

# **CITY OF DUARTE**

Parks & Recreation Department

## **GENERAL SPECIFICATIONS**

FOR

### **Duarte Teen Center Boxing Patio Addition**



Prepared by:

City of Duarte  
1600 Huntington Drive  
Duarte, CA 91010

**Project No. 26-11**

The City of Duarte request for bids and proposals, bid results, and notices of an award are obtained through the City of Duarte Vendor Portal at <https://www.accessduarte.com/government/departments/city-manager-s-office/city-clerk/public-bids>

## TABLE OF CONTENTS

DEFINITION	SECTION
NOTICE INVITING BIDS .....	I
INSTRUCTION TO BIDDERS.....	II
DESCRIPTION AND PAYMENT OF BID ITEMS .....	III
BID PROPOSAL .....	IV
BIDDER’S BOND .....	V
PERFORMANCE BOND .....	VI
LABOR & MATERIAL BOND .....	VII
CONTRACTOR’S LICENSE DECLARATION .....	VIII
CERTIFICATION OF NON-DISCRIMINATION AND AFFIRMATIVE ACTION .....	IX
NON-COLLUSION DECLARATION .....	X
SUBCONTRACTORS .....	XI
BIDDER'S STATEMENT OF FINANCIAL RESPONSIBILITY .....	XII
GENERAL CONDITIONS .....	XIII
SPECIAL PROVISIONS.....	XIV
SAMPLE CONTRACT .....	XV
<u>ATTACHMENTS</u>	
SITE PLANS.....	A

## **NOTICE INVITING BIDS**

City of Duarte is accepting sealed proposals for:

### **DUARTE TEEN CENTER BOXING PATIO ADDITION**

#### **PROJECT 26-11**

will be received until December 29, 2025 at 10:00 a.m. on the City of Duarte's Bid Vendor Portal, <https://www.cityofduarte.ca.gov/government/departments/city-manager-s-office/city-clerk/public-bids>

The City's request for bids and proposals, bid results, and notices of an award are obtained using the City of Duarte Vendor Portal mentioned above.

**Note, there is a mandatory Pre-Bid Meeting on Monday, December 15, 2025, at 11:00 AM at Duarte Teen Center – 1400 Buena Vista St, Duarte 91010.**

All necessary forms, specifications and other bid documents may be viewed and downloaded electronically. Businesses who have registered in the Vendor Portal will receive email notices when a new request for bid or proposal relevant to their line of business is issued. Any interested party may view the City's solicitations, as well as the bid results and final notices of award, by logging into the Vendor Portal and using the search features to locate the items of interest.

The City's policy is to award bids to the lowest responsive and responsible bidder. Requests for proposals are awarded to the company whose proposal provides the best overall value and best meets the needs of the City.

**PROJECT DESCRIPTION:** The general nature of the work consists of furnishing all labor, material, equipment, services, and incidentals required to provide an accessible outdoor boxing space on the east side of the Duarte Teen Center. The scope of the work includes installing new concrete patio with integrated stairs and an ADA-compliant ramp (shade sail installation and proposed field equipment not to be included).

Pursuant to Labor Code Section 1771.4, all bidders are hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations (DIR). Prior to contract award, the contractor's status and eligibility will be checked and verified with the California DIR at <http://www.cslb.ca.gov>, at: <https://efiling.dir.ca.gov>, and <http://www.dir.ca.gov/dlse/debar.html>

No bid shall be considered unless it is made on a proposal form furnished by the City of Duarte and is in accordance with the provisions of the Standard Specifications for Public Works Construction, Latest Edition, and all supplements thereto.

**Contractor to strictly adhere to all State labor laws.**

***Pursuant to Labor Code section 1771.1, no contractor or subcontractor may be listed on a bid proposal for a public works project submitted unless registered with the Department of Industrial Relations. Ready-mix haulers and companies that deliver ready-mixed concrete for public works projects are considered subcontractors under Labor Code section 1722.1. Furthermore, all bidders are hereby***

## **SECTION I**

***notified that no contractor or subcontractor may be awarded a contract for public work on a public works project unless registered with the Department of Industrial Relations.***

Each bid must be accompanied by cash, certified or cashier's check, or bidders bond made payable to the City of Duarte for an amount equal to at least ten percent (10%) of the amount bid, such guaranty to be forfeited should the bidder to whom the contract is awarded fail to enter into the contract.

**CASH, CERTIFIED OR CASHIERS CHECK, OR BIDDERS BOND MUST BE SCANNED OR UPLOADED TO THE PLANET BIDS PORTAL WHEN SUBMITTING THE BID.**

Pursuant to the provisions of Section 1770-1777 of the Labor Code of the State of California, Director of the Department of Industrial Relations has ascertained the general prevailing rate of wages and employer payments for health and welfare, vacations, pension and similar purposes in the City in which the work is to be done. Information relative to the employment of apprentices shall be obtained from the Director of the Department of Industrial Relations, who is the Administrative Officer of the California Apprenticeship Council. The Contractor shall forfeit, as penalty to the Agency fifty dollars (\$50.00) for laborers, workmen, or mechanics employed for each calendar day or portion thereof, if such laborer, workman or mechanic is paid less than the general prevailing rate of wages herein referred to and stipulated for any work done under the proposed contract, by him, or by any subcontractor under him, in violation of the provisions of the Labor Code and, in particular, Sections 1770 to 1781 inclusive. Copies of all collective bargaining agreements relating to the work as set forth in the afore mentioned Labor Code are on file and available for inspection in the office of the Department of Industrial Relations, Division of Labor Statistics and Research.

The City reserves the right to reject any or all bids and to waive any irregularity or informality in any bid to the extent permitted by law.

Attention is directed to the provisions of Chapter 9, Division 3 of the Business and Professions Code requiring Contractors to be licensed. No proposal will be accepted from any Contractor unless he is licensed in accordance with the laws of this state. Contractor shall procure all permits incident to the lawful prosecution of the work. Further, the Labor Code of the State of California prohibits a Contractor from performing work on a public works project with a subcontractor who is ineligible pursuant to Section 1777.1 or 1777.7 of said code.

Construction shall be completed within 35 working days after the date stipulated on the Notice to Proceed. The bid prices shall include all costs, including labor, materials, and all other incidental cost to complete the project, in compliance with the Bid and Contract Documents and applicable standards. All other work items not specifically listed in the bid schedule, but necessary to complete the work per bid and contract documents and applicable standards are assumed to be included in the bid prices. BIDDER understands that a bid is required for the entire work, that the quantities set forth in the Bid Schedule are to calculate total bid amount, and that final compensation under the contract will be based upon the actual quantities of work satisfactorily completed. **Bidders shall be responsible for verifying the issuance of addenda before submitting a bid.**

Each bidder shall fully acquaint himself/herself with the conditions relative to construction, labor, plan, specifications, and special provisions. Submission of the proposal shall be taken as conclusive evidence of this familiarity with the job site and conditions relative thereto.

## **SECTION I**



## **INSTRUCTIONS TO BIDDERS**

### **DUARTE TEEN CENTER BOXING PATIO ADDITION, 26-11**

Bids are to be submitted for the entire work. The lowest responsible bidder shall be determined by the amount submitted for the Total Bid Amount.

**Bidder is required to familiarize itself with the information provided on the following pages. Failure to comply with and/or meet the requirements may result in a bid being determined incomplete or non-responsive.**

Bidder is required to upload the following compliance documents when submitting the bid:

- ☐ Signed Bidder's Proposal Forms
- ☐ Contractor's License Declaration
- ☐ Certification of Non-Discrimination and Affirmative Action
- ☐ Non-Collusion Declaration
- ☐ List of Subcontractors
- ☐ Bidder's Statement of Financial Responsibility
- ☐ Bidders Bond (Cash, certified cashier's check, or bidders bond must be scanned and uploaded)

Lowest/Responsive bidder shall provide the following compliance documents upon bid opening:

- ☐ Original Bidders Bond
- ☐ Original Performance Bond
- ☐ Original Labor and Material Bond
- ☐ Copy Certificate of Insurance
- ☐ Copy of Business License
- ☐ Copy of State License
- ☐ Copy of W-9
- ☐ Construction and Demolition Deposit Program (Form A)

The bidder shall set forth for each unit basis item of work a unit price and a total for the item, all in clearly legible figures in the respective spaces provided for that purpose. In the case of unit basis items, the amount set forth under the "Item Total" column shall be the product of the unit price bid and the estimated quantity for the item.

In case of discrepancy between the unit price and the total set forth for a unit basis item, the unit price shall prevail, except as provided in (a) or (b), as follows:

- A. If the amount set forth as a unit price is unreadable or otherwise unclear, or is omitted, or is the same as the amount as the entry in the item total column, then the amount set forth in the item total column for the item shall prevail and shall be divided by the estimated quantity for the item and the price thus obtained shall be the unit price;
- B. (Decimal Errors) If the product of the entered unit price and the estimated quantity is exactly off by a factor of ten, one hundred, etc., or one-tenth, or one-hundredth, etc. from the entered total,

## **SECTION II**

the discrepancy will be resolved by using the entered unit price or item total, whichever most closely approximates percentage wise the unit price or item total in the Department's Final Estimate of cost.

If both the unit price and the item total are unreadable or otherwise unclear, or are omitted, the bid may be deemed irregular.

Symbols such as commas and dollar signs will be ignored and have no mathematical significance in establishing any unit price or item total. Written unit prices and item totals will be interpreted according to the number of digits and, if applicable, decimal placement. Cents symbols also have no significance in establishing any unit price or item total since all figures are assumed to be expressed in dollars and/or decimal fractions of a dollar.

The foregoing provisions for the resolution of specific irregularities cannot be so comprehensive as to cover every omission, inconsistency, error or other irregularity that may occur in a bid. Any situation not specifically provided for will be determined in the discretion of the City of Duarte, and that discretion will be exercised in the manner deemed by the City of Duarte to best protect the public interest in the prompt and economical completion of the work. The decision of the City of Duarte respecting the amount of a bid, or the existence or treatment of an irregularity in a bid, shall be final.

If this proposal shall be accepted and the undersigned shall fail to enter into the contract and furnish the two (2) bonds in the sums required by the State Contract Act, with surety satisfactory to the City of Duarte, within 10 days, not including Saturdays, Sundays and legal holidays, after the bidder has received notice from the City of Duarte that the contract has been awarded, the City of Duarte may, at its option, determine that the bidder has abandoned the contract, and thereupon this proposal and the acceptance thereof shall be null and void and the forfeiture of the security accompanying this proposal shall operate and the same shall be the property of the City of Duarte.

The undersigned, as bidder, declares that the only persons or parties interested in this proposal as principals are those named herein; that this proposal is made without collusion with any other person, firm, or corporation; that he has carefully examined the location of the proposed work, the annexed proposed form of contract, and the plan therein referred to; and he proposes, and agrees if this proposal is accepted, that he will contract with the City of Duarte, in the form of the copy of the contract annexed hereto, to provide all necessary machinery, tools, apparatus and other means of construction, and to do all the work and furnish all the materials specified in the contract, in the manner and time therein prescribed, and according to the requirements of the Engineer as therein set forth, and that he will take in full payment therefor the prices stated in the proposal.

The Bidder shall list the name and address of each subcontractor to whom the Bidder proposes to subcontract portions of the work.

## **SECTION II**

## **DESCRIPTION AND PAYMENT OF BID ITEMS**

### **DUARTE TEEN CENTER BOXING PATIO ADDITION, 26-11**

All references to the Standard Specifications or SSWPC refer to the Standard Specifications for Public Works Construction (Green Book), Latest Edition. All references to the Standard Plans refer to the Standard Plans for Public Works Construction, Latest Edition unless otherwise noted.

All work shall be performed in a satisfactory manner and subject to inspection and approval by the public works inspector. A standard of quality shall be maintained throughout the entire project. Any work not meeting the quality of standards of the City of Duarte shall be completely removed and replaced at the contractor's expense.

All removed and/or demolished materials shall become the property of the Contractor and shall be lawfully disposed of off-site at contractor's expense. The contractor shall make every effort to recycle all materials removed from the property. Any landfill used shall be certified by the Integrated Waste Management Board to accept construction and demolition materials and shall be listed on the California Construction and Demolition Recyclers Database at:

<https://www2.calrecycle.ca.gov/SolidWaste/Site/Search>

Each payment item shall include all costs for doing the work as shown on the plans, furnishing labor, materials, tools, equipment, field marking, construction survey, removal and replacement of bench marks, removal and disposal of excess materials, permits, taxes, traffic control, delineation, barricades, lights, fencing or cover for open trenches, sweeping of project site at the end of each day of work, Best Management Practices (BMPs) for National Pollutant Discharge Elimination System (NPDES) requirements, notifications, repair of damaged irrigation, temporary no parking signs posted 72 hours prior to time of no parking, and all incidental work to that bid item.

**THE CONTRACTOR SHALL VISIT THE JOBSITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING THE JOB. A MANDATORY PRE-BID MEETING IS SCHEDULED FOR MONDAY, DECEMBER 15, 2025, AT 11:00 AM AT THE DUARTE TEEN CENTER, 1400 BUENA VISTA STREET, DUARTE, CA 91010.**

All work shall be subject to the approval of the City inspector according to the provisions of Section 2-11 of the Standard Specifications and these Special Provisions. The Contractor shall make every effort to keep driveway approaches open to vehicular traffic.

The contractor shall include in his proposal all costs required to construct each bid item complete and in place. **Ten (10) days prior to start of construction, the contractor shall submit to the Director of Parks & Recreation a schedule showing how s/he intends to carry out the work, including dates s/he shall start various phases of the work. The Contractor shall not be allowed to commence work on the project until the Director of Parks & Recreation has accepted the project schedule. All costs for this item shall be included in the bid proposal.**

The Contractor shall be responsible for furnishing, placing, and maintaining barricades, lights, and arrow boards as necessary to protect the public from danger due to the work being done. The Contractor shall exercise all possible caution to avoid damage or disturbance of private improvements.

## **SECTION III**

The Contractor shall repair all irrigation systems or other improvements damaged at a schedule acceptable to the affected property owners.

In accordance with Standard Specifications, at a minimum the Contractor shall provide the following submittals for the City's approval prior to commencing any work:

- Detailed Schedule of Work

Standard work hours within the City are limited to Monday through Friday, 7:00 AM to 5:00 PM. No construction activity or traffic control measures are permitted to start or continue outside of these hours unless otherwise approved by the City Manager or their designee.

All existing improvements not being altered to include but not limited to utilities and all landscaping areas (trees, bushes, stone works, river rocks, irrigation system, etc.) shall be protected in place and in case of any damage contractor is responsible for repair or replacement in kind at no extra cost to the City.

All excavated materials or spoils may not be left overnight and must be immediately hauled away and properly disposed. If the City removes and disposes the excavated materials or spoils, the cost of such removal will be paid from the Contractor.

### **PROJECT ACCEPTANCE**

The City shall not make final acceptance of the project until all improvements are free of all graffiti, markings, or any other blemish determined undesirable. All repairs/ replacement shall be corrected to the satisfaction of the City. This work shall be accomplished at no additional cost to the City.

The City's designated representative shall be the sole judge as to the acceptability of the work. Any work not found to be satisfactory shall be immediately corrected by the contractor. This work shall be accomplished at no additional cost to the City of Duarte.

**BID PROPOSAL**

**DUARTE TEEN CENTER BOXING PATIO ADDITION, 26-11**

Name of Bidder: \_\_\_\_\_ Phone No: \_\_\_\_\_

Business Address: \_\_\_\_\_

Accompanying this proposal is \_\_\_\_\_ (Insert "\$" \_\_\_\_\_ cash," "Cashier's Check", "Certified Check", or "Bidders Bond", as the case may be in the amount equal to at least ten percent (10%) of the total bid.

The undersigned further agrees that in case of default in executing the required contract, with necessary bond, within ten (10) days, not including Sundays and legal holidays, after having received notice that the contract has been awarded and is ready for signature, the proceeds of the security accompanying his bid shall become the property of the City of Duarte, and this proposal and the acceptance thereof may be considered null and void.

**ADDENDA** - This Proposal is submitted with respect to the changes to the contract included in addenda number/s *(Fill in addenda numbers if addenda have been received and insert, in this Proposal, any Engineer's Estimate sheets that were received as part of the addenda.*

Signature of Bidder \_\_\_\_\_

If an individual, so state. If a firm or co-partnership, state the firm name and give the names of all individual co-partners composing the firm. If a corporation, state legal name of corporation, also names of president, secretary, treasurer, and manager thereof.

---

---

---

---

---

---

---

---

Dated \_\_\_\_\_, 2025

**SECTION IV**

**PROJECT DESCRIPTION:**

The general nature of the work consists of furnishing all labor, material, equipment, services, and incidentals required for installing a new concrete patio with integrated stairs and an ADA compliant ramp at the Duarte Teen Center to provide an accessible outdoor gathering space (shade sail installation and proposed field equipment not to be included).

**TO THE CITY OF DUARTE, CALIFORNIA:**

The undersigned, and bidder, declares that he/she has carefully examined the location of the proposed work, including additive work, that he/she has examined the Special Provisions and read the accompanying instructions to bidders, and hereby proposes and agrees, if the proposal is accepted, to furnish all materials to do all work required to complete the said work in accordance with the said Standard Specifications, Special Provisions, and plans in the time and manner therein prescribed for the unit prices set forth in the following schedule:

**PERFORMANCE SCHEDULE:**

Construction shall be completed within 90 working days after the date stipulated on the Notice to Proceed.

**PAYMENT SCHEDULE:**

DUARTE TEEN CENTER BOXING PATIO ADDITION					
Line Item	Bid Items	UofM	Quantity	Unit Price	Extension
1	Demolition	LS	1	\$_____	\$_____
2	Earthwork/Site Grading	LS	1	\$_____	\$_____
3	Site Electrical	LS	1	\$_____	\$_____
4	Site Paving	LS	1	\$_____	\$_____
5	Patio Wall	LS	1	\$_____	\$_____
6	Site Amenities (Handrail only – Boxing equipment and shading sail installation not to be included in this Bid Proposal)	LS	1	\$_____	\$_____
Not to exceed Total					\$_____

**BASE BID TOTAL:** \_\_\_\_\_ **DOLLARS**

**SECTION IV**

**TEEN CENTER BOXING PATIO ADDITION.**

**The bid prices shall include any and all costs, including labor, materials, and all other incidental cost to complete the project, in compliance with the Bid and Contract Documents and applicable standards. All other work items not specifically listed in the bid schedule, but necessary to complete this work per bid and contract documents and applicable standards are assumed to be included in the bid prices. BIDDER understands that a bid is required for the entire work, that the quantities set forth in the Bid Schedule are to calculate total bid amount, and that final compensation under the contract will be based upon the actual quantities of work satisfactorily completed.**

**The BIDDER agrees that the City of Duarte reserves the right to increase or decrease the amount of any quantity shown and to delete any item from the contract and pay the contractor at the bid unit prices so long as the total amount of change does not exceed twenty-five percent (25%) plus or minus the total bid amount for all bid items. If the change exceeds twenty-five percent (25%) a change order may be negotiated to adjust unit bid prices. It is agreed that the unit and/or lump sum prices bid include all appurtenant expenses, taxes, royalties, and fees. In the case of discrepancies in the amount bid, unit prices shall govern over extended amounts, and words shall govern over figures.**

**The award of the contract, if it be awarded, will be the lowest responsible and responsive bidder who submitted the lowest responsible bid amount for Bid Schedule, and whose proposal complies with all the requirements prescribed.**

## **SECTION IV**

**BIDDER'S BOND**

TO ACCOMPANY CONTRACT PROPOSAL FOR:

**DUARTE TEEN CENTER BOXING PATIO ADDITION, 26-11**

KNOW ALL MEN BY THESE PRESENTS:

That we \_\_\_\_\_, as principal, and \_\_\_\_\_, as surety, are held and firmly bound unto the City of Duarte in the sum of Ten Percent (10%) of the total amount of the bid of the principal, to be paid to the said Agency or its certain attorney, its successors and assigns, for which payment will and truly to be make, we bind ourselves, our heirs, executors and administrators, successors or assigns, jointly and severally, firmly by these presents.

In no case, shall the liability of the surety hereunder exceed the sum of \$\_\_\_\_\_.

THE CONDITION OF THIS OBLIGATION IS SUCH,

That whereas the principal has submitted the above-mentioned bid to the City of Duarte for certain construction specifically described as **DUARTE TEEN CENTER BOXING PATIO ADDITION**, which bids are to be opened in the office of the City Clerk of the City of Duarte, California, on \_\_\_\_\_, 2025.

NOW THEREFORE, if the aforesaid principal is awarded the contract, and within the item and manner required under the specifications, after prescribed forms are presented to him for signature, enters into a written contract, in the prescribed form in accordance with the bid, and files the two bonds with the City of Duarte, one to guarantee faithful performance and the other to guarantee payments for labor and materials, as required by law, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

In the event suit is brought upon this bond by the obligee and judgment is recovered, the surety shall pay all costs incurred by the obligee in such suit, including a reasonable attorney's fee to be fixed by court.

**CASH, CERTIFIED OR CASHIERS CHECK, OR BIDDERS BOND MUST BE SCANNED OR UPLOADED TO THE PLANET BIDS PORTAL WHEN SUBMITTING THE BID. THE LOWEST/RESPONSIVE BIDDER SHALL PROVIDE THE ORIGINAL BIDDERS BOND DOCUMENTATION UPON BID OPENING.**

[SIGNATURES IN FOLLOWING PAGE]

**SECTION V**



IN WITNESS WHEREOF, we have hereunto set our hands and seals on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Principal

\_\_\_\_\_(Seal)  
\_\_\_\_\_  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Address

Note: Signature of those executing for the surety must be properly acknowledged.

**PERFORMANCE BOND**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the City of Duarte, County of Los Angeles, State of California, has entered into an Agreement with \_\_\_\_\_ hereinafter designated as the "Principal", for constructing \_\_\_\_\_ and,

WHEREAS, said Principal is required under the terms of said contract to furnish a bond for the faithful performance of said contract;

NOW, THEREFORE, we the Principal and \_\_\_\_\_ as Surety, are held and firmly bound unto the City of Duarte in the penal sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_), lawful money of the United States for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, or assigns jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that is said Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and agreements in the said contract and any alteration thereof made as therein provided, on his or their part, to be kept and performed at the time and in the manner therein specified and in all respects according to their true intent and meaning: shall guarantee all work required under the said contract against faulty materials or poor workmanship during the construction period and for one year after the date of completion of said contract; and shall indemnify and save harmless the City of Duarte, its officers and agents as therein stipulated then this obligation shall become null and void; otherwise it shall be and remain in full force and virtue.

And the Surety, for value received, hereby stipulates and agrees that, no change, extension of time, alteration or addition to the terms of the contract or to the work to be performed thereunder or the specifications accompanying the same shall in any wise affect its obligations on this bond and it does hereby waive notice of any such change, extensions of time, alteration or addition to the terms of the contract or to the work or to the specifications.

IN WITNESS WHEREOF, the above bounded parties have executed this instrument under their seals this \_\_\_\_\_ day of \_\_\_\_\_, 2025, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

\_\_\_\_\_  
Principal

By: \_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_

**SECTION VI**

## **LABOR AND MATERIAL BOND**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the City of Duarte, County of Los Angeles, State of California, has entered into an Agreement with \_\_\_\_\_ hereinafter designated as the "Principal", for constructing \_\_\_\_\_ and,

WHEREAS, said Principal is required to furnish a bond in connection with said contract, providing that if said Principal, materials, provisions, provender or other supplies or terms used, in, upon, for or about the performance of the work contracted to be done, or for any work or labor done thereon of any kind, the Surety on this bond will pay the same to the extent hereinafter set forth;

NOW, THEREFORE, we the Principal and \_\_\_\_\_ as Surety, are held and firmly bound unto the City of Duarte in the penal sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_), lawful money of the United States for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, or assigns jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that if said Principal, his or its heirs, executors, administrators, successors, or assigns, shall fail to pay for any materials, provisions, provender or other supplies, or teams used in upon or about the performance of work contracted to be done or for any labor thereon of any kind, as required by the provisions of an act of the Legislature of the State of California entitled "An act to secure the payment of claims or persons who furnish materials, supplies, teams, implements, or machinery used or consumed by such Contractors in the performance of such work, and prescribing the duties of certain officers with respect thereto", approved May 10, 1919, as amended, and provided that the persons, companies, or corporations so furnishing said materials, provisions, provender, or other supplies, teams, appliances or power used in, upon, for or about the performance of the work contracted to be executed or performed, or any person, company or corporation renting or hiring teams or implements or machinery or power for or contributing to said work to be done, or any person who performs work or labor upon the same or nay person who supplies both work and materials therefore, shall have complied with the provisions of said Act, then said Surety will pay the same in or to an amount not exceeding the amount here-in-above set forth, and also pay, in case suit is brought upon this bond, such reasonable attorney's fee as shall be fixed by the Court, awarded and taxed as in the above mentioned statute provided.

This bond shall insure to the benefit of any and all persons, companies, and corporations entitled to file claims under said Act, so as to give a right of action to them or their assigns in any suit brought upon this bond.

And the Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract, or to the work to be performed thereunder, or the specifications accompanying the same, shall in anyway affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the work or to the specifications.

**[SIGNATURES IN FOLLOWING PAGE]**

**SECTION VII**

IN WITNESS WHEREOF, the above-bounded parties have executed this instrument under their seals this \_\_\_\_\_ day of \_\_\_\_\_, 2025, the name and corporate seal of each corporate party being affixed hereto, and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

\_\_\_\_\_  
Principal

\_\_\_\_\_  
Surety

By: \_\_\_\_\_

## **CONTRACTOR'S LICENSE DECLARATION**

(Business and Professions Code Section 7028.15)

The undersigned declares that he or she is \_\_\_\_\_ of \_\_\_\_\_ the party making the foregoing Bid. (Hereinafter, the "Bidder".)

1. Bidder's Contractor's License Number is as follows: \_\_\_\_\_
2. Federal Tax Identification Number is as follows: \_\_\_\_\_
3. Department of Industrial Relations Number is as follows: \_\_\_\_\_
4. The expiration date of Bidder's Contractor's License is \_\_\_\_\_
5. Bidder acknowledges that Section 7028.15<e> of the Business and Professions Code provides as follows:

"A licensed Contractor shall not submit a bid to a public agency unless his or her Contractor's license number appears clearly on the bid, the license expiration date is stated, and the bid contains a statement that the representations therein are made under penalty of perjury. Any bid not containing this information, or a bid containing information which is subsequently proven false, shall be considered non-responsive and shall be rejected by the public agency."

The undersigned declares under penalty of perjury that the foregoing is true and correct.

Executed on \_\_\_\_\_, 2025, at \_\_\_\_\_  
(Insert city and state where signed)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Typed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name of Bidder

## **SECTION VIII**

## **CERTIFICATION OF NON-DISCRIMINATION**

### **AND AFFIRMATIVE ACTION**

As suppliers of goods or services to the City of Duarte, the firm listed below certifies that it does not discriminate in its employment with regards to race, religion, sex, or national origin; that it is in compliance with all Federal, State and local directives and executive orders regarding non-discrimination in employment; and that it agrees to demonstrate positively and aggressively the principle of equal opportunity in employment; and that it will pursue an affirmative course of action as required by the affirmative action guidelines.

We agree specifically:

1. To establish or observe employment policies which affirmatively promote opportunities for minority persons at all job levels.
2. To communicate this policy to all persons concerned including all company employees, outside recruiting services, especially those serving minority communities, and to the minority communities at large.
3. To take affirmative steps to hire minority employees within the company.

Firm \_\_\_\_\_

Title of Officer Signing \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Please include any additional information available regarding equal opportunity programs now in effect with your company.

---

---

---

---

---

---

**SECTION IX**

## **NONCOLLUSION DECLARATION**

### **TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID**

The undersigned declares:

I am the \_\_\_\_\_ of \_\_\_\_\_ the party making the foregoing bid. The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder.

All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose. Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on \_\_\_\_\_ [date], at \_\_\_\_\_  
\_\_\_\_\_ [city], \_\_\_\_\_ [state].

\_\_\_\_\_  
Signature

**SECTION X**

## **SUBCONTRACTORS**

In compliance with the provisions of the Government Code Section 4102, the undersigned bidder herewith sets forth the name and location of the place of business of each subcontractor who will perform work or labor or render service to the general Contractor in or about the construction of the work or improvement in an amount in excess of one-half (1/2) of one percent (1%) of the general Contractor's total bid, and the portion of the work which will be done by each subcontractor. Where no subcontractor is listed for a particular phase of work, it is understood that the General Contractor will perform the work. No changes or substitutions may be made in these subcontractors except upon the prior approval of the City.

The undersigned certifies that the bids of the following listed subcontractors were used in producing the bid, and that the subcontractors listed will be used for the work which they bid, subject to the approval of the City Engineer, and in accordance with the applicable provisions of the Specifications for the following Work of Improvements:

SUBCONTRACTOR NAME, ADDRESS, PONE NO.	WORK DESCRIPTION	STATE LIC. NO	DIR NO.	TIN NO.	DUNS NO. (OR N/A)	SUBCONTRACT AMOUNT IN \$

---

**BIDDER'S NAME**

---

**AUTHORIZED SIGNATURE**

---

**DATE**

## **SECTION XI**



**BIDDER'S STATEMENT OF FINANCIAL RESPONSIBILITY,**

**TECHNICAL ABILITY AND EXPERIENCE**

The bidder is required to state what work of a character similar to that included in the proposed contract he has successfully performed in Los Angeles County, and to give references which will enable the City Council to judge his responsibility, experience, skill and business standing. Said references shall include the name of the supervisor responsible for the acceptance of the work performed.

The bidder submits herewith a statement of work that he has successfully performed of a character similar to that included in the proposed contract.

SUPERVISOR NAME	CONTACT PHONE NO.	PROJECT LOCATION	PROJECT DATE(S)	PROJECT AMOUNT

\_\_\_\_\_  
**BIDDER'S NAME**

\_\_\_\_\_  
**AUTHORIZED SIGNATURE**

\_\_\_\_\_  
**DATE**

**SECTION XII**

## **GENERAL CONDITIONS**

All work shall be accomplished in accordance with the Latest Edition of Standard Specifications for Public Work Construction (SSPWC), and all supplements thereto, hereinafter referred to as Standard Specifications, Standard Construction Drawings and these Special Provisions.

**Bidders are required to submit all of the following items completed in full and submitted by the designated bid opening date and time:**

- ☐ Signed Bidder's Proposal Forms
- ☐ Contractor's License Declaration
- ☐ Certification of Non-Discrimination and Affirmative Action
- ☐ Non-Collusion Declaration
- ☐ List of Subcontractors
- ☐ Bidder's Statement of Financial Responsibility
- ☐ Bidder's Bond (Cash, certified cashier's check, or bidders bond must be scanned and uploaded, lowest/responsive bidder shall provide original upon bid opening)
- ☐ Performance Bond (Lowest/responsive bidder shall provide original upon bid opening)
- ☐ Labor and Material Bond (Lowest/responsive bidder shall provide original upon bid opening)

Examination of Specifications, Special Provisions and Site Work: The bidder is required to examine carefully the site of and the proposal, specifications and contract forms for the work contemplated, and it will be assumed that the bidder has investigated and is satisfied as to the conditions to be encountered, including all installations and utilities, whether underground, surface or overhead, as to the character, quality and quantities of work to be performed and materials to be furnished, and as to the requirements of the specifications, and special provisions and the contract. It is mutually agreed that submission of a proposal shall be considered prima facie evidence that the bidder has made such examination.

It is the responsibility of the Contractor to construct this project in accordance with the specifications. Please be advised that the City of Duarte is located adjacent to the San Gabriel River. Rocky soil conditions may be encountered during the excavation phase of this project. The existence of rocks **shall not** be considered a changed condition as defined in the Standard Specifications. The Contractor shall not be entitled to any additional compensation due to rocky soil conditions.

Proposal Form: All proposals shall be scanned and uploaded to the Planet Bids Portal. All proposals must give the unit prices proposed, and totals based on estimated quantities, and must be signed by the bidder, and his address shown. If an individual makes this proposal, his name and post office address must be shown. If made by a firm or partnership, the name and post office address of each member of the firm or partnership must be shown. If made by a corporation, the proposal must show the names of the state under the laws in which the corporation was chartered and the names, titles, and business addresses of the president, secretary and treasurer.

### Rejection of Proposals:

1. Containing Alterations, Erasures or Irregularities: Proposals may be rejected if they show any alterations of form, additions not called for, conditional or alternative proposals, incomplete proposals erasures, or irregularities of any kind.

## **SECTION XIII**

**Contractor to strictly adhere to all State labor laws.**

- 2. Pursuant to Labor Code section 1771.1, no contractor or subcontractor may be listed on a bid proposal for a public works project submitted unless registered with the Department of Industrial Relations. Ready-mix haulers and companies that deliver ready-mixed concrete for public works projects are considered subcontractors under Labor Code section 1722.1. Furthermore, all bidders are hereby notified that no contractor or subcontractor may be awarded a contract for public work on a public works project unless registered with the Department of Industrial Relations.**

Bidder's Guaranty: All proposals shall be scanned and uploaded to the Planet Bids Portal, and shall be accompanied by cash, cashier's check or certified check payable to, or bidder's bond in favor of, the City of Duarte in an amount equal to at least ten percent (10%) of the amount of said proposal, and no proposal shall be considered unless such cash, cashier's check, certified check, or bidder's bond is provided. The lowest and responsive bidder shall provide the original Bidder Bond documentation at time of award.

Award of Contract: The award of the contract, if it be awarded, will be to the lowest responsible bidder whose proposal complies with all the requirements described. The award, if made, will be made within thirty (30) calendar days after the opening of the bids. All bids will be compared on the basis of the Engineer's estimate of quantities of work to be done.

Execution of Contract: The contract in the form contained in the contract documents, shall be signed by the successful bidder and returned, together with the contract bonds and certificate of insurance within ten (10) days, not including Sunday, or holidays, after mailing by the City Notice of Award of Contract to the successful bidder. No proposal shall be considered binding upon the City until the execution of the contract.

Failure to execute a contract and file acceptable bonds and certificate of insurance as provided herein within ten (10) days, not including Sunday, or holidays, after mailing by the City of Notice of Award of Contract to the successful bidder, shall be just cause for the annulment of the award and forfeiture of the proposal guaranty.

Insurance:

Without limiting Contractor's indemnification of the City and prior to commencement of work, the Contractor shall obtain, provide, and maintain, at its sole cost and expense, in a form and content satisfactory to City, during the entire term of this Agreement including any extension thereof, the following policies of insurance:

A. Comprehensive General Liability Insurance. Contractor shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$5,000,000 per occurrence, \$10,000,000 general aggregate, for bodily injury, personal injury, and property damage, including without limitation, blanket contractual liability.

## **SECTION XIII**

B. Workers' Compensation Insurance. Contractor shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000). Contractor shall submit to City, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of City, its officers, agents, employees and volunteers.

C. Professional Liability. (errors and omissions) insurance. Contractor shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of \$1,000,000 per claim and in the aggregate. Any policy inception date or retroactive date must be before the effective date of this agreement and Contractor agrees to maintain continuous coverage through a period no less than three years after completion of the services required by this agreement.

D. Automotive Liability Insurance. Contractor shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Contractor arising out of or in connection with work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than \$5,000,000 combined single limit for each accident.

Insurance Deductibles and Self-insured Retentions. Any deductibles or self-insured retention's must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retention's as respects the City, its officers, officials, employees, agents and volunteers, or the Contractor shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claims administration and defense expense.

Other Insurance Provisions. For any claims related to this project or service, the Contractor's insurance coverage shall be primary insurance as respects to the City, its officers, officials, employees, agents and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, agents or volunteers shall be excess to the Contractor's insurance and shall not contribute with it. The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

A. The City, its officers, officials, employees, agents and volunteers are to be covered as insured with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Contractor; and with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts or equipment furnished in connections with such work or operations. Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Civil Code § 27882(b). General liability coverage can be provided in the form of an endorsement to the Contractor's insurance, or as a separate owner's policy.

B. Contractor shall give City prompt and timely notice of claims made or suits instituted that arise out of or result from Contractor's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

C. Each insurance policy required by this clause shall be endorsed to state that the City shall receive not less than thirty (30) days' prior written notice Page 26 of 31 of cancellation (except

## **SECTION XIII**

for nonpayment for which a ten (10) day notice is required) or nonrenewal of any policies of insurance required hereunder.

D. Requirements of specific coverage features, or limits contained in this Agreement are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type.

E. Contractor acknowledges and agrees that any actual or alleged failure on the part of the City to inform Contractor of non-compliance with any requirement imposes no additional obligations on the City nor does it waive any rights hereunder.

F. All insurance coverage maintained or procured pursuant to this Agreement shall be endorsed to waive subrogation against the City, its elected or appointed officials, agents, officials, employees, and volunteers or shall specifically allow Contractor or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Contractor hereby waives its own right of recovery against the City and shall require similar written express waivers and insurance clauses from each of its subcontractors.

Additionally Insured Status. General liability policies shall provide or be endorsed to provide that Agency and its officers, officials, employees, and agents shall be additional insured under such policies. The provision shall also apply to any excess liability policies.

Excess umbrella insurance can fill the gap between the standard insurance and the dollar limits requested. Umbrella or excess liability policies with limits that will provide bodily injury, personal injury, and property damage liability coverage, including commercial general liability, automobile liability, and employer's liability. Such policy or policies shall include the following terms and conditions: a drop-down feature requiring the policy to respond if any primary insurance that would otherwise have applied proves to be uncollectible in whole or in part for any reason, other than bankruptcy or insolvency of said primary insurer; "pay on behalf of" wording as opposed to "reimbursement"; concurrency of effective dates with primary policies. Should an excess liability policy be obtained and maintained, such policy shall be excess over commercial general liability, automobile liability, and employer's liability policies. Such policy or policies shall include wording that the excess liability policy follows the terms and conditions of the underlying policies.

Duration of Coverage. Contractor shall procure and maintain for the duration of this Agreement, insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work under this Agreement by Contractor, its agents, representatives, employees, subcontractors or subconsultants.

City's Rights of Enforcement of Contract Provisions. In the event any policy of insurance required under this Agreement does not comply with these requirements or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Contractor or City will withhold amounts sufficient to pay premium from Contractor payments. In the alternative, City may cancel this Agreement.

## **SECTION XIII**

City's Right to Revise Requirements. City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Contractor a ninety (90)-day advance written notice of such change. If such changes results in substantial additional cost to the Contractor, the City and Contractor may renegotiate Contractor's Compensation.

Insurance Rating. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VII (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City's Risk Manager.

Original Certificates and Amendatory Endorsements. Contractor shall furnish the City with original certificates and amendatory endorsements effecting coverage required by the City. The endorsements should be on forms provided by the City or on other than the City's forms, provided those endorsements or policies conform to the requirements. All certificates and endorsements are to be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time.

Subcontractor Insurance Coverage. Contractor shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverage for subcontractors shall be subject to all of the requirements stated herein.

Additional Insurance. Further, Contractor shall obtain any additional kinds and amounts of insurance which, in its own judgment, may be necessary for the proper protection of any of its officers', employees', or authorized subcontractors' own actions during the performance of this Agreement.

Return of Bidder's Guarantees: Proposal guarantees will be held until the contract has been finally executed, after which they will be returned to the respective bidders whose proposals they accompany.

If the bidder to whom award is made fails to enter into the contract as herein provided, the award will be annulled, and an award may be made to the next lowest responsible bidder, and such bidder shall fulfill every stipulation embraced herein as if he were the party to whom the first award was made.

The Notice to Bidders, Proposal, Bonds, Instructions to Bidders, General Provisions and Specifications, shall be deemed incorporated in the contract by reference. A corporation to which an award is made will be required, before the contract is finally executed, to furnish evidence of its corporate existence and evidence that the officer signing the contract and bonds for the corporation is duly authorized to do so.

Laws and Regulations: The bidder's attention is directed to the fact that all applicable State laws, municipal ordinances, and the rules and regulations of all authorities having jurisdiction over construction of the project shall apply to the contract throughout, and they will be deemed to be included in the contract the same as though herein written out in full.

Safety Standards and Accident Prevention: With respect to all work performed under this contract, the Contractor shall:

## **SECTION XIII**

Comply with the safety standards provisions of applicable laws, building and construction codes and the "Manual of Accident Prevention in Construction" published by the Associated General Contractors of America, and the requirements of the Occupational Safety and Health Act of 1970 (Public Law 91-596).

Exercise every precaution at all times for the prevention of accidents and the protection of persons (including employees) and property. Maintain at his/her office or other well known place at the job site, all articles necessary for giving first aid to the injured, and shall make standing arrangements for the immediate removal to a hospital or a doctor's care of persons (including employees), who may be injured on the job site. In no case shall employees be permitted to work at a job site before the employer has made a standing arrangement for removal of injured persons to a hospital or a doctor's care.

Coordination of Contract Documents: The contract documents are intended to be cooperative and a requirement occurring in one shall be as binding as though occurring in all. Plan shows locations and work areas; in case of ambiguities, the Special Provisions shall govern over both the plan and General Conditions.

Schedule of Work: The Contractor shall furnish the City with a schedule showing how s/he intends to carry out the work, including dates s/he starts various phases of the work. The Contractor will not be allowed to commence work on the project until the City has accepted a project schedule.

Utilities: It is the Contractor's responsibility to determine specific utility location. In the event any such utility should be disturbed or damaged, the Contractor shall notify the utility company and shall bear the cost of any repairs that have to be made. No compensation will be allowed for repairing of damage, incurred by the Contractor, to any utility line. Contractor shall notify Underground Service Alert before commencing any groundwork.

Utility Owner Identifications: Utility owners who may have facilities that may affect the work are as follows:

**California-American Water Co.**  
8657 Grand Ave.  
Rosemead, CA 91770  
(626) 614-2534

**Charter Communications**  
4781 Irwindale Avenue  
Irwindale, CA 91706  
Henry Martinez (626) 430-3337

**Southern California Gas Co.**  
9400 Oakdale Avenue  
Chatsworth, CA 91311  
(626) 815-4010

**Southern California Edison Co.**  
1440 S. California Street  
Monrovia, CA 91016  
(626) 303-8464

**Frontier**  
5010 Azusa Canyon Road  
Irwindale, CA 91706  
(626) 813-4521

**Underground Service Alert**  
(800) 422-4133

Prosecution, Progress and Acceptance of Work: Default by Contractor. Contractor's attention is directed to the provisions within the Standard Specifications regarding cancellation. Any lapse, even for a short

## SECTION XIII

term, in the Contractor's performance of this work in full compliance with the contract may result in cancellation of the contract.

Time and Completion: The Contractor shall complete all work within the allowed days (**see bid proposal**) from the effective day reflected on the Notice to Proceed.

Liquidated Damages. The last sentence of the first paragraph of Section 6-9 of the SSPWC is changed to read: "For each consecutive calendar day in excess of the time specified for the completion of the Work, as adjusted in accordance with 6-6, the Contractor shall pay to the Agency, or have from monies due it, the sum of \$1000.00. per calendar day."

Responsibilities of the Contractor in Conduct of his Work:

Labor Discrimination. No discrimination shall be made in the employment of such persons upon public works because of race, color, or religion of such persons, and every Contractor for public works violating this section is subject to all the penalties imposed for a violation of Chapter 1 of Part VII, Division 2 of the Labor Code, in accordance with the provisions of Section 1735 thereof.

Contractor's Responsibility for Work: Except as provided above, until the formal acceptance of the work by the City, the Contractor shall have the charge and care thereof, and shall bear the risk of injury or damage to any part thereof, by the action of the elements or from any other cause, whether arising from the execution or from the non-execution of the work. The Contractor shall rebuild, repair, restore, and make good all injuries or damages to any portion of the work occasioned by any of the above causes before final acceptance and shall bare the expense thereof, except such injuries or damages occasioned by act of the Federal Government or public enemy.

Traffic and Access is amended by addition of the following:

The Contractor shall furnish all flagmen and guards, and supply and install all signs, lights, barricades, delineators, and other facilities that are necessary to expedite the passage of public traffic through or around the work or to prevent accidents or damage or injury because of the dangerous conditions to be encountered. All traffic control shall be in conformance with the California Code and the Work Area Traffic Control Handbook (WATCH) latest edition.

Street closures shall not be allowed without the written permission of the Community Development Director or his designated representative.

Measure and Payment is modified by addition of the following paragraphs:

The Contractor agrees that the payment of the amount due under the contract, and the adjustment and payment of the amount due under the contract, and the adjustment and payment for any work done in accordance with all alterations of the same, shall release the City of Duarte, and its agents from any and all claims or liability on account of work performed under the contract or any alterations thereof.

Progress Payments. The Contractor shall be entitled each month to a monthly progress payment in an amount equal to ninety percent (95%) of the estimated percentage of actual work satisfactorily completed.

## SECTION XIII



This payment on account shall in no way be considered as an acceptance of any part of the work or materials of the contract, nor shall it in anyway govern the final estimate.

Final Payment. After the completion of the contract, the inspector shall make a final inspection of the work done thereunder and, if entirely satisfactory and complete, the City shall pay the balance of the contract price remaining unpaid 35 days after the recording of a Notice of Completion by the City. The payment of the final amount due under the contract and the adjustment and payment for any work done in accordance with any alterations of the same shall release the City from any and all claims on account of the work performed under the contract or any alterations thereof.

Indemnification and Hold Harmless Indemnification:

Contractor shall indemnify, protect, defend and hold free and harmless the City, its officers, officials, employees, agents and volunteers from and against any and all damages to property or injuries to or death of any person or persons, and shall defend, indemnify, save and hold harmless City, its officers, officials, employees, agents and volunteers from any and all claims, demands, suits, actions or proceedings of any kind or nature, including, but not by way of limitation, all civil claims, workers' compensation claims, and all other claims resulting from or arising out of the acts, errors or omissions of Contractor, its employees and/or authorized subcontractors, whether intentional or negligent, in the performance of this Agreement. When the law establishes a professional standard of care for Contractor/Consultant's Services, to the fullest extent permitted by law, Contractor/Consultant shall indemnify, protect, defend and hold harmless the City and any and all of its officials, employees, and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including legal counsel's fees and costs to the extent same are caused in whole or in part by any negligent or wrongful act, error or omission of Contractor/Consultant, its Page 28 of 31 officers, agents, employees or Subconsultants/contractors (or any agency or individual that Consultant/Consultant shall bear the legal liability thereof) in the performance of professional services under this agreement.

## **SECTION XIII**

## **SPECIAL PROVISIONS**

1. Greenbook: All work shall be accomplished in accordance with the latest Edition of the Standard Specifications for Public Works Construction (SSPWC) and all supplements thereto, hereinafter referred to as Standard Specifications, and the contract plan and specifications.
2. Person Responsible and in Charge: The Contractor shall provide for a superintendent who shall remain on the project site at all times. The superintendent shall have full authority to act for the Contractor in all matters concerning the contract.

The prime Contractor shall be held responsible for the order and cleanliness of the construction site. Should one Contractor or subcontractor follow another, he/she will take steps to not damage the others work.

3. All work included: The unit bid shall include all labor, equipment, materials, taxes, permit fees, and incidentals to construct each item complete in place. Unless otherwise specified, the plan and specifications are intended to include everything obviously requisite and necessary to the proper and entire finishing of all phases of work specified. Accordingly, all work shall be done under all headings in connection with the work to carry out the plan and specifications, whether each item is mentioned or not.
4. Estimated Quantities: No guarantee is made for the quantities estimated under the bid item. The City has the right to add, omit or reduce any portion of the work.
5. Notifications: The Contractor shall notify property owners and/or residents affected by construction activities 72 hours prior to start of work. The Contractor shall make every effort to keep driveway approaches open to vehicular traffic.
6. Working hours: Work shall be conducted only between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday.
7. Traffic Control: The Contractor shall be responsible for any and all traffic controls required for this project. Controls shall be constructed in accordance with the latest edition of the Work Area Traffic Control Handbook (WATCH Manual). Sketch of lane closures to be submitted prior to work being done.
8. Stockpiling of Materials: The Contractor shall daily remove all excess materials left on the site as a result of his operations and clean the entire site to the satisfaction of the City Engineer or his designated representative. The Contractor shall receive permission from the Agency prior to stockpiling any materials within the public right-of-way. Under no circumstances shall the stockpiled materials impede vehicular or pedestrian traffic. Sufficient barricades, delineators, lights, etc., shall be used to warn traffic of said materials.
9. Damage to Private Property: The Contractor shall be responsible for protecting from injury or damage all existing improvements, adjacent property, utility and other facilities, and trees and

## **SECTION XIV**

plants that are not to be removed. The Contractor shall solely bear all costs associated with the repair or replacement of any item damaged by his operations.

10. National Pollutant Discharge Elimination System (NPDES): The prime Contractor shall be held responsible for the order and cleanliness of the construction site. Should one Contractor or subcontractor follow another, he/she will take steps to not damage the others work.

The contractor shall implement all applicable Best Management Practices (BMPs) to prevent pollution from entering catch basins, storm, drains and the sewer system. No construction waste material - including loose aggregate, plaster, cement, paint, fuels, oils, bitumen, calcium chloride, mud or any other type of debris, shall be disposed of in the street, gutter, sidewalk or storm drain facilities. Waste materials shall be immediately removed from the job site and disposed of in accordance with all; county, state and federal regulation

The Contractor shall keep all adjacent streets and haul routes clean of dirt and debris originating from the construction site or resulting from the project work.

11. Air Pollution: The Contractor shall comply with all air pollution control rules, regulations, ordinances and statutes.
12. Dust Control: Contractor shall comply with any and all directives issued by the City Engineer in order to prevent dust or other material from becoming a nuisance or annoyance.
13. Fire Hydrant: Should the Contractor require access to a fire hydrant, the Contractor shall secure a permit and meter from California American Water Co.
14. Roadway Markings: Should any roadway striping or raised pavement markers be damaged or removed during the operation of this contract, it shall be matched and replaced by the Contractor.
15. Protection of Work: The Contractor shall be responsible for protecting the new improvements from damage. Protection may include installation of barricades, delineators, steel plates or any other item necessary to protect the work. The City shall not make final acceptance of the project until all improvements are free of all graffiti, markings, or any other blemish determined undesirable. All repairs/replacement shall be corrected to the satisfaction of the City. This work shall be accomplished at no additional cost to the City.
16. Order of Work: The Contractor shall be responsible for scheduling the order of the work. Should one Contractor or sub-Contractor follow another, he/she will take steps to not damage the others work.
17. Contractor's Guarantee: The Contractor hereby guarantees that the entire work constructed by him under this contract will meet fully all requirements thereof as to quality of workmanship and of materials furnished by him.

The Contractor hereby agrees to:

## SECTION XIV

- a. Perform at his own expense, any repairs or replacements made necessary by defects in materials or workmanship supplied by him that become evident within one (1) year after Notice of Completion of the work by the City Clerk; and
- b. Completely restore any defective materials or workmanship that are found to be deficient with respect to any provisions of the specifications.

The Contractor also agrees to hold the City harmless from any claims of any kind arising from damage due to said defective materials or workmanship. The Contractor shall make all repairs and replacements promptly upon receipt of written orders for same from the City Engineer. If the Contractor fails to make the repairs and replacements promptly, the City may do the work and the Contractor and his surety shall be liable to the City for the cost thereof.

This guarantee shall be secured by the Faithful Performance Bond furnished under the contract and said bond shall remain in force and effect until the expiration of said one year period.

## **SECTION XIV**

**CITY OF DUARTE**  
**SAMPLE AGREEMENT FOR**  
**CONSTRUCTION SERVICES**

SAMPLE

**CITY OF DUARTE**  
**AGREEMENT FOR CONSTRUCTION OR MAINTENANCE SERVICES**

THIS AGREEMENT FOR CONSTRUCTION OR MAINTENANCE SERVICES (“**Agreement**”), made and effective as of \_\_\_\_\_ (“**Effective Date**”), by and between the City of Duarte (“**City**”), and \_\_\_\_\_, a [California corporation], (“**Contractor**”). Contractor and the City are hereafter together referred to as the “**Parties**” and each individually as a “**Party**.” In consideration of the mutual covenants and conditions set forth herein, and for good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the Parties agree as follows:

**1. RECITALS.**

This Agreement is made and entered into with respect to the following facts:

- A. That City desires to obtain through Contractor the work set forth and described in the Scope of Work attached hereto as Exhibit A and incorporated herein by this reference (“**Contractor Services**”).
- B. That Contractor represents to the City that Contractor is well qualified to perform the Contractor Services by reason of Contractor’s training, expertise, experience, and background.
- C. That the public interest, convenience, and necessity require that City obtain the Contractor Services upon the terms and conditions set forth herein.
- D. That City and Contractor mutually desire to enter into this Agreement for the provision of the Contractor Services by Contractor for and on behalf of City, in accordance with the terms and conditions set forth herein.

**2. SERVICES AND WORK**

- A. Provision of Contractor Services. During the term of this Agreement, Contractor shall provide the Contractor Services as set forth in Exhibit A. Time is of the essence for this Agreement.
- B. Additional Services. If City desires to add additional work, services, work locations, or service locations not specifically described in Exhibit A (“**Additional Services**”), City shall notify Contractor thereof at least thirty (30) days in advance of the time such Additional Services shall commence. Contractor shall perform such Additional Services, and compensation for the work performed shall be paid by City in accordance with the Budget and Fee Schedule attached hereto as Exhibit B and incorporated herein by this reference, or as otherwise may be agreed in writing by City and Contractor. It is expressly understood by Contractor that the provisions of this Subsection 2(B) shall not apply to work specifically set forth in Exhibit A or reasonably contemplated therein. Contractor hereby acknowledges that it accepts the risk that the work to be performed as included in Scope of Work

may be more costly or time consuming than Contractor anticipates and that Contractor shall not be entitled to additional compensation. Unless contradictory of this Subsection 2(B), all provisions in this Agreement applicable to Contractor's performance of the Contractor Services shall also apply to the Additional Services.

- C. Standard of Performance. In performing the Contractor Services, Contractor shall use the skill and care that a highly specialized professional with significant expertise in the field would use under similar circumstances. To the extent that Contractor retains subcontractors to perform any portion of any of the Contractor Services, Contractor has a duty to City to ensure that the tasks, work, and services performed by such subcontractors meet the same highly specialized professional level, skill, and expertise expected of Contractor.
- D. Labor, Equipment, Materials. Contractor shall equip itself with all necessary labor, equipment, and materials to perform the Contractor Services specified in this Agreement. Contractor represents that the Contractor Services will be performed by Contractor or under its direct supervision, and that all personnel engaged in such work shall be fully qualified and shall be authorized and permitted under applicable Federal, State, and local laws to perform the Contractor Services. Contractor shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of the Contractor Services and as required by law. Contractor ensures that all goods, materials, equipment, or personal property included within the Contractor Services shall be of good quality and fit for the purpose intended.
- E. Work Site. Contractor has or will investigate the work site and is or will be fully acquainted with the conditions there existing, prior to commencement of the Contractor Services. Should Contractor discover any conditions, including any latent or unknown conditions, which will materially affect the performance of the Contractor Services, Contractor shall immediately inform City of such fact in writing and shall not proceed except at Contractor's risk until written instructions are received from the City Representative (as defined below).
- F. Independent Contractor. All Contractor Services, and all work, services, labor, equipment, and materials furnished in conjunction therewith shall be furnished by Contractor as an independent contractor, subject to the inspection and approval of City, or the City Representative (as defined below). City shall have the right to control Contractor only as to results of the Contractor Services rendered pursuant to this Agreement. Neither City nor any of its officers, officials, employees, or agents shall have control over the conduct of Contractor or any of Contractor's officers, employees, or agents. Contractor shall not at any time or in any manner represent that it or any of its officers, employees, or agents is in any manner officers, officials, employees, or agents of City. Contractor shall not incur or have the power to incur any debt, obligation, or liability whatsoever against City, or bind City in any manner. No City-provided employee benefits shall be available to the Contractor or any of Contractor's employees in connection with this Agreement. Except for the fees paid to Contractor as provided in this Agreement, City shall not pay salaries, wages, or other compensation to Contractor for performing Contractor

Services hereunder for City. City shall not be liable for compensation or indemnification to Contractor for injury or sickness arising out of performing Contractor Services hereunder.

### **3. AUTHORITY OF THE CITY REPRESENTATIVE**

- A. City Representative. The “**City Representative**” shall be Stephanie Sandoval, Public Works Manager of City of Duarte, acting personally or through their duly authorized agents, each agent acting only within the scope of authority delegated to them.
- B. Scope of Authority. The City Representative shall convey to Contractor the decision of City regarding any and all questions which may arise as to the quality or acceptability of materials furnished and work performed, and as to the manner of performance and rate of progress of the work. The City Representative shall further convey to Contractor the decision of City regarding all questions which may arise as to the acceptable fulfillment of this Agreement on the part of Contractor; and all questions as to claims and compensations. The City Representative’s communicated decisions shall be final, and the City Representative shall have authority to enforce and make effective such communicated decisions so that Contractor can carry out such decisions promptly.

### **4. TERM OF AGREEMENT**

This Agreement shall commence and terminate on the dates set forth in Exhibit A.

### **5. SUSPENSION OR TERMINATION OF AGREEMENT**

- A. City may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving written notice upon Contractor. Upon receipt of said notice, Contractor shall immediately cease all Contractor Services under this Agreement, unless the notice provides otherwise. In the event this Agreement is suspended or terminated pursuant to this Subsection 5(A), Contractor shall submit a final invoice/report to City pursuant to Section 6, and City shall be entitled to receive a return of the fee paid to Contractor, or portion thereof, if the reason for the termination is failure by Contractor to have timely performed the Services set forth in Exhibit A. In City’s sole and absolute discretion, prior to effecting a suspension or termination pursuant to this Subsection 5(A), City may first serve upon Contractor a written notice of the default specifying the default and the amount of time that Contractor shall have to cure, correct, or remedy the default. If Contractor fails to cure the default within the specified period of time, City shall have the right to immediately terminate this Agreement pursuant to this Subsection 5(A). Notwithstanding any other provision of this Agreement to the contrary, City’s termination of this Agreement pursuant to this Subsection 5(A) shall not preclude or prejudice any other remedy to which City may be entitled in law or in equity.



- B. Contractor may terminate this Agreement only due to a material breach by City, and only upon not less than thirty (30) days' prior written notice to City which notice shall specify the material default. Upon receipt of such notice, City may, but shall not be obligated to, effect to remedy such default, which remedy will cause the notice of termination to no longer apply, and this Agreement to continue in effect.

## **6. COMPENSATION**

- A. Amount of Compensation. Compensation will be determined according to the Budget and Fee Schedule set forth in Exhibit B.
- B. Invoices. Contractor shall invoice City monthly for all work performed by Contractor under this Agreement. Invoices shall include billings for all charges, including authorized direct costs incurred by Contractor during the month covered by the invoice. All charges for labor, work, or services shall describe with specificity the services rendered and shall set forth the number of hours worked and hourly rates in accordance with Exhibit B. Within thirty (30) days of receipt of an invoice, and upon determination by City that the invoice is in order and that Contractor has performed all requested or required work or services in a timely and competent manner, City shall pay such invoice.
- C. Records of Contractor Services and Payments. Contractor shall maintain complete and accurate records with respect to costs, expenses, receipts, and other such information required by City that relate to the performance of Contractor Services under this Agreement. Contractor shall also maintain adequate records of Services provided in sufficient detail to produce an evaluation of Services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Contractor shall provide free access to the representatives of City or its designees at reasonable times to such books and records; shall give City the right to examine and audit said books and records; shall permit City to make transcripts therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of six (6) years after receipt of final payment.

## **7. LICENSES, PERMITS, APPROVALS, FEES**

- A. Contractor must possess at the time of commencing the Contractor Services and throughout the duration of this Agreement, a Contractor's License, issued by the State of California, which is current and in good standing. Contractor shall ensure that any subcontractor working on the Contractor Services possesses at the time of commencing work and throughout the duration of such subcontractor's work on the Contractor Services, a Contractor's License, issued by the State of California, which is current and in good standing. Contractor shall take out and maintain during the life of this Agreement a valid City Business License.

- B. Contractor shall obtain at its sole cost and expense such licenses, permits, and approvals as may be required by law for the performance of the Contractor Services prior to commencing work. Contractor and its employees, agents, and subcontractors shall, at their sole cost and expense, keep in effect during the term of this Agreement any licenses, permits, and approvals that are legally required for the performance of the Contractor Services. Contractor shall have the sole obligation to pay for any fees, assessments, and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for Contractor's performance of the Contractor Services, and shall indemnify, defend and hold harmless City and its elected and appointed officials, boards, members, officers, agents, representatives, employees, and volunteers ("**City Personnel**") against any such fees, assessments, taxes, penalties or interest levied, assessed, or imposed against City hereunder.

## **8. INSURANCE AND LIABILITY**

- A. Contractor shall not commence work under this Agreement until it has secured all types and amounts of insurance required under this Section 8, nor shall it allow any subcontractor to commence work on any subcontract to this Agreement until all similar insurance required of the subcontractor has been obtained. Without limiting Contractor's indemnification obligations, Contractor shall procure and maintain, at its sole cost and for the duration of this Agreement, insurance coverage as provided in Exhibit C, against all claims for injuries against persons or damage to property which may arise from or in connection with the performance of the work hereunder by Contractor, its agents, representatives, employees, and/or subcontractors. If Contractor subcontracts any portion of the work, the contract between Contractor and such subcontractor shall require the subcontractor to maintain the same policies of insurance that Contractor is required to maintain pursuant to this Section 8.
- B. The City's Director of Administrative Services shall have the authority to adjust or amend the insurance requirements in Exhibit C of this Agreement so long as such amendment or adjustment is agreed to in writing by the Parties.

## **9. INDEMNIFICATION**

- A. Contractor shall indemnify, defend (with legal counsel approved by City), and hold harmless City and City Personnel from and against all liability, loss, damage, expense, cost (including without limitation reasonable attorneys' fees, expert fees, and all other costs and fees of litigation) of every nature ("**Claims**") arising out of or in connection with Contractor's negligence, recklessness, or willful misconduct in the performance of work hereunder or its failure to comply with any of its obligations contained in this Agreement, except such loss or damage which is caused by the sole or active negligence or willful misconduct of City. Should conflict of interest principles preclude a single legal counsel from representing both City and Contractor, or should City otherwise find Contractor's legal counsel unacceptable, then Contractor shall reimburse City its costs of defense, including without limitation reasonable attorneys' fees, expert fees, and all other costs and

fees of litigation. Contractor shall promptly pay any final judgment rendered against City and City Personnel with respect to Claims determined by a trier of fact to have been the result of Contractor's negligent, reckless, or wrongful performance. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive the expiration or termination of this Agreement.

- B. Contractor's obligations under this Section 9 apply regardless of whether such claim, charge, damage, demand, action, proceeding, loss, stop notice, cost, expense, judgment, civil fine or penalty, or liability was caused in part or contributed to by City or City Personnel. However, without affecting the rights of City under any provision of this Agreement, Contractor shall not be required to indemnify and hold harmless City for liability attributable to the active negligence of City, provided such active negligence is determined by agreement between the Parties or by the findings of a court of competent jurisdiction. In instances where City is shown to have been actively negligent and where City's active negligence accounts for only a percentage of the liability involved, the obligation of Contractor will be for that entire portion or percentage of liability not attributable to the active negligence of City.
- C. Contractor hereby authorizes City to deduct from any amount payable to Contractor (whether arising out of this Agreement or otherwise) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate City for any losses, costs, liabilities, or damages suffered by City, and all amounts for which City may be liable to third parties, by reason of Contractor's negligent acts, errors, or omissions, or willful misconduct, in performing or failing to perform Contractor's obligations under this Agreement. City in its sole and absolute discretion, may withhold from any payment due to Contractor, without liability for interest, an amount sufficient to cover such claim. The failure of City to exercise such right to deduct or withhold shall not act as a waiver of Contractor's obligation to pay City any sums Contractor owes City.

## **10. OBSERVING LAWS AND ORDINANCES**

Contractor shall keep itself fully informed of all existing and future Federal, State, regional, county, and municipal laws, ordinances, and regulations, which in any manner affect the conduct of the work, and of all applicable orders and decrees of bodies or tribunals having any jurisdiction or authority over the work. If any discrepancy or inconsistency is discovered in this Agreement in relation to any such law, ordinance, regulation, order, or decree, Contractor shall forthwith report the same to the City Representative in writing. Contractor shall at all times observe and comply with and shall cause all its agents and employees to observe and comply with all such existing and future laws, ordinances, regulations, orders, and decrees, and shall protect, indemnify, hold harmless, and defend to the fullest extent permitted by law City and City Personnel against any claim or assertion of liability, or liability arising from or based on the violation of any such law, ordinance, regulation, order, or decree, whether by Contractor or by its agents, representatives, employees, or subcontractors.

## 11. NON-DISCRIMINATION

Contractor covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that in the performance of this Agreement there shall be no discrimination against or segregation of, any person or group of persons on account of any impermissible classification including, but not limited to, race, color, creed, religion, sex, gender, gender identity, gender expression, physical or mental disability, age, military status, marital or familial status, sexual orientation, national origin, or ancestry. Contractor shall incorporate the foregoing provisions in all subcontracts.

## 12. PATENTED AND COPYRIGHTED MATERIALS

Contractor shall assume all costs arising from the use of patented or copyrighted materials, including, but not limited to, equipment, devices, processes, and software programs, used or incorporated in the Contractor Services performed by Contractor under this Agreement. Pursuant to Section 8, Contractor shall indemnify, defend (with legal counsel acceptable to City), and hold City and City Personnel harmless from any and all suits, actions, or proceedings of every nature for or on account of the use of any patented or copyrighted materials.

## 13. PREVAILING WAGE REQUIREMENTS

A. Public Work. Contractor expressly acknowledges and agrees that City has never previously affirmatively represented to Contractor, its employees, or its agents in writing or otherwise that the work to be covered under this Agreement is not a “public work,” as defined in California Labor Code section 1720 of the Labor Code. In connection with the development, construction (as defined by applicable law), and operation of the project, including, without limitation, any public work (as defined by applicable law), if any, Contractor shall bear all risks of payment or non-payment of Federal and/or State prevailing wages and/or the implementation of California Labor Code sections 1726 and 1781, as the same may be enacted, adopted, or amended from time to time, and/or any other provision of law. To the extent applicable, City will enforce all penalties required by law for Contractor’s failure to pay prevailing wages.

B. California Labor Code. Contractor’s attention is directed to Division 2, Part 7, Chapter 1 of the Labor Code of the State of California and especially to Article 2 (Wages) and Article 3 (Working Hours), thereof.

(i) In accordance with California Labor Code sections 1773 and 1773.2, City has found and determined the general prevailing rates of wages in the locality in which the public work is to be performed are those determined by the Director of Industrial Relations and available at <https://www.dir.ca.gov/OPRL/2022-1/PWD/Southern.html>. Copies of the prevailing rates of wages are maintained with City’s principal office and are available to any interested party on request. Contractor shall post a copy of the prevailing rate of per diem wages at each job site.

(ii) Contractor is aware of and will comply with the provisions of California Labor Code section 1776, including the keeping of payroll records and furnishing certified

copies thereof in accordance with said section. Pursuant to California Labor Code section 1771.4, Contractor must submit certified payroll records to the Labor Commissioner using the Department of Industrial Relations' electronic certified payroll reporting (eCPR) system.

(iii) Pursuant to California Labor Code section 1810 it is stipulated hereby that eight (8) hours labor constitutes a legal day's work hereunder.

(iv) Pursuant to California Labor Code section 1815, work performed by employees of contractors in excess of eight (8) hours per day, and forty (40) hours during any one week, shall be permitted upon public work upon compensation for all hours worked in excess of eight (8) hours per day at not less than 1 ½ times the basic rate of pay.

(v) Pursuant to California Labor Code section 1813, it is stipulated hereby that Contractor shall, as a penalty to City, forfeit \$25 for each worker employed in the execution of this Agreement by Contractor or by any subcontractor hereunder for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one (1) calendar week in violation of the provisions of Article 3 (commencing with Section 1810), Chapter 1, Part 7, Division 2 of the California Labor Code.

(vi) Contractor is aware of and will comply with the provisions of California Labor Code sections 1777.5 and 1777.6 with respect to the employment of apprentices. Pursuant to section 1777.5 it is hereby stipulated that Contractor will be responsible for obtaining compliance therewith on the part of any and all subcontractors employed by them in connection with this Agreement.

(vii) Pursuant to California Labor Code section 1775, it is hereby stipulated that Contractor shall, as a penalty to City, forfeit not more than \$200 for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the Director of Industrial Relations for the work or craft in which the worker is employed for the Contractor Services by Contractor or any subcontractor.

C. Bidding Eligibility. Pursuant to California Labor Code section 1771.1, no contractor or subcontractor may be listed on a bid proposal for a public works project unless registered with the Department of Industrial Relations.

D. DIR Monitoring. Pursuant to California Labor Code section 1771.4, Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

#### **14. CONFLICTS OF INTEREST**

A. City Personnel. No member, officer, or employee of City, or their designees or agents, and no public official who exercises authority over or has responsibilities with respect to this Agreement during his/her tenure or for one (1) year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the

proceeds thereof, for work to be performed in connection with the Contractor Services performed under this Agreement.

- B. Contractor. Contractor represents, warrants, and covenants that he, she, or it presently has no interest, direct or indirect, which would interfere with or impair in any manner or degree the performance of Contractor's obligations and responsibilities under this Agreement. Contractor further agrees that while this Agreement is in effect, Contractor shall not acquire or otherwise obtain any interest, direct or indirect, that would interfere with or impair in any manner or degree the performance of Contractor's obligations and responsibilities under this Agreement. Contractor acknowledges that pursuant to the provisions of the Political Reform Act (California Government Code section 87100 et seq.), City may determine Contractor to be a "Contractor" as that term is defined by the Political Reform Act. In the event City makes such a determination, Contractor agrees to complete and file a "Statement of Economic Interest" with the City Clerk to disclose such financial interests as required by City. In such event, Contractor further agrees to require any other person doing work under this Agreement to complete and file a "Statement of Economic Interest" to disclose such other person's financial interests as required by City.

## **15. NO UNDUE INFLUENCE**

Contractor declares and warrants that no undue influence or pressure was or is used against or in concert with any officer or employee of City in connection with the award, terms, or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of City shall receive compensation, directly or indirectly, from Contractor, or from any officer, employee, or agent of Contractor, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Contractor further warrants that it has not employed or retained any company or person other than a bona fide employee working for Contractor, to solicit or secure this Agreement and that it has not paid or agreed to pay any company or person any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon, or resulting from, the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to annul this Agreement without liability or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

## **16. ASSIGNMENT**

Contractor shall not assign, hypothecate, or otherwise transfer this Agreement or any portion hereof, without first obtaining the written consent of City. If such an assignment, hypothecation, or transfer is made or attempted by Contractor, the assignment, hypothecation, or transfer shall be void; and City, at its sole option, may terminate this Agreement upon the giving of a 24-hour written notice to Contractor of such termination.

## 17. PERFORMANCE

If Contractor should neglect to prosecute the work to City's satisfaction, or, in City's reasonable discretion, fail to perform any provisions of this Agreement, City, after five (5) days written notice to Contractor, may without prejudice to any other remedy City may take appropriate action, including, but not limited to, any of the following: (i) meeting with Contractor and/or its agents or subcontractors to review the quality of the work and resolve matters of concern; (ii) requiring Contractor to have the work repeated at no additional fee until it is satisfactory; (iii) withholding payment of City's compensation to Contractor for any unsatisfactory work performed; (iv) suspending delivery of work to Contractor for an indefinite time; (v) correcting such deficiencies and deducting the cost thereof from the payment then or thereafter due Contractor, provided, however, that the City Representative shall approve such action and certify the amount thereof to be charged to Contractor; and/or (vi) terminating this Agreement. Except as may be expressly set forth in this Agreement, the rights and remedies of the Parties are cumulative and the exercise by either Party of one or more of such rights or remedies or other rights or remedies as may be permitted by law or in equity shall not preclude the exercise by such Party, at the same or different times, of any other rights or remedies to which such Party may be entitled.

## 18. FORCE MAJEURE

Any time period specified in this Agreement for performance of work and services shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of City or Contractor, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including City, if the delaying Party shall within ten (10) days of the commencement of such delay notify the other Party in writing of the causes of the delay ("**Force Majeure Event**"). If Contractor is the delaying Party, City shall ascertain the facts and the extent of delay and extend the time for performing the work and services for the period of the enforced delay when and if in the judgment of City such delay is justified. City's determination shall be final and conclusive upon the Parties. In no event shall Contractor be entitled to recover damages against City for any delay in the performance of this Agreement, however caused. Contractor's sole remedy shall be an extension of this Agreement pursuant to this Section 18. For the avoidance of doubt, Force Majeure Event shall not include (i) financial distress nor the inability of either Party to make a profit or avoid a financial loss; (ii) changes in the market prices or conditions; or (iii) a Party's financial inability to perform its obligations hereunder. The current events related to the COVID-19 pandemic are known and shall not constitute Force Majeure Event, future impacts of the COVID-19 pandemic may be considered a Force Majeure Event to the extent that they prevent the performance of a Party's obligations under this Agreement.

## 19. NOTICE

Any notice, payment, or instrument required or permitted to be given or delivered by this Agreement may be given or delivered by personal delivery or by depositing the same in any United States mail depository, first class postage prepaid, and addressed as follows, or to such other address provided by a written notice from one Party to the other:

If to City:

City of Duarte  
1600 Huntington Drive  
Duarte, CA 91010  
Attn: [CITY REPRESENTATIVE NAME]

If to Contractor:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Attn: \_\_\_\_\_

## 20. WARRANTY

Contractor warrants all work under this Agreement (which for purposes of this Section 20 shall be deemed to include unauthorized work which has not been removed and any non-conforming materials incorporated into the work) to be of good quality and free from any defective or faulty material and workmanship. Contractor agrees that for a period of one (1) year (or the period of time specified elsewhere in this Agreement or in any guarantee or warranty provided by any manufacturer or supplier of equipment or materials incorporated into the work, whichever is later) after the date of final acceptance, Contractor shall within ten (10) days after being notified in writing by City of any defect in the work or non-conformance of the work to this Agreement, commence and prosecute with due diligence all work necessary to fulfill the terms of the warranty at Contractor's sole cost and expense. Contractor shall act sooner as requested by City in response to an emergency. In addition, Contractor shall, at its sole cost and expense, repair and replace any portions of the work (or work of other contractors) damaged by Contractor's defective work or which becomes damaged in the course of repairing or replacing defective work. For any work so corrected, Contractor's obligation hereunder to correct defective work shall be reinstated for an additional one (1) year period, commencing with the date of acceptance of such corrected work. Contractor shall perform such tests as City may require to verify that any corrective actions, including, without limitation, redesign, repairs, and replacements, comply with the requirements of this Agreement. All costs associated with such corrective actions and testing, including the removal, replacement, and reinstitution of equipment and materials necessary to gain access, shall be the sole responsibility of Contractor. All warranties and guarantees of subcontractors, suppliers, and manufacturers with respect to any portion of the work, whether express or implied, are deemed to be obtained by Contractor for the benefit of City, regardless of whether such warranties and guarantees have been transferred or assigned to City by separate agreement and Contractor agrees to enforce such warranties and guarantees, if necessary, on behalf of City. This provision may be waived in Exhibit A if the Contractor Services hereunder do not include construction of any improvements or the supplying of equipment or materials.

## 21. ATTORNEYS' FEES

Notwithstanding anything in this Agreement to the contrary, in no event shall Contractor be entitled to economic or consequential damages or to punitive damages. In the event of any litigation arising from or related to this Agreement, the prevailing Party shall be entitled to recover from the non-prevailing Party all reasonable costs incurred, including staff time, court costs, attorneys' fees, expert witness fees, and other related expenses.



## **22. NON-LIABILITY OF CITY OFFICERS AND EMPLOYEES**

No City Personnel shall be personally liable to Contractor, or any successor in interest, in the event of any default or breach by City or for any amount which may become due to Contractor or to its successor, or for breach of any obligation of the terms of this Agreement.

## **23. SEVERABILITY**

If any portion of this Agreement is found by a court of competent jurisdiction to be invalid, void, illegal, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way affect, impair, or invalidate any other term, covenant, or condition, or provision contained in this Agreement. Upon a determination that any term or provision is invalid, illegal, or unenforceable, the Parties shall negotiate in good faith to modify this Agreement to give effect to the original intent of the Parties as closely as possible in order that the transactions contemplated hereby be performed as originally contemplated to the greatest extent possible.

## **24. EXECUTION**

The persons executing this Agreement on behalf of each of the Parties hereto represent and warrant that (i) such Party is duly organized and existing; (ii) they are duly authorized to execute and deliver this Agreement on behalf of said Party; (iii) by so executing this Agreement, such Party is formally bound to the provisions of this Agreement; and (iv) that entering into this Agreement does not violate any provision of any other Agreement to which said Party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors, and assigns of the Parties.

## **25. NO WAIVER**

No delay or omission in the exercise of any right or remedy by a non-defaulting Party on any default shall impair such right or remedy or be construed as a waiver. No waiver by either Party of any of the provisions of this Agreement shall be effective unless explicitly set forth in writing and signed by the Party so waiving. Except as otherwise set forth in this Agreement, no failure to exercise, or delay in exercising, any right, remedy, power, or privilege arising from this Agreement shall operate or be construed as a waiver thereof, nor shall any single or partial exercise of any right, remedy, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.

## **26. NO THIRD-PARTY BENEFICIARIES**

This Agreement benefits solely the Parties to this Agreement and their respective permitted successors and assigns and nothing in this Agreement, express or implied, confers on any other person any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

## **27. NON-LIABILITY OF CITY PERSONNEL**

No City Personnel shall be personally liable to Contractor, or any successor in interest, in the event of any default or breach by City, or for any amount which may become due to Contractor or its successor, or for breach of any obligation of the terms of this Agreement.

## **28. GOVERNING LAW AND VENUE**

The internal laws of the State of California, without regard to principles of conflicts of laws, shall govern the interpretation of this Agreement. In addition to any other rights or remedies permitted by law, either Party may take legal action, in law or in equity, to cure, correct, or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement. The Superior Court of the County of Los Angeles shall have exclusive jurisdiction over any litigation between the Parties concerning this Agreement. Service of process on City shall be made in the manner required by law for service on a public entity. Service of process on Contractor shall be made in any manner permitted by law and shall be effective whether served inside or outside of California.

## **29. SURVIVAL**

The terms, provisions, representations, and certification contained in this Agreement, or inferable therefrom, shall survive the expiration or termination of this Agreement and the payment of the compensation hereinabove provided.

## **30. SECTION HEADINGS AND SUBHEADINGS**

The section headings and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

## **31. INTEGRATION, CONSTRUCTION, AND AMENDMENT**

This Agreement contains the entire understanding of the Parties and supersedes any and all other written or oral understandings as to those matters contained herein, and no prior oral or written understanding shall be of any force or effect with respect to those matters covered thereby. The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either Party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply. This Agreement shall be construed and interpreted with and shall be governed and enforced in all respects according to the laws of the State of California and as if drafted by both Parties. No amendment, change or modification of this Agreement shall be valid unless in writing, stating that it amends, changes, or modifies this Agreement, signed by all the Parties hereto.

## **32. COUNTERPARTS**

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute one and the same instrument.

**33. SPECIAL PROVISIONS**

Any special provisions applicable to this Agreement are set forth in Exhibit D, attached hereto and incorporated herein by this reference.

**34. CITY MANAGER AUTHORITY**

City's City Manager shall have the authority to make non-material changes, non-material amendments, or clerical edits to this Agreement on behalf of the City.

[Signatures on following page.]

**IN WITNESS WHEREOF**, the City Council of the City of Duarte caused the Agreement to be subscribed by its Mayor or City Manager and said Contractor has executed or caused this Agreement to be executed by its duly authorized officer(s).

**CITY OF DUARTE**

\_\_\_\_\_  
[City Manager or Mayor]

Date: \_\_\_\_\_

**CONTRACTOR**

\_\_\_\_\_  
\_\_\_\_\_  
By: \_\_\_\_\_

\_\_\_\_\_  
Its: \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_

**ATTEST**

\_\_\_\_\_  
City Clerk

Date: \_\_\_\_\_

\_\_\_\_\_  
Its: \_\_\_\_\_

Date: \_\_\_\_\_

**APPROVED AS TO FORM**  
**RUTAN & TUCKER, LLP**

\_\_\_\_\_  
City Attorney, City of Duarte

Date: \_\_\_\_\_

## **EXHIBIT A**

### **Scope of Work**

#### **PROJECT DESCRIPTION:**

The general nature of the work consists of furnishing all labor, material, equipment, services, and incidentals required for the roadway improvements. The scope of the work includes ...

#### **TO THE CITY OF DUARTE, CALIFORNIA:**

The undersigned, and bidder, declares that he/she has carefully examined the location of the proposed work, including additive work, that he/she has examined the Special Provisions and read the accompanying instructions to bidders, and hereby proposes and agrees, if the proposal is accepted, to furnish all materials to do all work required to complete the said work in accordance with the said Standard Specifications, Special Provisions, and plans in the time and manner therein prescribed for the unit prices set forth in the following schedule:

#### **PERFORMANCE SCHEDULE:**

Construction shall be completed within \_\_\_\_ working days after the date stipulated on the Notice to Proceed.

## **EXHIBIT B**

### **Budget and Fee Schedule**

The bid prices shall include any and all costs, including labor, materials, and all other incidental cost to complete the project, in compliance with the Bid and Contract Documents and applicable standards. All other work items not specifically listed in the bid schedule, but necessary to complete this work per bid and contract documents and applicable standards are assumed to be included in the bid prices.

## **EXHIBIT C**

### **Insurance Requirements**

A. Insurance Coverage Required. The policies and amounts of insurance required hereunder shall be as follows:

(i) Commercial General Liability (including premises and operations, contractual liability, personal injury, death, and independent contractor liability): In an amount no less than \$5,000,000 per occurrence and \$10,000,000 general aggregate, for bodily injury, personal injury, and property damage, including without limitation, blanket contractual liability.

(ii) Automobile Liability (including owned, non-owned, leased, and hired autos): In an amount no less than \$5,000,000.00 combined single limit, per occurrence for bodily injury, death, and property damage.

(iii) Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000) for Contractor's employees in accordance with the laws of the State of California, including California Labor Code section 3700.

(iv) Umbrella or Excess Liability Insurance that will provide bodily injury, personal injury, death, and property damage liability coverage at least as broad as the primary coverages set forth above, including commercial general liability, automobile liability, and employer's liability. Such policy or policies shall include the following terms and conditions:

(A) A drop-down feature requiring the policy to respond in the event that any primary insurance that would otherwise have applied proves to be uncollectable in whole or in part for any reason;

(B) Pay on behalf of wording as opposed to reimbursement;

(C) Concurrency of effective dates with primary policies;

(D) Policies shall "follow form" to the underlying primary policies; and

(E) Insureds under primary policies shall also be insureds under the umbrella or excess policies.

(v) Contractor's Pollution Liability Insurance that will provide for liability arising out of sudden, accidental, and gradual pollution, and remediation. The policy shall be no less than \$1,000,000 per claim and the aggregate. All activities contemplated in this agreement shall be specifically scheduled on the policy as "covered operations." The policy shall provide coverage for remediation of the site in the event of an environmental

contamination event arising out of the materials, supplies, products, work, operations, or workmanship.

B. Contractor's Insurance General Requirements.

(i) All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VII (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City Representative.

(ii) Commercial General Liability, Automobile Liability, and Employer's Liability shall name City and City Personnel as additional insureds and contain no special limitations on the scope of protection afforded to City and City Personnel. All insurance provided hereunder shall include the appropriate endorsements.

(iii) All insurance policies shall be primary insurance and any insurance or self-insurance maintained by City and/or City Personnel shall be in excess of Contractor's insurance and shall not contribute with it.

(iv) All insurance policies shall be "occurrence" rather than "claims made" insurance.

(v) All insurance policies shall apply separately to each insured against whom a claim is made or suit brought, except with respect to the limits of the insurer's liability.

(vi) All insurance policies shall be endorsed to state that the insurer shall waive all rights of subrogation against City and City Personnel.

(vii) All insurance policies shall be written by good and solvent insurer(s) admitted to do business in the State of California and approved in writing by City.

(viii) All insurance policies shall be endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits, non-renewed, or materially changed for any reason, without thirty (30) days prior written notice thereof given by the insurer to City by U.S. mail, or by personal delivery, except for nonpayment of premiums, in which case ten (10) days prior notice shall be provided.

(ix) All insurance policies shall state that City shall not be liable for the payment of premiums or assessments under the policy.

(x) Insurance policies shall not contain any limiting provision or endorsement that has not been submitted to City for approval. By way of example, additional insured endorsements shall not be limited to "ongoing operations," exclude contractual liability, restrict coverage to the "sole" liability of Contractor, or contain any other limitation contrary to this Agreement.



- C. Deductibles. Any deductibles or self-insured retentions must be declared to and approved by City. City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved in writing by City.
- D. Evidence of Coverage. Contractor shall furnish City with certificates of insurance demonstrating the coverage required by this Agreement which shall be received and approved by City not less than five (5) working days before work on the Contractor Services commences. At least thirty (30) days prior to the expiration of any policy of insurance required under this Agreement, a signed complete certificate of insurance, with all endorsements provided herein, showing that such insurance coverage has been renewed or extended, shall be filed with City.
- E. Workers Compensation Insurance. Contractor shall file with City the following signed certification:
- “I am aware of, and will comply with, Divisions 4 and 5 of the California Labor Code by securing, paying for, and maintaining in full force and effect for the duration of the Agreement, complete Workers’ Compensation Insurance, and shall furnish a Certificate of Insurance to City before execution of the Agreement.”
- In the event Contractor has no employees requiring Contractor to provide Workers’ Compensation Insurance, Contractor shall so certify to City in writing prior to City’s execution of the Agreement. City and City Personnel shall not be responsible for any claims in law or equity occasioned by failure of Contractor to comply with this Section E - Workers Compensation Insurance or with the provisions of law relating to workers’ compensation.
- F. Default of Insurance Requirements. In addition to any other remedies at law or equity City may have if Contractor fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time required by this Section F – Default of Insurance Requirements, City may, at its sole option, exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Contractor’s breach: (i) obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under this Agreement; (ii) order Contractor to stop work under this Agreement or withhold any payment that becomes due to Contractor hereunder, or both, until Contractor demonstrates compliance with the insurance requirements herein; and/or (iii) terminate this Agreement.

# DUARTE PARK TEEN CENTER PATIO

1400 BUENA VISTA STREET, DUARTE, CA 91010

100% CONSTRUCTION DOCUMENTS  
SEPTEMBER, 2025



## CONTACTS

**OWNER**  
CITY OF DUARTE  
DEPARTMENT OF PARKS AND RECREATION  
1600 HUNTINGTON DRIVE  
DUARTE, CA 91010

MANUEL ENRIQUEZ  
PARKS AND RECREATION DIRECTOR  
MENRIQUEZ@ACCESSDUARTE.COM  
626/357-7931 X201

**PRIME/LANDSCAPE ARCHITECT**  
MIG, INC.  
109 W. UNION AVENUE  
FULLERTON, CALIFORNIA, 92832

OSCAR JOHNSON  
PRINCIPAL, LANDSCAPE ARCHITECT  
OF RECORD  
OSCARJ@MIGCOM.COM

DONNA GUTIERREZ  
PROJECT MANAGER  
DONNAG@MIGCOM.COM

**PROPERTY INFORMATION**  
ADDRESS: 1400 BUENA VISTA STREET, DUARTE, CA 91010

**CIVIL ENGINEERING**  
BKF ENGINEERS  
4675 MACARTHUR COURT, SUITE 400  
NEWPORT BEACH, CA 92660

RODRIGO ELEJALDE, PE  
RELEJALDE@BKF.COM

**STRUCTURAL ENGINEERING**  
ISE STRUCTURAL ENGINEERS  
27369 BIA INDUSTRIA  
TEMECULA, CA 92590

HANNAH ROGERS, PE  
HANNAHR@ISEENGINEERS.COM

**ELECTRICAL ENGINEERING**  
BUDLONG  
633 W. 5TH STREET, 26 FLOOR  
LOS ANGELES, CA 90071

JESUS ROJAS  
JESUS@BUDLONG.COM

## SHEET INDEX

**GENERAL**  
G0.0 COVER SHEET

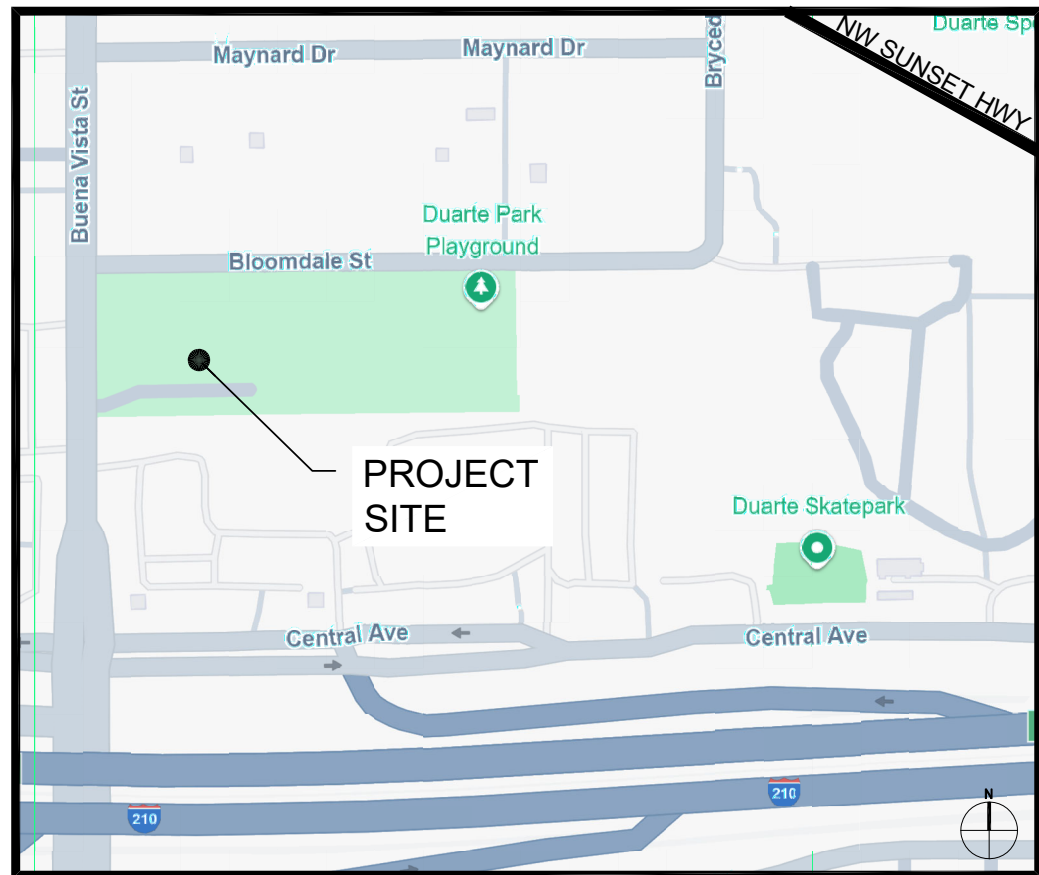
**CIVIL**  
C0.00 CIVIL TITLE SHEET  
C0.01 GENERAL NOTES  
C1.00 EXISTING CONDITIONS PLAN  
C2.00 DEMOLITION PLAN  
C3.00 HORIZONTAL CONTROL PLAN  
C4.00 PRECISE GRADING PLAN & DRAINAGE PLAN  
C5.00 CIVIL DETAILS

**STRUCTURAL**  
SN1 STRUCTURAL GENERAL NOTES  
SN2 STRUCTURAL GENERAL NOTES  
S1 FOUNDATION PLAN  
SD1 FOUNDATION DETAILS  
SD1.1 FOUNDATION DETAILS

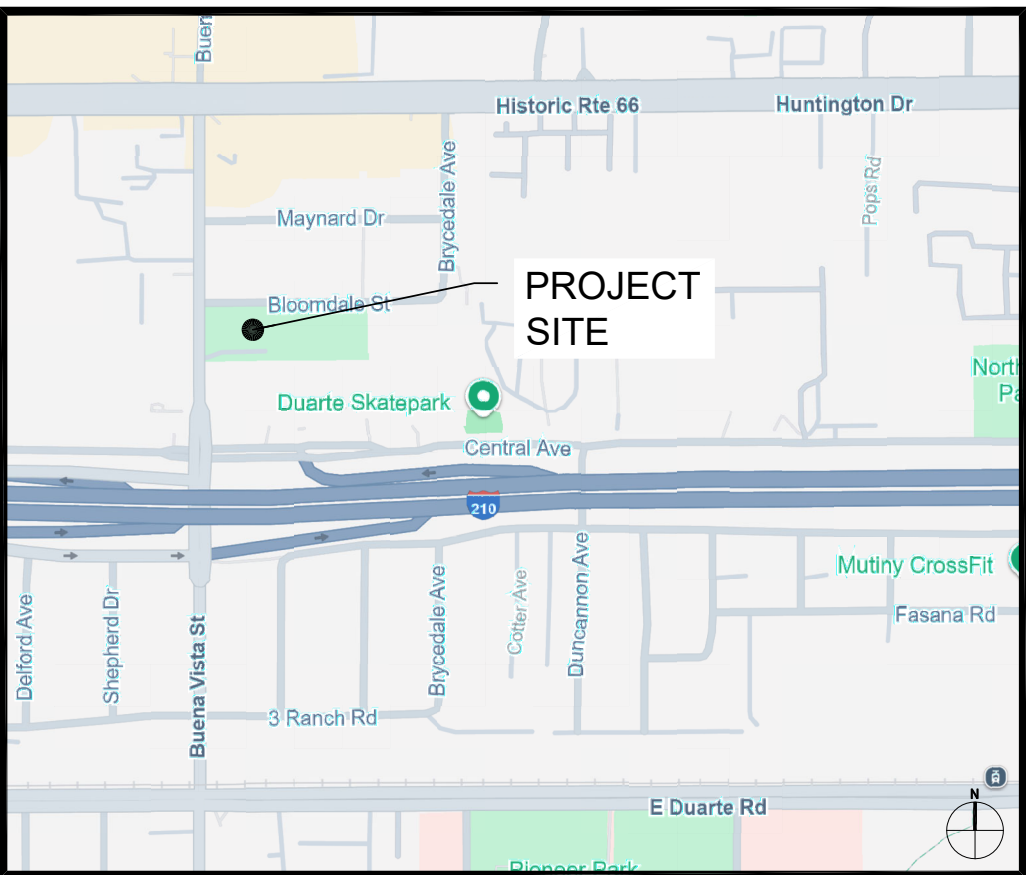
**ELECTRICAL**  
E-0.1 ELECTRICAL FRONT SHEET  
E-0.2 ELECTRICAL LEGEND AND ABBREVIATION  
E-0.3 ELECTRICAL SPECIFICATIONS  
E-0.4 ELECTRICAL PANEL SCHEDULE AND LIGHT FIXTURE SCHEDULE  
E-1.1 ELECTRICAL REMODEL SITE PLAN  
E-2.1 ELECTRICAL NORMAL PHOTOMETRIC CALCULATIONS

**LANDSCAPE**  
L2.0 LANDSCAPE MATERIAL PLAN AND GENERAL NOTES  
L3.0 LANDSCAPE CONSTRUCTION DETAILS

## AREA MAP



## VICINITY MAP



## ABBREVIATIONS

@	AT	DEG./°	DEGREE	LOW/L.O.W.	LIMIT OF WORK	S.A.D.	SEE ARCHITECT'S DRAWINGS
&	AND	DEMO	DEMOLITION	LP	LOW POINT	SLP	SLOPE
AB	AGGREGATE BASE	DF / DOUG. FIR	DOUGLAS FIR	MAX.	MAXIMUM	SBR	STYRENE BUTADIENE RUBBER
AD	AREA DRAIN	DTL / DET.	DETAIL	MFR	MANUFACTURER	S.C.D.	SEE CIVIL DRAWINGS
AGG.	AGGREGATE	(E) / EX.	EXISTING	MIN.	MINIMUM	SCH	SCHEDULE
APPROX.	APPROXIMATELY	EA	EACH	NIC	NOT IN CONTRACT	SD	STORM DRAIN
ASPH	ASPHALT	EJ	EXPANSION JOINT	NTS	NOT TO SCALE	SPECS.	SPECIFICATIONS
AVG	AVERAGE	EL / ELEV.	ELEVATION	NO	NUMBER/#	SQ	SQUARE
BC	BOTTOM OF CURB	ELEC	ELECTRIC(AL)	OC	ON CENTER	SS	SANITARY SEWER
BFP	BACKFLOW PREVENTER	EPDM	ETHYLENE PROPYLENE DIENE MONOMER	OD	OUTSIDE DIMENSION	S.S.D.	SEE STRUCTURAL DRAWINGS
BW	BOTTOM OF WALL	EQ.	EQUAL	PA	PLANTING AREA	SSS	SYNTHETIC SAFETY SURFACING
BAR/REBAR	REINFORCING BAR	FG	FINISH GRADE	PCC	PORTLAND CEMENT CONCRETE	SST	STAINLESS STEEL
BLDG	BUILDING	FIN	FINISH	PERF.	PERFORATED	STD	STANDARD
CB	CATCH BASIN	FFE	FINISH FLOOR ELEVATION	PL	PROPERTY LINE	STL	STEEL
CIP	CAST-IN-PLACE	FT	FEET	P.O.W.	POINT OF BEGINNING	SYNTH.	SYNTHETIC
CL	CENTER LINE	GAU	GAUGE	POC	POINT OF CONNECTION	TBD	TO BE DETERMINED
CLR	CLEAR	GAL	GALLON	PREF.	PREFABRICATED	TESC	TEMPORARY EROSION AND SEDIMENT CONTROL
CMU	CONCRETE MASONRY UNIT	GALV	GALVANIZED	PT	PRESSURE TREATED		
CONC.	CONCRETE	GPM	GALLONS PER MINUTE	PSI	POUNDS PER SQUARE INCH	TC	TOP OF CURB
CONT.	CONTINUOUS	HDPE	HIGH-DENSITY POLYETHYLENE	PVC	POLYVINYL CHLORIDE	TP	TOP OF PAVEMENT
CP	CONCRETE PIPE	HDWD	HARDWOOD	QTY.	QUANTITY	TW	TOP OF WALL
DBH	DIAMETER BREAST HEIGHT	HOR	HORIZONTAL	R/RAD	RADIUS	TYP.	TYPICAL
DP	DEEP	HP	HIGH POINT	REINF.	REINFORCING	UON	UNLESS OTHERWISE NOTED
DI	DRAIN INLET	HSS	HOLLOW STRUCTURAL STEEL	RCP	REINFORCED CONCRETE PIPE	VERT.	VERTICAL
DIA / DIAM / Ø	DIAMETER	IE	INVERT ELEVATION	REQ'D	REQUIRED	W/	WITH
				RIM	RIM ELEVATION		



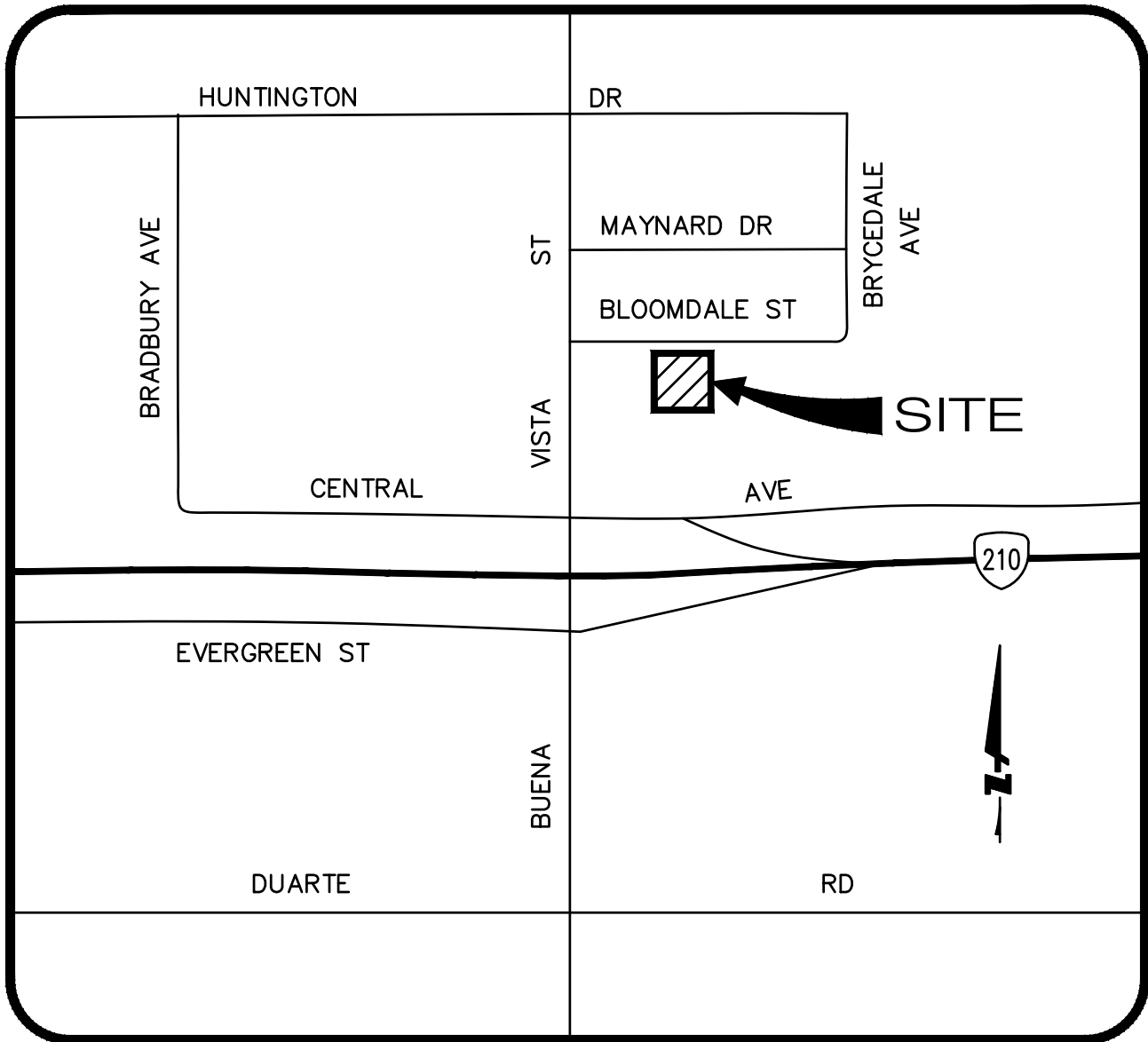
CONSTRUCTION DOCUMENTS FOR WALLED TEEN CENTER PATIO

DUARTE PARK

CITY OF DUARTE, LOS ANGELES COUNTY, CALIFORNIA

PROJECT SUMMARY

APPLICANT	MIG 109 W. UNION AVENUE FULLERTON, CA 92832
CIVIL ENGINEER	BKF ENGINEERS 4675 MACARTHUR COURT, SUITE 400 NEWPORT BEACH, CA 92660 (949) 526-8460
OWNER	MIG 109 W. UNION AVENUE FULLERTON, CA 92832
TOTAL AREA	2372± SF (.05± AC)
EXISTING ZONING	PUBLIC FACILITIES
UTILITIES	
WATER SUPPLY:	CALIFORNIA AMERICAN WATER
FIRE PROTECTION:	LOS ANGELES COUNTY FIRE DEPARTMENT
SEWAGE DISPOSAL:	LOS ANGELES COUNTY SEWER MAINTENANCE DIVISION
STORM DRAIN:	LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS (LACDPW)
ELECTRIC:	SOUTHERN CALIFORNIA EDISON (SCE)
GAS:	SOUTHERN CALIFORNIA GAS COMPANY (SOCALGAS)
TELEPHONE & CABLE:	SPECTRUM, FRONTIER, EARTHLINK, T-MOBILE



KEY MAP

NOT TO SCALE

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.00	TITLE SHEET
C0.01	GENERAL NOTES
C1.00	EXISTING CONDITIONS PLAN
C2.00	DEMOLITION PLAN
C3.00	HORIZONTAL CONTROL PLAN
C4.00	PRECISE GRADING PLAN & DRAINAGE PLAN
C5.00	CONSTRUCTION DETAILS

LEGEND

LIMIT LINE	---
SAWCUT	-----
PROPOSED GRADE ELEVATION	X XXX.XX TC XXX.XX FG
PROPOSED GRADE SLOPE	X.X%

BENCHMARK

LOS ANGELES COUNTY PUBLIC WORKS BENCHMARK

DESIGNATION:	11-14A
DATUM:	NAVD'88
YEAR:	1986
ELEVATION:	512.500'
DESCRIPTION:	AT DUARTE, AT THE INTERSECTION OF HUNTINGTON DRIVE AND BUENA VISTA STREET, AT THE SOUTHEAST CORNER OF THE INTERSECTION, 64 FEET EAST OF THE CENTER LINE OF THE STREET, 25-1/2 FEET SOUTH OF THE CENTERLINE OF THE EAST BOUND TRAFFIC LANES OF DRIVE, 3-1/2 FEET EAST OF THE EAST EDGE OF THE CONCRETE BASE OF A TRAFFIC LIGHT.

BASIS OF BEARINGS

THE BEARING OF NORTH 29°53'26" EAST BETWEEN THE FOLLOWING DESCRIBED STATION "A" AND STATION "B" MONUMENTS WAS TAKEN AS THE BASIS OF BEARINGS. THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, EPOCH 2017.50, AND ESTABLISHED LOCALLY BY FIELD-OBSERVED TIES RELATIVE TO CALIFORNIA SPATIAL REFERENCE NETWORK STATIONS "CGDM" AND "OXYC", IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE, SECTIONS 8801-8819. STATION VALUES (NAD83) AND ACCURACIES AS PUBLISHED BY THE CSRC. ALL LINEAR MEASUREMENTS ARE IN US SURVEY FEET.

STATION	LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	LATITUDE $\sigma$	LONGITUDE $\sigma$	HEIGHT $\sigma$
CGDM	34°14'38.366963"	117°57'53.763075"	2314.2605	0.007848	0.008153	0.02620
OXYC	34°07'43.717627"	118°12'26.292848"	690.6574	0.006375	0.006450	0.01734

DISTANCES ARE GRID-BASED AND ARE IN REFERENCE TO THE CONTROL POINTS AND COORDINATES SHOWN BELOW. DIVIDE BY THE COMBINED SCALE FACTOR SHOWN TO APPROXIMATE GROUND DISTANCES.

STATION	LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	CONVERGENCE ?	COMBINED FACTOR
"A"	34°08'13.4441"	117°58'36.2298"	380.6924	-00°00'47.75"	0.99996092
"B"	34°08'14.7211"	117°58'35.3466"	382.9675		

ABBREVIATIONS

AB	AGGREGATE BASE	MA	MATCH
AC	ASPHALT CONCRETE	MIN	MINIMUM
APN	ASSESSOR'S PARCEL NUMBER	NTS	NOT TO SCALE
BLDG	BUILDING	PCC	PORTLAND CEMENT CONCRETE
BFP	BACKFLOW PREVENTER	PIV	POST INDICATOR VALVE
BW	BACK OF WALK	PL	PROPERTY LINE
CF	CURB FACE	PLNT	PLANTING
C	CENTERLINE	POC	POINT OF CONNECTION
CO	CLEANOUT	PR	PROPOSED
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE
CTRL	CONTROL	R/W	RIGHT-OF-WAY
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	S	SLOPE
DEMO	DEMOLITION	SC	SAWCUT
DI	DRAINAGE INLET	SDCB	STORM DRAIN CATCH BASIN
E	ELECTRIC	SDMH	STORM DRAIN MANHOLE
EB	ELECTRIC BOX	SLP	SEE LANDSCAPE PLANS
EG	EXISTING GRADE	SPPWC	STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
EP	EDGE OF PAVEMENT	SSCO	SANITARY SEWER CLEANOUT
EX	EXISTING	SSMH	SANITARY SEWER MANHOLE
FF	FINISHED FLOOR	SSP	SEE STRUCTURAL PLANS
FG	FINISHED GRADE	STLT	STREETLIGHT
FH	FIRE HYDRANT	STND	STANDARD
FL	FLOWLINE	SW	SIDEWALK
FS	FINISHED SURFACE	T	TELEPHONE
GB	GRADEBREAK	TC	TOP OF CURB
GR	GRATE	TF	TOP OF FOOTING
HDPE	HIGH DENSITY POLYETHYLENE	TG	TOP OF GRATE
HP	HIGH POINT	TMH	TOP OF MANHOLE
HYD	HYDRANT	TP	TOP OF PAVEMENT
ICV	IRRIGATION CONTROL VALVE	TR	TREE
INV	INVERT	TV	CABLE TELEVISION
IRR	IRRIGATION	TW	TOP OF WALL
ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY	TYP	TYPICAL
LF	LINEAR FEET	UB	UTILITY BOX
LG	LIP OF GUTTER	UNO	UNLESS NOTE OTHERWISE
LS	LANDSCAPING	UT	UTILITY
		VLT	VAULT
		W	WATER
		WM	WATER METER
		WV	WATER VALVE

SCOPE OF WORK

INSTALLING A NEW CONCRETE PATIO WITH INTEGRATED STAIRS AND A ADA-COMPLIANT RAMP AT THE DUARTE TEEN CENTER TO PROVIDE ACCESSIBLE OUTDOOR GATHERING SPACE.

APPLICABLE CODES

STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION  
2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

APPROVALS

ENGINEER'S STATEMENT

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

RODRIGO ELEJALDE, P.E.  
PROJECT MANAGER  
BKF ENGINEERS

09/18/2025  
DATE



CONSULTANT:



CONSULTANTS  
LANDSCAPE ARCHITECTURE  
MIG, INC.  
109 W. UNION AVENUE  
FULLERTON, CA 92832

CIVIL + SURVEY  
BKF ENGINEERS  
4675 MACARTHUR COURT  
SUITE 400  
NEWPORT BEACH, CA 92660

STRUCTURAL ENGINEERING  
ISE STRUCTURAL ENGINEERS  
27369 VIA INDUSTRIA  
TEMECULA, CA 92590

ELECTRICAL  
BUDLONG  
633 W. 5TH STREET, 26 FLOOR  
LOS ANGELES, CA 90071

DUARTE PARK  
TEEN CENTER  
PATIO

1400 BUENA VISTA ST,  
DUARTE, CA 91010

DATE	REVISION

STAMP



DATE

SEPTEMBER 23, 2025

SUBMITTAL

100% CONSTRUCTION  
DOCUMENTS

CHECKED BY	RE
DRAWN BY	MG, LS
PROJECT NO.	20241088

SHEET TITLE

TITLE SHEET

SHEET NO.

C0.00



GENERAL NOTES

1. ALL WORK MUST CONFORM TO CITY OF DUARTE REQUIREMENTS AND BE PERFORMED PER THE APPLICABLE CITY OF DUARTE STANDARD SPECIFICATIONS, AND ON–SITE SPECIFICATIONS FOR THIS PROJECT. MEASUREMENT AND PAYMENT REFERENCES DO NOT APPLY.
2. THE CONTRACTOR MUST PROVIDE AT LEAST TWO (2) WORKING DAYS’ NOTICE TO THE CITY ENGINEER FOR INSPECTION SERVICES.
3. THE CONTRACTOR MUST REQUEST STAKING SERVICES FROM THE DESIGN ENGINEER AT LEAST TWO (2) WORKING DAYS IN ADVANCE.
4. ALL PLAN REVISIONS MUST BE REVIEWED AND APPROVED BY THE CITY ENGINEER IN WRITING BEFORE WORK BEGINS ON AFFECTED ITEMS, AND MUST BE SHOWN ON REVISED PLANS.
5. CONSTRUCTION HOURS ARE 7:00 AM TO 10:00 PM PER THE CITY’S NOISE CONTROL ORDINANCE.
6. EXISTING CURB AND GUTTER, SIDEWALK, SURVEY MONUMENTS, AND PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION MUST BE REPLACED AT THE CONTRACTOR’S EXPENSE.
7. DAMAGED WALLS, FENCES, SERVICES, UTILITIES, PAVEMENT, OR CURB MARKINGS MUST BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE CITY ENGINEER.
8. EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS, AND ADA ACCESS PATHS MUST BE MAINTAINED DURING CONSTRUCTION TO THE SATISFACTION OF THE CITY ENGINEER.
9. THE CONTRACTOR MUST MAINTAIN TRAFFIC FLOW ON ADJACENT STREETS FOR EMERGENCY RESPONSES, UNLESS OTHERWISE AUTHORIZED BY THE CITY 48 HOURS PRIOR TO CLOSURE.
10. EXCAVATIONS MUST BE ADEQUATELY SHORED, BRACED, AND SHEATHED TO PREVENT EARTH MOVEMENT AND PROTECT EXISTING IMPROVEMENTS. ANY RESULTING DAMAGE FROM INADEQUATE PROTECTION IS THE CONTRACTOR’S RESPONSIBILITY. EXCAVATIONS FIVE (5) FEET DEEP OR MORE MUST COMPLY WITH STATE OF CALIFORNIA SAFETY STANDARDS.
11. THE CONTRACTOR MUST CONTROL DUST ON–SITE AT ALL TIMES, USING SPRINKLING AS NEEDED TO PREVENT NUISANCE. THE CITY RESERVES THE RIGHT TO TAKE CORRECTIVE ACTIONS IF NECESSARY AND CHARGE THE COST TO THE CONTRACTOR.
12. THE CONTRACTOR MUST CLEAN THE STREET DAILY BY SWEEPING TO THE SATISFACTION OF THE CITY ENGINEER, ADHERE TO APPROVED GRADING AND HAULING CONDITIONS, INCLUDING SPECIFIED DIRT HAULING ROUTES. A HAULING PERMIT IS REQUIRED.
13. IF ANY ASPECT OF THE WORK IS UNCLEAR OR INSUFFICIENTLY DETAILED, THE CONTRACTOR MUST NOTIFY THE CITY ENGINEER BEFORE PROCEEDING.
14. IF SPECIFICATIONS OR STANDARDS FROM DIFFERENT AUTHORITIES CONFLICT, THE MORE STRINGENT STANDARD SHALL APPLY.
15. UPON COMPLETION, THE CONTRACTOR MUST CLEAN THE SITE, LEAVING A SMOOTH, NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE TO THE SATISFACTION OF THE CITY ENGINEER.
16. ARTICLE 87 OF THE CFC MUST BE FOLLOWED FOR ALL AREAS UNDER CONSTRUCTION. CONTACT THE CITY FIRE DEPARTMENT FOR SPECIFIC BUILDING REQUIREMENTS.
17. THE CONTRACTOR MUST COORDINATE WORK WITH SCE, SPECTRUM, FRONTIER, EARTHLINK, AND CALIFORNIA AMERICAN WATER.
18. THE CONTRACTOR MUST CONTACT UNDERGROUND SERVICE ALERT (USA) AT LEAST 48 HOURS BEFORE STARTING WORK TO VERIFY UNDERGROUND UTILITY LOCATIONS. THE ACCURACY OF UTILITY LOCATIONS SHOWN ON PLANS IS NOT GUARANTEED.
19. THE CONTRACTOR MUST PROVIDE A 24–HOUR EMERGENCY CONTACT NUMBER TO THE POLICE, FIRE, AND PUBLIC WORKS DEPARTMENTS AND KEEP THEM INFORMED DAILY OF DETOURS.
20. THE CONTRACTOR MUST FOLLOW STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS REGARDING EXCAVATIONS AND TRENCHES.
21. THE CONTRACTOR MUST COMPLY WITH ALL NPDES REQUIREMENTS IN EFFECT DURING CONSTRUCTION.
22. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING DEMOLITION, THE CONTRACTOR MUST NOTIFY THE ENGINEER AND STOP WORK WITHIN 100 FEET UNTIL A QUALIFIED ARCHAEOLOGIST EVALUATES THE FIND.
23. EMERGENCY TELEPHONE NUMBERS FOR THE CITY ENGINEER, AMBULANCE, POLICE, FIRE DEPARTMENTS, AND UTILITY AGENCIES MUST BE POSTED ON–SITE.
24. A PRE–CONSTRUCTION MEETING REQUIRES AT LEAST 48 HOURS’ NOTICE TO THE ENGINEERING DIVISION AT (626) 386–6817.
25. PUBLIC SAFETY AND TRAFFIC CONTROL MUST COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND BE COORDINATED WITH THE CITY ENGINEER.
26. THE CONTRACTOR MUST NOTIFY THE CALWATER MAINTENANCE SUPERINTENDENT 24 HOURS BEFORE CONNECTING TO EXISTING WATER FACILITIES. ALL VALVE OPERATIONS MUST BE DIRECTED BY MAINTENANCE DIVISION PERSONNEL.
27. IF PAVING AND STORM DRAIN IMPROVEMENTS ARE NOT COMPLETED BY OCTOBER 1, TEMPORARY SILT AND EROSION CONTROLS MUST BE INSTALLED TO MANAGE RUNOFF.
28. REVIEW OF PLANS BY THE CITY ENGINEER DOES NOT ABSOLVE THE PERMITTEE OR THEIR ENGINEER FROM RESPONSIBILITY FOR DESIGN DEFICIENCIES.
29. ALL CITY STANDARD DETAILS REFERENCED ON PLANS MUST BE THE MOST CURRENT VERSION, AVAILABLE FROM THE PUBLIC WORKS DEPARTMENT OR THE CITY’S WEBSITE.
30. A LICENSED LAND SURVEYOR MUST ESTABLISH ALL LINES, LEVELS, GRADES, AND LOCATIONS OF IMPROVEMENTS, AND A REGISTERED CIVIL ENGINEER MUST SUBMIT RECORD DRAWINGS UPON PROJECT COMPLETION.

31. SUBMITTALS MUST BE PROVIDED TO THE CITY FOR APPROVAL AT LEAST TWO (2) WEEKS BEFORE STARTING ANY CONSTRUCTION REQUIRING THEM.

SITE FENCE NOTES

32. CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAYDOWN AREAS.
33. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6’ HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
34. CONSTRUCTION FENCE ADDRESSED IN THESE NOTES IS ONLY FOR VISUAL CONFORMANCE OF THIS CONSTRUCTION SITE TO THE TOWN STANDARDS. CONTRACTOR MAY BE REQUIRED TO PROVIDE ADDITIONAL FENCING, BARRICADES OR OTHER SAFETY DEVICES TO KEEP THE SITE SECURE AND SAFE.

GRADING

35. ALL GRADING WORK SHALL COMPLY WITH THESE NOTES AND THE REQUIREMENTS AND RECOMMENDATIONS SPECIFIED IN THE SOILS REPORT.
36. THE GEOTECHNICAL ENGINEER MUST BE PRESENT DURING GRADING OPERATIONS AND PERFORM ALL NECESSARY TESTING. THE ENGINEER SHALL OBSERVE GRADING AND IDENTIFY CONDITIONS REQUIRING CORRECTIVE MEASURES, WHICH MUST BE COMMUNICATED TO THE CONTRACTOR AND CONSTRUCTION MANAGER.
37. EARTHWORK AND SITE DRAINAGE INCLUDING PIER FOUNDATION EXCAVATIONS, RETAINING WALL BACKFILL, SUBGRADE PREPARATION BENEATH HARDSCAPE, ENGINEERED FILL COMPACTION, AND INSTALLATION OF DRAINAGE SYSTEMS MUST FOLLOW THE GEOTECHNICAL ENGINEER S RECOMMENDATIONS. THE ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY EARTHWORK OPERATIONS AND BE PRESENT TO OBSERVE OR TEST AS NEEDED DURING THE EARTHWORK AND FOUNDATION INSTALLATION PHASES.
38. EXCAVATIONS MUST BE ADEQUATELY SHORE, BRACED, AND SHEATHED TO PREVENT EARTH MOVEMENT AND PROTECT EXISTING IMPROVEMENTS FROM DAMAGE. ANY DAMAGE RESULTING FROM INSUFFICIENT SHORING OR BRACING IS THE CONTRACTOR S RESPONSIBILITY, AND THE CONTRACTOR MUST REPAIR OR RECONSTRUCT THE AFFECTED AREAS AT THEIR EXPENSE. IF THE EXCAVATION DEPTH FOR A TRENCH, STRUCTURE, OR BORING/JACKING PIT EXCEEDS FIVE FEET, THE CONTRACTOR MUST FOLLOW THE APPLICABLE SAFETY ORDERS OF CALIFORNIA’S DIVISION OF INDUSTRIAL SAFETY AND COMPLY WITH OSHA REGULATIONS.
39. THE CONTRACTOR SHALL ENSURE THAT ALL GRADING WORK ADHERES TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS SPECIFIED IN THE PLANS. GRADED AREAS MUST MEET VERTICAL ELEVATION TOLERANCES WITHIN 0.1 FEET. IF THE GRADING DOES NOT MEET THESE TOLERANCES, THE CONTRACTOR MUST CORRECT THE GRADING AT NO EXTRA COST TO THE OWNER.
40. THE PROJECT MUST COMPLY WITH CITY OF DUARTE EXCAVATION CODE AND GRADING STANDARDS.
41. THE CONTRACTOR MUST COORDINATE WITH THE RELEVANT UTILITY COMPANIES BEFORE PERFORMING ANY TIE–INS, ABANDONMENT, OR WORK ON THEIR FACILITIES.
42. A MINIMUM 12–INCH VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN ADJACENT UTILITY PIPES AT ALL CROSSINGS, WHERE POSSIBLE.
43. BACKFILL FOR UTILITY TRENCHES AND OTHER EXCAVATIONS MUST FOLLOW THE GRADING RECOMMENDATIONS. IF IMPORTED CLEAN SAND OR GRAVEL (WITH LESS THAN 10% FINES) IS USED, IT SHOULD BE COMPACTED TO AT LEAST 95% RELATIVE COMPACTION. JETTING IS NOT PERMITTED FOR TRENCH BACKFILL.
44. INSTALL ALL IRRIGATION SLEEVES AS SPECIFIED IN THE LANDSCAPING PLANS. PRIOR TO SURFACE IMPROVEMENTS, THE SLEEVES, A MINIMUM OF 12 INCHES BEHIND THE BACK OF CURB OR WALK, SHOULD BE 4–INCH PVC (SCHEDULE 40), AT A DEPTH OF 36 INCHES BELOW GRADE. REFER TO LANDSCAPING PLANS FOR SPECIFIC SIZES AND QUANTITIES.

DUST CONTROL

45. WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR IN ORDER TO INSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
46. ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEEPED ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR, OR TO THE SATISFACTION OF THE TOWN’S DEPARTMENT OF PUBLIC WORKS.
47. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPULINS OR OTHER EFFECTIVE COVERS.
48. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
49. THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, SUCH AS REGULAR WATERING, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE CONSTRUCTION MANAGER. THIS SHALL ASSIST IN REDUCING SHORT–TERM IMPACTS FROM PARTICLES WHICH COULD RESULT IN NUISANCES THAT ARE PROHIBITED BY RULE 403 (FUGITIVE DUST).
50. GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE IN ACCORDANCE WITH THE PROJECT NPDES AT ALL TIMES.

THE SITE SHALL BE SPRINKLERED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CLIENT RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.

51. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS.

RECORD DRAWINGS

52. THE CONTRACTOR MUST MAINTAIN ACCURATE RECORD DRAWINGS SHOWING THE FINAL LOCATION, ELEVATION, AND DESCRIPTION OF ALL WORK, INCLUDING EXISTING IMPROVEMENTS ENCOUNTERED. THESE SHALL BE REDLINED ON A SET OF PRINTS AND SUBMITTED TO THE CONSTRUCTION MANAGER.

UNAUTHORIZED CHANGES AND USES

53. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR USES OF THE PLANS. ANY CHANGES MUST BE WRITTEN AND APPROVED BY THE DESIGN ENGINEER.

STATEMENT OF RESPONSIBILITY

1. THE CONTRACTOR ASSUMES SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING SAFETY, AND AGREES TO INDEMNIFY THE DESIGN PROFESSIONAL AND CITY FOR ANY LIABILITY, EXCEPT FOR NEGLIGENCE BY THE DESIGN PROFESSIONAL.
2. THE CONTRACTOR MUST COMPLY WITH ALL APPLICABLE STATE, COUNTY, CITY LAWS, OSHA, AND INDUSTRIAL ACCIDENT COMMISSION REGULATIONS REGARDING SAFETY, WORK EQUIPMENT, AND LABOR.
3. REFER TO EACH CONSULTANT’S SCOPE OF WORK. IMPROVEMENTS WITHIN THE SCOPE OF OTHER CONSULTANT’S SCOPE ARE FOR REFERENCE ONLY ON THE CIVIL DRAWINGS.

EROSION & SEDIMENT CONTROL

1. THE CONTRACTOR MUST IMPLEMENT MEASURES IN THE APPROVED EROSION CONTROL PLAN.
2. THE CONTRACTOR MUST OBTAIN NECESSARY DISCHARGE PERMITS FOR DEWATERING ACTIVITIES.
3. MEASURES SHOWN IN THE EROSION CONTROL PLAN ARE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES SHOULD BE TAKEN AS NECESSARY TO ENSURE COMPLIANCE.
4. THE CONTRACTOR MAY ADJUST MEASURES AS SITE CONDITIONS CHANGE.

EXISTING CONDITIONS

1. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON A SURVEY CONDUCTED ON JANUARY 9, 2025, BY BKF ENGINEERS.
2. EXISTING SUBSURFACE UTILITY INFORMATION IS BASED ON KNOWN RECORD DATA. CONTRACTOR MUST VERIFY LOCATION AND ELEVATION OF UTILITIES BEFORE STARTING WORK.
3. THE CONTRACTOR MUST VERIFY THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES BEFORE BEGINNING CONSTRUCTION.
4. IT IS THE CONTRACTOR’S RESPONSIBILITY TO ASCERTAIN THE EXISTENCE OF ANY UNDERGROUND FACILITIES THAT MAY BE DAMAGED DURING OPERATIONS. NOTIFY UNDERGROUND SERVICE ALERT (USA) 48 HOURS BEFORE EXCAVATION.
5. CONTACTING USA DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR DETERMINING THE LOCATION AND DEPTH OF BURIED UTILITIES OR FOR REPAIRING ANY DAMAGE CAUSED.



CONSULTANT:



CONSULTANTS  
LANDSCAPE ARCHITECTURE  
MIG, INC.  
109 W. UNION AVENUE  
FULLERTON, CA 92832

CIVIL + SURVEY  
BKF ENGINEERS  
4675 MACARTHUR COURT  
SUITE 400  
NEWPORT BEACH, CA 92660

STRUCTURAL ENGINEERING  
ISE STRUCTURAL ENGINEERS  
27369 VIA INDUSTRIA  
TEMECULA, CA 92590

ELECTRICAL  
BUDLONG  
633 W. 5TH STREET, 26 FLOOR  
LOS ANGELES, CA 90071

DUARTE PARK  
TEEN CENTER  
PATIO

1400 BUENA VISTA ST,  
DUARTE, CA 91010

DATE	REVISION

STAMP



DATE

SEPTEMBER 23, 2025

SUBMITTAL

100% CONSTRUCTION  
DOCUMENTS

CHECKED BY	RE
DRAWN BY	MG, LS
PROJECT NO.	20241088

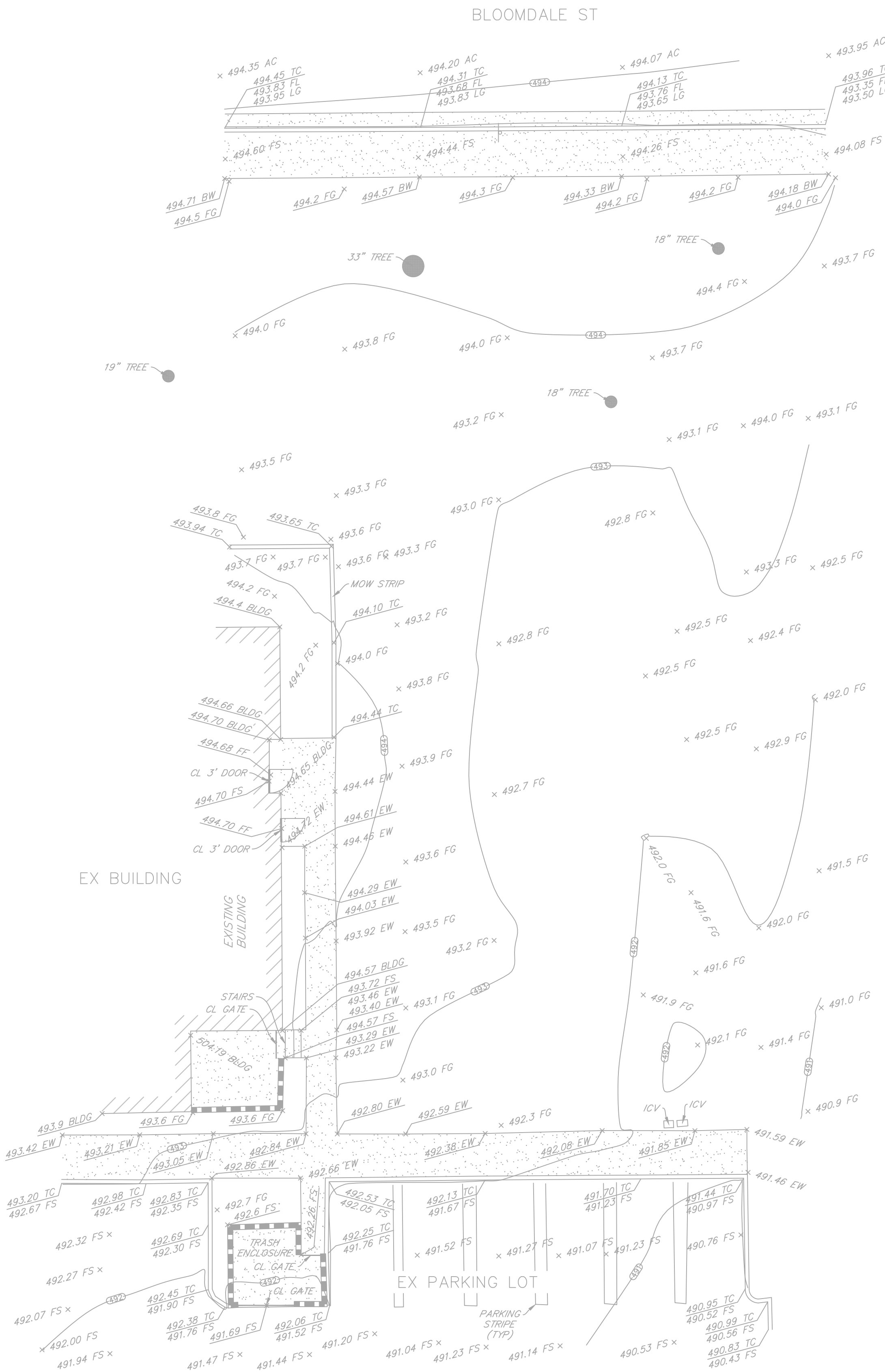
SHEET TITLE

GENERAL  
NOTES

SHEET NO.

C0.01





LEGEND:

- CONCRETE
- BUILDING PERIMETER
- CONCRETE/BLOCK WALL
- CONTOUR LINE (1.0' INTERVALS)
- SIGN

ABBREVIATIONS:

- |      |                        |       |                          |
|------|------------------------|-------|--------------------------|
| AC   | ASPHALT                | FS    | FINISHED SURFACE         |
| BFP  | BACKFLOW PREVENTOR     | HB    | HOSE BIB                 |
| BOL  | BOLLARD                | HT    | HEIGHT                   |
| BLDG | BUILDING               | ICV   | IRRIGATION CONTROL VALVE |
| BTM  | BOTTOM ELEVATION       | INV   | INVERT                   |
| BW   | BACK OF WALK           | LG    | LIP OF GUTTER            |
| CD   | CURB DRAIN             | RD    | ROOF DRAIN               |
| CL   | CENTERLINE             | SDDI  | STORM DRAIN DROP INLET   |
| CMB  | COMMUNICATION BOX      | SSCO  | SANITARY SEWER CLEANOUT  |
| CONC | CONCRETE               | TC    | TOP/FACE OF CURB         |
| CVT  | COMMUNICATION VAULT    | TE    | TRASH ENCLOSURE          |
| DWY  | DRIVEWAY               | TG    | TOP OF GRATE             |
| ECB  | ELECTRICAL CABINET     | TW    | TOP OF WALL              |
| ET   | ELECTRICAL TRANSFORMER | V-GUT | VALLEY GUTTER            |
| EW   | EDGE OF WALK           | WM    | WATER METER              |
| FF   | FINISHED FLOOR         | WV    | WATER VALVE              |
| FG   | FINISHED GRADE         |       |                          |
| FL   | FLOWLINE               |       |                          |

BASIS OF BEARINGS:

THE BEARING OF NORTH 29°53'26" EAST BETWEEN THE FOLLOWING DESCRIBED STATION "A" AND STATION "B" MONUMENTS WAS TAKEN AS THE BASIS OF BEARINGS. THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, EPOCH 2017.50, AND ESTABLISHED LOCALLY BY FIELD-OBSERVED TIES RELATIVE TO CALIFORNIA SPATIAL REFERENCE NETWORK STATIONS "CGDM" AND "OXYC", IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE, SECTIONS 8801-8819. STATION VALUES (NAD83) AND ACCURACIES AS PUBLISHED BY THE CSRC. ALL LINEAR MEASUREMENTS ARE IN US SURVEY FEET.

STATION	LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	LATITUDE $\sigma$	LONGITUDE $\sigma$	HEIGHT $\sigma$
CGDM	34°14'38.366963"	117°57'53.763075"	2314.2605	0.007848	0.008153	0.02620
OXYC	34°07'43.717627"	118°12'26.292848"	690.6574	0.006375	0.006450	0.01734

DISTANCES ARE GRID-BASED AND ARE IN REFERENCE TO THE CONTROL POINTS AND COORDINATES SHOWN BELOW. DIVIDE BY THE COMBINED SCALE FACTOR SHOWN TO APPROXIMATE GROUND DISTANCES.

STATION	LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	CONVERGENCE	COMBINED FACTOR
"A"	34°08'13.4441"	117°58'36.2298"	380.6924	-00°00'47.75"	0.99996092
"B"	34°08'14.7211"	117°58'35.3466"	382.9675		

BENCHMARK:

LOS ANGELES COUNTY PUBLIC WORKS BENCHMARK

DESIGNATION: 11-14A  
DATUM: NAVD'88  
YEAR: 1986  
ELEVATION: 512.500'

DESCRIPTION: AT DUARTE, AT THE INTERSECTION OF HUNTINGTON DRIVE AND BUENA VISTA STREET, AT THE SOUTHEAST CORNER OF THE INTERSECTION, 64 FEET EAST OF THE CENTER LINE OF THE STREET, 25-1/2 FEET SOUTH OF THE CENTER LINE OF THE EAST BOUND TRAFFIC LANES OF DRIVE, 3-1/2 FEET EAST OF THE EAST EDGE OF THE CONCRETE BASE OF A TRAFFIC LIGHT.



CONSULTANT:



CONSULTANTS  
LANDSCAPE ARCHITECTURE  
MIG, INC.  
109 W. UNION AVENUE  
FULLERTON, CA 92832

CIVIL + SURVEY  
BKF ENGINEERS  
4675 MACARTHUR COURT  
SUITE 400  
NEWPORT BEACH, CA 92660

STRUCTURAL ENGINEERING  
ISE STRUCTURAL ENGINEERS  
27369 VIA INDUSTRIA  
TEMECULA, CA 92590

ELECTRICAL  
BUDLONG  
633 W. 5TH STREET, 26 FLOOR  
LOS ANGELES, CA 90071

DUARTE PARK  
TEEN CENTER  
PATIO

1400 BUENA VISTA ST,  
DUARTE, CA 91010

DATE	REVISION

STAMP



DATE

SEPTEMBER 23, 2025

SUBMITTAL

100% CONSTRUCTION  
DOCUMENTS

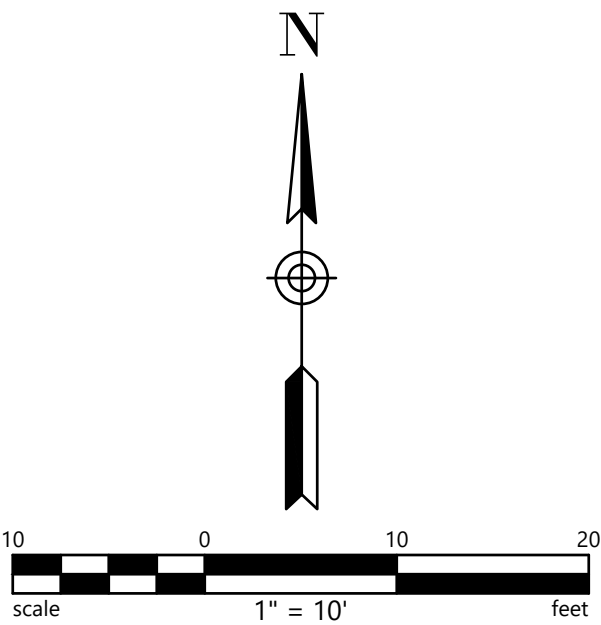
CHECKED BY	RE
DRAWN BY	MG, LS
PROJECT NO.	20241088

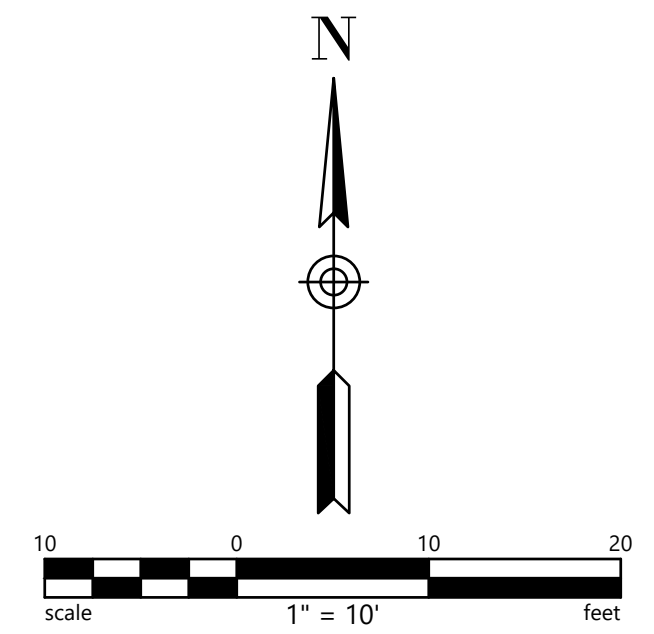
SHEET TITLE

EXISTING  
CONDITIONS  
PLAN

SHEET NO.

C1.00





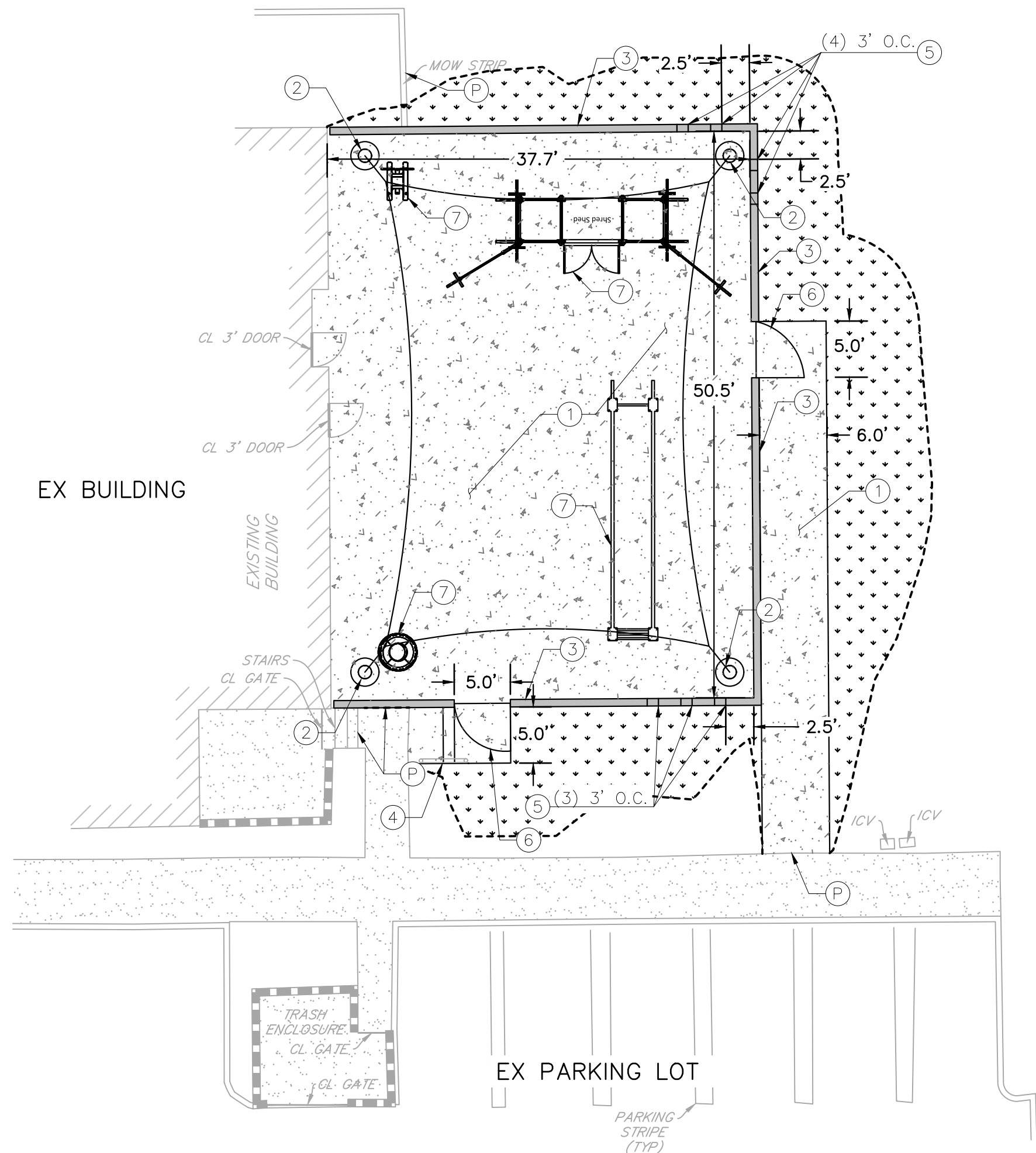
**C2.00**



18" TREE

19" TREE

18" TREE



\_\_\_\_\_

.....

1. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.
2. THIS IS NOT A STAKING PLAN BUT A CHECK AND VERIFICATION OF THE MAJOR DIMENSIONS AS SHOWN ON THE LANDSCAPE SITE PLAN.
3. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, PROPERTY OR RIGHT-OF-WAY LINE, OR CENTER OF DRIVEWAYS.
4. THE CONSTRUCTION SURVEYOR IS RESPONSIBLE TO REPORT ANY AND ALL DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
5. CAD FILES ARE AVAILABLE UPON REQUEST FOR CONSTRUCTION STAKING.
6. SEE LANDSCAPE PLANS FOR ADDITIONAL DIMENSIONS AND INFORMATION.
7. TURF RESTORATION AND REROUTING OF EXISTING IRRIGATION TO BE COMPLETED BY FIELD SERVICES PER P&R/DIRECTOR OF CD

- (P) PROTECT IN PLACE
- (1) CONSTRUCT 4" PEDESTRIAN CONCRETE PAVEMENT PER DETAIL 1, SHEET C5.00
- (2) PROPOSED SHADE SAILS POLES, S.L.P.
- (3) PROPOSED WALL, S.S.P
- (4) CONSTRUCT STAIRS PER DETAIL 2, SHEET C5.00
- (5) 12" WIDE BY 4" TALL OPENING IN WALL PER DETAIL 3, SHEET C5.00
- (6) PROPOSED GATE, S.L.P.
- (7) PROPOSED FIELD EQUIPMENT, S.L.P.



LANDSCAPE ARCHITECTURE  
MIG, INC.  
109 W. UNION AVENUE  
FULLERTON, CA 92832

CIVIL + SURVEY  
BKF ENGINEERS  
4675 MACARTHUR COURT  
SUITE 400  
NEWPORT BEACH, CA 92660

STRUCTURAL ENGINEERING  
ISE STRUCTURAL ENGINEERS  
27369 VIA INDUSTRIA  
TEMECULA, CA 92590

ELECTRICAL  
BUDLONG  
633 W. 5TH STREET, 26 FLOOR  
LOS ANGELES, CA 90071

1400 BUENA VISTA ST,  
DUARTE, CA 91010

DATE	REVISION

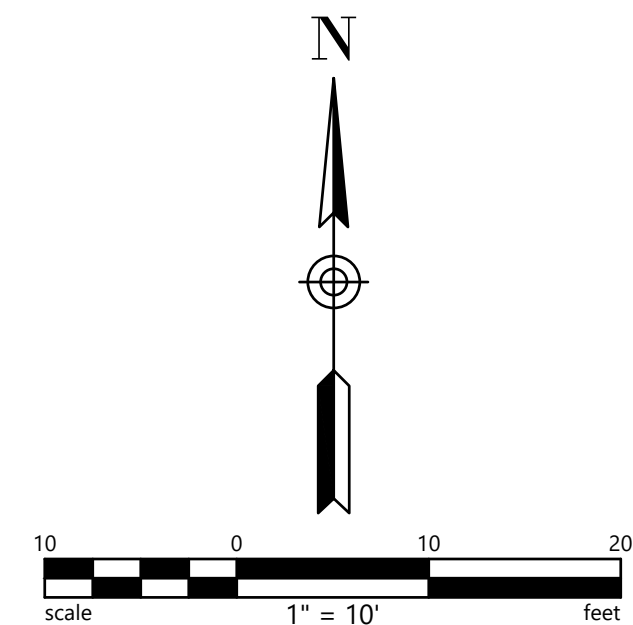
SEPTEMBER 23, 2025

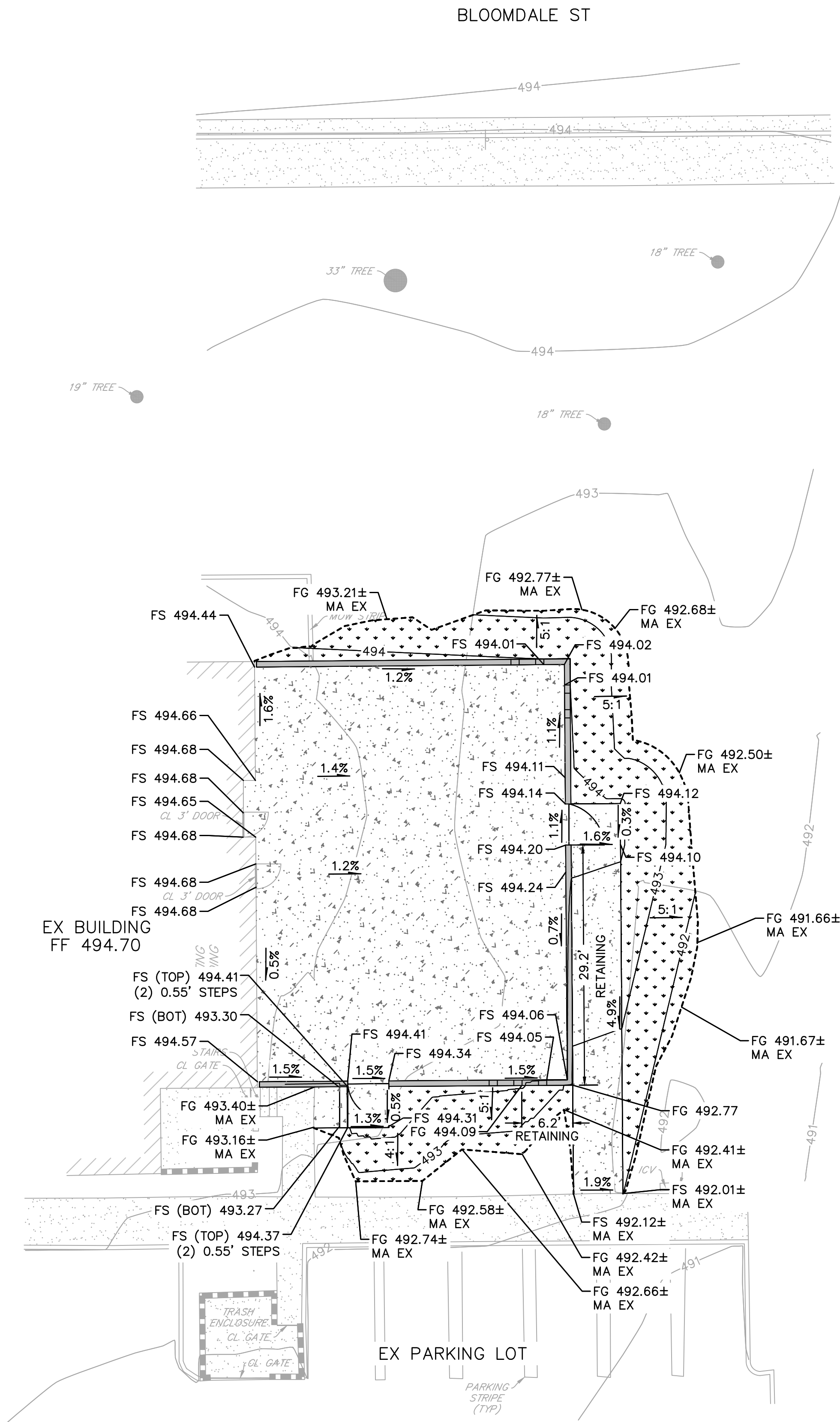
## 100% CONSTRUCTION DOCUMENTS

CHECKED BY	RE
DRAWN BY	MG, LS
PROJECT NO.	20241088

## HORIZONTAL CONTROL PLAN

**C3.00**





LEGEND

- — — — — EXISTING CONTOUR LINE
- XXX — — — — — PROPOSED CONTOUR LINE
- ✕  $\frac{XXX.XX \text{ TC}}{XXX.XX \text{ FG}}$  PROPOSED GRADE ELEVATION
- $\frac{X.X\%}{\rightarrow}$  PROPOSED GRADE SLOPE

NOTES:

- ALL DESIGN ELEVATIONS SHOWN ON THE GRADING SHEETS ARE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
- EARTHWORK VOLUMES ARE IN-PLACE VOLUMES AND DO NOT ACCOUNT FOR SHRINKAGE, SWELLING, FOUNDATION ELEMENTS, TRENCH SPOILS, OR OVER-EXCAVATION.
- THE CITY OF DUARTE SHALL BE RESPONSIBLE FOR IRRIGATION AND TURF RESTORATION WITHIN THE PROJECT LIMITS.

EARTHWORK:

CUT	0 CY
FILL	100 CY
NET	100 CY (FILL)



CONSULTANT:



CONSULTANTS

LANDSCAPE ARCHITECTURE  
MIG, INC.  
109 W. UNION AVENUE  
FULLERTON, CA 92832

CIVIL + SURVEY  
BKF ENGINEERS  
4675 MACARTHUR COURT  
SUITE 400  
NEWPORT BEACH, CA 92660

STRUCTURAL ENGINEERING  
ISE STRUCTURAL ENGINEERS  
27369 VIA INDUSTRIA  
TEMECULA, CA 92590

ELECTRICAL  
BUDLONG  
633 W. 5TH STREET, 26 FLOOR  
LOS ANGELES, CA 90071

DUARTE PARK  
TEEN CENTER  
PATIO

1400 BUENA VISTA ST,  
DUARTE, CA 91010

DATE	REVISION

STAMP



DATE

SEPTEMBER 23, 2025

SUBMITTAL

100% CONSTRUCTION  
DOCUMENTS

CHECKED BY	RE
DRAWN BY	MG, LS
PROJECT NO.	20241088

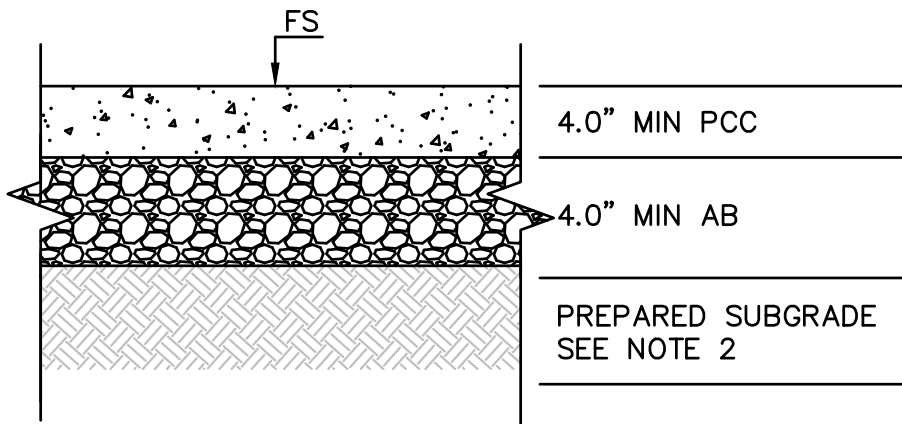
SHEET TITLE

**PRECISE  
GRADING PLAN  
& DRAINAGE  
PLAN**

SHEET NO.

**C4.00**





PAVEMENT SECTION DESIGN		
CLASSIFICATION	PCC (IN)	AB (IN)
PEDESTRIAN PAVEMENT	4	4

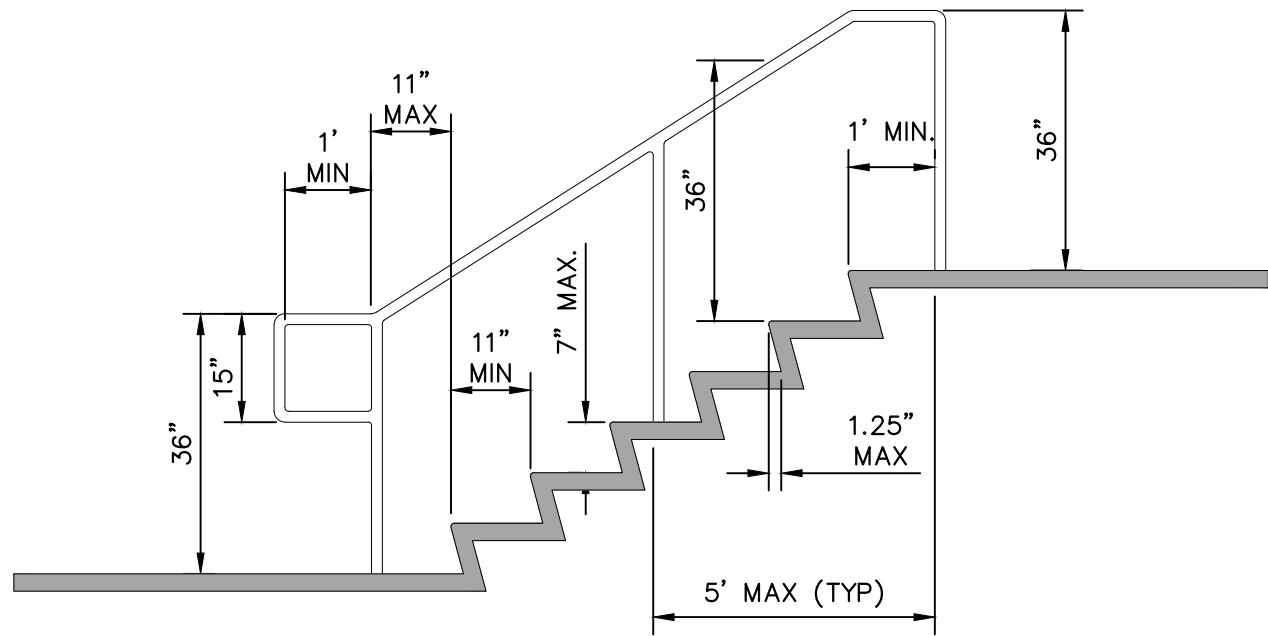
NOTES:

- THIS SECTION TO BE USED IN LOCATIONS WHERE NEW CONCRETE FLATWORK IS REQUIRED FOR PEDESTRIAN TRAFFIC.
- REFER TO SSPWC 301–1.2 FOR SUBGRADE PREPARATION SPECIFICATIONS.

1

PEDESTRIAN CONCRETE SECTION

NTS



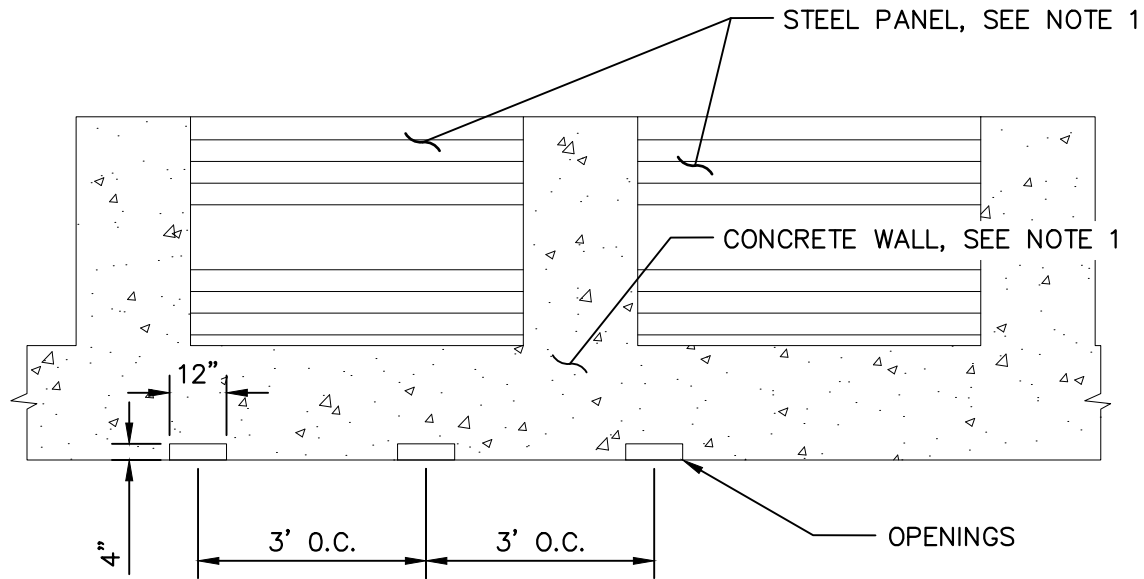
NOTES:

- REFER TO CBC 11B–504 AND 11B–505 FOR STAIR AND HANDRAIL REQUIREMENTS NOT SHOWN.
- REFER TO SITE PLAN FOR TREAD AND RISER NUMBER AND DIMENSIONS
- PROVIDE CONTRASTING STRIPE AT THE NOSE OF EACH TREAD
- HANDRAIL SHALL BE 2" DIA. STEEL PIPE, WELD ALL JOINTS, PRIME AND PAINT ALL EXPOSED SURFACES.

2

RISERS WITH HANDRAILS

NTS



PROFILE VIEW

- NOTES:
- REFER TO DETAIL 3, SHEET L3.0 FOR WALL DETAIL.

3

WALL OPENINGS

NTS

CONSULTANT:



CONSULTANTS

LANDSCAPE ARCHITECTURE  
MIG, INC.  
109 W. UNION AVENUE  
FULLERTON, CA 92832

CIVIL + SURVEY  
BKF ENGINEERS  
4675 MACARTHUR COURT  
SUITE 400  
NEWPORT BEACH, CA 92660

STRUCTURAL ENGINEERING  
ISE STRUCTURAL ENGINEERS  
27369 VIA INDUSTRIA  
TEMECULA, CA 92590

ELECTRICAL  
BUDLONG  
633 W. 5TH STREET, 26 FLOOR  
LOS ANGELES, CA 90071

DUARTE PARK  
TEEN CENTER  
PATIO

1400 BUENA VISTA ST,  
DUARTE, CA 91010

DATE	REVISION

STAMP



DATE

SEPTEMBER 23, 2025

SUBMITTAL

100% CONSTRUCTION  
DOCUMENTS

CHECKED BY	RE
DRAWN BY	MG, LS
PROJECT NO.	20241088

SHEET TITLE

CONSTRUCTION  
DETAILS

SHEET NO.

C5.00



CONCRETE EXPOSURE REQUIREMENTS

ACI 318 TABLE 19.3.1.1 - EXPOSURE CATEGORIES AND CLASSES				
CATEGORY		CLASS	CONDITION	
F FREEZING AND THAWING		F0	CONCRETE NOT EXPOSED TO FREEZING-AND-THAWING CYCLES	
		F1	CONCRETE EXPOSED TO FREEZING-AND-THAWING CYCLES WITH LIMITED EXPOSURE TO WATER	
		F2	CONCRETE EXPOSED TO FREEZING-AND-THAWING CYCLES WITH FREQUENT EXPOSURE TO WATER	
		F3	CONCRETE EXPOSED TO FREEZING-AND-THAWING CYCLES WITH FREQUENT EXPOSURE TO WATER AND EXPOSURE TO DEICING CHEMICALS	
S SULFATE			WATER SOLUBLE SULFATE (SO <sup>4-</sup> ) IN SOIL, PERCENT BY WEIGHT <sup>[1]</sup>	DISSOLVED SULFATE (SO <sup>4-</sup> ) IN WATER, PPM <sup>[2]</sup>
		S0	SO <sup>4-</sup> < 0.10	SO <sup>4-</sup> < 150
		S1	0.10 ≤ SO <sup>4-</sup> < 0.20	150 < SO <sup>4-</sup> < 1500 OR SEAWATER
		S2	0.20 ≤ SO <sup>4-</sup> ≤ 2.0	1500 ≤ SO <sup>4-</sup> ≤ 10,000
		S3	SO <sup>4-</sup> > 2.00	SO <sup>4-</sup> > 10,000
W IN CONTACT WITH WATER		W0	CONCRETE DRY IN SERVICE	
		W1	CONCRETE IN CONTACT WITH WATER WHERE LOW PERMEABILITY IS NOT REQUIRED	
		W2	CONCRETE IN CONTACT WITH WATER WHERE LOW PERMEABILITY IS REQUIRED	
C CORROSION PROTECTION OF REINFORCEMENT		C0	CONCRETE DRY OR PROTECTED FROM MOISTURE	
		C1	CONCRETE EXPOSED TO MOISTURE BUT NOT TO EXTERNAL SOURCES OF CHLORIDES	
		C2	CONCRETE EXPOSED TO MOISTURE AND AN EXTERNAL SOURCE OF CHLORIDES FROM DEICING CHEMICALS, SALT, BRACKISH WATER, SEAWATER, OR SPRAY FROM THESE SOURCES	

[1] PERCENT SULFATE BY MASS IN SOIL SHALL BE DETERMINED BY ASTM C1580.  
[2] CONCENTRATION OF DISSOLVED SULFATES IN WATER, IN PPM, SHALL BE DETERMINED BY ASTM D516 OR ASTM D4130.

ACI 318 TABLE 19.3.2.1 - REQUIREMENTS FOR CONCRETE BY EXPOSURE CLASS						
EXPOSURE CLASS	MAX W/CM	MIN Fc	ADDITIONAL MINIMUM REQUIREMENTS			
			AIR CONTENT			LIMITS ON CEMENTITIOUS MATERIALS
F0	N/A	2500	N/A			N/A
F1	0.55	3500	PER TABLE 19.3.3.1 FOR CONCRETE AND TABLE 19.3.3.3 FOR SHOTCRETE			N/A
F2	0.45	4500				N/A
F3	0.40 <sup>(1)</sup>	5000 <sup>(1)</sup>				26.4.2.2(b)
			CEMENTITIOUS MATERIALS <sup>(2)</sup> - TYPES			CALCIUM CHLORIDE ADMIXTURE
			ASTM C150	ASTM C595	ASTM C1157	
S0	N/A	2500	NO TYPE RESTRICTION	NO TYPE RESTRICTION	NO TYPE RESTRICTION	NO RESTRICTION
S1	0.50	4000	II <sup>(10)</sup>	TYPES WITH (MS) DESIGNATION	MS	NO RESTRICTION
S2	0.45	4500	V <sup>(6)</sup>	TYPES WITH (HS) DESIGNATION	HS	NOT PERMITTED
S3 (OPTION 1)	0.45	4500	V PLUS POZZOLAN OR SLAG CEMENT <sup>(7)</sup>	TYPES WITH (HS) DESIGNATION PLUS POZZOLAN OR SLAG CEMENT <sup>(7)</sup>	HS PLUS POZZOLAN OR SLAG CEMENT <sup>(7)</sup>	NOT PERMITTED
S3 (OPTION 2)	0.45	4500	V <sup>(6)</sup>	TYPES WITH (HS) DESIGNATION	HS	NOT PERMITTED
W0	N/A	2500	NONE			
W1	N/A	2500	26.4.2.2 (d)			
W2	0.5	4000	26.4.2.2 (d)			
			MAXIMUM WATER SOLUBLE CHLORIDE ION (CL-) CONTENT IN CONCRETE, PERCENT BY WEIGHT OF CEMENT <sup>(11)(12)</sup>		ADDITIONAL PROVISIONS	
			NON-PRESTRESSED-ISSUE D CONCRETE	PRESTRESSED CONCRETE		
C0	N/A	2500	1.00	0.06	NONE	
C1	N/A	2500	0.30	0.06		
C2	0.40	5000	0.15	0.06	CONCRETE COVER <sup>(11)</sup>	

[1] THE W/CM IS BASED ON ALL CEMENTITIOUS AND SUPPLEMENTARY CEMENTITIOUS MATERIALS IN THE CONCRETE MIXTURE.  
[2] THE MAXIMUM W/CM LIMITS DO NOT APPLY TO LIGHTWEIGHT CONCRETE.  
[3] FOR PLAIN CONCRETE, THE MAXIMUM W/CM SHALL BE 0.45 AND THE MINIMUM f<sub>c</sub> SHALL BE 4500 PSI.  
[4] ALTERNATIVE COMBINATIONS OF CEMENTITIOUS MATERIALS TO THOSE LISTED ARE PERMITTED FOR ALL SULFATE EXPOSURE CLASSES WHEN TESTED FOR SULFATE RESISTANCE AND MEETING THE CRITERIA IN 26.4.2.2(c).  
[5] FOR SEAWATER EXPOSURE, OTHER TYPES OF PORTLAND CEMENTS WITH TRICALCIUM ALUMINATE (C3A) CONTENTS UP TO 10 PERCENT ARE PERMITTED IF THE W/CM DOES NOT EXCEED 0.40.  
[6] OTHER AVAILABLE TYPES OF CEMENT SUCH AS TYPE I OR TYPE III ARE PERMITTED IN EXPOSURE CLASSES S1 OR S2 IF THE C3A CONTENTS ARE LESS THAN 8 PERCENT FOR EXPOSURE CLASS S1 OR LESS THAN 5 PERCENT FOR EXPOSURE CLASS S2.  
[7] THE AMOUNT OF THE SPECIFIC SOURCE OF THE POZZOLAN OR SLAG CEMENT TO BE USED SHALL BE AT LEAST THE AMOUNT THAT HAS BEEN DETERMINED BY SERVICE RECORD TO IMPROVE SULFATE RESISTANCE WHEN USED IN CONCRETE CONTAINING TYPE V CEMENT. ALTERNATIVELY, THE AMOUNT OF THE SPECIFIC SOURCE OF THE POZZOLAN OR SLAG CEMENT TO BE USED SHALL BE AT LEAST THE AMOUNT TESTED IN ACCORDANCE WITH ASTM C1012 AND MEETING THE CRITERIA IN 26.4.2.2(c).  
[8] IF TYPE V CEMENTS USED AS THE SOLE CEMENTITIOUS MATERIAL, THE OPTIONAL SULFATE RESISTANCE REQUIREMENT OF 0.040 PERCENT MAXIMUM EXPANSION IN ASTM C150 SHALL BE SPECIFIED.  
[9] THE MASS OF SUPPLEMENTARY CEMENTITIOUS MATERIALS USED IN DETERMINING THE CHLORIDE CONTENT SHALL NOT EXCEED THE MASS OF THE PORTLAND CEMENT.  
[10] CRITERIA FOR DETERMINATION OF CHLORIDE CONTENT ARE IN 26.4.2.2.  
[11] CONCRETE COVER SHALL BE IN ACCORDANCE WITH 20.5.

CONCRETE

- CONCRETE COMPRESSIVE STRENGTH: ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH AS SHOWN IN THE TABLE 2 BELOW AT 28 DAYS, U.N.O. ON PLANS. SEE ALSO SULFATE CONTENT NOTES.
- AGGREGATES IN CONCRETE: SHALL BE NATURAL SAND AND ROCK (150 LB/CU. FT) CONFORMING TO ASTM C33. AGGREGATE SHALL HAVE PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.04% PER ASTM C-157. DO NOT CHANGE SOURCE OF AGGREGATE DURING COURSE OF WORK WITHOUT WRITTEN CONSENT OF ENGINEER.
- CEMENT: SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C150. CEMENT SHALL BE TYPE II OR AS REQUIRED TO SATISFY SITE SOIL CONDITIONS. REFER TO TABLE 4 FOR CONCRETE CEMENT REQUIREMENTS ON SOIL CONTAINING SULFATE. REFER TO TABLE 2 FOR MAXIMUM WATER TO CEMENT RATIO.

CONCRETE STRENGTH			
CONDITION	STRENGTH, f <sub>c</sub>	WATER / CEMENT RATIO	MAX. SLUMP
SLAB ON GRADE	4,000 PSI	PER MIX DESIGN	PER MIX DESIGN
FOOTING & GRADE BEAM	4,000 PSI	PER MIX DESIGN	PER MIX DESIGN

- REBAR CLEAR COVER IN CONCRETE: THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE SHALL BE MAINTAINED UNLESS NOTED OTHERWISE:

REBAR CLEAR COVER FOR CAST-IN-PLACE CONCRETE MEMBERS			
CONCRETE EXPOSURE	MEMBER	REINFORCEMENT	SPECIFIED COVER
SLAB ON GRADE	ALL	ALL	CENTER OF SLAB OR 2" MIN
CONCRETE AGAINST & PERMANENTLY IN CONTACT WITH GROUND:	ALL	ALL	3"
EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	ALL	No. 6 THROUGH No. 18 BARS No. 5 BAR, W31 OR D31 WIRE, AND SMALLER	2" 1-1/2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	SLABS, JOISTS, AND WALLS	No. 14 AND No. 18 BARS	1-1/2"
	BEAMS, COLUMNS, PEDESTALS, AND TENSION TIES	PRIMARY REINFORCEMENT, STIRRUPS, TIES, SPIRALS, AND HOOPS	1-1/2"

- VIBRATION: VIBRATION OF CONCRETE SHALL BE IN ACCORDANCE WITH GENERAL PROVISIONS OUTLINED IN PORTLAND CEMENT ASSOCIATION SPECIFICATION ST26.
- CURING: CONCRETE SHALL BE MAINTAINED AT A MOIST CONDITION FOR A MINIMUM OF FIVE DAYS AFTER ITS PLACEMENT. FOR CONCRETE OTHER THAN SLAB ON GRADE, APPROVED CURING COMPOUNDS MAY BE USED IN LIEU OF MOIST CURING, ONLY IF APPROVED BY THE ENGINEER OR ARCHITECT.
- INSPECTIONS, TESTING & QUALITY ASSURANCE: REFER TO STRUCTURAL NOTE SHEETS FOR DEPUTY SPECIAL INSPECTION, TESTING & STRUCTURAL OBSERVATION REQUIREMENTS. A MINIMUM OF ONE COMPRESSION TEST AT 7 DAYS AND 2 TESTS AT 28 DAYS FOR ALL CONCRETE SAMPLES. TAKE TEST AT A FREQUENCY OF ONCE EVERY 150 CU. YDS OR 5,000 SQ. FT MINIMUM.
- ANCHOR BOLTS, DOWELS, INSERTS: SHALL BE TIED IN PLACE PRIOR TO POURING CONCRETE.
- CONSTRUCTION AND JOINTS: LOCATIONS SHALL BE APPROVED BY ENGINEER PRIOR TO POURING CONCRETE.
- FLY ASH: SHALL NOT BE USED IN CONCRETE.
- FORMWORK: FORMWORK TOLERANCE SHALL IN ACCORDANCE WITH THE C.B.C. AND A.C.I. STANDARDS.
- HOT AND COLD WEATHER CONCRETING:
  - HOT WEATHER CONCRETING: WHEN AIR TEMPERATURE RISES ABOVE 80° F AND HUMIDITY FALLS BELOW 25, THE CONTRACTOR SHALL FOLLOW HOT WEATHER CONCRETING IN ACCORDANCE WITH ACI 305.5-77. CONTRACTOR SHALL BE PREPARED TO USE FOG SPRAY OR OTHER PRECAUTIONS ACCEPTABLE TO ARCHITECT WHEN RATE OF EVAPORATION EQUALS OR EXCEEDS 0.2 POUNDS PER SQUARE FOOT PER HOUR.
  - COLD WEATHER CONCRETING: ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND PROTECTING CONCRETE DURING FREEZING OR NEAR FREEZING WEATHER. ALL CONCRETE MATERIALS AND ALL REINFORCEMENT, FORMS FILLERS AND GROUND WITH WHICH THE CONCRETE IS TO CONTACT SHALL BE FREE FROM FROST. FROZEN MATERIAL OR MATERIALS CONTAINING ICE SHALL NOT BE USED. COLD WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI 306 R-78. (LATEST EDITION)
- PIPES IN CONCRETE: PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN. PIPES OR DUCTS EXCEEDING ONE-THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN THE STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.
- EXPOSED CORNERS: PROVIDE 3/4" CHAMFERS AT ALL EXPOSED CORNERS.
- ARCHITECTURAL DETAILS: REFER TO ARCHITECTURAL DRAWINGS FOR REVEALS, AREAS OF TEXTURED CONCRETE OR SPECIAL FINISHES, ITEMS REQUIRED TO BE CAST INTO THE CONCRETE, CURBS AND SLAB DEPRESSIONS.
- DRYPACK OR GROUT: SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AND SHALL NOT BE LESS THAN THE CONCRETE STRENGTH AND SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT TO NOT MORE THAN THREE PARTS SAND.

GENERAL NOTES CONTINUED

- CONTRACT DOCUMENTS USE: REVIEW CONTRACT DOCUMENTS IN THEIR ENTIRETY BEFORE PERFORMING STRUCTURAL RELATED WORK AND BEFORE DEVELOPING SHOP DRAWINGS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF ARCHITECT (STRUCTURAL ENGINEER) BEFORE STARTING WORK.
  - SCALING OF DRAWINGS: NOT PERMITTED.
  - ADDITIONAL STRUCTURAL REQUIREMENTS: SEE SPECIFICATIONS.
- BUILDING GEOMETRY: SEE ARCHITECTURAL DRAWINGS FOR BUILDING GEOMETRY INCLUDING, BUT NOT LIMITED TO, TOP OF FLOOR AND ROOF ELEVATIONS; DEPRESSIONS; SLOPES; CURBS; DRAINS; TRENCHES; SLAB AND DECK EDGE LOCATIONS; WALL OVERALL DIMENSIONS; AND SIZE AND LOCATIONS OF OPENINGS IN FLOORS, ROOF AND WALLS.
- NON-STRUCTURAL ITEMS REQUIRING SPECIAL PROVISIONS: SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS REQUIRING SPECIAL PROVISIONS DURING CONSTRUCTION. THEY INCLUDE, BUT ARE NOT LIMITED TO, NON-STRUCTURAL WALLS; SIZE AND LOCATIONS OF OPENINGS AND SLEEVES PENETRATING STRUCTURE; SIZE AND LOCATION OF CONCRETE CURBS AND PADS; AND SIZE AND LOCATION OF PIPING, DUCTWORK, AND EQUIPMENT ANCHORAGES MOUNTED OR SUSPENDED FROM STRUCTURE. VERIFY EXACT SIZE AND LOCATION OF EQUIPMENT WITH EQUIPMENT MANUFACTURER.
- MATERIALS: FURNISH AND INSTALL IN COMPLIANCE WITH LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION INCLUDING COUNTY AND LOCAL ORDINANCES AND SAFETY ORDERS OF STATE INDUSTRIAL ACCIDENT COMMISSION, OSHA.
- PENETRATIONS, EMBEDMENT, AND OPENINGS IN STRUCTURAL MEMBERS: NO PENETRATION, EMBEDMENT, OPENING, SLEEVE, PIPE, OR CONDUIT SHALL OCCUR IN STRUCTURAL MEMBERS INCLUDING FOOTINGS, SLABS, WALLS, COLUMNS, AND BEAMS UNLESS SPECIFICALLY SHOWN OR INDICATED ON STRUCTURAL DRAWINGS.
- TYPICAL DETAILS: DETAILS ON SD SERIES SHEETS ARE APPLICABLE THROUGHOUT PROJECT WHEREVER THE DESCRIBED CONDITION OCCURS AND MAY OR MAY NOT BE SPECIFICALLY REFERENCED ON STRUCTURAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THESE DETAILS AND UNDERSTANDING EXTENT OF THEIR APPLICATION PRIOR TO PERFORMING WORK.
- WATERPROOFING & DRAINAGE: WATERPROOFING AND DRAINAGE IS OUTSIDE THE STRUCTURAL ENGINEER'S SCOPE, EXPERIENCE, AND PROFESSIONAL EXPERTISE. WE RECOMMEND THE OWNER HIRE A SEPARATE SPECIALIZED DESIGN PROFESSIONAL TO ADDRESS WATERPROOFING AND DRAINAGE ISSUES. IF A SPECIALIZED DESIGN PROFESSIONAL IS NOT HIRED, OWNER AND CONTRACTOR ASSUME RESPONSIBILITY OF ALL WATERPROOFING & DRAINAGE REQUIREMENTS.

EARTHWORK AND FOUNDATIONS

- GEOTECHNICAL REPORT: PERFORM SOILS WORK COMPLYING WITH FOUNDATION DESIGN BASED ON RECOMMENDATIONS IN SOILS REPORT. SEE STRUCTURAL COVER SHEET FOR SOILS REPORT NUMBER AND DATE.
- ALLOWABLE FOUNDATION DESIGN VALUES PER GEOTECHNICAL REPORT: VALUES BELOW MAY BE INCREASED 33 PERCENT FOR TRANSIENT LOADING.
  - BEARING CAPACITY: SEE PROJECT DESIGN CRITERIA
  - PASSIVE LATERAL BEARING PRESSURE: SEE PROJECT DESIGN CRITERIA
  - COEFFICIENT OF FRICTION: SEE PROJECT DESIGN CRITERIA
- GRADING, EXCAVATIONS, BACKFILL AND COMPACTION OF BACKFILL: COMPLY WITH GEOTECHNICAL REPORT AND REQUIREMENTS OF GOVERNING CODE AUTHORITY AND PERFORMED ONLY UNDER CONTINUOUS SPECIAL INSPECTION OF GEOTECHNICAL ENGINEER.
- PREPARATION OF SOIL UNDER BUILDING PAD: SEE GEOTECHNICAL REPORT FOR OVER-EXCAVATION OF EXISTING SOIL AND INSTALLATION OF PROPERLY COMPACTED BACKFILL.
- FOUNDATION EXCAVATIONS: FOUNDATIONS ARE TO BEAR ON FIRM EXISTING SOIL OR APPROVED COMPACTED FILL AS INDICATED IN GEOTECHNICAL REPORT. EXCAVATIONS ARE TO BE INSPECTED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL AND FORMWORK. ENSURE EXCAVATIONS ARE CLEANS, DRY AND FREE OF DEBRIS OR LOOSE SOIL. SLOPE SIDES OF EXCAVATION NOT LESS THAN MINIMUM SLOPE INDICATED IN GEOTECHNICAL REPORT. CAST CONCRETE DIRECTLY AGAINST EXCAVATED SURFACES.
- BACKFILLING OF RETAINING WALLS: PLACE AFTER COMPLETION AND INSPECTION OF WATERPROOFING. ADEQUATELY SHORE RETAINING WALLS DURING BACKFILL OPERATION. UNLESS ADEQUATELY SHORED, DO NOT PLACE BACKFILL BEHIND BUILDING STRUCTURE RETAINING WALLS (EXCLUDING SITE RETAINING WALLS) UNTIL CONCRETE AT ELEVATED FLOOR LEVELS ADJACENT TO WALLS ARE COMPLETELY POURED (IN AREA) AND HAVE CURED FOR AT LEAST 7 DAYS.
- WATER EXPOSURE AT BUILDING PERIMETER FOOTINGS: AT AREAS WHERE SIDEWALKS OR PAVING DO NOT IMMEDIATELY ADJOIN STRUCTURE, PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE AT BUILDING PERIMETER. LANDSCAPE IRRIGATION IS NOT PERMITTED WITHIN FIVE FEET OF BUILDING PERIMETER FOOTINGS EXCEPT WHEN ENCLOSED IN PROTECTED PLANTERS WITH DIRECT DRAINAGE AWAY FROM STRUCTURE OR WHICH COMPLIES WITH APPLICABLE CODE. DISCHARGE FROM DOWN SPOUTS, ROOF DRAINS AND SCUPPERS IS NOT PERMITTED ONTO UNPROTECTED SOILS WITHIN FIVE FEET OF BUILDING PERIMETER. REFER TO GEOTECHNICAL REPORT FOR COMPLETE REQUIREMENTS.

GENERAL NOTES

- FIELD VERIFICATION: FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER) IN CASE OF DISCREPANCIES.
- DESIGN INTENT: CONTRACT DOCUMENTS INDICATE DESIGN INTENT FOR STRUCTURE IN ITS COMPLETED STATE. THEY DO NOT INDICATE METHOD OF CONSTRUCTION. PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER) PRIOR TO PROCEEDING WITH WORK, IF DESIGN INTENT REQUIRES FURTHER CLARIFICATION.
- DEVIATIONS, MODIFICATIONS AND SUBSTITUTIONS TO APPROVED STRUCTURAL DRAWINGS: MUST BE ACCEPTED IN WRITING BY ARCHITECT (STRUCTURAL ENGINEER) AND APPROVED BY GOVERNING CODE AUTHORITY. NO DEVIATION, MODIFICATION OR SUBSTITUTION WILL BE ACCEPTED VIA SHOP DRAWING REVIEW.
- PROCEDURES OF CONSTRUCTION: CONTRACTOR IS RESPONSIBLE FOR PROCEDURES OF CONSTRUCTION COMPLYING WITH NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. SITE VISITS (INCLUDING STRUCTURAL OBSERVATION) BY ARCHITECT (STRUCTURAL ENGINEER) DO NOT CONSTITUTE SUPERVISIONS OF METHODS OF CONSTRUCTION.
  - PROTECTION OF UTILITIES: LOCATE EXISTING UTILITIES, INCLUDING THOSE NOT SHOWN ON CONTRACT DOCUMENTS, AND PROTECT THEM FROM DAMAGE. CONTRACTOR BEARS EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES IN CONJUNCTION WITH EXECUTION OF WORK.
  - EXCAVATIONS: PROTECT STRUCTURE, ADJACENT STRUCTURES, ADJACENT PROPERTIES, STREETS, AND UTILITIES DURING EXCAVATION UTILIZING LAGGING, SHORING, UNDERPINNING AT SIDES AND RELATED PROCEDURES AS MAY BE REQUIRED. PROVIDE NECESSARY SUPPORTS FOR SOIL EXCAVATIONS. CONTRACTOR AND AFFECTED TRADES SHALL REFER TO GEOTECHNICAL REPORT FOR MORE INFORMATION.
  - PROTECTION OF STRUCTURE: PROVIDE NECESSARY MEASURES TO PROTECT STRUCTURE DURING EXECUTION OF WORK.
  - CONTRACTOR PROPOSED REVISIONS: WHERE A REVISION OF STRUCTURAL DESIGN OR CONNECTION IS PROPOSED BY CONTRACTOR TO ACCOMMODATE CONSTRUCTION TOLERANCES, CONSTRUCTION SEQUENCE AND/OR DIMENSION MODIFICATIONS, CONTRACTOR SHALL RETAIN A STRUCTURAL ENGINEER LICENSED IN STATE OF CALIFORNIA TO PERFORM DESIGN, SUBMIT STAMPED AND SIGNED DESIGN DRAWINGS AND CALCULATIONS TO THE ARCHITECT (STRUCTURAL ENGINEER) FOR REVIEW AND THE GOVERNING CODE AUTHORITY FOR APPROVAL.
  - ERECTION PLANS: DETERMINE PHASES OF WORK REQUIRING ERECTION PLANS ACCORDING TO APPLICABLE SAFETY REGULATIONS. MAINTAIN CERTIFIED COPIES OF ERECTION PLANS AT SITE DURING CONSTRUCTION.
  - SHORING, BRACING, AND OTHER TEMPORARY SUPPORTS: DESIGN AND ERECT SHORING, BRACING, AND OTHER TEMPORARY SUPPORTS WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH AND AS REQUIRED FOR SAFE ERECTION. ENSURE FLOOR, ROOF, AND WALL MEMBERS ARE SECURELY SHORED AND BRACED DURING CONSTRUCTION. PROVIDE SHORING AT ELEVATED BEAMS AND SLABS SUPPORTING CONCRETE OR MASONRY WALLS DURING AND AFTER WALL POUR UNTIL WALL ATTAINS DESIGN STRENGTH.
  - TEMPORARY LOADING: ENSURE CONSTRUCTION LOADS DO NOT EXCEED INDICATED DESIGN LIVE LOAD VALUES. NOTIFY AFFECTED SUB-CONTRACTOR TRADES OF THESE DESIGN LOAD LIMITS.
  - FABRICATION, SHIPMENT, AND ERECTION OF STRUCTURAL STEEL: ENSURE STRESSES OCCURRING DURING FABRICATION, SHIPMENT, AND ERECTION OF STRUCTURAL STEEL ARE TEMPORARY AND ARE LESS THAN DESIGN AND ALLOWABLE STRESS CAPACITIES OF INDIVIDUAL MEMBERS. DO NOT IMPAIR FULL DESIGN AND LOAD CARRYING CAPACITY OF MEMBERS DUE TO FABRICATION, SHIPMENT, OR ERECTION. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING ERECTION SEQUENCE, ERECTION PROCEDURE, TEMPERATURE DIFFERENTIALS AND WELD SHRINKAGE TO MINIMIZE RESIDUE STRESSES. PROVIDE ADDITIONAL MATERIALS FOR THE ERECTION OF STRUCTURAL STEEL SUCH AS TEMPORARY BRACING AND GUY CABLES AS MAY BE NECESSARY AT NO ADDITIONAL COST. REMOVE THESE MATERIALS UNLESS APPROVED IN WRITING BY OWNER. DO NOT TIGHTEN BOLTS IN TYPICAL BEAM TO COLUMN CONNECTIONS FOR ERECTION PURPOSES.
  - SECURING REINFORCING STEEL, DOWELS, ANCHOR BOLTS AND EMBEDS: FIRMLY SUPPORT AND ACCURATELY PLACE COMPLYING WITH ACI STANDARDS PRIOR TO CASTING CONCRETE OR GROUT IN MASONRY WALLS. USE TIES AND SUPPORT BARS IN ADDITION TO REINFORCING STEEL SHOWN WHERE NECESSARY. NO WELDING OR REINFORCING STEEL, INCLUDING TACK WELDING, IS PERMITTED UNLESS OTHERWISE ACCEPTED IN WRITING BY ARCHITECT (STRUCTURAL ENGINEER). PROVIDE PLASTIC OR PLASTIC COATED CHAIRS AND SPACERS WHEN RESTING ON EXPOSED SURFACES.
- COORDINATION RESPONSIBILITY: CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK INCLUDING THAT OF SUB-CONTRACTOR TRADES.
- SUBMITTALS: SUBMIT TO ARCHITECT (STRUCTURAL ENGINEER) AS INDICATED ON STRUCTURAL DRAWINGS AND SPECIFICATIONS. GENERAL CONTRACTOR SHALL REVIEW SUBMITTAL FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS PRIOR TO SUBMISSION.
  - REQUEST FOR INFORMATION (RFI) SUBMITTALS: ACCOMPANY RFIS WITH PARTIAL STRUCTURAL FOUNDATION OR FRAMING PLANS SHOWING LOCATION IN QUESTION AND AFFECTED STRUCTURAL MEMBERS. COPY PARTIAL PLAN FROM STRUCTURAL DRAWINGS AND INDICATE GRID LINE LOCATIONS AND FLOOR LEVEL. ALSO PROVIDE PROPERLY DRAWN ENGINEERING SKETCHES ILLUSTRATING ISSUES AND CONTRACTOR'S PROPOSED SOLUTIONS. PHOTOGRAPHS ARE NOT ACCEPTABLE SUBSTITUTES TO ENGINEERING SKETCHES.

MIG

109 W. UNION AVE.  
FULLERTON, CA 92832

TEL 714.871-3638  
FAX 714.871-1188  
www.migcom.com

CONSULTANT:



STRUCTURAL  
ENGINEERS

27369 VIA INDUSTRIA  
TEMECULA, CA 92590  
WWW.ISEENGINEERS.COM  
SOCAL | NORCAL | COLORADO

PROJ # 25-7850.06

CONSULTANTS

LANDSCAPE ARCHITECTURE

MIG, INC.

109 W. UNION AVENUE  
FULLERTON, CA 92832

CIVIL + SURVEY  
BKF ENGINEERS  
4675 MACARTHUR COURT  
SUITE 400  
NEWPORT BEACH, CA 92660

STRUCTURAL ENGINEERING  
ISE STRUCTURAL ENGINEERS  
27369 VIA INDUSTRIA  
TEMECULA, CA 92590

ELECTRICAL  
BUDLONG  
633 W. 5TH STREET, 26 FLOOR  
LOS ANGELES, CA 90071

DUARTE PARK  
TEEN CENTER  
PATIO

1400 BUENA VISTA ST,  
DUARTE, CA 91010

DATE	REVISION

STAMP



DATE

SEPTEMBER 23, 2025

SUBMITTAL

100% CONSTRUCTION  
DOCUMENTS

CHECKED BY	HER
DRAWN BY	AS
PROJECT NO.	25-7850.06

SHEET TITLE

STRUCTURAL  
GENERAL  
NOTES

SHEET NO.

SN1



REQUIRED SPECIAL INSPECTIONS AND TESTS OF <u>SOILS</u> PER TABLE 1705.6			
CHECK IF REQUIRED	TYPE	CONTINUOUS	PERIODIC
X	VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.		X
X	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL		
X	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS		X
X	DURING FILL PLACEMENT, VERIFY USE OF PROPER MATERIALS AND PROCEDURES IN ACCORDANCE WITH THE PROVI-SIONS OF THE APPROVED GEOTECHNICAL REPORT. VERIFY DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	
X	PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY		X
EXCEPTIONS:			
WHERE SECTION 1803 DOES NOT REQUIRE REPORTING OF MATERIALS AND PROCEDURES FOR FILL PLACEMENT, THE SPECIAL INSPECTOR SHALL VERIFY THAT THE IN-PLACE DRY DENSITY OF THE COMPACTED FILL IS NOT LESS THAN 90 PERCENT OF THE MAX-IMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH ASTM D1557			
REQUIRED SPECIAL INSPECTIONS AND TESTS OF <u>CONCRETE CONSTRUCTION</u> PER TABLE 1705.3			
CHECK IF REQUIRED	TYPE	CONTINUOUS	PERIODIC
X	1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT		X
2. REINFORCING BAR WELDING:			
	a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706;		X
	b. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 3/16"; AND		X
	c. INSPECT ALL OTHER WELDS	X	
X	3. INSPECT ANCHORS CAST IN CONCRETE		X
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS			
	a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	X	
	b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED ABOVE		X
	5. VERIFY USE OF REQUIRED DESIGN MIX		X
	6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	X	
	7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X	
	8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		X
	9. INSPECT PRESTRESSED CONCRETE FOR: a. APPLICATION OF PRESTRESSING FORCES; AND	X	
	b. GROUTING OF BONDED PRESTRESSING TENDONS	X	
	10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS		X
11. FOR PRECAST CONCRETE DIAPHRAGM CONNECTIONS OR REINFORCEMENT AT JOINTS CLASSIFIED AS MODERATE OR HIGH DEFORMABILITY ELEMENTS (MDE OR HDE) IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E OR F, INSPECT SUCH CONNECTIONS AND REIN-FORMENCEMENT IN THE FIELD FOR:			
	A. INSTALLATION OF THE EMBEDDED PARTS	X	
	B. COMPLETION OF THE CONTINUITY OF REINFORCEMENT ACROSS JOINTS.	X	
	C. COMPLETION OF CONNECTIONS IN THE FIELD.	X	
	12. INSPECT INSTALLATION TOLERANCES OF PRECAST CONCRETE DIAPHRAGM CONNECTIONS FOR COMPLIANCE WITH ACI 550.5.		X
	13. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.		X
	14. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED		X
EXCEPTIONS:			
1. ISOLATED SPREAD FOOTINGS OF BUILDINGS THREE STORIES OR LESS ABOVE GRADE PLANE THAT ARE FULLY SUPPORTED ON EARTH OR ROCK.			
2. CONTINUOUS CONCRETE FOOTINGS SUPPORTING WALLS OF BUILDINGS THREE STORIES OR LESS ABOVE GRADE PLANE THAT ARE FULLY SUPPORTED ON EARTH OR ROCK WHERE:  2.1. THE FOOTINGS SUPPORT WALLS OF LIGHT FRAME CONSTRUCTION; 2.2. THE FOOTINGS ARE DESIGNED IN ACCORDANCE WITH 1809.7; OR 2.3 THE STRUCTURAL DESIGN OF THE FOOTING IS BASED ON fc= 2,500 PSI OR LESS, REGARDLESS OF THE COMPRESSIVE STRENGTH SPECIFIED IN THE IN THE CONSTRUCTION DOCUMENTS OR USED IN THE FOOTING CONSTRUCTION.			
3. NON STRUCTURAL CONCRETE SLABS SUPPORTED DIRECTLY ON THE GROUND, INCLUDING PRESTRESSED SLABS ON GRADE, WHERE THE EFFECTIVE PRE-STRESS IS LESS THAN 150 PSI.			
4. CONCRETE FOUNDATION WALLS CONSTRUCTED WITH TABLE 1807.1.6.2			
5. CONCRETE PATIOS, DRIVEWAYS AND SIDEWALKS ON GRADE.			
REQUIRED SPECIAL INSPECTIONS AND TESTS OF <u>MASONRY CONSTRUCTION</u> PER TABLE 1705.4 & TMS 602			
SPECIAL INSPECTIONS AND TESTS OF MASONRY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE QUALITY ASSURANCE PROGRAM REQUIREMENTS OF TMS 402 AND TMS 602			
MASONRY LEVEL 1 INSPECTION REQUIREMENTS			
CHECK IF REQUIRED	TYPE		
X	PRIOR TO CONSTRUCTION, VERIFICATION OF COMPLIANCE OF SUBMITTALS.		
EXCEPTIONS: SPECIAL INSPECTIONS AND TESTS SHALL NOT BE REQUIRED FOR: 1. EMPIRICALLY DESIGNED MASONRY, GLASS UNIT MASONRY OR MASONRY VENEER DESIGNED IN ACCORDANCE WITH SECTION 2109, 2110 OR CHAPTER 14, RESPECTIVELY, WHERE THEY ARE PART OF A STRUCTURE CLASSIFIED AS RISK CATEGORY I, II OR III. 2. MASONRY FOUNDATION WALLS CONSTRUCTED IN ACCORDANCE WITH TABLE 1807.1.6.3(1), 1807.1.6.3(2), 1807.1.6.3(3) OR 1807.1.6.3(4). 3. MASONRY FIREPLACES, MASONRY HEATERS OR MASONRY CHIMNEYS INSTALLED OR CONSTRUCTED IN ACCORDANCE WITH SECTION 2111, 2112 OR 2113, RESPECTIVELY.			

QUALITY ASSURANCE (STRUCTURAL OBSERVATION, MATERIALS TESTING, AND SPECIAL INSPECTION)	
1. <u>STRUCTURAL OBSERVATION:</u> A. COORDINATION RESPONSIBILITIES OF CONTRACTOR: NOTIFY ARCHITECT (STRUCTURAL ENGINEER) 48 HOURS IN ADVANCE OF CRITICAL STAGES OF CONSTRUCTION INDICATED BELOW. SO VISITS MAY BE SCHEDULED BY STRUCTURAL OBSERVER. FAILURE BY CONTRACTOR TO MEET OBSERVATION SCHEDULE MAY REQUIRE REMOVAL OF SUBSEQUENT WORK FOR OBSERVATION. CONTRACTOR TO BEAR COSTS OF REMOVAL AND REPLACEMENT OF FINISHED WORK OR FRAMING DAMAGED BY REMOVAL PROCESS OR AS REQUIRED FOR CORRECTIVE ACTION. B. PRE-CONSTRUCTION MEETING: OWNER MAY COORDINATE AND CALL FOR MEETING BETWEEN ARCHITECT (STRUCTURAL ENGINEER) RESPONSIBLE FOR STRUCTURAL DESIGN, STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS AND SPECIAL INSPECTOR. STRUCTURAL OBSERVER WILL PRESIDE OVER THIS MEETING. PURPOSE OF MEETING IS TO IDENTIFY MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT VERTICAL AND LATERAL LOAD RESISTING SYSTEMS OF STRUCTURE AND TO REVIEW SCHEDULE OF STRUCTURAL OBSERVATION, MATERIALS TESTING, AND SPECIAL INSPECTION OF PROJECT. C. CRITICAL STAGES OF CONSTRUCTION REQUIRING STRUCTURAL OBSERVATION: I. CASTING OF CONCRETE II. COVERING OF FRAMING	
2. <u>MILL TEST REPORTS CERTIFYING MATERIALS:</u> CONTRACTOR TO SUBMIT MILL TEST REPORTS CERTIFYING REINFORCING STEEL, STRESSING TENDONS, AND STRUCTURAL STEEL ARE OF IDENTIFIABLE TESTED STOCK TO OWNER, SPECIAL INSPECTOR, ARCHITECT (STRUCTURAL ENGINEER) AND, UPON REQUEST, TO GOVERNING CODE AUTHORITY. ENSURE MATERIALS ARE PROPERLY TAGGED FOR IDENTIFICATION. IF MILL TEST REPORTS CANNOT BE MADE AVAILABLE OR IF MATERIAL CANNOT BE IDENTIFIED, TESTING LABORATORY WILL PERFORM TESTS AS DIRECTED BY ARCHITECT (STRUCTURAL ENGINEER). CONTRACTOR SHALL PAY TESTING RELATED TO TESTS AND INSPECTIONS OF UNIDENTIFIABLE MATERIALS FURNISHED WITHOUT MILL. LABORATORY FOR COSTS TEST REPORTS, MATERIALS FOUND DEFICIENT AFTER INITIAL TESTS AND INSPECTIONS, OR MATERIALS REPLACING DEFICIENT MATERIALS. A. ULTRASONIC EXAMINATION OF HEAVY ROLLED SHAPES AND THICK PLATES AT PROPOSED WELDED MOMENT CONNECTIONS: WHERE COMPLETE PENETRATION GROOVE WELDS OCCUR AT GROUPS 4 AND 5 STRUCTURAL STEEL SHAPES, AS DEFINED IN ASTM A6, AND PLATES EXCEEDING 2 INCHES THICK, SUBMIT MILL TEST REPORTS TO ARCHITECT (STRUCTURAL ENGINEER) AND, UPON REQUEST, TO GOVERNING CODE AUTHORITY. MILL TEST REPORTS SHALL CERTIFY THAT CHARPY VANTOCH TESTING WAS CONDUCTED IN COMPLIANCE WITH ASTM A6, SUPPLEMENTARY REQUIREMENT S5, INCLUDING IMPACT TEST COMPLYING WITH ASTM A673 AT FREQUENCY P WITH MINIMUM AVERAGE VALUE OF 20 FT.-LBS. ABSORBED ENERGY AT 70 DEGREES FAHRENHEIT.	
3. CERTIFICATE OF COMPLIANCE FOR OFFSITE FABRICATION: SUBMIT FOR STRUCTURAL STEEL, GLU-LAMS, AND PLYWOOD-WEB JOISTS, PRECAST CONCRETE IN COMPLIANCE WITH APPLICABLE CODE SECTION 1701.7. SUBMIT TO OWNER, TESTING LABORATORY, ARCHITECT (STRUCTURAL ENGINEER) AND GOVERNING CODE AUTHORITY.	
4. WELD TESTING AND INSPECTION: TESTING LABORATORY WILL SUBMIT WELD TEST RESULTS TO OWNER, CONTRACTOR, ARCHITECT (STRUCTURAL ENGINEER) AND, UPON REQUEST, TO GOVERNING CODE AUTHORITY. SEE SPECIFICATIONS FOR TESTING REQUIREMENTS NOT INDICATED ON STRUCTURAL DRAWINGS.  A. STRUCTURAL STEEL WELDING NOT DESTRUCTIVE TESTING REQUIREMENTS: APART FROM VISUAL INSPECTION AND REVIEW OF FABRICATION AND ERECTION REPORTS OF FABRICATOR/ERECTOR'S OWN QUALITY CONTROL TESTING AND INSPECTION, OWNER'S TESTING LABORATORY WILL PERFORM INDICATED SHOP AND FIELD INSPECTION AND TESTING. TESTING LABORATORY WILL BE AWS CERTIFIED AND WILL PROVIDE INSPECTORS FOR CONTINUOUS INSPECTION OF STEEL FABRICATION AND ERECTION AND STRUCTURAL WELDING. SHOP AND FIELD TESTING OF MATERIALS AND WELDING WILL BE AS FOLLOWS: I. COMPLETE JOINT PENETRATION WELDS: FOR STRUCTURES IN RISK CATEGORY III OR IV ULTRASONIC TESTING (UT) SHALL BE PERFORMED BY QA ON ALL CJP GROOVE WELDS SUBJECT TO TRANSVERSELY APPLIED TENSION LOADING IN BUTT, T- AND CORNER JOINTS, IN MATERIALS 5/16 IN. THICK OR GREATER, FOR STRUCTURES IN RISK CATEGORY II, UT SHALL BE PERFORMED BY QA ON 10% OF CJP GROOVE WELDS IN BUTT, T- AND CORNER JOINTS SUBJECT TO TRANSVERSELY APPLIED TENSION LOADINGS. IN MATERIALS 5/16 IN THICK OR GREATER, FOR STRUCTURES IN RISK CATEGORY I, NDT OF CJP GROOVE WELDS IS NOT REQUIRED. FOR ALL STRUCTURES IN ALL RISK CATEGORIES, NDT OF CJP GROOVE WELDS IN MATERIALS LESS THAN 5/16 IN THICK IS NOT REQUIRED. II. ACCESS HOLES: THERMALLY CUT SURFACES OF ACCESS HOLES SHALL BE TESTED BY QA USING MT OR PT, WHEN THE FLANGE THICKNESS EXCEEDS 2 IN. (50 MM) FOR ROLLED SHAPES, OR WHEN THE WEB THICKNESS EXCEEDS 2 IN FOR BUILT-UP SHAPES. ANY CRACK SHALL BE DEEMED UNACCEPTABLE REGARDLESS OF SIZE OR LOCATION.	
5. CONTINUOUS SPECIAL INSPECTION: UNLESS OTHERWISE INDICATED, CONTINUOUS SPECIAL INSPECTION WILL BE PERFORMED BY SPECIAL INSPECTOR COMPLYING WITH APPLICABLE CODE SECTION 1701 AND SPECIFICALLY APPROVED BY GOVERNING CODE AUTHORITY FOR EACH INSPECTION CATEGORY BELOW. PERIODIC INSPECTION IS NOT PERMITTED UNLESS INDICATED IN THE PROGRAM OR OTHERWISE ACCEPTED BY ARCHITECT (STRUCTURAL ENGINEER). SEE SPECIFICATIONS FOR ADDITIONAL SPECIAL INSPECTION REQUIREMENTS.	

MASONRY
1. SPECIFIED COMPRESSIVE STRENGTH OF MASONRY (fm): 1,500 PSI TYPICAL UNLESS NOTED OTHERWISE.
2. VERIFYING SPECIFIED COMPRESSIVE STRENGTH OF MASONRY (fm): USE MASONRY PRISM TESTING METHODS UNLESS OTHERWISE ACCEPABLE TO ARCHITECT (STRUCTURAL ENGINEER). FULL ALLOWABLE STRESSES ARE USED IN DESIGN. SUBMIT MASONRY PRISM DATA FOR EACH TYPE AND COMPRESSIVE STRENGTH OF MASONRY REQUIRED, WITH A PROFESSIONAL ENGINEER'S SIGNATURE AND STATE OF CALIFORNIA SEAL, TO ARCHITECT (STRUCTURAL ENGINEER). COMPLIANCE WITH MINIMUM REQUIRED COMPRESSIVE STRENGTH SHALL BE BASED ON APPLICABLE CODE SECTION 2105.3.
3. CONCRETE BLOCK: ASTM C90, MEDIUM WEIGHT, GRADE N-I AND APPLICABLE CODE STANDARD 21-4 ATTAINING A MINIMUM COMPRESSIVE STRENGTH AS REQUIRED TO MEET SPECIFIED COMPRESSIVE STRENGTH OF MASONRY (fm).
4. FACE BRICK: ASTM C216 AND APPLICABLE CODE STANDARD 21-1.
5. PORTLAND CEMENT FOR MORTAR AND GROUT: ASTM C150, TYPE I OR II. USE OF MASONRY CEMENT OR PLASTIC CEMENT IS NOT PERMITTED.
6. AGGREGATES FOR MORTAR AND GROUT: A. AGGREGATES FOR MORTAR: ASTM C144. B. AGGREGATES FOR GROUT: C404, COARSE TYPE.
7. MORTAR: ASTM C270, TYPE S. MIX IN PROPORTIONS ACCORDING TO APPLICABLE CODE TABLE 21-A TYPE S. (2,000 PSI MINIMUM).
8. GROUT: ASTM C476, COARSE TYPE, ATTAINING A MINIMUM COMPRESSIVE STRENGTH AS REQUIRED TO MEET SPECIFIED COMPRESSIVE STRENGTH OF MASONRY (fm). HOWEVER, IN NO CASE SHALL GROUT COMPRESSIVE STRENGTH BE LESS THAN 2,000 PSI AT 28 DAYS.
9. REINFORCING STEEL: REINFORCING STEEL SECTION OF GENERAL NOTES UNLESS INDICATED OTHERWISE.
10. COMPOSITE MASONRY WALL PENETRATION SUBMITTAL: SUBMIT FOR EACH WALL INDICATING SIZE AND LOCATION OF EACH WALL PENETRATION AND OPENING AS NECESSARY BY AFFECTED TRADES. SUBMIT TOGETHER WITH APPROPRIATE REINFORCING STEEL SHOP DRAWINGS. SUBMIT WRITTEN STATEMENT FROM SPECIAL INSPECTOR THAT NO ADDITIONAL PENETRATIONS OR OPENINGS WERE ADDED TO THOSE SHOWN IN PENETRATION SUBMITTAL.
11. REINFORCING STEEL SPLICES: LAP REINFORCING STEEL AT SPLICES A MINIMUM OF 48 BAR DIAMETERS, EXCEPT DOWELS IN FOOTINGS AT BASE OF WALLS SHALL SPLICE A MINIMUM OF 72 BAR DIAMETERS, UNLESS NOTED OTHERWISE. WHERE MINIMUM CLEAR DISTANCE BETWEEN BARS AT ADJACENT SPLICES IS 3 INCHES OR LESS, INCREASE LAP LENGTH 30 PERCENT UNLESS SPLICES ARE STAGGERED AT LEAST 24 BAR DIAMETERS.
12. DOWELS FOR WALLS, COLUMNS, PILASTERS, AND PIERS: MATCH SIZE AND SPACING OF VERTICAL REINFORCING STEEL UNLESS NOTED OTHERWISE. SET DOWELS TO ALIGN WITH CELLS CONTAINING REINFORCING STEEL.
13. MINIMUM REINFORCING STEEL CLEARANCES: A. MINIMUM CLEARANCES BETWEEN REINFORCING AND OUTSIDE FACE OF MASONRY: 2" EXCEPT IN NO CASE SHALL CLEARANCE BE LESS THAN 1 1/2 db. B. MINIMUM CLEARANCE BETWEEN REINFORCING AND INSIDE FACE OF GROUT CELL: 3/4" C. MINIMUM CLEARANCE DISTANCE BETWEEN PARALLEL REINFORCING: 1" OR db, WHICHEVER IS LESS. INCREASE TO 1 1/2" OR 1 1/2 db, WHICHEVER IS LESS, AT COLUMNS, PILASTERS, AND PIERS ONLY.
14. PLACEMENT: SET COURSES IN RUNNING BOND PATTERN UNLESS INDICATE OTHERWISE. SET CELLS IN VERTICAL ALIGNMENT. PROVIDE FLUSH MORTAR JOINTS AT SURFACES TO RECEIVE WATERPROOFING OR DAMP-PROOFING.
15. GROUTING: GROUT SOLID ALL CELLS. MECHANICALLY VIBRATE GROUT IN CELLS. A. GROUT HEIGHT LIMITS: APPLICABLE CODE TABLE 21-C B. HORIZONTAL CONSTRUCTION JOINTS: HOLD GROUT 1 1/2 INCHES BELOW TOP OF MASONRY UNIT IF WORK IS STOPPED ONE HOUR OR LONGER. C. GROUT COVER AROUND REINFORCING STEEL, ANCHOR BOLTS AND INSERTS PENETRATING MASONRY SHELL: 1" MINIMUM.
16. HORIZONTAL BAR TERMINATING AT WALL ENDS AND OPENING JAMS: EXTEND BARS TO WITHIN 2 INCHES OF END OF WALL AND PROVIDE STANDARD A1 90-DEGREE HOOK UNLESS DETAILED OTHERWISE.

REINFORCING STEEL
1. REINFORCING STEEL: A. ALL BARS, U.N.C.: ASTM A615, GRADE 60 B. BARS TO BE WELDED: ASTM A706, GRADE 60 C. ADDITIONAL REQUIREMENTS FOR BARS, EXCLUDING TIES, IN DUCTILE MOMENT RESISTING FRAMES AND BOUNDARY ELEMENTS IN SHEAR WALLS: NO ADDITIONAL REQUIREMENTS IF ASTM A706, GRADE 60 BARS USED. ASTM615, GRADE 60 BARS ARE PERMITTED PROVIDED ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI (RETESTS SHALL NOT EXCEED THIS VALUE BY MORE THAN AN ADDITIONAL 3,000 PSI) AND RATIO OF ACTUAL ULTIMATE TENSILE STRESS TO ACTUAL TENSILE YIELD STRENGTH IS NOT LESS THAN 1.25.
2. WIRE AND SPIRAL REINFORCING: A. SMOOTH WELDED WIRE FABRIC (W.W.F.): ASTM A185, FY=65 KSI, FLAT SHEETS ONLY. DO NOT USE ROLLED MESH. LAP SPACES (1 FOOT MINIMUM). OFFSET LAPS IN ADJACENT SHEETS TO AVOID CONTINUOUS LAPS. B. DEFORMED WIRE STIRRUPS (D4 AND LARGER ONLY): ASTM A497, FY=65 KSI. C. SPIRAL REINFORCING: ASTM A82, GRADE 60
3. SHOP DRAWINGS: ACI 315, PART 8. SHOW REINFORCING STEEL PLACEMENT INCLUDING SIZES, QUANTITIES, SPACING, CLEARANCES, SPLICE LOCATIONS, LAP LENGTHS, AND CONCRETE COVERAGE AND SUBMIT TO ARCHITECT (STRUCTURAL ENGINEER). PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER) PRIOR TO DEVELOPING SHOP DRAWINGS IF INSUFFICIENT CLEAR DISTANCES BETWEEN REINFORCING STEEL AND OTHER CONGESTION IS ENCOUNTERED. NOTIFY SPECIAL INSPECTOR OF ADJUSTMENTS MADE FORM APPROVED CONTRACT DOCUMENTS WHICH ARE INDICATED ON ACCEPTED SHOP DRAWINGS THAT FACILITATE FIELD PLACEMENT OF REINFORCING STEEL AND CONCRETE.
4. SPLICE LOCATIONS: SPLICE #5 BARS AND LARGER ONLY AT LOCATIONS INDICATED. IF ADDITIONAL SPLICE LOCATIONS ARE PROPOSED, PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER) PRIOR TO DEVELOPING SHOP DRAWINGS. A. SPLICES IN WALLS: LOCATE SPLICES IN HORIZONTAL BARS AT WELL-STAGGERED LOCATIONS. DO NOT SPLICE VERTICAL BARS EXCEPT AT HORIZONTAL SUPPORTS SUCH AS FLOOR AND ROOF DIAPHRAGMS.
5. MINIMUM CLEARANCES BETWEEN PARALLEL REINFORCING STEEL INCLUDING DISTANCE BETWEEN SETS OF SPLICED BARS: 1" OR 1 db, WHICHEVER IS GREATER. 1 1/2" OR 1 1/2 db WHICHEVER IS GREATER, AT COLUMNS, PIERS, AND PILASTERS ONLY. FOR BUNDLED BARS, MINIMUM CLEAR DISTANCES BETWEEN UNITS OF BUNDLED BARS SHALL BE SAME AS SINGLE BARS EXCEPT BAR DIAMETER IS DERIVED FROM EQUIVALENT TOTAL AREA OF BUNDLE.
7. DOWELS AT CONSTRUCTION JOINTS: PROVIDE DOWELS MATCHING SIZE AND QUANTITY OF REINFORCING STEEL INTERRUPTED AT CONSTRUCTION JOINTS, UNLESS DETAILED OTHERWISE.
8. PLACEMENT OF BARS IN WALLS: PLACE VERTICAL BARS CLOSEST TO WALL SURFACES AT CURTAINS CONTAINING VERTICAL AND HORIZONTAL BARS OF THE SAME SIZE. IN CURTAINS WHICH VERTICAL AND HORIZONTAL BARS ARE OF DIFFERENT SIZES OR SPACING, PLACE LAYER WITH MOST STEEL AREA CLOSEST TO NEAR WALL SURFACE.
9. BARS TERMINATING AT WALLS, COLUMNS, BEAMS, AND FOUNDATIONS: EXTEND BARS TO WITHIN 2" (3" AT CONCRETE POURED AGAINST EARTH) OF FAR FACE OF WALL, COLUMN, BEAM OR FOUNDATION AND PROVIDE STANDARD ACI 90-DEGREE HOOK UNLESS DETAILED OTHERWISE.
10. BARS INTERRUPTED BY STRUCTURAL STEEL: EXTEND BARS TO WITHIN 2" OF STEEL FACE AND PROVIDE STANDARD ACI 90-DEGREE HOOK UNLESS DETAILED OTHERWISE.
11. WELDING: AWS D1.4 EXCEPT AS MODIFIED BY APPLICABLE CODE STANDARD 19-1. SEE RGA #3-77 OF CITY OF LOS ANGELES "R" BOOK FOR ADDITIONAL REQUIREMENTS IF GOVERNING CODE AUTHORITY IS CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY. A. ACCEPTABLE REINFORCING STEEL FOR WELDING ASTM A706: IF WELDING OF REINFORCING STEEL OTHER THAN A706 IS DESIRED, SUBMIT PROPOSED PROCEDURE, INDICATING CONFORMANCE TO APPLICABLE CODE AND REQUIREMENTS OF GOVERNING CODE AUTHORITY, TO ARCHITECT (STRUCTURAL ENGINEER) FOR ACCEPTANCE AND TO GOVERNING CODE AUTHORITY FOR APPROVAL PRIOR TO EXECUTION. B. WELDER CERTIFICATION: GOVERNING CODE AUTHORITY.
12. BENDING: BEND COLD UNLESS OTHERWISE ACCEPTED BY ARCHITECT (STRUCTURAL ENGINEER). DO NOT FIELD-BEND REINFORCING STEEL BARS EMBEDDED IN CONCRETE UNLESS OTHERWISE ACCEPTED IN WRITING BY ARCHITECT (STRUCTURAL ENGINEER).
13. LAP SPLICES: PROVIDE CLASS B SPLICES UNLESS INDICATED OTHERWISE.

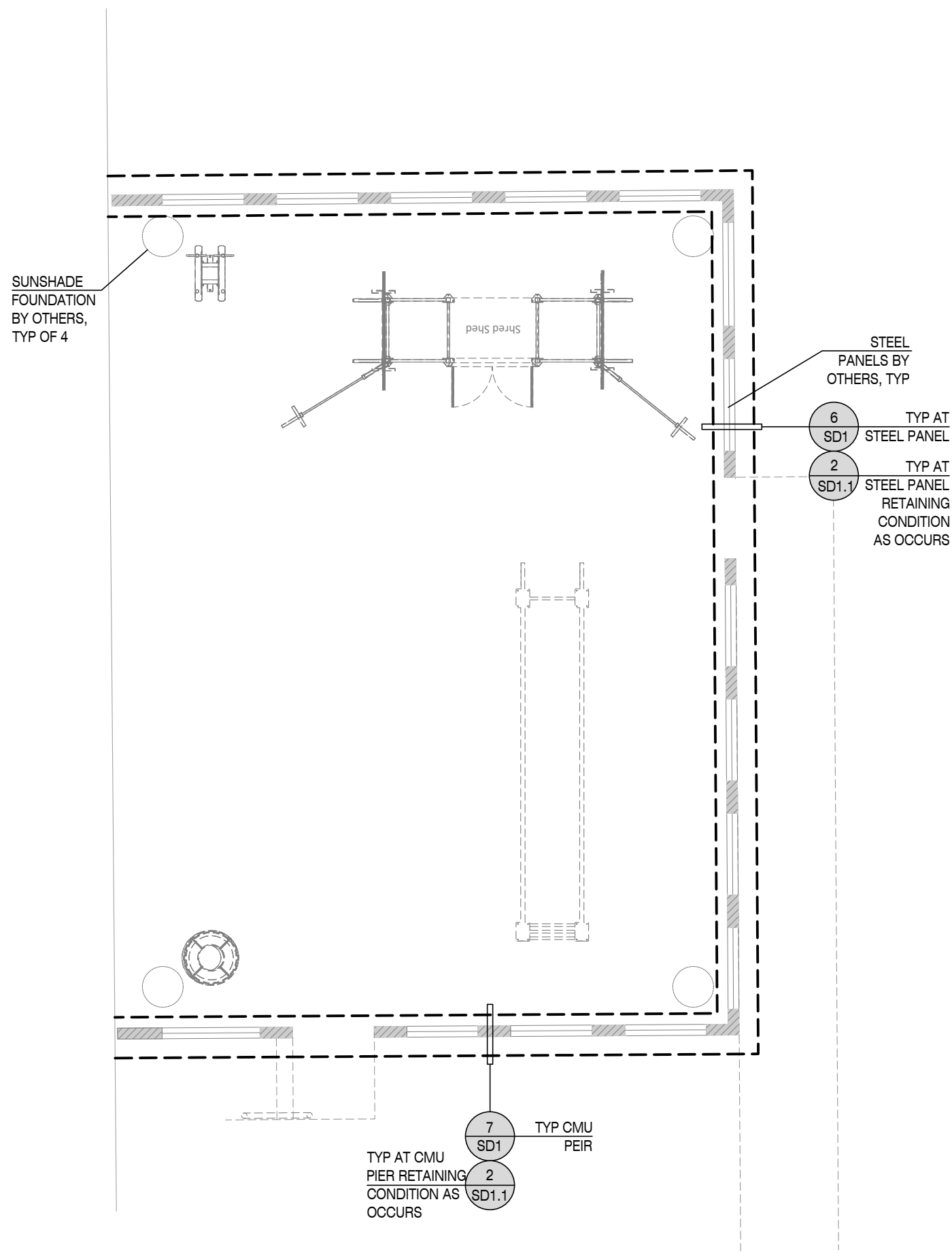
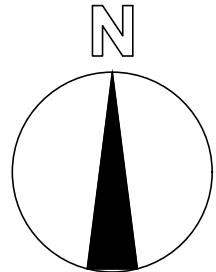
<div><div>MIG</div><div>109 W. UNION AVE. FULLERTON, CA 92832</div><div>TEL 714/871-3638 FAX 714/871-1188 WWW.MIGENGINEERS.COM</div></div>	
CONSULTANT:	
<div><div>ISE</div><div>STRUCTURAL ENGINEERS</div><div>27369 VIA INDUSTRIAL TEMECULA, CA 92590 WWW.ISEENGINEERS.COM SOCAL   NORCAL   COLORADO</div></div>	
PROJ # 25-7850.06	
CONSULTANTS	
LANDSCAPE ARCHITECTURE MIG, INC. 109 W. UNION AVENUE FULLERTON, CA 92832	
CIVIL + SURVEY BKF ENGINEERS 4675 MACARTHUR COURT SUITE 400 NEWPORT BEACH, CA 92660	
STRUCTURAL ENGINEERING ISE STRUCTURAL ENGINEERS 27369 VIA INDUSTRIA TEMECULA, CA 92590	
ELECTRICAL BUDLONG 633 W. 5TH STREET, 26 FLOOR LOS ANGELES, CA 90071	
DUARTE PARK TEEN CENTER PATIO	
1400 BUENA VISTA ST, DUARTE, CA 91010	
DATE	REVISION
STAMP	
<div><div>SEAL OF THE PROFESSIONAL ENGINEER MICHAEL E. F. FORD No. 00929 Exp. 9/30/25 CIVIL STATE OF CALIFORNIA</div></div>	
DATE	
SEPTEMBER 23, 2025	
SUBMITTAL	
100% CONSTRUCTION DOCUMENTS	
CHECKED BY	HER
DRAWN BY	AS
PROJECT NO.	25-7850.06
SHEET TITLE	
STRUCTURAL GENERAL NOTES	
SHEET NO.	
SN2	



# FOUNDATION PLAN

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS

SCALE : 1/8" = 1'-0"



## GEOTECHNICAL INFORMATION

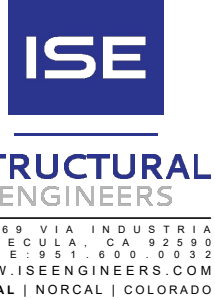
1. SOIL VALUES USED ARE BASED ON ASSUMED CODE MINIMUMS.
2. FOUNDATION SIZES, DEPTHS, AND REINFORCEMENT SHOULD BE COORDINATED WITH THE OWNER/DEVELOPER'S SOILS ENGINEERS REPORT. SOILS ENGINEER REPORT MAY REQUIRE ADDITIONAL ITEMS NOT NOTED ON THE STRUCTURAL PLANS.
3. CLIENT/OWNER SHALL ADDRESS CORROSIVE SOIL CONDITIONS. FOR HIGH SULFATE SOIL CONDITIONS, MITIGATE PER ACI TABLE 19.3.2.1. THE CLIENT/OWNER SHALL HAVE A CORROSION ENGINEER PROVIDE MITIGATION RECOMMENDATIONS FOR ALL OTHER CORROSIVE SOIL CONDITIONS. CLIENT IS RESPONSIBLE TO REVIEW STRUCTURAL PLANS AND DETAILS FOR COMPLIANCE TO CORROSION ENGINEERS RECOMMENDATIONS PRIOR TO CONSTRUCTION.

## FOUNDATION NOTES

1. REFER TO STRUCTURAL DETAIL SHEETS (SD) FOR TYPICAL CONDITIONS NOT SPECIFICALLY CALLED OUT OR NOTED ON PLANS.
2. ALL DIMENSIONS SHALL BE PER THE CURRENT APPROVED STAMPED SET OF ARCHITECTURAL PLANS. OUR OFFICE SHOULD BE NOTIFIED IMMEDIATELY IF DISCREPANCIES EXIST BETWEEN THE ARCHITECTURAL & STRUCTURAL PLANS.
3. CONSTRUCT CONTINUOUS FOOTINGS AT CORNERS AND INTERSECTIONS PER DETAIL 3/SD1.



CONSULTANT:



PROJ # 25-7850.06

### CONSULTANTS

LANDSCAPE ARCHITECTURE  
MIG, INC.  
109 W. UNION AVENUE  
FULLERTON, CA 92832

CIVIL + SURVEY  
BKF ENGINEERS  
4675 MACARTHUR COURT  
SUITE 400  
NEWPORT BEACH, CA 92660

STRUCTURAL ENGINEERING  
ISE STRUCTURAL ENGINEERS  
27369 VIA INDUSTRIA  
TEMECULA, CA 92590

ELECTRICAL  
BUDLONG  
633 W. 5TH STREET, 26 FLOOR  
LOS ANGELES, CA 90071

## DUARTE PARK TEEN CENTER PATIO

1400 BUENA VISTA ST,  
DUARTE, CA 91010

DATE	REVISION

STAMP



DATE

SEPTEMBER 23, 2025

SUBMITTAL

100% CONSTRUCTION  
DOCUMENTS

CHECKED BY	HER
DRAWN BY	AS
PROJECT NO.	25-7850.06

SHEET TITLE

## FOUNDATION PLAN

SHEET NO.

S1





CONSULTANT:



STRUCTURAL  
ENGINEERS

27369 VIA INDUSTRIAL  
TEMECULA, CA 92590  
TEL 951-696-2822  
WWW.ISEENGINEERS.COM  
SOCAL | NORTCAL | COLORADO

PROJ # 25-7850.06

CONSULTANTS

LANDSCAPE ARCHITECTURE

MIG, INC.

109 W. UNION AVENUE  
FULLERTON, CA 92832

CIVIL + SURVEY

BKF ENGINEERS

4675 MACARTHUR COURT

SUITE 400

NEWPORT BEACH, CA 92660

STRUCTURAL ENGINEERING

ISE STRUCTURAL ENGINEERS

27369 VIA INDUSTRIAL

TEMECULA, CA 92590

ELECTRICAL

BUDLONG

633 W. 5TH STREET, 26 FLOOR  
LOS ANGELES, CA 90071

DUARTE PARK  
TEEN CENTER  
PATIO

1400 BUENA VISTA ST,  
DUARTE, CA 91010

DATE	REVISION

STAMP



DATE

SEPTEMBER 23, 2025

SUBMITTAL

100% CONSTRUCTION  
DOCUMENTS

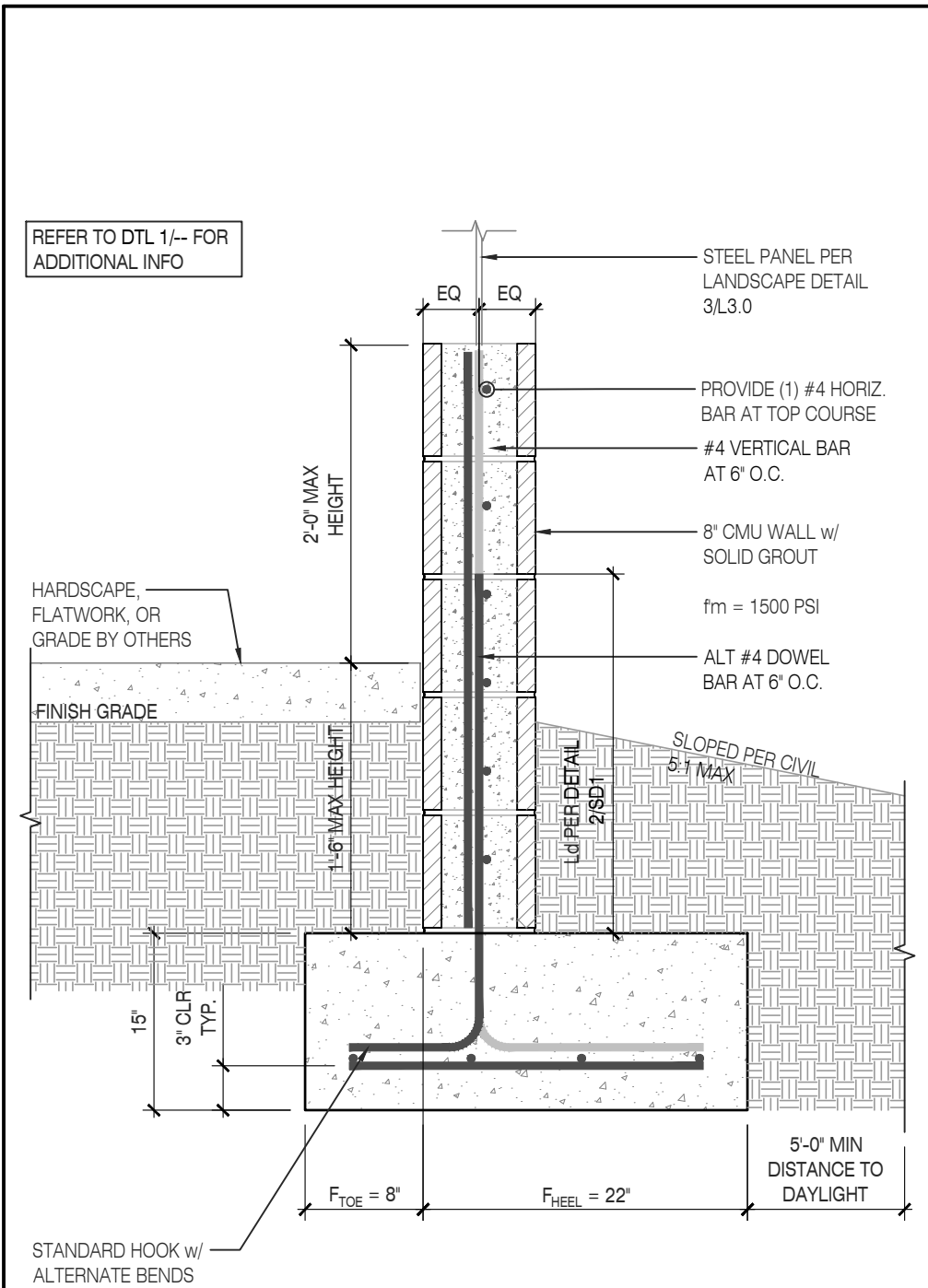
CHECKED BY	HER
DRAWN BY	AS
PROJECT NO.	25-7850.06

SHEET TITLE

FOUNDATION  
DETAILS

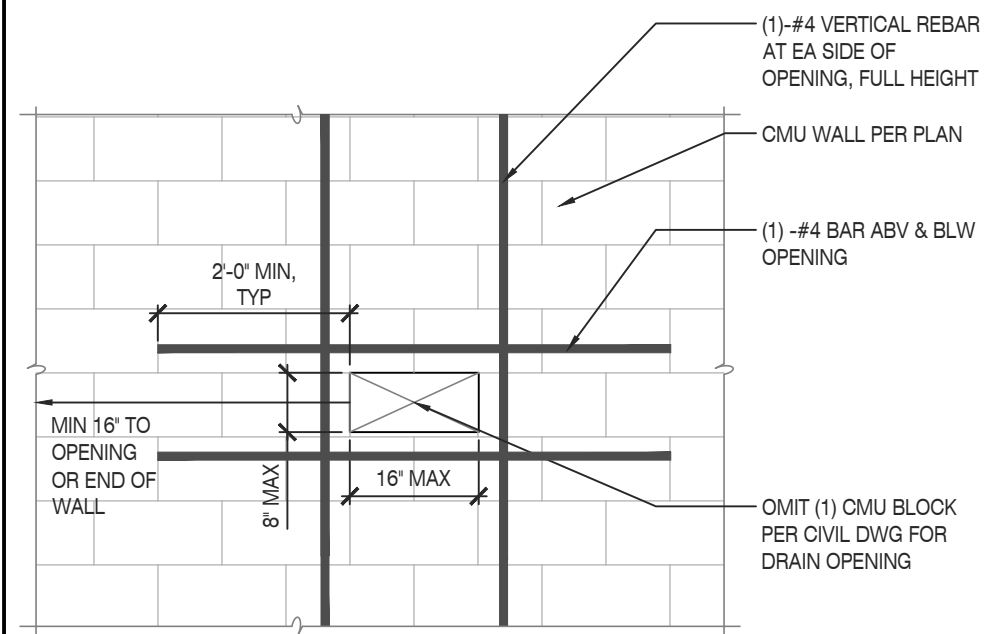
SHEET NO.

SD1.1

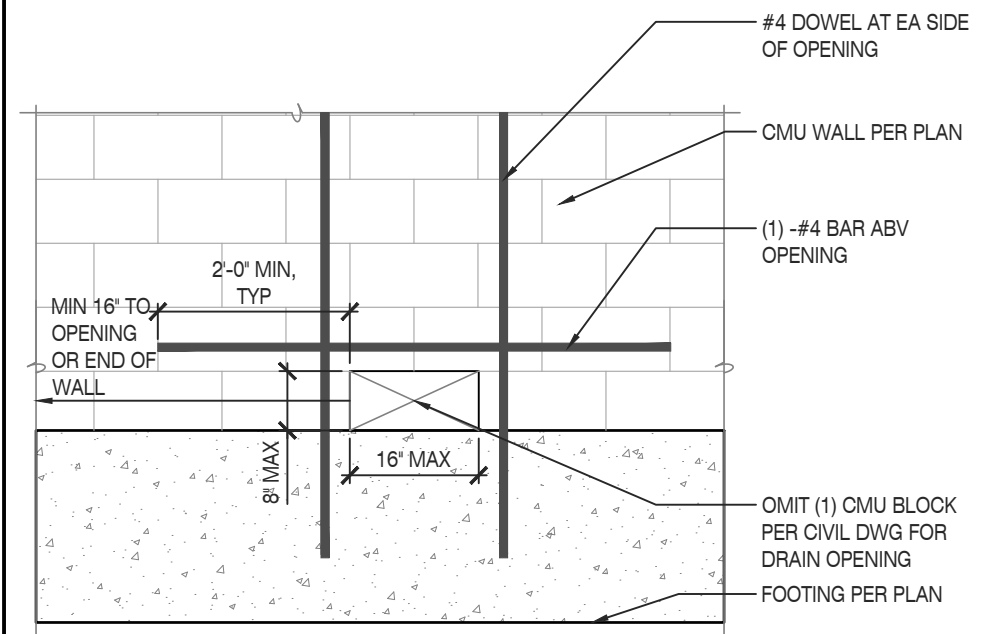


CMU WALL AT STEEL PANEL - RETAINING WALL  
CONDITION  
SCALE: N.T.S.

2



OPENING ABOVE 1ST CMU COURSE



OPENING AT BASE

TYP DRAIN OPENINGS AT STEM

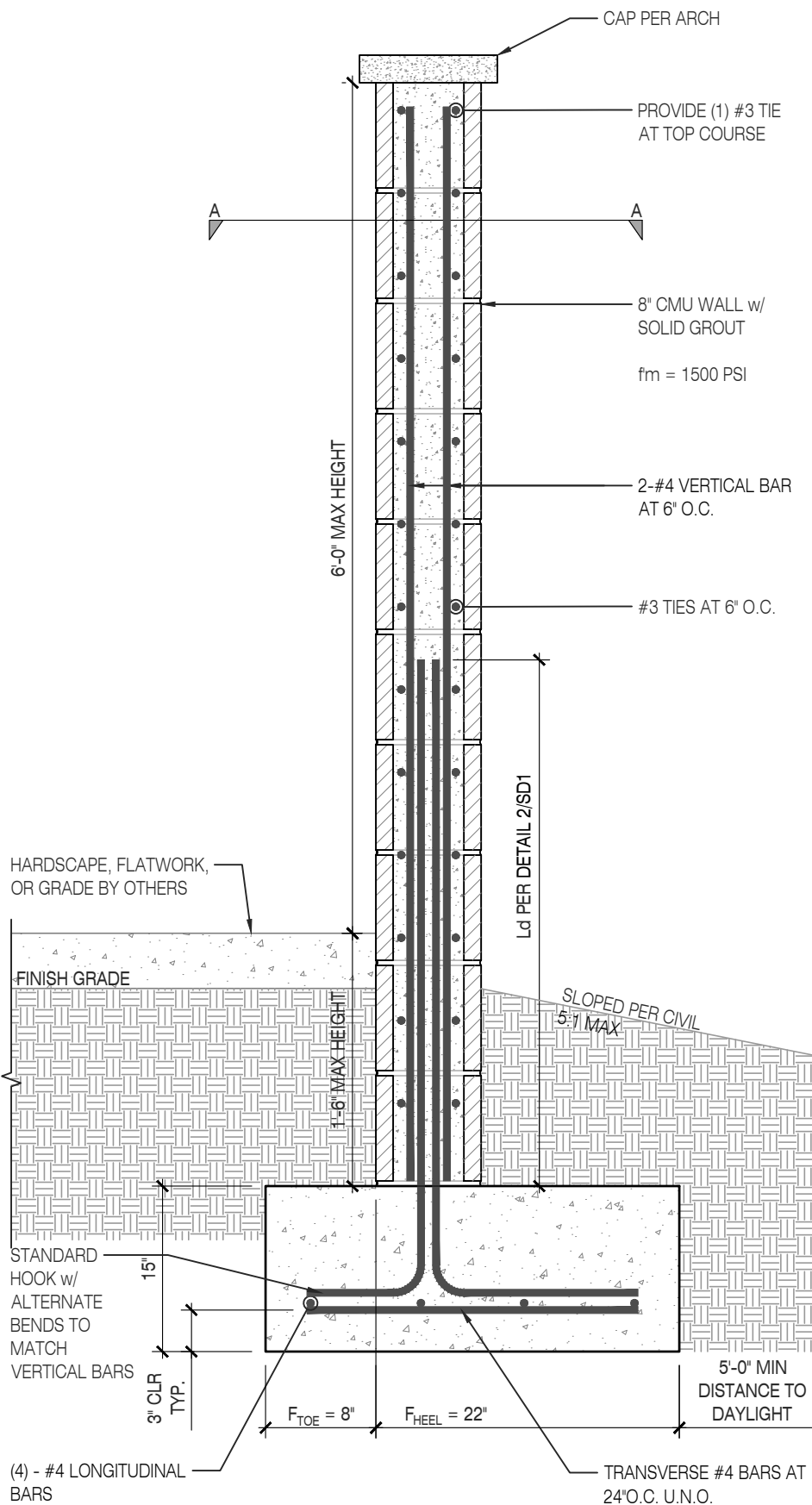
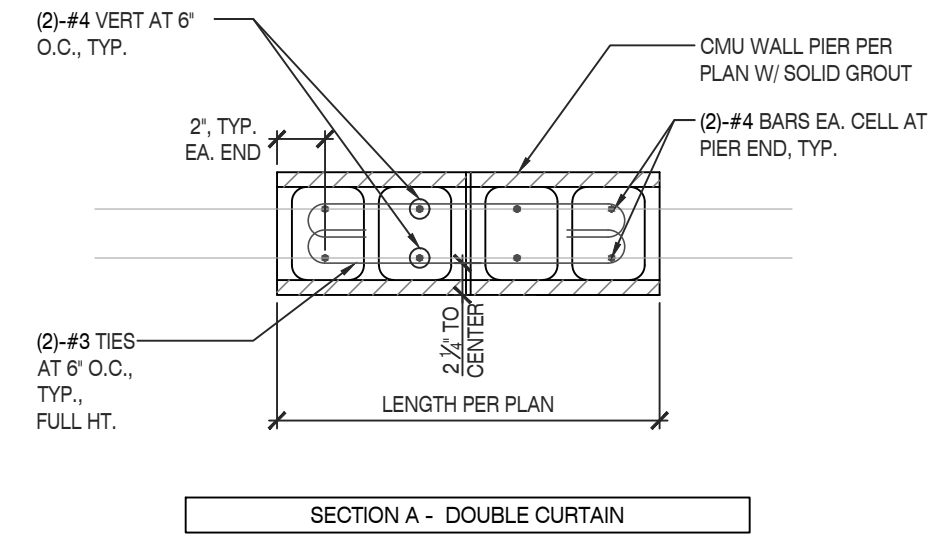
SCALE: N.T.S.

3

TYPICAL CMU PIER - RETAINING WALL CONDITION

SCALE: N.T.S.

1







CONSULTANT:

B

Budlong

An MBE|SBE|DBE|LSBE Firm

Glendale|Downtown LA|Fremont|Camarillo  
W W W . B U D L O N G . C O M  
24-240

CONSULTANTS

LANDSCAPE ARCHITECTURE

MIG, INC.

109 W. UNION AVENUE  
FULLERTON, CA 92832

CIVIL + SURVEY

BKF ENGINEERS

4675 MACARTHUR COURT  
SUITE 400  
NEWPORT BEACH, CA 92660

STRUCTURAL ENGINEERING

ISE STRUCTURAL ENGINEERS

27369 VIA INDUSTRIA  
TEMECULA, CA 92590

ELECTRICAL

BUDLONG

633 W. 5TH STREET, 26 FLOOR  
LOS ANGELES, CA 90071

DUARTE PARK  
TEEN CENTER  
PATIO

1400 BUENA VISTA ST,  
DUARTE, CA 91010

DATE	REVISION

STAMP

REGISTERED PROFESSIONAL ENGINEER

MANAH H. CHRISTIAN

E 22864

9/30/27

STATE OF CALIFORNIA

DATE

SEPTEMBER 23, 2025

SUBMITTAL

100% CONSTRUCTION  
DOCUMENTS

CHECKED BY	XX
DRAWN BY	XX
PROJECT NO.	05622.01

SHEET TITLE

ELECTRICAL  
LEGEND AND  
ABBREVIATIONS

SHEET NO.

E-0.2

CONDUIT/CONDUCTOR TYPE

NOTE: ALL LOW VOLTAGE CABLE TO BE PLENUM RATED.

CONDUCTOR/CABLE TYPES

- D —

DATA SYSTEM CONDUIT RUN 3/4"C, (1) 4-PAIR UTP CAT-6 CABLE U.O.N.
- V —

VOICE SYSTEM CONDUIT RUN 3/4"C, (1) 4-PAIR UTP CAT-6 CABLE U.O.N.
- 5D —

INDICATES DATA SYSTEM CONDUIT RUN WITH (5) 4-PAIR UTP CAT-6 CABLES U.O.N.
- D,T —

3/4"C. RACEWAY WITH ONE CAT-6 DATA CABLE AND ONE CAT-6 TELEPHONE CABLE.
- 2D,2T —

3/4"C. RACEWAY WITH (2)CAT-6 DATA CABLES AND (2) CAT-6 TELEPHONE CABLES.

CONDUIT FILL	
CONDUIT SIZE	MAX # OF CAT-6
3/4"	5
1"	9
1 1/4"	18
1 1/2"	22
2"	35
2 1/2"	55
3"	88

- CONDUIT: EXPOSED IN UNFINISHED AREA; CONCEALED ABOVE CEILING OR IN WALL IN FINISHED AREAS. 3/4"C, U.O.N. NO HASH MARKS, 2#12 AND 1#12 GREEN GROUND WIRES.
- A-1,3,5

←///

HOMERUN TO PANEL "A" CIRCUITS 1,3,5, CROSS LINES INDICATE NUMBER OF #10 IN ADDITION TO 1#10 GREEN GROUND. 3/4"C., U.O.N.
- - - - -

CONDUIT; IN OR BELOW FLOOR OR BELOW GRADE.
- - ● - -

RIGID THREADED CONDUIT WITH SEAL-OFF (CLASS I, DIV.2 CONDITION).
- ———

CONDUIT SYSTEM RISER UP.
- ———

CONDUIT SYSTEM RISER DOWN.
- 3/4"C, 2 #12 & 1 # 12 GROUND U.O.N.
- ///——

3/4"C, 3 #12 & 1 #12 GROUND.
- ///——

3/4"C, 4 #12 & 1 #12 GROUND.
- /////——

3/4"C, 5 #12 & 1 #12 GROUND.
- //////——

3/4"C, 6 #12 & 1 #12 GROUND.
- //////+——

3/4"C, 7 #12 & 1 #12 GROUND.
- //////+——

1"C, 8 #12 & 1 #12 GROUND.

FEEDER SIZES FOR THE STARLINE BUS SYSTEM SHALL BE AS FOLLOWS (U.O.N.):

- 400A

3P

4"C, 4#600KCM, 1#2G
- 250A

3P

2 1/2"C, 4#250KCM, 1#4G
- 100A

3P

1 1/2"C, 4#1, 1#8G
- 60A

3P

1"C, 4#6, 1#8G
- XXX

→

HATCHING ON BUS INDICATES CONNECTION TO THE UPS SYSTEM BUS DESIGNATOR
- 3P-30A

→

BUS SHOWING MODULE AND RESPECTIVE CIRCUIT BREAKER(S)

ELECTRICAL SYMBOLS

LIGHTING SYSTEM

- A

100

INDICATES FIXTURE TYPE A, 100 WATTS. SEE LIGHTING FIXTURE SCHEDULE FOR FIXTURE DESCRIPTION.
- HATCHED PORTION OF LIGHT FIXTURE INDICATES CONNECTION TO THE EMERGENCY POWER SYSTEM.
- OS

OCCUPANCY SENSOR FOR LIGHTING CONTROL, CEILING MOUNTED, DUAL TECHNOLOGY ULTRASONIC - PASSIVE INFRARED PER SPECIFICATIONS. PROVIDE POWER PACKS AS REQUIRED FOR A COMPLETE, APPROVED, OPERATING SYSTEM.
- TS

ASTRONOMICAL TIME CLOCK.
- OCCUPANCY SENSOR FOR LIGHTING CONTROL, WALL MOUNTED, DUAL TECHNOLOGY ULTRASONIC - PASSIVE INFRARED PER SPECIFICATIONS. PROVIDE DUAL SWITCHING CAPACITY PER TITLE 24 WHERE REQUIRED.
- S<sub>0</sub>xx

SINGLE POLE DIMMER SWITCH. SUBSCRIPTS "a" & "b" INDICATE SWITCH LEGS CONTROLLED AND GANGED ASSEMBLY WITH A SWITCH FOR EACH SUBSCRIPT. PROVIDE BARRIER FOR SEPARATION OF EMERGENCY POWER WHERE REQUIRED, +48" TO TOP OF BOX, U.O.N.
- ⊗<sub>X</sub>

EXIT SIGN SHALL BE FURNISHED WHERE SHOWN.

POWER SYSTEM

- DUPLEX RECEPTACLE; 125V, 20 AMP, NEMA 5-20R. +18" U.O.N.
- HH

UNDERGROUND ELECTRICAL HANDHOLE



ELECTRICAL :

26.1.1 SCOPE

- A. FURNISH ALL LABOR AND FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT FOR A COMPLETE AND OPERATING ELECTRICAL SYSTEM AS SHOWN ON THE DRAWINGS AND/OR SPECIFIED HEREINAFTER.
- B. REMOVE ABANDONED CONNECTORS, CABLE, RECEPTACLES, TELEPHONE OUTLETS AND ALL OUTLET BOXES, CONDUIT AND WIRE THROUGHOUT THE ENTIRE AREA.
- C. FURNISH, INSTALL AND CONNECT CONTROL CABLE AND CONNECTORS AS NOTED ON DRAWINGS.

- D. INSTALL AND CONNECT ALL OWNER FURNISHED EQUIPMENT AS NOTED. COORDINATE WITH OWNER BEFORE INSTALLATION.

26.1.2 GENERAL

- A. PROVIDE ALL EQUIPMENT, MATERIAL, LABOR, SERVICE, HOISTING, SUPPORT AND SUPERVISION FOR ALL WORK SHOWN ON THE ELECTRICAL DRAWINGS AND AS SPECIFIED.
- B. THE ENTIRE WORK PROVIDED SHALL BE CONSTRUCTED AND FINISHED IN EVERY RESPECT IN A WORKMANLIKE AND SUBSTANTIAL MANNER. FURNISH AND INSTALL ALL WORK AS MAY BE NECESSARY TO COMPLETE THE SYSTEMS IN ACCORDANCE WITH THE BEST TRADE PRACTICE AND TO THE SATISFACTION OF THE OWNER. THE ENTIRE INSTALLATION SHALL BE READY IN EVERY RESPECT FOR SATISFACTORY AND EFFICIENT OPERATION WHEN COMPLETE.
- C. THE DRAWINGS SHOW VARIOUS CONDUIT AND WIRING SYSTEMS SCHEMATICALLY AND PROVIDE CIRCUIT NUMBERS FOR REFERENCE ONLY. BALANCE ALL PANELBOARDS AND RECORD ALL CIRCUIT NUMBERS ON AS-BUILT DRAWINGS.
- D. SUBMIT A SINGLE GUARANTEE STATING THAT ALL PORTIONS OF THE WORK ARE IN ACCORDANCE WITH CONTRACT REQUIREMENTS. GUARANTEE ALL WORK AGAINST FAULTY AND IMPROPER MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY THE OWNER EXCEPT THAT WHERE GUARANTEES OR WARRANTIES FOR LONGER TERMS ARE SPECIFIED BY CONTRACT, SUCH LONGER TERM SHALL APPLY. AT NO ADDITIONAL COST TO THE OWNER, WITHIN 24HOURS AFTER NOTIFICATION, CORRECT ANY DEFICIENCIES WHICH OCCUR DURING THE GUARANTEE PERIOD, ALL TO THE SATISFACTION OF THE OWNER.
- E. PROVIDE ALL MATERIAL AND EQUIPMENT AND MAKE THE FINAL CONNECTIONS TO ALL EQUIPMENT.

26.1.3 CODES AND PERMITS

- A. ALL WORK SHALL BE DONE IN FULL COMPLIANCE WITH THE CALIFORNIA ELECTRIC CODE AND ALL LOCAL CODES OR ORDINANCES HAVING JURISDICTION.
- B. ALL EQUIPMENT AND MATERIALS SHALL BE NEW EXCEPT WHERE SPECIFICALLY NOTED TO BE REUSED AND LISTED BY THE UNDERWRITER'S LABORATORIES, INC., MANUFACTURED IN ACCORDANCE WITH ASME, NEMA ANSI OR IEEE STANDARDS, AND APPROVED BY ALL AUTHORITIES HAVING JURISDICTION.
- C. SECURE AND PAY FOR ALL NECESSARY APPROVALS, PERMITS, INSPECTIONS, ETC., AND DELIVER THE OFFICIAL RECORDS OF THE GRANTING OF PERMITS TO THE OWNER WITHOUT ADDITIONAL COST TO THE OWNER.

26.1.4 COORDINATION

- A. COORDINATE THE WORK OF THIS SECTION WITH THE WORK OF OTHER SECTIONS IN AMPLE TIME FOR THE PROPER INSTALLATION AND CONNECTION AND FOR THE PROVISION OF ALL OPENINGS REQUIRED IN FLOORS AND WALLS.
- B. CAREFULLY CHECK SPACE REQUIREMENTS WITH OTHER TRADES TO INSURE THAT ALL EQUIPMENT AND MATERIALS CAN BE INSTALLED IN THE SPACES ALLOTTED THERETO. INSTALL ALL WORK TO AVOID OBSTRUCTIONS AND TO PRESERVE HEADROOM AND CEILING HEIGHT REQUIREMENTS.
- C. CAREFULLY CHECK THE DOCUMENTS WITH OTHER TRADES TO ASCERTAIN THE REQUIREMENTS OF ANY MATERIALS OR EQUIPMENT BEING FURNISHED AND/OR INSTALLED BY THAT SECTION AND PROVIDE THE PROPER INSTALLATION AND/OR CONNECTIONS INCLUDING ANY CONTROL WIRING REQUIRED.
- D. BEFORE FABRICATION AND INSTALLATION OF SPECIAL SYSTEM OUTLETS VERIFY THE FINAL DESIRED LOCATION OF EQUIPMENT WITH OWNER.

26.1.5 CLEANING PREMISES

- A. THE CONTRACTOR SHALL KEEP ALL PARTS OF THE BUILDING AND SITE FREE FROM ANY ACCUMULATIONS OF RUBBISH OR WASTE MATERIALS CAUSED BY HIS WORKMEN, AND SHALL REMOVE SUCH ACCUMULATIONS FROM THE BUILDING, SITE AND PROPERTY. JOB SITE SHALL BE CLEANED AT THE END OF EACH WORKING DAY.

26.1.6 RECORD DRAWINGS

- A. KEEP UP TO DATE, A COMPLETE SET OF DRAWINGS WITH RED MARK TO INDICATE ANY CHANGES FROM THE ORIGINAL DRAWINGS. UPON COMPLETION OF THE INSTALLATION, FURNISH A COMPLETE SET OF MARKED UP DRAWINGS AS "RECORD DRAWINGS".THESE DRAWINGS SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL. AFTER APPROVAL THEY SHALL BECOME THE PROPERTY OF THE OWNER. FINAL PAYMENT WILL BE WITHHELD UNTIL RECEIPT OF THE APPROVED DRAWINGS.

26.1.7 PROTECTION & SAFEGUARDS

- A. THE CONTRACTOR SHALL ERECT AND MAINTAIN SUITABLE BARRIERS, PROTECTIVE DEVICES, LIGHTS AND WARNING SIGNS WHERE REQUIRED FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES ABOUT THE BUILDING. HE SHALL BE FULLY RESPONSIBLE FOR ANY LOSS OR INJURY TO PERSONS OR PROPERTY RESULTING FROM HIS NEGLIGENCE OF THESE PRECAUTIONS, HIS OWN CARELESSNESS, OR THE CARELESSNESS OR NEGLIGENCE OF HIS EMPLOYEES, OR HIS SUB-CONTRACTOR AND/OR THEIR EMPLOYEES.

26.1.8 SHOP DRAWINGS

- A. WITHIN THIRTY (30) DAYS AFTER AWARD OF THE GENERAL CONTRACT, THE CONTRACTOR SHALL SUBMIT DIGITAL PDF OF ALL REQUIRED SHOP DRAWINGS AND BROCHURES. SHOP DRAWINGS AND BROCHURES WILL BE REQUIRED FOR THE FOLLOWING EQUIPMENT. SWITCHBOARDS, PANELBOARDS, CIRCUIT BREAKERS, LIGHT FIXTURES AND ANY SPECIAL EQUIPMENT. EQUIPMENT INSTALLED WITHOUT APPROVAL THEREOF SHALL BE DONE AT THE RISK OF THE CONTRACTOR AND THE COST FOR REMOVAL OF SUCH EQUIPMENT OR RELATED WORK WHICH IS JUDGED UNSATISFACTORY FOR ANY REASON SHALL BE AT THE EXPENSE OF THIS CONTRACTOR.

26.1.9 EXISTING CONDITIONS

- A. BEFORE SUBMITTING BID BECOME THOROUGHLY FAMILIAR WITH ACTUAL EXISTING CONDITIONS AT THE BUILDING AND OF THE PRESENT INSTALLATIONS TO WHICH CONNECTIONS MUST BE MADE OR WHICH MUST BE CHANGED OR ALTERED. THE INTENT OF THE WORK IS SHOWN ON THE DRAWINGS AND DESCRIBED HEREINAFTER AND NO CONSIDERATION WILL BE GRANTED BY REASON OF LACK OF FAMILIARITY ON THE PART OF THE CONTRACTOR WITH ACTUAL PHYSICAL CONDITIONS AT THE SITE.
- B. WHERE SPECIFICALLY CALLED FOR ON THE DRAWING OR WHEN PERMISSION IS SPECIFICALLY GIVEN BY THE OWNER, EXISTING EQUIPMENT AND MATERIAL MAY BE REUSED. SALVAGEABLE MATERIAL, UNLESS OTHERWISE INSTRUCTED BY HE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE REMOVED FROM THE SITE.

26.1.10 CUTTING & PATCHING

- A. THE CONTRACTOR SHALL DO ALL DRILLING, CUTTING, AND PATCHING OF GENERAL CONSTRUCTION WORK EXISTING OR NEW, ROUGH FINISH AND TRIM WHICH MAY BE REQUIRED FOR THE INSTALLATION OF ALL OF HIS WORK. ALL PATCHING SHALL BE OF THE SAME MATERIALS, WORKMANSHIP AND FINISH AS THE ORIGINAL WORK, AND SHALL ACCURATELY MATCH ALL SURROUNDING WORK.

26.1.11 GROUNDING SYSTEM

- A. ALL ELECTRICAL EQUIPMENT AND SYSTEMS SHALL BE GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND TITLE 24, CALIFORNIA ADMINISTRATIVE CODE, PART 3. SERVICE ENTRANCE EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE UTILITY COMPANY'S REQUIREMENTS.
- B. GROUNDING SHALL BE AS INDICATED ON THE DRAWINGS AND BONDED TO THE COLD WATER PIPING SYSTEM.
- C. PROVIDE A GROUNDING CONDUCTOR, WHICH SHALL BE IN ADDITION TO THE THE CIRCUIT CONDUCTORS INDICATED, IN EACH NONMETALLIC CONDUIT USED FOR LIGHTING AND POWER CIRCUITS.
- D. ALL SYSTEM GROUNDING CONDUCTORS SHALL BE COPPER. ALL GROUND CONNECTIONS SHALL BE ACCESSIBLE AND MADE WITH COPPER ALLOY FITTINGS.

26.1.12 PANELBOARDS

- A. ALL EXISTING PANELBOARDS ARE TO REMAIN. CONTRACTOR IS REQUIRED TO UPDATE THE PANEL DIRECTORY TO REFLECT THE CHANGES MADE ON PANEL LOADS.

26.1.13 WIRING DEVICES

- A. THE CATALOG NUMBERS OF ALL WIRING DEVICES, UNLESS OTHERWISE SPECIFIED ARE THOSE OF THE HUBBELL COMPANY, OR AS NOTED TO ESTABLISH THE QUALITY DESIRED. EQUAL EQUIPMENT BY GENERAL ELECTRIC, BRYANT, SIERRA, SLATER, LEVITON OR A&H WILL BE ACCEPTABLE.
- B. FURNISH AND INSTALL WALL SWITCHES AT EACH LOCATION INDICATED ON THE DRAWINGS. WHERE MORE THAN ONE SWITCH OCCURS AT THE SAME LOCATION, THEY SHALL BE INSTALLED UNDER A MULTIPLE GANG PLATE. SWITCH HANDLE SHALL BE WHITE COLOR. SWITCHES HANDLES SHALL BE WHITE COLOR. SWITCHES SHALL BE A.C. QUIET TYPE RATED 20 AMPERES AT 120 AND/OR 277 VOLTS. - n-LIGHT CONTROLS OR EQUIVALENT.
- C. FURNISH AND INSTALL CONVENIENCE RECEPTACLE AT EACH LOCATION INDICATED ON THE DRAWINGS. RECEPTACLE SHALL BE HUBBELL, LEVITON OR EQUIVALENT.

26.1.14 OUTLET BOXES

- A. JUNCTION BOXES SHALL BE 4 BY 4 BY 2-1/8 INCHES DEEP WITH COVERS UNLESS OTHERWISE NOTED OR REQUIRED BY CODE. JUNCTION BOXES ABOVE SUSPENDED CEILINGS FOR LIGHTING AND FOR DATA/COMMUNICATION SYSTEMS SHALL BE 4-11/16 BY 2-1/8 INCHES DEEP MINIMUM, TO BE INSTALLED ADJACENT TO RECESSED FIXTURE IN SUCH MANNER AS TO BE ACCESSIBLE THROUGH THE OPENING IN THE CEILING IN WHICH THE FIXTURE IS INSTALLED.

26.1.15 LIGHTING FIXTURES

- A. FURNISH AND INSTALL UNDERWRITERS LABORATORIES, INC. LISTED LIGHTING FIXTURES AS INDICATED ON DRAWINGS.
- B. ALL FIXTURES SHALL BE FURNISHED COMPLETE WITH LAMPS.
- C. THIS CONTRACTOR SHALL FURNISH AND INSTALL ALL FIXTURE SUPPORTS FOR ALL FIXTURES.

26.1.16 CONDUIT, EMT AND FITTINGS

- A. RACEWAYS LARGER THAN 3-INCH SHALL BE GALVANIZED RIGID STEEL UNLESS OTHERWISE SPECIFIED.
- B. RIGID METAL RACEWAYS SHALL BE INSTALLED IN WET LOCATIONS, IN OR UNDER CONCRETE SLABS ON GRADE WITH OR WITHOUT VAPOR BARRIER, IN CONCRETE WALLS AND COLUMNS, IN CONCRETE SLABS, WALLS AND COLUMNS EXPOSED TO THE WEATHER WITH OR WITHOUT VAPOR BARRIERS; WHERE EXPOSED IN AREAS OPEN TO THE WEATHER, WHERE EXPOSED ON WALLS AND COLUMNS UP 6 FEET ABOVE THE FLOOR, EXCEPT IN ELECTRICAL OR TELEPHONE RISER CLOSETS; AND IN MECHANICAL ROOMS IN SIZES LARGER THAN 1-IN UP TO 7-FEET 0 INCHES ABOVE FINISHED FLOOR.

- C. ELECTRICAL METALLIC TUBING IN SIZES UP TO 3-INCH MAY BE INSTALLED IN INTERIOR SPACES WHERE RIGID RACEWAY IS NOT REQUIRED, AND WHERE PERMITTED BY THE LOCAL CODE AUTHORITIES HAVING JURISDICTION.

- D. JOIN ELECTRICAL METALLIC TUBING WITH WATERTIGHT STEEL COMPRESSION TYPE THREADLESS FITTINGS THROUGHOUT. USE CONNECTORS OF FACTORY PRE INSULATED TYPE IN ALL SIZES. EMT FITTINGS USING SET SCREWS ARE NOT ACCEPTABLE. EMT CONNECTIONS SHALL BE OF MALLEABLE IRON OR STEEL.

- E. FLEXIBLE RACEWAY SHALL BE STEEL AND SHALL BE USED FOR REMOVABLE LIGHTING FIXTURES IN FURRED CEILING SPACES AND AT LOCATIONS AS SHOWN. USE FACTORY PRE INSULATED FITTINGS OF THE TYPE APPROVED AS GROUNDING CONNECTORS. PROVIDE GROUNDING WIRE IN ALL NON-LIQUID TIGHT FLEXIBLE RACEWAY SIZED ACCORDING TO CODE. MAXIMUM LENGTH OF FLEXIBLE RACEWAYS SHALL BE 6-FEET.

- F. SURFACE RACEWAY SHALL BE WIREMOLD. PROVIDE DIVIDER WHERE SHOWN FOR COMBINATION POWER & DATA/COMM.

26.1.17 CONDUCTORS

- A. ALL CONDUCTORS SHALL BE COPPER WITH THHN 90 DEGREE C INSULATION.

- B. CONDUCTORS SHALL BE CONTINUOUS FROM OVER-CURRENT PROTECTIVE DEVICE TO TERMINAL OR FARTHEST OUTLET. NO JOINTS SHALL BE MADE EXCEPT IN PULL, JUNCTION OR OUTLET BOXES.

- C. JOINTS IN WIRES SMALLER THAN NO.6 SHALL BE MADE WITH IDEAL SUPER WIRE NUTS OR SCOTCH TYPE "R", "Y" OR "B" SPRING CONNECTORS. JOINTS IN WIRES NO. 6 AND LARGER SHALL BE MADE WITH APPROVED SOLDERLESS CONNECTORS. ALL JOINTS IN CABLES NO. 6 AND LARGER SHALL BE INSULATED AND TAPED.

- D. NEUTRAL CONDUCTORS SHALL NOT BE BROKEN AT ANY DUPLEX RECEPTACLE, LIGHTING FIXTURE OR SIMILAR WIRING DEVICE IN MULTI-WIRE (3 WIRE OR 4 WIRE) CIRCUITS. GROUNDED NEUTRAL SHALL NOT DEPEND ON DEVICE CONNECTIONS FOR CONTINUITY. NEUTRAL WIRES CAN BE SPliced TOGETHER WITH PIGTAIL TO NEUTRAL TERMINAL ON RECEPTACLE, LIGHTING FIXTURE OR SIMILAR DEVICE. IF DEVICE OR FIXTURE IS REMOVED, NEUTRAL WILL REMAIN CONTINUOUS.

26.1.18 EQUIPMENT CONNECTIONS

- A. MAKE CONNECTIONS TO ALL MOTORS, MOTOR CONTROLLERS AND ELECTRICALLY OPERATED EQUIPMENT WHETHER FURNISHED AS A PART OF THIS CONTRACT OR FURNISHED BY THE OWNER FOR INSTALLATION UNDER THIS CONTRACT. FURNISH AND INSTALL ALL CONDUITS AND CONDUCTORS REQUIRED FOR THESE CONNECTIONS AND FOR CONTROL WIRING AS INDICATED BY ELECTRICAL IN OTHER SECTIONS.

26.1.19 DISCONNECT SWITCHES AND CONTROL WIRING

- A. FURNISH AND INSTALL HORSE POWER RATED DISCONNECT SWITCHES FOR ALL MOTORS, CONTROL CIRCUITS AND OTHER ELECTRICAL EQUIPMENT AS REQUIRED BY CODE WHETHER OR NOT SHOWN ON THE DRAWINGS. A DISCONNECT SWITCH SHALL BE LOCATED WITHIN SIGHT FROM THE CONTROLLER DISCONNECT LOCATION. WHERE A MOTOR IS NOT WITHIN SIGHT FROM THE CONTROLLER DISCONNECT LOCATION AN ADDITIONAL DISCONNECTING SWITCH SHALL BE PROVIDED WITHIN SIGHT OF THE MOTOR LOCATION.

- B. THE ELECTRICAL CONTRACTOR SHALL VERIFY WITH THE MECHANICAL CONTRACTOR FOR ITEMS, DEVICES OR EQUIPMENT THAT THE ELECTRICAL CONTRACTOR IS TO FURNISH, INSTALL AND/OR CONNECT FOR THE HEATING, VENTILATING, AIR CONDITIONING AND PLUMBING SYSTEM DEVICES UNDER THIS CONTRACT.



CONSULTANT:



CONSULTANTS

LANDSCAPE ARCHITECTURE  
MIG, INC.

109 W. UNION AVENUE  
FULLERTON, CA 92832

CIVIL + SURVEY  
BKF ENGINEERS  
4675 MACARTHUR COURT  
SUITE 400  
NEWPORT BEACH, CA 92660

STRUCTURAL ENGINEERING  
ISE STRUCTURAL ENGINEERS  
27369 VIA INDUSTRIA  
TEMECULA, CA 92590

ELECTRICAL  
BUDLONG  
633 W. 5TH STREET, 26 FLOOR  
LOS ANGELES, CA 90071

DUARTE PARK  
TEEN CENTER  
PATIO

1400 BUENA VISTA ST,  
DUARTE, CA 91010

DATE	REVISION

STAMP



DATE

SEPTEMBER 23, 2025

SUBMITTAL

100% CONSTRUCTION  
DOCUMENTS

CHECKED BY	XX
DRAWN BY	XX
PROJECT NO.	05622.01

SHEET TITLE

ELECTRICAL  
SPECIFICATIONS

SHEET NO.

E-0.3



CONSULTANT:

B

Budlong

An MBE|SBE|DBE|LSBE Firm  
Glendale|Downtown LA|Fremont|Camarillo  
W W W . B U D L O N G . C O M  
24-240

CONSULTANTS  
LANDSCAPE ARCHITECTURE  
MIG, INC.  
109 W. UNION AVENUE  
FULLERTON, CA 92832

CIVIL + SURVEY  
BKF ENGINEERS  
4675 MACARTHUR COURT  
SUITE 400  
NEWPORT BEACH, CA 92660

STRUCTURAL ENGINEERING  
ISE STRUCTURAL ENGINEERS  
27369 VIA INDUSTRIA  
TEMECULA, CA 92590

ELECTRICAL  
BUDLONG  
633 W. 5TH STREET, 26 FLOOR  
LOS ANGELES, CA 90071

DUARTE PARK  
TEEN CENTER  
PATIO

1400 BUENA VISTA ST,  
DUARTE, CA 91010

DATE	REVISION

STAMP

REGISTERED PROFESSIONAL ENGINEER

MANAH H. CHRISTIAN

E 22864

9/30/27

SEAL OF THE STATE OF CALIFORNIA

DATE  
SEPTEMBER 23, 2025

SUBMITTAL  
  
100% CONSTRUCTION  
DOCUMENTS

CHECKED BY	XX
DRAWN BY	XX
PROJECT NO.	05622.01

SHEET TITLE  
ELECTRICAL  
PANEL SCHEDULE  
AND LIGHT FIXTURE  
SCHEDULE

SHEET NO.  
E-0.4

PANEL: B										120/208 VOLT, 3 PH, 4W										225 AMP COPPER BUS									
LOCATION:										(PANEL TO HAVE BOLT-ON BREAKERS)										MAIN: LUGS ONLY									
MOUNTING: SURFACE FLUSH STANDING										LOAD: 66.0 KVA 201 AMPS																			
CK #	NT	VA LOAD			LOAD DESCRIPTION	OUTLETS			CKT BKR	P	A	CKT BKR	A	P	L	R	O	LOAD DESCRIPTION	VA LOAD			CK #							
		LINE A	LINE B	LINE C		LINE A	LINE B	LINE C											LINE A	LINE B	LINE C								
1		1200			EXISTING LOAD - PLUG				1	20		20	1					EXISTING LOAD - PLUG	1200			2							
3			1200		EXISTING LOAD - PLUG				1	20		20	1					EXISTING LOAD - PLUG		1200		4							
5				1200	EXISTING LOAD - PLUG				1	20		20	1					EXISTING LOAD - AC UNIT			1200	6							
7	1200				EXISTING LOAD - IRRIGATION CONTROLLER				1	20		30	1					EXISTING LOAD - AIR HANDLER	1800			8							
9			1800		EXISTING LOAD - AIR HANDLER				1	30		30	1					EXISTING LOAD - AIR HANDLER		1800		10							
11				1800	EXISTING LOAD - AIR HANDLER				1	30		30	1					EXISTING LOAD - AIR HANDLER			1800	12							
13	1800				EXISTING LOAD - EXHAUST FAN				1	30		20	1					EXISTING LOAD	1200			14							
15			900		EXISTING LOAD - EXHAUST FAN				1	15		20	1					EXISTING LOAD		1200		16							
17					SPARE				1	20		20	1					SPARE			1200	18							
19	1.	720			PATIO AREA RECEPTACLES				1	20		20	1					EXISTING LOAD - COMPUTER ROOM	1200			20							
21	1.		1187		PATIO AREA LIGHTING				1	20		20	1					EXISTING LOAD - PLUGS		1200		22							
23					SPACE							20	1					EXISTING LOAD - PLUGS			1200	24							
25					SPACE							30	3					EXISTING LOAD - CONDENSOR UNIT	1801.3			26							
27			2340		EXISTING LOAD				2	30		-	-	-	-			-		1801.3		28							
29				2340	-	-	-	-	-	-	-	-	-	-	-			-			1801.3	30							
31	1801.3				EXISTING LOAD - CONDENSOR UNIT				3	30		30	3					EXISTING LOAD - CONDENSOR UNIT	1801.3			32							
33			1801.3		-	-	-	-	-	-	-	-	-	-	-			-		1801.3		34							
35				1801.3	-	-	-	-	-	-	-	-	-	-	-			-			1801.3	36							
37	1801.3				EXISTING LOAD - CONDENSOR UNIT				3	30		30	3					EXISTING LOAD - CONDENSOR UNIT	1801.3			38							
39			1801.3		-	-	-	-	-	-	-	-	-	-	-			-		1801.3		40							
41				1801.3	-	-	-	-	-	-	-	-	-	-	-			-			1801.3	42							
		8522.6	11030	8942.6	SUB - TOTALS										SUB - TOTALS 10804 10804 10804														
NOTE: 1. PROVIDE MATCHING CIRCUIT BREAKER FOR PROPOSED CIRCUIT										LINE TOTALS: 19326 21833 19746																			
2.										LCL ADDER 0 2251.6 2836.6																			
3.										TOTAL VA PER PHASE 19326 24085 22583																			
4.										LINE AMPS 161 201 188																			

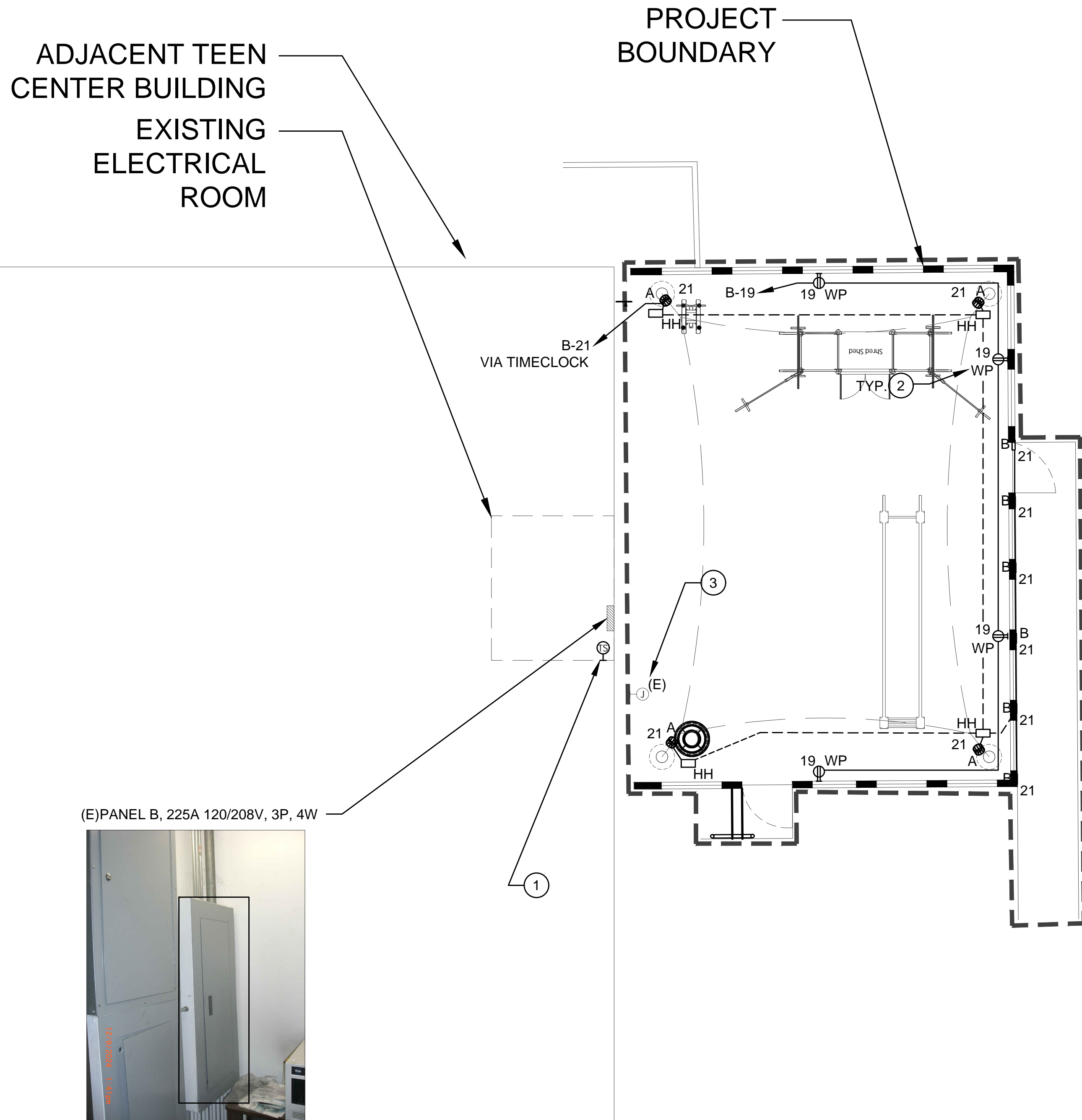
LIGHTING FIXTURE SCHEDULE									
TYPE	MANUFACTURER & MODEL NUMBER	MOUNTING	SOURCE COLOR TEMP LUMENS	WATTS	SYSTEM INPUT WATTS	VOLTAGE	DIMMING	DESCRIPTION	NOTES
A	SELUX - OLML-F80-SB-2G105-40-UNV-DM	SHADE SAIL POLE MOUNTED	4,000K CCT 3,941 LUMENS	46W	46W	120	0-10V	LED FLOOD LIGHT 78 DEGREE OPTIC ADJUSTABLE HEAD / CONTRACTOR TO ADVISE LEAD WIRE NEEDED TO BOTTOM OF EXISTING POLE	
B	HEW - S10-H-L3-8-40-FTG-FINISH-DIM-VOLT	RECESSED WALL MOUNTED	4,000K CCT 530 LUMENS	13.8W	13.8W	120	0-10V	RECESSED LED STEP LIGHT FROSTED TEMPERED GLASS .188 THICK / 10IN BY 5IN TALL HOODED STEPLIGHT	

- GENERAL NOTES:
- PROVIDE ALL LIGHTING FIXTURES AS SHOWN COMPLETE WITH LAMPS, WIRED, CONTROLLED AND SECURELY ATTACHED TO SUPPORTS.
  - PROVIDE UL LISTED DRIVERS OR SCOKETS WITH MANUFACTURER LABEL LISTED PER THE INPUT SYSTEM WATTS AS INDICATED ON THE LIGHTING FIXTURE SCHEDULE.
  - THE LIGHTING FIXTURES AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE FOLLOWING:  
A. UNDERWRITERS LABORATORIES (UL)  
B. CALIFORNIA ELECTRICAL CODE (CEC)  
C. LOCAL BUILDING AND LIFE SAFETY CODE AGENCIES.  
D. LM-79-08, LM-80-08, TM-21-11, AND TITLE 20 LISTED
  - ALL FIXTURES AND WORKMANSHIP SHALL BE GUARANTEED FREE OF DEFECTS AND FULLY OPERATIONAL. ANY FIXTURES OR WORKMANSHIP FOUND TO BE DEFECTIVE DURING THE WARRANTY PERIOD WILL BE EITHER FIXED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
  - PROVIDE ADEQUATE AND STURDY SUPPORT FOR EACH LIGHTING FIXTURE OR POLE LIGHT ASSEMBLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE WEIGHT AND MOUNTING METHOD OF ALL FIXTURES AND FURNISH AND INSTALL SUITABLE SUPPORTS OR BASE FOOTINGS. FIXTURE MOUNTING ASSEMBLIES SHALL COMPLY WITH ALL LOCAL SEISMIC CODES AND REGULATIONS.  
NOTE: CONTRACTOR SHALL REFER TO ARCHITECTURAL OR STRUCTURAL DRAWINGS FOR FOOTING REQUIREMENTS.
  - PROVIDE ALL LIGHT FIXTURES EQUIPPED WITH COMPATIBLE DIMMING DRIVERS PER THE LIGHTING CONTROLS SYSTEM.
  - PROVIDE UL924 DEVICES FOR ALL EMERGENCY FIXTURES. ALL LIGHTING FIXTURES EQUIPPED WITH EMERGENCY BATTERY BACK-UP SHALL BE PROVIDED WITH A UN-SWITCHED HOT WIRE PER MANUFACTURER DIRECTIONS.
  - AT THE COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL CLEAN LENSES AND REFLECTORS OF ALL LIGHT FIXTURES SO AS TO RENDER THEM FREE OF ANY MATERIAL, SUBSTANCE OR FILM FOREIGN TO THE FIXTURE. BLEMISHED, DAMAGED OR UNSATISFACTORY FIXTURES SHALL BE REPLACED IN A SATISFACTORY MANNER.
  - CONTRACTOR SHALL CONFIRM ALL LIGHT FIXTURE VOLTAGES WITH LIGHTING PLANS AND LIGHTING PANEL SCHEDULES.
  - PROVIDE ALL FINISHES FOR ALL LIGHT FIXTURES PER THE ARCHITECTS FINAL SELECTION.





**811 or 800-422-4133**



# ELECTRICAL REMODEL SITE PLAN

SCALE: 1/8"=1'-0"

1

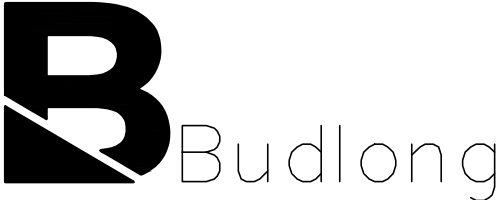
## E-2.1

## GENERAL NOTES

- THE CONTRACTOR SHALL VISIT THE PROJECT SITE TO VERIFY ALL EXISTING CONDITIONS IN RELATION TO THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS. ANY DISCREPANCIES NOTED BETWEEN THE EXISTING CONDITIONS AND THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMITTING OF BIDS.
- B. SCHEDULING AND PHASING FOR DEMOLITION WORKS SHALL BE UNDERTAKEN WITH MINIMAL DISRUPTIONS ON THE OPERATIONS ON THE ELECTRICAL SYSTEMS OF THE AREAS/BUILDINGS/ROOMS NOT INCLUDED IN THE PROJECT SCOPE OF WORK.
- C. EQUIPMENT SHOWN IN THE DRAWINGS TO BE REMOVED SHALL BE TAKEN OUT FROM THE SITE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND ENVIRONMENTAL REGULATIONS. EQUIPMENT REQUIRED TO BE TURNED OVER TO THE OWNER SHALL BE PLACED IN A LOCATION ACCEPTABLE TO THE OWNER.
- D. CONTRACTOR TO FIELD VERIFY EXISTING CONDITION PRIOR TO START OF ANY DEMOLITION WORK AND REPORT ANY DISCREPANCIES NOTED TO THE ENGINEER-ON-RECORD (EOR).
- E. CONTRACTOR TO DISCONNECT AND REMOVE ALL ELECTRICAL DEVICES AS SHOWN ON PLANS. DISCONNECT AND REMOVE THE EXISTING EQUIPMENT INCLUDING THE ASSOCIATED CONDUIT AND WIRING BACK TO SOURCE.
- F. MAINTAIN CONTINUITY OF EXISTING EQUIPMENT, DEVICES, CONDUIT AND WIRING TO REMAIN. PROVIDE NEW CONDUIT AND WIRING TO EXTEND EXISTING CIRCUITS AS MAY BE REQUIRED.
- G. DISCONNECT, REMOVE AND RELOCATE ANY BRANCH CIRCUIT CONDUITS THAT ARE IN CONFLICT WITH NEW CONSTRUCTION WORK. THE CONTINUITY OF ANY PART OF THE CIRCUITS TO REMAIN SHALL BE MAINTAINED AND KEEP IN OPERABLE CONDITION.
- H. PROTECT EXISTING ELECTRICAL EQUIPMENT AND INSTALLATION SHOWN TO TO REMAIN. IF DAMAGED WHILE UNDERTAKING THE WORK, REMOVE THE DAMAGED SYSTEM OR EQUIPMENT AND REPLACE REPLACE WITH THE SAME OR EQUIVALENT PRODUCT OF EQUAL CAPACITY AND TECHNICAL SPECIFICATIONS
- I. WHEN NEW WORK INTERFERES WITH EXISTING EQUIPMENT OR SYSTEM WORK OR OTHER TRADES, DISCONNECT, REMOVE AND RELOCATE SAID EQUIPMENT OR SYSTEM WITHOUT INCURRING ADDITIONAL COST ON THE PART OF THE OWNER.
- J. IN THE PROCESS OF REMOVING WIRING DEVICES, LIGHTING FIXTURES AND OTHER ELECTRICAL EQUIPMENT AND MATERIAL, CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO AVOID DAMAGE TO THE ARCHITECTURAL SURFACES AND MATERIALS WHICH ARE TO REMAIN INCLUDING WALLS, FLOORS, CEILINGS, WINDOWS, DOORS, MOLDINGS, STRUCTURAL MEMBERS, ETC. THE COST TO REPAIR OR ANY MATERIAL DEEMED DAMAGED BY THE CONTRACTOR DURING PERFORMANCE OF HIS CONTRACT SHALL BE PAID BY THE CONTRACTOR TO THE OWNER.
- K. SHOULD THE ELECTRICAL SERVICE BE DISRUPTED DUE TO CONSTRUCTION WHILE THE BUILDING IS OCCUPIED THE CONTRACTOR SHALL PROVIDE TEMPORARY ELECTRICAL POWER AT NO ADDITIONAL COST TO THE OWNER.

# REMODEL KEYNOTES

- ① PROVIDE COMPATIBLE ASTRONOMICAL TIME CLOCK FOR DAYLIGHT AVAILABILITY AND AUTOMATIC SCHEDULING CONTROLS OF PATIO LIGHTING. USE TYPE WATTSTOPPER #RT-200 OR APPROVED EQUAL.
- ② PROVIDE RECEPTACLE WITH WEATHER PROOF, NEMA 3R, LOCKABLE COVER.
- ③ EXISTING WALL MOUNTED ELECTRICAL EQUIPMENT TO REMAIN AS IS AND PROTECTED DURING REMODEL.



An MBE|SBE|DBE|LSBE Firm  
Glendale|Downtown LA|Fremont|Camarillo  
W W W . B U D L O N G . C O M  
24-240

## CONSULTANTS

LANDSCAPE ARCHITECTURE  
MIG, INC.  
109 W. UNION AVENUE  
FULLERTON, CA 92832

CIVIL + SURVEY  
BKF ENGINEERS  
4675 MACARTHUR COURT  
SUITE 400  
NEWPORT BEACH, CA 92660

STRUCTURAL ENGINEERING  
ISE STRUCTURAL ENGINEERS  
27369 VIA INDUSTRIA  
TEMECULA, CA 92590

ELECTRICAL  
BUDLONG  
633 W. 5TH STREET, 26 FLOOR  
LOS ANGELES, CA 90071

DUARTE PARK  
TEEN CENTER  
PATIO

1400 BUENA VISTA ST,  
DUARTE, CA 91010

DATE	REVISION

STAMP



DATE \_\_\_\_\_

SEPTEMBER 23, 2025

SUBMITTAL

## 100% CONSTRUCTION DOCUMENTS

CHECKED BY	XX
DRAWN BY	XX
PROJECT NO.	05622.01

SHEET TITLE

# ELECTRICAL REMODEL SITE PLAN

SHEET NO.

## E-1.1

CONSULTANT:

B

Budlong

An MBE|SBE|DBE|LSBE Firm  
Glendale|Downtown LA|Fremont|Camarillo  
W W W . B U D L O N G . C O M  
24-240

CONSULTANTS

LANDSCAPE ARCHITECTURE  
MIG, INC.  
109 W. UNION AVENUE  
FULLERTON, CA 92832

CIVIL + SURVEY  
BKF ENGINEERS  
4675 MACARTHUR COURT  
SUITE 400  
NEWPORT BEACH, CA 92660

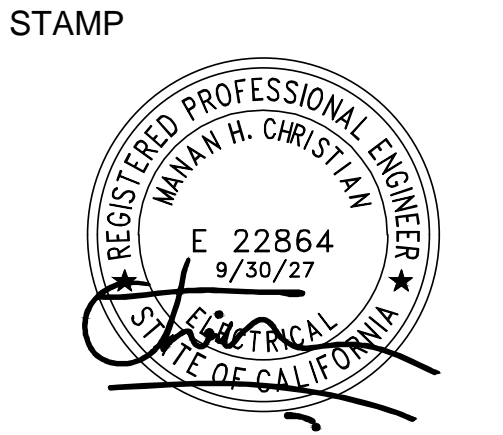
STRUCTURAL ENGINEERING  
ISE STRUCTURAL ENGINEERS  
27369 VIA INDUSTRIA  
TEMECULA, CA 92590

ELECTRICAL  
BUDLONG  
633 W. 5TH STREET, 26 FLOOR  
LOS ANGELES, CA 90071

DUARTE PARK  
TEEN CENTER  
PATIO

1400 BUENA VISTA ST,  
DUARTE, CA 91010

DATE	REVISION



DATE

SEPTEMBER 23, 2025

SUBMITTAL

100% CONSTRUCTION  
DOCUMENTS

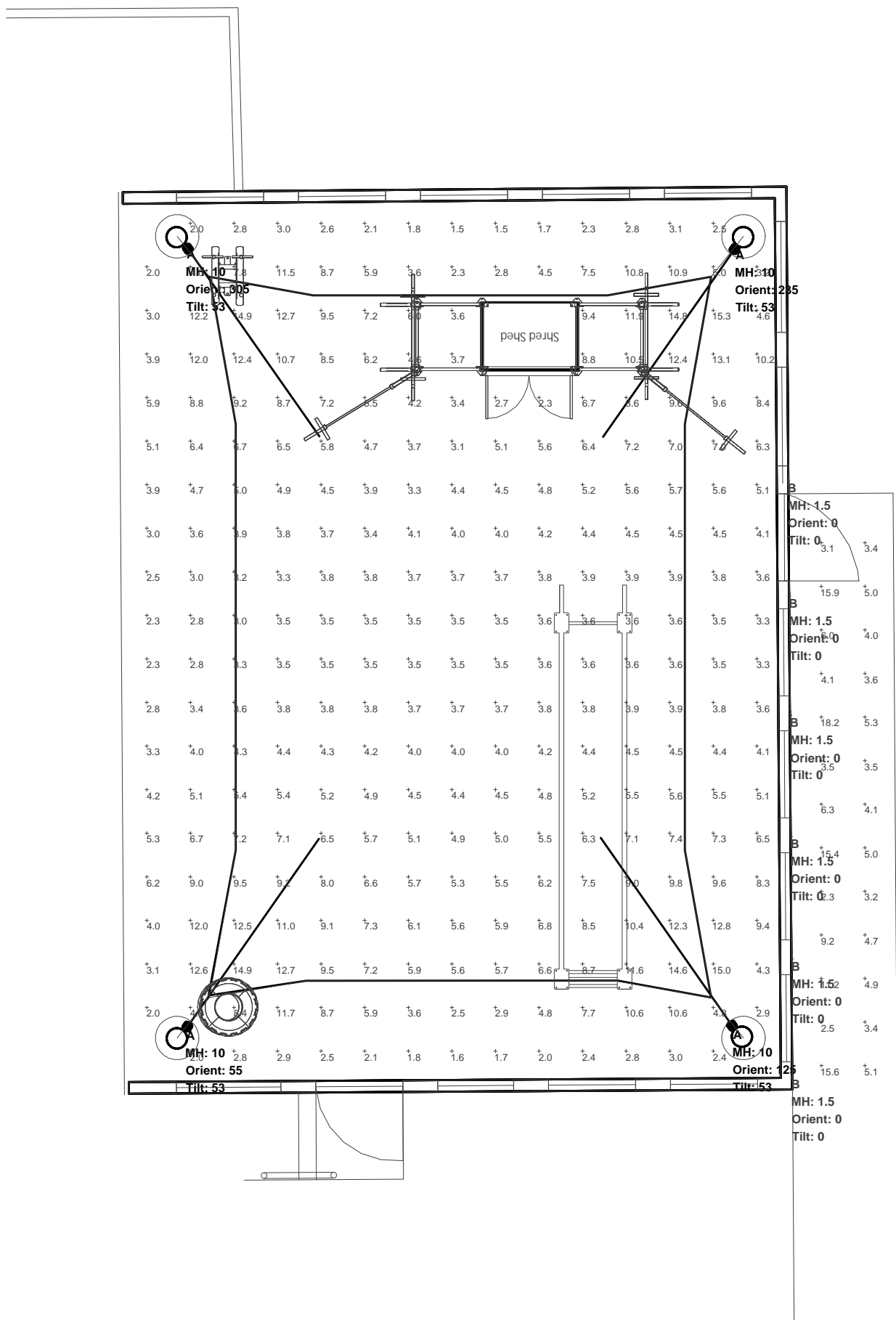
CHECKED BY	XX
DRAWN BY	XX
PROJECT NO.	05622.01

SHEET TITLE

ELECTRICAL  
NORMAL  
PHOTOMETRIC  
CALCULATIONS

SHEET NO.

E-2.1

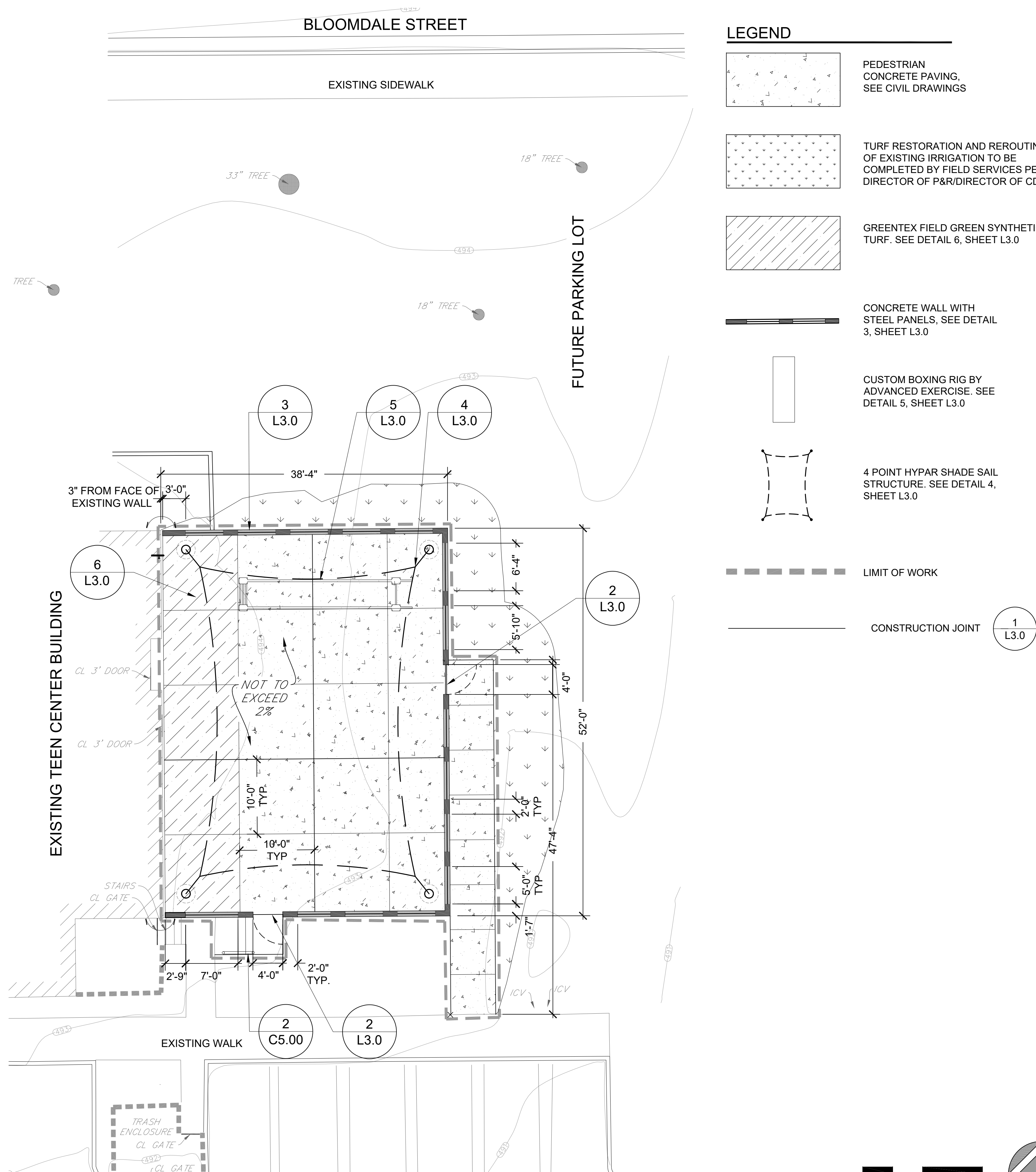


Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Arr. Lum. Lumens	LLF	Description
	4	A	Single	3941	0.850	Selux // OLML-F80-X-2G105-30-XX-UNV
	6	B	Single	530	0.850	WILLIAMS // S10-H-L3-840-FTG-WH
Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Path	Illuminance	Fc	6.48	18.2	2.3	2.82
Patio	Illuminance	Fc	5.58	15.3	1.5	3.72



1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL GUIDELINES AND BUILDING CODES.
2. THE CONTRACTOR SHALL APPLY FOR, OBTAIN AND PAY FOR ALL REQUIRED PERMITS. PERMITS SHALL BE POSTED IAW LOCAL, STATE AND FEDERAL REGULATIONS.
3. ALL WORK, MATERIAL AND EQUIPMENT UTILIZED SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
4. ALL WORK FOR THIS PROJECT SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND SHALL FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK.
6. THE CONTRACTOR SHALL SEEK CLARIFICATION PRIOR TO BIDDING FROM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE LANDSCAPE ARCHITECTURE, ARCHITECTURAL, CIVIL, ET AL DRAWINGS. THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
7. THE CONTRACTOR SHALL SEEK CLARIFICATION PRIOR TO BIDDING OF ANY QUESTIONS CONCERNING CONDITIONS, DRAWINGS, DETAILS AND SPECIFICATIONS THAT WILL AFFECT SUBMISSION OF A COMPLETE AND ACCURATE BID.
8. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER FOR ANY DEVIATION FROM THE CONTRACT DOCUMENTS.
9. ALL REQUESTS FOR INFORMATION, CLARIFICATION, DEVIATION, OR SUBSTITUTION FOR ITEMS ON THE CONTRACT DOCUMENTS SHALL BE MADE IN WRITING THROUGH THE OWNER'S REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL HAVE SEVEN (7) WORKING DAYS IN WHICH TO RESPOND.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND MAINTAINING ALL CONSTRUCTION AREAS FREE OF DEBRIS AND HAZARDOUS MATERIALS THROUGHOUT THE CONSTRUCTION PROCESS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY ITEMS/ AREAS DAMAGED DURING THE CONSTRUCTION PROCESS.
12. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
13. DIMENSIONS SHALL NOT BE SCALED FROM THE CONTRACT DOCUMENTS. DIMENSIONS SHOWN ON THE PLANS SHALL RULE. IN THE CASE OF AMBIGUITY THE CONTRACTOR SHALL REQUEST A CLARIFICATION OF DIMENSION FROM THE LANDSCAPE ARCHITECT.
14. WHERE THERE IS A DISCREPANCY BETWEEN THE QUANTITY SHOWN ON THE MATERIALS LIST AND THE QUANTITY SHOWN ON THE PLANS, THE PLANS SHALL RULE.
15. ALL DIMENSIONS SHOWN ARE FROM FINISH FACE TO FINISH FACE UNLESS OTHERWISE NOTED.
16. CONTRACTOR TO POTHOLE ADJACENT TO EXISTING BUILDING TO VERIFY EXISTING BUILDING FOOTING AND TO CONFIRM CONSTRUCTABILITY OF PROPOSED IMPROVEMENTS.

1. QUANTITIES AND MATERIALS PROVIDED ON THE MATERIAL LIST ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. ALL QUANTITIES AND MATERIALS SHOULD BE VERIFIED WITH THE PLANS. THE CONTRACTOR IS OBLIGATED TO PROVIDE ALL ITEMS/MATERIALS IN THE QUANTITIES SHOWN ON THE PLANS REGARDLESS OF WHETHER THEY ARE LISTED ON THE MATERIAL LIST.
2. UNLESS OTHERWISE NOTED, ALL ITEMS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION AND RECOMMENDATIONS FOR PUBLIC INSTALLATIONS.
3. UNLESS OTHERWISE NOTED, ALL ITEMS ARE CONSIDERED TO HAVE AN "OR EQUAL". IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EQUALITY OF EACH PRODUCT SUBSTITUTION, INCLUDING, BUT NOT LIMITED TO, COLOR, PERFORMANCE, WARRANTY, ANY THEMING, NOTED OR NOT AND SIZE/SHAPE.
4. CONTRACTOR REQUIRED TO SUBMIT AN "EQUALITY" CHECKLIST AS PART OF SUBSTITUTION PACKAGE. LIST PROPOSED SUBSTITUTION AND SPECIFIED PRODUCT AND PROVIDE A COMPARISON CHART.
5. ANY/ALL SUBSTITUTIONS SHALL BE SUBMITTED NO LATER THAN 30 DAYS (WORKING) AFTER AWARD OF PROJECT. AFTER 30 DAYS, CONTRACTOR IS RESPONSIBLE FOR SUBMITTING SPECIFIED ITEM, NO EXCEPTIONS TAKEN. ANY/ALL SUBMITTALS AFTER THIS TIME WITH A SUBSTITUTED ITEMS WILL BE REJECTED WITH NO REVIEW FROM DESIGN TEAM.
6. BURDEN OF PROOF AS TO EQUALITY OF ANY MATERIAL SUBMISSIONS OR "OR EQUAL" JUSTIFICATION DATA SHALL NOT IN ANY WAY AUTHORIZE AN EXTRA COST OR EXTENSION OF TIME TO THE CONTRACT.
7. USE OF APPROVED SUBSTITUTION SHALL IN NO WAY RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS.
8. IN THE EVENT MATERIALS ARE SUBSTITUTED AND INSTALLED WITHOUT PROPER AUTHORIZATION, THE CONTRACTOR SHALL REMOVE SUCH MATERIALS AND INSTALL THOSE SPECIFIED AT NO EXTRA COST OR TIME TO THE CONTRACT.
9. SUBSTITUTIONS MAY BE SUBJECT TO APPROVAL BY AN ENFORCEMENT AGENCY AND IN SUCH CASE THE REQUIREMENTS OF THE ENFORCEMENT AGENCY SHALL BE FOLLOWED AT NO EXTRA COST OR TIME TO THE CONTRACT.
10. THE ADMISSIBILITY OF A PROPOSED SUBSTITUTION SHALL BE DETERMINED SOLELY BY THE SPECIFYING ARCHITECT. THE ARCHITECT'S DECISION SHALL BE FINAL.
11. SUBSTITUTIONS WILL NOT BE CONSIDERED WHEN THEY ARE INDICATED OR IMPLIED ON SHOP DRAWINGS OR PRODUCT DATA SUBMITTALS WITHOUT SEPARATE WRITTEN REQUEST, OR WHEN ACCEPTANCE WILL REQUIRE A REVISION TO THE CONTRACT DOCUMENTS. IF SAID REVISION IS NECESSARY AND REQUESTED BY CONTRACTOR, CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIME AND MATERIAL OF SPECIFYING ARCHITECT TO COMPLETE REVISION.
12. SUBSTITUTIONS MAY BE CONSIDERED AFTER THE 30 DAY LIMITATION WHEN A PRODUCT BECOMES UNAVAILABLE THROUGH NO FAULT OF THE CONTRACTOR.
13. ARCHITECT SHALL REVIEW THE INITIAL SUBMITTAL OF SHOP DRAWINGS AND SAMPLE SUBMISSIONS AND ONE RESUBMITTAL WITHOUT COST TO CONTRACTOR. THE COST OF REVIEW OF MULTIPLE RESUBMITTALS SHALL BE BACK CHARGED TO CONTRACTOR AT A TIME AND MATERIALS BASIS.
14. IN THE EVENT A PRODUCT IS UNAVAILABLE, OUT OF STOCK OR NO LONGER MANUFACTURED, CONTRACTOR SHALL SUBMIT AN EQUAL PRODUCT AT NO ADDITIONAL COST TO OWNER.



CONSULTANT:

## CONSULTANTS

LANDSCAPE ARCHITECTURE  
MIG, INC.  
109 W. UNION AVENUE  
FULLERTON, CA 92832

CIVIL + SURVEY  
BKF ENGINEERS  
4675 MACARTHUR COURT  
SUITE 400  
NEWPORT BEACH, CA 92660

STRUCTURAL ENGINEERING  
ISE STRUCTURAL ENGINEERS  
27369 VIA INDUSTRIA  
TEMECULA, CA 92590

ELECTRICAL  
BUDLONG  
633 W. 5TH STREET, 26 FLOOR  
LOS ANGELES, CA 90071

DUARTE PARK  
TEEN CENTER  
PATIO

1400 BUENA VISTA ST,  
DUARTE, CA 91010

DATE	REVISION

STAMP



DATE \_\_\_\_\_

SEPTEMBER 23, 2025

SUBMITTAL

## 100% CONSTRUCTION DOCUMENTS

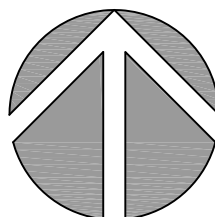
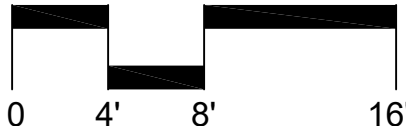
CHECKED BY	OJ
DRAWN BY	AD, DG
PROJECT NO.	05622.01

SHEET TITLE

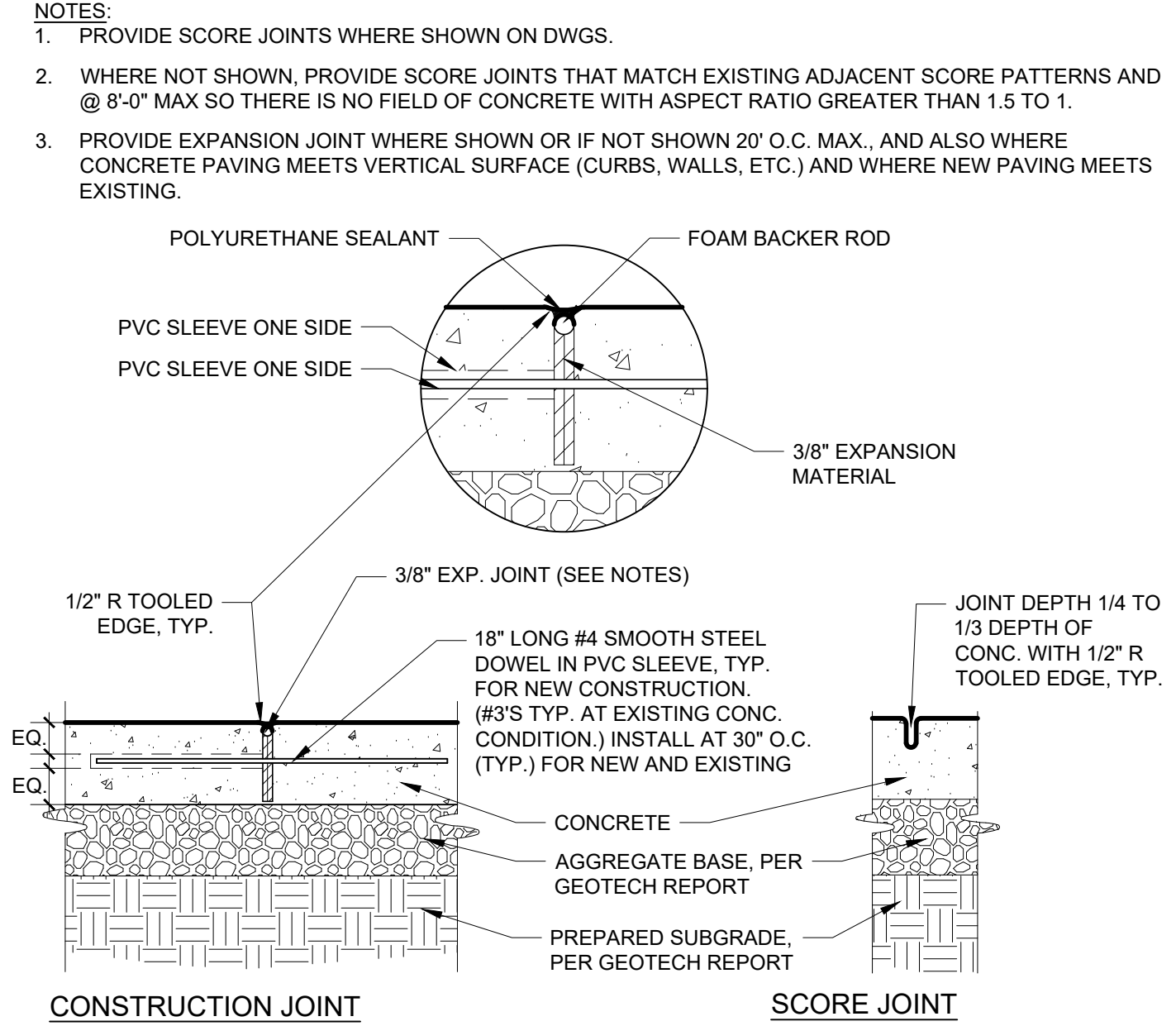
# LANDSCAPE MATERIAL PLAN AND GENERAL NOTES

SHEET NO.

# L2.0

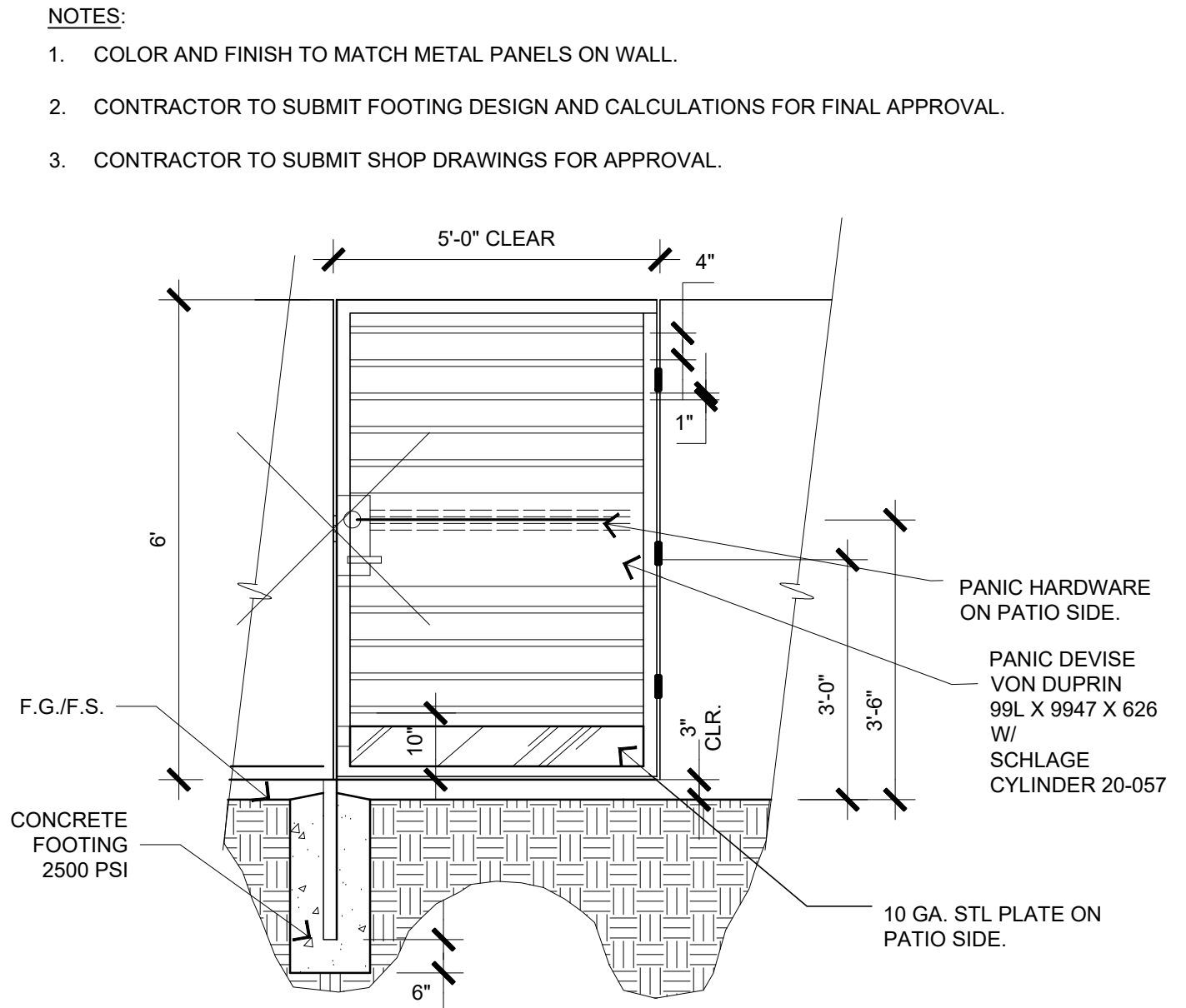






1 CONCRETE JOINTS

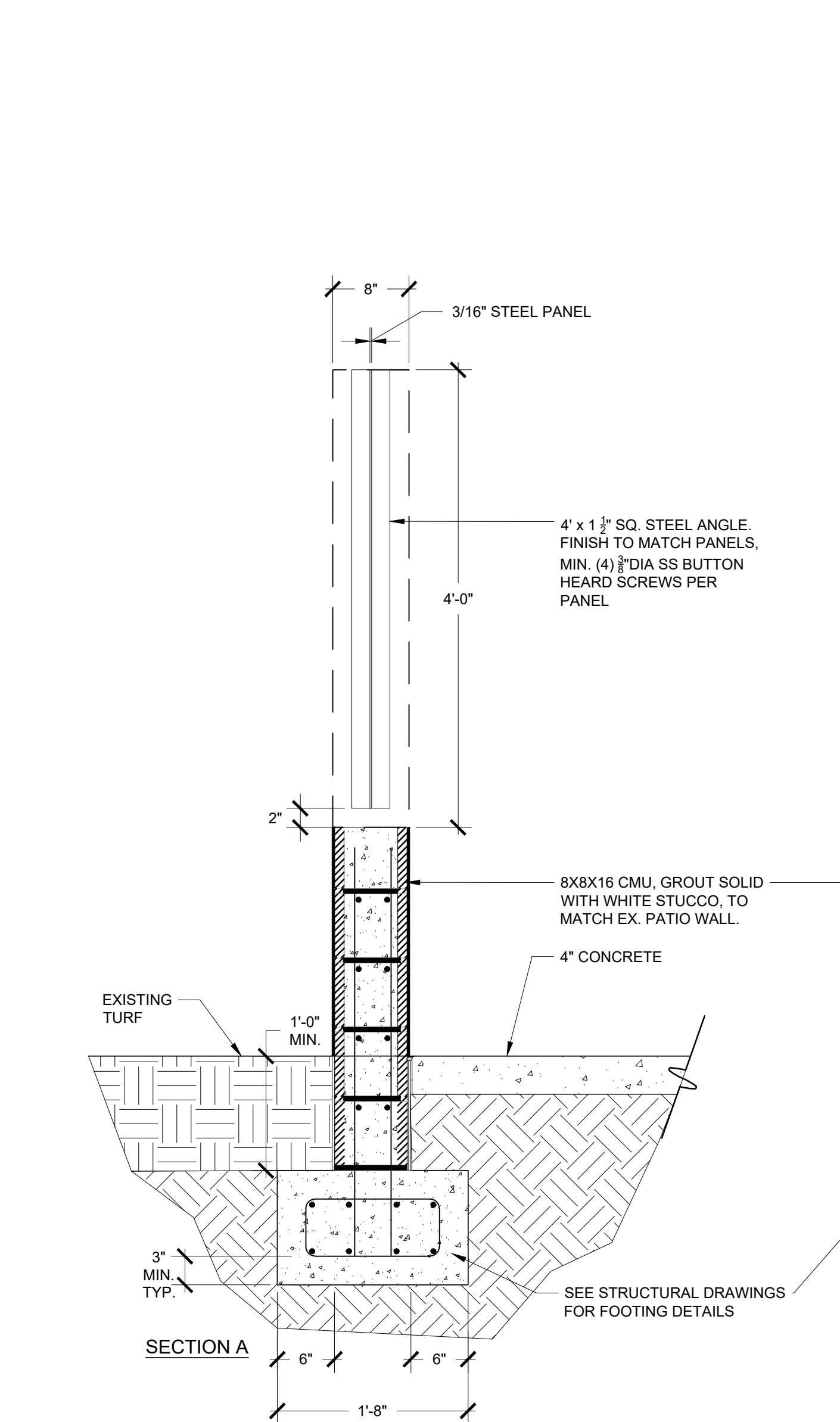
Scale: 1 1/2" = 1'-0"



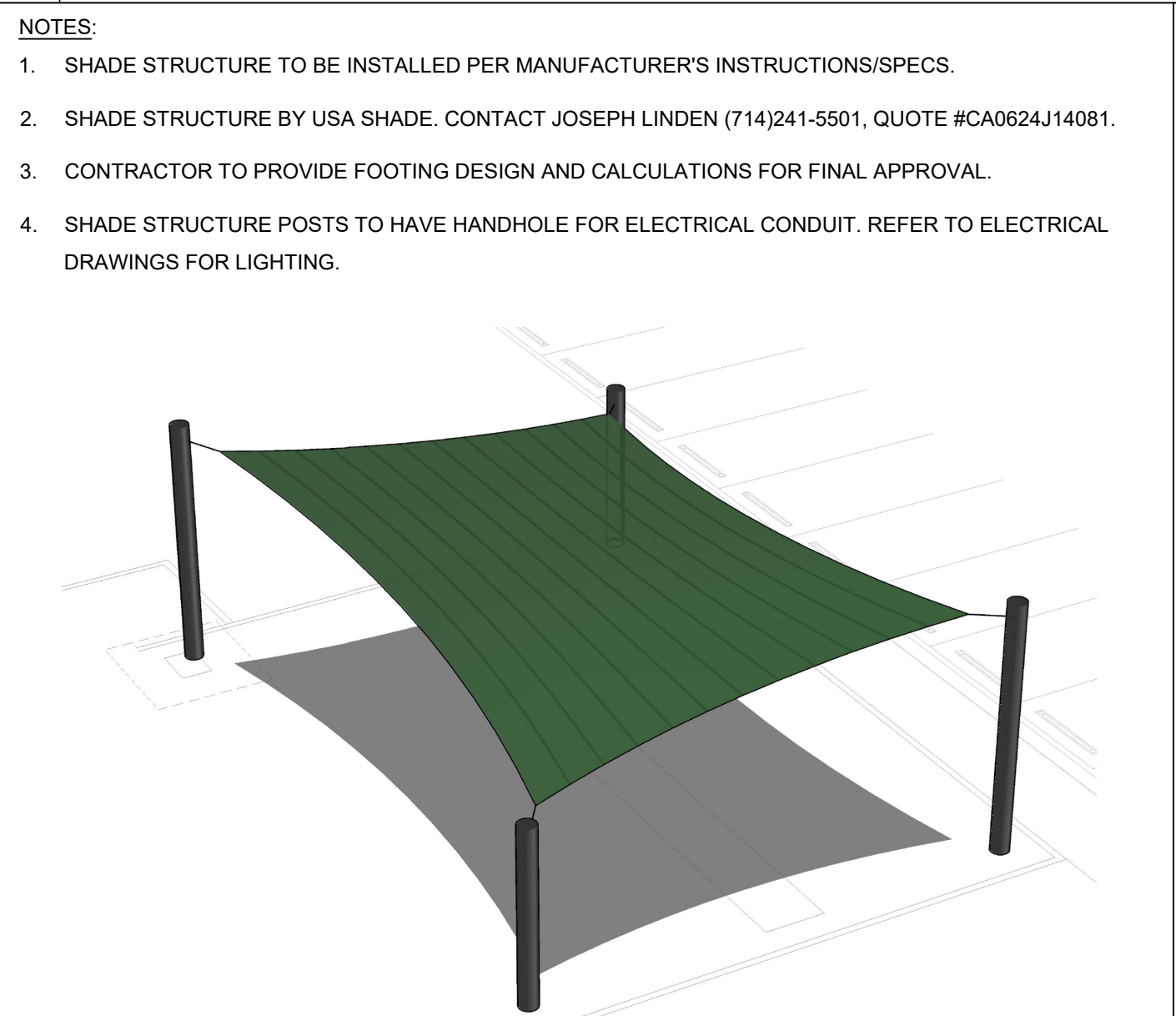
2 4' WIDE STEEL GATE

Scale: 1/2" = 1'-0"

- NOTES:
1. CMU WALL WITH BULLNOSE CAP AT COLUMNS WITH WHITE SMOOTH PLASTER FINISH TO MATCH EXISTING PATIO WITH ANTI-GRAFFITI COATING.
  2. FENCE PANELS BY BRAVO SIGNS OR EQUAL. CONTACT FRANK FIORE (714)284-0500 X201.

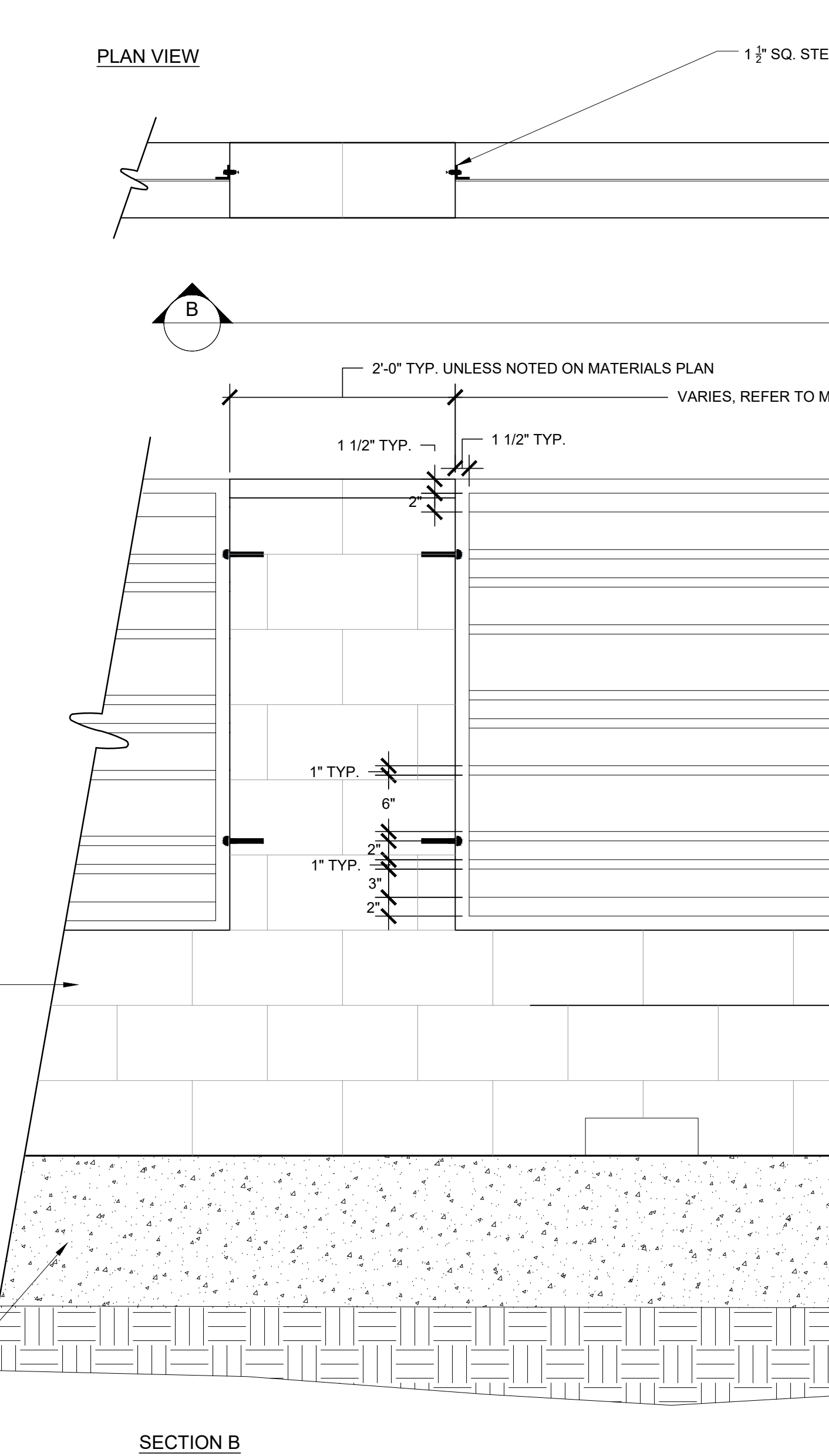


3 CMU PATIO WALL WITH STEEL PANELS



4 HYPAR SHADE SAIL STRUCTURE

Scale: 1" = 1"



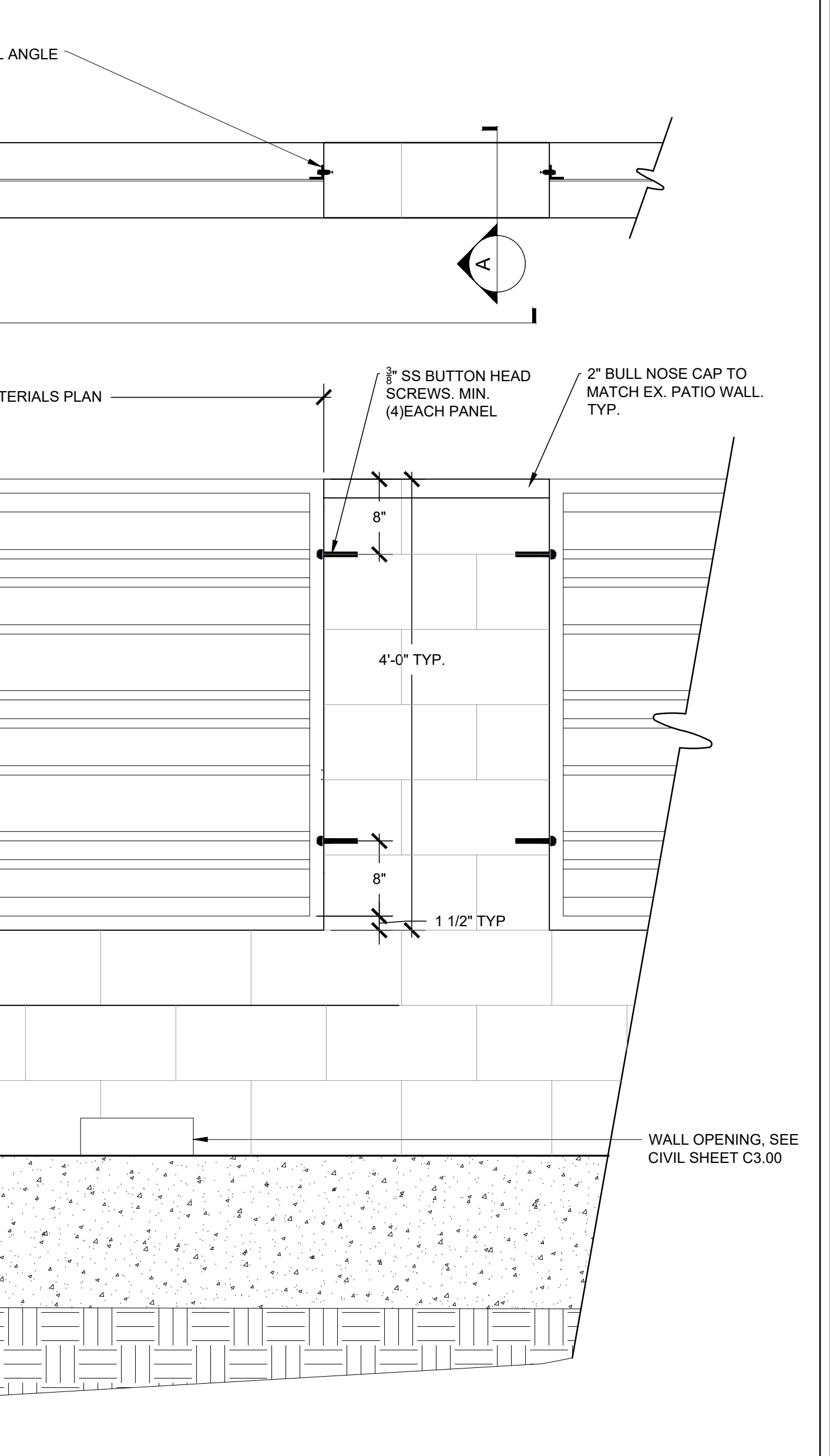
5 CUSTOM BOXING RIG

Scale: 1" = 1"



5 CUSTOM BOXING RIG

Scale: 1" = 1"



6 GRASSTEX FIELD GREEN

Scale: N.T.S.

CONSULTANT:

**CONSULTANTS**

LANDSCAPE ARCHITECTURE  
MIG, INC.  
109 W. UNION AVENUE  
FULLERTON, CA 92832

CIVIL + SURVEY  
BKF ENGINEERS  
4675 MACARTHUR COURT  
SUITE 400  
NEWPORT BEACH, CA 92660

STRUCTURAL ENGINEERING  
ISE STRUCTURAL ENGINEERS  
27369 VIA INDUSTRIA  
TEMECULA, CA 92590

ELECTRICAL  
BUDLONG  
633 W. 5TH STREET, 26 FLOOR  
LOS ANGELES, CA 90071

**DUARTE PARK  
TEEN CENTER  
PATIO**

1400 BUENA VISTA ST,  
DUARTE, CA 91010

DATE	REVISION



DATE

**SEPTEMBER 23, 2025**

SUBMITTAL

100% CONSTRUCTION  
DOCUMENTS

CHECKED BY	OJ
DRAWN BY	AD, DG
PROJECT NO.	056222.01

SHEET TITLE

**LANDSCAPE  
CONSTRUCTION  
DETAILS**

SHEET NO.

**L3.0**