

R E V I S I O N S				
NUMBER	DATE	INITIALS		APP'D.
3	06/10/24		PLAN CHECK SUBMITTAL	
			ADDENDUM 6	

RHA
LANDSCAPE
ARCHITECTS
PLANNERS, INC.

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SUITE 100
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COMPANY INFO

IMEG
222 S. HARBOR BLVD
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ANAHEIM, CA 92805
(714) 490-5555
www.imegcorp.com

DESIGN BY : KM
DRAWN BY : CI
CHECKED BY: RG
DRAWING FILE: C-4.0 SITE UTILITY.DWG

Prepared by: John M. Thompson Date: 06/10/2024

City Approval:

Reviewed by: Public Works Director Date:

Accepted by: Public Works Director Date:

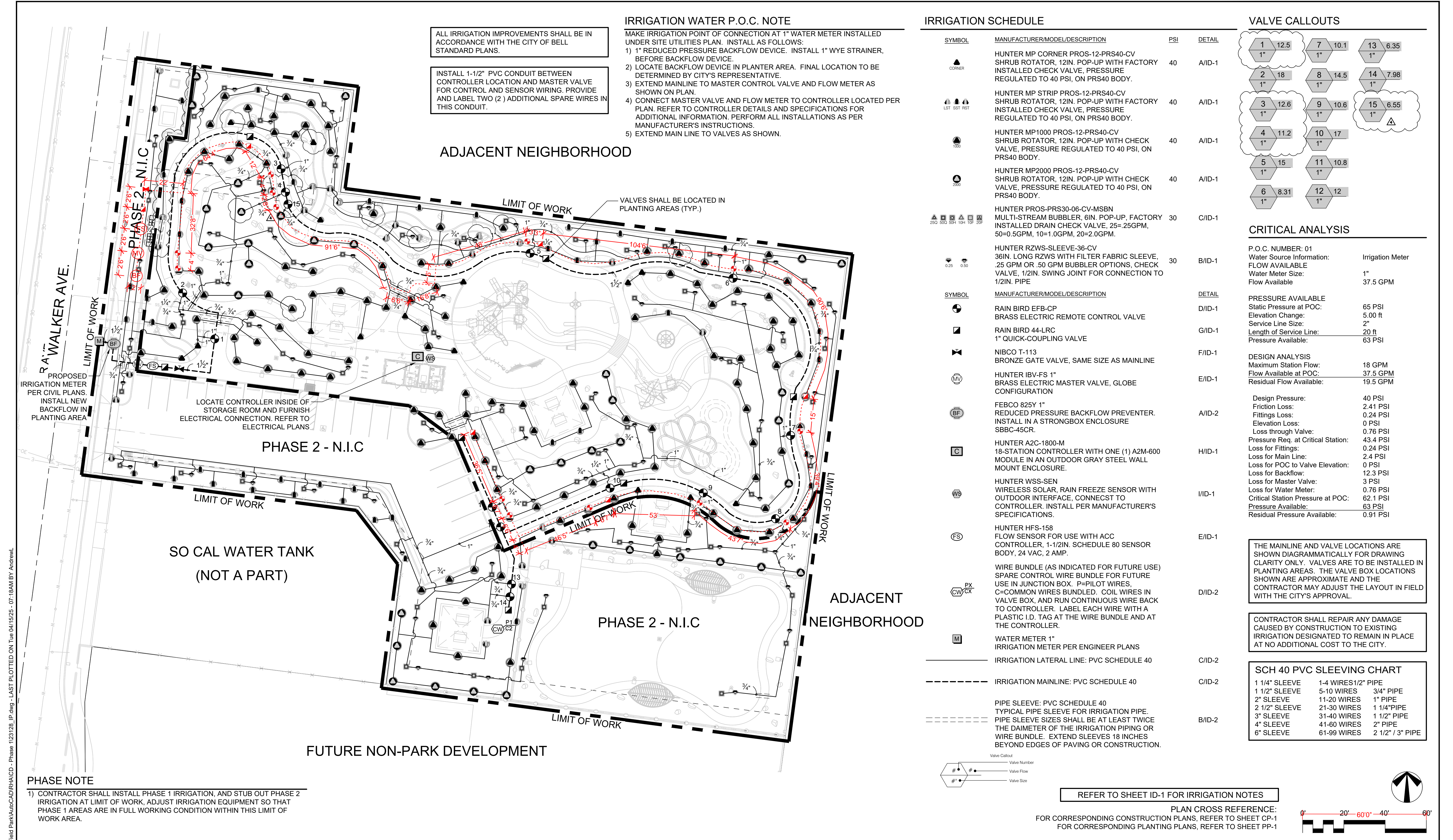
Development Reference:



CITY OF BELL
DEPARTMENT OF PUBLIC WORKS - ENGINEERING DIVISION
PRITCHARD FIELD PARK
SITE UTILITY PLAN

Project No. Drawing No. Sheet 22 of 43

DWG. NO.
C-4.0



REVISIONS

NUMBER	DATE	INITIALS	APPROVED
1	3/29/2024		
2	5/13/2024		
3	4/15/2025		

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DRAWING FILE: XXXX

Prepared by: John M. Thompson
Date: 10/18/2023

City Approval: _____

Reviewed by: _____
Accepted by: _____
Development Reference: _____

CITY OF BELL

DEPARTMENT OF PUBLIC WORKS - ENGINEERING DIVISION

PRITCHARD FIELD PARK - PHASE 1 IRRIGATION PLAN

Project No. _____ Drawing No. _____ Sheet 4 of 43

DWG. NO. IP-1

APPENDIX E – PLANS

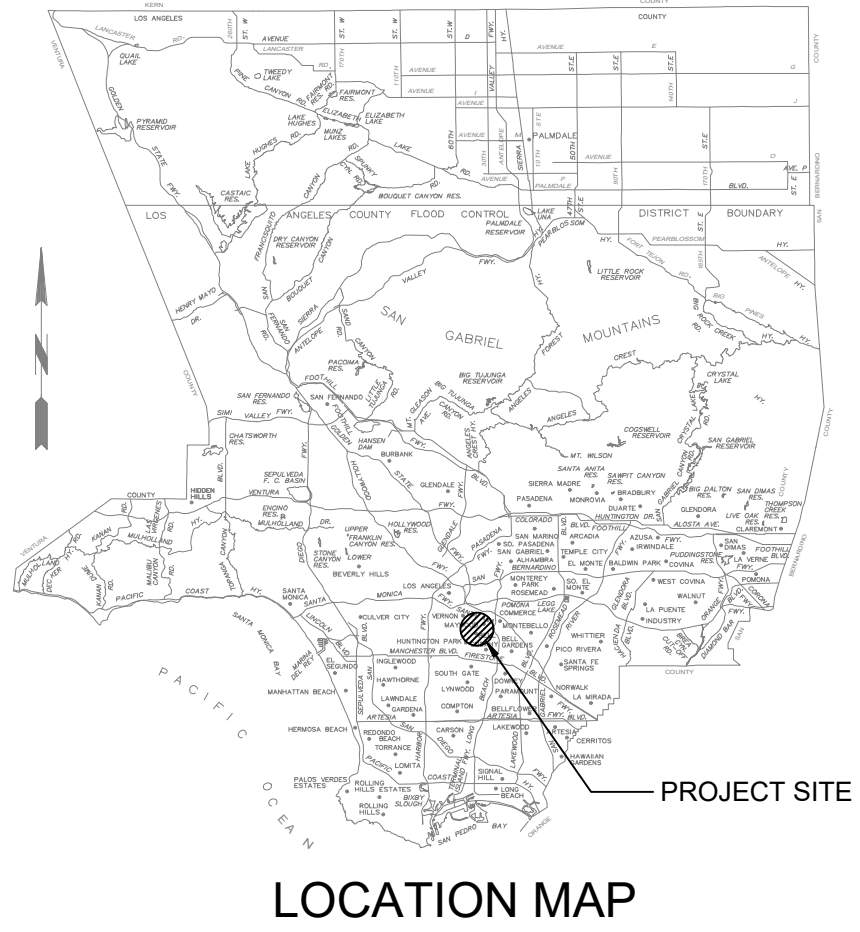
GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", LATEST EDITION WITH ALL CURRENT SUPPLEMENTS, AND ALL APPLICABLE STANDARDS AND SPECIFICATIONS TO THE SATISFACTION OF THE ENGINEER.
2. PRIOR TO BEGINNING OF ANY WORK, IF REQUIRED, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR APPROVAL WITH THE CITY, AND OBTAIN A CITY PERMIT, 1 WEEK PRIOR TO THE START OF CONSTRUCTION OF AREA.
3. ALL WORK COVERED BY THIS PLAN SHALL BE INSPECTED BY THE CITY ENGINEER.
4. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) 48 HOURS PRIOR TO THE START OF WORK. UPON EXPOSING ANY UTILITY'S UNDERGROUND FACILITY, THE CONTRACTOR SHALL NOTIFY UTILITY IMMEDIATELY.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES OF EVERY NATURE, WHETHER SHOWN HEREON OR NOT, TO PROTECT THEM FROM DAMAGE WITHIN THE ALIGNMENT OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES DAMAGED BY OPERATIONS IN CONNECTION WITH THE PROSECUTION IF THE WORK.
6. THE CONTRACTOR SHALL NOT CONDUCT ANY OPERATIONS OR PERFORM ANY WORK PERTAINING TO THE PROJECT BETWEEN 5:00 P.M. AND 7:30 A.M. ON ANY DAY NOR ON SATURDAY, SUNDAY, HOLIDAY AT ANY TIME EXCEPT AS APPROVED BY THE ENGINEER.
7. THE CONTRACTOR SHALL PROTECT AND RESTORE EXISTING UTILITIES AND IMPROVEMENTS AS PER SECTION 5-1, 5-2- AND 7-9 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
8. THE CONTRACTOR IS ADVISED THAT UNLESS NOTED OTHERWISE IN THE CONTRACT DOCUMENTS, ALL MATERIALS REMOVED UNDER CLEARING AND GRUBBING SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED AND DISPOSED FROM THE JOBSITE UNLESS INSTRUCTED BY THE ENGINEER TO DO OTHERWISE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FOR PUBLIC SAFETY AND CONVENIENCE AND SECURE THE PROJECT AS WELL AS ADJOINING PROPERTIES DURING THE DURATION OF PROJECT.
10. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN FOR THE COMPLETION OF THE PROPOSED IMPROVEMENTS PER CA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) TO THE SATISFACTION OF THE ENGINEER. A MINIMUM OF ONE LANE OF TRAFFIC SHALL BE MAINTAINED AT ALL TIMES DURING WORKING HOURS. ALL LANES SHALL BE RESTORED AFTER WORK HOURS UNLESS APPROVED OTHERWISE BY THE ENGINEER.
11. THE CONTRACTOR SHALL PROVIDE 72-HOUR NOTIFICATION TO THE AFFECTED PROPERTIES, POLICE DEPARTMENT AND FIRE DEPARTMENT IN THE EVENT OF A CHANGE IN STREET CLOSURE TO TRAFFIC AND/OR PUBLIC SAFETY VEHICLES, PARKING RESTRICTION, AND ON EACH MONDAY DURING THE CONSTRUCTION PERIOD.
12. ALL EXISTING PORTLAND CEMENT CONCRETE (P.C.C.) AND ASPHALT CONCRETE PAVEMENT SHALL BE SAWCUT, FULL DEPTH, TO A TRUE LINE WHERE NEW CONCRETE PAVEMENT IS TO JOIN.
13. ALL EXCAVATION SHALL BE BACKFILLED AT THE END OF EACH WORKING DAY AND ROAD OPEN TO VEHICULAR TRAFFIC UNLESS APPROVED BY THE ENGINEER.
14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AND COORDINATE WITH ALL AFFECTED UTILITY PURVEYORS OF THE WORK REQUIRED TO ADJUST AND/OR RELOCATE UTILITY FACILITIES.
15. THE LOCATIONS OF UTILITIES ARE SHOWN HEREON BY OBSERVED EVIDENCE ONLY. THE FOLLOWING IS A LIST OF THE UTILITY COMPANIES AND CONTACTS:

WATER BELL PUBLIC WORKS 6330 PINE AVENUE BELL, CA 90201 323-588-6211	ELECTRICITY SOUTHERN CALIFORNIA EDISON 9901 GEARY AVENUE SANTA FE SPRINGS, CA. 90670 310-608-5067	POLICE BELL POLICE DEPARTMENT 6326 PINE AVENUE BELL, CA 90201 323-585-1245
WASTEWATER COUNTY SANITATION DISTRICT 1955 WORKMAN MILL ROAD WHITTIER, CA 90607 562-699-7411	CABLE SPECTRUM COMMUNICATION 14338 LAKEWOOD BLVD. BELLFLOWER, CA. 90706 562-259-2015	FIRE LOS ANGELES COUNTY FIRE DEPT. STATION 163 6320 PINE AVENUE BELL, CA 90201 323-560-1571
LANDFILLS ORANGE TRANSFER STATION 2050 N GLASSELL STREET ORANGE, CA 92865 714-558-7761	TELEPHONE AT&T 100 WEST ALONDRA BLVD ROOM 202 GARDENA, CA. 90248 800-750-2355	

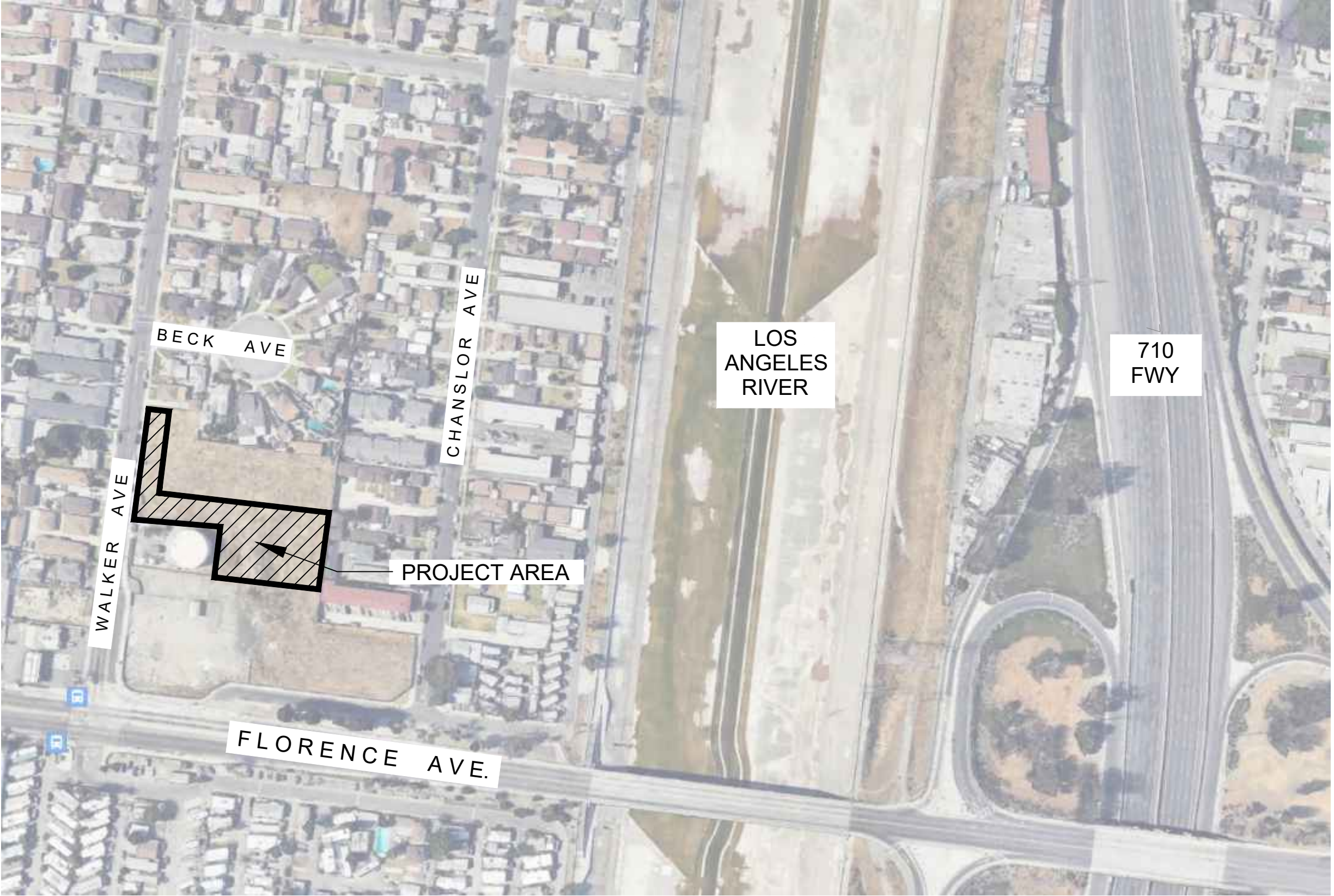
CITY OF BELL
CALIFORNIA
PUBLIC WORKS
DEPARTMENT

PRITCHARD FIELD IMPROVEMENT PROJECT - PHASE 2
CIP 25-3062
7006 WALKER AVE, BELL, CA 90201
FY 2025-2026



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VICINITY MAP
NO SCALE



Underground Service Alert
Call: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

NOTE:

THESE PLANS ARE SCHEMATIC BY DESIGN. DELINEATION, DIMENSIONS, AND LOCATIONS OF PAVEMENT MARKINGS, MARKERS, AND LIMITS OF WORK ARE APPROXIMATE AND FOR THE PURPOSE OF BID PREPARATION. FINAL LIMITS OF WORK, PAVEMENT MARKINGS AND MARKERS, AND ALL ITEMS OF WORK SHALL BE PER THE CITY ENGINEER OR DESIGNEE.

NO.	REVISIONS	REVISED BY	APPROVED BY	DATE



APPROVED BY: *J. Oskoui* 11/24/25
JOHN OSKOU, P.E. DATE
INTERIM PUBLIC WORKS DIRECTOR

CITY OF BELL
PUBLIC WORKS DEPARTMENT

PRITCHARD FIELD IMPROVEMENT PROJECT - PHASE 2
CIP 25-3062
7006 WALKER AVE, BELL, CA 90201
FY 2025-2026

TITLE SHEET

SHEET 1 OF 23 SHEETS 2025-11-19 DWG. NO. TS

GENERAL NOTES:

1. UNLESS OTHERWISE NOTED, THESE GENERAL NOTES ARE DIRECTED TO THE CONTRACTOR AND THEIR SUB-CONTRACTORS PERFORMING WORKS SHOWN IN THESE CONSTRUCTION DOCUMENTS.

2. LICENSES AND REGISTRATION:
A. CONTRACTOR MUST BE PROPERLY AND CURRENTLY LICENSED BY THE APPROPRIATE STATE OF CALIFORNIA TO PERFORM THE WORK AND MAY PERFORM ONLY SUCH THE WORK AS IS WITHIN THE SCOPE OF SAID LICENSE.
B. CONTRACTOR MUST BE CURRENTLY LICENSED BY STATE OF CALIFORNIA TO PERFORM PEST CONTROL UTILIZING PESTICIDES, HERBICIDES, FUNGICIDES OR ANY OTHER CHEMICAL REQUIRED LICENSING AND REGISTRATION

3. PRIOR TO SUBMITTING BIDS:
A. CONTRACTOR SHALL CAREFULLY REVIEW IN DETAIL, THE CONTENTS OF THESE CONSTRUCTION DOCUMENTS. NO PART OF THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO BE IN VIOLATION OF THE LATEST UNIFORM BUILDING CODES AND ALL APPLICABLE GOVERNING CODES AND ORDINANCES.
B. CONTRACTOR SHALL VISIT THE JOB SITE TO DETERMINE EXISTING CONDITIONS, INCLUDING ACCESS TO THE SITE, THE NATURE AND EXTENT OF EXISTING IMPROVEMENTS UPON ADJACENT PUBLIC AND PRIVATE PROPERTY, AND OTHER FACTORS THAT MAY AFFECT THE WORK.
C. NOTIFY CITY AND CITY'S AUTHORIZED REPRESENTATIVE OF ANY CONFLICTS AND DISCREPANCIES IN WRITING AND REQUEST FOR CLARIFICATION BEFORE STARTING WORK.
D. NO ADDITIONAL COMPENSATION RESULTING FROM THE ALLEGED IGNORANCE OF THE JOB SITE CONDITIONS, FAILURE TO NOTIFY AND RECEIVE WRITTEN CLARIFICATIONS FOR ANY CONFLICTS AND DISCREPANCIES. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND COST FOR ANY REVISIONS NECESSARY.

4. THESE CONSTRUCTION DOCUMENTS ARE TECHNICAL IN NATURE AND ARE INTENDED TO BE USED BY QUALIFIED WORKMEN IN ORDER TO PERFORM THEIR WORK IN CONFORMITY WITH LOCAL AGENCY STANDARDS. THEY DO NOT ATTEMPT TO SHOW THE EXACT LOCATION OF EVERY ITEM IN THE PROJECT. THESE CONSTRUCTION DOCUMENTS SHOULD NOT BE RELIED UPON FOR ANYTHING OTHER THAN THE INTENDED PURPOSES.

5. THE INTENTS OF THESE CONSTRUCTION DOCUMENTS ARE TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENTS AND SERVICES NECESSARY FOR THE PROPER EXECUTION OF THE WORK PER THESE DRAWINGS AND SPECIFICATIONS.

6. ALL AGENCY REQUIREMENTS SET FORTH ON ANY PERMITS REQUIRED FOR CONSTRUCTION OF THIS PROJECT, WHETHER REFERENCED HEREIN OR NOT, SHALL BE COMPLIED WITH AS IF THEY WERE PART OF THESE PLANS AND SPECIFICATIONS. THE CITY SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S NON-COMPLIANCE.

7. PRIOR TO THE START OF WORK, CONTRACTOR SHALL CONTACT CITY'S AUTHORIZED REPRESENTATIVES TO VERIFY THAT THE CONSTRUCTION DOCUMENTS ARE CURRENT AND HAVE BEEN APPROVED BY GOVERNING AGENCIES; AND TO CLARIFY ANY QUESTIONS OR CONCERNS THE CONTRACTOR OR CITY MAY HAVE REGARDING THE WORK.

8. CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY AND CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CITY.

9. CONTRACTOR'S SUPERINTENDENT SHALL BE PRESENT ON THE JOB SITE AT ALL TIMES DURING PROGRESS OF THE WORK; CAPABLE OF DISCUSSING WORK PROGRESS AND PROBLEMS IN ENGLISH WITH THE CITY'S AUTHORIZED REPRESENTATIVE AND INSPECTORS FROM LOCAL AGENCIES; ABILITY TO READ, UNDERSTAND AND INTERPRET TECHNICAL DRAWINGS AND SPECIFICATIONS; AND EXPERIENCED AND KNOWLEDGEABLE OF THE WORK INDICATED IN THE CONSTRUCTION DOCUMENTS.

10. CONTRACTOR ASSUMES SOLE RESPONSIBILITY FOR THE MEANS, METHODS AND APPROPRIATENESS OF ALL INSTALLATION PROCEDURES UNDERTAKEN FOR THIS PROJECT.

11. NO SUBSTITUTIONS OF EQUIPMENT OR SPECIFIED PRODUCTS BY ANYONE WITHOUT THE CITY'S SPECIFIC WRITTEN APPROVAL. THE CITY ASSUMES NO RESPONSIBILITY FOR ANY LIABILITY THAT MAY ARISE OUT OF SUCH SUBSTITUTIONS WITHOUT THE CITY'S SPECIFIC WRITTEN APPROVAL. ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

12. PRIOR TO COMMENCING WORK, CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, EASEMENTS, RIGHT-OF-WAYS, SET BACKS, AND OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED. NO CONSTRUCTION ITEMS, INCLUDING FOOTINGS SHALL EXTEND BEYOND PROPERTY LINE.

13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO START OF CONSTRUCTION. SHOULD THERE BE ANY DISCREPANCY, THE CITY SHALL BE NOTIFIED IMMEDIATELY. DIMENSIONS TAKE PRECEDENCE OVER SCALE. ALL REVISIONS OR DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE CITY IN WRITING PRIOR TO IMPLEMENTATION OF SUCH REVISIONS OR DEVIATIONS IN FIELD. COMMENCEMENT OF WORK MEANS ACCEPTANCE OF JOB SITE CONDITIONS.

14. CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL GRADE DIFFERENCES; ABOVE AND BELOW GROUND UTILITIES; LOCATIONS OF WALLS AND STRUCTURES. CONTRACTOR SHALL NOTIFY "UNDERGROUND SERVICE ALERT" (811) AT LEAST TWO (2) WORKING DAYS PRIOR TO START OF WORK SO AS TO HAVE LOCATION OF UNDERGROUND UTILITIES LOCATED AND MARKED FOR CONSTRUCTION AND SAFETY COORDINATION. CONTRACTOR AGREES TO

- ASSUME SOLE RESPONSIBILITY AND HOLD THE CITY HARMLESS FOR ANY DAMAGES RESULTING FROM EXISTING UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED OR INDICATED ON THE PLANS.
15. WHEN ANY UNANTICIPATED ISSUES ARE UNVEILED DURING CONSTRUCTION, CONTRACTOR SHALL CONTACT THE CITY'S AUTHORIZED REPRESENTATIVE FOR FURTHER INSTRUCTIONS BEFORE CONTINUING WITH WORK.
16. CONTRACTOR SHALL COORDINATE HIS WITH OTHER TRADES WITH THE CITY'S AUTHORIZED REPRESENTATIVE AND GOVERNING AGENCIES AS REQUIRED TO MINIMIZE POTENTIAL CONFLICTS AND INTERFERENCE WITH WORK SCHEDULES, WORKERS, EQUIPMENT, CONSTRUCTION MATERIAL DELIVERIES AND STORAGE.
17. ALL QUANTITIES SHOWN HEREON ARE PROVIDED AS INFORMATION ONLY, CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THEIR OWN QUANTITIES PRIOR TO BIDDING AND CONSTRUCTION. THE CITY IS NOT RESPONSIBLE FOR DISCREPANCIES IN FINAL CONSTRUCTION QUANTITIES.
18. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS.
19. PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ALL REQUIRED PERMITS, FEES, LICENSES AND AGENCY INSPECTIONS AS REQUIRED TO INSTALL THE WORK.
20. CONTRACTOR SHALL MAKE ALL ARRANGEMENTS NECESSARY TO ENSURE THAT ALL MATERIALS, EQUIPMENT AND SUPPLIES WILL BE AVAILABLE FOR INSTALLATION OF WORK WITHOUT UNNECESSARY DELAYS.
21. CONTRACTOR SHALL NOTIFY CITY NO LESS THAN 48 HOURS IN ADVANCE OF ANY SITE OBSERVATIONS OR MEETINGS. CONTRACTOR SHALL BE BACK CHARGED FOR THE CITY'S TIME AND RELATED EXPENSES WHEN IT IS FOUND THAT THE WORK IS NOT SIGNIFICANTLY COMPLETED FOR REVIEW OR FOR MISSED APPOINTMENT.
22. THE CITY'S SITE OBSERVATION DOES NOT INCLUDE INSPECTION OF CONSTRUCTION PROCEDURES, METHODS AND JOB SITE SAFETY CONDITIONS. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
23. DIGITAL PHOTOGRAPHIC RECORDS:
A. ALL BELOW GRADE IRRIGATION INSTALLATIONS AND PLANTING PITS THAT ARE COVERED UP WITHOUT THE CITY'S REVIEWS SHALL BE DIGITALLY PHOTOGRAPHED WITH THEIR CORRESPONDING LOCATIONS NOTE ON PLANS.
B. ALL DIGITAL IMAGES SHALL BE IN SHARP FOCUS AND OF HIGH QUALITY RECORDINGS.
C. EMAIL ALL THE DIGITAL IMAGES TO CITY'S AUTHORIZED REPRESENTATIVE FOR THEIR REVIEWS AND RECORDS.
D. FAILURE TO PROVIDE SUCH DIGITAL RECORDS MAY REQUIRE EXCAVATION OF WORK FOR REVIEW AT THE DISCRETIONS OF THE CITY'S AUTHORIZED REPRESENTATIVE. ALL SUCH WORKS WILL BE PERFORMED AT CONTRACTOR'S EXPENSE.
26. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENTS OF ALL JOB SITE DAMAGES CAUSED BY ITS OPERATION.
27. COMPLETION OF WORK NOTICE SHALL BE ACCEPTED ONLY WHEN THE ENTIRE CONTRACT IS COMPLETED TO THE SATISFACTION OF THE CITY'S AUTHORIZED REPRESENTATIVE.
28. BY ACCEPTING THESE PLANS AND/OR PROCEEDING WITH THE IMPROVEMENTS HEREON, CONTRACTOR AGREES TO THE TERMS ABOVE.

EXISTING CONDITIONS:

1. ALL WORK PERFORMED IN THIS CONTRACT SHALL CONFORM TO:
A. PROJECT SPECIFICATIONS.
B. ALL SHALL CONFORM TO THE LATEST EDITION AND SUPPLEMENTS OF THE 2021 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) AND AMERICAN PUBLIC WORKS ASSOCIATION (APWA).
C. CITY OF BELL STANDARD PLANS AND SPECIFICATIONS.
D. 2022 CALIFORNIA BUILDING CODE
2. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE WORK SPECIFIED ON THE DRAWINGS AND WITHIN THE VARIOUS NOTES SHOWN HEREIN.
3. THE EXISTING CONDITIONS SHOWN DIAGRAMMATICALLY ON THE PLANS ORIGINATED FROM AS BUILT DRAWINGS AND FIELD SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE JOB SITE AND VERIFY THE EXACT EXISTING CONDITIONS UNLESS CONCEALED BEFORE SUBMITTING HIS BID. ANY DISCREPANCY SHALL BE REPORTED IMMEDIATELY TO THE OWNER USING THE PROPER REQUEST FOR INFORMATION FORMS PRIOR TO SUBMITTING HIS BID FOR PROPER ACTION.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES IN THE AREA OF WORK WHICH ARE NOT INCLUDED IN THIS CONSTRUCTION. ANY DAMAGE RESULTING FROM THIS WORK SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- UNDERGROUND SERVICE ALERT:
5. BEFORE COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL OBTAIN AN UNDERGROUND SERVICE ALERT INQUIRY I.D. NUMBER BY CALLING 1-800-422-4133. TWO (2) WORKING DAYS SHALL BE ALLOWED AFTER THE I.D. NUMBER IS OBTAINED AND BEFORE THE EXCAVATION WORK IS STARTED THAT UTILITY OWNERS CAN BE NOTIFIED.
- PROTECTION AND RESTORATION OF EXISTING IMPROVEMENTS:
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PUBLIC AND PRIVATE PROPERTY ADJACENT TO THE WORK PER SECTION 7-9 OF THE STANDARD SPECIFICATIONS.
- REMOVALS:
7. EXISTING STRUCTURES AND SUBSTRUCTURES WHICH ARE INDICATED TO BE REMOVED IN THIS CONSTRUCTION DOCUMENTS SHALL BE TOTALLY REMOVED AND DISPOSED OF OFFSITE, UNLESS OTHERWISE INDICATED. EXISTING FACILITIES WHICH ARE DISCOVERED DURING CONSTRUCTION (INCLUDING WALLS, FOOTINGS AND FOUNDATIONS) SHALL BE REPORTED TO AND COORDINATED WITH THE OWNER AS TO THEIR REMOVAL. CONTRACTOR WILL NOTIFY THE OWNER IN WRITING PRIOR TO COMMENCING THE WORK.
8. ALL SITE PREPARATION AS INDICATED SHALL BE MADE UNDER THE CONTINUOUS INSPECTION OF THE INSPECTOR OF RECORD (IOR) AND OWNER AUTHORIZED REPRESENTATIVE (OAR). SECURE THE REQUIRED PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY FOR THE CONSTRUCTION OF TRENCHES, SHORING OR EXCAVATIONS WHICH ARE 5 FEET OR DEEPER OR WORK THAT MAY JEOPARDIZE THE WORKERS. SHORING CALCULATIONS SHALL BE PROVIDED AS REQUIRED FOR APPROVAL AND PERMITTING.
9. THE CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA SUFFICIENTLY DAMPENED TO CONTROL DUST CAUSED BY WORK ACTIVITIES AS REQUIRED BY THE OWNER AND JURISDICTIONAL AGENCY.
10. ALL WORK IN THE PUBLIC RIGHT OF WAY REQUIRE APPROVAL BY THE JURISDICTIONAL AGENCY DEPARTMENT OF PUBLIC WORKS / TRAFFIC AND TRANSPORTATION DEPARTMENTS BEFORE CONSTRUCTION BEGINS. CONTRACTOR SHALL SECURE AND PAY FOR ANY PERMIT INCLUDING UTILITY CONNECTIONS REQUIRED PRIOR TO CONSTRUCTION.
11. CONSTRUCTION STAKING AND ADJUSTMENTS FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR PAID FOR BY THE CONTRACTOR AND INCLUDED IN THE CONTRACT.
12. ALL FILL OR BACKFILL SHALL BE COMPACTED TO AT LEAST 90% RELATIVE COMPACTION PER ASTM D-1557.
13. VOIDS RESULTING FROM REMOVAL WORK SHALL BE FILLED WITH SUITABLE MATERIALS COMPACTED TO 90% MAXIMUM DENSITY PER ASTM D-1557.
14. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH THE LOCAL GOVERNING AGENCY'S PUBLIC WORKS DEPARTMENT, THAT CONTROLS AND RESTRICT NOISE FROM THE USE OF CONSTRUCTION AND GRADING EQUIPMENT FROM THE HOURS OF 8:00 PM TO 6:30 AM, AND ON SUNDAYS AND HOLIDAYS (MORE RESTRICTIVE CONSTRUCTION ACTIVITY TIMES MAY GOVERN, AS REQUIRED BY THE DEPARTMENT OF REGIONAL PLANNING AND SHOULD BE SHOWN ON THE GRADING PLANS WHEN APPLICABLE.)
15. UPON COMPLETION OF PROJECT, CONTRACTOR SHALL REMOVE EXISTING CONSTRUCTION FENCING, APPURTENANCES AND OFFICE TRAILERS FROM THE SITE. PAVEMENT SHALL BE PATCHED AND REPAIRED TO MATCH ADJACENT PAVEMENT AND APPROVED BY THE INSPECTOR OF RECORD, CONSTRUCTION PROJECT MANAGER OR DISTRICT REPRESENTATIVE AS APPLICABLE.
16. ANY ADDITIONAL SURVEYS OR TESTING AS A RESULT OF CONTRACTOR ERROR OR MISINFORMATION WILL BE CHARGED TO THE CONTRACTOR.
17. CONSTRUCT STRAIGHT GRADES BETWEEN ELEVATIONS SHOWN ON PLAN UNLESS INTERRUPTED BY A GRADE CHANGE LINE. ANY DEVIATION FROM THE GRADING PLAN MUST HAVE PRIOR APPROVAL FROM THE CITY ENGINEER.
18. ADJUST TO GRADE EXISTING MANHOLE RIMS, VALVE BOXES AND ELECTRICAL VAULT LIDS TO DESIGN GRADES WITHIN THE IMPROVEMENT AREA. CONTRACTOR TO VERIFY LOCATION AND NUMBER OF MANHOLE RIMS, VALVE BOXES AND ELECTRICAL VAULT LIDS IN THE FIELD PRIOR TO BIDDING.
19. MAINTAIN A RECORD OF LOCATION OF UTILITY MARKERS ON THE AS-BUILT

PLAN AND REINSTALL THEM AFTER PAVING. REPLACE BENT OR UNUSABLE MARKERS FOR ALL UTILITY LINES DISCOVERED WITHIN THE WORK AREA. INSTALL BRASS UTILITY MARKERS INDICATING DIRECTIONS OF LINES AT ALL CHANGES IN DIRECTIONS AFTER PAVING. INFORM THE SURVEYOR TO LOCATE AND RECORD ACTUAL LOCATIONS.

20. IF EXISTING UTILITIES ARE EXPOSED OR DETERMINED TO EXIST UNDER THE ROUGH GRADING SITE, CONTRACTOR SHALL PROVIDE A FLAGGED STAKE THAT INDICATES THEIR LOCATION, TYPE OF UTILITY, SIZE, PIPE MATERIAL AND DEPTH. STAKES SHALL BE INSTALLED NO LESS THAN 50' ON CENTER ON STRAIGHT LINES AND AT BENDS.
21. UNCLOG, CLEAN AND FLUSH THE WORK AREA DRAINAGE SYSTEM AFTER PAVING AND IMMEDIATELY BEFORE A RAIN FORECAST.
22. ALL EXPORT OF MATERIAL FROM THE SITE MUST GO TO A PERMITTED SITE APPROVED BY THE JURISDICTIONAL AGENCY REPRESENTATIVE OR A LEGAL DUMPSITE. RECEIPTS FOR ACCEPTANCE OF EXCESS MATERIAL BY A DUMPSITE ARE REQUIRED AND MUST BE PROVIDED TO THE INSPECTOR OF RECORD UPON REQUEST.
23. APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
24. SITE BOUNDARIES, EASEMENTS, DRAINAGE DEVICES, RESTRICTED USE AREAS SHALL BE LOCATED PER CONSTRUCTION STAKING BY A LICENSED SURVEYOR. PRIOR TO GRADING, AS REQUESTED BY THE INSPECTOR OF RECORD, ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.
25. CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND THE PERIMETER OF THE CONSTRUCTION SITE AND STAGING AREA. FENCING SHALL BE MINIMUM 6' TALL AND SHALL HAVE A DUST/VISION BARRIER ALONG THE FULL LENGTH. THE DUST/VISION BARRIER SHALL EXTEND THE LENGTH OF THE CONSTRUCTION SITE. THE FENCING SHALL BE ANCHORED TO THE SURFACE AND SHALL BE ABLE TO WITHSTAND A 200-POUND HORIZONTAL POINT LOAD IN ANY DIRECTION. WORK AREA AND STAGING AREA SHALL BE SECURE AT ALL TIMES.
26. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
27. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE OWNER WITH A COMPLETE SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS OF ALL WORK PERFORMED UNDER THIS CONTRACT, AS SHOWN WITHIN THESE CONSTRUCTION DRAWINGS. ALL FIELD CHANGES SHALL BE SHOWN IN DETAIL ON THE "AS-BUILT" DRAWINGS AND SHALL INCORPORATE AS A MINIMUM, NEW ELEVATIONS, GRADES AND ALIGNMENT OF UNDERGROUND FACILITIES WITH DIMENSIONAL TIES TO BUILDINGS OR OTHER VISIBLE IMPROVEMENTS.
28. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
29. THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
30. CALIFORNIA PUBLIC RESOURCES CODE (SECTION 5097.98) AND HEALTH AND SAFETY CODE (SECTION 7050.5) ADDRESS THE DISCOVERY AND DISPOSITION OF HUMAN REMAINS. IN THE EVENT OF DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS IN ANY LOCATION OTHER THAN A DEDICATED CEMETERY, THE LAW REQUIRES THAT GRADING IMMEDIATELY STOPS AND NO FURTHER EXCAVATION OF DISTURBANCE OF THE SITE, OR ANY NEARBY AREA WHERE HUMAN REMAINS MAY BE LOCATED, OCCUR UNTIL THE FOLLOWING MEASURES HAVE BEEN TAKEN:

- 30.1. THE CITY CORONER HAS BEEN INFORMED AND HAS DETERMINED THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED AND,
- 30.2. IF THE REMAINS ARE OF NATIVE AMERICAN ORIGIN, THE DESCENDANTS FROM THE DECEASED NATIVE AMERICANS HAVE MADE A RECOMMENDATION FOR THE MEANS OF TREATING OR DISPOSING, WITH APPROPRIATE DIGNITY, OF THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS.
31. UTILITIES TO BE VERIFIED IN FIELD TO ENSURE THE EXISTING SERVING FACILITIES TO REMAIN COORDINATE RELOCATION IF REQUIRED. REMOVE INTERFERING SECTIONS OF ALL ABANDONED EXISTING UTILITIES. UTILITY OWNERS OF THESE ABOVE-MENTIONED INTERFERING UTILITIES AND THE DISTRICT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE NOTIFIED IN ADVANCE PRIOR TO START OF CONSTRUCTION.
32. THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
33. REMOVE YARD BOXES WITHIN THE GRADING LIMITS AND INSTALL NEW ONES TO MATCH DESIGN GRADES, VERIFY LOCATION AND NUMBER OF YARD BOXES IN THE FIELD PRIOR TO BIDDING.

TRAFFIC CONTROL NOTES:

1. ALL TRAFFIC CONTROL WORK FOR CONSTRUCTION SHALL CONFORM TO PART 6 - TEMPORARY TRAFFIC CONTROL OF THE CALIFORNIA MANUAL OF TRAFFIC CONTROL DEVICES (CA MUTCD) LATEST EDITION (TYP), ADDENDUMS, LATEST EDITIONS, AND ALL O.S.H.A. REQUIREMENTS.
2. THE CONTRACTOR SHALL HAVE ALL TRAFFIC CONTROL SIGNS, DELINEATORS, ETC., PROPERLY INSTALLED PRIOR TO COMMENCING CONSTRUCTION.
3. THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC CONTROL SIGNS, DELINEATORS, ETC., TO ENSURE PROPER FLOW AND SAFETY OF TRAFFIC WHILE WORKING IN THE STREET.
4. ADDITIONAL TRAFFIC CONTROL DEVICES MAY BE REQUIRED IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TRAFFIC CONTROL DEVICES REQUIRED BY THE CITY INSPECTOR/REPRESENTATIVES TO ASSURE PUBLIC SAFETY AT ALL TIMES. NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
5. THE CONTRACTOR SHALL UTILIZE A FLAGMAN DURING CONSTRUCTION WORK AS DEEMED NECESSARY BY THE AGENCY REPRESENTATIVE.
6. ARROW BOARDS SHALL BE USED ON ANY LANE CLOSURE ON ARTERIAL STREETS.
7. STRIPING SHALL BE CAT TRACKED AND APPROVED BY THE AGENCY REPRESENTATIVE PRIOR TO FINAL INSTALLATION.
8. MAINTAIN TWO TRAFFIC LANES ON BOTH DIRECTIONS AT ALL TIMES.
9. ALL TRAFFIC LANES MUST BE OPEN ON WEEKENDS AND HOLIDAYS.
10. ANY DEVIATION TO THE TRAFFIC LANE REQUIREMENTS SHALL REQUIRE THE CITY ENGINEER'S APPROVAL. A MINIMUM 24 HOURS ADVANCE NOTICE IS REQUIRED.
11. THE CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AND DRIVEWAYS AT ALL TIMES EXCEPT AS NECESSARY FOR CONSTRUCTION ACTIVITIES IN THE IMMEDIATE VICINITY OF THE WORK AREA.
12. A MINIMUM LANE WIDTH OF 10' SHALL BE MAINTAINED AT ALL TIMES.
13. CONTRACTOR SHALL MAINTAIN PEDESTRIAN ACCESS AT ALL TIMES PER ADA REQUIREMENTS.
14. INSTALL TEMPORARY NO PARKING SIGNS (IF REQUIRED) 72 HOURS PRIOR TO THE CLOSURE.
15. CONTRACTOR SHALL COVER OR REMOVE ALL CONFLICTING SIGNS AND MARKINGS.
16. ALL DELINEATORS AND WARNING SIGNS SHALL BE EQUIPPED WITH REFLECTIVE BAND AT NIGHT TIME.

GENERAL SIGNING, STRIPING AND MARKING NOTES:

1. TRAFFIC STRIPING AND PAVEMENT LEGENDS SHALL BE INSTALLED IN ACCORDANCE WITH PART 3 - MARKINGS OF THE LATEST VERSION OF THE CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), AND CALTRANS STANDARD SPECIFICATIONS SECTION 56 "OVERHEAD SIGN STRUCTURES", 82 "SIGNS AND MARKERS", AND 84 "MARKINGS" AND CALTRANS STANDARD PLANS AND ANY ADDENDUM THERETO, LATEST EDITION AND THESE PLANS AND CONTRACT SPECIAL PROVISIONS.
2. ALL STRIPING AND PAVEMENT LEGENDS AND MARKINGS SHALL BE REFLECTORIZED AND APPLIED IN THERMOPLASTIC PAINT.
3. ALL EXISTING PAVEMENT STRIPING AND MARKINGS ARE THERMOPLASTIC. EXISTING STRIPING AND MARKINGS TO BE REMOVED SHALL BE DONE BY GRINDING OR OTHER APPROVED METHOD APPROVED BY THE CITY ENGINEER.
4. PAVEMENT DAMAGED DUE TO REMOVAL OF MARKERS OR STRIPING SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER.
5. THE CONTRACTOR SHALL CONTACT THE CITY OF BELL CITY FOR INSPECTION 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
6. ALL SIGNS TO BE INSTALLED SHALL BE NEW AND ALL SIGN SHALL BE REFLECTIVE AND SHEETING SHALL BE HIGH INTENSITY GRADE WITH PROTECTIVE OVERLAY FILM. SIGNS TO BE INSTALLED ON EXISTING STREET LIGHT POLES AND POST SHALL BE MOUNTED WITH NEW HARDWARE.
7. TRAFFIC SIGNS DIMENSIONS, COLOR, LETTERING, AND SIGN CODES SHOWN ON THE PLAN SHALL CONFORM TO THE LATEST CALIFORNIA MUTCD SPECIFICATIONS.
8. NEW SIGN POSTS SHALL BE 12 GAGE GALVANIZED STEEL, PERFORATED 4 SIDES, EASY ERECT BREAKAWAY BASE, "UNI-STRUT OR APPROVED EQUAL. NEW SIGN POST SHALL BE CONSTRUCTED IN PCC FOOTING AS DETAILED HEREON, UNLESS APPROVED OTHERWISE.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIARIZED WITH THE JOB SITE AND THE LOCATION OF ALL UNDERGROUND FACILITIES SHOWN OR NOT SHOWN.

GEOTECHNICAL ENGINEER NOTES:

1. IT IS EXPECTED DIFFERENTIAL SETTLEMENT DUE THE SITE SOILS CONDITIONS. CONTRACTOR TO INSTALL FLEXIBLE UTILITY CONNECTIONS FOR ALL RIGID UTILITIES TO ALLOW MINOR DIFFERENTIAL MOVEMENTS.
2. TESTS INDICATE THE SOILS ARE CONSIDERED "MODERATELY CORROSIVE" WITH RESPECT TO CORROSION OF BURIED FERROUS METALS ON SITE. CONTRACTOR TO PROVIDE PROTECTIVE MEASUREMENTS IN CASE METAL PART CONTACT DIRECTLY TO SOILS.
- GRADING NOTES:
3. A PRECONSTRUCTION CONFERENCE IS TO BE HELD AT THE SITE PRIOR TO THE BEGINNING OF EXCAVATION OPERATIONS WITH THE OWNER, CONTRACTOR, CITY ENGINEER IN ATTENDANCE. SPECIAL SOIL HANDLING REQUIREMENTS CAN BE DISCUSSED AT THAT TIME.
4. EARTHWORK IS TO BE OBSERVED, AND COMPACTED FILL TESTED BY CERTIFIED GEOTECHNICAL ENGINEER. THE EXISTING FILL AND ALLUVIAL SOILS ENCOUNTERED DURING EXPLORATION ARE SUITABLE FOR REUSE AS ENGINEERED FILL, PROVIDED ANY ENCOUNTERED OVERSIZE MATERIAL (GREATER THAN 6 INCHES) AND ANY ENCOUNTERED DELETERIOUS DEBRIS IS REMOVED.
5. GRADING IS TO COMMENCE WITH THE REMOVAL OF ALL EXISTING VEGETATION AND EXISTING IMPROVEMENTS FROM THE AREA TO BE GRADED. DELETERIOUS DEBRIS SUCH AS WOOD AND ROOT STRUCTURES IS TO BE EXPORTED FROM THE SITE AND SHOULD NOT BE MIXED WITH THE FILL SOILS. ASPHALT AND CONCRETE SHOULD NOT BE MIXED WITH THE FILL SOILS UNLESS APPROVED BY THE GEOTECHNICAL ENGINEER. ALL EXISTING UNDERGROUND IMPROVEMENTS PLANNED FOR REMOVAL SHOULD BE COMPLETELY EXCAVATED AND THE RESULTING DEPRESSIONS PROPERLY BACKFILLED IN ACCORDANCE WITH THE PROCEDURES DESCRIBED HEREIN. ONCE A CLEAN EXCAVATION BOTTOM HAS BEEN ESTABLISHED IT MUST BE OBSERVED AND APPROVED IN WRITING BY THE GEOTECHNICAL ENGINEER.
6. ALL FILL AND BACKFILL SOILS IS TO BE PLACED IN HORIZONTAL LOOSE LAYERS APPROXIMATELY 6 TO 8 INCHES THICK, MOISTURE CONDITIONED TO NEAR OPTIMUM MOISTURE CONTENT AND PROPERLY COMPACTED TO 90 PERCENT OF THE LABORATORY MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D 1557 (LATEST EDITION).
7. WHERE NEW PAVING IS TO BE PLACED, ALL EXISTING FILL AND SOFT ALLUVIAL SOILS ARE TO BE EXCAVATED AND PROPERLY COMPACTED FOR PAVING SUPPORT.
8. ASPHALT CONCRETE IS TO CONFORM TO SECTION 203-6 OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (GREEN BOOK). CLASS 2 AGGREGATE BASE MATERIALS SHOULD CONFORM TO SECTION 26-1.02A OF THE "STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION" (CALTRANS). THE USE OF CRUSHED MISCELLANEOUS BASE (CMB) IN LIEU OF CLASS 2 AGGREGATE BASE IS ACCEPTABLE. CRUSHED MISCELLANEOUS BASE SHOULD CONFORM TO SECTION 200-2.4 OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (GREEN BOOK).



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NOTE:

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NO.	REVISIONS	REVISED BY	APPROVED BY	DATE



APPROVED BY:		11/24/25
JOHN OSKOU, P.E.		DATE
INTERIM PUBLIC WORKS DIRECTOR		

CITY OF BELL
PUBLIC WORKS DEPARTMENT

PRITCHARD FIELD IMPROVEMENT PROJECT - PHASE 2
CIP 25-3062
7006 WALKER AVE, BELL, CA 90201
FY 2025-2026

GENERAL NOTES



NOTES:

1. REFER TO LANDSCAPE DRAWINGS FOR OTHER SITE DIMENSIONS AND IMPROVEMENTS NOT SHOWN ON THIS DRAWING.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY SURFACE AND/OR UNDERGROUND UTILITIES IN CONFLICT WITH THE PROPOSED DEMOLITION AND DESIGN ITEMS.
3. CONTRACTOR IS TO REPORT ANY DISCREPANCIES AND/OR CONSTRUCTION RELATED ISSUES TO THE OWNER OR DESIGN TEAM PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL DIMENSIONS ARE APPROXIMATE AND NEED TO BE VERIFIED IN FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE OWNER OR DESIGN TEAM PRIOR TO THE COMMENCEMENT OF WORK.

PROTECT-IN-PLACE NOTES:

1. PROTECT IN PLACE EXISTING CONCRETE PAD AND SCE EQUIPMENT IN ITS ENTIRETY.
2. PROTECT IN PLACE EXISTING CONCRETE CURB
3. PROTECT IN PLACE EXISTING CONCRETE PAD AND BACKFLOW PREVENTOR'S IN ITS ENTIRETY.
4. PROTECT IN PLACE EXISTING WALL AND IRON FENCE IN ITS ENTIRETY.
5. PROTECT IN PLACE EXISTING IRON FENCE IN ITS ENTIRETY.
6. PROTECT IN PLACE EXISTING CMU WALL, COLUMNS, AND FOOTING IN ITS ENTIRETY.
7. PROTECT IN PLACE EXISTING AREA DRAIN IN IT'S ENTIRETY.
8. PROTECT IN PLACE EXISTING POTABLE WATER STUB OUT.
9. PROTECT IN PLACE EXISTING IRRIGATION STUB OUT.
10. PROTECT IN PLACE EXISTING ELECTRICAL STUB OUT (FIELD VERIFY).
11. PROTECT IN PLACE EXISTING LIGHT POLE AND FIXTURE AND FOOTING IN ITS ENTIRETY.

REMOVAL NOTES:

1. REMOVE EXISTING DRIVEWAY APPROACH, CURB, AND GUTTER, AND BASE MATERIAL FULL DEPTH.
2. REMOVE EXISTING CONCRETE SIDEWALK, CURB, AND GUTTER.
3. CLEAR AND GRUB PER PROJECT SPECIFICATIONS. WEED KILL THROUGHOUT SITE.
4. EXISTING AGGREGATE TO BE REUSED
5. EXISTING CONCRETE CURB REMOVE TO EXISTING WALKWAY

LEGEND

- PROPERTY LINE
- CENTERLINE
- EASEMENT LINE
- SS --- PROPOSED FENCE
- W --- PROPOSED SEWER
- SD --- PROPOSED STORM DRAIN
- PP --- PROPOSED PERFORATED PIPE DRAIN
- E --- EXISTING ELECTRICAL LINE
- (100) --- EXISTING CONTOUR SURFACE
- 100 --- PROPOSED CONTOUR SURFACE
- 100.00 SPOT ELEVATION
- SIGN
- (100.00) EXISTING ELEVATION

ABBREVIATIONS

- BX BOTTOM OF X CURB
- CF CURB FACE
- CLF CHAIN LINK FENCE
- COL COLUMN
- CONC CONCRETE
- DWY DRIVEWAY
- (E) EXISTING
- ELEC ELECTRIC
- EC EDGE OF CONCRETE
- EG EDGE OF GUTTER
- ELEV ELEVATION
- EX/(E) EXISTING
- FH FIRE HYDRANT
- FL FLOWLINE
- FS FINISHED SURFACE
- G GAS
- GS GROUND SHOT
- INV INVERT
- LIP LIP OF GUTTER
- LP LIGHT POLE
- MH MANHOLE
- MISC MISCELLANEOUS
- MON MONUMENT
- (N) NEW
- PA PLANTING AREA
- PP POWER POLE
- OSHA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
- RSR RISER
- S SEWER
- SD STORM DRAIN
- SL STREET LIGHT
- TE TOP ELEVATION
- T TELECOMMUNICATIONS
- TC TOP OF CURB
- TG TOP OF GRATE
- TRANS TRANSFORMER
- TX TOP OF X CURB
- TYP TYPICAL
- UNK UNKNOWN
- V VALVE
- VLT VAULT
- W WATER
- WIF WROUGHT IRON FENCE
- WM WATER METER
- " APPROX. TREE TRUNK DIAMETER
- () INDICATES QUANTITY IN AREA



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NO.	REVISIONS	REVISED BY	APPROVED BY	DATE



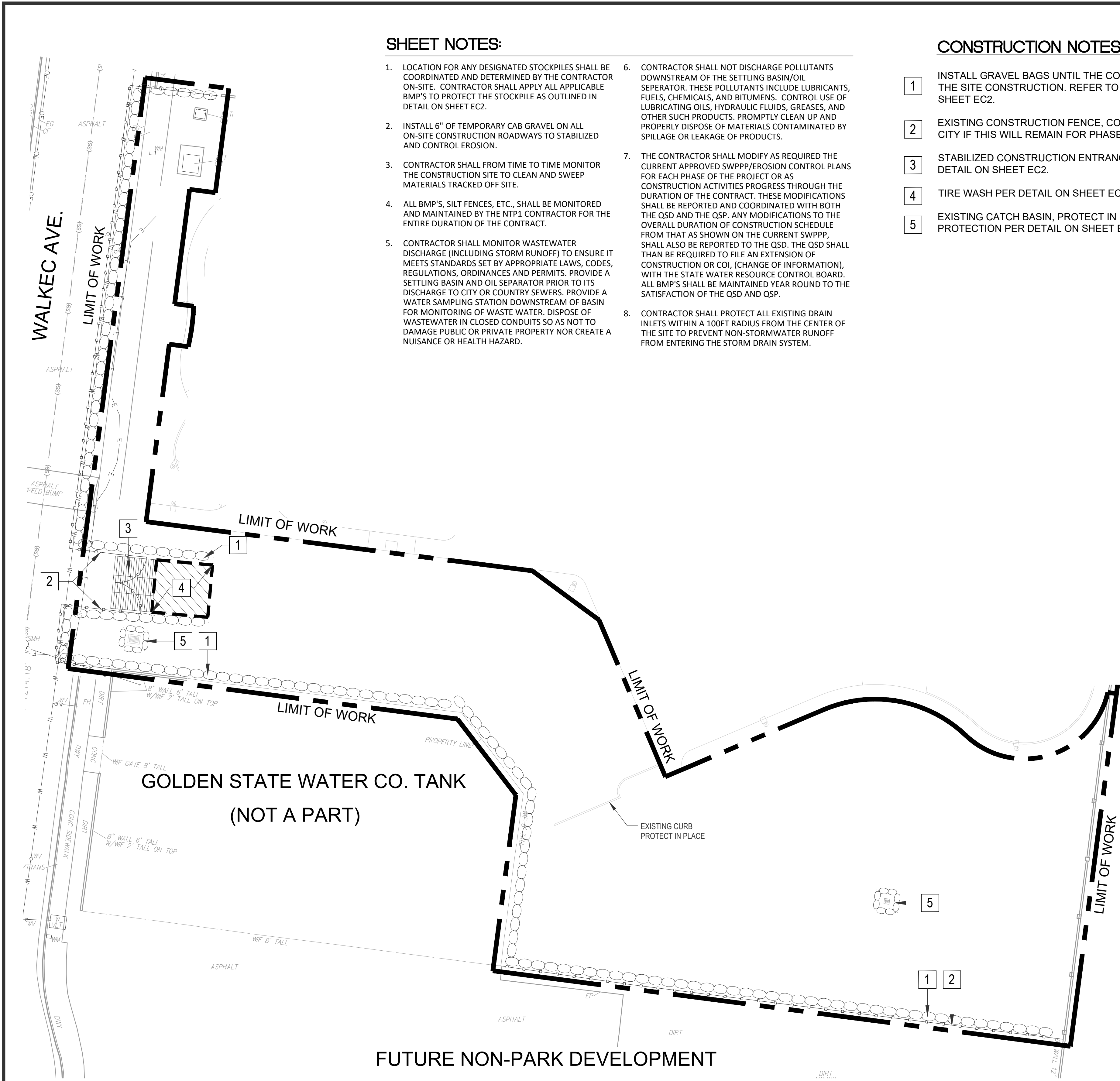
CITY of BELL
Home...in the center of it all

APPROVED BY:  11/24/25
JOHN OSKOU, P.E. INTERIM PUBLIC WORKS DIRECTOR DATE

CITY OF BELL
PUBLIC WORKS DEPARTMENT
PRITCHARD FIELD IMPROVEMENT PROJECT - PHASE 2
CIP 25-3062
7006 WALKER AVE, BELL, CA 90201
FY 2025-2026

DEMOLITION PLAN

SHEET **3** OF 23 SHEETS 2025-11-19 DWG. NO. **DP**



SHEET NOTES:

- LOCATION FOR ANY DESIGNATED STOCKPILES SHALL BE COORDINATED AND DETERMINED BY THE CONTRACTOR ON-SITE. CONTRACTOR SHALL APPLY ALL APPLICABLE BMP'S TO PROTECT THE STOCKPILE AS OUTLINED IN DETAIL ON SHEET EC2.
- INSTALL 6" OF TEMPORARY CAB GRAVEL ON ALL ON-SITE CONSTRUCTION ROADWAYS TO STABILIZED AND CONTROL EROSION.
- CONTRACTOR SHALL FROM TIME TO TIME MONITOR THE CONSTRUCTION SITE TO CLEAN AND SWEEP MATERIALS TRACKED OFF SITE.
- ALL BMP'S, SILT FENCES, ETC., SHALL BE MONITORED AND MAINTAINED BY THE NTP1 CONTRACTOR FOR THE ENTIRE DURATION OF THE CONTRACT.
- CONTRACTOR SHALL MONITOR WASTEWATER DISCHARGE (INCLUDING STORM RUNOFF) TO ENSURE IT MEETS STANDARDS SET BY APPROPRIATE LAWS, CODES, REGULATIONS, ORDINANCES AND PERMITS. PROVIDE A SETTLING BASIN AND OIL SEPARATOR PRIOR TO ITS DISCHARGE TO CITY OR COUNTRY SEWERS. PROVIDE A WATER SAMPLING STATION DOWNSTREAM OF BASIN FOR MONITORING OF WASTE WATER. DISPOSE OF WASTEWATER IN CLOSED CONDUITS SO AS NOT TO DAMAGE PUBLIC OR PRIVATE PROPERTY NOR CREATE A NUISANCE OR HEALTH HAZARD.
- CONTRACTOR SHALL NOT DISCHARGE POLLUTANTS DOWNSTREAM OF THE SETTLING BASIN/OIL SEPARATOR. THESE POLLUTANTS INCLUDE LUBRICANTS, FUELS, CHEMICALS, AND BITUMENS. CONTROL USE OF LUBRICATING OILS, HYDRAULIC FLUIDS, GREASES, AND OTHER SUCH PRODUCTS. PROMPTLY CLEAN UP AND PROPERLY DISPOSE OF MATERIALS CONTAMINATED BY SPILLAGE OR LEAKAGE OF PRODUCTS.
- THE CONTRACTOR SHALL MODIFY AS REQUIRED THE CURRENT APPROVED SWPPP/EROSION CONTROL PLANS FOR EACH PHASE OF THE PROJECT OR AS CONSTRUCTION ACTIVITIES PROGRESS THROUGH THE DURATION OF THE CONTRACT. THESE MODIFICATIONS SHALL BE REPORTED AND COORDINATED WITH BOTH THE QSD AND THE QSP. ANY MODIFICATIONS TO THE OVERALL DURATION OF CONSTRUCTION SCHEDULE FROM THAT AS SHOWN ON THE CURRENT SWPPP, SHALL ALSO BE REPORTED TO THE QSD. THE QSD SHALL THAN BE REQUIRED TO FILE AN EXTENSION OF CONSTRUCTION OR COI, (CHANGE OF INFORMATION), WITH THE STATE WATER RESOURCE CONTROL BOARD. ALL BMP'S SHALL BE MAINTAINED YEAR ROUND TO THE SATISFACTION OF THE QSD AND QSP.
- CONTRACTOR SHALL PROTECT ALL EXISTING DRAIN INLETS WITHIN A 100FT RADIUS FROM THE CENTER OF THE SITE TO PREVENT NON-STORMWATER RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.

CONSTRUCTION NOTES

- INSTALL GRAVEL BAGS UNTIL THE COMPLETION OF THE SITE CONSTRUCTION. REFER TO DETAIL ON SHEET EC2.
- EXISTING CONSTRUCTION FENCE, CONFIRM WITH CITY IF THIS WILL REMAIN FOR PHASE II.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT PER DETAIL ON SHEET EC2.
- TIRE WASH PER DETAIL ON SHEET EC2.
- EXISTING CATCH BASIN, PROTECT IN PLACE. PROTECTION PER DETAIL ON SHEET EC2.

GENEAL NOTES:

- IN CASE OF EMERGENCY, CALL (949) 266-1319, JOHN OSQUOI - OFFICIAL PROJECT MANAGER.
- TOTAL DISTURBED AREA 0.08 ACRE W/DID # _____
1. RISK LEVEL 2 PER STATE GENERAL PERMIT FOR SITES GREATER THAN 1 ACRE.
- A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
- EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
- GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
- ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
- A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
- DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
- STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES, THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
- EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITES AT ALL TIMES.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 50% OR GREATER PROBABILITY OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
- TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH THE SYSTEM DESIGNED TO ENSURE THAT A QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR THOSE PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."
- DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY AS REQUIRED BY THE STATE CONSTRUCTION GENERAL PERMIT. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL.

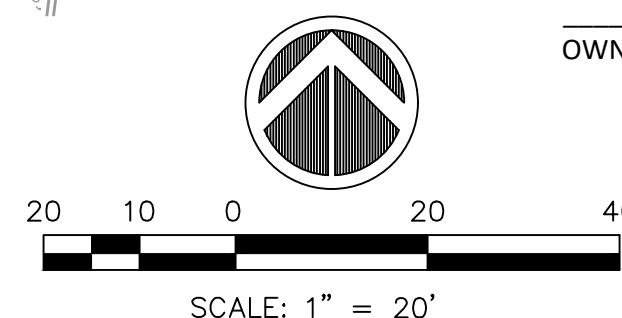
OWNER STATEMENT OF UNDERSTANDING:

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS. I, OR MY REPRESENTATIVE, CONTRACTOR, DEVELOPER, OR ENGINEER, WILL MAKE CERTAIN THAT ALL BMP SHOWN ON THIS PLAN WILL BE FULLY IMPLEMENTED, AND ALL EROSION CONTROL DEVICES WILL BE KEPT CLEAN AND FUNCTIONING. PERIODIC INSPECTIONS OF THE BMPS WILL BE CONDUCTED AND A CURRENT LOG, SPECIFYING THE EXACT NATURE OF THE INSPECTION AND ANY REMEDIAL MEASURES, WILL BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES AND WILL BE AVAILABLE FOR THE REVIEW BY THE BUILDING OFFICIAL.

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/OR INACCURATE INFORMATION, FAILING TO UPDATE THE LOCAL SWPPP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE LOCAL SWPPP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY THE LAW."

OWNER OR AUTHORIZED REPRESENTATIVE (PERMITEE)

DATE



ECOSION CONTROL

- EC1 - SCHEDULING
- EC2 - PRESEVATION OF EXISTING VEGETATION
- EC3 - HYDRAULIC MULCH
- EC4 - HYDROSEEDING
- EC5 - SOIL BINDES
- EC6 - STRAW MULCH
- EC7 - GEOTEXTILES AND MATS
- EC8 - WOOD MULCHING
- EC9 - EARTH DIKES AND DRAINAGE SWALES
- EC10 - VELOCITY DISSIPATION DEVICES
- EC11 - SLOPE DRAINS
- EC12 - STREAMBANK STABILIZATION
- EC13 - POLYACRYLAMIDE

TEMPORARY SEDIMENT CONTROL

- SE1 - SILT FENCE
- SE2 - SEDIMENT BASIN
- SE3 - SEDIMENT TRAP
- SE4 - CHECK DAM
- SE5 - FIBEC ROLLS
- SE6 - GRAVEL BAG BECM
- SE7 - STREET SWEEPING AND VACUUMING
- SE8 - GRAVEL BAG BARRIC
- SE9 - STRAW BALE BARRIC
- SE10 - STORM DRAIN INLET PROTECTION

WIND ECOSION CONTROL

- WE1 - WIND ECOSION CONTROL

EQUIPMENT TRACKING CONTROL

- TC1 - STABILIZED CONSTRUCTION ENTRANCE EXIT
- TC2 - STABILIZED CONSTRUCTION ROADWAY
- TC3 - ENTRANCE/OUTLET TIRE WASH

NON-STORMWATEC MANAGEMENT

- NS1 - WATEC CONSECATION PRACTICES
- NS2 - DEWATECING OPEATIONS
- NS3 - PAVING AND GRINDING OPEATIONS
- NS4 - TEMPORARY STREAM CROSSING
- NS5 - CLEARWATEC DIVESION
- NS6 - ILLICIT CONNECTION/DISCHARGE
- NS7 - POTABLE WATEC/IRRIGATION
- NS8 - VEHICLE AND EQUIPMENT CLEANING
- NS9 - VEHICLE AND EQUIPMENT FUELING
- NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
- NS11 - PILE DRIVING OPEATIONS
- NS12 - CONCRETE CURING
- NS13 - CONCRETE FINISHING
- NS14 - MATECIAL AND EQUIPMENT USE
- NS15 - DEMOLITION ADJACENT TO WATEC
- NS16 - TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATECIAL POLLUTION CONTROL

- WM1 - MATECIAL DELIVECY AND STORAGE
- WM2 - MATECIAL USE
- WM3 - STOCKPILE MANAGEMENT
- WM4 - SPILL PREVENTION AND CONTROL
- WM5 - SOLID WASTE MANAGEMENT
- WM6 - HAZARDOUS WASTE MANAGEMENT
- WM7 - CONTAMINATION SOIL MANAGEMENT
- WM8 - CONCRETE WASTE MANAGEMENT
- WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
- WM10 - LIQUID WASTE MANAGEMENT



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NOTE:

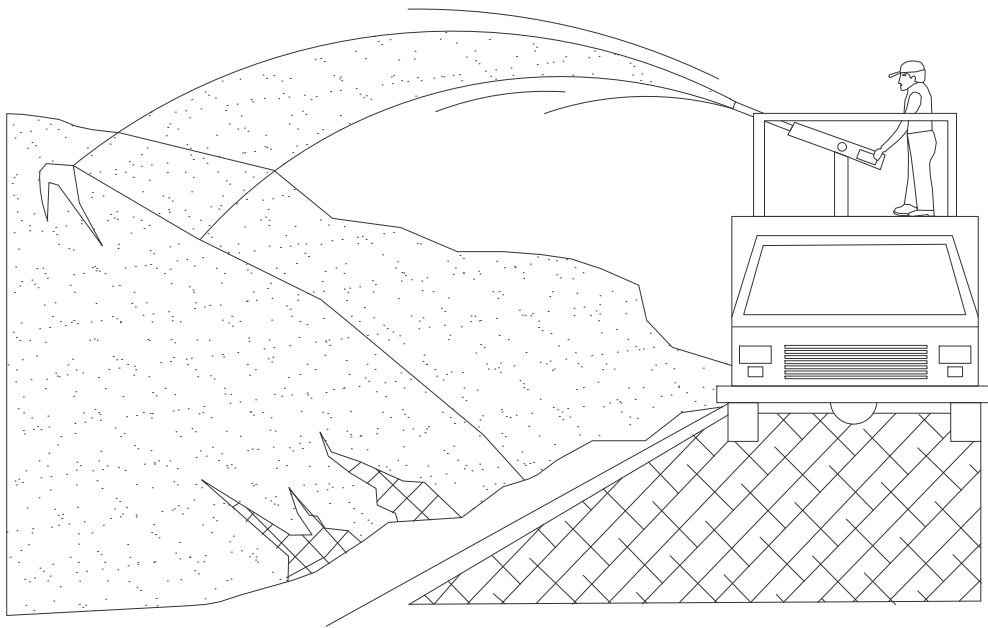
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NO.	REVISIONS	REVISED BY	APPROVED BY	DATE



APPROVED BY: *J. Osquoi*
JOHN OSQUOI, P.E.
INTERIM PUBLIC WORKS DIRECTOR
11/24/25
DATE

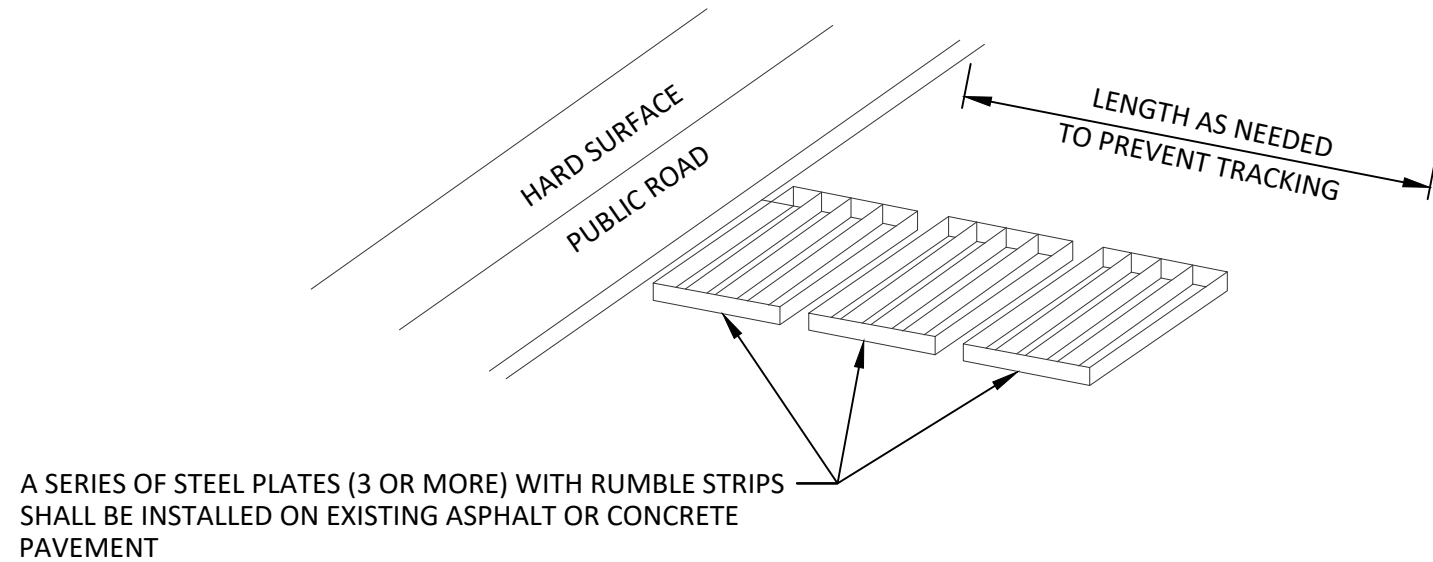
CITY OF BELL PUBLIC WORKS DEPARTMENT PRITCHARD FIELD IMPROVEMENT PROJECT - PHASE 2 CIP 25-3062 7006 WALKER AVE, BELL, CA 90201 FY 2025-2026			
EROSION CONTROL PLAN			
SHEET 4 OF 23 SHEETS	2025-11-19	DWG. NO.	EC1



NOTES:

- SOIL/SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO REVEGETATE OPEN AREAS AS SOON AS FEASIBLE AFTER GRADING. THESE CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, OR OTHER SOIL STABILIZATION PRACTICES.
- SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL INACTIVE DISTURBED AREAS FROM NOVEMBER 1 THRU APRIL 15 AND ON ALL DISTURBED AREAS DURING A RAIN EVENT OR POTENTIAL RAIN.
- STABILIZATION PRACTICES SHALL CONTROL/PREVENT EROSION FROM THE FORCES OF WIND AND WATER.
- STABILIZATION PRACTICES SHALL BE IMPLEMENTED IN CONJUNCTION WITH SEDIMENT TRAPPING/FILTERING PRACTICES AND PRACTICES TO REDUCE THE TRACKING OF SEDIMENT ONTO PAVED ROADS.
- WHEN USING STRAW MULCHING, THE MINIMUM APPLICATION SHALL BE 2 TONS/ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
- WHEN USING HYDROSEEDING/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1,500 LBS/ACRE, THAT DOES NOT CONTAIN MORE THAN 50 PERCENT NEWSPRINT.
- FOR SEEDING RECOMMENDATIONS, USDA, NATURAL RESOURCES CONSERVATION SERVICE.

3 ECOSION CONTROL



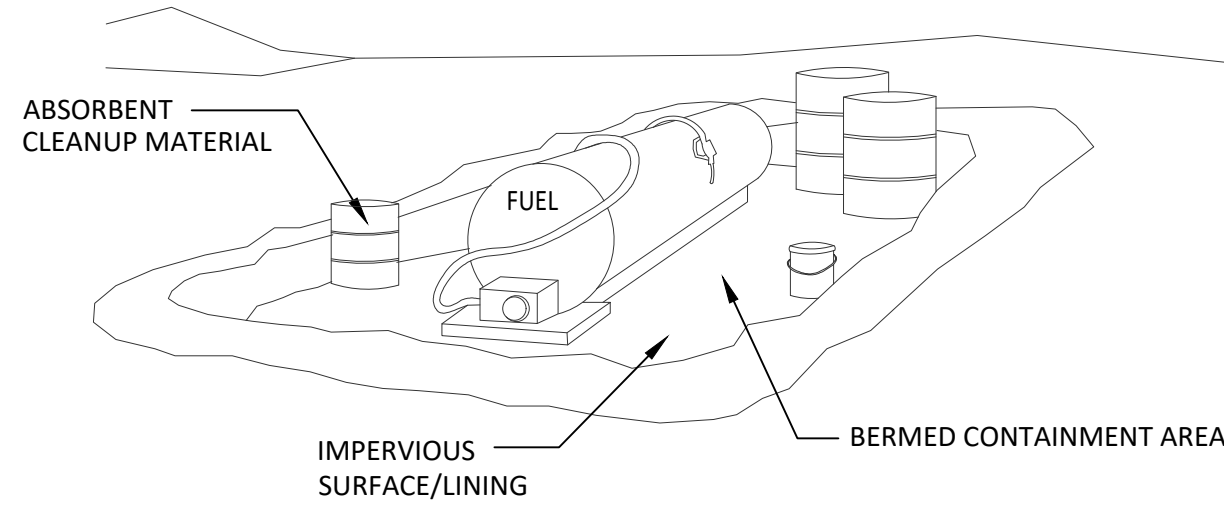
NOTES:

- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE RD OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
 - A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 4" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
- ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
- ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE

- REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
- SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
- PAVEMENT WASHING WITH WATEC IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

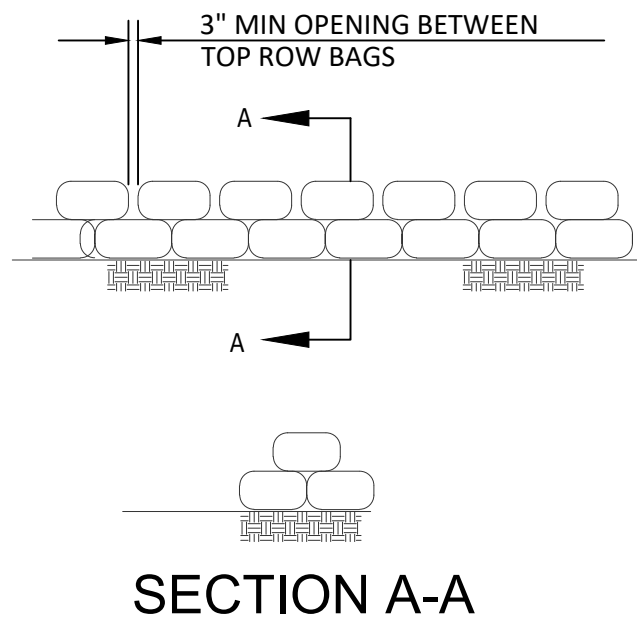
4 STABILIZED CONSTRUCTION ENTRANCE / EXIT



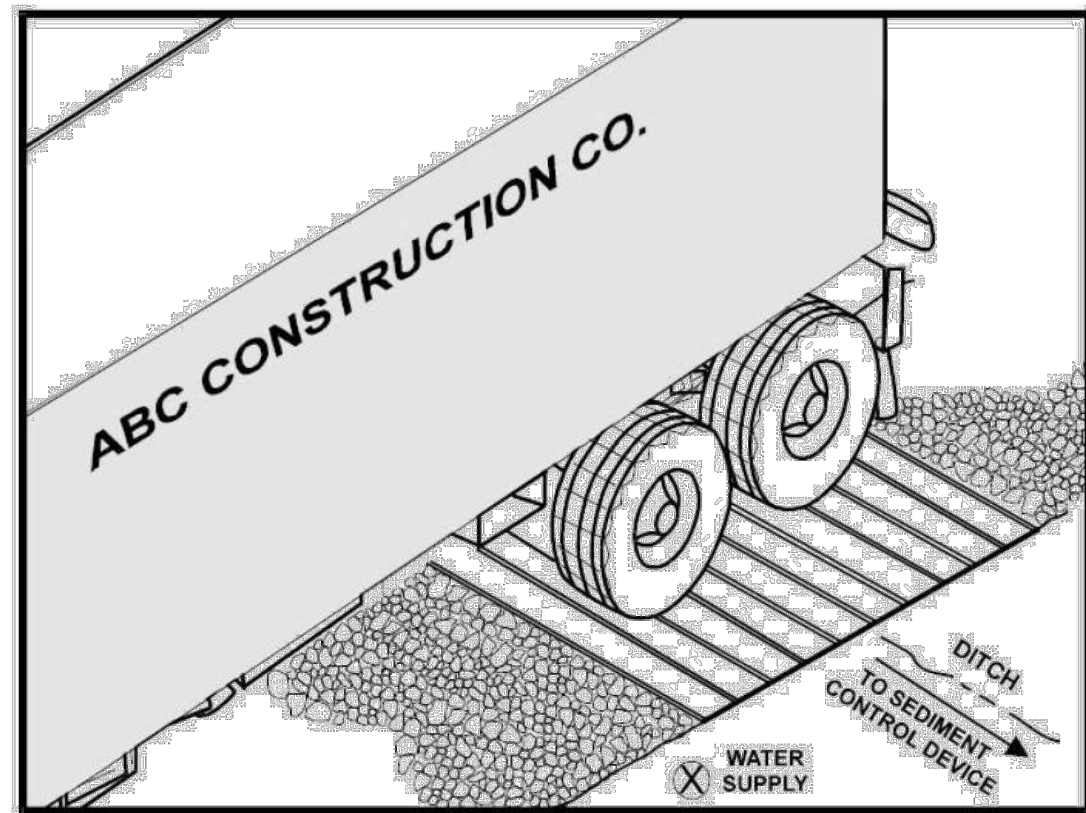
NOTE:

- FUELING SHALL BE PERFORMED IN A DESIGNATED AREA, AWAY FROM COURSES. ABSORBENT CLEANUP MATERIAL SHALL BE ON SITE AND USED IMMEDIATELY IN THE EVENT OF A SPILL.

6 VEHICLE / EQUIPMENT FUELING



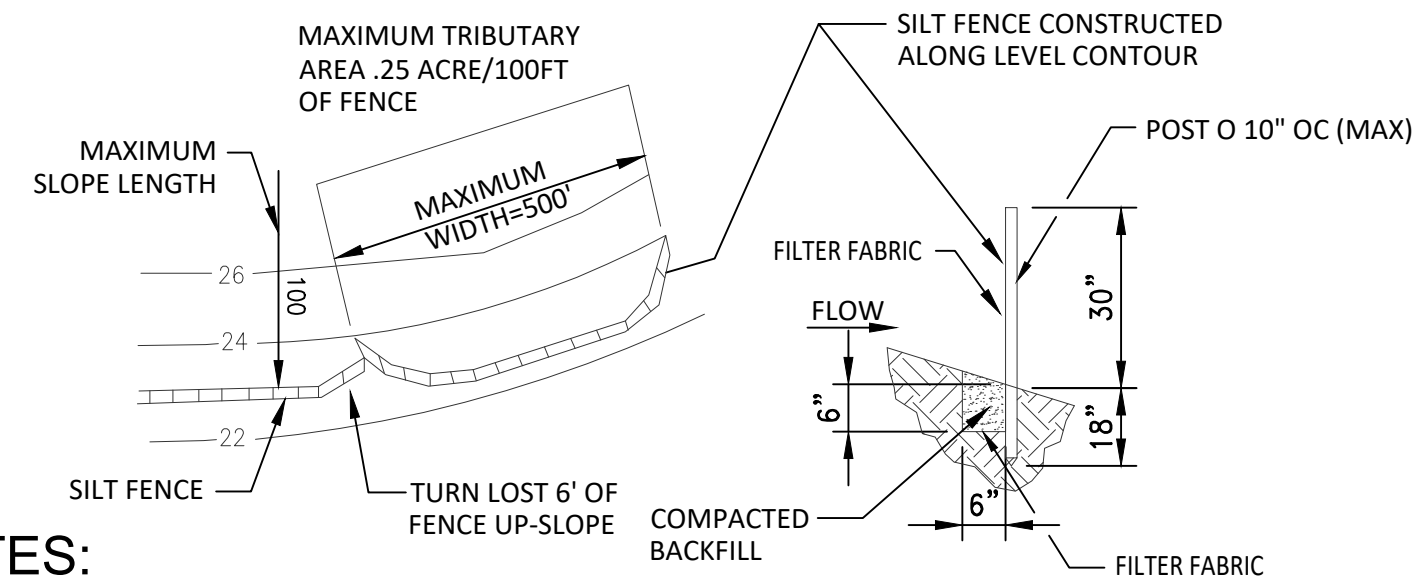
7 GRAVEL BAG DETAIL



NOTES:

- THE TIRE WASH REQUIRES A SUPPLY OF WASH WATER.
- A TURNOUT OR DOUBLEWIDE EXIT IS REQUIRED TO AVOID HAVING ENTERING VEHICLES DRIVE THROUGH THE WASH AREA.
- DO NOT USE WHERE WET TIRE TRUCKS LEAVING THE SITE LEAVE THE ROAD DANGEROUSLY SLICK.
- INCORPORATE WITH A STABILIZED CONSTRUCTION ENTRANCE/EXIT.
- CONSTRUCT ON LEVEL GROUND WHEN POSSIBLE, ON A PAD OF COARSE AGGREGATE GREATER THAN 3 IN. BUT SMALLER THAN 6 IN. A GEOTEXTILE FABRIC SHOULD BE PLACED BELOW THE AGGREGATE.
- WASH RACK SHOULD BE DESIGNED AND CONSTRUCTED/MANUFACTURED FOR ANTICIPATED TRAFFIC LOADS.

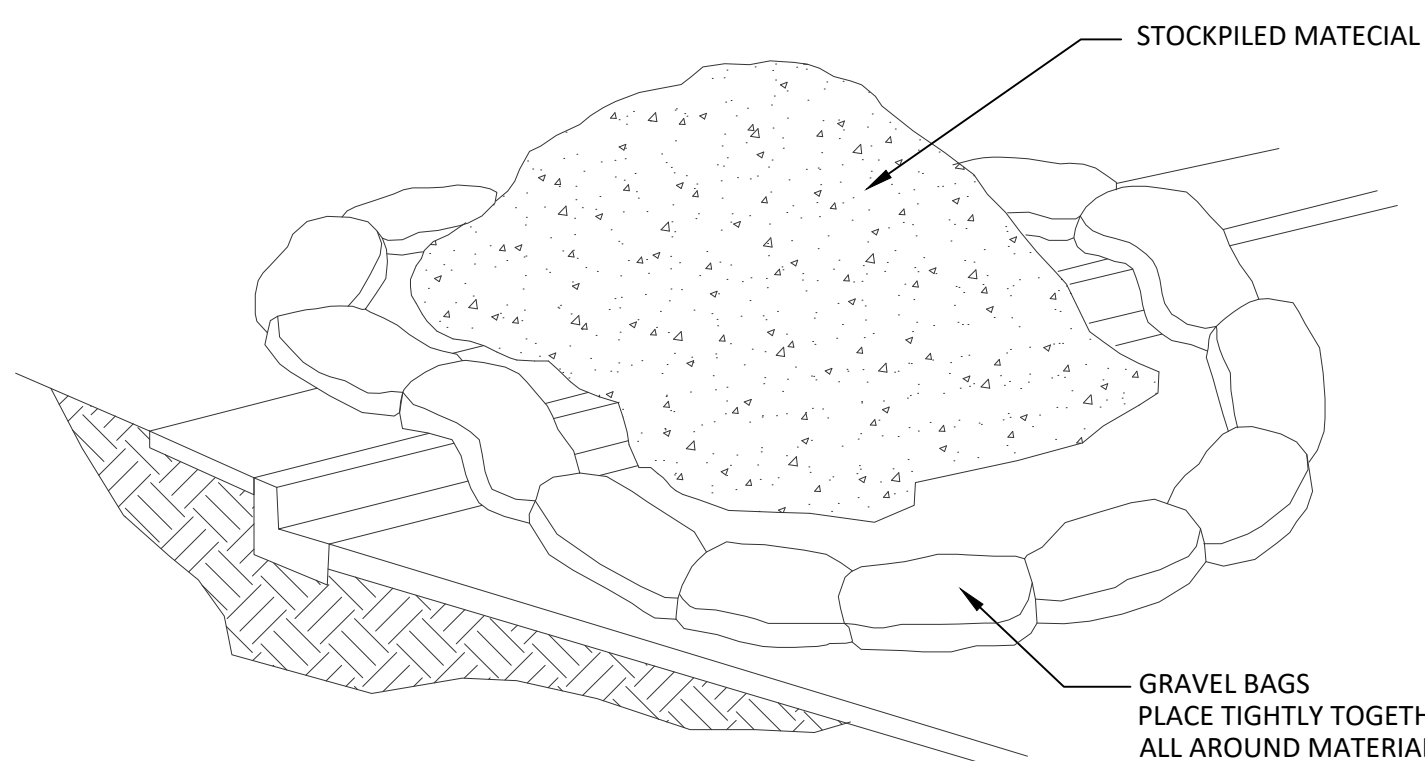
8 ENTRANCE/OUTLET TIRE WASH



NOTES:

- CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
- SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
- PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
- TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
- LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
- DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
- WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG. TIE WIRES OR HOG RINGS.

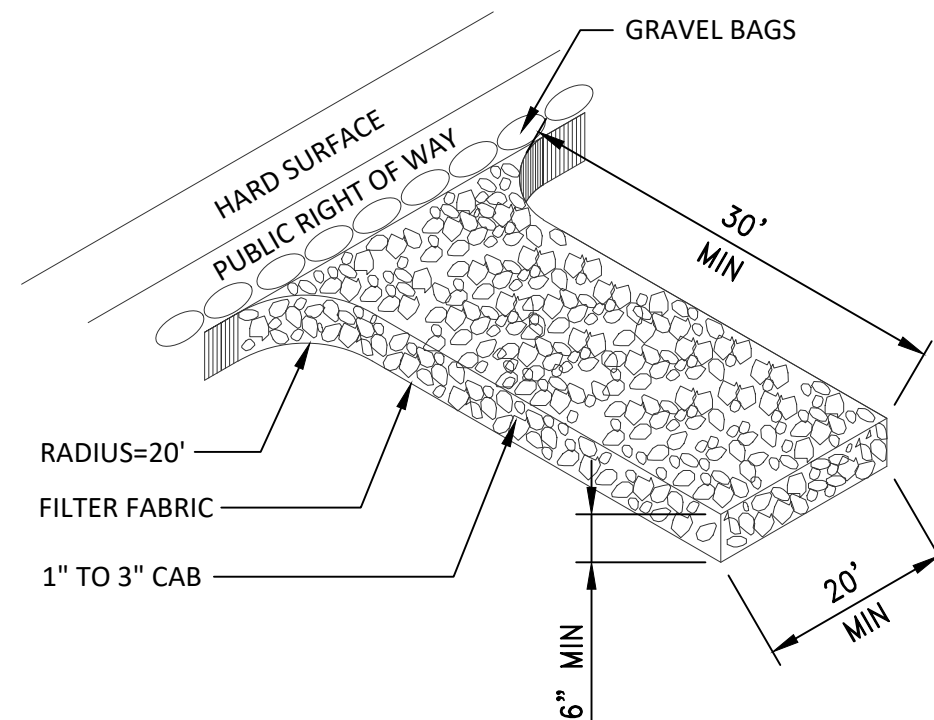
3 SILT FENCE



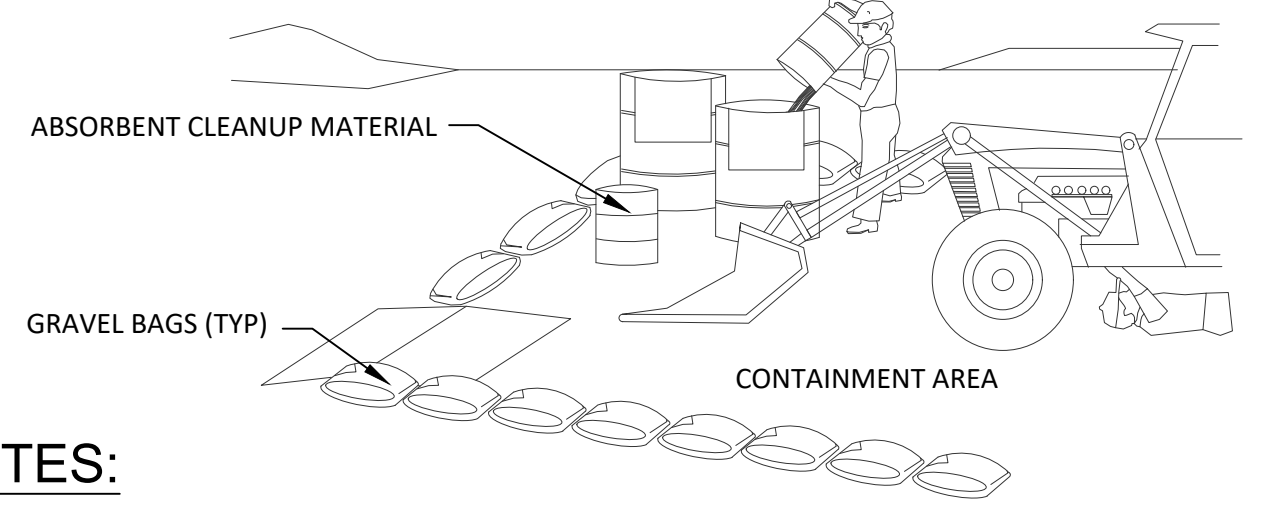
NOTES:

- DIRT AND OTHER CONSTRUCTION RELATED MATERIALS PLACED IN THE STREET OR ON OTHER IMPERVIOUS SURFACES MUST BE CONTAINED WITH SANDBAGS OR OTHER MEASURES TO PREVENT TRANSPORT TO THE STORMDRAIN SYSTEM.
- ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON-SITE SHALL BE PROTECTED FROM BEING TRANSPORTED BY THE FORCE OF WIND OR WATER.

4 MATECIAL STORAGE



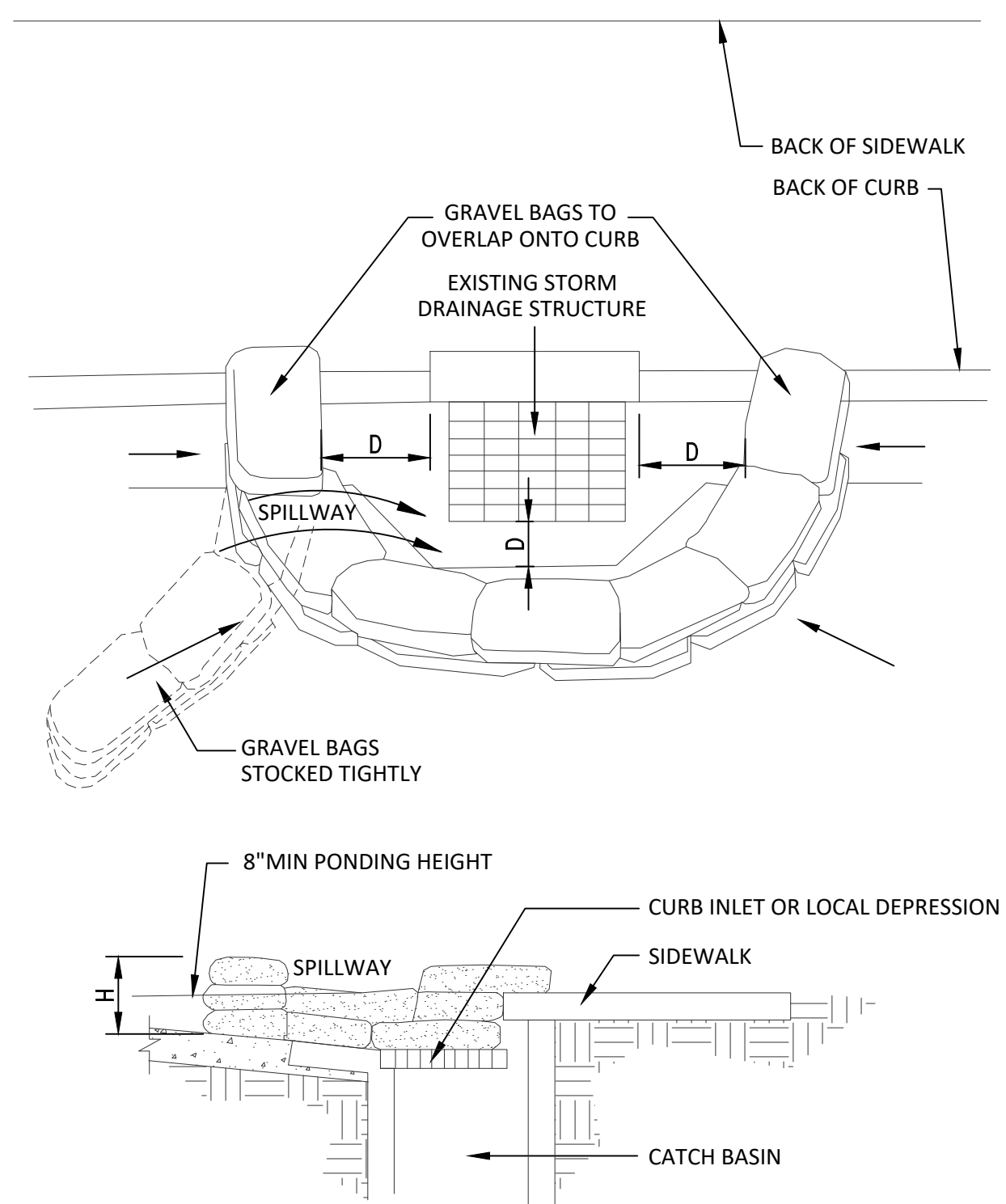
5 STABILIZED CONSTRUCTION ENTRANCE/EXIT



NOTES:

- LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT; DO NOT FLUSH WITH WATER.
- VEHICLES AND EQUIPMENT SHALL BE MAINTAINED AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.
- DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, WAY FROM STORM DRAIN INLETS AND WATERCOURSES.
- ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH, TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS.
- LEGALLY DISPOSE OF USED OILS, FLUIDS, AND LUBRICANTS.
- PROVIDE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.
- MAINTAIN ON ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREA.

1 EQUIPMENT REPAIR/MAINTENANCE



NOTES:

- INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS: ECOSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
- MODIFY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS.
- INCLUDE INLET PROTECTION MEASURES AT HILLSIDE V-DITCHES AND MISCELLANEOUS DRAINAGE SWALES.
- INLET PROTECTION SHALL BE PROTECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
- DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY.
- ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLANT.

2 AREA DRAIN CATCH BASIN/INLET PROTECTION

CITY OF BELL
PUBLIC WORKS DEPARTMENT

PRITCHARD FIELD IMPROVEMENT PROJECT - PHASE 2
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FY 2025-2026

EROSION CONTROL DETAILS



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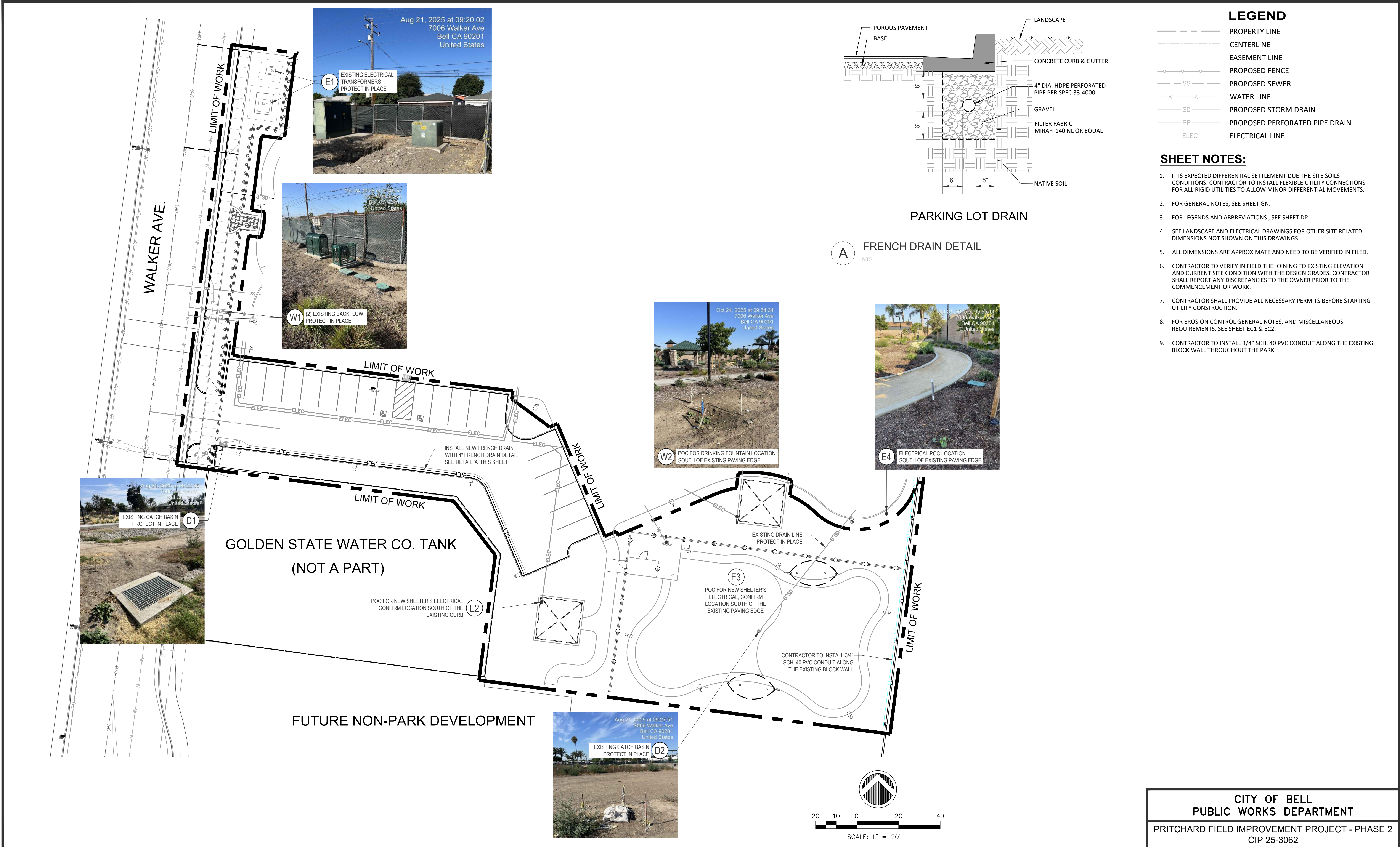
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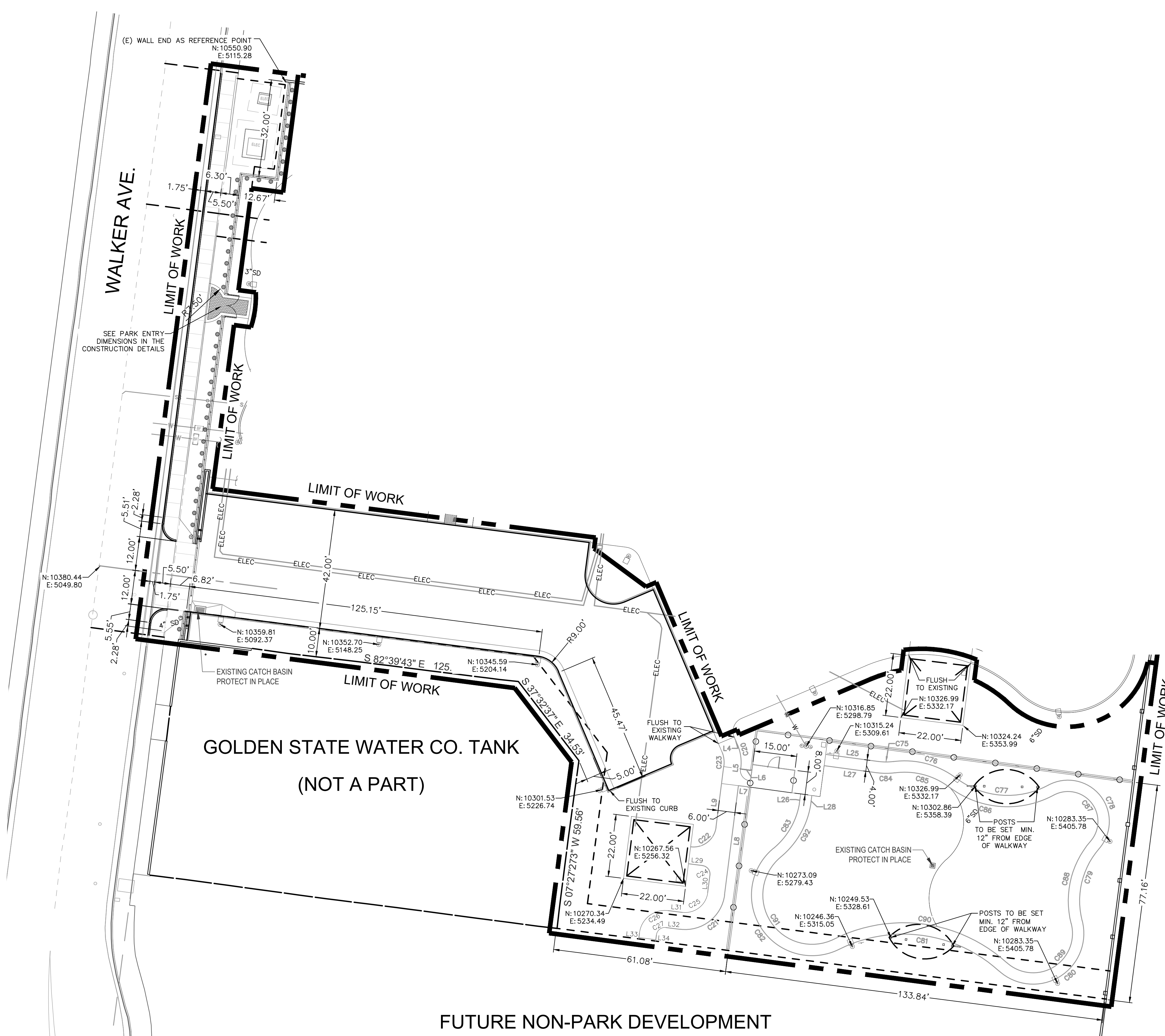
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NO.	REVISIONS	REVISED BY	APPROVED BY	DATE



APPROVED BY: *J. Oskoui*
JOHN OSKOU, P.E. 11/24/25
INTERIM PUBLIC WORKS DIRECTOR DATE





LINE	BEARING	DISTANCE
L4	N 22°56'57" W	3.00'
L5	S 07°15'12" E	0.19'
L6	S 82°44'48" W	4.02'
L7	S 82°44'48" W	3.98'
L8	N 07°15'12" E	38.77'
L9	S 07°15'12" E	21.70'
L13	S 82°39'51" E	8.96'
L25	S 82°39'51" E	8.96'
L26	S 82°39'51" E	8.96'
L27	S 82°39'51" E	8.96'
L28	S 82°39'51" E	8.96'
L29	S 82°44' 48" E	5.00'
L30	N 07°15'12" W	6.26'
L31	S 82°44'48" E	5.03'
L32	S 82°44'48" E	5.03'
L33	N 07°19'52" E	2.19'
L34	N 07°19'52" E	2.20'

CURVE	LENGTH	RADIUS	DELTA
C20	8.43'	16.00'	30°12'08"
C21	21.99'	14.00'	90°00'00"
C22	12.57'	8.00'	90°00'00"
C23	5.27'	10.00'	36°12'08"
C24	4.71'	3.00'	90°00'00"
C25	12.57'	8.00'	90°00'00"
C26	14.00'	9.00'	90°00'00"
C27	4.70'	3.00'	90°00'00"
C75	5.32'	20.00'	15°13'44"
C76	23.43'	30.00'	44°44'51"
C77	34.38'	30.00'	65°39'43"
C78	40.49'	14.55'	159°26'12"
C79	27.15'	28.00'	55°33'04"
C80	45.70'	17.84'	146°45'51"
C81	60.38'	50.24'	68°51'52"
C82	62.28'	21.35'	167°07'24"
C83	18.48'	26.14'	40°30'17"
C84	6.38'	24.00'	15°13'44"
C85	20.31'	26.00'	44°44'51"
C86	38.96'	34.00'	65°39'43"
C87	29.36'	10.55'	159°26'12"
C88	31.03'	32.00'	55°33'04"
C89	35.46'	13.84'	146°45'51"
C90	65.19'	54.24'	68°51'52"
C91	50.61'	17.35'	167°07'24"
C92	22.39'	30.00'	42°45'56"

SURVEYOR NOTE
THIS SURVEY WAS COMPILED USING RECORD SURVEY MAPS. NO TITLE REPORT WAS SUPPLIED TO THE SURVEYOR. THE SURVEYOR CLAIMS NO RESPONSIBILITY FOR EASEMENTS OR ANY OTHER RESTRICTIONS AFFECTING THE PROPERTY THAT ARE NOT SHOWN, IF ANY.

BENCHMARK
LOS ANGELES COUNTY PUBLIC WORKS SURVEY SECTION

BM NUMBER: PY1714
DATUM: NAVD 88
ELEVATION: 143.533 FEET

DESCRIPTION: L&BN 1FT E/O END OF SW COR BRIDGE OVER L.A. RIVER ON FLORENCE AVE.

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE CENTERLINE OF WALKER AVENUE BEING HELD AS N07°27'27"E AS PER PARCEL MAP NO. 71191 RECORDED IN BOOK 370, PAGES 13 TO 15, OF MAPS, LOS ANGELES COUNTY, CALIFORNIA.

UTILITY NOTE
THE LOCATIONS OF UTILITIES ARE SHOWN HEREON BY OBSERVED EVIDENCE ONLY.

CITY OF BELL
PUBLIC WORKS DEPARTMENT
PRITCHARD FIELD IMPROVEMENT PROJECT - PHASE 2
CIP 25-3062
7006 WALKER AVE, BELL, CA 90201
FY 2025-2026

HORIZONTAL CONTROL PLAN

SHEET 7 OF 23 SHEETS 2025-11-19 DWG. NO. HC

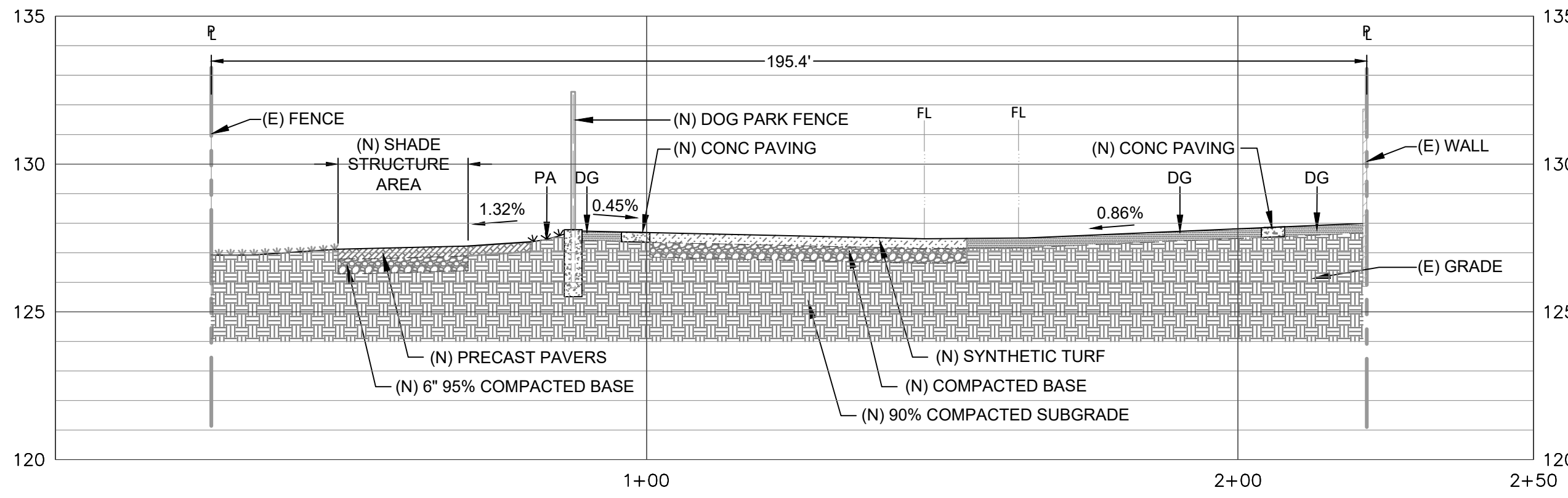
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CITY of BELL
Home...in the center of it all

APPROVED BY:
JOHN OSKOU, P.E. 11/24/25
INTERIM PUBLIC WORKS DIRECTOR DATE



SHEET 8 OF 23 SHEETS	2025-11-19	DWG. NO.	GP
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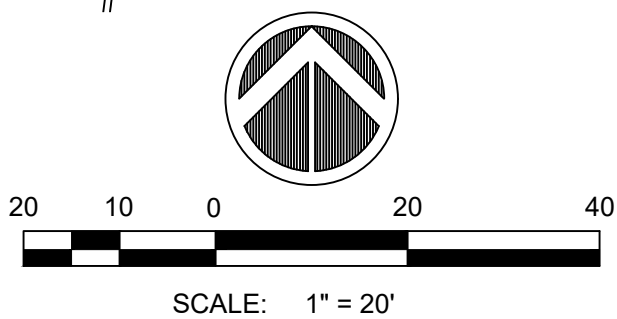
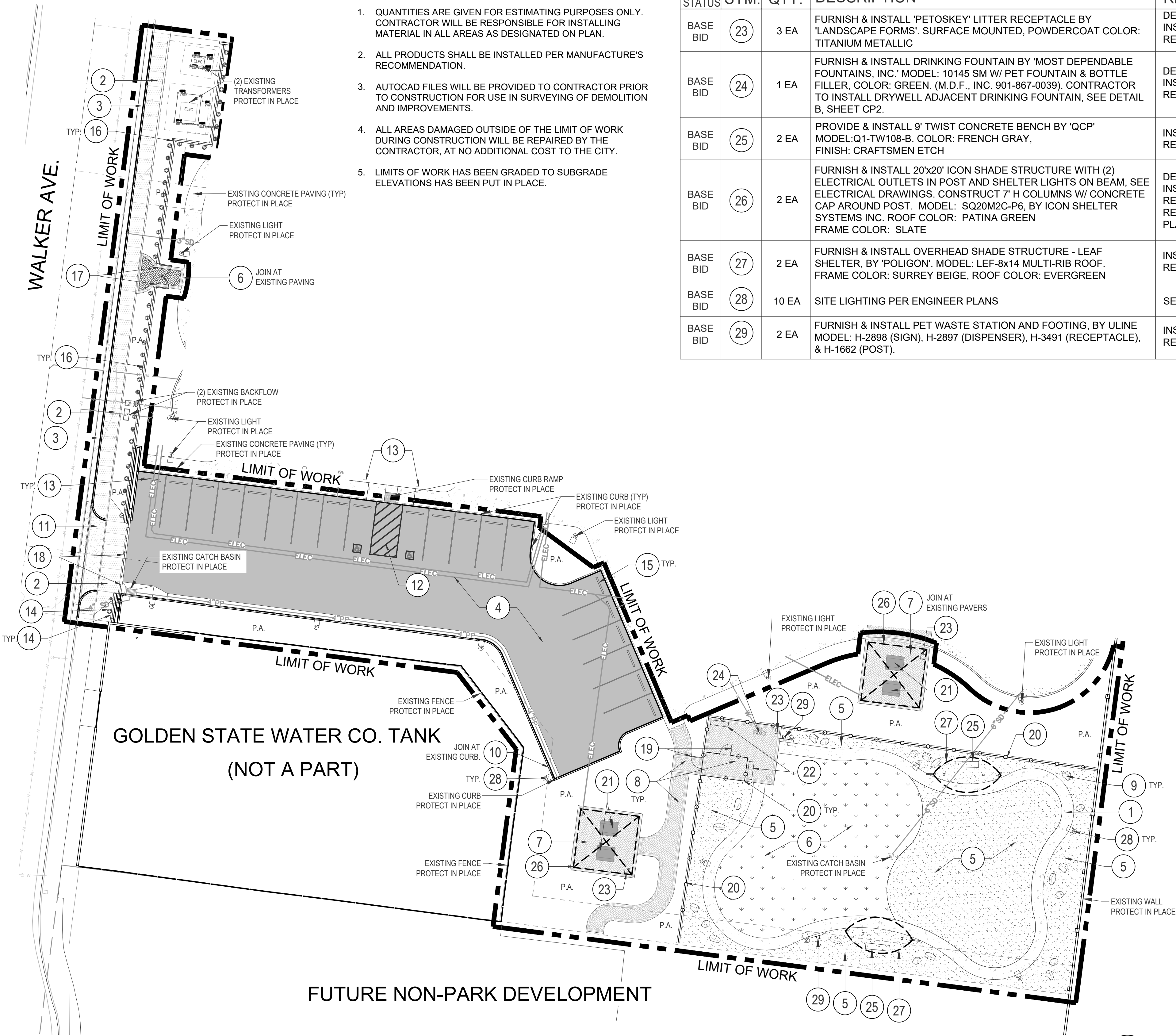
CONSTRUCTION NOTES

- QUANTITIES ARE GIVEN FOR ESTIMATING PURPOSES ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING MATERIAL IN ALL AREAS AS DESIGNATED ON PLAN.
- ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURE'S RECOMMENDATION.
- AUTOCAD FILES WILL BE PROVIDED TO CONTRACTOR PRIOR TO CONSTRUCTION FOR USE IN SURVEYING OF DEMOLITION AND IMPROVEMENTS.
- ALL AREAS DAMAGED OUTSIDE OF THE LIMIT OF WORK DURING CONSTRUCTION WILL BE REPAIRED BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE CITY.
- LIMITS OF WORK HAS BEEN GRADED TO SUBGRADE ELEVATIONS HAS BEEN PUT IN PLACE.

BID STATUS	SYM.	QTY.	DESCRIPTION	REMARKS/DETAIL
BASE BID	(23)	3 EA	FURNISH & INSTALL 'PETOSKEY' LITTER RECEPTACLE BY 'LANDSCAPE FORMS'. SURFACE MOUNTED, POWDERCOAT COLOR: TITANIUM METALLIC	DETAIL 'D', SHEET CD-3 INSTALL PER MANUF. RECOMMENDATIONS.
BASE BID	(24)	1 EA	FURNISH & INSTALL DRINKING FOUNTAIN BY 'MOST DEPENDABLE FOUNTAINS, INC.' MODEL: 10145 SM W/ PET FOUNTAIN & BOTTLE FILLER, COLOR: GREEN. (M.D.F., INC. 901-867-0039). CONTRACTOR TO INSTALL DRYWELL ADJACENT DRINKING FOUNTAIN, SEE DETAIL B, SHEET CP2.	DETAIL 'E', SHEET CD-3 INSTALL PER MANUF. RECOMMENDATIONS.
BASE BID	(25)	2 EA	PROVIDE & INSTALL 9' TWIST CONCRETE BENCH BY 'QCP' MODEL: Q1-TW108-B. COLOR: FRENCH GRAY, FINISH: CRAFTSMEN ETCH	INSTALL PER MANUF. RECOMMENDATIONS.
BASE BID	(26)	2 EA	FURNISH & INSTALL 20'x20' ICON SHADE STRUCTURE WITH (2) ELECTRICAL OUTLETS IN POST AND SHELTER LIGHTS ON BEAM, SEE ELECTRICAL DRAWINGS. CONSTRUCT 7' H COLUMNS W/ CONCRETE CAP AROUND POST. MODEL: SQ20M2C-P6, BY ICON SHELTER SYSTEMS INC. ROOF COLOR: PATINA GREEN FRAME COLOR: SLATE	DETAIL 'A', SHEET CD-4 INSTALL PER MANUF. RECOMMENDATIONS. REFER TO ELECTRICAL PLANS
BASE BID	(27)	2 EA	FURNISH & INSTALL OVERHEAD SHADE STRUCTURE - LEAF SHELTER, BY 'POLIGON'. MODEL: LEF-8x14 MULTI-RIB ROOF. FRAME COLOR: SURREY BEIGE, ROOF COLOR: EVERGREEN	INSTALL PER MANUF. RECOMMENDATIONS.
BASE BID	(28)	10 EA	SITE LIGHTING PER ENGINEER PLANS	SEE ELECTRICAL PLAN
BASE BID	(29)	2 EA	FURNISH & INSTALL PET WASTE STATION AND FOOTING, BY ULINE MODEL: H-2898 (SIGN), H-2897 (DISPENSER), H-3491 (RECEPTACLE), & H-1662 (POST).	INSTALL PER MANUF. RECOMMENDATIONS.

CONSTRUCTION LEGEND

BID STATUS	SYM.	QTY.	DESCRIPTION	REMARKS/DETAIL
BASE BID	(1)	1,325 SF	CONSTRUCT 4" THICK CONCRETE PAVING IN DOG PARK, NATURAL GRAY COLOR, WITH MEDIUM BROOM FINISH. JOINTS PER PROJECT SPECIFICATIONS.	DETAIL 'A', SHEET CD-1
BASE BID	(2)	1,455 SF	CONSTRUCT CONCRETE SIDEWALK.	SPPWC STD PLAN 112-2 & 113-2.
BASE BID	(3)	200 LF	CONSTRUCT CONCRETE CURB AND GUTTER WITH 1-FOOT-WIDE STRIP OF ADJACENT AC PAVEMENT (EXISTING DEPTH +1").	SPPWC STD PLAN 112-2 & 120-3 TYPE A2-6
BASE BID	(4)	7,700 SF	CONSTRUCT 3" AC PERMEABLE PAVEMENT OVER 4" THICK AGGREGATE BASE ON COMPACTED NATIVE SOIL. PROCESS SOIL PER "GREENBOOK".	DETAIL 'B', SHEET CD-1
BASE BID	(5)	5,435 SF	EXCAVATE, HAUL-AWAY AND DISPOSE EXISTING NATIVE SOIL, FURNISH & INSTALL 4" THICK DECOMPOSED GRANITE (2" LIFTS), COLOR CALIFORNIA GOLD W/STABILIZER OVER COMPACTED 4" THICK CMB MATERIAL.	DETAIL 'C', SHEET CD-1
BASE BID	(6)	3,110 SF	FURNISH & INSTALL SYNTHETIC TURF PER PLANS AND SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS (K9 GRASS CLASSIC + BY FOREVER LAWN)	DETAIL 'D', SHEET CD-1
BASE BID	(7)	990 SF	FURNISH & INSTALL CONCRETE PAVERS AT PICNIC AREAS: 4" x 8" 'HOLLAND STONE' BY 'BELGARD'. 60MM. PAVERS SET IN CONCRETE BASE. HERRINGBONE PATTERN W/ BAND. COLOR: RIO, PER MANUFACTURER'S RECOMMENDATION.	DETAIL 'E', SHEET CD-1
BASE BID	(8)	1,120 SF	FURNISH & INSTALL 'AQUALINE' PERMEABLE PAVER PATHWAY: 4-1/2" x 9" BY 'BELGARD'. 80MM. SAND SETTING BED. HERRINGBONE PATTERN W/ BAND. COLOR: RIO, PER MANUFACTURER'S RECOMMENDATION.	DETAIL 'F', SHEET CD-1
BASE BID	(9)	20 EA	FURNISH & INSTALL BOULDERS BAJA CRESTA 3'-4" DISTRIBUTOR: DECORATIVE STONE SOLUTIONS	DETAIL 'G', SHEET CD-1
BASE BID	(10)	180 LF	CONSTRUCT 6" CURB AND GUTTER & LOCAL DEPRESSION AT CATCH BASIN IN PARKING LOT.	SPPWC STD PLAN 120-3 TYPE A2-6 & 313-4
BASE BID	(11)	225 SF	CONSTRUCT 24 FT WIDE DRIVEWAY APPROACH.	SSPWC STD PLAN 110-2, TYPE C
BASE BID	(12)	1 LS	INSTALL PARKING LOT PAVEMENT STRIPING AND MARKINGS, PER PLANS AND SPECS.	DETAIL 'A', SHEET CD-2
BASE BID	(13)	2 EA	FURNISH & INSTALL ADA PARKING STALL SIGN	DETAIL 'B', SHEET CD-2
BASE BID	(14)	1 EA	FURNISH & INSTALL ADA PARKING LOT SIGN	DETAIL 'C', SHEET CD-2
BASE BID	(15)	20 EA	FURNISH & INSTALL 6' LONG CONCRETE WHEEL STOP. SUPPLY PRODUCT CUT SHEET AND CONFIRM WITH CITY PRIOR TO PURCHASE.	DETAIL 'D', SHEET CD-2
BASE BID	(16)	180 LF	FURNISH & INSTALL BOUNDARY FENCE: DECORATIVE METAL PANELS 4' H x 4' W DECORATIVE PANELS ON TOP OF 12" H x 12" W CONCRETE CURB WALL. PANEL COLOR: BLACK. SUPPLY SHOP DRAWINGS FOR CITY APPROVAL PRIOR TO INSTALL.	DETAIL 'E', 'F', & G. SHEET CD-2
BASE BID	(17)	1 EA	FURNISH & INSTALL BOUNDARY PEDESTRIAN GATES; 5' H x 8' W DOUBLE SWING GATES W/ 4' x 4' DECORATIVE PANELS. PANEL COLOR: BLACK. SUPPLY SHOP DRAWINGS FOR CITY APPROVAL PRIOR TO INSTALLATION.	DETAIL 'E', 'F', & G. SHEET CD-2
BASE BID	(18)	1 EA	FURNISH & INSTALL BOUNDARY VEHICULAR GATES WITH TRACK; (1) 21'-6" L x 5' H & (1) 8'-9" L x 5' H DOUBLE SLIDING GATES WITH 4' x 4' DECORATIVE PANELS. PANEL COLOR: BLACK. SUPPLY SHOP DRAWINGS FOR CITY APPROVAL PRIOR TO INSTALLATION.	DETAIL 'E', 'F', & G. SHEET CD-2
BASE BID	(19)	245 LF	FURNISH & INSTALL 4' H ELITE DOUBLE WIRE FENCE, 6' PANEL, FACE MOUNTING BY OMEGA FENCE SYSTEMS W/ METAL DOG SILHOUETTE. POST EMBEDDED TO 12" WIDE CONCRETE MOW CURB. COLOR: BLACK. SUPPLY SHOP DRAWINGS FOR CITY APPROVAL PRIOR TO INSTALLATION.	DETAIL 'C', SHEET CD-1 DETAIL 'A', SHEET CD-3 INSTALL PER MANUF. RECOMMENDATIONS.
BASE BID	(20)	2 EA	FURNISH & INSTALL 4' H ELITE DOUBLE WIRE GATE, MODEL #: C-GPM30XX48 BY OMEGA FENCE SYSTEMS. COLOR: BLACK. IN-GROUND POST. SUPPLY SHOP DRAWINGS FOR CITY APPROVAL PRIOR TO INSTALL.	DETAIL 'A3', SHEET CD-3 INSTALL PER MANUF. RECOMMENDATIONS.
BASE BID	(21)	4 EA	FURNISH & INSTALL 'CHARLIE' STEEL PICNIC TABLE BY 'LANDSCAPE FORMS'. WITHOUT UMBRELLA HOLE, SURFACE MOUNT, POWDERCOAT COLOR: TITANIUM METALLIC.	DETAIL 'B', SHEET CD-3 INSTALL PER MANUF. RECOMMENDATIONS.
BASE BID	(22)	2 EA	PROVIDE & INSTALL 'STAY' BENCH BY 'LANDSCAPE FORMS', STYLE: BACKED BENCH 2 DIVIDER, PAVER MOUNT, POWDERCOAT COLOR: TITANIUM METALLIC.	DETAIL 'C', SHEET CD-3 INSTALL PER MANUF. RECOMMENDATIONS.



PLAN CROSS REFERENCE:
FOR CORRESPONDING IRRIGATION PLANS, REFER TO SHEET IP
FOR CORRESPONDING PLANTING PLANS, REFER TO SHEET PP

CITY OF BELL
PUBLIC WORKS DEPARTMENT

PRITCHARD FIELD IMPROVEMENT PROJECT - PHASE 2
CIP 25-3062
7006 WALKER AVE, BELL, CA 90201
FY 2025-2026

CONSTRUCTION PLAN
PHASE II

SHEET 9 OF 23 SHEETS 2025-11-19 DWG. NO. CP1



Underground Service Alert
Call: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

NOTE:

THESE PLANS ARE SCHEMATIC BY DESIGN. DELINEATION, DIMENSIONS, AND LOCATIONS OF PAVEMENT MARKINGS, MARKERS, AND LIMITS OF WORK ARE APPROXIMATE AND FOR THE PURPOSE OF BID PREPARATION. FINAL LIMITS OF WORK, PAVEMENT MARKINGS AND MARKERS, AND ALL ITEMS OF WORK SHALL BE PER THE CITY ENGINEER OR DESIGNER.

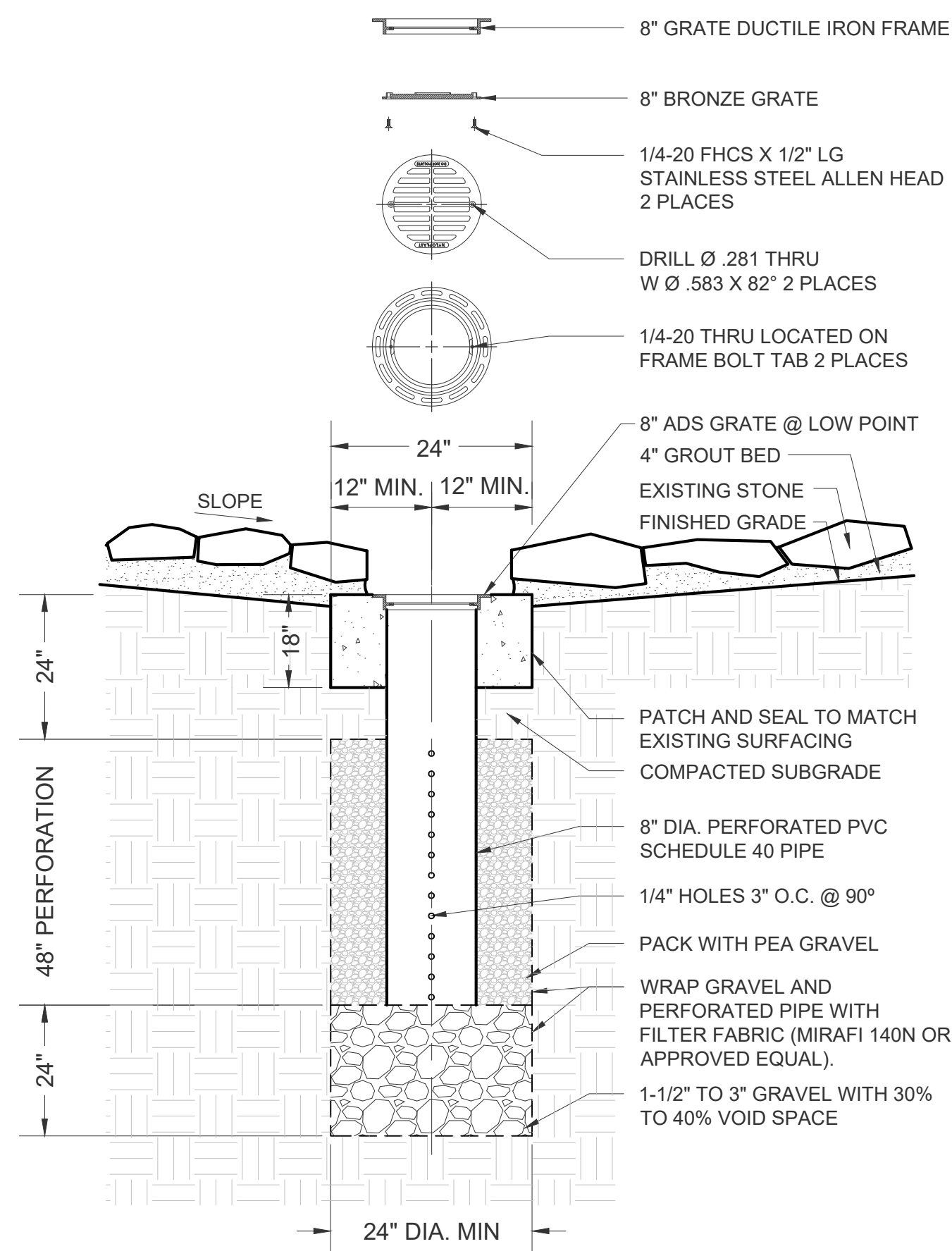
NO.	REVISIONS	REVISED BY	APPROVED BY	DATE



APPROVED BY: *J. Oskoui* 11/24/25
JOHN OSKOU, P.E. DATE
INTERIM PUBLIC WORKS DIRECTOR

CONSTRUCTION LEGEND

BID STATUS	SYM.	QTY.	DESCRIPTION	DETAIL
BASE BID	(A)	3 EA	FURNISH AND INSTALL 24" x 36" SINGLE STATION INFORMATION KIOSK; DEMONSTRATION GARDEN: CUSTOM DIGIFUSE PANEL BY COAST RECREATION, CONTACT ERIC LEWIS AT RECWEST OUTDOOR PRODUCTS, INC. (818) 590-0312	DETAIL 'A' THIS SHEET
BASE BID	(B)	10 EA	CONSTRUCT DRY WELL 8' DEPTH. CONTRACTOR TO PERFORM A DRAINAGE TEST TO CONFIRM EXACT AREA OF WORK TO BE PERFORMED. KEEP CLEAR MIN 6" FROM EDGE OF WALKWAY AND PLANTING.	DETAIL 'B' THIS SHEET
BASE BID	(C)	4 EA	REMOVE CATCH BASIN FRAME AND COVER. TRIM EXISTING CATCH BASIN BOX TO FLOW LINE ELEVATION.	
BASE BID	(D)	2 EA	SHADE STRUCTURE TO RECEIVED ADDITIONAL ELECTRICAL OUTLET THE OPPOSITE COLUMN.	DETAIL 'C' THIS SHEET
BASE BID	(E)	470 LF	CONTRACTOR TO INSTALL 3/4" SCH. 40 PVC CONDUIT ALONG THE EXISTING BLOCK WALL THROUGHOUT THE PARK.	



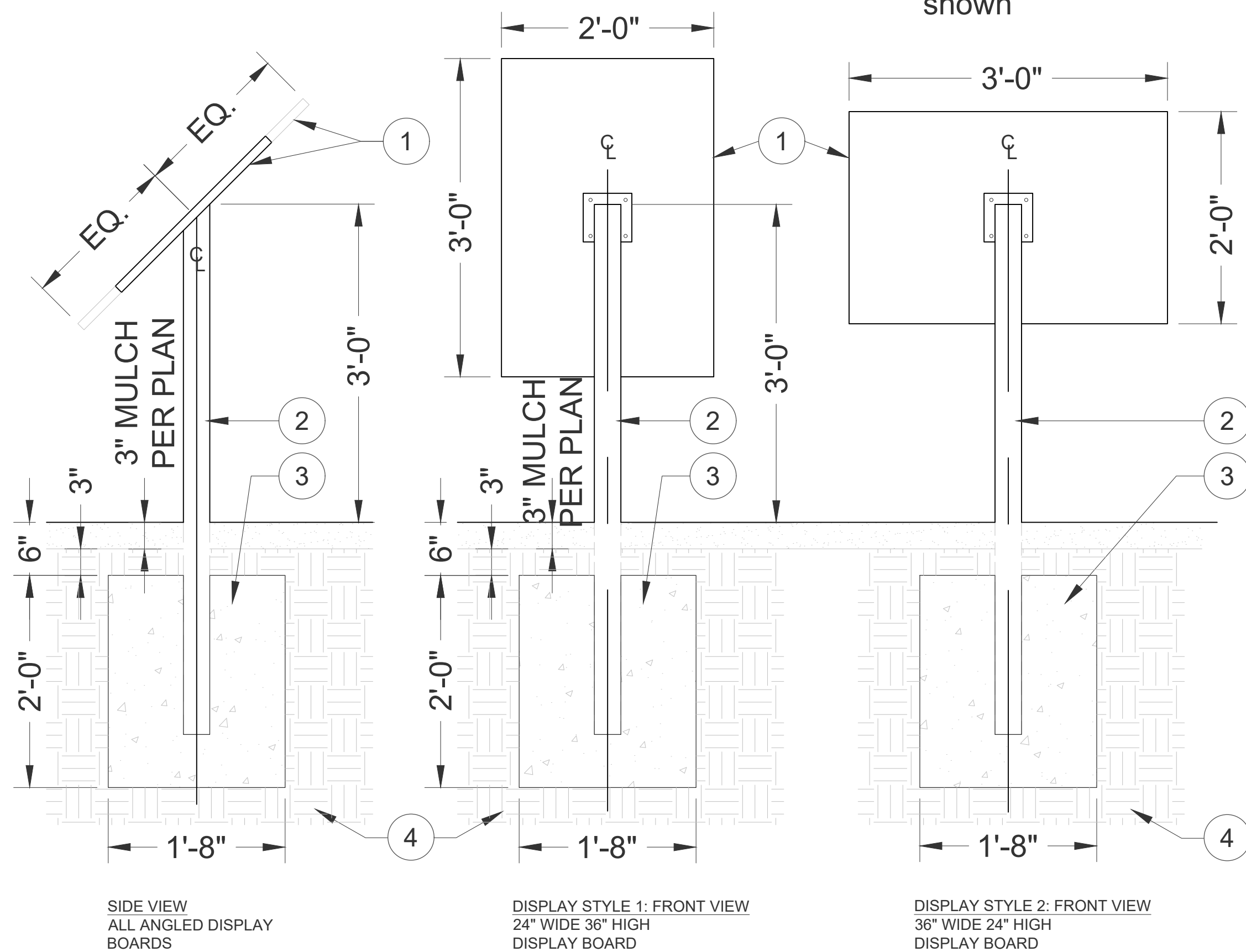
8 in BRONZE LOCKING GRATE ASSEMBLY - TYPE B
0899CGBFL

- NOTE:
- THIS DETAIL IS INTENT TO USE ON THE FLAT AREAS IN THE ORNAMENTAL SWALES TO MITIGATE WATER POND.
 - DRY WELL TO BE INSTALLED AT LEAST 10 FT AWAY FROM FOOTINGS AND 15 FT O.C. WHEN REQUIRED.
 - SAW CUT THE EXISTING CONCRETE SWALE WITH CLEAN CUT.
 - PROTECT IN PLACE PAVEMENT, LANDSCAPE AND SURROUNDING PLANTS.
 - INSTALL ADS 8" BRONZE LOCKING GRATE ASSEMBLY - TYPE B
 - COORDINATE WITH CITY ENGINEER FOR LOCATION AND QUANTITY.
 - CONFIRM SUBGRADE TO SLOPE TO DRAIN.

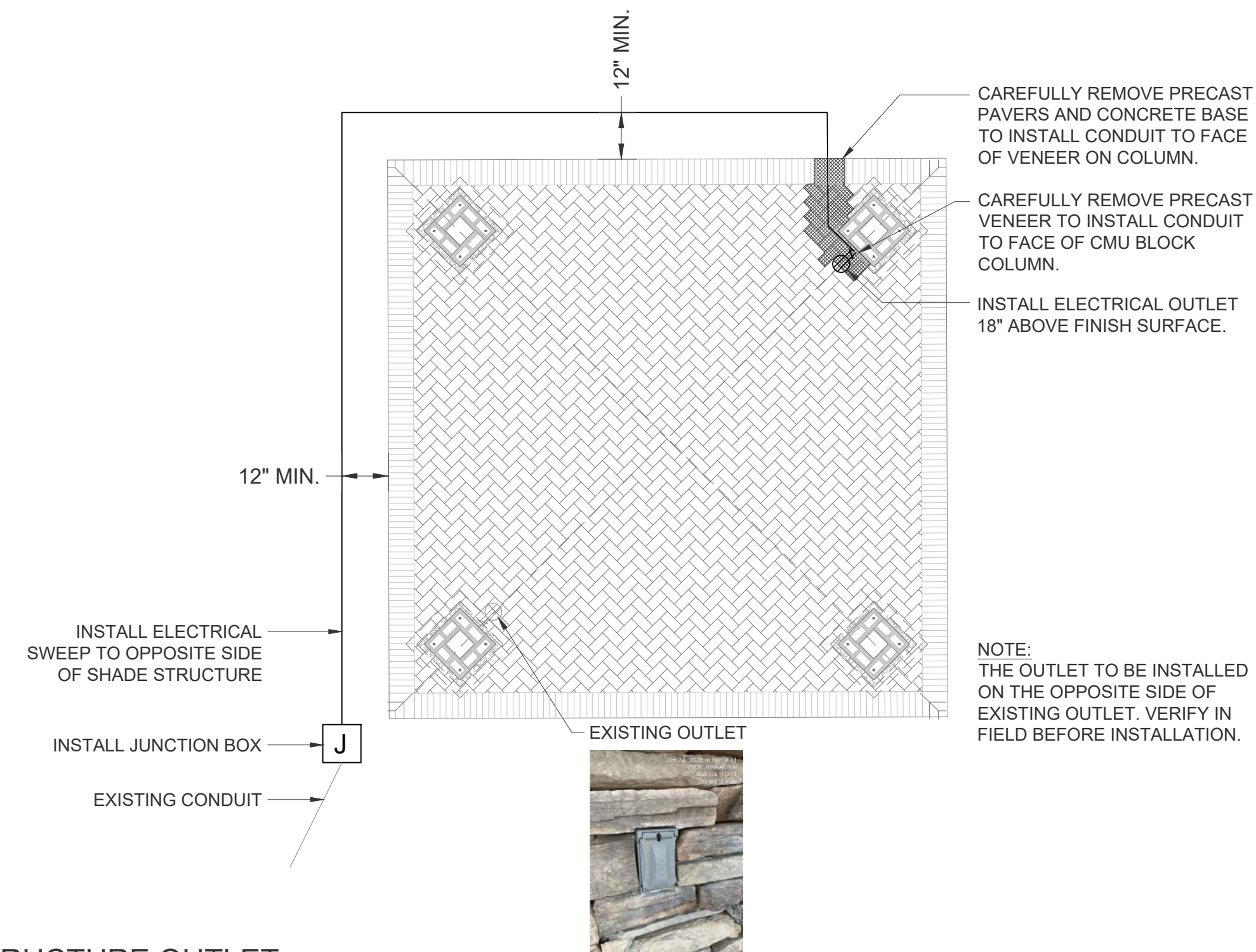
NOTES

CONTRACTOR SHALL REFER TO MANUFACTURER'S SPECIFICATIONS.

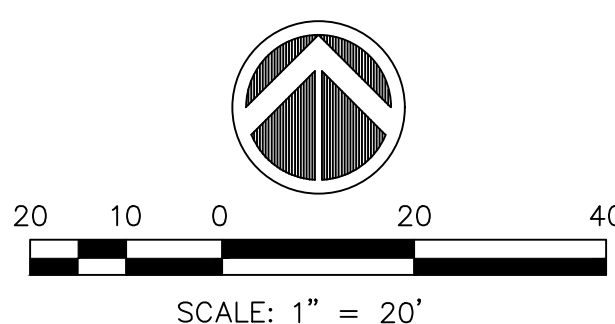
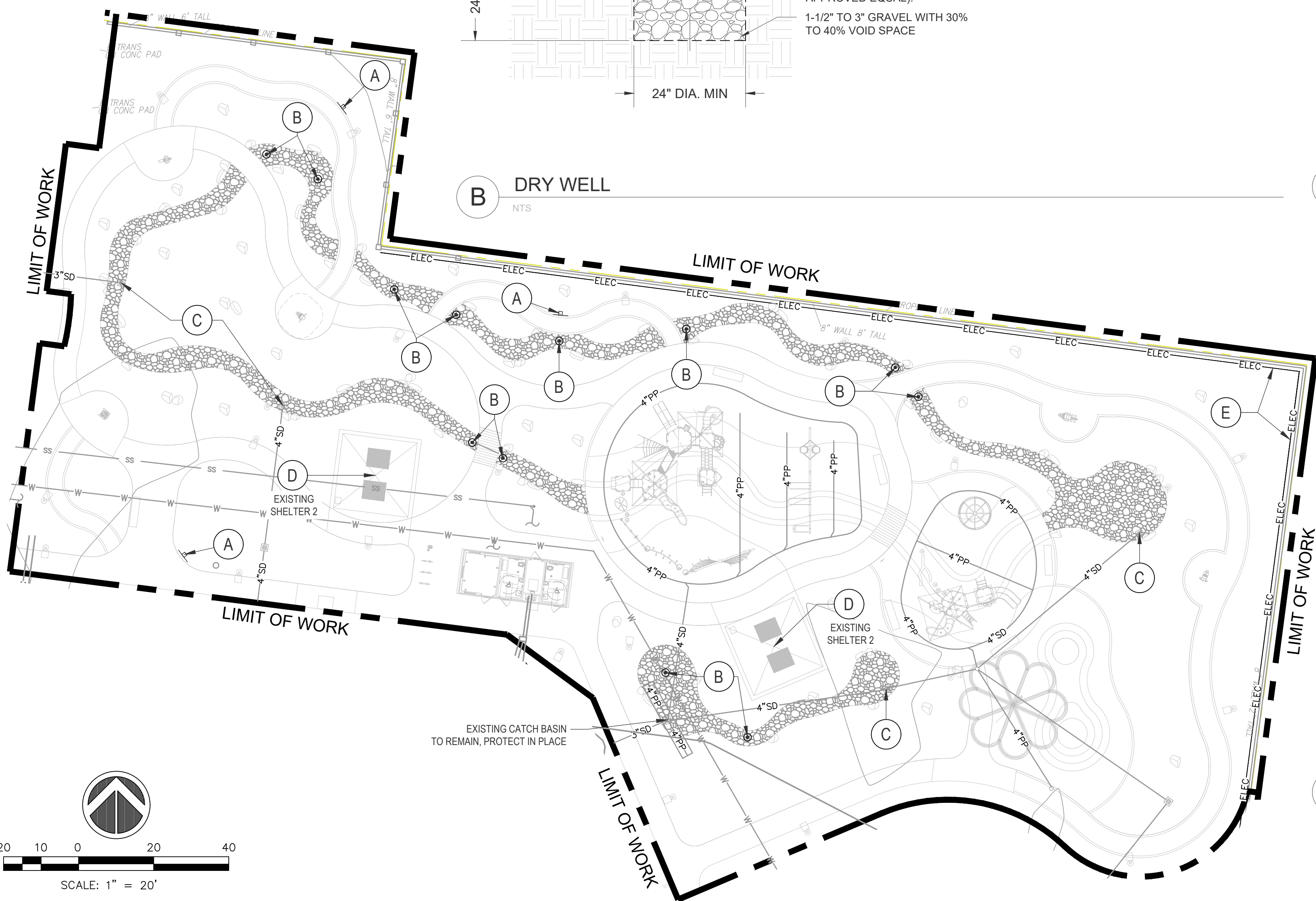
*Sign is 2'-0" x 1'-6" landscape
All other signs are dimensioned as shown



(A) SINGLE STATION INFORMATION KIOSK
NTS



(C) SHADE STRUCTURE OUTLET
NTS



Underground Service Alert
Call: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

NOTE:

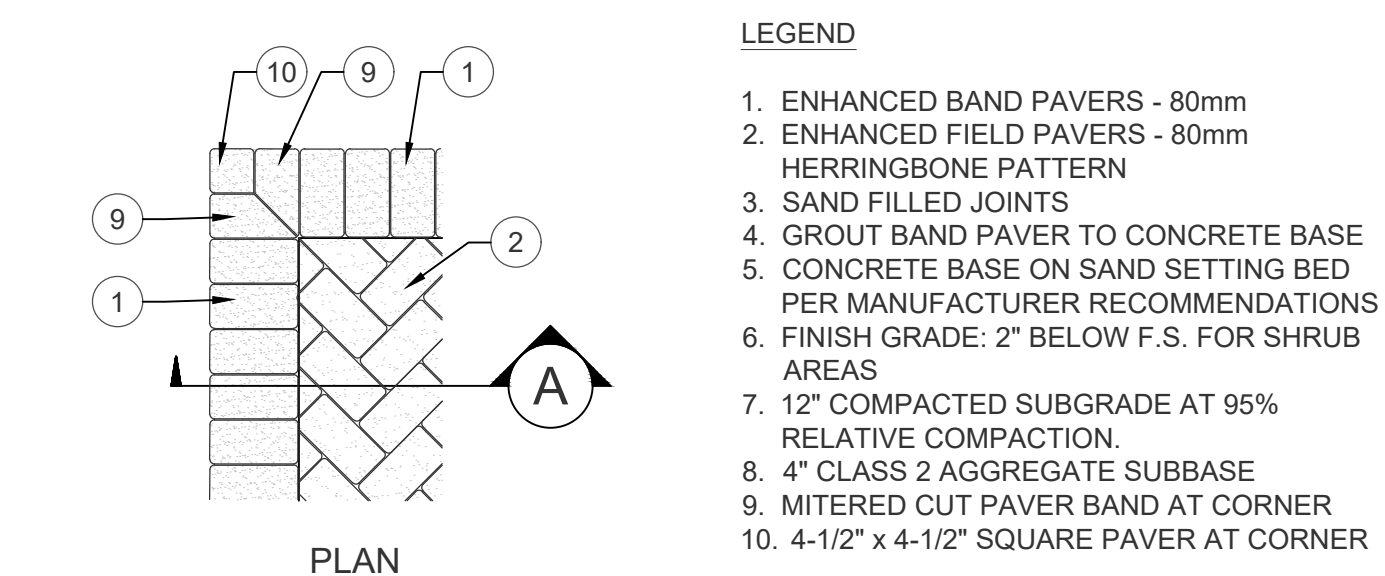
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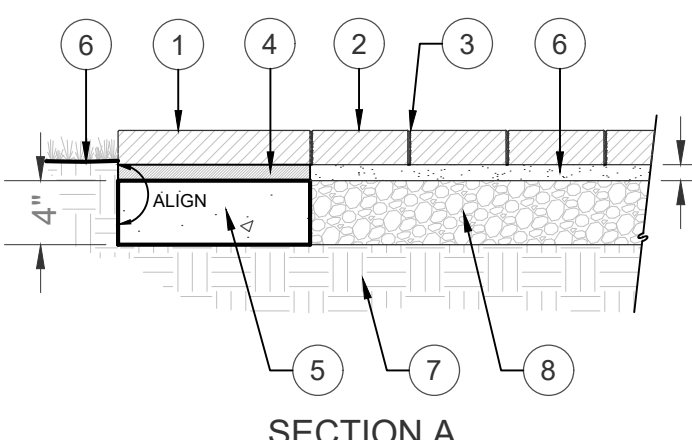


APPROVED BY: *J. Oskoui* 11/24/25
JOHN OSKOU, P.E. DATE
INTERIM PUBLIC WORKS DIRECTOR

CITY OF BELL PUBLIC WORKS DEPARTMENT PRITCHARD FIELD IMPROVEMENT PROJECT - PHASE 2 CIP 25-3062 7006 WALKER AVE, BELL, CA 90201 FY 2025-2026		
CONSTRUCTION PLAN PHASE I		
SHEET 10 OF 23 SHEETS	2025-11-19	DWG. NO. CP2

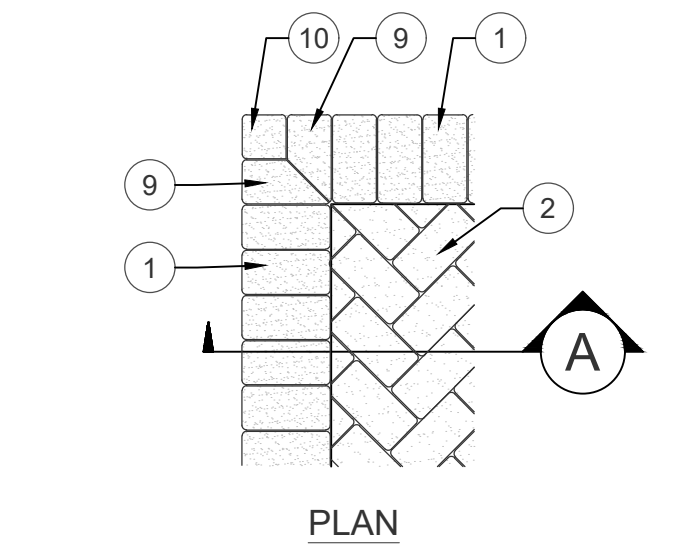


- LEGEND
1. ENHANCED BAND PAVERS - 80mm
 2. ENHANCED FIELD PAVERS - 80mm HERRINGBONE PATTERN
 3. SAND FILLED JOINTS
 4. GROUT BAND PAVER TO CONCRETE BASE
 5. CONCRETE BASE ON SAND SETTING BED PER MANUFACTURER RECOMMENDATIONS
 6. FINISH GRADE: 2" BELOW F.S. FOR SHRUB AREAS
 7. 12" COMPACTED SUBGRADE AT 95% RELATIVE COMPACTION
 8. 4" CLASS 2 AGGREGATE SUBBASE
 9. MITERED CUT PAVER BAND AT CORNER
 10. 4-1/2" x 4-1/2" SQUARE PAVER AT CORNER

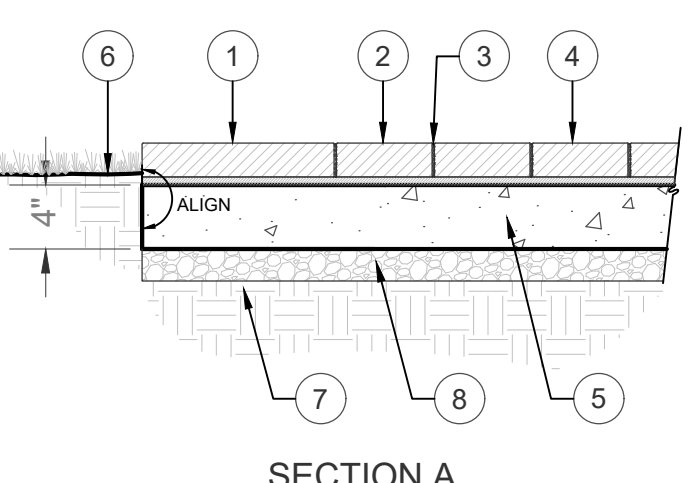


- NOTES:
- A. CUT FULL PAVERS AND BUTT JOINT TO AVOID SLIVERS. MATCH COLORS OF CUT PAVERS.
 - B. SATURATE SAND BASE WITH WATER TO ACHIEVE REQUIRED COMPACTING PRIOR TO LAYING PAVERS.

E CONCRETE PAVERS IN SAND SETTING BED
NTS

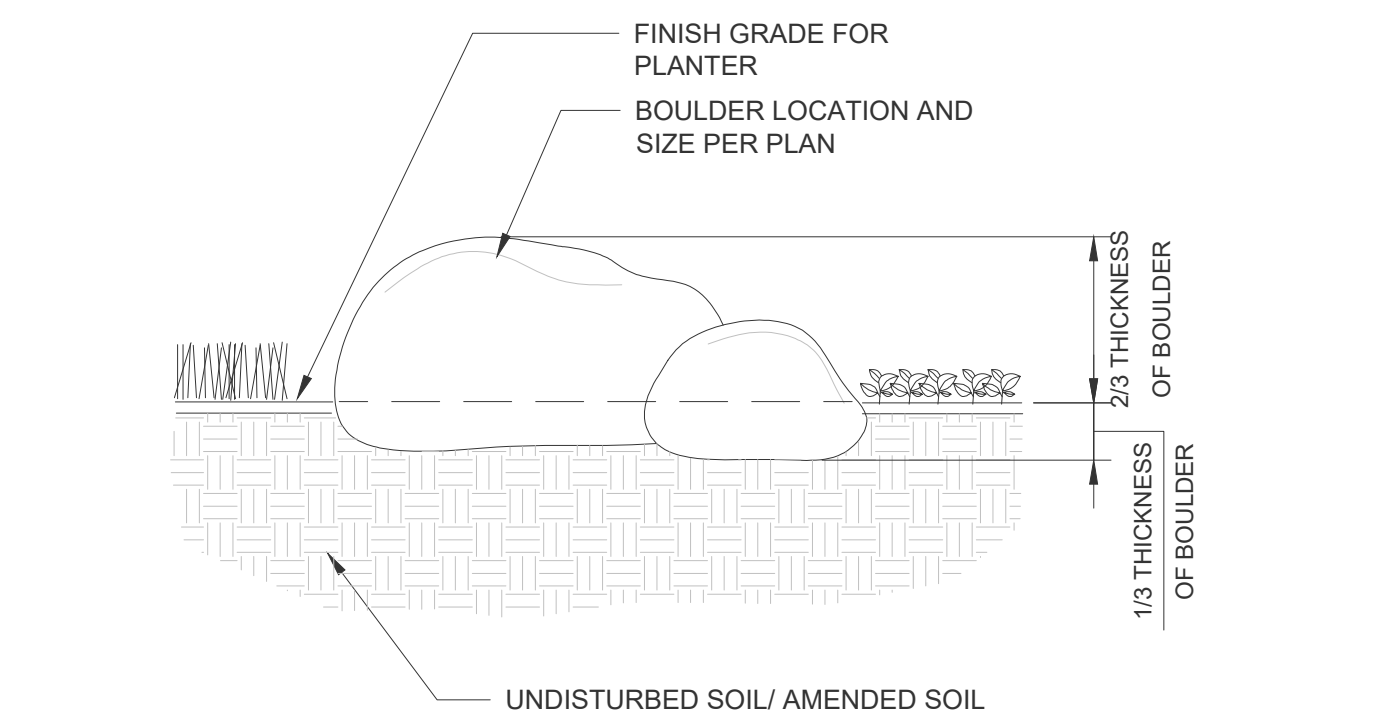


- LEGEND
1. ENHANCED BAND PAVERS - 60mm
 2. ENHANCED FIELD PAVERS - 60mm HERRINGBONE PATTERN
 3. GROUT FILLED JOINTS
 4. GROUT PAVERS TO CONCRETE BASE
 5. CONCRETE BASE PER MANUFACTURER RECOMMENDATIONS
 6. FINISH GRADE: 2" BELOW F.S. FOR SHRUB AREAS
 7. 12" COMPACTED SUBGRADE AT 95% RELATIVE COMPACTION
 8. 4" CLASS 2 AGGREGATE SUBBASE
 9. MITERED CUT PAVER BAND AT CORNER
 10. 4-1/2" x 4-1/2" SQUARE PAVER AT CORNER



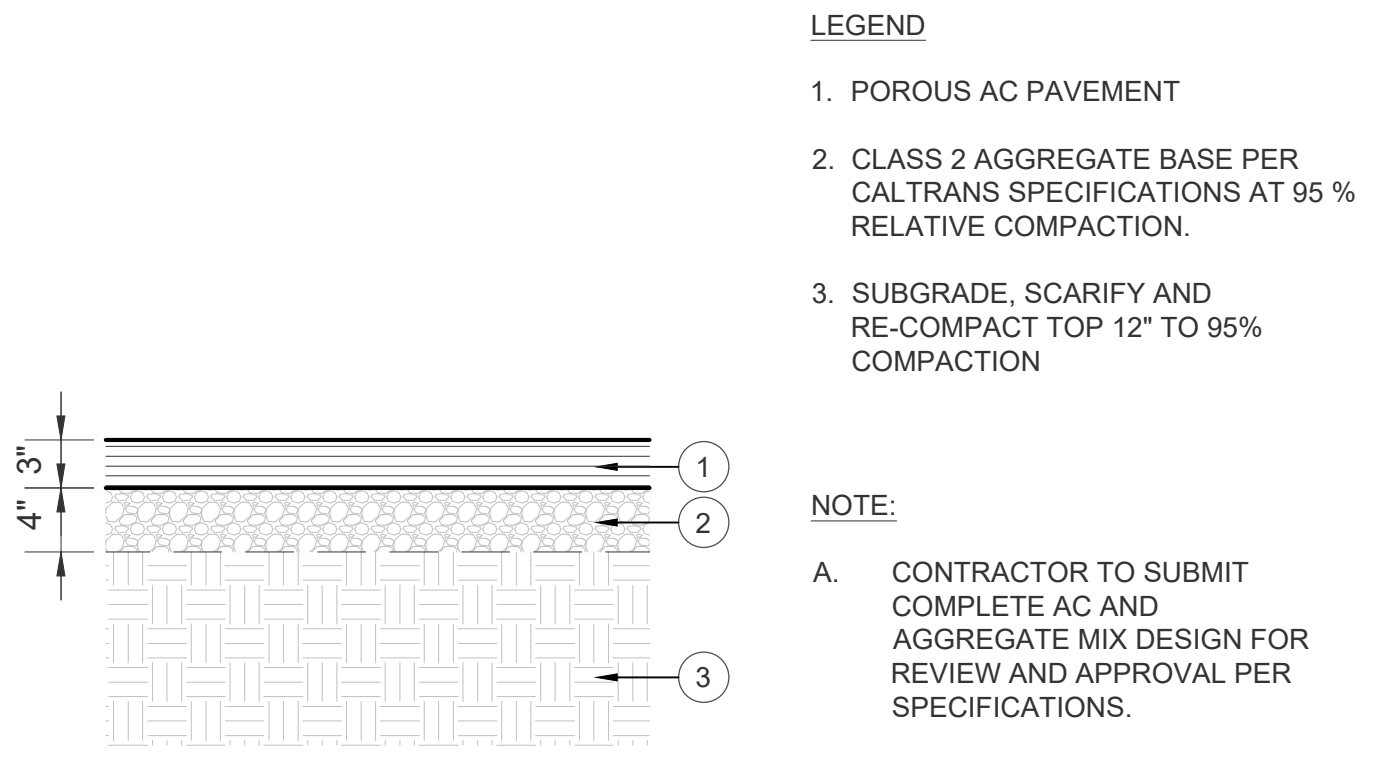
- NOTES:
- A. CUT FULL PAVERS AND BUTT JOINT TO AVOID SLIVERS. MATCH COLORS OF CUT PAVERS.
 - B. SATURATE SAND BASE WITH WATER TO ACHIEVE REQUIRED COMPACTING PRIOR TO LAYING PAVERS

F CONCRETE PAVERS AT SHELTER
NTS



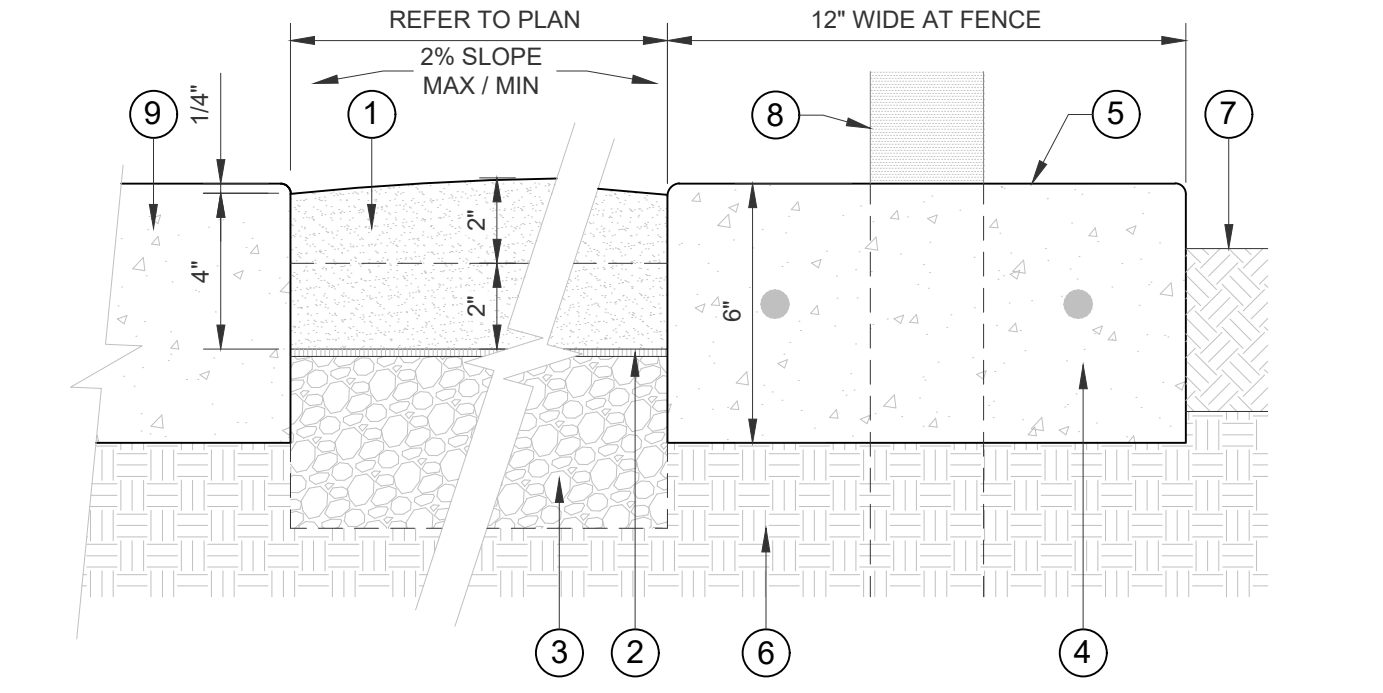
- NOTE:
1. BOULDER SIZE AND TYPE SHALL BE APPROVED PRIOR TO PURCHASE OF MATERIAL
 2. ALL BOULDER LOCATIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT

G BOULDER INSTALLATION
1/2" = 1'-0"



- LEGEND
1. POROUS AC PAVEMENT
 2. CLASS 2 AGGREGATE BASE PER CALTRANS SPECIFICATIONS AT 95 % RELATIVE COMPACTION.
 3. SUBGRADE, SCARIFY AND RE-COMPACT TOP 12" TO 95% COMPACTION
- NOTE:
- A. CONTRACTOR TO SUBMIT COMPLETE AC AND AGGREGATE MIX DESIGN FOR REVIEW AND APPROVAL PER SPECIFICATIONS.
 - B. FOR POROUS ASPHALT CONCRETE SEE GREEN BOOK SPECIFICATIONS SECTION 203-15.

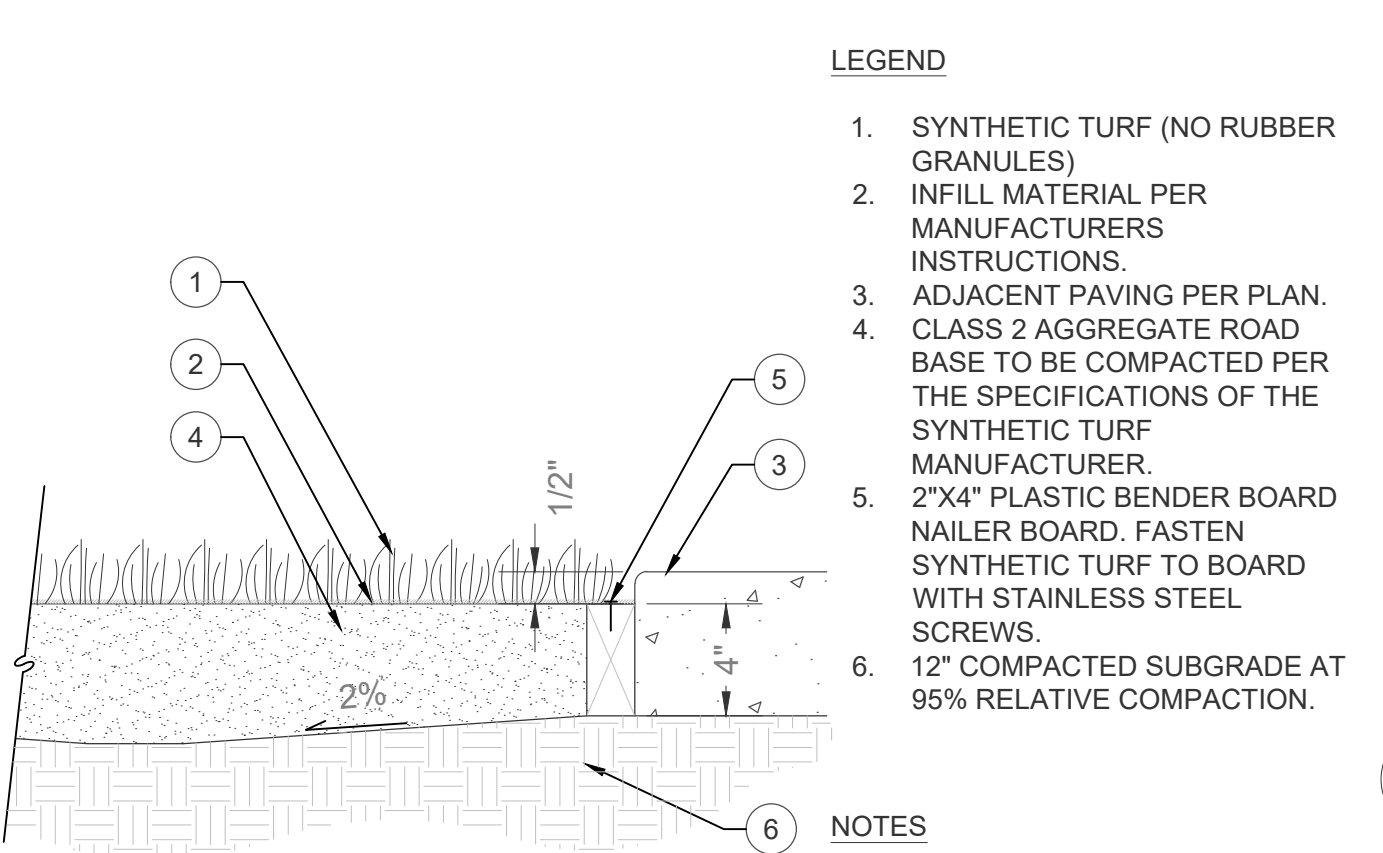
B POROUS ASPHALT PAVEMENT SECTION
NTS



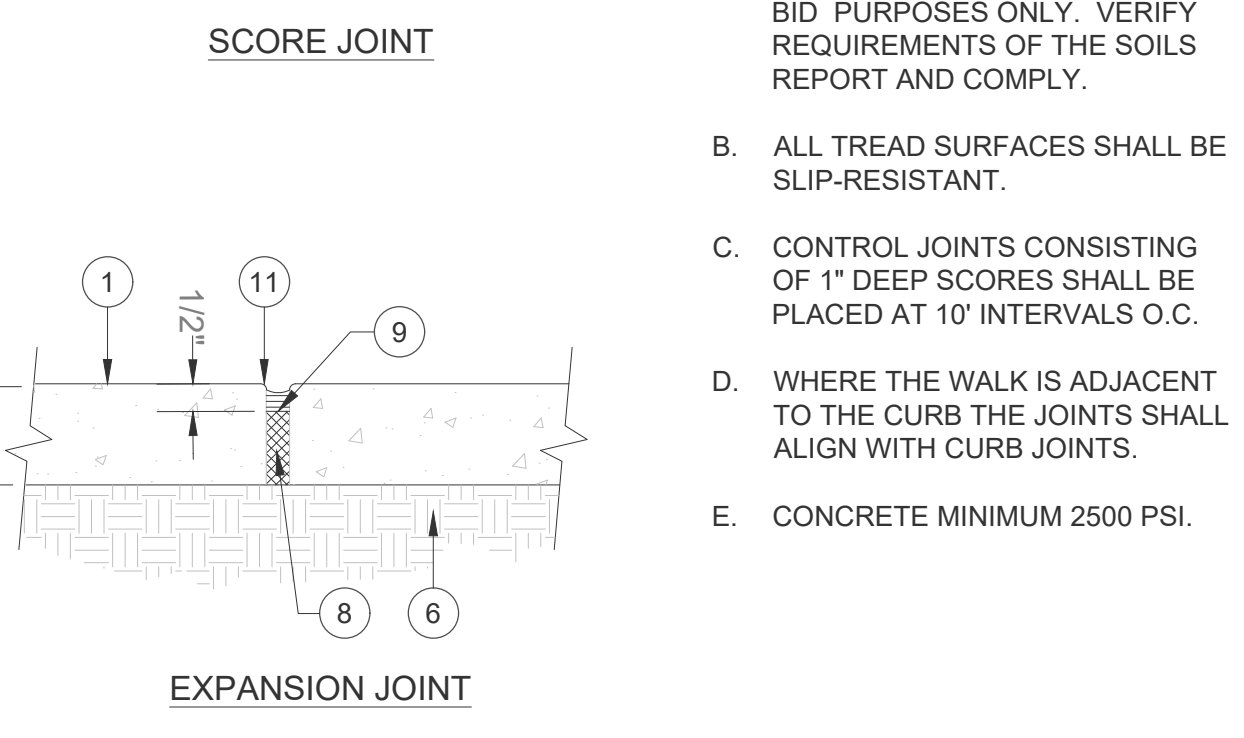
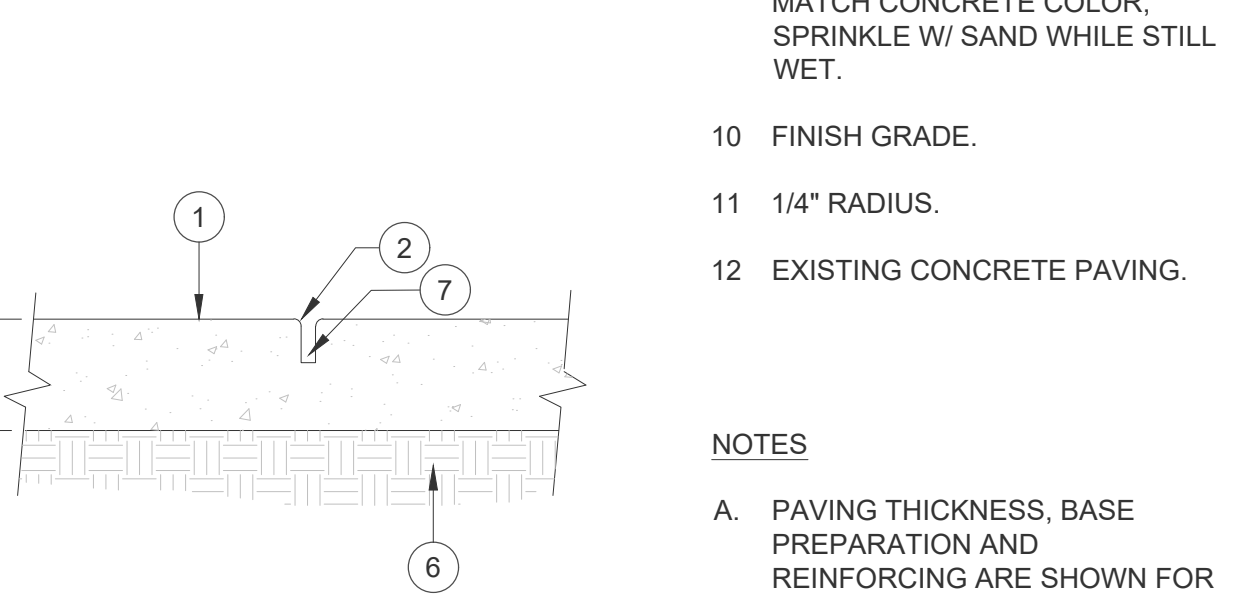
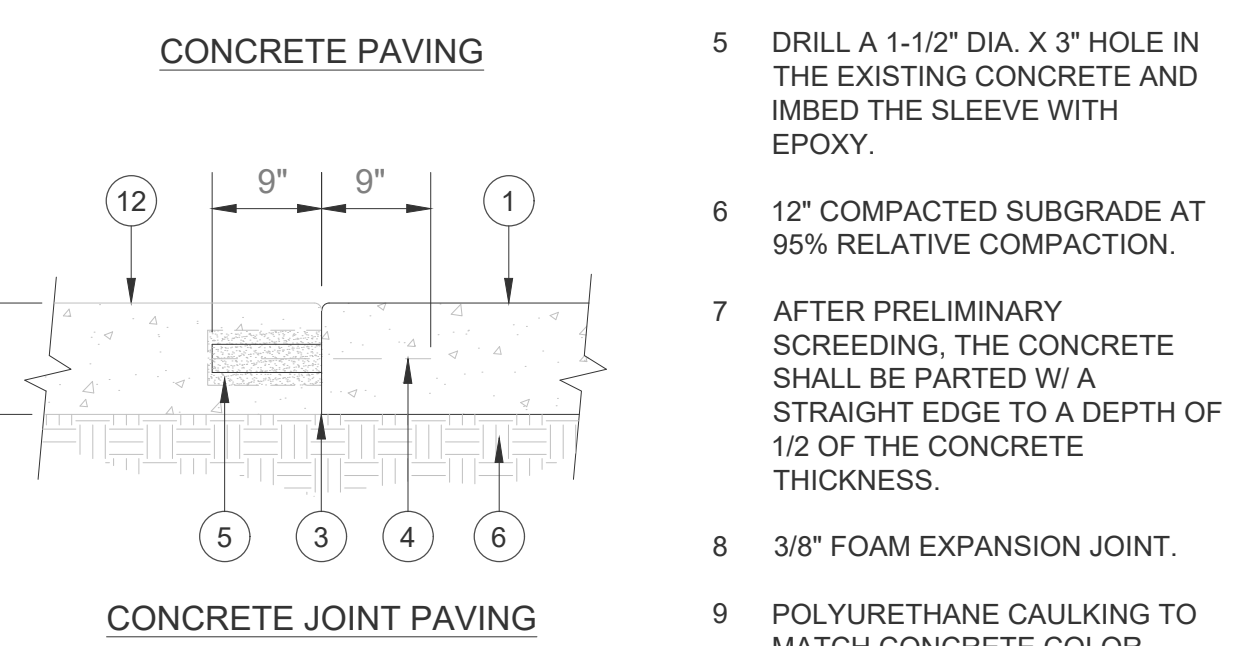
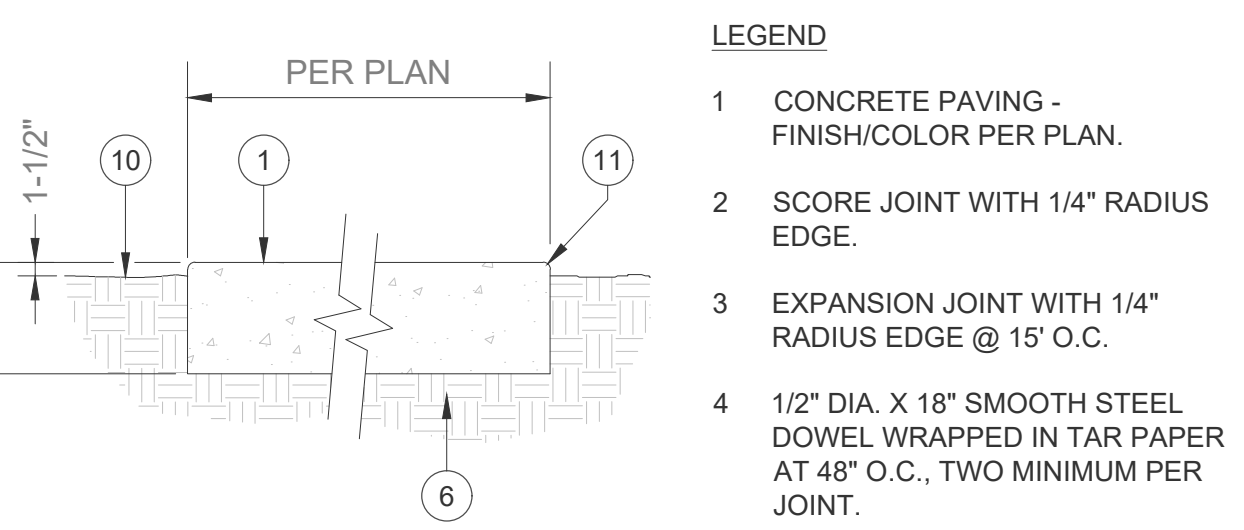
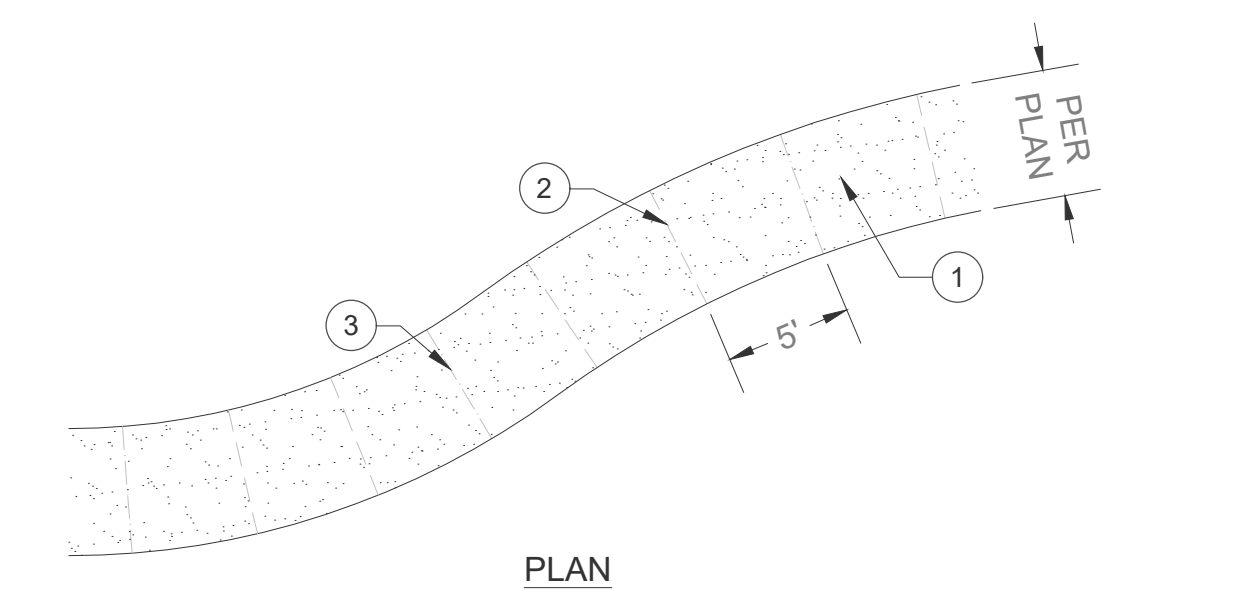
1. DECOMPOSED GRANITE, ADD STABILIZER PER MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS. INSTALL IN TWO LIFTS IN LARGER AREAS.
2. MIRAFI 140N SOIL SEPARATOR FABRIC OR EQUAL
3. 4" CLASS 2 AGGREGATE SUBBASE
4. 2800 PSI CONCRETE MOWSTRIP WITH #3 REBAR CONT. LAP BARS 8" @ SPLICES & TIE.
5. NATURAL GREY SMOOTH TROWEL FINISH 1/4" RADIUS TO ALL EDGES. INSTALL 1/2" PREFORMED EXPANSION JOINTS @ 15' O.C. MAX. AND AT BEGINNING & END OF RADIUS.
6. 12" COMPACTED SUBGRADE AT 95% RELATIVE COMPACTION.
7. FINISH GRADE: 2" BELOW F.S. FOR SHRUB AREAS
8. FENCE POST BEYOND
9. CONCRETE SIDEWALK, SEE PLAN AND DETAIL A, SHEET CD1.

- NOTES:
1. DG SHOULD BE NO MORE THAN 1/4" IN ELEVATION CHANGE TO ADJACENT PAVING.

C DECOMPOSED GRANITE PATH
NTS



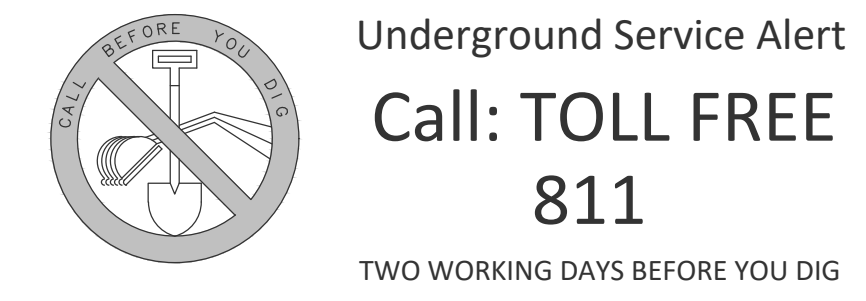
D SYNTHETIC TURF
NTS



A CONCRETE PAVING WITH JOINTS
3/4" = 1'-0"

- LEGEND
1. CONCRETE PAVING - FINISH/COLOR PER PLAN.
 2. SCORE JOINT WITH 1/4" RADIUS EDGE.
 3. EXPANSION JOINT WITH 1/4" RADIUS EDGE @ 15' O.C.
 4. 1/2" DIA. X 18" SMOOTH STEEL DOWEL WRAPPED IN TAR PAPER AT 48" O.C., TWO MINIMUM PER JOINT.
 5. DRILL A 1-1/2" DIA. X 3" HOLE IN THE EXISTING CONCRETE AND IMBED THE SLEEVE WITH EPOXY.
 6. 12" COMPACTED SUBGRADE AT 95% RELATIVE COMPACTION.
 7. AFTER PRELIMINARY SCREEDING, THE CONCRETE SHALL BE PARTED W/ A STRAIGHT EDGE TO A DEPTH OF 1/2 OF THE CONCRETE THICKNESS.
 8. 3/8" FOAM EXPANSION JOINT.
 9. POLYURETHANE CAULKING TO MATCH CONCRETE COLOR, SPRINKLE W/ SAND WHILE STILL WET.
 10. FINISH GRADE.
 11. 1/4" RADIUS.
 12. EXISTING CONCRETE PAVING.

- NOTES
- A. PAVING THICKNESS, BASE PREPARATION AND REINFORCING ARE SHOWN FOR BID PURPOSES ONLY. VERIFY REQUIREMENTS OF THE SOILS REPORT AND COMPLY.
 - B. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
 - C. CONTROL JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 10' INTERVALS O.C.
 - D. WHERE THE WALK IS ADJACENT TO THE CURB THE JOINTS SHALL ALIGN WITH CURB JOINTS.
 - E. CONCRETE MINIMUM 2500 PSI.



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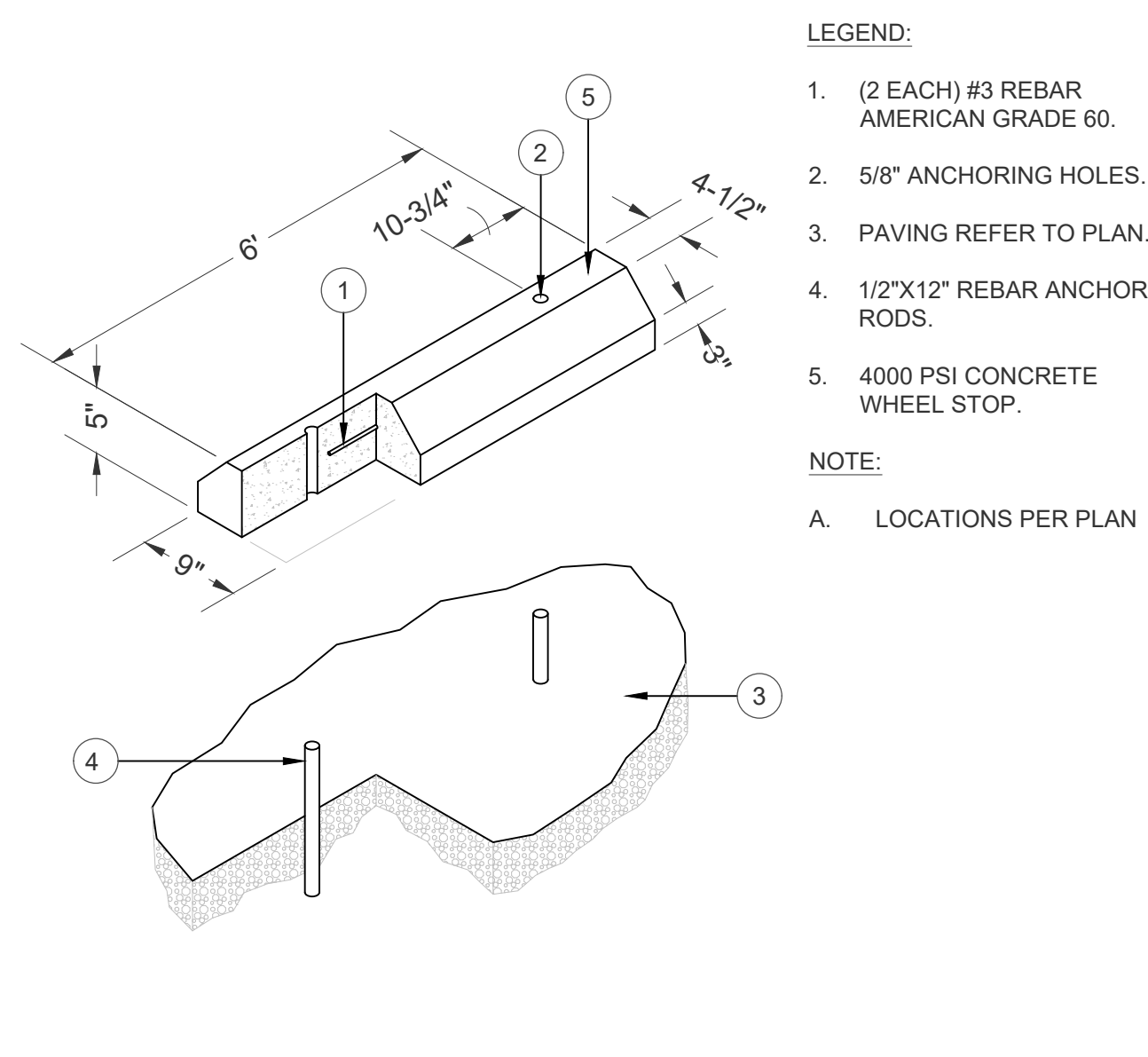
APPROVED BY: *J. Oskoui* 11/24/25
JOHN OSKOU, P.E. DATE
INTERIM PUBLIC WORKS DIRECTOR

CITY OF BELL
PUBLIC WORKS DEPARTMENT

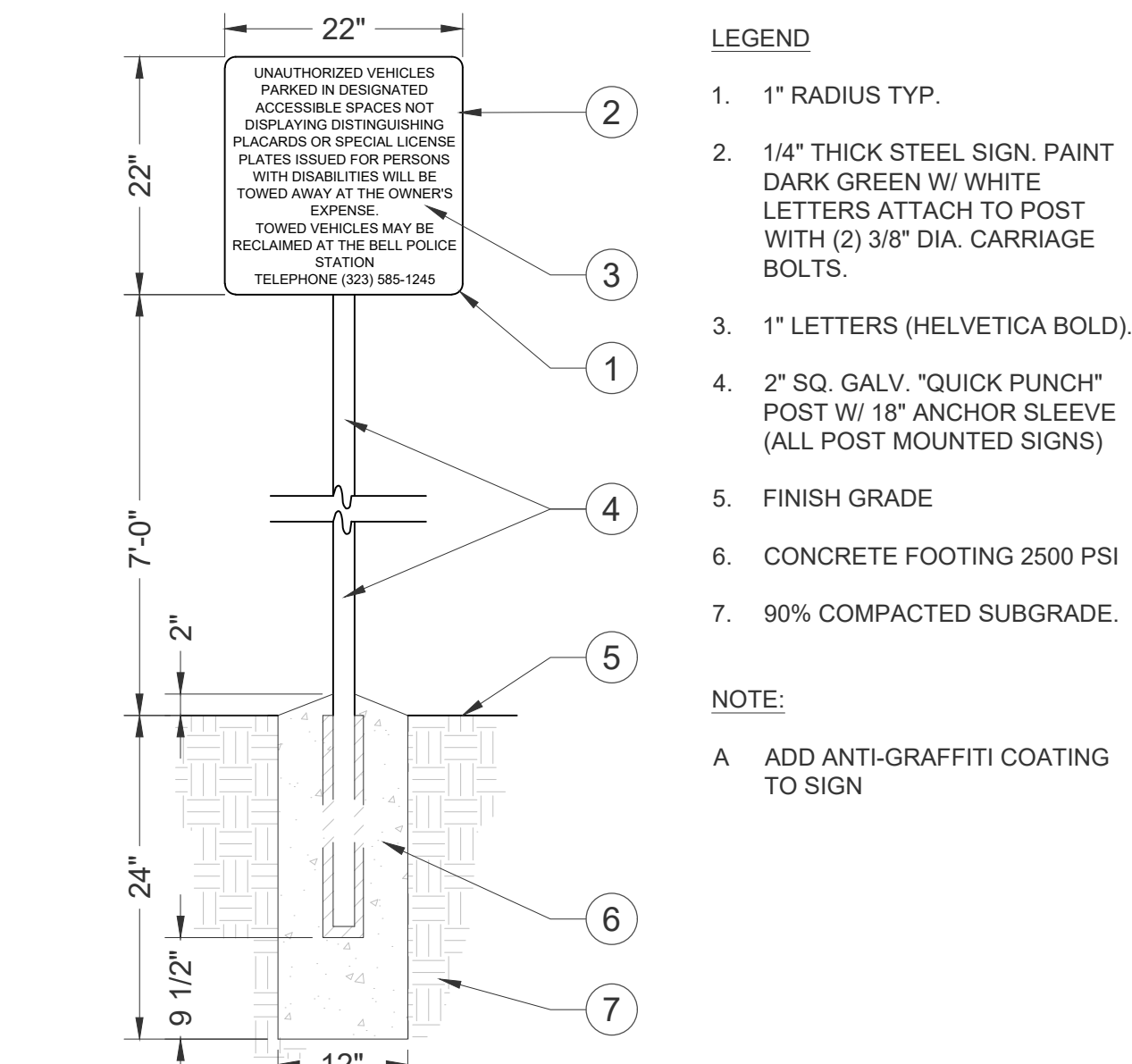
PRITCHARD FIELD IMPROVEMENT PROJECT - PHASE 2
CIP 25-3062
7006 WALKER AVE, BELL, CA 90201
FY 2025-2026

PAVING DETAILS

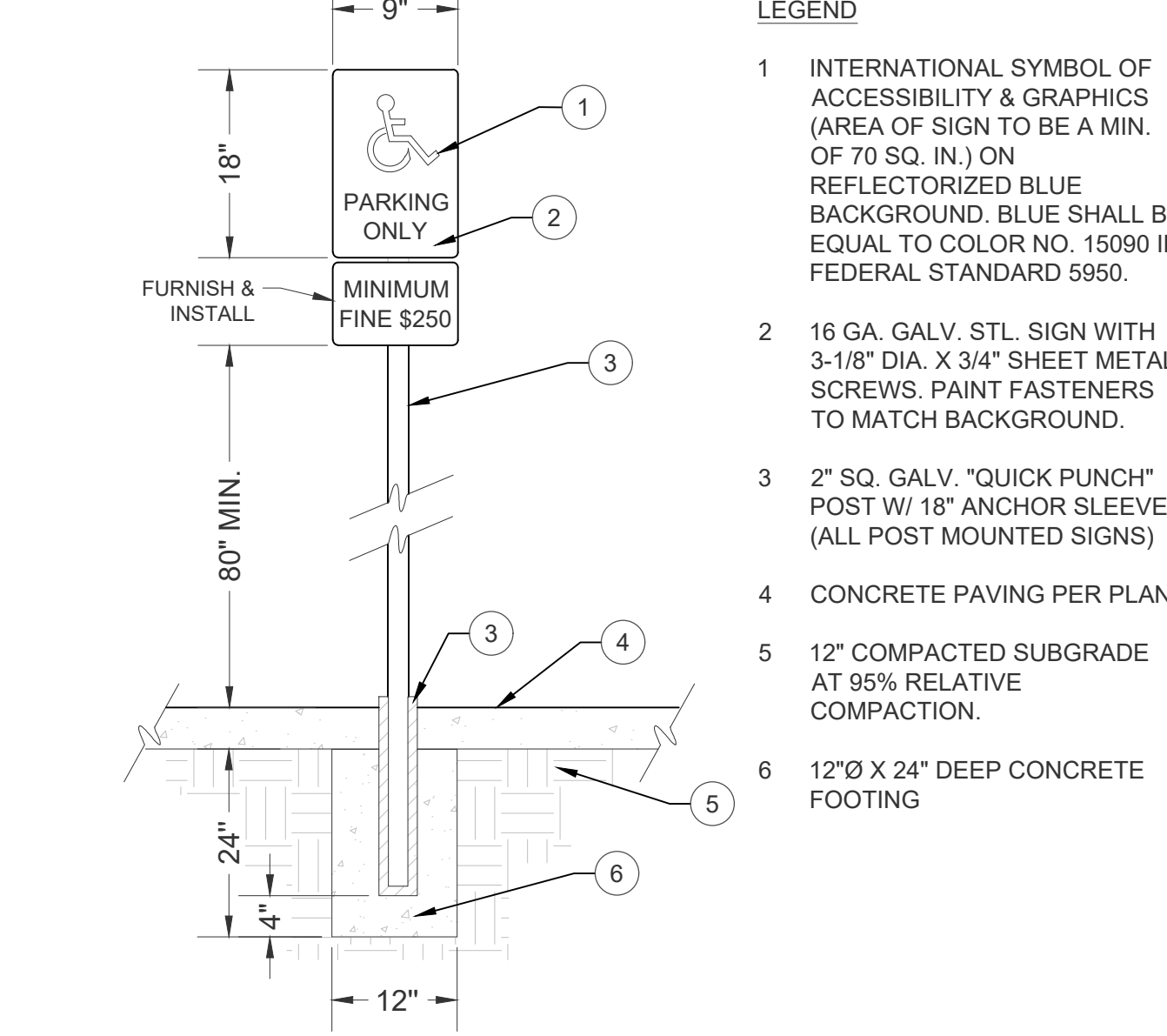
SHEET **11** OF 23 SHEETS 2025-11-19 DWG. NO. **CD1**



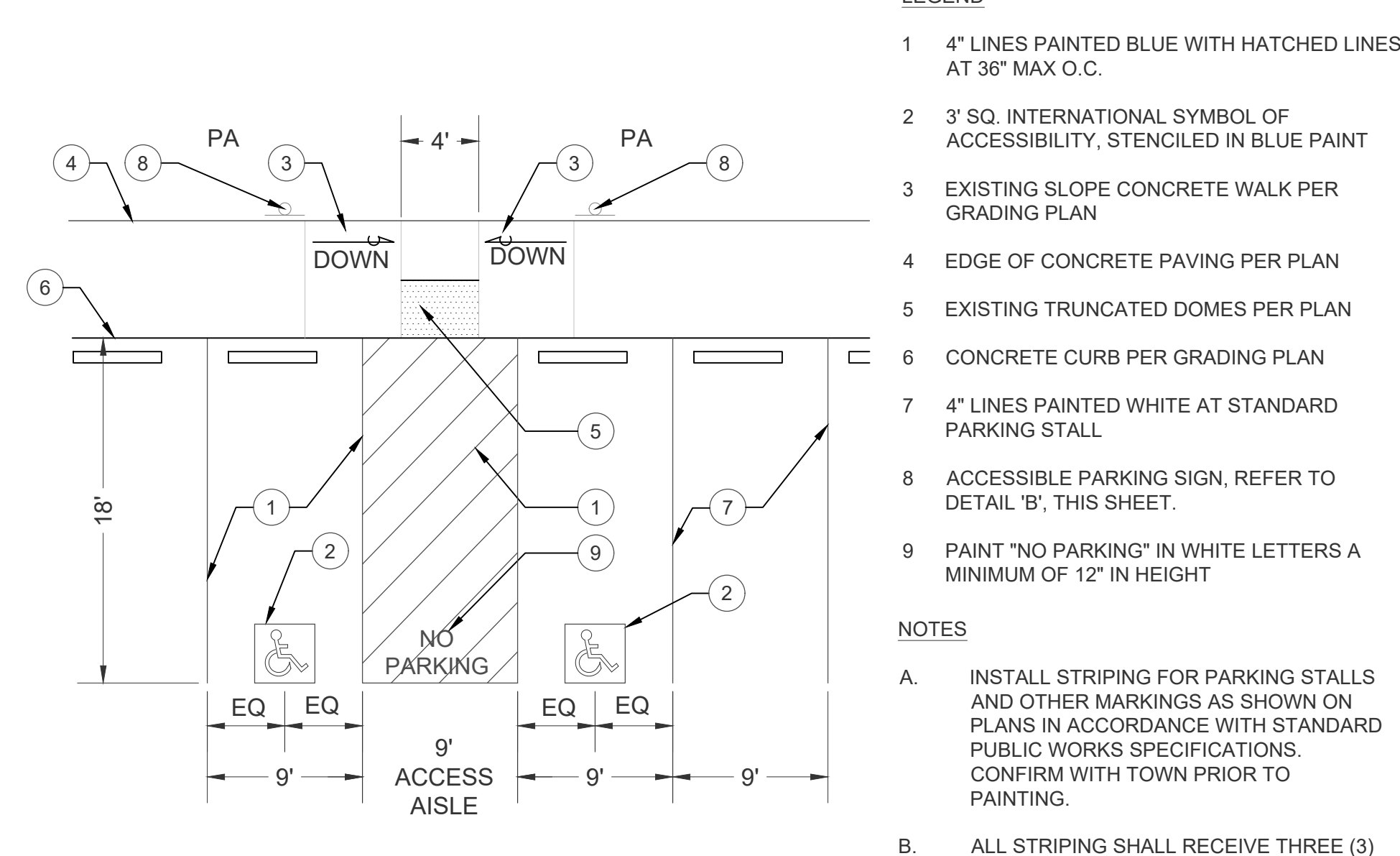
D WHEEL STOP
1" = 1'-0"



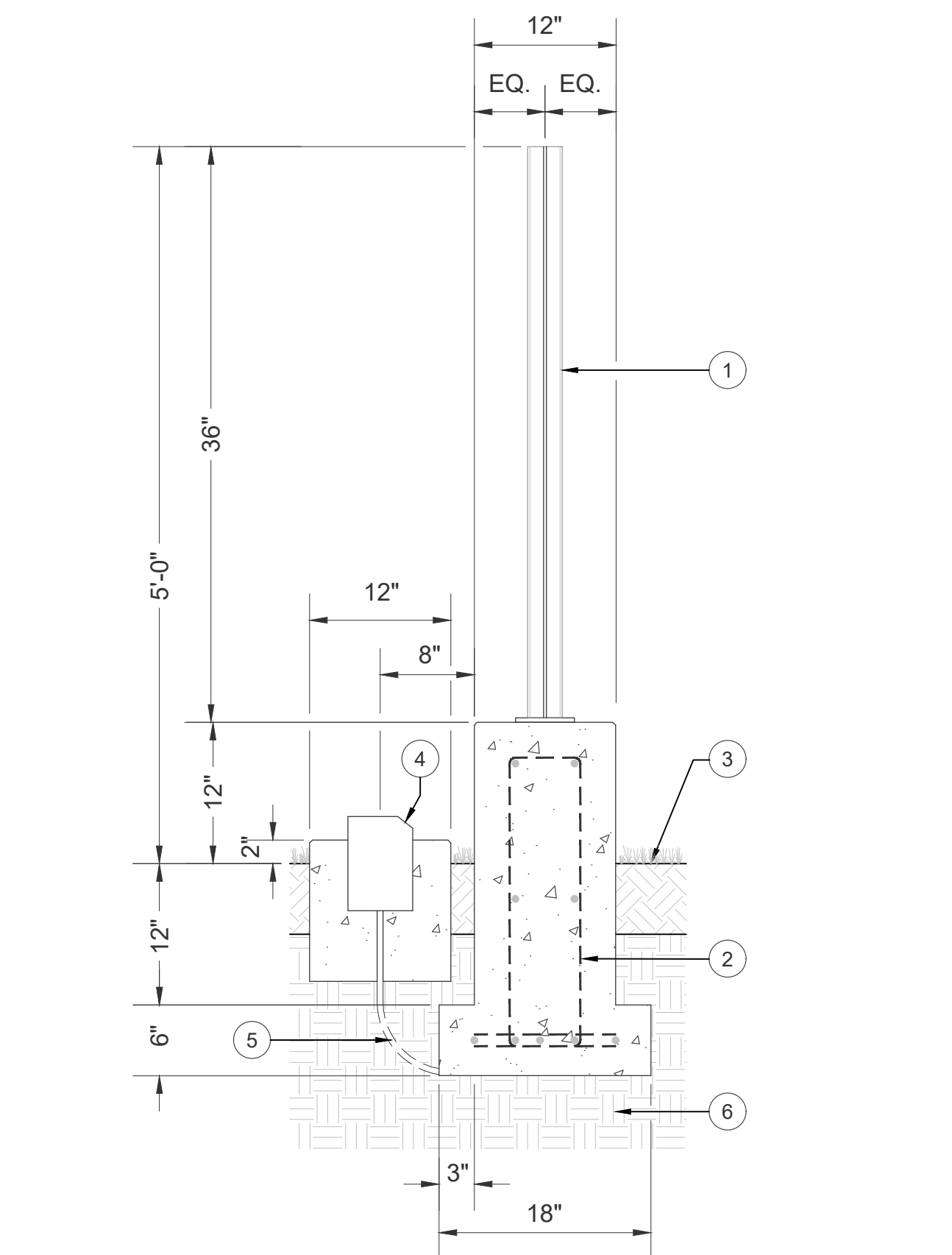
C ACCESSIBLE PARKING LOT SIGN
3/4" = 1'-0"



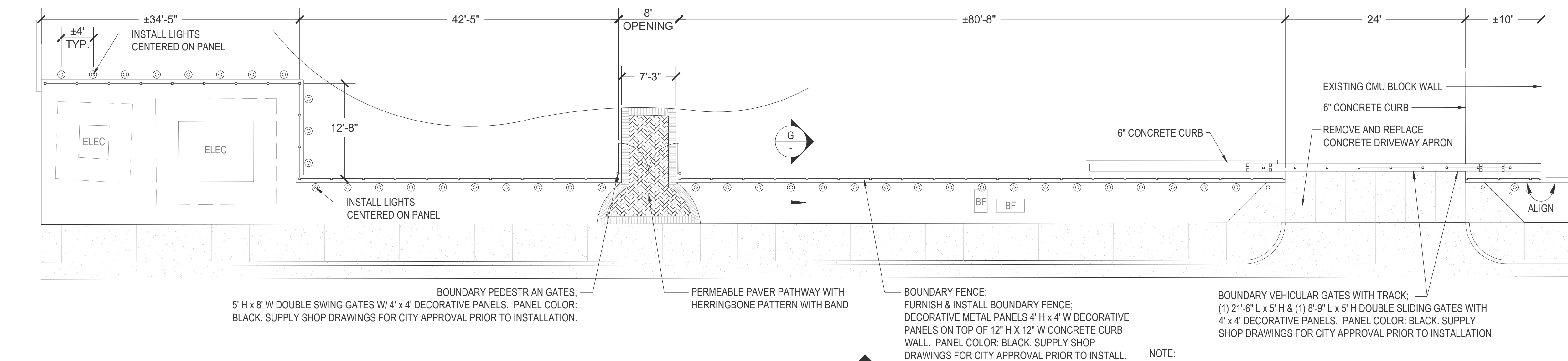
B ACCESSIBLE PARKING STALL SIGN
NTS



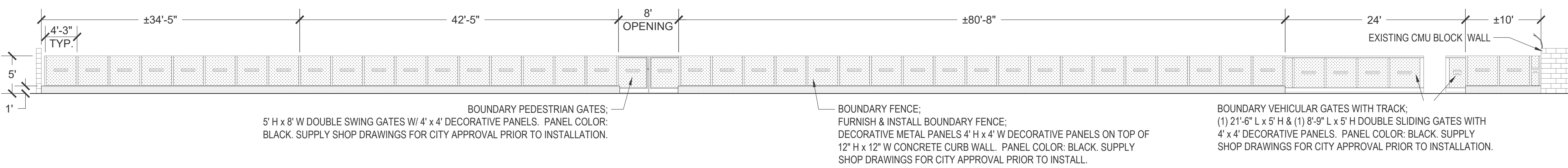
A PARKING STRIPING AND ACCESSIBLE STALL PLAN
NTS



G BOUNDARY FENCE
NTS



E BOUNDARY FENCE & GATES - PLAN
Scale: 1/8" = 1'-0"



F BOUNDARY FENCE & GATES - ELEVATION
Scale: 1/8" = 1'-0"



NOTE:

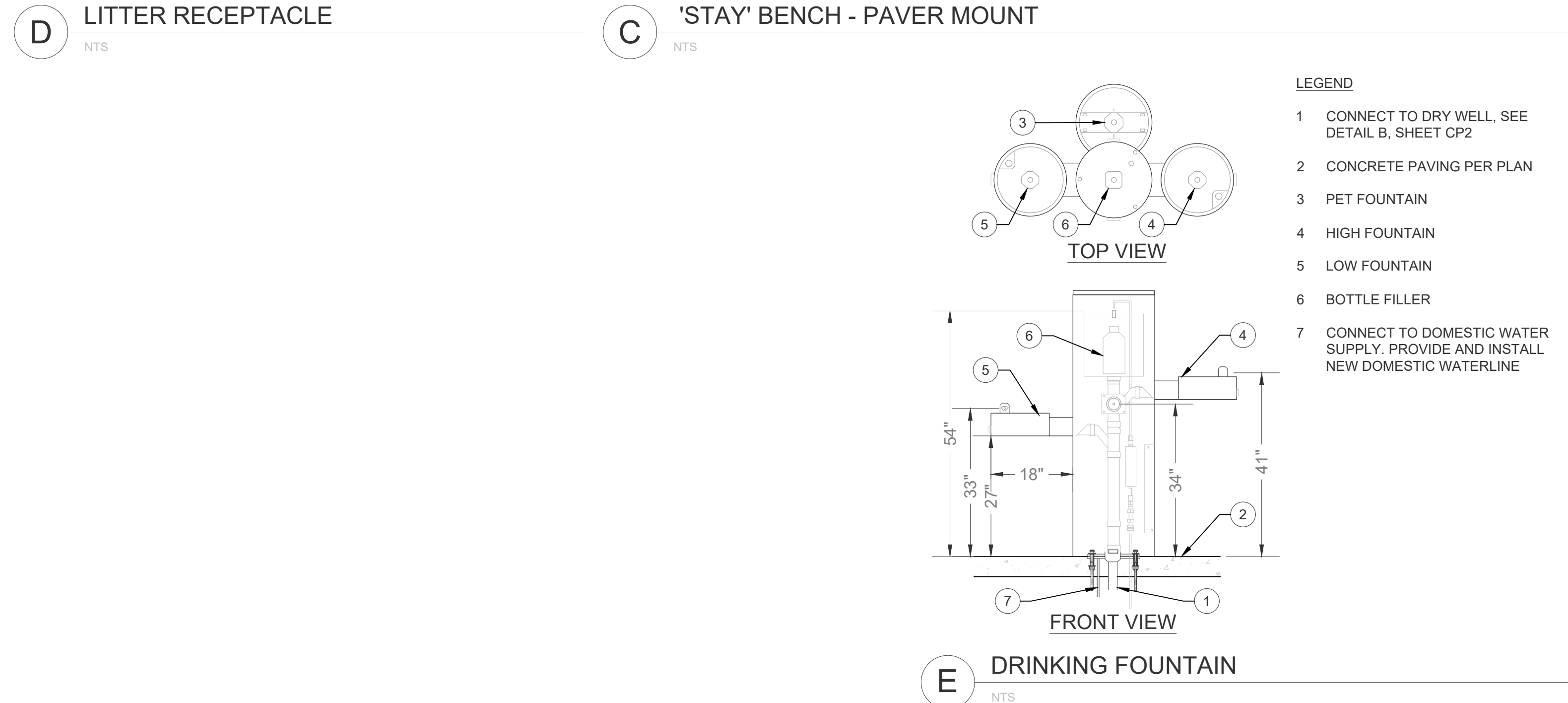
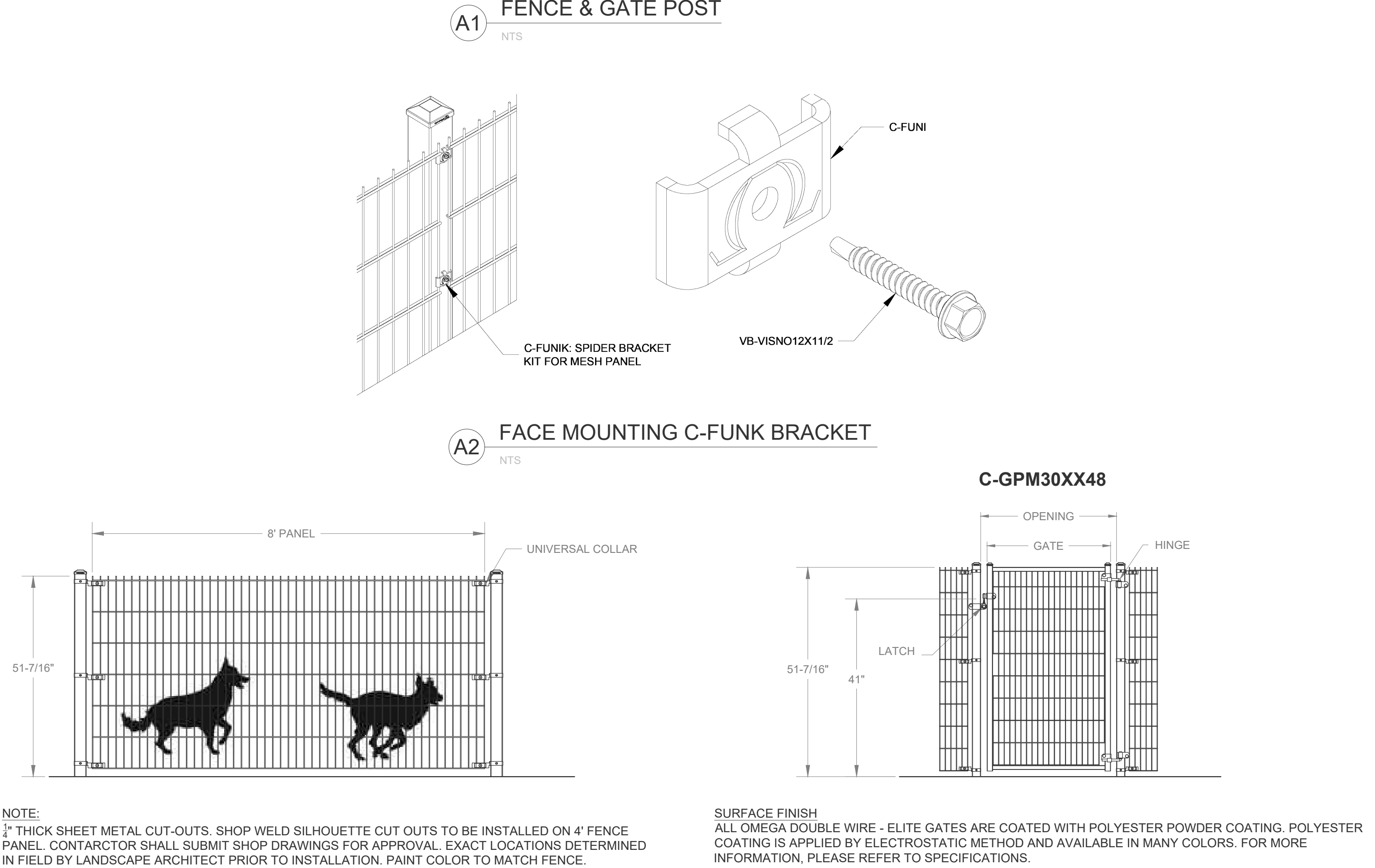
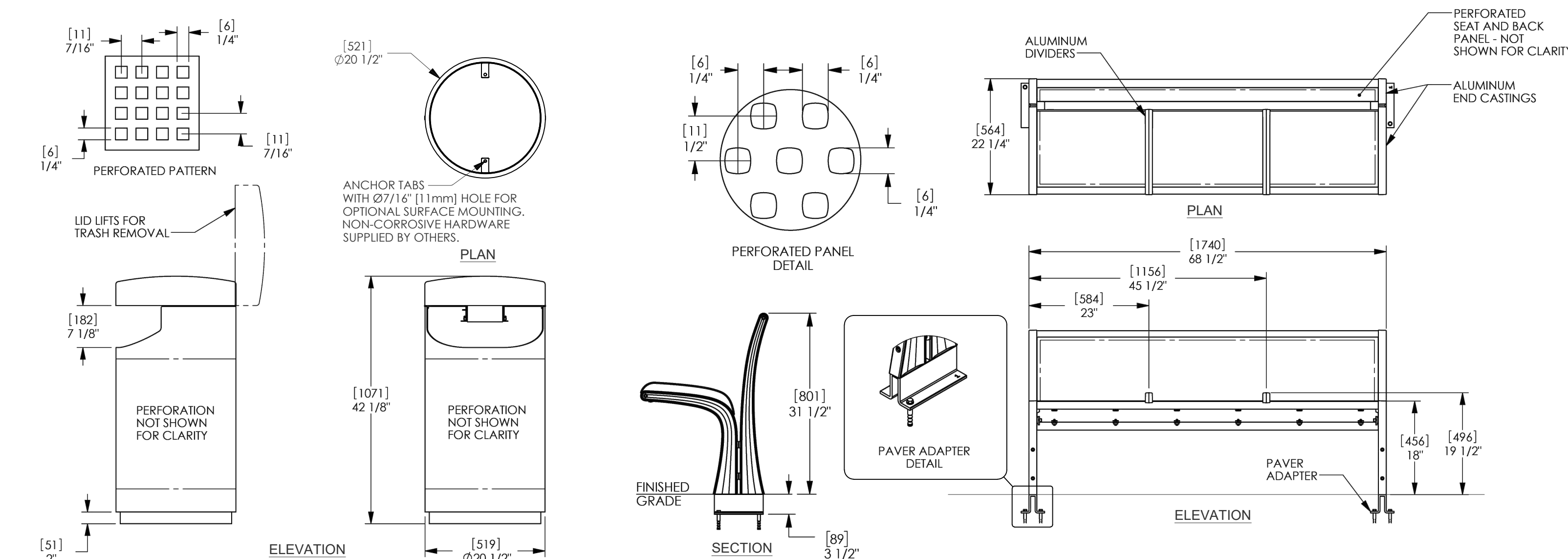
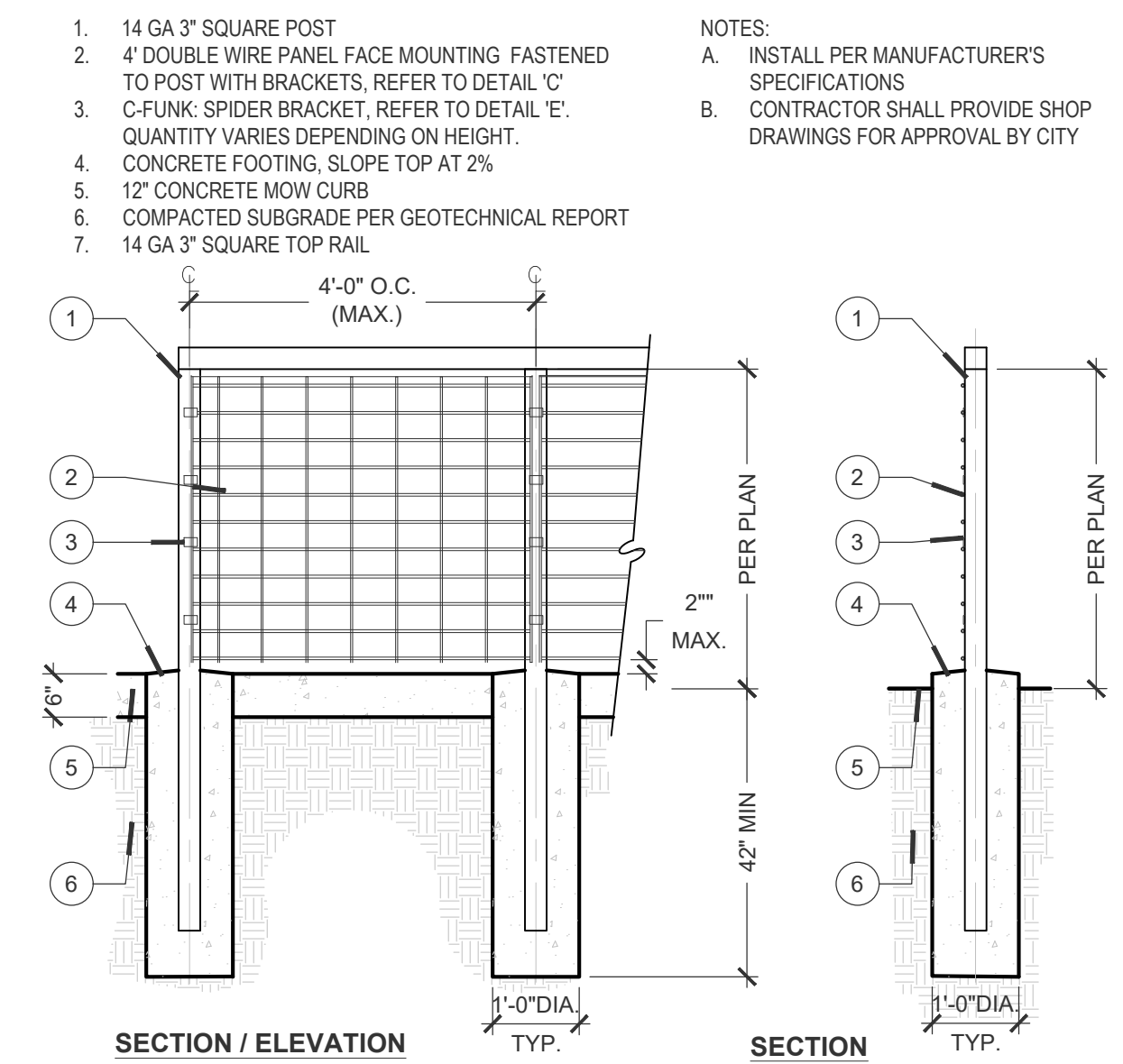
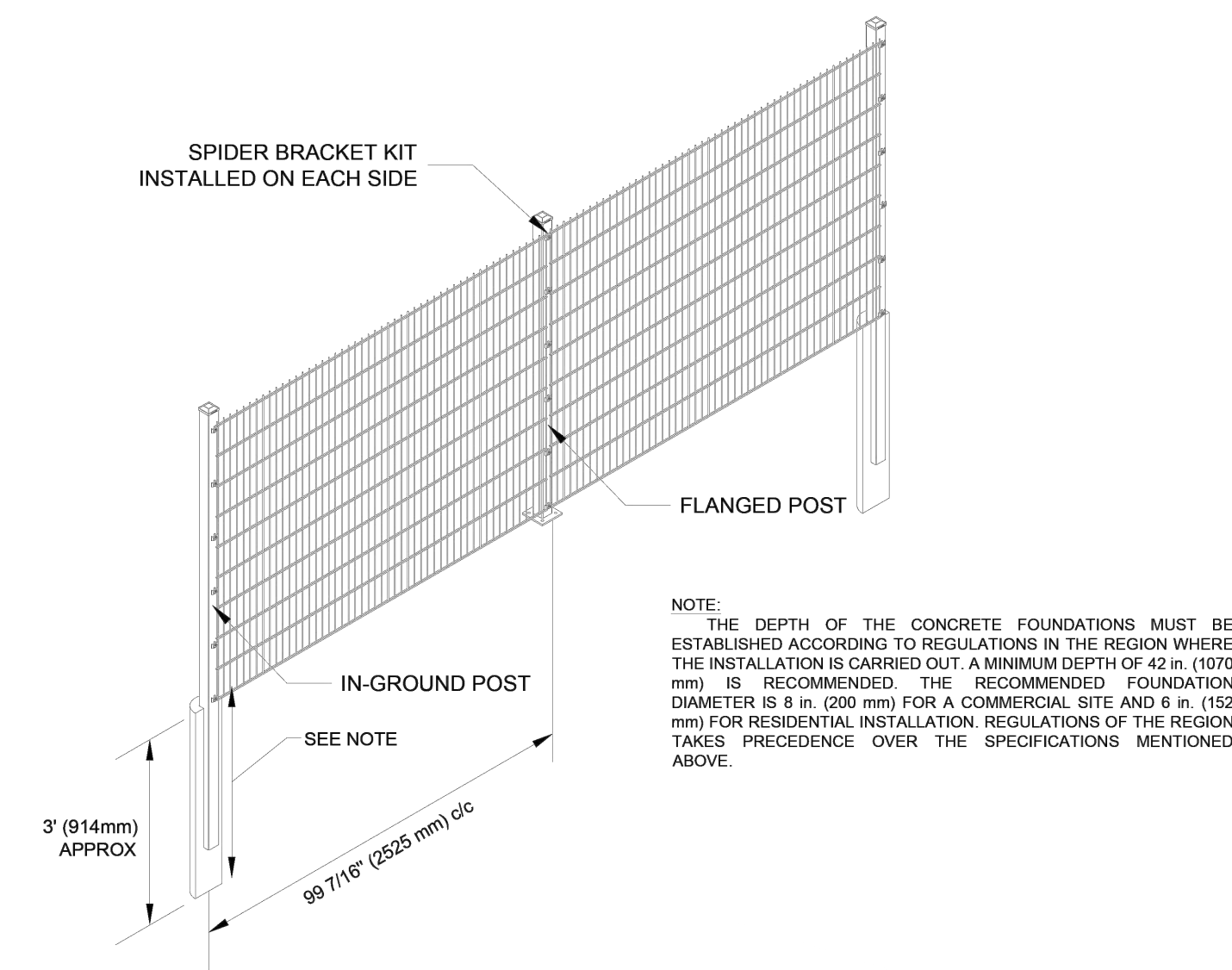
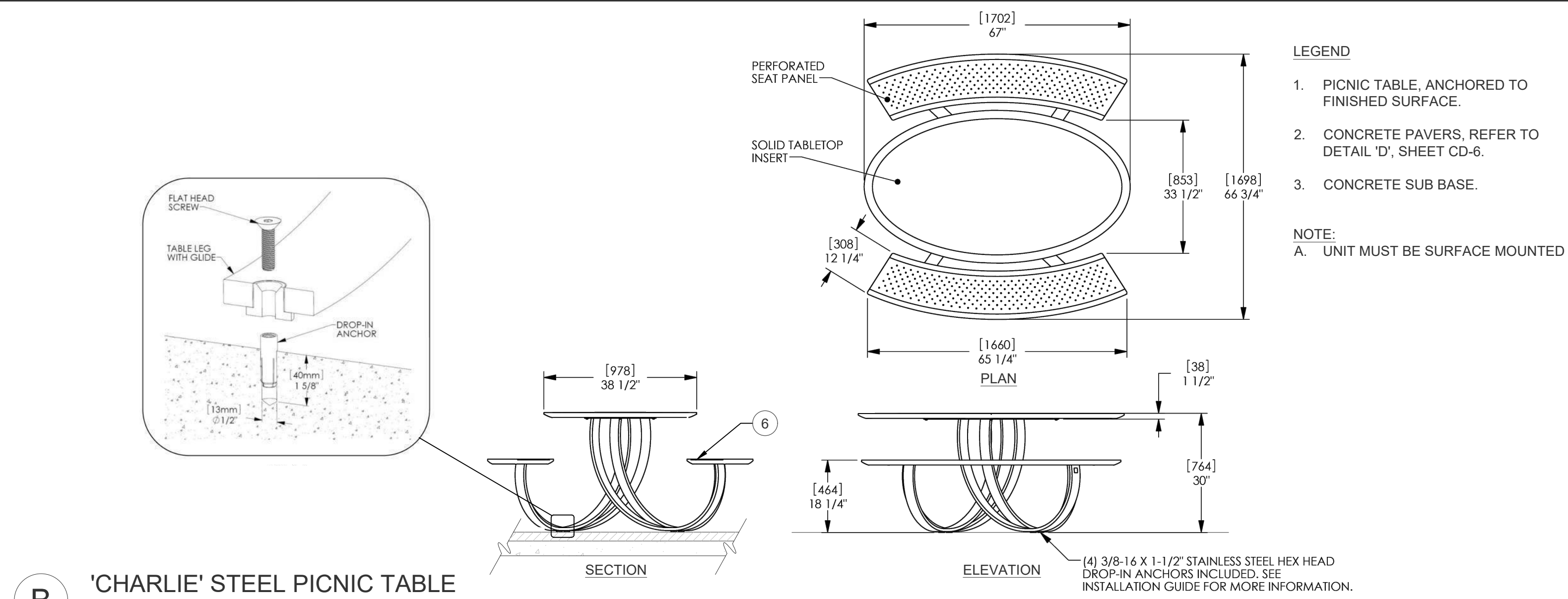
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NO.	REVISIONS	REVISED BY	APPROVED BY	DATE



APPROVED BY: *J. Oskoui* 11/24/25
JOHN OSKOU, P.E. DATE
INTERIM PUBLIC WORKS DIRECTOR

CITY OF BELL PUBLIC WORKS DEPARTMENT PRITCHARD FIELD IMPROVEMENT PROJECT - PHASE 2 CIP 25-3062 7006 WALKER AVE, BELL, CA 90201 FY 2025-2026		
PARKING & ENTRY DETAILS		
SHEET 12 OF 23 SHEETS	2025-11-19	DWG. NO. CD2





CRITICAL ANALYSIS

P.O.C. NUMBER: 01	Irrigation Meter	Design Pressure:	40 PSI
Water Source Information:		Friction Loss:	2.41 PSI
FLOW AVAILABLE		Fittings Loss:	0.24 PSI
Water Meter Size:	1"	Elevation Loss:	0 PSI
Flow Available	37.5 GPM	Loss through Valve:	0.76 PSI
		Pressure Req. at Critical Station:	43.4 PSI
PRESSURE AVAILABLE		Loss for Fittings:	0.24 PSI
Static Pressure at POC:	65 PSI	Loss for Main Line:	2.4 PSI
Elevation Change:	5.00 ft	Loss for POC to Valve Elevation:	0 PSI
Service Line Size:	2"	Loss for Backflow:	12.3 PSI
Length of Service Line:	20 ft	Loss for Master Valve:	3 PSI
Pressure Available:	63 PSI	Loss for Water Meter:	0.76 PSI
DESIGN ANALYSIS		Critical Station Pressure at POC:	62.1 PSI
Maximum Station Flow:	18 GPM	Pressure Available:	63 PSI
Flow Available at POC:	37.5 GPM	Residual Pressure Available:	0.91 PSI
Residual Flow Available:	19.5 GPM		

IRRIGATION NOTES

- ALL IRRIGATION IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF BELL STANDARD PLANS.
- CONTRACTOR SHALL REFER TO AS-BUILT DRAWING AND CONTROLLER CHART FOR PHASE I IRRIGATION AT LIMIT OF WORK, ADJUST IRRIGATION EQUIPMENT SO THAT PHASE 2 AREAS ARE IN FULL WORKING CONDITION WITHIN THIS LIMIT OF WORK AREA.
- MAKE IRRIGATION POINT OF CONNECTION AT LOCATIONS SHOWN ON PLAN.
- MAKE IRRIGATION POINT OF CONNECTION AT LOCATIONS SHOWN ON PLAN.
- THE MAINLINE AND VALVE LOCATIONS ARE SHOWN DIAGRAMMATICALLY FOR DRAWING CLARITY ONLY. VALVES ARE TO BE INSTALLED IN PLANTING AREAS. THE VALVE BOX LOCATIONS SHOWN ARE APPROXIMATE AND THE CONTRACTOR MAY ADJUST THE LAYOUT IN FIELD WITH THE CITY'S APPROVAL.
- CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION TO EXISTING IRRIGATION DESIGNATED TO REMAIN IN PLACE AT NO ADDITIONAL COST TO THE CITY.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER MP STRIP PROS-12-PRS40-CV SHRUB ROTATOR, 12IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, ON PRS40 BODY.	'A', SHEET ID
	HUNTER MP1000 PROS-12-PRS40-CV SHRUB ROTATOR, 12IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, ON PRS40 BODY.	'A', SHEET ID
	HUNTER MP2000 PROS-12-PRS40-CV SHRUB ROTATOR, 12IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, ON PRS40 BODY.	'A', SHEET ID
	HUNTER PROS-PRS30-06-CV-MSBN MULTI-STREAM BUBBLER, 6IN. POP-UP, FACTORY INSTALLED DRAIN CHECK VALVE, 50=0.5GPM.	'C', SHEET ID
	HUNTER RZWS-SLEEVE-36-CV 36IN. LONG RZWS WITH FILTER FABRIC SLEEVE, .50 GPM BUBBLER OPTIONS, CHECK VALVE, 1/2IN. SWING JOINT FOR CONNECTION TO 1/2IN. PIPE	'B', SHEET ID
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	NIBCO T-113 BRONZE GATE VALVE, SAME SIZE AS MAINLINE	'I', SHEET ID
	RAIN BIRD EFB-CP BRASS ELECTRIC REMOTE CONTROL VALVE	'D', SHEET ID
	RAIN BIRD 44-LRC 1" QUICK-COUPLING VALVE	'E', SHEET ID
	WIRE BUNDLE (AS INDICATED FOR FUTURE USE) SPARE CONTROL WIRE BUNDLE FOR FUTURE USE IN JUNCTION BOX. P=PILOT WIRES, C=COMMON WIRES BUNDLED. COIL WIRES IN VALVE BOX, AND RUN CONTINUOUS WIRE BACK TO CONTROLLER. LABEL EACH WIRE WITH A PLASTIC I.D. TAG AT THE WIRE BUNDLE AND AT THE CONTROLLER.	'F', SHEET ID
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	'G', SHEET ID
	IRRIGATION MAINLINE: PVC SCHEDULE 40	'G', SHEET ID
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZES SHALL BE AT LEAST TWICE THE DAIMETER OF THE IRRIGATION PIPING OR WIRE BUNDLE. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	'H', SHEET ID

VALVE CALLOUT		
	VALVE NUMBER	
	VALVE FLOW	
	VALVE SIZE	

SCH 40 PVC SLEEVING CHART

1 1/4" SLEEVE	1-4 WIRES	1/2" PIPE
1 1/2" SLEEVE	5-10 WIRES	3/4" PIPE
2" SLEEVE	11-20 WIRES	1" PIPE
2 1/2" SLEEVE	21-30 WIRES	1 1/4" PIPE
3" SLEEVE	31-40 WIRES	1 1/2" PIPE
4" SLEEVE	41-60 WIRES	2" PIPE
6" SLEEVE	61-99 WIRES	2 1/2" / 3" PIPE

REFER TO SHEET ID FOR IRRIGATION NOTES

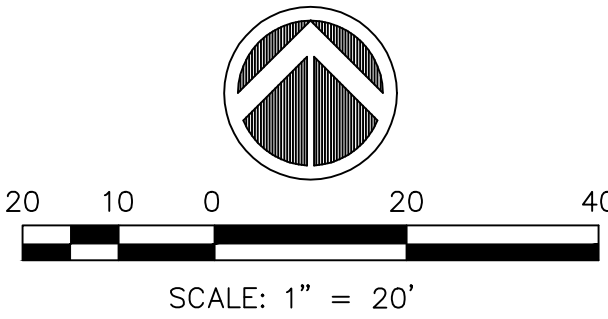
PLAN CROSS REFERENCE:
FOR CORRESPONDING CONSTRUCTION PLANS, REFER TO SHEET CP1
FOR CORRESPONDING PLANTING PLANS, REFER TO SHEET PP1

CITY OF BELL
PUBLIC WORKS DEPARTMENT

PRITCHARD FIELD IMPROVEMENT PROJECT - PHASE 2
CIP 25-3062
7006 WALKER AVE, BELL, CA 90201
FY 2025-2026

IRRIGATION PLAN

SHEET 15 OF 23 SHEETS 2025-11-19 DWG. NO. IP



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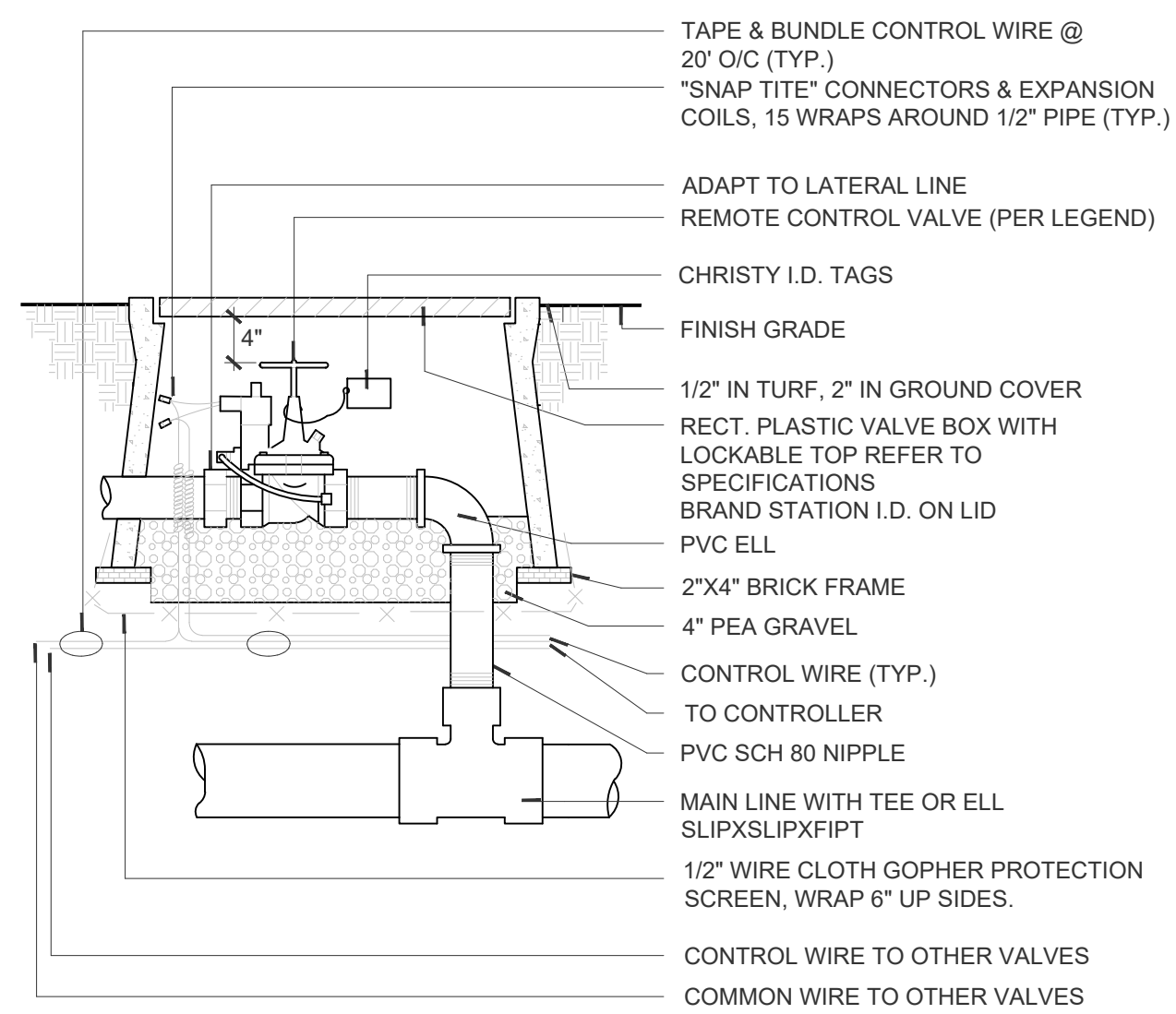
NOTE:

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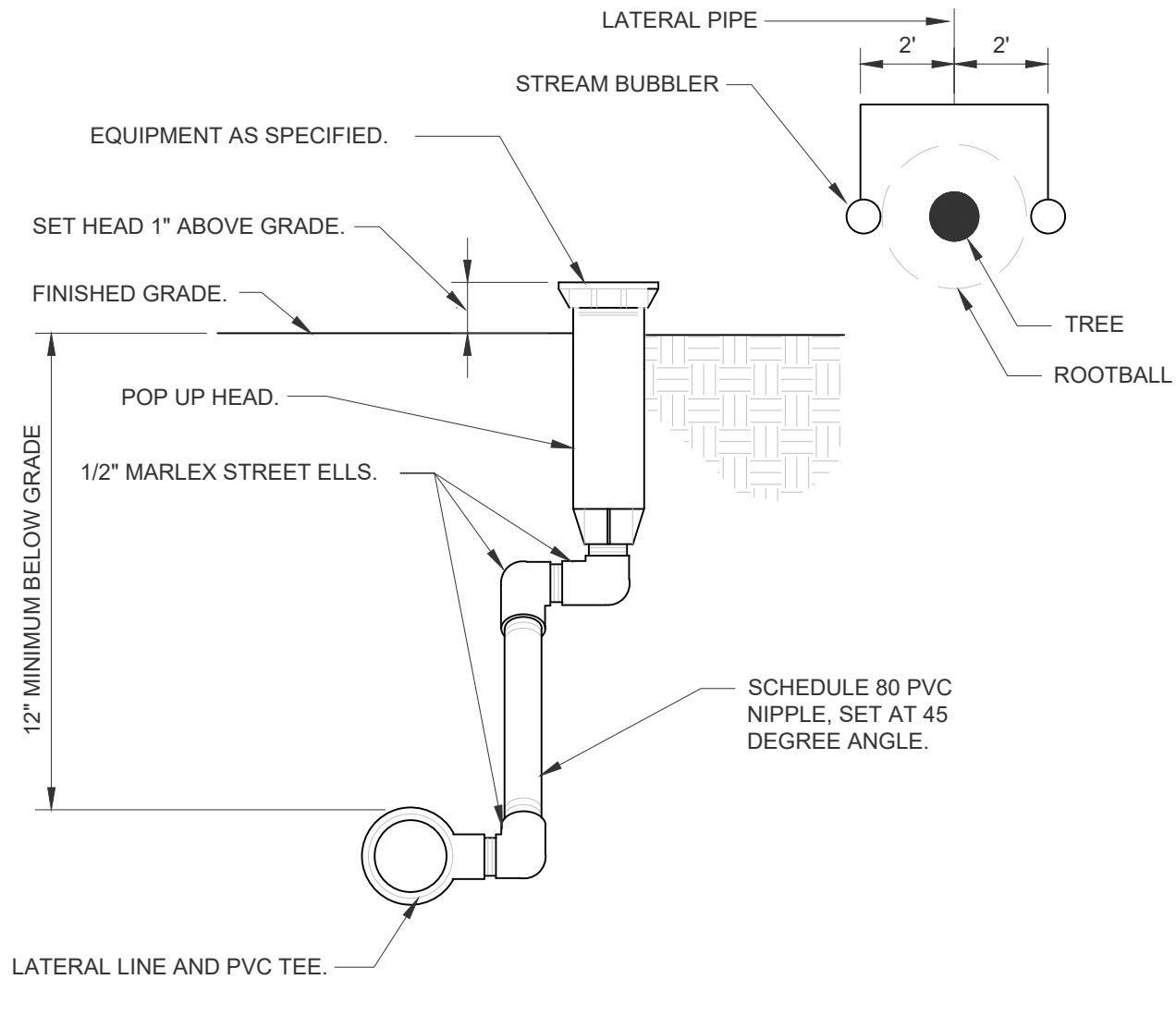
NO.	REVISIONS	REVISED BY	APPROVED BY	DATE



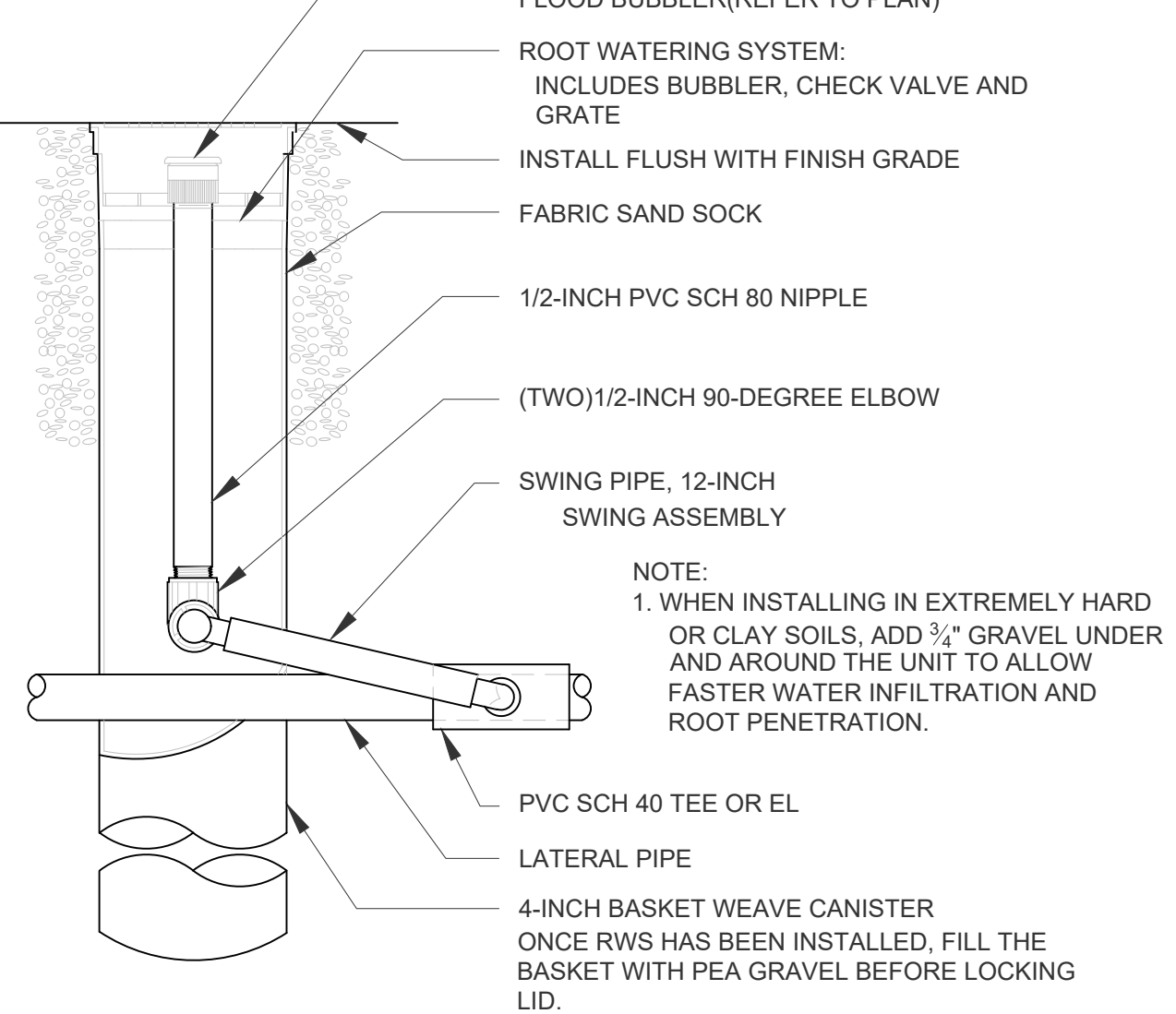
APPROVED BY:
JOHN OSKOU, P.E. 11/24/25
INTERIM PUBLIC WORKS DIRECTOR DATE



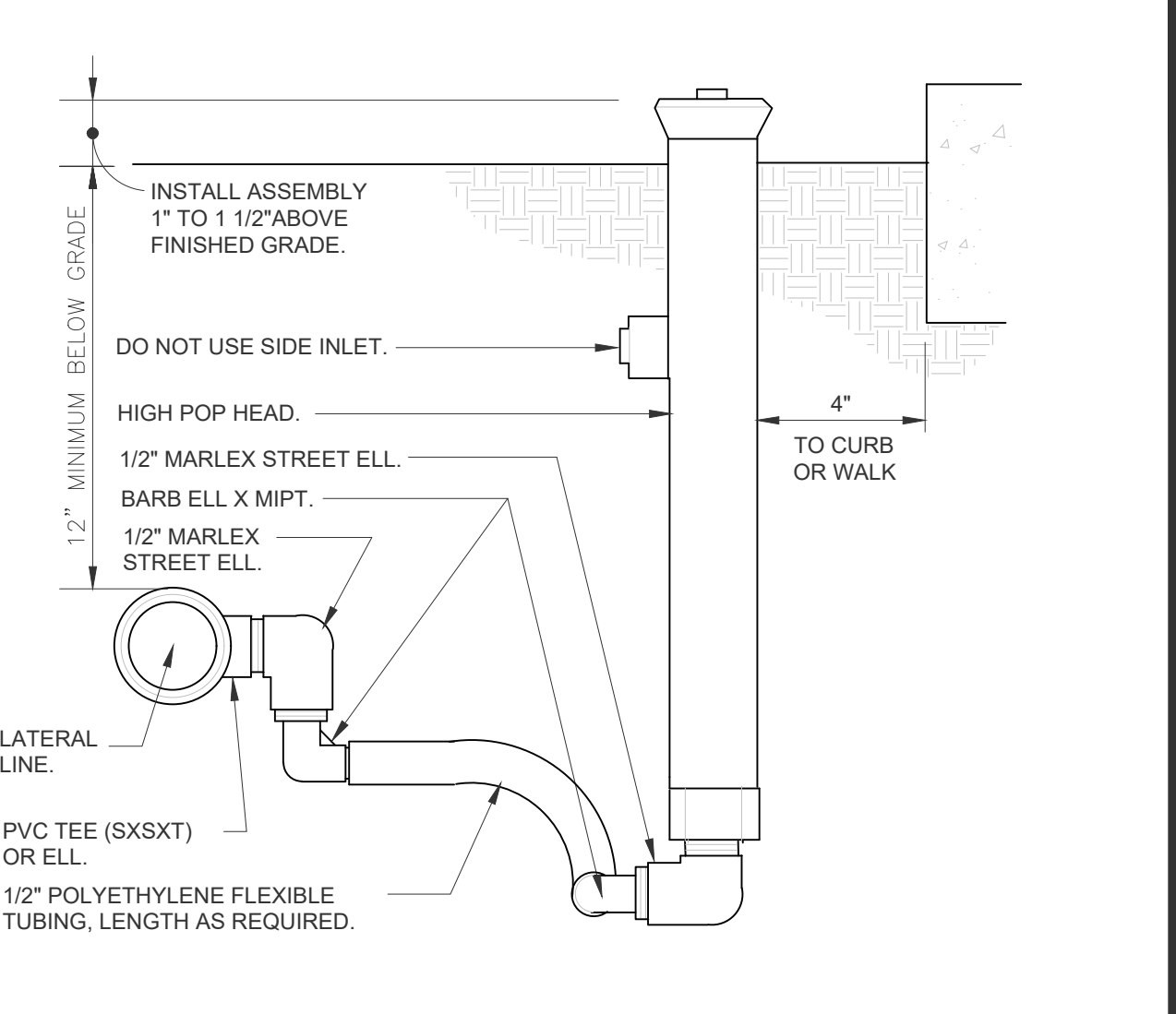
D REMOTE CONTROL VALVE
1" = 1"
328406.13-05



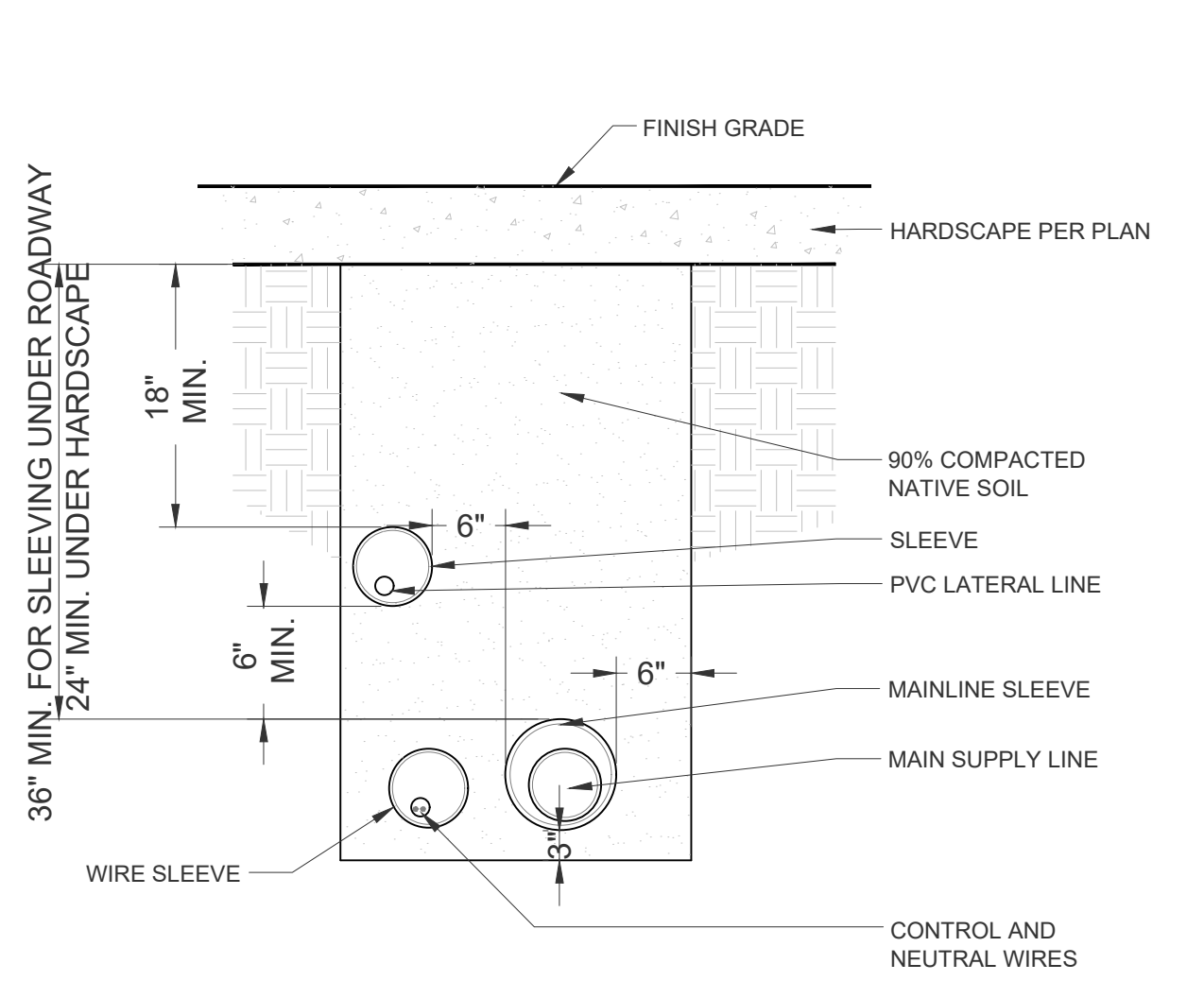
C STREAM BUBBLER AT TREE
NTS
328403.56-01



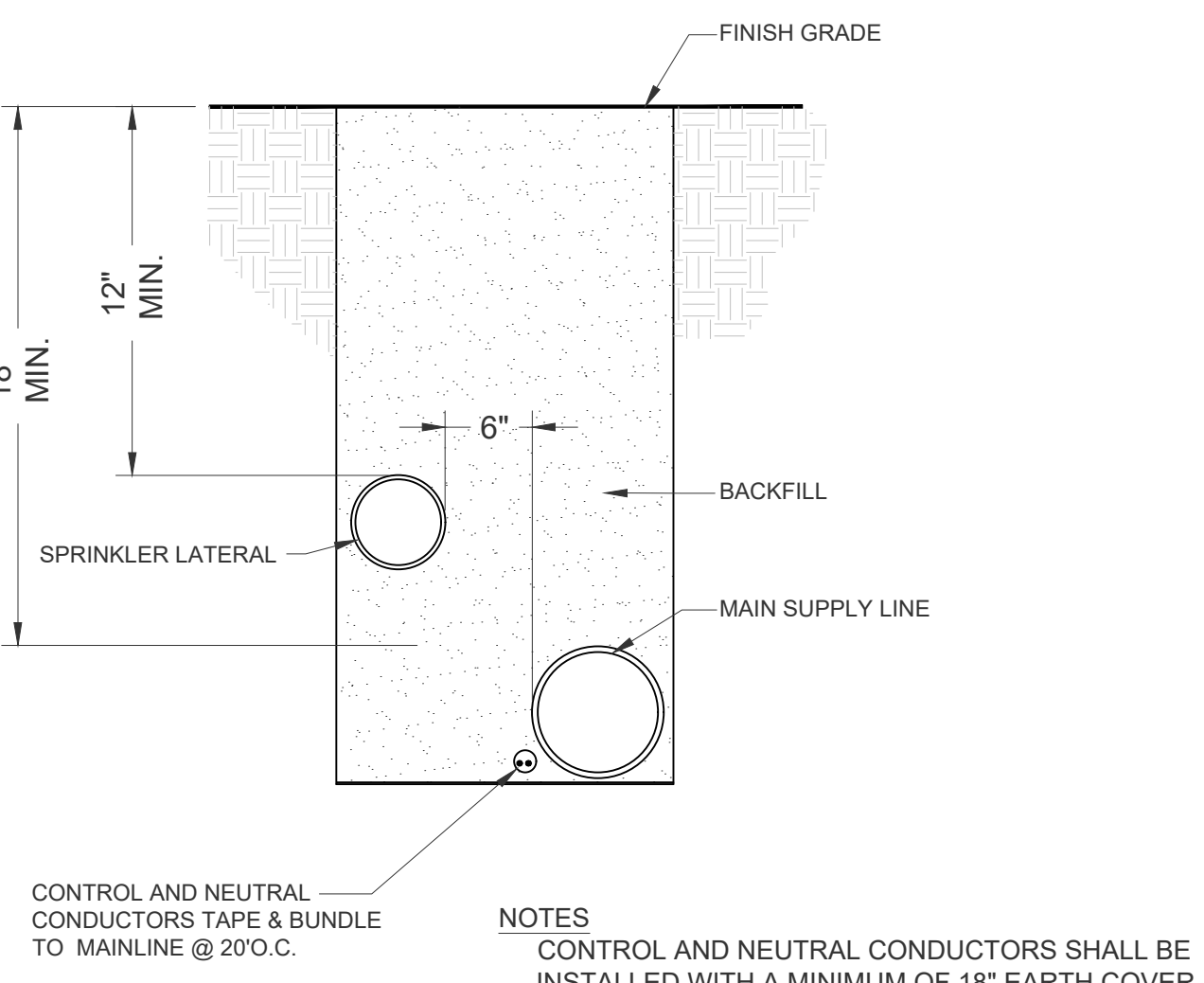
B TREE BUBBLER-ROOT WATERING SYSTEM
328403.53-07



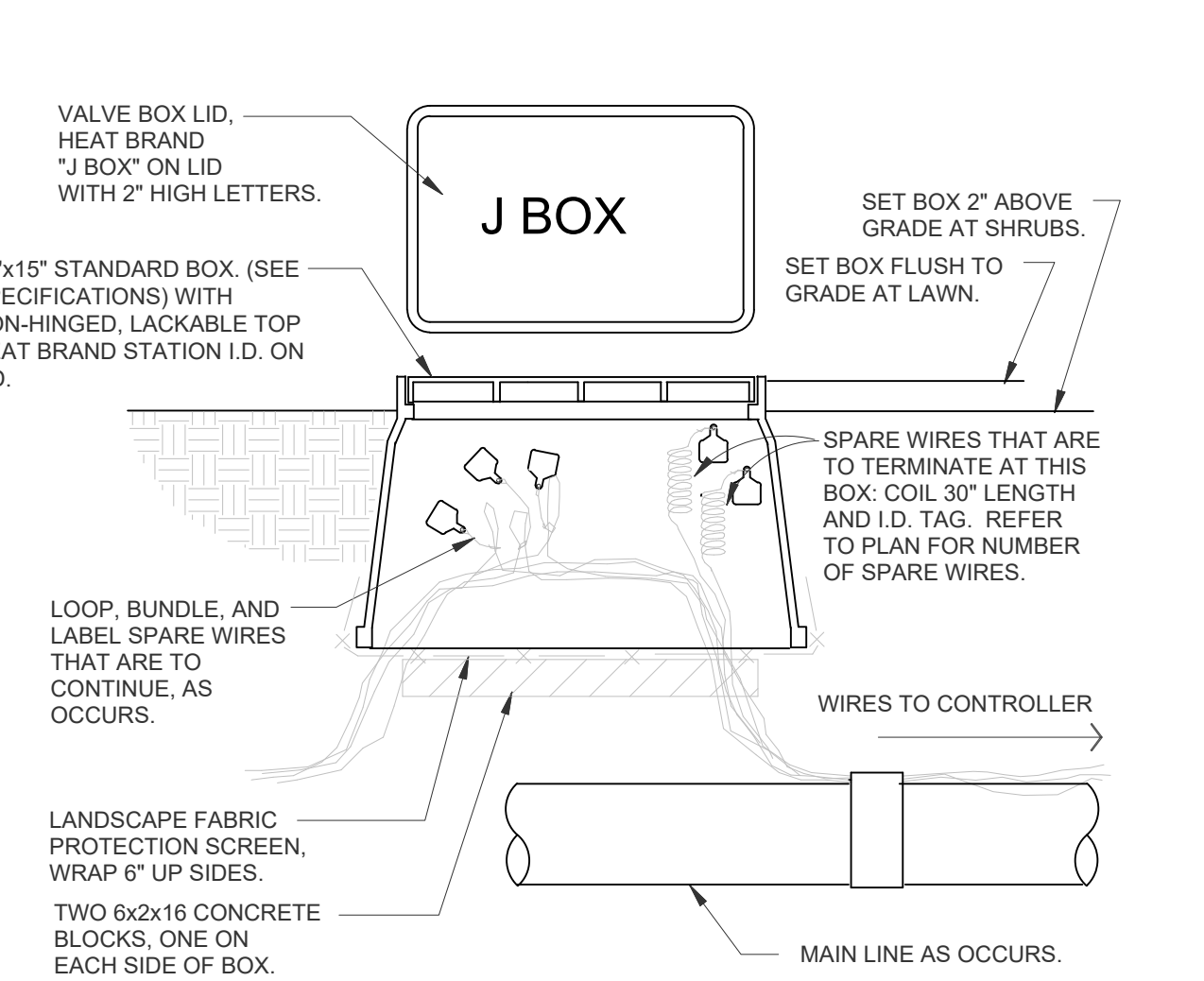
A SHRUB SPRAY HIGHPOP W/ FLEX ASSEMBLY
3" = 1'-0"
328403.29-01



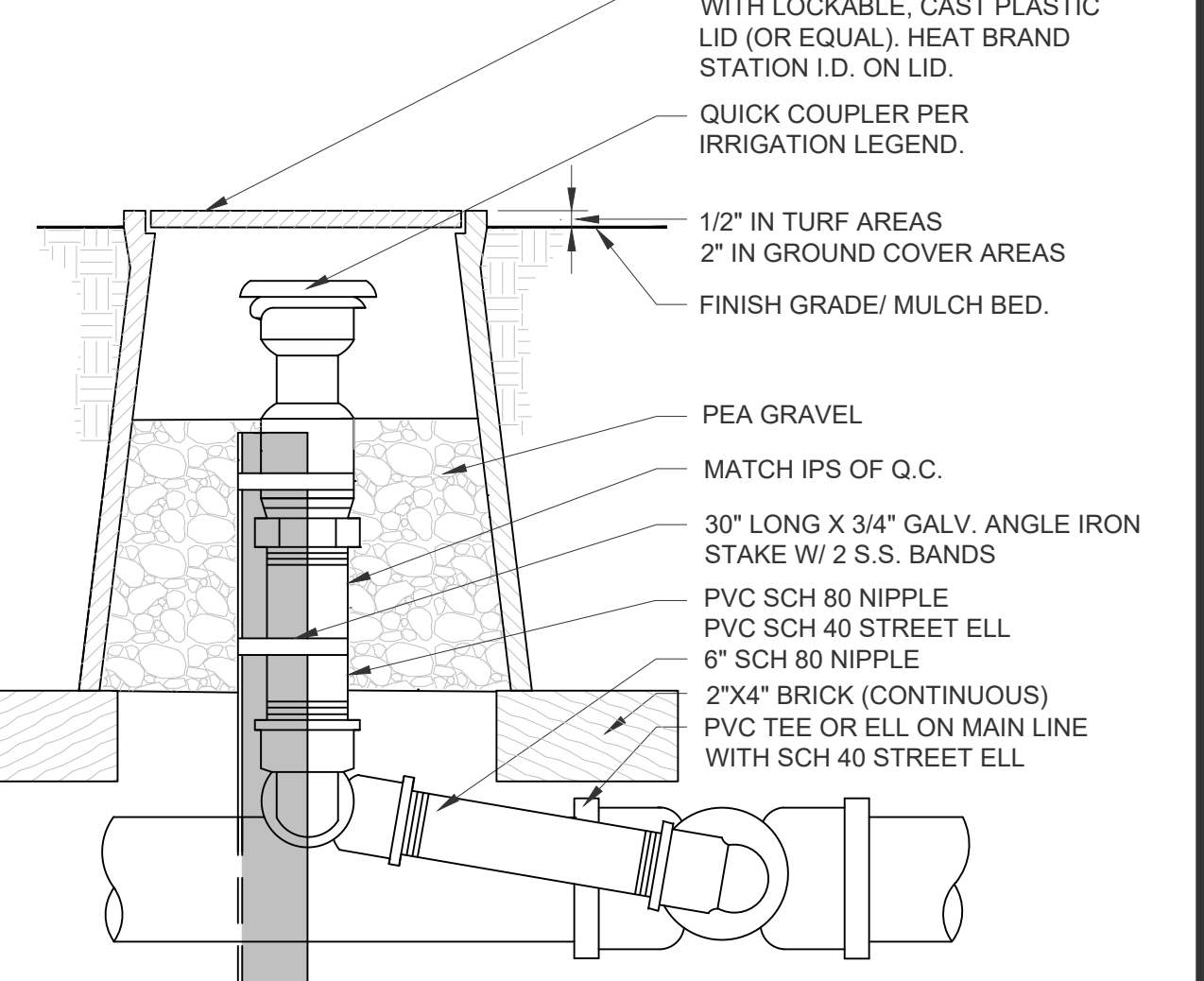
H SLEEVING
1" = 1"
328409.76-05



G PIPE AND WIRE TRENCH
NTS
328409.76-06



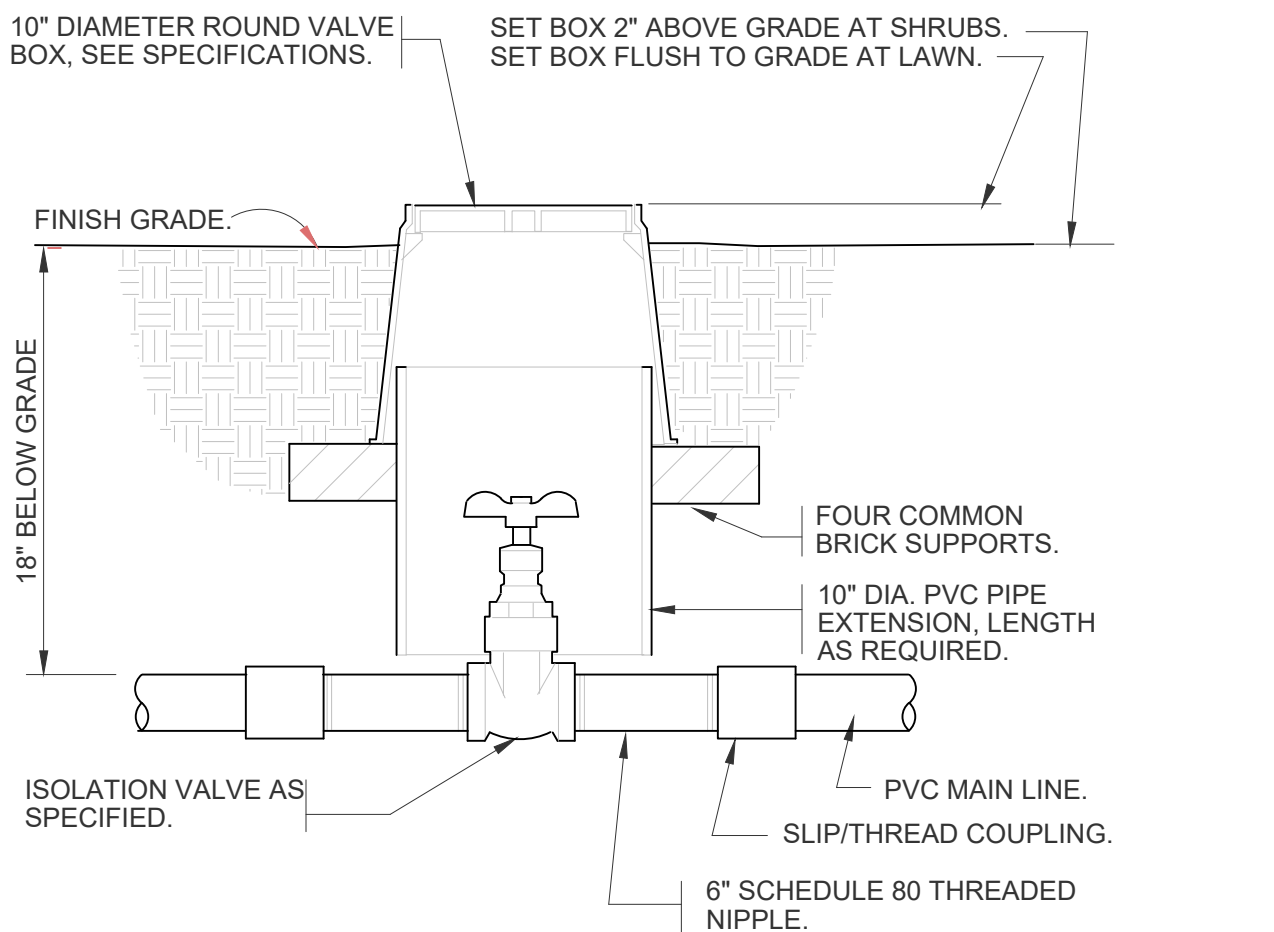
F WIRE BUNDLE JUNCTION BOX
328409.53-01



E QUICK COUPLER IN VALVE BOX
NTS
328406.43-07

IRRIGATION NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CITY CODES & SPECIFICATION, AND THESE PLANS.
- ALL MAINLINE, LATERALS AND CONTROL WIRES SHALL BE SLEEVED IN SCH. 40 PVC UNDER HARDSCAPE.
- ALL PLASTIC TO PLASTIC JOINTS SHALL BE SOLVENT-WELD JOINTS. ONLY THE SOLVENT RECOMMENDED BY THE PIPE MANUFACTURER SHALL BE USED. USE SCH. 80 FITTINGS FOR MAINLINE CONNECTIONS.
- THE CONTRACTOR SHALL CAREFULLY REVIEW THE SITE AND VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL CARRY ALL WORKERS PUBLIC LIABILITY, AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY OWNER.
- UNLESS OTHERWISE SPECIFIED, THE CONSTRUCTION OF IRRIGATION SYSTEMS SHALL INCLUDE THE FURNISHING, INSTALLING AND TESTING OF ALL MAIN LINE, POINT OF CONNECTION, LATERAL LINE, RISERS AND FITTINGS; AND THE FURNISHING AND INSTALLING OF SPRINKLER HEADS, AUTOMATIC CONTROLLERS, CONTROL WIRES (TO VALVES), ELECTRICAL CONTROL VALVES, EXCAVATION AND BACKFILL AND ALL OTHER WORK IN ACCORDANCE WITH THESE PLANS, DETAILS AND NOTES.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, PROPERTY, TRANSPORTATION AND PERFORM ALL OPERATIONS REQUIRED FOR A COMPLETE AND OPERABLE IRRIGATION SYSTEM AS INDICATED ON, OR REASONABLY IMPLIED BY THE DRAWINGS AND/OR NOTES, INCLUDED AS A PART OF THE IRRIGATION WORK, BUT NOT LIMITED BY IT, ARE THE FOLLOWING ITEMS: INSTALL COMPLETE OPERABLE INDEPENDENT, AUTOMATIC, IRRIGATION SYSTEMS PER THE PLANS, DETAILS, LEGEND AND NOTES. ALL IRRIGATION WORK SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIALS AND WORKMANSHIP, INCLUDING SETTLING OF BACKFILLED TRENCHES BELOW GRADE FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.
- THE CITY SHALL DECIDE ALL QUESTIONS RELATING TO INTERPRETATION OF THE DRAWINGS AND THE ACCEPTABLE FULFILLMENT OF THE CONTRACT.
- PIPING SHOWN ON THE PLANS IS ESSENTIALLY DIAGRAMMATIC. CONTRACTOR SHALL ROUTE PIPING TO AVOID CONFLICT WITH STATIONARY ELEMENTS AND IN SUCH A MANNER AS TO CONFORM WITH THE VARIOUS DETAILS.
- THE CONTRACTOR SHALL AT ALL TIMES PROTECT HIS WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGED OR STOLEN PARTS AT HIS EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE CITY.
- EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR ANY DAMAGE. UTILITIES PLANS MAY BE OBTAINED FROM OWNER.
- THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO HIS WORK.
- CONTRACTOR SHALL VERIFY PRESSURE AVAILABLE AT THE METER LOCATION PRIOR TO CONSTRUCTION. SHOULD A DISCREPANCY EXIST, NOTIFY THE CITY REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION.
- ALL CONTROL WIRE SHALL BE SOLID COPPER, PLASTIC INSULATED, IF DIRECT BURIAL WIRE, REFER TO SPECIFICATIONS FOR WIRE GAUGE SIZE. ALL CONTROL WIRE FOR CONVENTIONALLY WIRED SYSTEMS AND IRRIGATION LINE RUNS UNDER PAVING SHALL BE ENCASED IN SCH 40 PVC PIPE SLEEVES. SLEEVES TO BE TWICE THE DIAMETER OF WIRE BUNDLE OR PIPE.
- FINAL LOCATION OF CONTROL VALVES SHALL BE REVIEWED IN THE FIELD BY THE CITY'S REPRESENTATIVE.
- NEW IRRIGATION HEADS SHALL BE ADJUSTED FOR 100% COVERAGE AND TO LIMIT OVERSPRAY ON PAVING.
- ADJUST ALL IRRIGATION EMITTERS FOR 100% COVERAGE OF ROOT ZONES.
- ALL VALVE BOXES SHALL BE RAINBIRD VB SERIES, COLOR GREEN.
- NO LOW HEAD DRAINAGE ALLOWED.



I ISOLATION GATE VALVE
1" = 1"
328406.33-10



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NOTE:

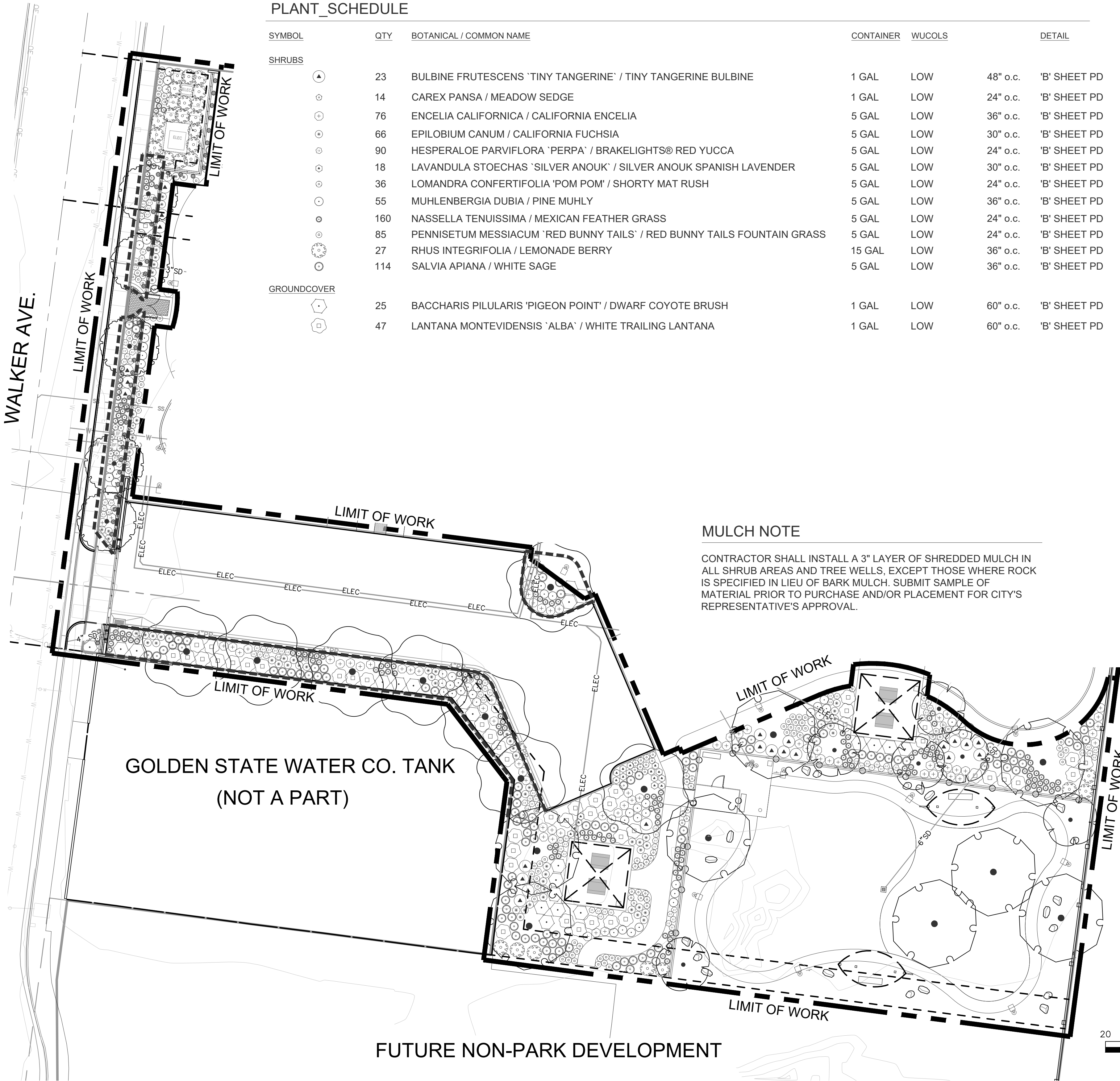
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NO.	REVISIONS	REVISED BY	APPROVED BY	DATE



APPROVED BY: *J. Oskoui* 11/24/25
JOHN OSKOU, P.E. DATE
INTERIM PUBLIC WORKS DIRECTOR

CITY OF BELL PUBLIC WORKS DEPARTMENT		
PRITCHARD FIELD IMPROVEMENT PROJECT - PHASE 2 CIP 25-3062 7006 WALKER AVE, BELL, CA 90201 FY 2025-2026		
IRRIGATION DETAILS & NOTES		
SHEET 16 OF 23 SHEETS	2025-11-19	DWG. NO. ID



PLANT_SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	WUCOLS	DETAIL
SHRUBS					
	23	BULBINE FRUTESCENS 'TINY TANGERINE' / TINY TANGERINE BULBINE	1 GAL	LOW	48" o.c. 'B' SHEET PD
	14	CAREX PANSA / MEADOW SEDGE	1 GAL	LOW	24" o.c. 'B' SHEET PD
	76	ENCELIA CALIFORNICA / CALIFORNIA ENCELIA	5 GAL	LOW	36" o.c. 'B' SHEET PD
	66	EPILOBIUM CANUM / CALIFORNIA FUCHSIA	5 GAL	LOW	30" o.c. 'B' SHEET PD
	90	HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS® RED YUCCA	5 GAL	LOW	24" o.c. 'B' SHEET PD
	18	LAVANDULA STOECHAS 'SILVER ANOUK' / SILVER ANOUK SPANISH LAVENDER	5 GAL	LOW	30" o.c. 'B' SHEET PD
	36	LOMANDRA CONFERTIFOLIA 'POM POM' / SHORTY MAT RUSH	5 GAL	LOW	24" o.c. 'B' SHEET PD
	55	MUHLENBERGIA DUBIA / PINE MUHLY	5 GAL	LOW	36" o.c. 'B' SHEET PD
	160	NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS	5 GAL	LOW	24" o.c. 'B' SHEET PD
	85	PENNISETUM MESSIACUM 'RED BUNNY TAILS' / RED BUNNY TAILS FOUNTAIN GRASS	5 GAL	LOW	24" o.c. 'B' SHEET PD
	27	RHUS INTEGRIFOLIA / LEMONADE BERRY	15 GAL	LOW	36" o.c. 'B' SHEET PD
	114	SALVIA APIANA / WHITE SAGE	5 GAL	LOW	36" o.c. 'B' SHEET PD
GROUND COVER					
	25	BACCHARIS PILULARIS 'PIGEON POINT' / DWARF COYOTE BRUSH	1 GAL	LOW	60" o.c. 'B' SHEET PD
	47	LANTANA MONTEVIDENSIS 'ALBA' / WHITE TRAILING LANTANA	1 GAL	LOW	60" o.c. 'B' SHEET PD

MULCH NOTE

CONTRACTOR SHALL INSTALL A 3" LAYER OF SHREDDED MULCH IN ALL SHRUB AREAS AND TREE WELLS, EXCEPT THOSE WHERE ROCK IS SPECIFIED IN LIEU OF BARK MULCH. SUBMIT SAMPLE OF MATERIAL PRIOR TO PURCHASE AND/OR PLACEMENT FOR CITY'S REPRESENTATIVE'S APPROVAL.

PLANT_SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	WUCOLS	DETAIL
TREES					
	6	CERCIS OCCIDENTALIS / WESTERN REDBUD	24" BOX	LOW	'C' SHEET PD
	5	HANDROANTHUS HEPTAPHYLLUS / PINK TRUMPET TREE	48" BOX	MODERATE	'A' & 'C' SHEET PD
	8	PISTACIA CHINENSIS / CHINESE PISTACHE	24" BOX	MODERATE	'A' & 'C' SHEET PD
	8	QUERCUS ILEX / HOLLY OAK	36" BOX	LOW	'C' SHEET PD
1,050 LF LINEAR ROOT BARRIER					
'A' SHEET PD					

REFER TO SHEET PD FOR PLANTING NOTES

PLAN CROSS REFERENCE:
FOR CORRESPONDING CONSTRUCTION PLANS, REFER TO SHEET CP
FOR CORRESPONDING IRRIGATION PLANS, REFER TO SHEET IP



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NO.	REVISIONS	REVISED BY	APPROVED BY	DATE



APPROVED BY:
JOHN OSKOU, P.E. 11/24/25
INTERIM PUBLIC WORKS DIRECTOR DATE

CITY OF BELL
PUBLIC WORKS DEPARTMENT

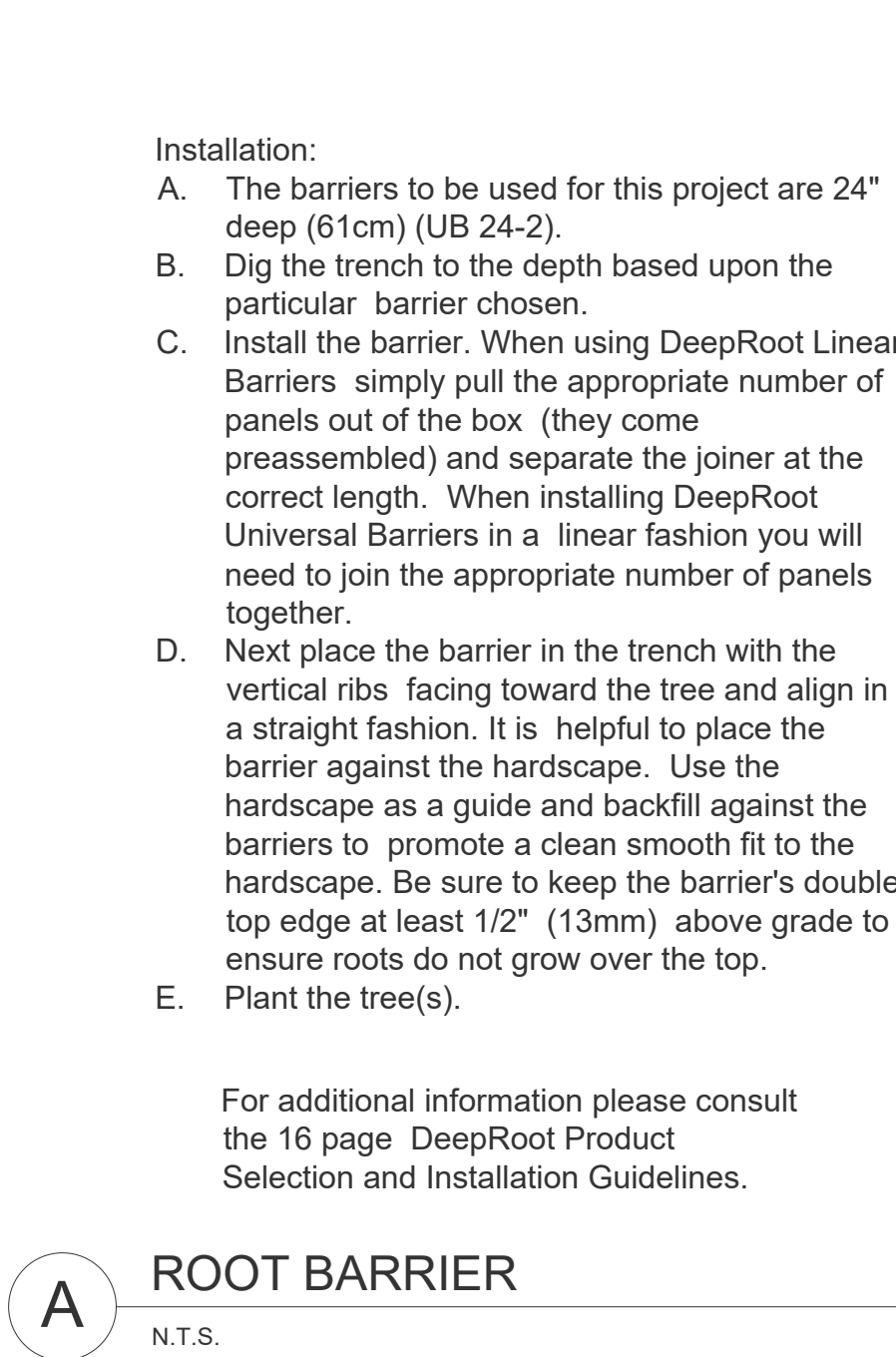
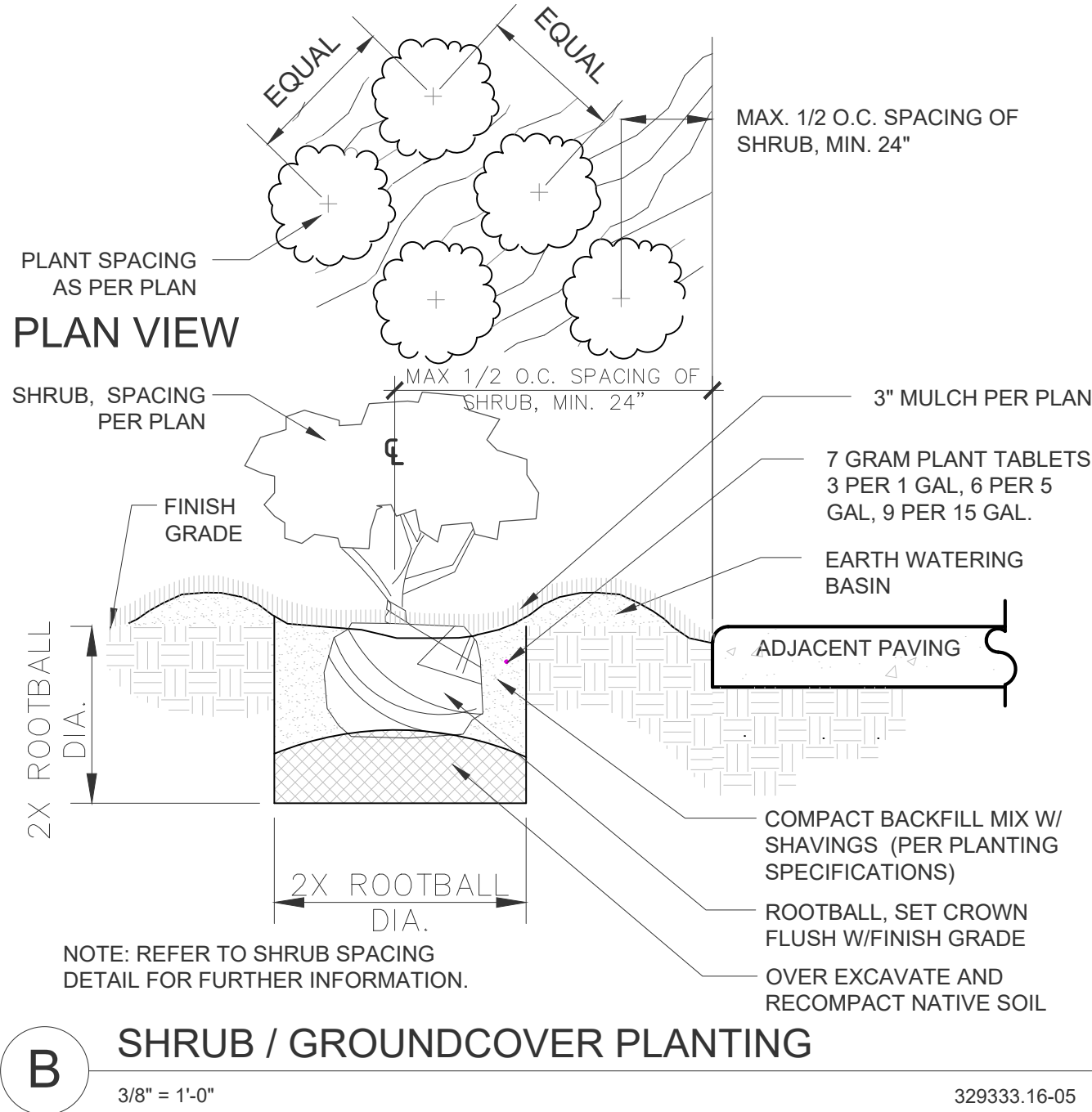
PRITCHARD FIELD IMPROVEMENT PROJECT - PHASE 2
CIP 25-3062
7006 WALKER AVE, BELL, CA 90201
FY 2025-2026

PLANTING PLAN

SHEET 17 OF 23 SHEETS 2025-11-19 DWG. NO. PP

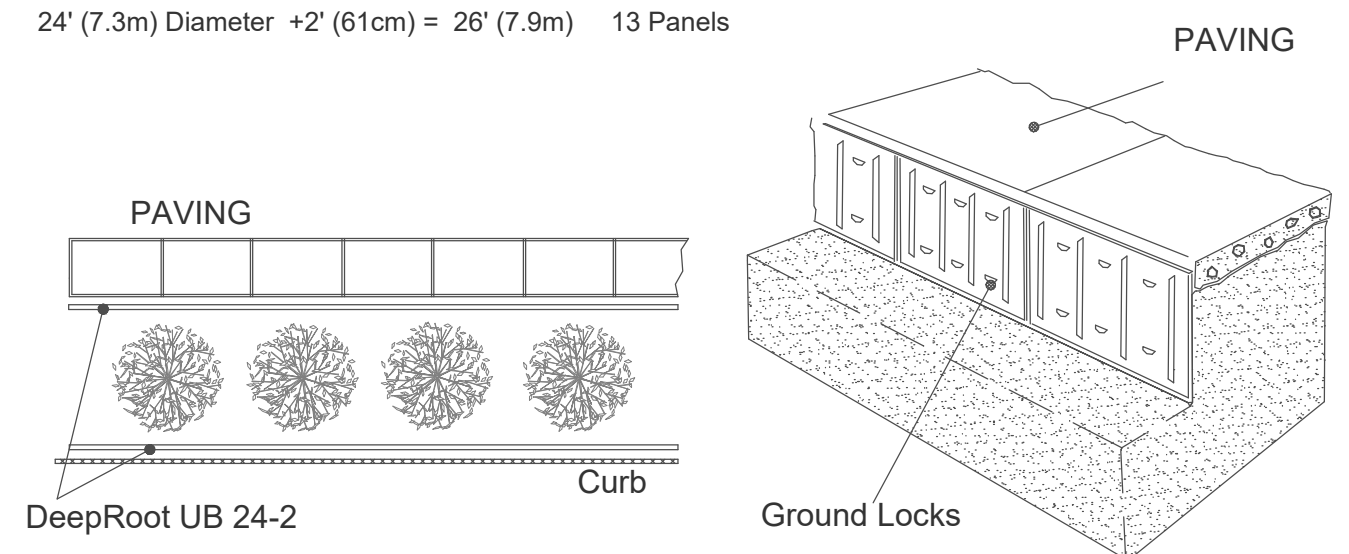
PLANTING NOTES

1. PLANT LAYOUT AS SHOWN ON PLANS INDICATES INDIVIDUAL LOCATIONS. QUANTITIES ARE AS SHOWN ON PLAN, ON-CENTER, SPACING AS SHOWN ON LEGEND. CONTRACTOR TO VERIFY QUANTITIES BASED ON SPACING AND ADD ADDITIONAL PLANT MATERIAL (AT NO ADDITIONAL COST TO THE CITY) REQUIRED TO MAINTAIN DESIGN INTENT DUE TO EXISTING SITE CONDITIONS NOT ANTICIPATED DURING DESIGN. LAYOUT/SPACING WILL BE AS SHOWN ON PLAN OR LEGEND. CITY TO APPROVE FINAL LAYOUT IN FIELD PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL NOTIFY THE CITY OF SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECIFICATIONS.
3. CONTRACTOR SHALL BE LIABLE FOR REMOVING AND RE-INSTALLING IRRIGATION EQUIPMENT, AND REPLANTING AREAS WHICH ARE NOT INSTALLED PER PLAN AND SPECIFICATIONS.
4. REFER TO PLANTING SPECIFICATIONS FOR INSPECTION/CERTIFICATION SCHEDULE.
5. IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL PRIOR TO INSTALLATION OF PLANT MATERIAL.
6. TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE IRRIGATION COVERAGE TEST NO.1 HAS BEEN APPROVED. (SEE SPECIFICATIONS).
7. THE RECOMMENDATIONS OF THE SOIL REPORT SHALL SUPERCEDE THE SOIL PREPARATION AND BACKFILL MIX SPECIFICATIONS (SEE SPECIFICATIONS). THE CONTRACTOR SHALL SUBMIT A COPY OF ALL SOILS REPORTS TO THE CITY PRIOR TO THE MODIFICATION OF THESE SPECIFICATIONS.
8. CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF ANY DAMAGED LANDSCAPE AREAS BEYOND THE LIMIT OF WORK, INCLUDING REPAIRING ANY IRRIGATION LINES/ SPRINKLER HEADS, THAT IS A DIRECT RESULT OF THE LANDSCAPE CONSTRUCTION AND/OR HIS SUB-CONTRACTOR. REPLACEMENT ITEMS SHALL BE EXACT DUPLICATION OF ORIGINAL WORK OR PLANTS, UNLESS OTHERWISE APPROVED BY THE CITY.
9. CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL GRADES AND FLOW LINES AS SHOWN ON THE GRADING PLAN. WHERE PLANTING IS TO BE INSTALLED ON A SWALE, THE FINISH GRADE MUST BE ADJUSTED SO THE PLANTING DOES NOT RESTRICT THE FLOW.
11. REMOVE ROCKS OVER 3" IN DIAMETER GENERATED FROM DIGGING PLANTING PITS.
12. THE PLANTING AREAS MUST BE COMPLETELY FREE OF WEEDS AND BERMUDA GRASS PRIOR TO THE START OF ANY PLANTING.
13. ALL PLANT MATERIAL, INCLUDING TREES & SHRUBS / GROUNDCOVER, SHALL BE INSPECTED AND APPROVED BY CITY , VIA PHOTO SUBMITTALS, PRIOR TO DELIVERY TO SITE. PHOTO SUBMITTALS SHALL INCLUDE NURSERY SUPPLIER AND DATE OF PHOTOS. ANY MATERIAL DELIVERED TO SITE WITHOUT APPROVAL IS SUBJECT TO REJECTION. PHOTO SUBMITTALS SHALL BE SENT TO CITY A MINIMUM OF 48 HOURS PRIOR TO SHIPMENT OF MATERIAL. SUBMITTALS SHALL INCLUDE SCALE REFERENCE IN PHOTO (FROM FINISH GRADE IN CONTAINER) AND CANOPY HEAD SIDE. CITY SHALL BE NOTIFIED OF SCHEDULED NURSERY DELIVERY TIMES A MINIMUM OF 24 HOURS PRIOR TO SHIPMENT. REFER TO PLANTING SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS REGARDING QUALITY OF NURSERY STOCK.
14. ALL TREES TO BE FREE FROM DEFECTS INCLUDING CO-DOMINANT STEMS, AND GIRDLING ROOTS; ROOT FLARE SHALL BE VISIBLE AT TOP OF SOIL LEVEL. DEFECTIVE PLANT MATERIAL SHALL BE REMOVED AND REPLACED, AT NO ADDITIONAL COST TO THE CITY, AS SOON AS POSSIBLE AND UNTIL FINAL CITY INSPECTION OR TURN OVER.
15. CONTRACTOR SHALL INSTALL A 3" LAYER OF SHREDDED MULCH IN ALL SHRUB AREAS AND TREE WELLS. EXCEPT THOSE WHERE ROCK IS SPECIFIED IN LIEU OF BARK MULCH. SUBMIT SAMPLE OF MATERIAL PRIOR TO PURCHASE AND/OR PLACEMENT FOR CITY'S REPRESENTATIVE'S APPROVAL.
16. FINAL UTILITY LOCATIONS TO BE PROVIDED BY UTILITY CONSULTANT. CONTRACTOR TO ADJUST PLANTING AND IRRIGATION, AROUND THESE STRUCTURES, AS NEEDED, TO THE SATISFACTION OF THE INSPECTOR OF RECORD AND THE CITY.
17. CONTRACTOR SHALL INSTALL DEEPROOT BARRIERS IN ALL AREAS WHERE TREES ARE INSTALLED WITHIN 5' OF HARDSCAPE PER DETAIL 'A', THIS SHEET.
18. CONTRACTOR SHALL PROVIDE A 90 DAY MAINTENANCE PERIOD AFTER PLANTING INSTALLATION APPROVAL BY CITY.

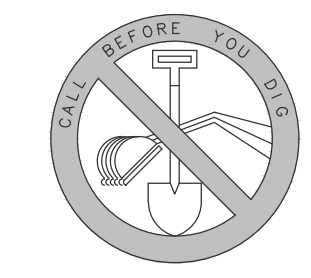
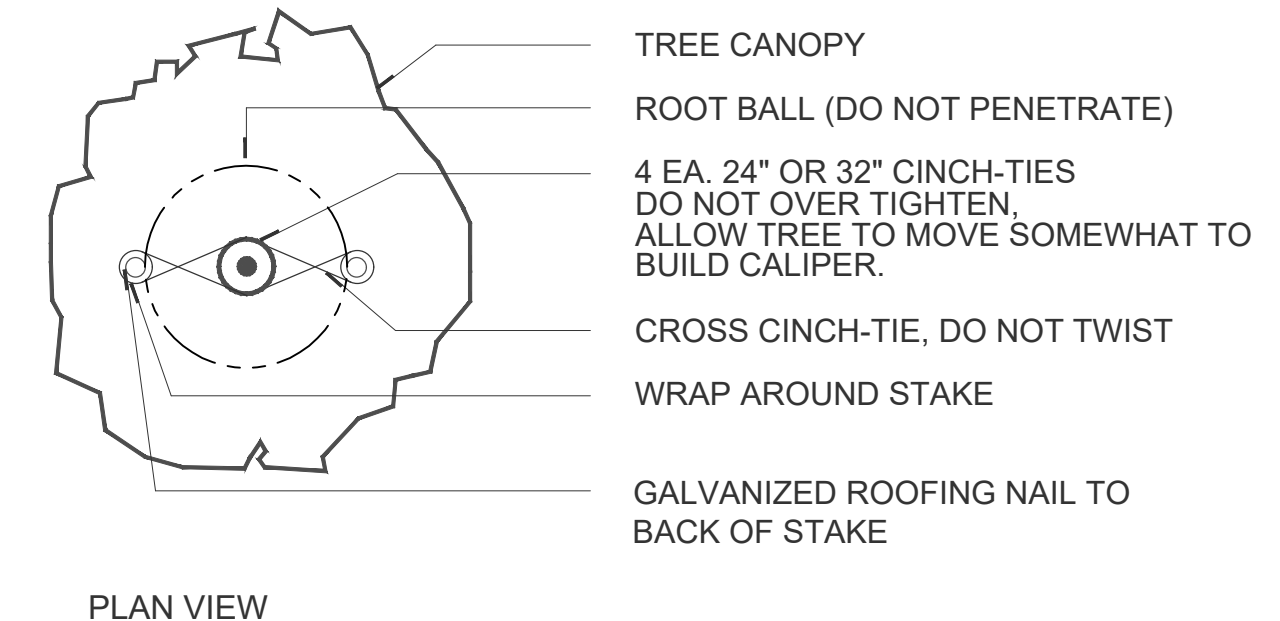
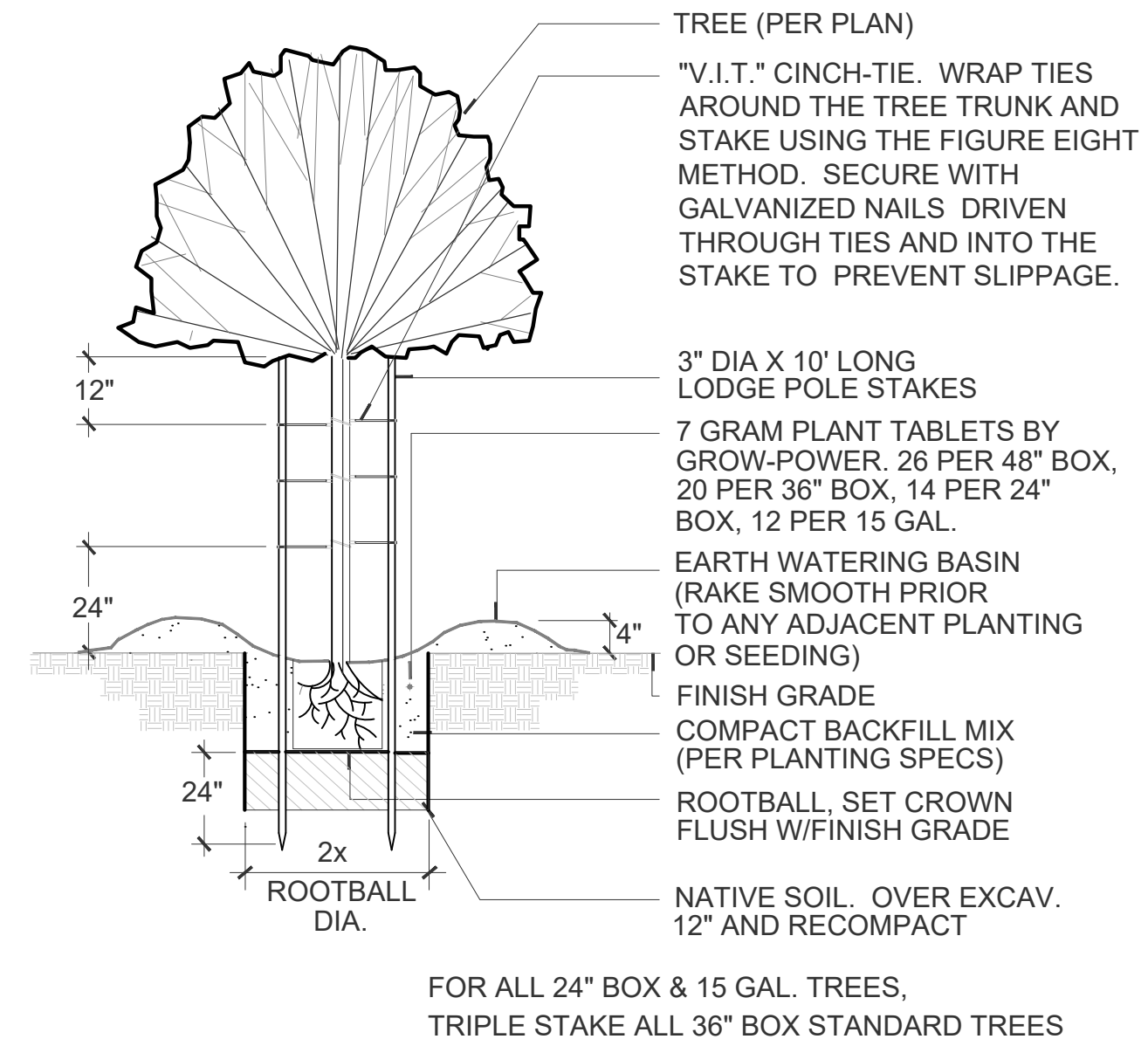


To determine the quantity of panels required use:
Estimated Diameter of the Tree Canopy at Maturity + 2' (61cm) = Length of Barrier per Side.

Expected Tree Canopy at Maturity	Number of Feet of Linear Barrier	Number of panels
12' (3.6m) Diameter	+2' (61cm) = 14' (4.2m)	7 Panels
18' (5.5m) Diameter	+2' (61cm) = 20' (6.1m)	10 Panels
24' (7.3m) Diameter	+2' (61cm) = 26' (7.9m)	13 Panels



For information regarding distributors please call: 1 800 ILV ROOT (458.7668).
For help with difficult drainage or other difficult installation questions please call DeepRoot Technical Support at: 1 800 ROOT TEK (766.8835).



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JOHN OSKOU, P.E. DATE
INTERIM PUBLIC WORKS DIRECTOR

CITY OF BELL
PUBLIC WORKS DEPARTMENT

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CIP 25-3062
7006 WALKER AVE, BELL, CA 90201
FY 2025-2026

PLANTING DETAILS & NOTES

SHEET 18 OF 23 SHEETS 2025-11-19 DWG. NO. PD

APPLICABLE CODES AND STANDARDS:

2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 1

2022 CALIFORNIA BUILDING CODE (CBC)
CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 2
(2021 INTERNATIONAL BUILDING CODE (IBC) W/ 2022 CALIFORNIA AMENDMENTS)

2022 CALIFORNIA ELECTRICAL CODE (CEC)
CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 3
(2020 NATIONAL ELECTRICAL CODE (NEC) W/ 2022 CALIFORNIA AMENDMENTS)

2022 CALIFORNIA MECHANICAL CODE (CMC)
CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 4
(2021 UNIFORM MECHANICAL CODE (UMC) W/ 2022 CALIFORNIA AMENDMENTS)

2022 CALIFORNIA PLUMBING CODE (CPC)
CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 5
(2021 UNIFORM MECHANICAL CODE (UPC) W/ 2022 CALIFORNIA AMENDMENTS)

2022 CALIFORNIA ENERGY CODE
CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 6

2022 CALIFORNIA HISTORICAL BUILDING CODE (CHBC)
CALIFORNIA CODE OF REGULATIONS (CHBC) TITLE 24, PART 8

2022 CALIFORNIA FIRE CODE (CFC)
CALIFORNIA CODES OF REGULATIONS (CRR) TITLE 24, PART 9
(2021 INTERNATIONAL FIRE CODE (IFC) W/ 2022 CALIFORNIA AMENDMENTS)

2022 CALIFORNIA EXISTING BUILDING CODE
CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 10
(2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC))

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
CALIFORNIA CODES OF REGULATIONS (CCR) TITLE 24, PART 11

2022 CALIFORNIA REFERENCED STANDARDS CODE
CALIFORNIA DOE OF REGULATIONS (CCR) TITLE 24, PART 12

AMERICANS WITH DISABILITIES ACT (ADA)
TITLE II - ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAG)
1990 STATE FIRE MARSHAL REGULATIONS AND AMENDMENTS TO-DATE

CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, CALIFORNIA STATE
ACCESSIBILITY STANDARDS CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 19

NFPA 14 STANDARDS FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS **2019**
(CA AMENDED)

NFPA 17 STANDARD FOR DRY CHEMICAL EXTINGUISHING SYSTEMS **2021** EDITION

NFPA 17A STANDARD FOR WET CHEMICAL EXTINGUISHING SYSTEMS **2017** EDITION

NFPA 20 STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION **2019**
EDITION

NFPA 24 STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR
APPURTENANCES **2019** EDITION (CA AMENDED)

NFPA 90A STANDARD FOR INSTALLATION OF AIR CONDITIONING AND VENTILATING SYSTEMS **2018**
EDITION (CA AMENDED)


UL 1971 STANDARD FOR SIGNALING DEVICES FOR THE HEARING IMPAIRED **2002** (R2012)

FOR A COMPLETE LIST OF APPLICABLE NFPA STANDARDS REFER TO **2022** CALIFORNIA BUILDING
CODE (CBC) CHAPTER 35 AND CALIFORNIA FIRE CODE (CFC) CHAPTER 60.

LUMINAIRE ABBREVIATION KEY

(DESC) DOOR: FA - FLAT ALUMINUM FS - FLAT STEEL RA - REGRESSED... RS - REGRESSED... FINISH: PAF - PAINT AFTER... CFSA - COLOR-FINISH SELECTION BY ARCHITECT	DISTRIBUTION: II - ANSI/IES TYPE 2... III - ANSI/IES TYPE 3... IV - ANSI/IES TYPE 4... V - ANSI/IES TYPE 5...	BEAMWIDTH: NSP - VERY NARROW... SP - SPOT MD - MEDIUM WD - WIDE VWD - VERY WIDE WW - WALL WASH	(L/L) LENS/LOUVER: A - .125" ACRYLIC B - BAFFLE/LOUVER C - CLEAR ALZAK F - FROSTED ACRYLIC G - TEMPERED GLASS K - KSH12 .125" ACRYLIC	K19 - KSH19 .156" ACRYLIC M - MATTE DIFFUSE... N - NONE P - POLYCARBONATE R - HIGH IMPACT DR... SS - SEMI-SPECULAR... O - OTHER (SEE... [DESIGN SPECIFIC...
(MTG) MOUNTING: CL - CEILING SURFACE CV - COVE FR - FLANGED... P - PERIMETER PL - POLE	RE - RECESSED SP - SUSPENDED SU - SURFACE UC - UNDER CABINET WL - WALL O - OTHER (SEE...		(WATT) PER: FIX - FIXTURE, FT - FOOT, LAMP (TYPE) LED RGB - COLOR CHANGIN... RGBW - COLOR... TLED - TUBULAR LED LAMP OLED - ORGANIC LED DLED - DYNAMIC TUNABL...	RGB - COLOR CHANGIN... RGBW - COLOR... R - HIGH IMPACT DR... RLED - RETROFIT LED WLED - WARM DIM LED
(TYPE) DRIVER: 0-10V - 0-10V DIMMING DALI - DIGITAL... DMX - DIGITAL...	EB - ELECTRONIC ELV - ELECTRONIC LOW... EM - EMERGENCY BATTERY	HL - HIGH/LOW... LINE - LINE VOLTAGE...		MV - MULTI-VOLTAGE... REM - REMOTE O - OTHER (SEE...

LUMINAIRE KEY:

 F1 = FIXTURE TAG
1 = CIRCUIT NUMBER
a = SWITCH DESIGNATION
"IF LABEL IS ORIENTED
HORIZONTALLY A SLASH WILL
SEPARATE THIS INFORMATION.
EX: F1 / 1 / a / NL

DEVICE KEY:

= MOUNTING (IF APPLICABLE)
1 = CIRCUIT NUMBER
"IF LABEL IS ORIENTED
HORIZONTALLY A SLASH
WILL SEPARATE THIS
INFORMATION. EX: A / 1

ELECTRICAL MOUNTING SUBSCRIPT KEY:

C MOUNT AT CEILING
H MOUNT ORIENTED HORIZONTALLY
L MOUNT IN CASEWORK
R MOUNT IN SURFACE RACEWAY

ABBREVIATION KEY

ABBR:	DESCRIPTION:
A.C.	ASBESTOS ABATEMENT CONTRACTOR
AFF	ABOVE FINISHED FLOOR
A.V.C.	AUDIO/VISUAL CONTRACTOR
C	CONDUIT
C.C.	CIVIL CONTRACTOR
C.O.	CONDUIT AND BOX ROUGH-IN ONLY (ROUGH-IN ONLY)
C.M.	CONSTRUCTION MANAGER
E.C.	ELECTRICAL CONTRACTOR
F.P.C.	FIRE PROTECTION CONTRACTOR
F.S.C.	FOOD SERVICE CONTRACTOR
G.C.	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
H.C.	HEATING CONTRACTOR
M.C.	MECHANICAL CONTRACTOR
N.C.	NORMALLY CLOSED
N.C.C.	NURSE CALL CONTRACTOR
NIC	NOT IN CONTRACT
N.O.	NORMALLY OPEN
P.C.	PLUMBING CONTRACTOR
S.C.	SECURITY CONTRACTOR
T.C.	TECHNOLOGY CONTRACTOR
T.C.C.	TEMPERATURE CONTRLS CONTRACTOR
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V.C.	VENTILATION CONTRACTOR

ELECTRICAL INSTALLATION NOTES:

- CIRCUIT NUMBERS ARE SHOWN FOR CIRCUIT IDENTIFICATION. CIRCUITING SHALL AGREE WITH NUMBERING ON THE PANEL PROVIDED. COMMON NEUTRALS MAY NOT BE USED FOR BRANCH CIRCUITS. BALANCE THE LOAD ON PANEL AS EVENLY AS POSSIBLE BETWEEN EACH PHASE.
- FLUSH MOUNT ALL DUPLEX RECEPTACLES AND TECHNOLOGY OUTLETS AT +18" FROM FLOOR (CENTERLINE DIMENSION), EXCEPT WHERE OTHERWISE NOTED. RECEPTACLES AND OUTLETS MAY BE SURFACE MOUNTED WHEN CONDUIT IS SPECIFIED EXPOSED. EXTERIOR LOCATED RECEPTACLES WITH WHILE-IN-USE COVERS AT +20" FROM FINISHED GRADE (CENTER DIMENSIONS) TO MAINTAIN INSTALLATION ADA COMPLIANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OPENINGS REQUIRED IN THE SHADE STRUCTURE COLUMNS. ALL OPENINGS SHALL BE REPAIRED TO MATCH EXISTING BY A QUALIFIED CONTRACTOR AT THE EXPENSE OF THIS CONTRACTOR. ALL CONDUITS THROUGH SHADE STRUCTURE COLUMNS SHALL BE GROUTED OR SEALED INTO OPENINGS.
- EACH CONTRACTOR IS RESPONSIBLE FOR DAMAGE CAUSED BY THEIR ACTIONS TO THE SHADE STRUCTURES. THE CONTRACTOR WHOSE WORK CAUSES DAMAGE IS RESPONSIBLE FOR PATCHING TO MATCH ORIGINAL CONSTRUCTION, FIRE RATING, AND FINISH.
- ELECTRICAL IDENTIFICATION. REFER TO SPECIFICATION SECTION 26 05 53 FOR COLOR/LABEL REQUIREMENTS FOR CONDUIT, BOX, CABLE/WIRE, AND EQUIPMENT.

ELECTRICAL GENERAL NOTES:

- REFER TO SHEET E2 FOR LIGHTING PLAN AND LUMINAIRE SCHEDULE.
- REFER TO SHEET E3 FOR LIGHTING SINGLE-LINE DIAGRAM.

CITY OF BELL
PUBLIC WORKS DEPARTMENT

PRITCHARD FIELD IMPROVEMENT PROJECT - PHASE 2
CIP 25-3062
7006 WALKER AVE, BELL, CA 90201
FY 2025-2026

ELECTRICAL NOTES & LEGENDS

SHEET 19 OF 23 SHEETS 2025-11-19 DWG. NO. E1



Underground Service Alert
Call: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

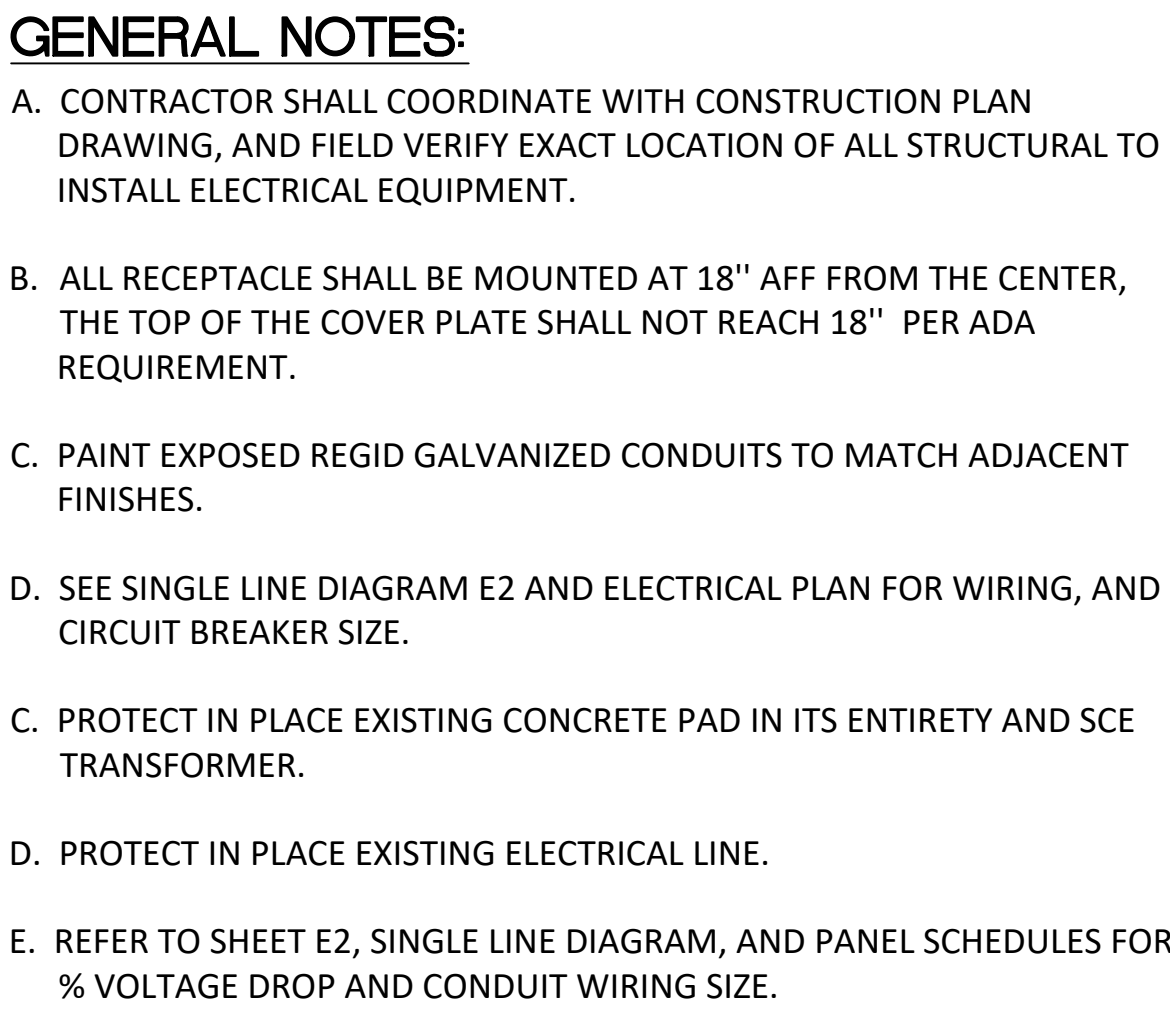
NOTE:

THESE PLANS ARE SCHEMATIC BY DESIGN. DELINEATION, DIMENSIONS, AND LOCATIONS OF PAVEMENT MARKINGS, MARKERS, AND LIMITS OF WORK ARE APPROXIMATE AND FOR THE PURPOSE OF BID PREPARATION. FINAL LIMITS OF WORK, PAVEMENT MARKINGS AND MARKERS, AND ALL ITEMS OF WORK SHALL BE PER THE CITY ENGINEER OR DESIGNEE.

NO.	REVISIONS	REVISED BY	APPROVED BY	DATE



APPROVED BY:  11/24/25
JOHN OSKOU, P.E. DATE
INTERIM PUBLIC WORKS DIRECTOR



1. MOUNT WEATHER PROOF RECEPTACLE, AND WEATHER PROOF ENCLOSED CIRCUIT BREAKER ON THE STRUCTURE AT 18", 48" AFF RESPECTIVELY FROM THE CENTER OF THE OBJECT, THE TOP OF THE OBJECTS SHALL REACH 18, AND 48" TO MEET ADD STANDARD.
2. MOUNT 4' LINEAR WALL MOUNTED LED ON THE BEAM AT 8'AFF . REFER TO SHEET CD5 FOR STRUCTURAL DETAIL PRIORITY TO INSTALLATION.
3. PROVIDE 120V, 20A ASTRONOMICAL TIME CLOCK GFCI, TAMPER-RESISTANT RECEPTACLE WEATHERPROOF.
4. TYPICAL STRUCTURE COLUMN. REFER TO SHEET CD5 FOR STRUCTURAL DETAIL PRIORITY TO INSTALLATION.
5. PROVIDE A 120 /1P/ 20A LOCKOUT CIRCUIT BREAKER, AND MOUNT AT 48" AFF, THE TOP OF THE OBJECT SHALL NOT BE MORE THAN 48' TO MEET ADD STANDARD. REFER TO SHEET CD-5 FOR STRUCTURAL DETAIL PRIORITY TO INSTALLATION.
6. REFER TO TYPICAL POLE FOUNDATION DETAIL 1, THIS SHEET.

	PROPERTY LINE
	CENTERLINE
	EASEMENT LINE
	PROPOSED FENCE
	PROPOSED SEWER
	WATER LINE
	PROPOSED STORM DRAIN
	PROPOSED PERFORATED PIPE DRAIN
	ELECTRICAL LINE

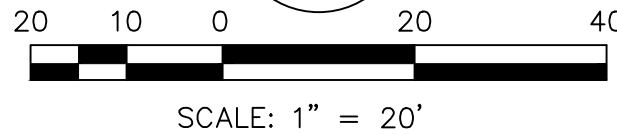
ITEM	DESCRIPTION	WATT		LED	DRIVER		MANUFACTURER AND MODEL
		ANSI WATTS	PER	TYPE	VOLTS	TYPE	
A	4" LINEAR MOUNT, MOUNTED LED SYSTEM DIRECT, WET LOCATION, MOTION SENSOR	13 W	FT	LED	120 V	0-10V	KIM LIGHTING, RND LINEAR MOUNT, RN-D-2-10-4K8-AS-CL-UNV-W-NXW-SM.
B	SOLAR UMBRA POLE LIGHT FIXTURE, BUG RATING B1-U0-Q2, TYPE 3 DISTRIBUTION.	45 W	FIX	LED	24 V	0-10V	FIRSTLIGHT TECHNOLOGIES, RSL SERIES, RSL AM BK STN T3 NW MSO.
C	SOLAR UMBRA POLE LIGHT FIXTURE, BUG RATING B1-U0-Q2, TYPE 4W DISTRIBUTION.	45 W	FIX	LED	24 V	0-10V	FIRSTLIGHT TECHNOLOGIES, RSL SERIES, RSL AM BK STN T4F NW MSO.
D	6" DIA. IN-GROUND LED UP-LIGHT, WET LOCATION.	5 W	FT	LED	12 V	UV	OWEN 9024 WELL LIGHT

NOTE:
CATALOG NUMBER SHALL NOT BE CONSIDERED COMPLETE AND MATERIAL SHALL NOT BE ORDERED BY MANUFACTURER AND CATALOG NUMBER ONLY. THE COMPLETE DESCRIPTION AND THE SPECIFICATION SHALL BE COORDINATED WITH THE CATALOG NUMBER TO DETERMINE THE EXACT MATERIAL AND ACCESSORIES TO BE ORDERED. THE FIRST MANUFACTURER LISTED IS THE BASIS OF DESIGN.

VERIFY AND COORDINATE ALL CEILING TYPES WITH LUMINAIRE MOUNTING AND TRIM REQUIREMENTS PRIOR TO THE RELEASE OF THE LUMINAIRE ORDER.
CONFIRM ALL COLORS AND FINISHES OF ALL LUMINAIRE COMPONENTS WITH ARCHITECT AND INTERIOR DESIGNER PRIOR TO THE RELEASE OF THE LUMINAIRE ORDER

SOLAR POLE LIGHTS SHOULD COME WITH BATTERY PACK, RUN TIME OPTION IS (TD2300) TO HAVE LIGHTS TURN ON AT DUSK, DIM TO 30% AT 11PM, AND THEN TURN OFF AT DAWN. REFER TO SPECIFICATION SECTIONS LED LIGHTING 26 51 19 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

INTERIOR CORRELATED COLOR TEMPERATURE 3000, 3500, 4000K, COLOR RENDERING INDEX (CRI) AT OR ABOVE 80, 85, 90, UNLESS NOTED OTHERWISE.



CITY OF BELL
PUBLIC WORKS DEPARTMENT

PRITCHARD FIELD IMPROVEMENT PROJECT - PHASE 2
CIP 25-3062
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FY 2025-2026

ELECTRICAL PLAN



Underground Service Alert
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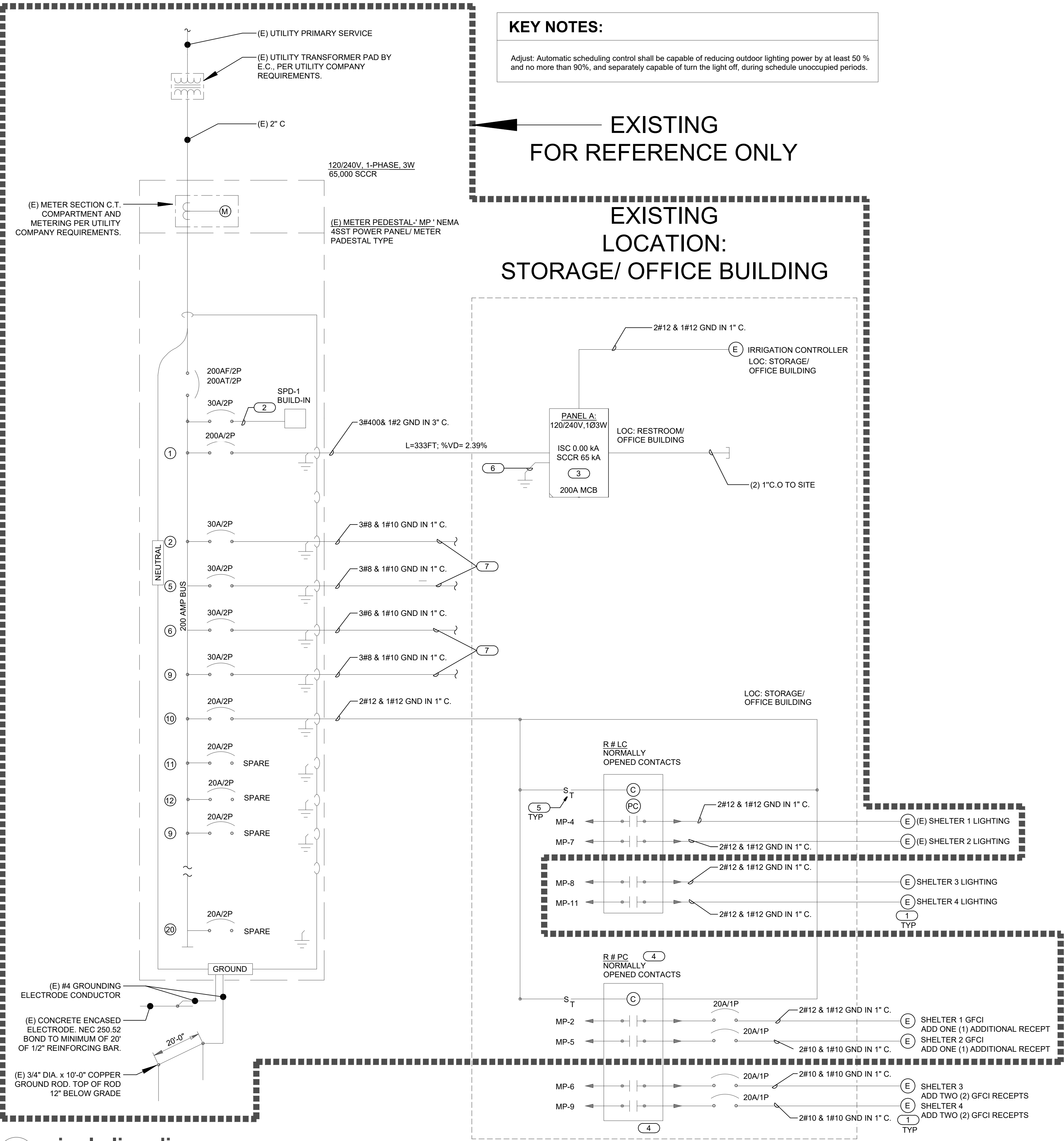
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NO.	REVISIONS	REVISED BY	APPROVED BY	DATE



CITY of BELL
Home...in the center of it all

APPROVED BY:  11/24/23
JOHN OSKUI, P.E.
INTERIM PUBLIC WORKS DIRECTOR DATE



PANEL A																					
MOUNTING: SURFACE ENCLOSURE: NEMA 1 FED FROM: 200 A/2P @ MP LOCATION: RESTROOM										SINGLE TUB SOLID NEUTRAL GROUND BUS					MAIN: 200 A MCB VOLTS: 120/240 Single PHASE: 1 WIRE: 3 SCCR: 65 kA ISC UNKNOWN 0.00 kA						
NOTES: PROVIDED BY THE TOILET BUILDING MANUFACTURER																					
K E Y	CKT NO.	LOAD DESCRIPTION	OC PD AMPS	P	WIRE SIZE N	G	VD %	A	B	C	VD %	WIRE SIZE N	G	P	OC PD AMPS	LOAD DESCRIPTION	CKT NO.	K E Y			
--	1	SPACE	--	1	--	--	--	--	0.05	--	--	0.01	12	12	12	1	15 A	IRRIGATION CONTROLLER	2		
--	3	SPACE	--	1	--	--	--	--	--	--	--	--	--	--	1	--	SPACE	4	--		
--	5	SPACE	--	1	--	--	--	--	--	--	--	--	--	--	1	--	SPACE	6	--		
--	7	SPACE	--	1	--	--	--	--	--	--	--	--	--	--	1	--	SPACE	8	--		
--	9	SPACE	--	1	--	--	--	--	--	--	--	--	--	--	1	--	SPACE	10	--		
--	11	SPACE	--	1	--	--	--	--	--	--	--	--	--	--	1	--	SPACE	12	--		
--	13	SPACE	--	1	--	--	--	--	--	--	--	--	--	--	1	--	SPACE	14	--		
--	15	SPACE	--	1	--	--	--	--	--	--	--	--	--	--	1	--	SPACE	16	--		
--	17	SPACE	--	1	--	--	--	--	--	--	--	--	--	--	1	--	SPACE	18	--		
--	19	SPACE	--	1	--	--	--	--	--	--	--	--	--	--	1	--	SPACE	20	--		
--	21	SPACE	--	1	--	--	--	--	--	--	--	--	--	--	1	--	SPACE	22	--		
--	23	SPACE	--	1	--	--	--	--	--	--	--	--	--	--	1	--	SPACE	24	--		
Total Load:								0.05 kVA		0.00 kVA											
Total Amps:								0.42		0.00											
LOAD SUMMARY																					
LOAD CLASSIFICATION			CONNECTED LOAD		DEMAND FACTOR		ESTIMATED DEMAND		TOTALS*												
Lighting			0 kVA		0.00%		0 kVA		TOTAL CONNECTED LOAD:											0.05 kVA	
Power			0.05 kVA		100.00%		0.05 kVA		TOTAL ESTIMATED DEMAND LOAD:											0.05 kVA	
									TOTAL CONNECTED AMPS:											0.21 A	
									TOTAL ESTIMATED DEMAND AMPS:											0.2 A	
*TOTAL DEMAND CALCS SUBTRACT ANY REDUNDANT LOAD AND THE SMALLER OF ANY NONCOINCIDENT HVAC LOADS. THIS CALC IS DONE AT EACH PANEL.																					
CIRCUIT KEY NOTES:																					

PANEL MP																			
MOUNTING: FLOOR MOUNTED ENCLOSURE: NEMA 3R FED FROM: 75KVA, UTILITY TRANSFORMER LOCATION:ULITYTY TRANSFORMER										SINGLE TUB SOLID NEUTRAL GROUND BUS					MAIN: 200 A MCB VOLTS: 120/240 Single PHASE: 1 WIRE: 3 SCCR: 65 kA ISC UNKNOWN 0.00 kA				
NOTES:																			
K E Y	CKT NO.	LOAD DESCRIPTION	OC PD AMPS	P	WIRE SIZE N	G	VD %	A	B	C	VD %	WIRE SIZE N	H	P	OC PD AMPS	LOAD DESCRIPTION	CKT NO.	K E Y	
--	1	A	200 A	2	400	400	2	2.39	0.05	0.18		0.17	10	--	10	2	30 A	ECB-1 LOADS	2
--	3	--	--	--	--	--	--		0	0.18			--	--	--	--	--	4	--
--	5	ECB-2 LOADS	30 A	2	10	--	10	0.31	0.18	0.18		0.4	10	--	10	2	30 A	ECB-3 LOADS	6
--	7	--	--	--	--	--	--		0.18	0.18		--	--	--	--	--	--	8	--
--	9	ECB-4 LOADS	30 A	2	10	--	10	0.35	0.18	0.5		--	--	--	1	20 A	RELAY PANEL	10	
--	11	--	--	--	--	--	--		0.18	--		--	--	--	1	--	SPACE	12	--
--	13	SPACE	--	1	--	--	--	--	--	--		--	--	--	1	--	SPACE	14	--
--	15	SPACE	--	1	--	--	--	--	--	--		--	--	--	1	--	SPACE	16	--
--	17	SPACE	--	1	--	--	--	--	--	--		--	--	--	1	--	SPACE	18	--
--	19	SPACE	--	1	--	--	--	--	--	--		--	--	--	1	--	SPACE	20	--
Total Load:								1.28 kVA	0.73 kVA	0.00 kVA									
Total Amps:								10.63	6.05	0.00									
LOAD SUMMARY																			
LOAD CLASSIFICATION			CONNECTED LOAD		DEMAND FACTOR		ESTIMATED DEMAND		TOTALS*										
Lighting			1.452 kVA		125.00%		1.815 kVA		TOTAL CONNECTED LOAD: 2.00 kVA										
Power			0.55 kVA		100.00%		0.55 kVA		TOTAL ESTIMATED DEMAND LOAD: 2.365 kVA										
									TOTAL CONNECTED AMPS: 8.34 A										
									TOTAL ESTIMATED DEMAND AMPS: 9.9 A										
*TOTAL DEMAND CALCS SUBTRACT ANY REDUNDANT LOAD AND THE SMALLER OF ANY NONCOINCIDENT HVAC LOADS. THIS CALC IS DONE AT EACH PANEL.																			
CIRCUIT KEY NOTES:																			

EXISTING PANELS FOR REFERENCE ONLY

CONTRACTOR TO PROVIDE CIRCUIT FOR BOUNDARY FENCE

CITY OF BELL
PUBLIC WORKS DEPARTMENT

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CIP 25-3062
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FY 2025-2026

SINGLE LINE DIAGRAM & PANELS

SHEET 21 OF 23 SHEETS2025-11-19DWG. NO. E3



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NOTE:

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NO.	REVISIONS	REVISED BY	APPROVED BY	DATE



APPROVED BY: JOHN OSKOU, P.E. 11/24/25
INTERIM PUBLIC WORKS DIRECTOR DATE

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

Outdoor Lighting

CERTIFICATE OF COMPLIANCE

NRCC-LTO-E

Project Name: PRITCHARD FIELD PARK

Report Page: (Page 6 of 8)

Date Prepared: 2024-02-13T19:21:55-05:00

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This table includes areas using the wattage allowance per specific area from Table 140.7-B / Table 170.2-S. More than one specific area allowance may be taken in a single project, if applicable. However, multiple specific area allowances may not be taken for the exact same area on the site.

01	02	03	04	05	06	07	08	09	10
Area Description	Specific Area Type per Table 140.7-B	CALCULATED ALLOWANCE (Watts)			DESIGN WATTS			Additional Allowance (Watts)	
		Specific Area (ft ²)	Allowed Density (W/ft ²)	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires		
SHADE STRUCTURE	NonSalesCanopy	1940	0.27	523.8	A	13	16	208	208
Total Design Watts for this Area:									208
Total Allowance (Watts) All Areas:									208

¹ FOOTNOTES: See Table 140.7-B / Table 170.2-S for rules for calculating the specific area (ft²) for these additional lighting allowances.
² For luminaires indicated in Table F as linear, wattage in column 07 is W/ft instead of Watts/luminaire. Total linear feet should be indicated in column 08 instead of number of luminaires.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online.

Form/Title

NRCC-LTO-E - Must be submitted for all buildings

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CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000

Compliance ID: 177353-0224-0003

Schema Version: rev 20220101

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STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

Outdoor Lighting

CERTIFICATE OF COMPLIANCE

NRCC-LTO-E

Project Name: PRITCHARD FIELD PARK

Report Page: (Page 7 of 8)

Date Prepared: 2024-02-13T19:21:55-05:00

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTEP). For more information visit: <http://www.energy.ca.gov/tttr24/attcp/providers.html>

Form/Title

Systems/Spaces To Be Field Verified

NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.

SHADE STRUCTURE: "A"

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Outdoor Lighting

CERTIFICATE OF COMPLIANCE

NRCC-LTO-E

Project Name: PRITCHARD FIELD PARK

Report Page: (Page 3 of 8)

Date Prepared: 2024-02-13T19:21:55-05:00

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e) all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the table below. For altered lighting systems using the Existing Power method per 141.0(b)(2), only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (i.e. existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Watts per Luminaire ^{1,2}	How is Wattage determined	Total Number Luminaires ³	Luminaire Status ⁴	Excluded per 140.7(a) / 170.2(e)(6A)	Design Watts	Cutoff Req. > 6,200 initial lumen output 130.2(b) / 160.5(c)(1) ⁴	Field Inspector	
									Pass	Fail
A	4' LINEAR WALL MOUNTED	13	Mfr. Spec	32	New		416	NA < 6200 lumens		
Total Design Watts:									416	

¹ NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
² Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)
³ FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)
⁴ For linear luminaires, wattage should be indicated as W/ft instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.
⁵ Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.
⁶ Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b) / 160.5(c)

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

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Report Version: 2022.0.000

Compliance ID: 177353-0224-0003

Schema Version: rev 20220101

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Outdoor Lighting

CERTIFICATE OF COMPLIANCE

NRCC-LTO-E

Project Name: PRITCHARD FIELD PARK

Report Page: (Page 4 of 8)

Date Prepared: 2024-02-13T19:21:55-05:00

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.

Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit.

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off 130.2(c)(1) / 160.5(c)	Auto-Schedule 130.2(c)(2) / 160.5(c)	Motion Sensor 130.2(c)(3) / 160.5(c)	Field Inspector	
				Pass	Fail
SHADE STRUCTURE: "A"	Astronomical Timer	Provided	Provided		

¹ FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.
² Authority having jurisdiction may ask for cut sheets or other documentation to confirm compliance of light source.
³ Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are exempted from i and iii.

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CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000

Compliance ID: 177353-0224-0003

Schema Version: rev 20220101

Report Generated: 2024-02-13 16:21:57

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

Outdoor Lighting

CERTIFICATE OF COMPLIANCE

NRCC-LTO-E

Project Name: PRITCHARD FIELD PARK

Report Page: (Page 5 of 8)

Date Prepared: 2024-02-13T19:21:55-05:00

I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A / Table 170.2-A while "Use it or lose it" Allowances are per Table 140.7-B / Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance. Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multifamily outdoor lighting is included here.

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

01	02	03	04	05	06	07	08	09
Area Description	Illuminated Area (ft ²)	Allowed Density (W/ft ²)	Area Allowance (Watts)	Perimeter Length (ft)	Allowed Density (W/ft)	Linear Allowance (Watts)	Total General AWA + LWA (Watts)	Total General AWA + LWA (Watts)
SHADE STRUCTURE	1940	0.021	40.74	352	0.2	70.4	111.14	111.14
Initial Wattage Allowance for Entire Site (Watts):							250	
Instances of Initial Wattage Allowance (L2.0 only) ¹								
Total General Hardscape Allowance (Watts):							361.14	

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

Generated Date/Time:

Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

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Report Page: (Page 1 of 8)

Date Prepared: 2024-02-13T19:21:55-05:00

A. GENERAL INFORMATION

This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)(2) for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)(6), 180.1(a) and 180.2(b)(4B) for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.

Project Name: PRITCHARD FIELD PARK

Report Page: (Page 1 of 8)

Date Prepared: 2024-02-13T19:21:55-05:00

Project Address: 6330 PINE AVENUE, BELL, CA, 90201

01 Project Location (city)

CITY OF BELL

04 Total Illuminated Hardscape Area (ft²)

1940

02 Climate Zone

8

03 Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):

☐ 12-0: Very Low - Undeveloped Parkland

☐ 12-2: Moderate - Urban Clusters

☐ 12-4: High - Must be reviewed by CA Energy Commission for Approval

☐ 12-1: Low - Rural Areas

☒ 12-3: Moderately High - Urban Areas

05 Occupancy Types within Project

• All Other Occupancies

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)(6) or 141.0(b)(2) / 180.2(b)(4B) for alterations.

My Project Consists of:

01	02	
<input checked="" type="checkbox"/> New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)(6)	
<input type="checkbox"/> Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	
	<div><input checked="" type="radio"/> Yes</div> <div><input type="radio"/> No</div>	
03	04	05
% of Existing Luminaires Being Altered ¹	Sum Total of Luminaires Being Added or Altered	Calculation Method
<div><input type="checkbox"/> < 10%</div> <div><input type="checkbox"/> >= 10% and < 50%</div> <div><input type="checkbox"/> >= 50%</div>		

Please proceed to Table F: Outdoor Lighting Fixture Schedule to define the project's luminaires.

¹ FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)(6) or 141.0(b)(2) / 180.2(b)(4B)										Compliance Results			
01	02	03	04	05	06	07	08	09					
General Hardscape Allowance 140.7(d)(1) / 170.2(e)(6) (See Table I)	+	Per Application 140.7(d)(2) / 170.2(e)(6) (See Table K)	+	Sales Frontage 140.7(d)(2) / 170.2(e)(6) (See Table L)	+	Ornamental 140.7(d)(2) / 170.2(e)(6) (See Table M)	+	Per Specific Area 141.0(b)(2) / 180.2(b)(4B) (See Table N)	=	Total Allowed (Watts)			
361.14	+	---	+	---	+	---	+	208	=	569.14			
Total Allowed (Watts)										569.14	≥	416	COMPLIES
Shielding Compliance (See Table G for Details)										N/A			
Controls Compliance (See Table H for Details)										COMPLIES			

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

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CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

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FOR REFERENCE ONLY

Underground Service Alert
Call: TOLL FREE
811
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NOTE:

THESE PLANS ARE SCHEMATIC BY DESIGN. DELINEATION, DIMENSIONS, AND LOCATIONS OF PAVEMENT MARKINGS, MARKERS, AND LIMITS OF WORK ARE APPROXIMATE AND FOR THE PURPOSE OF BID PREPARATION. FINAL LIMITS OF WORK, PAVEMENT MARKINGS AND MARKERS, AND ALL ITEMS OF WORK SHALL BE PER THE CITY ENGINEER OR DESIGNER.

NO.	REVISIONS	REVISED BY	APPROVED BY	DATE

APPROVED BY:
JOHN OSKOU, P.E. *J. Oskou* 11/24/25
INTERIM PUBLIC WORKS DIRECTOR DATE

CITY OF BELL
PUBLIC WORKS DEPARTMENT
PRITCHARD FIELD IMPROVEMENT PROJECT - PHASE 2
CIP 25-3062
7006 WALKER AVE, BELL, CA 90201
FY 2025-2026

EXTERIOR LIGHTING
CODE COMPLIANCE

SHEET 22 OF 23 SHEETS 2025-11-19 DWG. NO. E4



**City of Bell - Pritchard Field Park
SCL2 Series Lights
First Light Technologies Ltd.**

Designer
K Schaddelee
Date
2024-03-21
Scale
Not to Scale
Drawing No.
CoB-240321

1 of 1

CITY OF BELL
PUBLIC WORKS DEPARTMENT

PRITCHARD FIELD IMPROVEMENT PROJECT - PHASE 2
CIP 25-3062
7006 WALKER AVE, BELL, CA 90201
FY 2025-2026

PHOTOMETRICS

SHEET **23** OF 23 SHEETS 2025-11-19 DWG. NO. **E5**



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NO.	REVISIONS	REVISED BY	APPROVED BY	DATE



CITY of BELL

Home...in the center of it all

APPROVED BY: 
JOHN OSKOUEI, P.E. 11/24/25
INTERIM PUBLIC WORKS DIRECTOR DATE

11/24/2023
DATE