICTLY PER MANUFACTURER'S PRINTED INSTRUCTIONS AND LISTING APPROVAL MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE MADE AVAILABLE TO THE INSPECTING AUTHORITIES.
16. DUCT INSULATION APPLIED TO THE EXTERIOR SURFACE OF DUCTS LOCATED IN BUILDINGS SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED RATING OF NOT MORE THAN 50 WHEN TESTED AS A COMPOSITE INSTALLATION INCLUDING INSULATION, FACING MATERIALS, TAPES AND ADHESIVES AS NORMALLY APPLIED.
17. THE FIRE ALARM SYSTEM SHALL CONFORM TO ARTICLE 760 OF THE CALIFORNIA ELECTRICAL CODE, STANDARDS AS DEFINED IN CHAPTER 35 CALIFORNIA BUILDING CODE AND APPLICABLE NFPA STANDARDS.
18. THE CONTRACTOR SHALL PROVIDE PROTECTION COMPLYING WITH TITLE 8, CCR, DURING WELDING. FURTHER PROTECTION SHALL BE PROVIDED TO ANY OCCUPANTS AND THE PUBLIC WITH PORTABLE SOLID VISION BARRICADES AROUND LOCATION WHERE WELDING IS BEING PERFORMED. PROVIDE SIGNS PER CFC ARTICLE 49 AND WARNING AGAINST LOOKING AT WELDING WITHOUT PROPER EYE PROTECTION OR EQUIVALENT.

(SEE CFC ARTICLE 49 FOR ADDITIONAL INFORMATION APPLICABLE TO WORK REQUIRING THE USE OF WELDING, CUTTING AND OTHER HOT-WORK EQUIPMENT.)

GENERAL DEMOLITION AND RENOVATION KEYNOTES

THE FOLLOWING KEY NOTES ARE GENERAL IN NATURE AND ARE HEREBY INCORPORATED INTO THE WORK AS THOUGH REFERENCED ON THE SHEETS.

1.03 REFER TO THE LEGENDS ON EACH SHEET FOR DEFINITIONS OF THE GRAPHIC SYMBOLS USED ON THE DRAWINGS TO DESCRIBE THE SCOPE OF WORK.

1.04 THE NOTES DEPICTED BY BOXES ([--]) AND DIAMONDS (<-->)

THAT APPEAR ON THE DRAWINGS AND IN THE LEGEND, REFER TO THE CORRESPONDING KEY NOTES LISTED ON THE SHEET. THESE KEY NOTES ARE THE DESCRIPTIONS OF THE WORK OF THE CONTRACT. THERE MAY BE KEY NOTES LISTED THAT DO NOT APPEAR ON ANY DRAWING ON A SHEET. KEY NOTES DO NOT APPLY UNLESS THEY APPEAR ON THE DRAWING, LEGEND, OR BY REFERENCE TO OTHER DRAWINGS

1.06 DIMENSIONS OF EXISTING CONDITIONS ARE PROVIDED FOR THE CONVENIENCE OF THE OWNER'S REPRESENTATIVES. THESE DIMENSIONS MEASURED IN FIELD BY ARCHITECT ARE APPROXIMATE ONLY AND MAY NOT DEPICT ACTUAL MEASURED FIELD CONDTIONS. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONAL INFORMATION.

6.02 REMOVE SILLS, JAMBS, HEADS, BLOCKING, BACKING, FURRING AND OTHER FRAMING AS REQUIRED FOR REMOVAL OF DOORS, FURNISHING, CONVEYING SYSTEMS, MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL ITEMS AND SYSTEMS IN (E) FLOORS, WALLS, CEILINGS AND SOFFITS

8.01 PROVIDE REPLACEMENT SILLS, JAMBS, HEADS, BLOCKING, BACKING, FURRING AND OTHER FRAMING FOR INSTALLATION OF DOORS, FURNISHING, CONVEYING SYSTEMS, MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL ITEMS AND SYSTEMS IN (E) FLOORS, WALLS, CEILINGS AND SOFFITS SEE DOOR, WINDOW AND LOUVER SCHEDULES FOR SCOPE OF WORK FOR OPENINGS.

9.01 SEE ROOM FINISH SCHEDULE FOR MATERIALS AND FINISHES

9.02 REMOVE LOOSE DAMAGED AND UNSOUND FINISH COATING (PAINT, STAIN OR SEALER) WHERE NEW FINISH COATING IS INDICATED

9.03 PAINT, STAIN OR SEAL ALL NEW WALLS, SOFFITS, VALANCES AND CEILING SURFACES. PAINT, STAIN OR SEAL BASES, RUNNING TRIM, SKIRTS, COPINGS, CHAIR RAILS AND SIMILAR ITEMS

9.04 PREPARE AND FINISH ADJACENT SURFACES FOR INSTALLATION OF DOORS, WINDOWS, LOUVERS, ACCESSORIES, EQUIPMENT, FURNISHING, CONVEYING SYSTEMS, MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL ITEMS AND SYSTEMS IN (E) FLOORS, WALLS, CEILINGS AND SOFFITS

9.05 PREPARE ALL REPAIRED/REFURBISHED SURFACES AND THE REMAINING ADJACENT SURFACES FROM CORNER TO CORNER AND FLOOR TO CEILING OR IN THE ENTIRE SPACE AND FINISH PER FINISH SCHEDULE.

9.09 PAINT ENTIRE SURFACE OF WALL, CEILING OR SOFFIT WHERE FINISH METERIAL HAS BEEN PATCHED AND REPAIRED. PAINT FROM FLOOR (GROUND) TO CEILING (SOFFIT) AND FROM CORNER TO CORNER

9.66 PATCH, REPAIR AND RESTORE ALL DAMAGED OR UNSOUND EXTERIOR PORTLAND CEMENT PLASTER WALLS, CEILINGS AND SOFFITS. PREPARE ALL EXISTING EXTERIOR SURFACES THAT HAVE BEEN PREVIOUSLY PAINTED TO RECEIVE NEW FINISHES PER FINISH SCHEDULE.

9.92 PAINT ALL NEW AND EXISTING TUBE STEEL FENCING WITHIN AREA OF WORK. DO NOT PAINT CHAIN LINK FENCES AND GATES

9.93 ALL (E) EXTERIOR PORTLAND CEMENT PLASTER WALLS, SOFFITS AND CEILINGS TO RECEIVE ELASTOMERIC COATING. FINISH COLORS NOT IDENTIFIED ON THE FINISH SCHEDULE SHALL BE SELECTED BY THE ARCHITECT.

SADDLEBACK COLLEGE

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No.	Date	Revision/Issue

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Checked By	Drawn By

Sheet Title
GENERAL NOTES

G-0.03

Project Number	Scale
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