

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Allan L. Roeder
Dept.: Interim City Manager
Subject: AWARD OF CONTRACT TO INTERLOG CORPORATION FOR THE REMODEL OF THE GARDEN GROVE COMMUNITY MEETING CENTER IFB No. S-1164

From: Kimberly Huy
Dept.: Community Services
Date: June 23, 2015

OBJECTIVE

To request that the City Council award a contract to Interlog Corporation for the remodel of the Garden Grove Community Meeting Center (CMC).

BACKGROUND

At a City Council Study Session held on June 10, 2014, staff presented information and conceptual renderings for the remodel of the CMC. At that session, the City Council directed staff to obtain proposals for the design services for the project. On August 26, 2014, City Council approved the contract with LPA, Inc. for the design services for the remodel of the CMC. Since then, staff has worked with LPA, Inc. to design plans to be part of an Invitation for Bids for the remodel of the CMC.

DISCUSSION

On April 29, 2015, the City issued an Invitation for Bids for the remodel of the CMC. Seven (7) bids were received and opened on June 2, 2015. On June 4, 2015, staff was notified that the lowest bidder, Marjani Builders, Inc. had requested to withdraw their bid documents. The request was approved on June 5, 2015. Staff proceeded to review the bid documents submitted by the second lowest bidder, Interlog Corporation, with a total base bid of \$762,616, and found the bid to be responsive.

The Invitation for Bids packet also included six additional items listed as Alternates A through F. Interlog Corporation provided costs for each of the alternate items for a total amount of \$125,900, in addition to the base bid. There are sufficient funds available in the budget to include these alternates as part of the overall contract amount.

Licenses and references for Interlog Corporation have been reviewed and verified by staff, and all other documentation is in order. This improvement is included in

the Community Services Capital Improvement Budget and is funded through the Park Fee Fund.

FINANCIAL IMPACT

This project does not impact the City's General Fund. There is a total of \$1.3 million budgeted for this project from the Park Fees Fund. The budget construction cost is as follows:

Contractor's base bid	\$762,616.00
Add alternate bid items	<u>\$125,900.00</u>
Total Budget	\$888,516.00

RECOMMENDATION

It is recommended that the City Council:

- Award the contract for the remodel of the Garden Grove Community Meeting Center to Interlog Corporation, in an amount not to exceed \$888,516; and
- Authorize the Interim City Manager, or his designee, to sign the Contract on behalf of the City, including making minor modifications as appropriate and necessary.




KIMBERLY HUY
Community Services Director



By: Janet Pelayo
Manager

Attachment: Contract for Interlog Corporation

Recommended for Approval



Allan L. Roeder
Interim City Manager

PROJECT AGREEMENT

THIS AGREEMENT is made this ____ day of _____, 2015 by the CITY OF GARDEN GROVE, a municipal corporation, ("CITY"), and **Interlog Corporation DBA Interlog Construction**, hereinafter referred to as ("CONTRACTOR").

RECITALS:

The following recitals are a substantive part of this Agreement:

This Agreement is entered into pursuant to Garden Grove COUNCIL AUTHORIZATION, DATED _____.

CITY desires to utilize the services of Furnish all Labor, Material, Tools, Equipment and Incidentals for the Remodel of the Garden Grove Community Meeting Center located at 11300 Stanford Avenue, Garden Grove, CA.

CONTRACTOR is qualified by virtue of experience, training, education, and expertise to accomplish services.

AGREEMENT

THE PARTIES MUTUALLY AGREE AS FOLLOWS:

- 4.0 **Compensation.** CONTRACTOR shall be compensated as follows: Compensation under this agreement shall be a Not to Exceed (NTE) amount of Eight Hundred Eighty Eight Thousand Five Hundred Sixteen Dollars (\$888,516.00), which includes the base bid amount of \$762,616.00 and Alternates A-F in the amount of \$125,900.00, payable in arrears and in accordance with Bid Proposal (Attachment B), which is attached and is hereby incorporated by reference. Payment for work under this Agreement shall be made per invoice or request for work completed subject to Section 4.11 hereof. All work shall be in accordance with Bid No. S-1164 and the Plans and Specifications (Attachment A), which are attached and are hereby incorporated by reference.
- 4.1 **General Conditions.** CONTRACTOR certifies and agrees that all the terms, conditions and obligations of the Contract Documents as hereinafter defined, the location of the job site, and the conditions under which the work is to be performed have been thoroughly reviewed, and enters into this Contract based upon CONTRACTOR'S investigation of all such matters and is in no way relying upon any opinions or representations of CITY. It is agreed that this Contract represents the entire agreement. It is further agreed that the Contract Documents including the Notice Inviting Bids, Special Instructions to Bidders, if any, Plans and Specifications, and Contractor's Proposal, are incorporated in this Contract by reference, with the same force and effect as if the same were set forth at length herein, and that CONTRACTOR and its subcontractors, if any, will

be and are bound by any and all of said Contract Documents insofar as they relate in any part or in any way, directly or indirectly, to the work covered by this Contract.

"Project" as used herein defines the entire scope of the work covered by all the Contract Documents. Anything mentioned in the Specifications and not indicated in the Plans, or indicated in the Plans and not mentioned in the Specifications, shall be of like effect as if indicated and mentioned in both. In case of discrepancy in the Plans or Specifications, the matter shall be immediately submitted to City's Engineer, without whose decision CONTRACTOR shall not adjust said discrepancy save only at CONTRACTOR'S own risk and expense. The decision of the Engineer shall be final.

4.2 Materials and Labor. CONTRACTOR shall furnish, under the conditions expressed in the Plans and Specifications, at CONTRACTOR'S own expense, all labor and materials necessary, except such as are mentioned in the Specifications to be furnished by the CITY, to complete the project, in good workmanlike and substantial order. If CONTRACTOR fails to pay for labor or materials when due, CITY may settle such claims by making demand upon the surety to this Agreement. In the event of the failure or refusal of the surety to satisfy said claims, CITY may settle them directly and deduct the amount of payments from the Contract price and any amounts due to CONTRACTOR. In the event CITY receives a stop notice from any laborer or material supplier alleging non-payment by CONTRACTOR, CITY shall be entitled to deduct all of its costs and expenses incurred relating thereto, including but not limited to administrative and legal fees.

4.3 Project. The PROJECT is described as Furnish all Labor, Material, Tools, Equipment and Incidentals for the Remodel of the Garden Grove Community Meeting Center located at 11300 Stanford Avenue, Garden Grove, CA.

4.4 Plans and Specifications. The work to be done is described in a set of detailed Plans and Specifications for: Furnish all Labor, Material, Tools, Equipment and Incidentals for the Remodel of the Garden Grove Community Meeting Center located at 11300 Stanford Avenue, Garden Grove, CA.

Said Plans and Specifications and any revisions, amendments or addenda thereto are attached hereto and incorporated herein as part of this Contract and referred to by reference. The work to be done must also be in accordance with the General Provisions, Standard Specifications and Standard Plans of City which are also incorporated herein and referred to by reference.

4.5 Time of Commencement and Completion. CONTRACTOR agrees to commence the Project with TEN (10) calendar days from the date set forth in the "Notice to Proceed" sent by City and shall diligently prosecute the work to completion within **One Hundred Ten (110) calendar days**, excluding delays caused or authorized by the CITY as set forth in Sections 4.7, 4.8 and 4.9 hereof. The completion dates shall include any material delivery.

4.6 Time is of the Essence. Time is of the essence of this Contract. As required by the Contract Documents, CONTRACTOR shall prepare and obtain approval of all shop drawings, details and samples, and do all other things necessary and incidental to the prosecution of CONTRACTOR'S work in conformance with an approved construction progress schedule. CONTRACTOR shall coordinate the work covered by this Contract with that of all other contractors, subcontractors and of the CITY, in a manner that will facilitate the efficient completion of the entire work in accordance with Section 4.5 herein. CITY shall have complete control of the premises on which the work is to be performed and shall have the right to decide the time or order in which the various portions of the work shall be installed or the priority of the work of other subcontractors, and, in general, all matters representing the timely and orderly conduct of the work of CONTRACTOR on the premises.

4.7 Excusable Delays. CONTRACTOR shall be excused for any delay in the prosecution or completion of the Project caused by acts of God; inclement weather; damages caused by fire or other casualty for which CONTRACTOR is not responsible; and act, neglect or default of CITY; failure of CITY to make timely payments to CONTRACTOR; late delivery of materials required by this CONTRACT to be furnished by CITY; combined action of the workers in no way caused by or resulting from default or collusion on the part of CONTRACTOR; a lockout by CITY; or any other delays unforeseen by CONTRACTOR and beyond CONTRACTOR'S reasonable control.

City shall extend the time fixed in Section 4.5 herein for completion of the Project by the number of days CONTRACTOR has thus been delayed, provided that CONTRACTOR presents a written request to CITY for such time extension within fifteen (15) days of the commencement of such delay and CITY finds that the delay is justified. CITY'S decision will be conclusive on the parties to this Contract. Failure to file such request within the time allowed shall be deemed a waiver of the claim by CONTRACTOR.

No claims by CONTRACTOR for additional compensation or damages for delays will be allowed unless CONTRACTOR satisfies CITY that such delays were unavoidable and not the result of any action or inaction of CONTRACTOR and that CONTRACTOR took all available measures to mitigate such damages. Extensions of time and extra compensation as a result of incurring undisclosed utilities will be determined in accordance with Section 9-103A of the State of California Department of Transportation Standard Specifications. The CITY'S decision will be conclusive on all parties to this Contract.

4.8 Extra Work. The Contract price includes compensation for all work performed by CONTRACTOR, unless CONTRACTOR obtains a written change order signed by a designated representative of CITY specifying the exact nature of the extra work and the amount of extra compensation to be paid all as more particularly set forth in Section 4.9 hereof. CITY shall extend the time fixed in Section 4.5 for completion of the Project by the number of days reasonably required for

CONTRACTOR to perform the extra work, as determined by CITY'S Engineer. The decision of the Engineer shall be final.

4.9 Changes in Project.

4.9.1 CITY may at any time, without notice to any surety, by written order designated or indicated to be a change order, make any change in the work within the general scope of the Contract, including but not limited to changes:

- a. in the Specifications (including drawings and designs);
- b. in the time, method or manner of performance of the work;
- c. in the City-furnished facilities, equipment, materials, services or site; or
- d. directing acceleration in the performance of the work.

4.9.2 A change order shall also be any other written order (including direction, instruction, interpretation or determination) from the CITY which causes any change, provided CONTRACTOR gives the CITY written notice stating the date, circumstances and source of the order and that CONTRACTOR regards the order as a change order.

4.9.3 Except as provided in this Section 4.9, no order, statement or conduct of the CITY or its representatives shall be treated as a change under this Section 9 or entitle CONTRACTOR to an equitable adjustment.

4.9.4 If any change under this Section 4.9 causes an increase or decrease in CONTRACTOR'S actual, direct cost or the time required to perform any part of the work under this Contract, whether or not changed by any order, the CITY shall make an equitable adjustment and modify the Contract in writing. Except for claims based on defective specifications, no claim for any change under paragraph (4.9.2) above shall be allowed for any costs incurred more than 20 days before the CONTRACTOR gives written notice as required in paragraph (4.9.2). In the case of defective specifications for which the CITY is responsible, the equitable adjustment shall include any increased direct cost CONTRACTOR reasonably incurred in attempting to comply with those defective specifications.

4.9.5 If CONTRACTOR intends to assert a claim for an equitable adjustment under this Section 4.9, it must, within thirty (30) days after receipt of a written change order under paragraph (4.9.1) or the furnishing of a written notice under paragraph (4.9.2), submit a written statement to the CITY setting forth the general nature and monetary extent of such claim. The CITY may extend the 30-day period. CONTRACTOR may include the statement of claim in the notice under paragraph (4.9.2) of this Section 4.9.

4.9.6 No claim by CONTRACTOR for an equitable adjustment shall be allowed if made after final payment under this Agreement.

4.9.7 CONTRACTOR hereby agrees to make any and all changes, furnish the materials and perform the work that CITY may require without nullifying this Contract. CONTRACTOR shall adhere strictly to the Plans and Specifications unless a change therefrom is authorized in writing by the CITY. Under no condition shall CONTRACTOR make any changes to the Project, either in additions or deduction, without the written order of the CITY and the CITY shall not pay for any extra charges made by CONTRACTOR that have not been agreed upon in advance in writing by the CITY. CONTRACTOR shall submit immediately to the CITY written copies of its firm's cost or credit proposal for change in the work. Disputed work shall be performed as ordered in writing by the CITY and the proper cost or credit breakdowns therefor shall be submitted without delay by CONTRACTOR to CITY.

4.10 Liquidated Damages for Delay. The parties agree that if the total work called for under this Contract, in all parts and requirements, is not completed within the time specified in Section 4.5 herein, plus the allowance made for delays or extensions authorized under Section 4.7, 4.8 and 4.9 herein, the CITY will sustain damage which would be extremely difficult and impractical to ascertain. The parties therefore agree that CONTRACTOR will pay to CITY the sum of two hundred and fifty dollars (\$250.00) per day for each and every calendar day during which completion of the Project is so delayed. CONTRACTOR agrees to pay such liquidated damages and further agrees that CITY may offset the amount of liquidated damages from any moneys due or that may become due CONTRACTOR under the Contract.

4.11 Contract Price and Method of Payment. CITY agrees to pay and the CONTRACTOR agrees to accept as full consideration for the faithful performance of this Contract, subject to any subsequent additions or deductions as provided in approved change orders, the sum as itemized in the bid proposal. Progress payments shall be made to the CONTRACTOR per month for each successive month as the work progresses. The CONTRACTOR shall be paid such sum as will bring the total payments received since the commencement of the work up to ninety five percent (95%) of the value of the work completed, less all previous payments, provided that the CONTRACTOR submits the request for payment prior to the end of the day required to meet the payment schedule. The CITY will retain five percent (5%) of the amount of each such progress estimate and material cost until 30 days after the recordation of the Notice of Completion.

Payments shall be made on demands drawn in the manner required by law, accompanied by a certificate signed by the CITY'S Engineer, stating that the work for which payment is demanded has been performed in accordance with the terms of the Contract. Partial payments of the Contract price shall not be considered as an acceptance of any part of the work.

4.12 Substitution of Securities in Lieu of Retention of Funds. Pursuant to California Public Contract Code Section 22300, the CONTRACTOR will be entitled to post approved securities with the CITY or an approved financial institution in order to have the CITY release funds retained by the CITY to ensure performance of the Contract. CONTRACTOR shall be required to execute an addendum to this Contract together with escrow instructions and any other documents in order to effect this substitution.

4.13 Completion. CITY may require affidavits or certificates of payment and/or releases from any subcontractor, laborer or material supplier in connection with Stop Notices, which have been filed under the provisions of the statutes of the State of California.

4.14 Contractor's Employee Compensation.

4.14.1 General Prevailing Rate. CITY has ascertained CONTRACTOR shall comply with all applicable requirements of Division 2, Part 7, Chapter 1 of the California Labor Code and all applicable federal requirements respecting the payment of prevailing wages. If there is a difference between the minimum wage rates predetermined by the Secretary of Labor and the prevailing wage rates determined by the Director of the Department of Industrial Relations (DIR) for similar classifications of labor, the CONTRACTOR and its Subcontractors shall pay not less than the higher wage rate. The DIR will not accept lower State wage rates not specifically included in the Federal minimum wage determinations. This includes "helper" (or other classifications based on hours of experience) or any other classification not appearing in the Federal Wage determinations. Where Federal wage determinations do not contain the State wage rate determination otherwise available for use by the CONTRACTOR and Subcontractors, the CONTRACTOR and its Subcontractors shall pay not less than the Federal Minimum wage rate which most closely approximates the duties of the employees in question.

4.14.2 Forfeiture for Violation. CONTRACTOR shall, as a penalty to the CITY, forfeit one hundred dollars (\$100.00) for each calendar day or portion thereof for each worker paid (either by the CONTRACTOR or any subcontractor under it) less than the prevailing rate of per diem wages as set by the Director of Industrial Relations, in accordance with Sections 1770-1780 of the California Labor Code for the work provided for in this Contract, all in accordance with Section 1775 of the Labor Code of the State of California.

4.14.3 Apprentices. Section 1777.5, 1777.6 and 1777.7 of the Labor Code of the State of California, regarding the employment of apprentices is applicable to this Contract and the CONTRACTOR shall comply therewith; provided, however, that this requirement shall not apply if and/or to the extent that the Contract of the general CONTRACTOR, or the contracts of

specialty contractors not bidding for work through a general or prime contractor involves less than thirty thousand dollars (\$30,000.00).

4.14.4 Workday. In the performance of this Contract, not more than eight (8) hours shall constitute a day's work, and CONTRACTOR shall not require more than eight (8) hours of labor in a day from any person employed by him thereunder except as provided in paragraph (4.14.1) above. CONTRACTOR shall conform to Article 3, Chapter 1, Part 7 (Sections 1810 et sep.) of the Labor Code of the State of California and shall forfeit to the CITY as a penalty, the sum of twenty-five dollars (\$25.00) for each worker employed in the execution of this Contract by CONTRACTOR or any subcontractor for each calendar day during which any worker is required or permitted to labor more than eight (8) hours in any one calendar day and forty (40) hours in any one week in violation of said Article. CONTRACTOR shall keep an accurate record showing the name and actual hours worked each calendar day and each calendar week by each worker employed by CONTRACTOR in connection with the Project.

4.14.5 Record of Wages: Inspection. CONTRACTOR agrees to maintain accurate payroll records showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker or other employee employed by it in connection with the Project and agrees to require that each of its subcontractors does the same. The applicable CONTRACTOR or subcontractor or its agent having authority over such matters shall certify all payroll records as accurate. CONTRACTOR further agrees that its payroll records and those of its subcontractors shall be available to the employee or employee's representative, the Division of Labor Standards Enforcement, and the Division of Apprenticeship Standards and shall comply with all of the provisions of Labor Code Section 1776, in general. CONTRACTOR shall comply with all of the provisions of Labor Code Section 1776, and shall submit payroll records to the Labor Commissioner pursuant to Labor Code section 1771.4(a)(3).

4.14.6 CONTRACTOR REGISTRATION; MAINTENANCE OF PAYROLL RECORDS; JOB SITE POSTING

4.14.6.1 **Contractor Registration.** CONTRACTOR and its subcontractors must be registered with the California Department of Industrial Relations pursuant to Labor Code Section 1725.5. This Agreement shall not be effective until CONTRACTOR provides proof of registration to the CITY.

4.14.6.2 **Payroll Records.** CONTRACTOR shall maintain accurate payroll records and shall comply with all of the provisions of Labor Code Section 1776, and shall submit payroll records to the Labor Commissioner pursuant to Labor Code section 1771.4(a)(3).

4.14.6.3 **Posting of Job Site Notices.** CONTRACTOR shall comply with the job site notices posting requirements established by the Labor Commissioner pursuant to Title 8, California Code of Regulations Section 16461(e) or other regulation promulgated pursuant to Labor Code Section 1771.4(a)(2).

4.14.6.4 **Notice of DIR Compliance Monitoring and Enforcement.** Pursuant to Labor Code Section 1771.4, this Project is subject to compliance monitoring and enforcement by the California Department of Industrial Relations.

4.15 Surety Bonds. CONTRACTOR shall, upon entering into performance of this Agreement, furnish bonds in the amount of one hundred percent (100%) of the Contract price bid, to guarantee the faithful performance of the work, and the other in the amount of one hundred percent (100%) of the Contract price bid to guarantee payment of all claims for labor and materials furnished. This Contract shall not become effective until such bonds are supplied to and approved by the CITY. The Surety Company must have an AM Best rating of A- VII or better.

4.16 Insurance.

4.16.1 CONTRACTOR is also aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for Workers' Compensation or undertake self-insurance with provisions of that Code and will comply with such provisions before commencing the performance of the work of this Contract.

4.16.2 CONTRACTOR and all subcontractors will carry and provide Workers' Compensation insurance for the protection of its employees during the progress of the work and *provide Employers Liability in an amount not less than \$1,000,000.* The insurer shall waive its rights of subrogation against the CITY, its officers, agents and employees and shall issue a certificate to the policy evidencing same.

4.16.3 For any claims related to this Agreement, CONTRACTOR'S insurance coverage shall be primary insurance as respects 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 by excess of the CONTRACTOR'S insurance and shall not contribute with it.

4.16.4 Before CONTRACTOR performs any work at, or prepares or delivers materials to, the site of construction, CONTRACTOR shall furnish certificates of insurance and endorsements evidencing the foregoing insurance coverage and such certificates of insurance and endorsements

shall provide the name and policy number of each carrier and that the insurance is in force and will not be cancelled without 30 days written notice to the CITY. CONTRACTOR shall maintain all of the foregoing insurance in force until the work under this contract is satisfactorily and fully completed to the satisfaction of the CITY. The requirement for carrying the foregoing insurance shall not derogate from the provisions for indemnification of CITY by Contractor under Section 4.17 of this Contract. Notwithstanding nor diminishing the obligations of CONTRACTOR with respect to the foregoing, CONTRACTOR shall subscribe for and maintain in full force and effect during the life of this Contract, the following insurance in amounts not less than the amounts specified and issued by a company having a Best's Guide Rate of A-, Class VII or better (claims made and modified occurrence policies are not acceptable).

4.16.5 COMMENCEMENT OF WORK. CONTRACTOR shall not commence work under this Agreement until all certificates and endorsements have been received and approved by the CITY. All insurance required by this Agreement shall contain a Statement of Obligation on the part of the carrier to notify the CITY of any material change, cancellation, or termination at least thirty (30) days in advance. Contractor shall also provide a waiver of subrogation for each policy.

4.16.6 INSURANCE AMOUNTS. CONTRACTOR and all subcontractors shall maintain the following insurance in the amount and type for the duration of this Agreement:

- (a) Commercial general liability in an amount not less than \$5,000,000 per occurrence, and not excluding XCU; (**claims made and modified occurrence policies are not acceptable**); Insurance companies must be acceptable to CITY and have an AM Best's Guide Rating of A-, Class VII or better, as approved by the CITY.
- (b) Automobile liability in an amount not less than \$1,000,000 combined single limit; (**claims made and modified occurrence policies are not acceptable**); Insurance companies must be acceptable to CITY and have an AM Best's Guide Rating of A-, Class VII or better, as approved by the CITY.
- (c) Course of Construction in an amount not less than the completed value of the project with no coinsurance penalty provisions. (**claims made and modified occurrence policies are not acceptable**); Insurance companies must be acceptable to CITY and have an AM Best's Guide Rating of A-, Class VII or better, as approved by the CITY.

- (d) Excess liability, follows form coverage, shall be provided for any underlying policy that does not meet the insurance requirements set forth herein. (**claims made and modified occurrence policies are not acceptable**) Insurance companies must be acceptable to CITY and have a Best's Guide Rating of A-Class VII or better, as approved by the CITY.

An Additional Insured Endorsement, **ongoing and products-completed operations**, for the policy under section 4.16.6 (a) shall designate CITY, its officers, officials, employees, agents, and volunteers for this contract and all public agencies from whom permits will be obtained and their directors, officers, agents, and employees, as determined by the CITY, as additional insureds for liability arising out of work or operations performed by or on behalf of the CONTRACTOR. CONTRACTOR shall provide to CITY proof of insurance and endorsement forms that conform to city's requirements, as approved by the CITY.

An Additional Insured Endorsement for the policy under section 4.16.6 (b) shall designate CITY, its officers, officials, employees, agents, and volunteers for this contract and all public agencies from whom permits will be obtained and their directors, officers, agents, and employees, as determined by the CITY, as additional insureds for automobiles owned, leased, hired, or borrowed by the CONTRACTOR. CONTRACTOR shall provide to CITY proof of insurance and endorsement forms that conform to CITY's requirements, as approved by the CITY.

An Additional Insured Endorsement for the policy under section 4.16.6 (c) shall designate CITY, its officers, officials, employees, agents, and volunteers for this contract and all public agencies from whom permits will be obtained and their directors, officers, agents, and employees, as determined by the CITY, as additional insureds for automobiles owned, leased, hired, or borrowed by the CONTRACTOR. CONTRACTOR shall provide to CITY proof of insurance and endorsement forms that conform to CITY's requirements, as approved by the CITY

In the event any of CONTRACTOR'S underlying policies do not meet policy limits within the insurance requirements, CONTRACTOR shall provide coverage under the excess liability policy in 4.16.6 (d). Policy must be a follows form excess/umbrella policy. CONTRACTOR shall provide the schedule of underlying polices for an excess liability policy, state that the excess policy follows form on the insurance certificate, and provide an additional insured endorsement for the excess liability policy designating CITY, its officers, officials, employees, agents, and volunteers for this contract and all public agencies from whom permits will be obtained and their directors, officers, agents, and employees, as determined by the CITY, as additional insureds.

For any claims related to this Agreement, CONTRACTOR's insurance coverage shall be primary insurance as respects CITY, its officers, officials, employees, agents, and volunteers for this contract and all public agencies from whom permits will be obtained and their directors, officers, agents, and employees. Any insurance or self-insurance maintained by the CITY, its officers, officials, employees, agents, or volunteers, for this contract and all public agencies from whom permits will be obtained and their directors, officers, agents, and employees, as determined by the CITY shall be excess of the CONTRACTOR's insurance and shall not contribute with it.

If CONTRACTOR maintains higher insurance limits than the minimums shown above, CONTRACTOR shall provide coverage for the higher insurance limits otherwise maintained by the CONTRACTOR.

4.17 Risk and Indemnification. All work covered by this Contract done at the site of the Project or in preparing or delivering materials to the site shall be at the risk of CONTRACTOR alone. CONTRACTOR agrees to save, indemnify and keep CITY, its Officers, Agents, Employees, Engineers, and Consultants for this Contract, and all public agencies from whom permits will be obtained and their directors, Officers, Agents and Employees harmless against any and all liability, claims, judgments, costs and demands, including demands arising from injuries or death of persons (CONTRACTOR'S employees included) and damage to property, arising directly or indirectly out of the obligations herein undertaken or out of the operations conducted by CONTRACTOR, save and except claims or litigation arising through the *active negligence* or sole willful misconduct of CITY and will make good to reimburse CITY for any expenditures, including reasonable attorneys' fees CITY may incur by reason of such matters, and if requested by CITY, will defend any such suits at the sole cost and expense of CONTRACTOR.

4.18 Termination.

4.18.1 This Contract may be terminated in whole or in part in writing by the CITY for its convenience, provided that the CONTRACTOR is given (1) not less than ten (10) calendar days written notice (delivered by certified mail, return receipt requested) of intent to terminate, and (2) an opportunity for consultation with the terminating party prior to termination. Termination of contract shall conform to Section 8-1.11 of the State of California, Department of Transportation Standard Specifications.

4.18.2 If termination for default or convenience is effected by the CITY, an equitable adjustment in the price provided for in this Contract shall be made, but (1) no amount shall be allowed for anticipated profit on unperformed services or other work, and (2) any payment due to the CONTRACTOR at the time of termination may be adjusted to cover any additional costs to the CITY because of the CONTRACTOR'S default. The

equitable adjustment for any termination shall provide for payment to the CONTRACTOR for services rendered and expenses incurred in accordance with section 8-1.11 of the State of California, Department of Transportation Standard Specifications.

4.18.3 Upon receipt of a termination action under paragraph (4.18.1) or (4.18.2) above, the CONTRACTOR shall (1) promptly discontinue all affected work (unless the notice directs otherwise), and (2) deliver or otherwise make available to the CITY all data, drawings, specifications, reports, estimates, summaries and such other information and materials as may have been accumulated by the CONTRACTOR in performing this Contract whether completed or in process.

4.18.4 Upon termination under paragraphs (4.18.1) and (4.18.2) above, the CITY may take over the work and may award another party an agreement to complete the work under this Contract.

4.19 Warranty. The CONTRACTOR agrees to perform all work under this Contract in accordance with the CITY'S designs, drawings and specifications.

The CONTRACTOR guarantees for a period of one (1) year from the date of the notice of completion of the work that the completed work is free from all defects due to faulty materials, equipment or workmanship and that he shall promptly make whatever adjustments or corrections which may be necessary to cure any defects, including repairs or any damage to other parts of the system resulting from such defects. The CITY shall promptly give notice to the CONTRACTOR of observed defects. In the event that the CONTRACTOR fails to make adjustments, repairs, corrections or other work made necessary by such defects, the CITY may do so and charge the CONTRACTOR the cost incurred. The performance bond shall remain in full force and effect through the guarantee period.

The CONTRACTOR'S obligations under this clause are in addition to the CONTRACTOR'S other express or implied assurances provided under this Contract and in no way diminish any other rights that the CITY may have against the CONTRACTOR for faulty materials, equipment or work.

4.20 Attorneys' Fees. If any action at law or in equity is necessary to enforce or interpret the terms of this Contract, *each party shall be responsible for their own attorneys' fees, costs and necessary expenses.* If any action is brought against the CONTRACTOR or any subcontractor to enforce a Stop Notice or Notice to Withhold, which named the CITY as a party to said action, the CITY shall be entitled to all attorneys' fees, costs and necessary disbursements arising out of the defense or such action by the CITY. The CITY shall be entitled to deduct its costs for any Stop Notice filed, whether court action is involved or not.

4.21 Notices. Any notice required or permitted under this Contract may be given by ordinary mail at the address set forth below. Any party whose address changes shall notify the other party in writing.

To CITY: City of Garden Grove
 City Attorney
 11222 Acacia Parkway
 Garden Grove, California 92840

To CONTRACTOR: Interlog Corporation DBA Interlog Construction
 Attention: Justin Kwon, President
 1295 N. Knollwood Circle
 Anaheim, CA 92801

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(Agreement Signature Block On Next Page)

IN WITNESS THEREOF, these parties have executed this Project Agreement on the day and year shown below.

Date: _____

"CITY"
CITY OF GARDEN GROVE

By: _____
City Manager

ATTEST:

City Clerk

Date: _____

"CONTRACTOR"
Interlog Corporation DBA
Interlog Construction

Contractor's State Lic. No. 946823

DIR Registration No. 1000004696

Expiration Date: 6/30/2015

By: _____


Title: President

Date: 6/9/2015

Tax ID No. 33-0566821

If CONTRACTOR is a corporation, a Corporate Resolution and/or Corporate Seal is required. If a partnership, Statement of Partnership must be submitted to the CITY.

APPROVED AS TO FORM:



Garden Grove City Attorney

ATTACHMENT "A"

SPECIFICATIONS FOR IFB NO. S-1164

**Furnish all Labor, Material, Tools, Equipment and
Incidentals for the Remodel of the Garden Grove
Community Meeting Center located at 11300 Stanford
Avenue, Garden Grove, CA 92840**

**THE PLANS AND SPECIFICATIONS ARE ALSO AVAILABLE
ON THE CITY'S WEBSITE AS A PDF FILE FOR YOUR REVIEW**

IFB NO. S-1164

Provide all Materials, Labor, Equipment and Incidentals for the Remodel of the Garden Grove Community Meeting Center

SCOPE OF WORK

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BASE BID PROJECT INCLUDES:

- GARDEN GROVE COMMUNITY MEETING CENTER REMODEL
- BUENA CLINTON FAMILY RESOURCE CENTER STOREFRONT GLASS REPLACEMENT
- ALTERNATES A-F ARE NOTED WITHIN AND WILL NOT BE USED TO DETERMINE THE LOWEST RESPONSIBLE BIDDER.

PROJECT DESCRIPTION AND INFORMATION

Location of the Project: 11300 Stanford Avenue, Garden Grove, CA

Contractor's License Requirements: General Building Contractor's License (B)

Contract Award: The lowest responsible bidder will be based on the BASE PRICE BID for the Community Meeting Center Remodel and Item 17 in this Scope of Work-Buena Clinton Family Resource Center. The City reserves the right to add alternates to the base bid and award the contract based on available funds in the budget. Permits are ready to pull on the Garden Grove Community Meeting Center renovation, an interior remodel of a 1974 existing structure located at 11300 Stanford Ave. The building is not sprinklered. The interior walls are mostly exposed split face concrete block. The building section is split-level with a difference of 16". The building is mostly a one story with a mezzanine in the atrium.

The building has three functional uses: senior center, public community meeting rooms, and city council chamber.

Available work hours will be 7:00am-5:30pm, Monday through Friday. The public meeting rooms will be closed to the public, and staff will relocate offsite during the construction; however, access to storage areas may be required from time to time throughout construction.

The city council chamber will remain functional eight (8) evenings during each month requiring public access to the facility, and to the Chamber, as well as a means of access to restrooms located in the community center or senior center on those nights during the construction duration. The city has their IT and Audio Visual room on the mezzanine level, which is a critical space for streaming live

(PAGE 2 OF 3)

broadcasts of city council meetings. This connectivity must be maintained during construction so access is required as much as possible.

The senior center will be open for the entire duration of construction. Work in the senior center area is to be performed after closing, 3:30-5:30pm, Monday through Friday.

Complete details, including manufacturer, materials, and color choices, are called out on plans. The project, as reflected in the architectural and engineering drawings, is briefly described below, but not limited to the following:

1. Replacement of all finishes, carpet, upholstered walls, and paint, including new porcelain tile in entire atrium and circulation area.
2. Replacement of window treatments, electronic and manual shades in Butterfield Rooms, Founder's Room, and Offices.
3. Replace doors, hardware, frames and glazing due to height of new porcelain tile.
4. Replacement of operable folding partition in Butterfield Rooms.
5. Reconfigure open atrium by removing trees and provide new interior landscaping in recessed areas and filling in existing soil areas with new concrete slab.
6. Modify existing stairs to provide accessible ramp/guardrails in atrium to connect both entry/exit levels.
7. Modify existing stairs to provide accessible ramp/guardrails at stage in Butterfield Room.
8. Remove glass roof and replace with high performance energy efficient opaque 2-3/4 Insulated Translucent Fiberglass Sandwich Panel Skylight System throughout Atrium. See A8.04, A8.05, A8.06.
9. Install new drinking fountains, one for atrium and one for the senior center.
10. New doors and signage for the council chamber due to the new tile flooring in the atrium.
11. New signage throughout area.
12. New flooring, base and paint in catering kitchen (City to remove/replace existing equipment).
13. Minimal electrical work, some new lighting in Atrium and Butterfield Rooms.
14. New enclosure at mezzanine level to remove old planter and hide storage.
15. The main restrooms were upgraded about three (3) years ago, although there is new minimal scope included in the project for compliance with new accessibility codes.
16. Pricing options A thru G, as listed on contract drawings, must be listed separately, but included in final total costs. The options include:
 - a. Provide alternate pricing for removal of millwork, sinks, faucet and cap off plumbing. Provide new millwork only (no new sink) for rooms 103 and 110B. See A1.01 and 2.01.

(PAGE 3 OF 3)

- b. Provide alternate pricing for removal of millwork in its entirety, sink and faucet. Replace with new millwork and new sink for service alcove 110D. See A1.01 and 2.01.
 - c. Provide alternate pricing for removing (E) storefront glazing and (2) pairs of double doors and provide new storefront glazing and automatic sliding entry door with breakaway exit doors. BESAM or EQ. See A8.03
 - d. Provide alternate pricing for new acoustical seismic ceiling 2x2 FINELINE rating grid and Armstrong rated Cirrus tile rooms 101 and 103. See A4.02
 - e. Provide carpet tile for entire room in lieu of luxury vinyl tile LVT-1. Floor preparation for LVT to be included in price. Assume moisture mitigation will need to be addressed.
 - f. Provide alternate pricing for electronic operable partition in Butterfield Room 110A/B. See electrical drawings.
17. Inspect, ascertain cause, fix condition causing failure, and replace bulletproof storefront glass at the Buena Clinton Family Resource Center, Location: 12661 Sunswapt Avenue. Facility was built in 2010. The front bulletproof storefront glass has failed and is cracked in one section. The facility is to remain functional during regular business hours as much as possible while replacing the glass. There will be a mandatory site walk. Pricing should be called out within the base bid price.

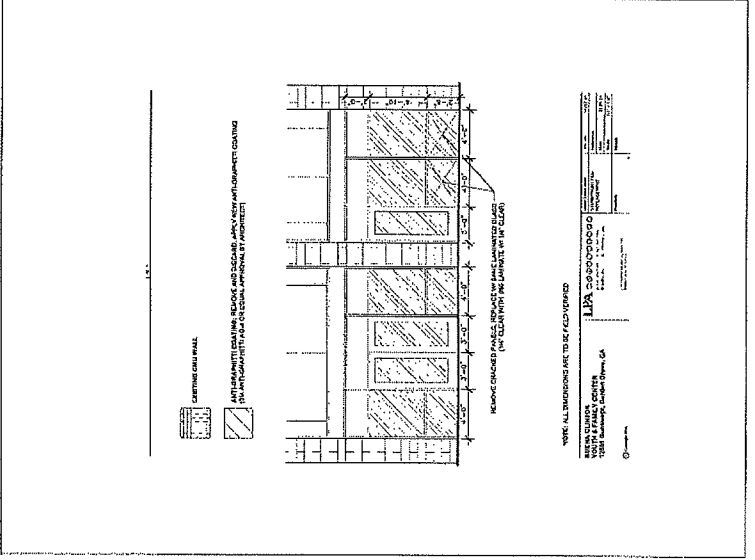
Scope A: Garden Grove Community Meeting Center 11300 Stanford Ave. Garden Grove, CA

Scope B: Buena Clinton Youth & Family Center 12661 Sunswep Garden Grove, CA

Issued for Bid
04.01.2015

Scope A

Scope B



PHASE II UNDER SEPARATE PERMIT. REMOVED FROM SCOPE OF WORK.

DESIGN BUILD DEFERRED SUBMITTALS

THE CONTRACTOR SHALL SUBMIT THE FOLLOWING ITEMS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS SUBMITTAL SHALL BE IN ACCORDANCE WITH THE PROJECT'S CONTRACT DOCUMENTS AND THE DESIGN-BUILD AGREEMENT. THE ARCHITECT SHALL REVIEW AND APPROVE THE SUBMITTALS IN ACCORDANCE WITH THE PROJECT'S CONTRACT DOCUMENTS AND THE DESIGN-BUILD AGREEMENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE DEFERRED SUBMITTALS.

1. THE ARCHITECT SHALL REVIEW AND APPROVE THE SUBMITTALS IN ACCORDANCE WITH THE PROJECT'S CONTRACT DOCUMENTS AND THE DESIGN-BUILD AGREEMENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE DEFERRED SUBMITTALS.

DESIGN BUILD DEFERRED SUBMITTALS

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OPTIONS

1. PROVIDE ALTERNATE FINISHES FOR ROOMS OF FINISHES THAT ARE NOT SPECIFIED IN THE CONTRACT DOCUMENTS.

2. PROVIDE ALTERNATE FINISHES FOR ROOMS OF FINISHES THAT ARE NOT SPECIFIED IN THE CONTRACT DOCUMENTS.

3. PROVIDE ALTERNATE FINISHES FOR ROOMS OF FINISHES THAT ARE NOT SPECIFIED IN THE CONTRACT DOCUMENTS.

4. PROVIDE ALTERNATE FINISHES FOR ROOMS OF FINISHES THAT ARE NOT SPECIFIED IN THE CONTRACT DOCUMENTS.

5. PROVIDE ALTERNATE FINISHES FOR ROOMS OF FINISHES THAT ARE NOT SPECIFIED IN THE CONTRACT DOCUMENTS.

6. PROVIDE ALTERNATE FINISHES FOR ROOMS OF FINISHES THAT ARE NOT SPECIFIED IN THE CONTRACT DOCUMENTS.

7. PROVIDE ALTERNATE FINISHES FOR ROOMS OF FINISHES THAT ARE NOT SPECIFIED IN THE CONTRACT DOCUMENTS.

CODE ANALYSIS

CONSTRUCTION TYPE: TYPE III-B (1-5H)
 STRUCTURAL FRAMEWORK: AS - CONCRETE
 WALLS: CMU
 FLOORING: POLYURETHANE RESIN
 INTERIORS: POLYURETHANE RESIN
 EXTERIORS: POLYURETHANE RESIN
 ROOFING: ASPHALT/FLY ASH
 FINISHES: POLYURETHANE RESIN
 TOTAL EXISTING SQUARE FOOTAGE: 10,000 SF
 TOTAL EXISTING VOLUME: 100,000 CU FT
 TOTAL EXISTING AREA: 10,000 SQ FT
 TOTAL EXISTING PERIMETER: 1,000 FT

SPECIAL INSPECTIONS

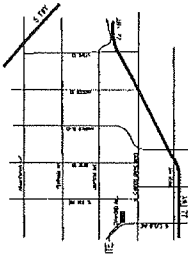
1. SEE OVERLAP SHEET DATA.

COVER SHEET

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NO. 1001
NO. 1002
NO. 1003
NO. 1004
NO. 1005
NO. 1006
NO. 1007
NO. 1008
NO. 1009
NO. 1010
NO. 1011
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NO. 1016
NO. 1017
NO. 1018
NO. 1019
NO. 1020

GENERAL INFORMATION

PROJECT NO.	2010-0000
DATE	01/15/10
PROJECT NAME	11300 Stanford Ave
PROJECT LOCATION	Garden Grove, CA 92640
CLIENT	City of Garden Grove
DESIGNER	LRPA

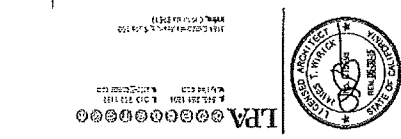


PROJECT LOCATION

11300 Stanford Ave
Garden Grove, CA 92640
City of Garden Grove

PHASE II UNDER SEPARATE PERMIT. REMOVED FROM SCOPE OF WORK.

NO.	DESCRIPTION	DATE
01	GENERAL	01/15/10
02	ARCHITECTURAL	01/15/10
03	STRUCTURAL	01/15/10
04	ELECTRICAL	01/15/10
05	MECHANICAL	01/15/10
06	PLUMBING	01/15/10
07	FINISHES	01/15/10
08	CONSTRUCTION WASTE MANAGEMENT	01/15/10
09	ENERGY NOTES	01/15/10
10	ABBREVIATIONS	01/15/10
11	SYMBOLS	01/15/10
12	ACCESSIBILITY NOTES	01/15/10
13	APPLICABLE CODES	01/15/10
14	SHEET INDEX	01/15/10
15	PROJECT DIRECTORY	01/15/10



PROJECT DIRECTORY

OWNER	City of Garden Grove 11000 Wilshire Blvd, Suite 1000 Los Angeles, CA 90024 Tel: (310) 551-2000
ARCHITECT	LRPA 11000 Wilshire Blvd, Suite 1000 Los Angeles, CA 90024 Tel: (310) 551-2000
INTERESTS	City of Garden Grove 11000 Wilshire Blvd, Suite 1000 Los Angeles, CA 90024 Tel: (310) 551-2000
STRUCTURAL ENGINEER	LRPA 11000 Wilshire Blvd, Suite 1000 Los Angeles, CA 90024 Tel: (310) 551-2000
MEDICAL & ENVIRONMENTAL ENGINEER	LRPA 11000 Wilshire Blvd, Suite 1000 Los Angeles, CA 90024 Tel: (310) 551-2000
ELECTRICAL ENGINEER	LRPA 11000 Wilshire Blvd, Suite 1000 Los Angeles, CA 90024 Tel: (310) 551-2000

SHEET INDEX

01	GENERAL
02	ARCHITECTURAL
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APPLICABLE CODES

2010	INTERNATIONAL RESIDENTIAL CODE BOOK (IRC)
2010	INTERNATIONAL BUILDING CODE (IBC)
2010	INTERNATIONAL MECHANICAL CODE (IMC)
2010	INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPC)
2010	INTERNATIONAL FIRE MARSHAL CODE (IFMC)
2010	INTERNATIONAL FIRE ALARMS CODE (IFAC)
2010	INTERNATIONAL FIRE DEPARTMENT CODE (IFDC)
2010	INTERNATIONAL FIRE SAFETY CODE (IFSC)
2010	INTERNATIONAL FIRE SUPPLY CODE (IFSC)
2010	INTERNATIONAL FIRE TESTING CODE (IFTC)
2010	INTERNATIONAL FIRE INVESTIGATION CODE (IFIC)
2010	INTERNATIONAL FIRE PREVENTION CODE (IFPC)
2010	INTERNATIONAL FIRE PROTECTION CODE (IFPTC)
2010	INTERNATIONAL FIRE RESISTANCE CODE (IFRC)
2010	INTERNATIONAL FIRE SAFETY EQUIPMENT CODE (IFSEC)
2010	INTERNATIONAL FIRE SAFETY MANAGEMENT CODE (IFSMC)
2010	INTERNATIONAL FIRE SAFETY TRAINING CODE (IFSTC)
2010	INTERNATIONAL FIRE SAFETY AWARENESS CODE (IFSAC)
2010	INTERNATIONAL FIRE SAFETY EDUCATION CODE (IFSEC)
2010	INTERNATIONAL FIRE SAFETY RESEARCH CODE (IFSRC)
2010	INTERNATIONAL FIRE SAFETY STANDARDS CODE (IFSSC)

ACCESSIBILITY NOTES

1.	RECEIVING AREAS (REAR PORCH, ENTRY) SHALL BE ACCESSIBLE BY PUBLIC AND PRIVATE WALKWAYS AND DRIVES FROM THE STREET TO THE REAR PORCH AND ENTRY.
2.	REAR PORCH AND ENTRY SHALL BE ACCESSIBLE BY PUBLIC AND PRIVATE WALKWAYS AND DRIVES FROM THE STREET TO THE REAR PORCH AND ENTRY.
3.	ALL REAR PORCH AND ENTRY SHALL BE ACCESSIBLE BY PUBLIC AND PRIVATE WALKWAYS AND DRIVES FROM THE STREET TO THE REAR PORCH AND ENTRY.
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SYMBOLS

	COLORBAR LINES
	DOOR SYMBOL
	ROOM NUMBER
	SECTION
	ELEVATION
	DETAIL
	MATCH LINE
	DATUM POINT
	KEYNOTE

ABBREVIATIONS

1.	AC	ACRYLIC
2.	AD	ADHESIVE
3.	AE	ALUMINUM
4.	AF	ALUMINUM FINISH
5.	AG	ALUMINUM GLAZING
6.	AH	ALUMINUM HANDRAIL
7.	AI	ALUMINUM INSULATION
8.	AJ	ALUMINUM JOINT
9.	AK	ALUMINUM KICKER
10.	AL	ALUMINUM LATH
11.	AM	ALUMINUM MESH
12.	AN	ALUMINUM NAIL
13.	AO	ALUMINUM OILING
14.	AP	ALUMINUM PAPER
15.	AQ	ALUMINUM QUARTZ
16.	AR	ALUMINUM RESIN
17.	AS	ALUMINUM SHEET
18.	AT	ALUMINUM TACK
19.	AU	ALUMINUM TIE
20.	AV	ALUMINUM VENEER
21.	AW	ALUMINUM WIRE
22.	AX	ALUMINUM WOOD
23.	AY	ALUMINUM YARN
24.	AZ	ALUMINUM ZINC
25.	BA	BAR
26.	BB	BARRIER
27.	BC	BATTERY
28.	BD	BEARING
29.	BE	BELT
30.	BF	BENCH
31.	BG	BENT
32.	BH	BENTONITE
33.	BI	BIRCH
34.	BJ	BIRCH
35.	BK	BIRCH
36.	BL	BIRCH
37.	BM	BIRCH
38.	BN	BIRCH
39.	BO	BIRCH
40.	BP	BIRCH
41.	BQ	BIRCH
42.	BR	BIRCH
43.	BS	BIRCH
44.	BT	BIRCH
45.	BU	BIRCH
46.	BV	BIRCH
47.	BW	BIRCH
48.	BX	BIRCH
49.	BY	BIRCH
50.	BZ	BIRCH

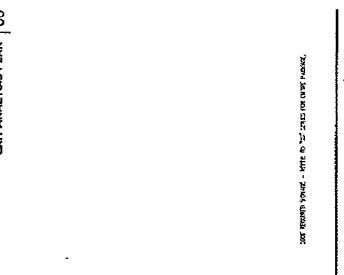
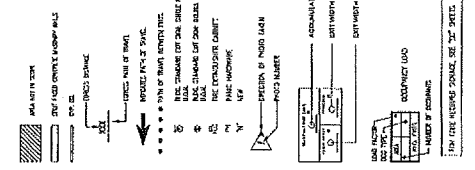
GENERAL REQUIREMENTS

1.	WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
2.	ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT AND THE CITY ENGINEER.
3.	ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
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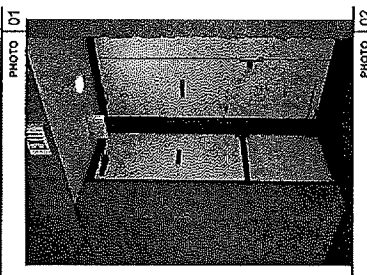
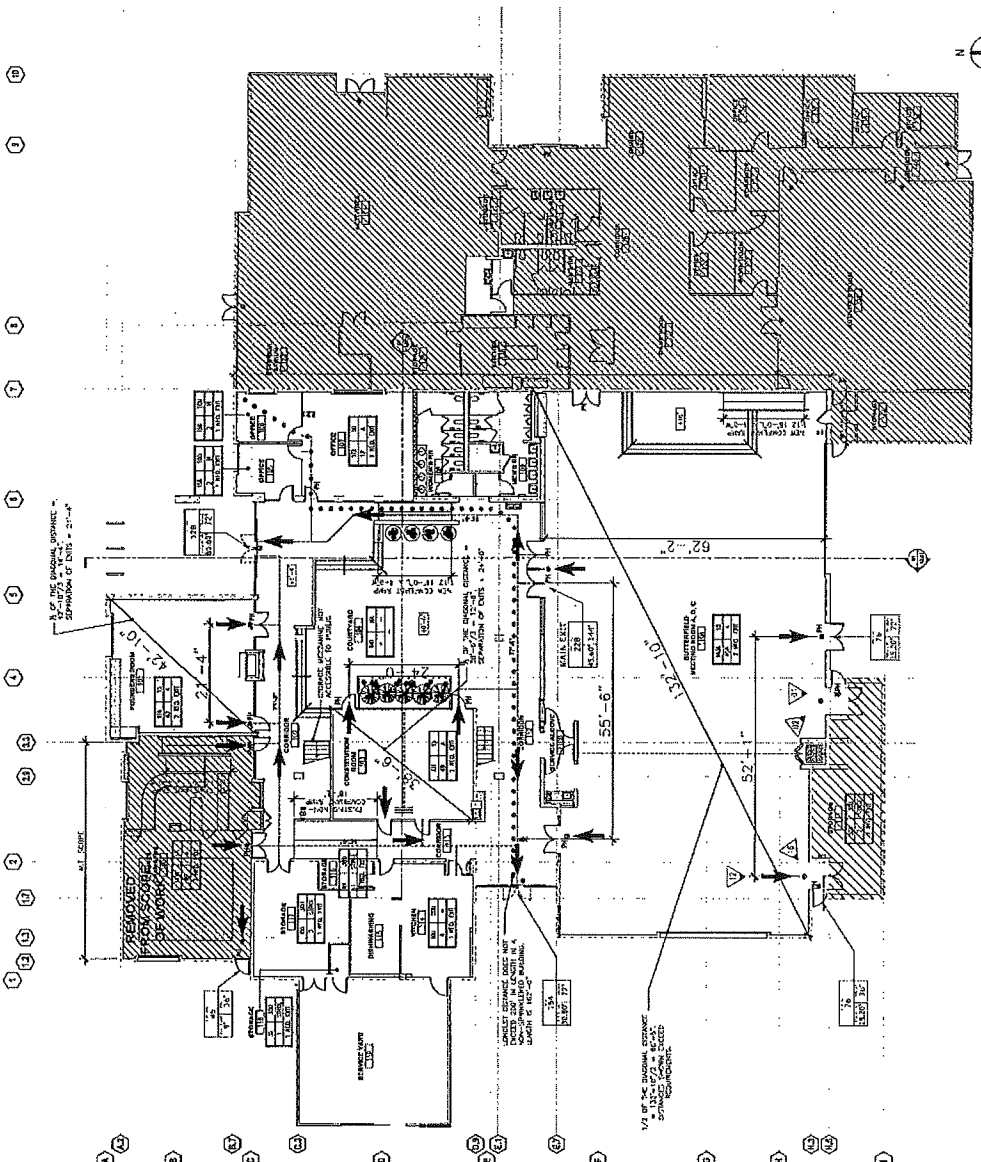
NO.	DESCRIPTION
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2	EXIT SIGN
3	EXIT LIGHT
4	EXIT DOOR
5	EXIT WINDOW
6	EXIT PANEL
7	EXIT SIGNAGE
8	EXIT LIGHTING
9	EXIT DOOR FRAME
10	EXIT WINDOW FRAME
11	EXIT SIGNAGE
12	EXIT LIGHTING
13	EXIT DOOR FRAME
14	EXIT WINDOW FRAME
15	EXIT SIGNAGE
16	EXIT LIGHTING
17	EXIT DOOR FRAME
18	EXIT WINDOW FRAME
19	EXIT SIGNAGE
20	EXIT LIGHTING

NO.	DESCRIPTION
1	EXIT
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19	EXIT SIGNAGE
20	EXIT LIGHTING

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15	EXIT SIGNAGE
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17	EXIT DOOR FRAME
18	EXIT WINDOW FRAME
19	EXIT SIGNAGE
20	EXIT LIGHTING



EXIT ANALYSIS PLAN | 06



Community Meeting Center
 11300 Stanford Ave
 Garden Grove, CA 92640
 Developed by
 City of Garden Grove

GENERAL NOTES SEE ALSO BOOK SPECIFICATIONS

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, AND ALL APPLICABLE ORDINANCES. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE ARCHITECT. ALL APPLICABLE ORDINANCES SHALL BE SUBJECT TO THE SUPERVISION OF THE ARCHITECT. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE ARCHITECT.

STANDARD CONTRACTUAL CONDITIONS:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO START OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GARDEN GROVE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GARDEN GROVE.

GENERAL AND STRUCTURAL SPECIFICATIONS:

1. ALL CONCRETE SHALL BE 4000 PSI. ALL REINFORCING SHALL BE #4. ALL WALLS SHALL BE 8" THICK. ALL FLOORS SHALL BE 4" THICK. ALL ROOFS SHALL BE 6" THICK. ALL EXTERIOR WALLS SHALL BE 8" THICK. ALL EXTERIOR ROOFS SHALL BE 6" THICK.

GARDEN GROVE COMMUNITY CENTER/SENIOR CENTER

SCOPE OF WORK

PROJECT INCLUDES IMPROVEMENT OF EXISTING RESTROOMS TO COMPLY WITH THE 2013 CBC. THE WORK SHALL INCLUDE: 1. DEMOLITION OF EXISTING RESTROOMS. 2. CONSTRUCTION OF NEW RESTROOMS. 3. INSTALLATION OF NEW FIXTURES AND EQUIPMENT. 4. PAINTING AND FINISHING.

CODES

1. ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE. THE CODES IN OTHER ARE: 2013 CALIFORNIA BUILDING CODE. 2013 CALIFORNIA FIRE CODE. 2013 CALIFORNIA ELECTRICAL CODE. 2013 CALIFORNIA MECHANICAL CODE. 2013 CALIFORNIA PLUMBING CODE. 2013 CALIFORNIA SOFTWOOD PRESERVATION CODE. 2013 CALIFORNIA TREE PRESERVATION CODE. 2013 CALIFORNIA WELDERING CODE. 2013 CALIFORNIA WOOD PRESERVATION CODE.

PROJECT DATA 2

ALLOWABLE AREA JUSTIFICATION:
TOTAL AREA OF BUILDING: 20,433 S.F.
AREA OF EXISTING BUILDING: 10,050 S.F.
AREA OF RENOVATION: 10,383 S.F.

INDEX TO DRAWINGS

NEW RESTRM FLOOR PLANS
INTERIOR ELEVATIONS
HC PARKING DETAILS
HANDICAPPED STANDARDS

P-1 PLUMBING
P-2 PLUMBING
E-0 ELECTRICAL
E-01 ELECTRICAL

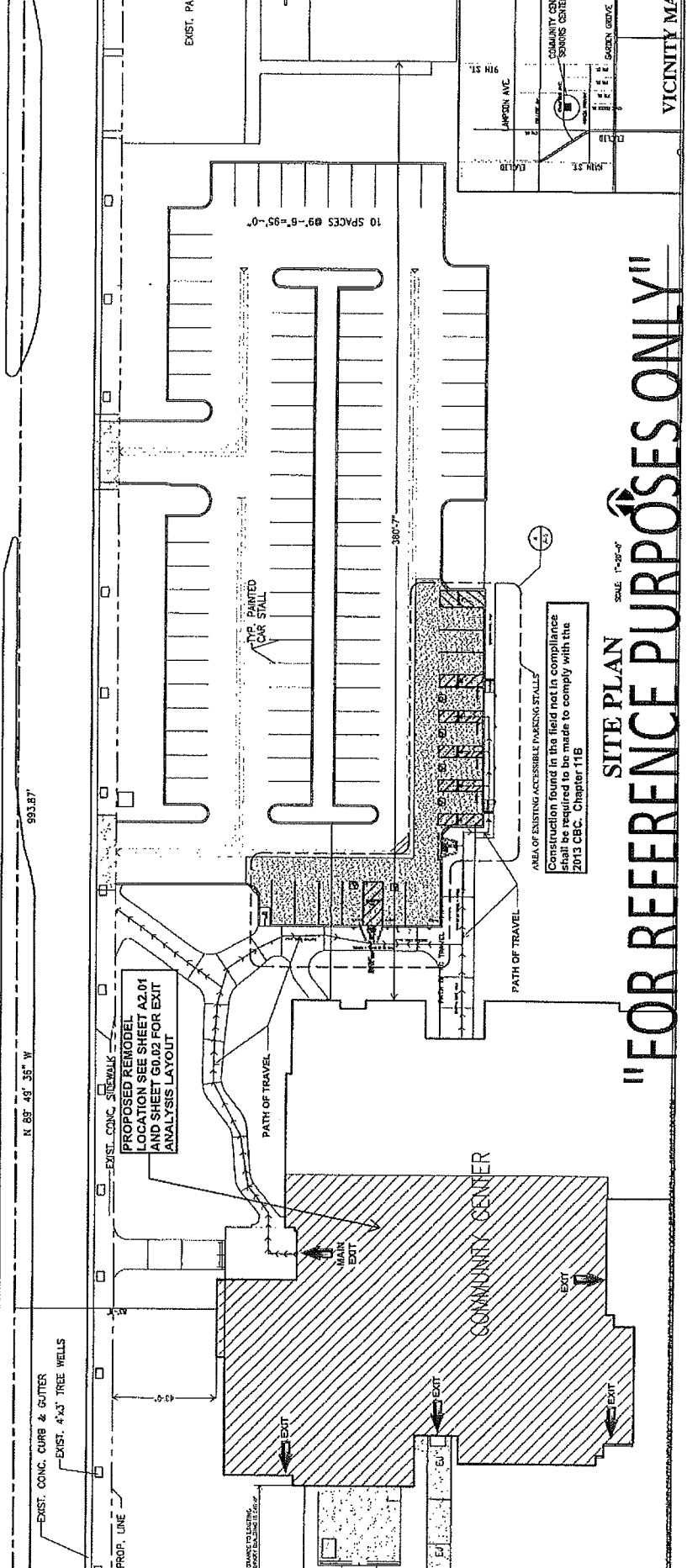
PROJECT NAME & ADDRESS:
COMMUNITY CENTER PROJECT MANAGER
CITY OF GARDEN GROVE RESERVATION # HUMAN SERVICES BMT
1000 STANFORD AVE
GARDEN GROVE, CA 92643
(949) 442-3500

OCCUPANCY: A-2/B
FIRE SPRINKLERED: NO
CONSTRUCTION TYPE: II
ZONE: OFF 24
AREA OF BUILDING: 20,433 S.F.
AREA OF RENOVATION: 10,383 S.F.

TYPE SPECIFICATIONS

F. EARL MELOTT AIA
ARCHITECT AND ASSOCIATES
12752 GARDEN GROVE BLVD, STE. 100
GARDEN GROVE, CA 92643
TEL: (714) 957-7205
BRNOCCORR

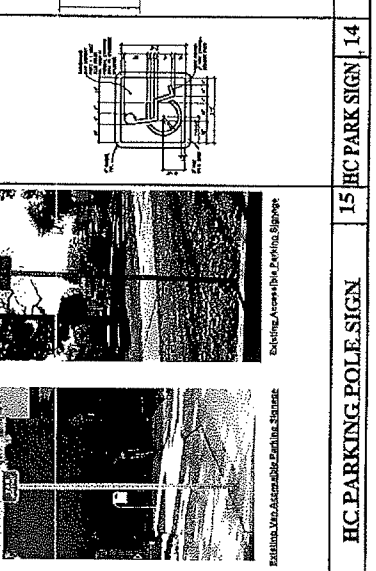
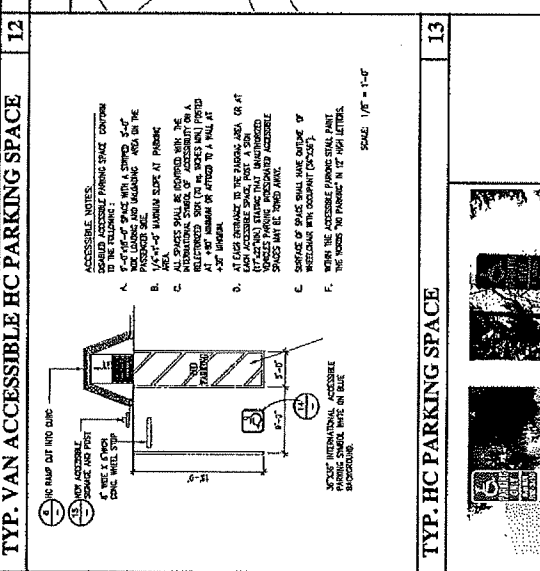
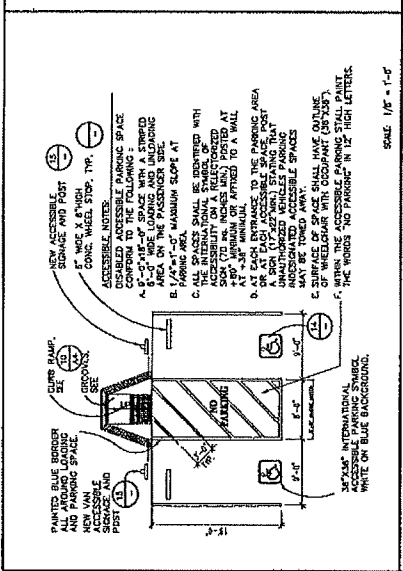
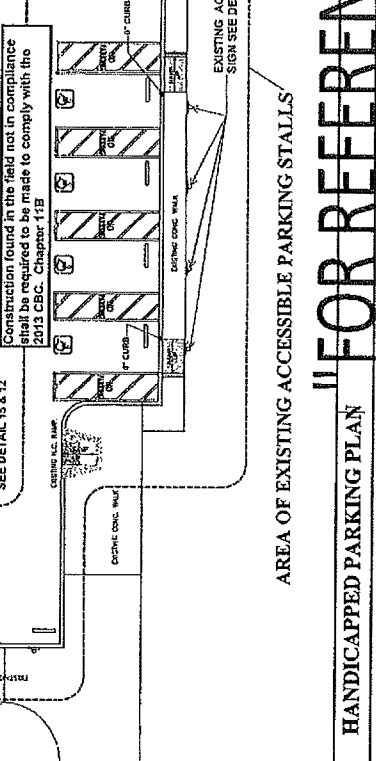
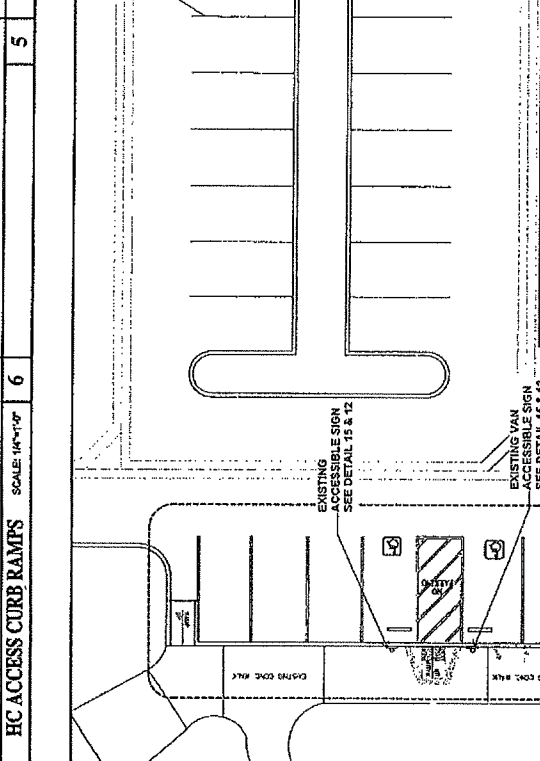
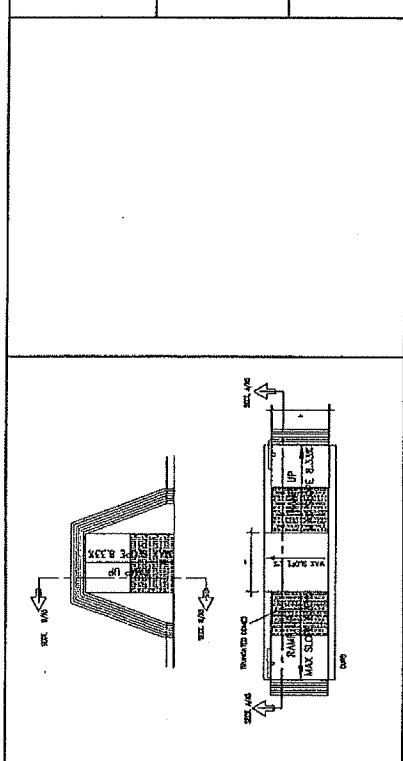
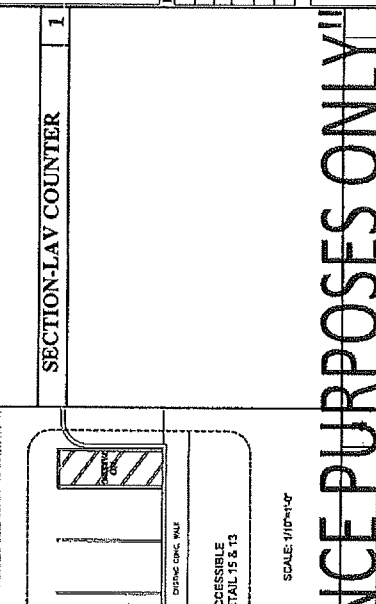
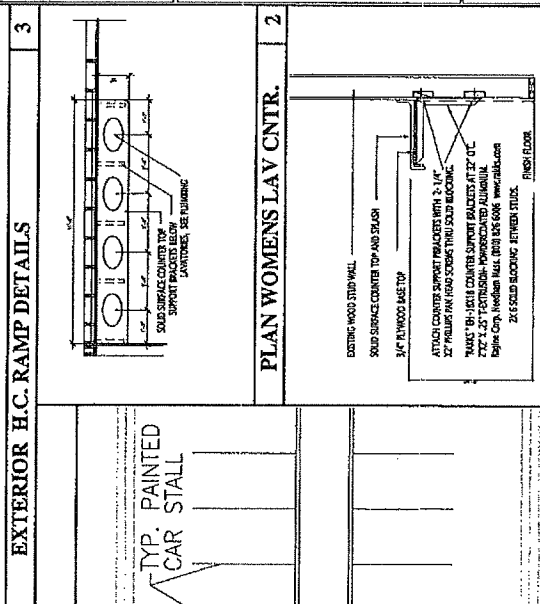
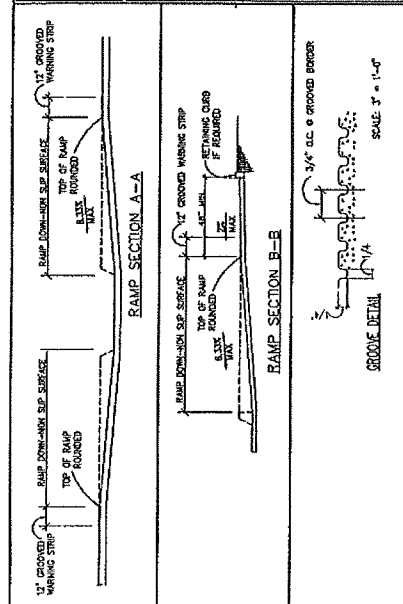
CITY OF GARDEN GROVE
COMMUNITY CENTER
H.C. RESTROOM RENOVATION
DATE: 9/29/12
SHEET: A-1
VICINITY MAP



"FOR REFERENCE PURPOSES ONLY"

SITE PLAN SCALE: 1"=50'-0"

AREA OF EXISTING ACCESSIBLE PARKING SPACES
Construction found in the field not in compliance shall be required to be made to comply with the 2013 CBC, Chapter 11B



"FOR REFERENCE PURPOSES ONLY"
 AREA OF EXISTING ACCESSIBLE PARKING STALLS
 HANDCAPPED PARKING PLAN
 SCALE: 1/16"=1'-0"
 SECTION-LAV COUNTER
 PLAN WOMENS LAV CNTR.
 TYP. PAINTED CAR STALL
 HC ACCESS CURB RAMPS
 TYP. VAN ACCESSIBLE HC PARKING SPACE
 TYP. HC PARKING SPACE
 HC PARKING POLE SIGN
 HC PARK SIGN
 AREA OF EXISTING ACCESSIBLE PARKING STALLS
 SCALE: 1/16"=1'-0"
 SECTION-LAV COUNTER
 PLAN WOMENS LAV CNTR.
 TYP. PAINTED CAR STALL
 HC ACCESS CURB RAMPS
 TYP. VAN ACCESSIBLE HC PARKING SPACE
 TYP. HC PARKING SPACE
 HC PARKING POLE SIGN
 HC PARK SIGN
 AREA OF EXISTING ACCESSIBLE PARKING STALLS
 SCALE: 1/16"=1'-0"

DATE	12/15/11
PROJECT	ROOF DEMOLITION PLAN
CLIENT	COMMUNITY MEETING CENTER
LOCATION	1300 STARBUCK AVE GARDEN GROVE, CA 92840
SCALE	AS SHOWN
DRAWN BY	...
CHECKED BY	...
APPROVED BY	...

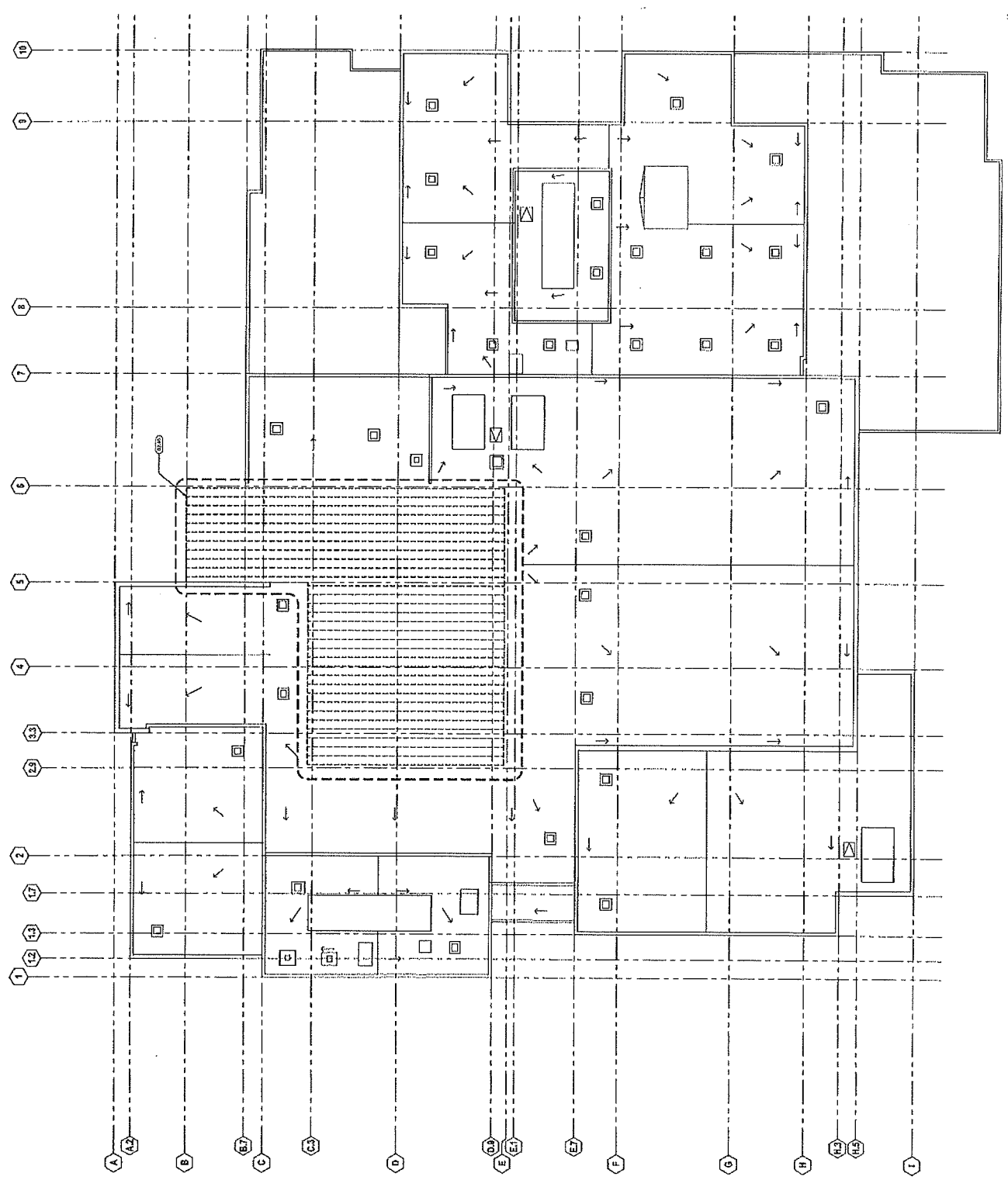
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Prepared by: ...
 Checked by: ...
 Approved by: ...
 Date: 12/15/11



City of Orange, CA 92668
 1300 Starbuck Ave
 Garden Grove, CA 92840
 Dec. 15, 2011

ROOF DEMOLITION PLAN | 03



LEGEND

--- 1/2" x 4" JOIST
 --- 2" x 8" JOIST
 --- 4" x 8" JOIST

GENERAL NOTES

1. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
2. VERIFY ALL CONDITIONS PRIOR TO DEMOLITION.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

DEMOLITION KEYNOTES

--- 1/2" x 4" JOIST
 --- 2" x 8" JOIST
 --- 4" x 8" JOIST



Project Name: _____
 Project Number: _____
 Date: _____
 Scale: _____
 Sheet No. _____
 Total Sheets _____

MEZZANINE FLOOR PLAN
 Scale: _____
 Date: _____
 Drawn by: _____
 Checked by: _____
 Title: _____

KEYNOTES

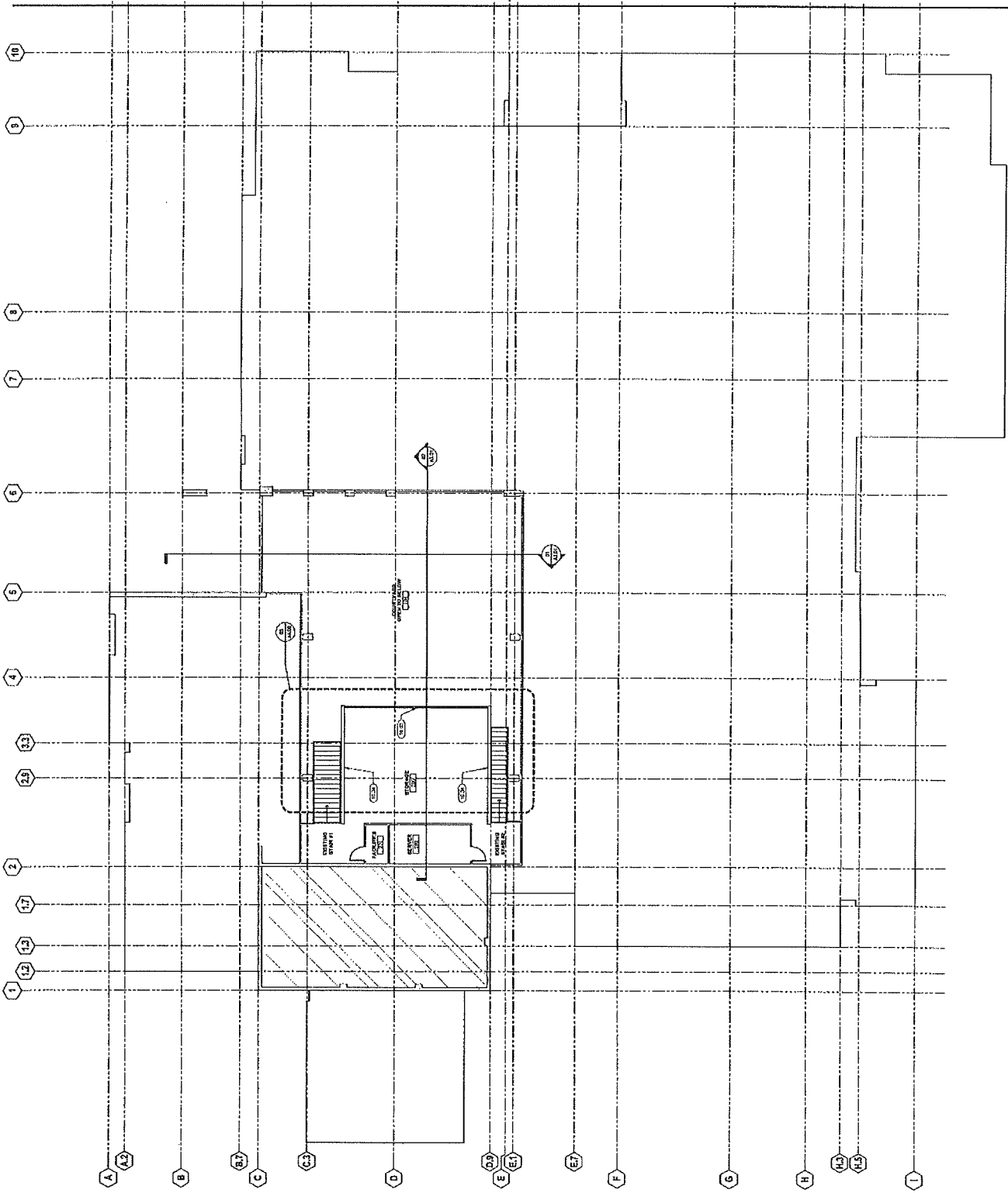
- (1) SEE PLAN FOR MEASUREMENTS AND DIMENSIONS. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
- (2) SEE PLAN FOR MATERIALS AND FINISHES. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
- (3) SEE PLAN FOR SYMBOLS AND NOTATION. ALL SYMBOLS SHALL BE AS SHOWN.

GENERAL NOTES

- 1. SEE CITY OF GARDEN GROVE SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.

LEGEND

- AS-BUILT CONSTRUCTION
- EXISTING CONSTRUCTION
- PROPOSED CONSTRUCTION
- PROPOSED CONSTRUCTION - TO BE REMOVED
- MEASUREMENT POINT
- MEASUREMENT POINT - SEE PLAN FOR SIZE
- MEASUREMENT POINT - SEE PLAN FOR SIZE
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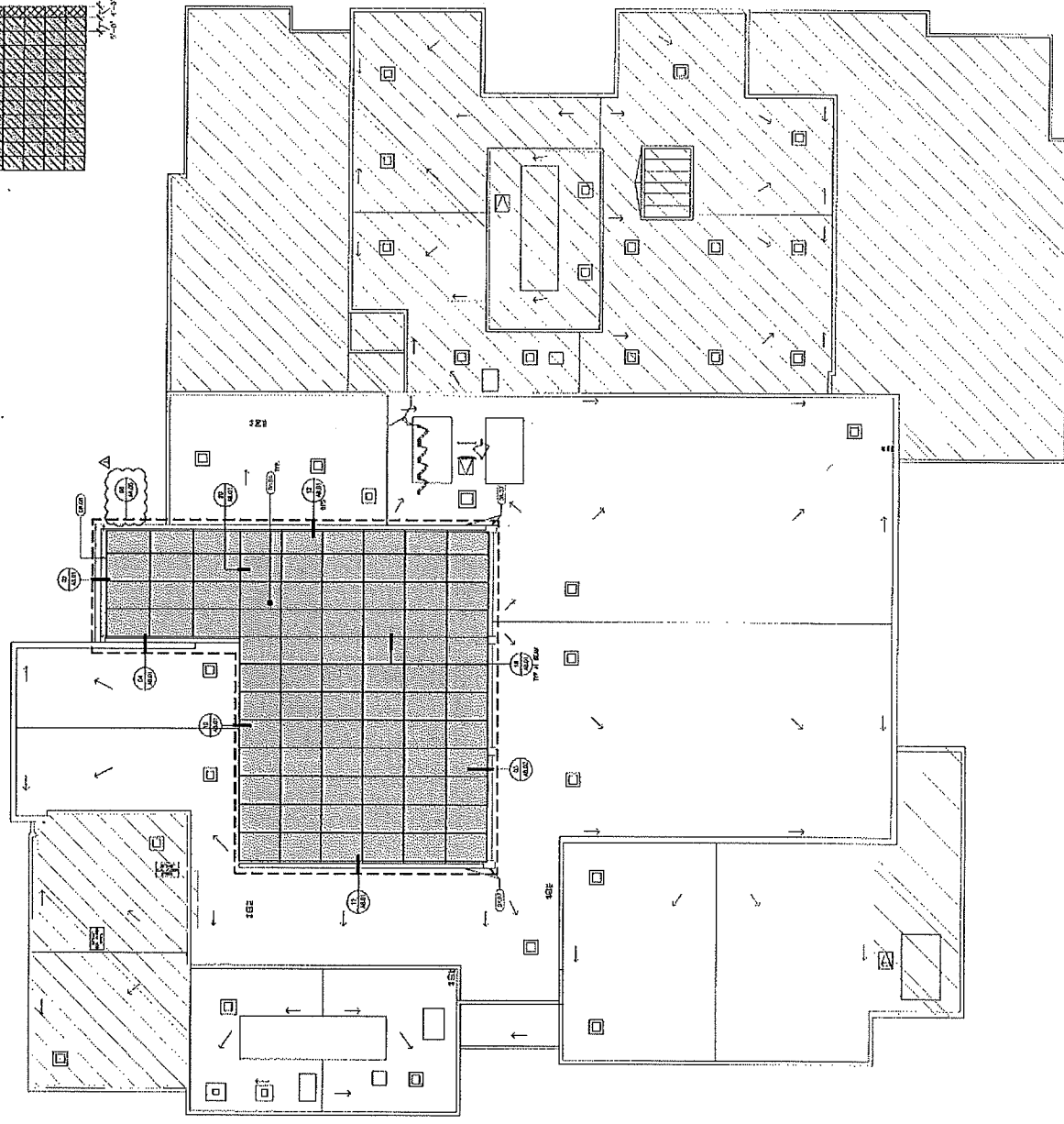
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9	08/20/18	ISSUED FOR PERMIT
10	08/20/18	ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION
1	08/20/18	ISSUED FOR PERMIT
2	08/20/18	ISSUED FOR PERMIT
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8	08/20/18	ISSUED FOR PERMIT
9	08/20/18	ISSUED FOR PERMIT
10	08/20/18	ISSUED FOR PERMIT

1300 Stanford Ave
 Garden Grove, CA 92640
 Community Hearing Center



LPA
 2111 CORTLAND AVE., SUITE 100
 GARDEN GROVE, CA 92640
 TEL: 714.261.1111 FAX: 714.261.1112
 WWW.LPA-CA.COM



LEGEND

	2:12 PITCH INSULATED TYPICAL HATCHED PATTERN
	12:12 PITCH
	4:12 PITCH

GENERAL NOTES

- SEE ARCHITECTURAL DRAWINGS FOR ROOM SCHEDULES AND FINISHES.
- SEE ARCHITECTURAL DRAWINGS FOR MECHANICAL AND ELECTRICAL SYMBOLS AND SCHEDULES.
- SEE ARCHITECTURAL DRAWINGS FOR STRUCTURAL SYMBOLS AND SCHEDULES.
- SEE ARCHITECTURAL DRAWINGS FOR ROOF DRAIN SYMBOLS AND SCHEDULES.
- SEE ARCHITECTURAL DRAWINGS FOR ROOF FLASHING SYMBOLS AND SCHEDULES.
- SEE ARCHITECTURAL DRAWINGS FOR ROOF CURB SYMBOLS AND SCHEDULES.
- SEE ARCHITECTURAL DRAWINGS FOR ROOF WALKWAY SYMBOLS AND SCHEDULES.
- SEE ARCHITECTURAL DRAWINGS FOR ROOF ACCESS SYMBOLS AND SCHEDULES.
- SEE ARCHITECTURAL DRAWINGS FOR ROOF ELEVATION SYMBOLS AND SCHEDULES.
- SEE ARCHITECTURAL DRAWINGS FOR ROOF DRAINAGE SYMBOLS AND SCHEDULES.

KEYNOTES

- SEE ARCHITECTURAL DRAWINGS FOR ROOM SCHEDULES AND FINISHES.
- SEE ARCHITECTURAL DRAWINGS FOR MECHANICAL AND ELECTRICAL SYMBOLS AND SCHEDULES.
- SEE ARCHITECTURAL DRAWINGS FOR STRUCTURAL SYMBOLS AND SCHEDULES.
- SEE ARCHITECTURAL DRAWINGS FOR ROOF DRAIN SYMBOLS AND SCHEDULES.
- SEE ARCHITECTURAL DRAWINGS FOR ROOF FLASHING SYMBOLS AND SCHEDULES.
- SEE ARCHITECTURAL DRAWINGS FOR ROOF CURB SYMBOLS AND SCHEDULES.
- SEE ARCHITECTURAL DRAWINGS FOR ROOF WALKWAY SYMBOLS AND SCHEDULES.
- SEE ARCHITECTURAL DRAWINGS FOR ROOF ACCESS SYMBOLS AND SCHEDULES.
- SEE ARCHITECTURAL DRAWINGS FOR ROOF ELEVATION SYMBOLS AND SCHEDULES.
- SEE ARCHITECTURAL DRAWINGS FOR ROOF DRAINAGE SYMBOLS AND SCHEDULES.

NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION
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18	11/11/21	ISSUED FOR PERMITS
19	11/11/21	ISSUED FOR PERMITS
20	11/11/21	ISSUED FOR PERMITS

11300 Stanford Ave
Garden Grove, CA 92640
Community Meeting Center



LPA
11300 Stanford Ave
Garden Grove, CA 92640
Tel: (714) 941-1130
Fax: (714) 941-1131

FINISH NOTES

1. FINISHES SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
2. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
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10. FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
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10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

CODE REQUIREMENTS

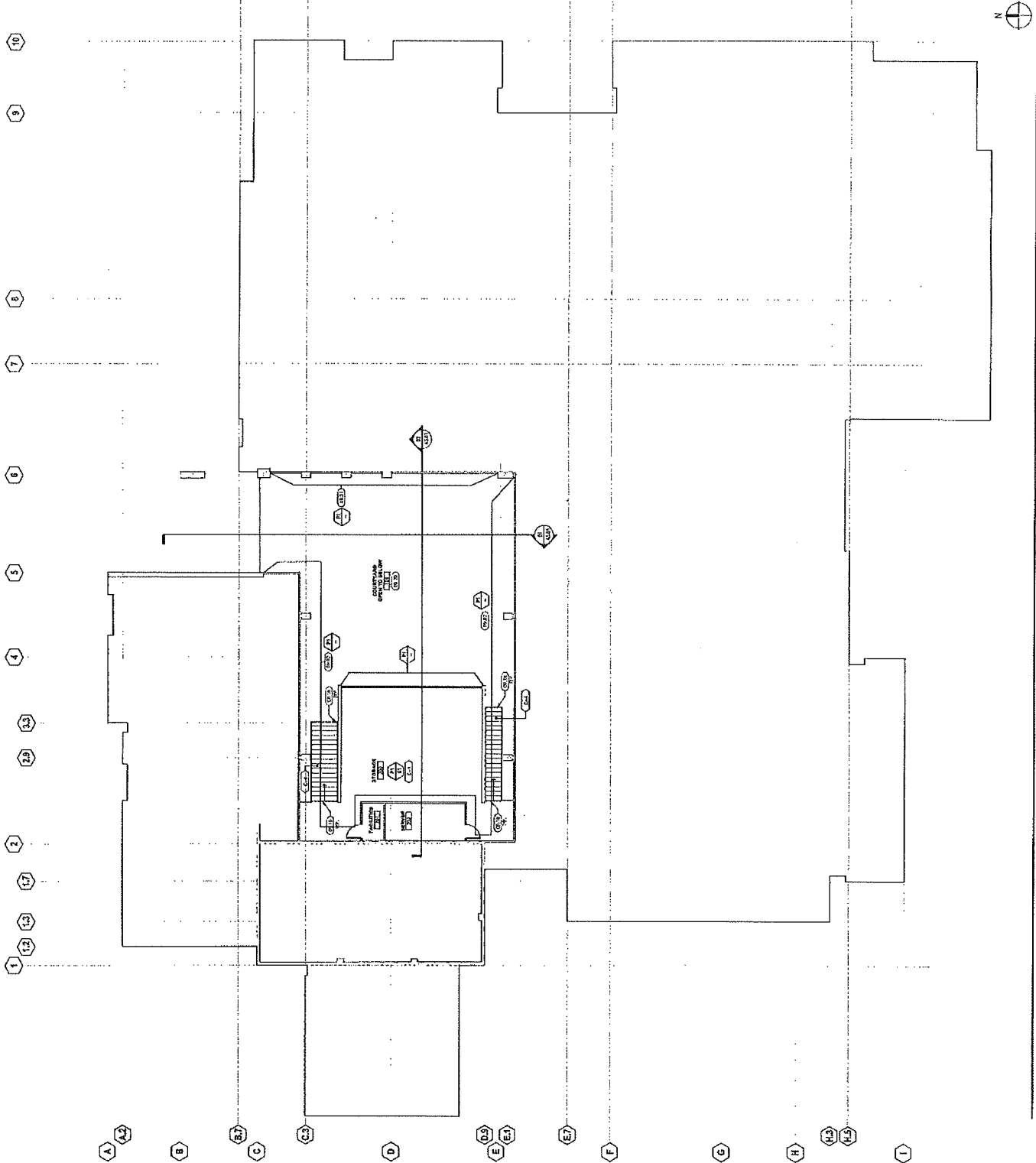
ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

FINISH LEGEND

- 1. WALL - INTERIOR - 5/8" GYPSUM BOARD ON STUDS
- 2. WALL - EXTERIOR - 5/8" GYPSUM BOARD ON STUDS
- 3. WALL - INTERIOR - 5/8" GYPSUM BOARD ON STUDS
- 4. WALL - EXTERIOR - 5/8" GYPSUM BOARD ON STUDS
- 5. WALL - INTERIOR - 5/8" GYPSUM BOARD ON STUDS
- 6. WALL - EXTERIOR - 5/8" GYPSUM BOARD ON STUDS
- 7. WALL - INTERIOR - 5/8" GYPSUM BOARD ON STUDS
- 8. WALL - EXTERIOR - 5/8" GYPSUM BOARD ON STUDS
- 9. WALL - INTERIOR - 5/8" GYPSUM BOARD ON STUDS
- 10. WALL - EXTERIOR - 5/8" GYPSUM BOARD ON STUDS

SYMBOLS LEGEND

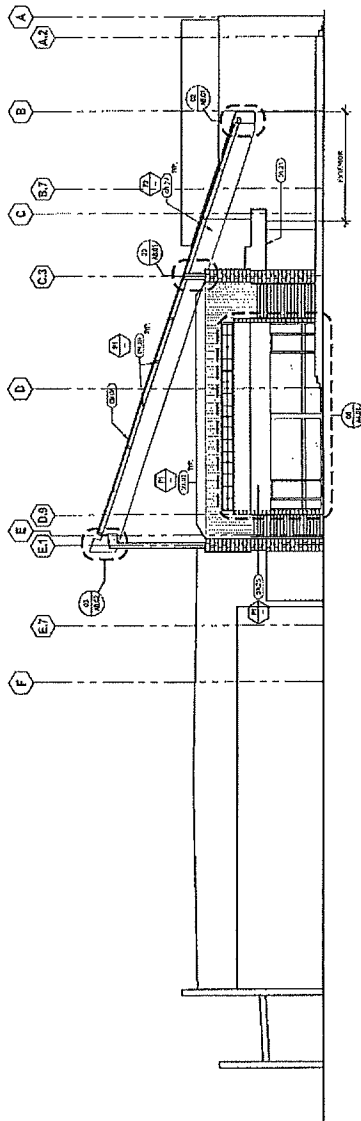
- 1. WALL - INTERIOR - 5/8" GYPSUM BOARD ON STUDS
- 2. WALL - EXTERIOR - 5/8" GYPSUM BOARD ON STUDS
- 3. WALL - INTERIOR - 5/8" GYPSUM BOARD ON STUDS
- 4. WALL - EXTERIOR - 5/8" GYPSUM BOARD ON STUDS
- 5. WALL - INTERIOR - 5/8" GYPSUM BOARD ON STUDS
- 6. WALL - EXTERIOR - 5/8" GYPSUM BOARD ON STUDS
- 7. WALL - INTERIOR - 5/8" GYPSUM BOARD ON STUDS
- 8. WALL - EXTERIOR - 5/8" GYPSUM BOARD ON STUDS
- 9. WALL - INTERIOR - 5/8" GYPSUM BOARD ON STUDS
- 10. WALL - EXTERIOR - 5/8" GYPSUM BOARD ON STUDS



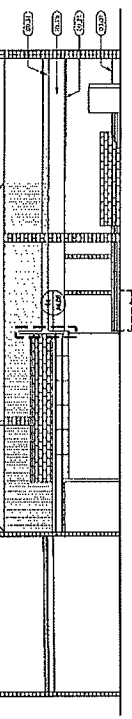
MEZZANINE FINISH PLAN | 08

KEYNOTES

- (K1) PROVIDE AN ACCESSIBLE RAMP WITH UPON, BLADE, CURB CUT AND 1:12 SLOPE TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS.
- (K2) PROVIDE AN ACCESSIBLE RAMP WITH UPON, BLADE, CURB CUT AND 1:12 SLOPE TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS.
- (K3) PROVIDE AN ACCESSIBLE RAMP WITH UPON, BLADE, CURB CUT AND 1:12 SLOPE TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS.
- (K4) PROVIDE AN ACCESSIBLE RAMP WITH UPON, BLADE, CURB CUT AND 1:12 SLOPE TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS.
- (K5) PROVIDE AN ACCESSIBLE RAMP WITH UPON, BLADE, CURB CUT AND 1:12 SLOPE TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS.
- (K6) PROVIDE AN ACCESSIBLE RAMP WITH UPON, BLADE, CURB CUT AND 1:12 SLOPE TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS.
- (K7) PROVIDE AN ACCESSIBLE RAMP WITH UPON, BLADE, CURB CUT AND 1:12 SLOPE TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS.
- (K8) PROVIDE AN ACCESSIBLE RAMP WITH UPON, BLADE, CURB CUT AND 1:12 SLOPE TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS.
- (K9) PROVIDE AN ACCESSIBLE RAMP WITH UPON, BLADE, CURB CUT AND 1:12 SLOPE TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS.
- (K10) PROVIDE AN ACCESSIBLE RAMP WITH UPON, BLADE, CURB CUT AND 1:12 SLOPE TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS.
- (K11) PROVIDE AN ACCESSIBLE RAMP WITH UPON, BLADE, CURB CUT AND 1:12 SLOPE TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS.
- (K12) PROVIDE AN ACCESSIBLE RAMP WITH UPON, BLADE, CURB CUT AND 1:12 SLOPE TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS.
- (K13) PROVIDE AN ACCESSIBLE RAMP WITH UPON, BLADE, CURB CUT AND 1:12 SLOPE TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS.
- (K14) PROVIDE AN ACCESSIBLE RAMP WITH UPON, BLADE, CURB CUT AND 1:12 SLOPE TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS.
- (K15) PROVIDE AN ACCESSIBLE RAMP WITH UPON, BLADE, CURB CUT AND 1:12 SLOPE TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS. PROVIDE AN ACCESSIBLE RAMP TO MEET THE MINIMUM CLEARANCE REQUIREMENTS FOR WHEELCHAIR ACCESS.



BUILDING SECTION 01

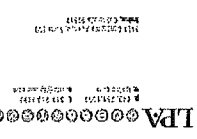


BUILDING SECTION 02

GENERAL NOTES

LEGEND

1/8" = 1'-0"



Garden Grove
Community Meeting Center
1500 Stanford Ave
Garden Grove, CA 92640
City of Escondido

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/20/2018
2	ISSUED FOR PERMIT	08/20/2018
3	ISSUED FOR PERMIT	08/20/2018
4	ISSUED FOR PERMIT	08/20/2018
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8	ISSUED FOR PERMIT	08/20/2018
9	ISSUED FOR PERMIT	08/20/2018
10	ISSUED FOR PERMIT	08/20/2018

DEMOLITION KEYNOTES

- 0220 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0221 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0222 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0223 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0224 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0225 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0226 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0227 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0228 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0229 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0230 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0231 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0232 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0233 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0234 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0235 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0236 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0237 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0238 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0239 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0240 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.

PARTITION KEYNOTES

- 0241 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0242 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0243 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0244 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
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- 0251 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0252 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0253 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0254 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
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- 0256 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0257 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0258 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0259 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0260 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.

REFLECTED CEILING LEGEND

- 0261 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0262 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0263 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0264 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0265 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0266 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0267 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0268 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
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- 0272 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
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- 0274 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
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- 0276 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0277 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0278 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0279 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.
- 0280 REMOVE EXISTING WALL, INTERIOR, ROOM 100, PART.

PHASE II DEMONSTRATION

PHASE I DEMONSTRATION

PHASE III DEMONSTRATION

PHASE IV DEMONSTRATION

PHASE V DEMONSTRATION

PHASE VI DEMONSTRATION

PHASE VII DEMONSTRATION

PHASE VIII DEMONSTRATION

PHASE IX DEMONSTRATION

PHASE X DEMONSTRATION

PHASE XI DEMONSTRATION

PHASE XII DEMONSTRATION

PHASE XIII DEMONSTRATION

PHASE XIV DEMONSTRATION

PHASE XV DEMONSTRATION

PHASE XVI DEMONSTRATION

PHASE XVII DEMONSTRATION

PHASE XVIII DEMONSTRATION

PHASE XIX DEMONSTRATION

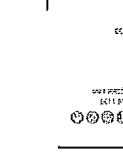
PHASE XX DEMONSTRATION

ENLARGED COUNCIL CHAMBER DEMO PLAN - ROOM 100 | 01

ENLARGED COUNCIL CHAMBER REFLECTED CEILING DEMO PLAN - ROOM 100 | 03

ENLARGED COUNCIL CHAMBER FLOOR PLAN - ROOM 100 | 02

ADD ALT. ENLARGED COUNCIL CHAMBER REFLECTED CEILING PLAN - ROOM 100 | 03



1119 South Main Street, Suite 100
 Los Angeles, CA 90015
 Tel: 213.622.1111
 Fax: 213.622.1112

IPAA

COMMUNITY MEETING CENTER

11300 Stanford Ave
 Garden Grove, CA 92640

Developed for
 City of Garden Grove

NO.	DESCRIPTION
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ADD ALT. ENLARGED COUNCIL CHAMBER REFLECTED CEILING PLAN

ENLARGED CHAMBER FLOOR PLAN

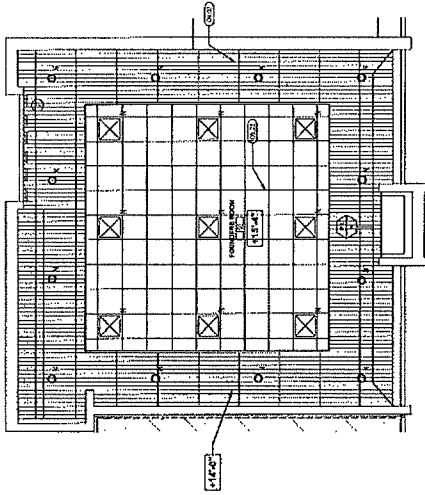
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DEMOLITION KEYNOTES

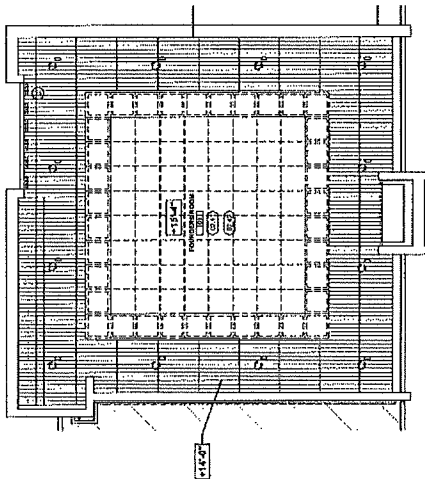
- (D1) EXISTING STRUCTURE TO BE DEMOLISHED
- (D2) EXISTING STRUCTURE TO BE DEMOLISHED - SEE NOTES
- (D3) EXISTING STRUCTURE TO BE DEMOLISHED - SEE NOTES

REFLECTED CEILING KEYNOTES

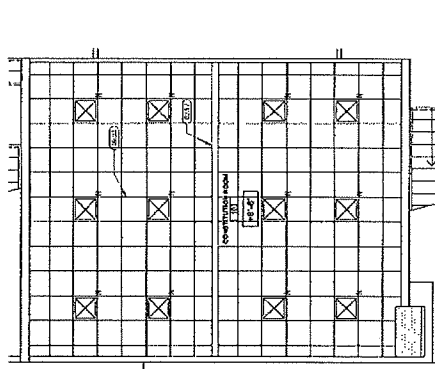
- (R1) REFLECTED CEILING TO BE DEMOLISHED
- (R2) REFLECTED CEILING TO BE DEMOLISHED - SEE NOTES
- (R3) REFLECTED CEILING TO BE DEMOLISHED - SEE NOTES



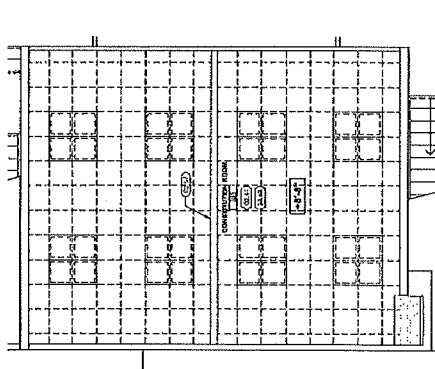
ENLARGED FOUNDERS ROOM 101 REFLECTED CEILING PLAN ROOM 101 | 01



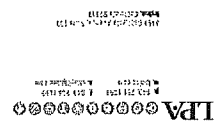
ENLARGED FOUNDERS ROOM 101 REFLECTED CEILING DEMOLITION PLAN | 03



ENLARGED CONSTITUTION ROOM 103 REFLECTED CEILING PLAN ROOM 103 | 02



ENLARGED CONSTITUTION ROOM 103 REFLECTED CEILING DEMOLITION PLAN | 04



City of Golden Gate
 Garden Grove Community Meeting Center
 1500 Garden Ave
 Golden Grove, CA 92640

NO. 101	NO. 102	NO. 103	NO. 104
NO. 105	NO. 106	NO. 107	NO. 108
NO. 109	NO. 110	NO. 111	NO. 112
NO. 113	NO. 114	NO. 115	NO. 116
NO. 117	NO. 118	NO. 119	NO. 120
NO. 121	NO. 122	NO. 123	NO. 124
NO. 125	NO. 126	NO. 127	NO. 128
NO. 129	NO. 130	NO. 131	NO. 132
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NO. 137	NO. 138	NO. 139	NO. 140
NO. 141	NO. 142	NO. 143	NO. 144
NO. 145	NO. 146	NO. 147	NO. 148
NO. 149	NO. 150	NO. 151	NO. 152
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NO. 173	NO. 174	NO. 175	NO. 176
NO. 177	NO. 178	NO. 179	NO. 180
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NO. 185	NO. 186	NO. 187	NO. 188
NO. 189	NO. 190	NO. 191	NO. 192
NO. 193	NO. 194	NO. 195	NO. 196
NO. 197	NO. 198	NO. 199	NO. 200

ADD ALT. "D" ENLARGED MEETING ROOM RCT A4.02



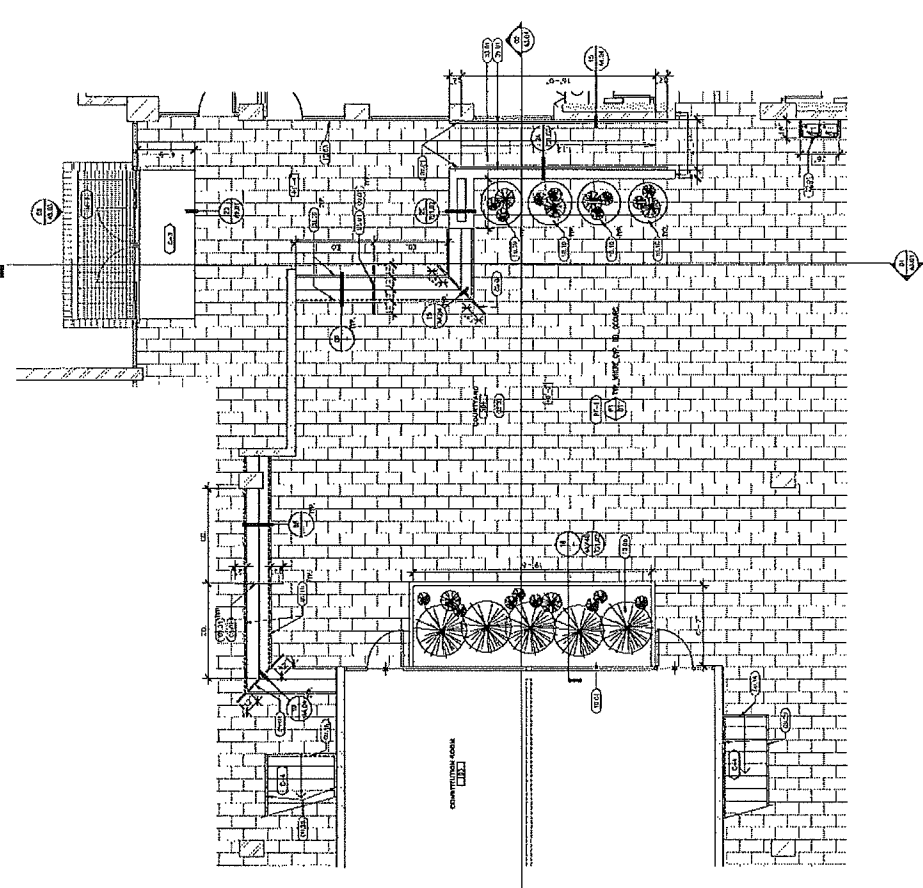
City of Garden Grove
 11330 Eastport Ave
 Garden Grove, CA 92640
 Community Meeting Center

FINISH NOTES

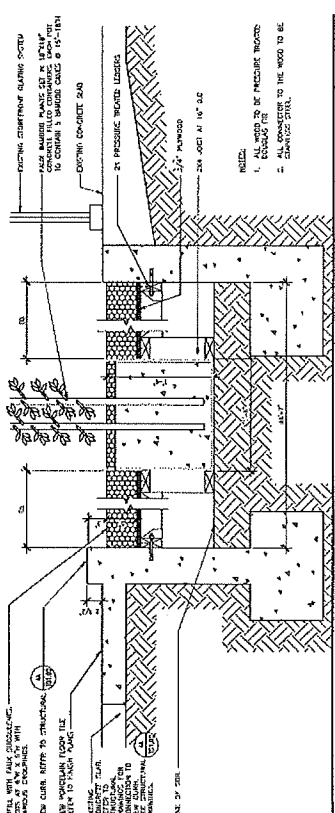
- 0101: FINISH TO BE IDENTIFIED IN PLAN AND SECTION.
- 0102: SEE FINISH SCHEDULE FOR FINISH IDENTIFICATION.
- 0103: FINISH TO BE IDENTIFIED IN PLAN AND SECTION.
- 0104: FINISH TO BE IDENTIFIED IN PLAN AND SECTION.
- 0105: FINISH TO BE IDENTIFIED IN PLAN AND SECTION.
- 0106: FINISH TO BE IDENTIFIED IN PLAN AND SECTION.
- 0107: FINISH TO BE IDENTIFIED IN PLAN AND SECTION.
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- 0117: FINISH TO BE IDENTIFIED IN PLAN AND SECTION.
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- 0120: FINISH TO BE IDENTIFIED IN PLAN AND SECTION.

FINISH LEGEND

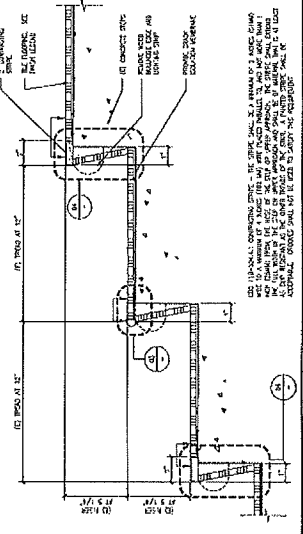
- 01: POLISHED PORTLAND CEMENT CONCRETE
- 02: POLISHED PORTLAND CEMENT CONCRETE WITH AGGREGATE
- 03: POLISHED PORTLAND CEMENT CONCRETE WITH AGGREGATE AND METAL FINISH
- 04: POLISHED PORTLAND CEMENT CONCRETE WITH AGGREGATE AND METAL FINISH WITH PATTERNS
- 05: POLISHED PORTLAND CEMENT CONCRETE WITH AGGREGATE AND METAL FINISH WITH PATTERNS AND EMBOSSED
- 06: POLISHED PORTLAND CEMENT CONCRETE WITH AGGREGATE AND METAL FINISH WITH PATTERNS AND EMBOSSED WITH GROUT
- 07: POLISHED PORTLAND CEMENT CONCRETE WITH AGGREGATE AND METAL FINISH WITH PATTERNS AND EMBOSSED WITH GROUT AND GRAVEL
- 08: POLISHED PORTLAND CEMENT CONCRETE WITH AGGREGATE AND METAL FINISH WITH PATTERNS AND EMBOSSED WITH GROUT AND GRAVEL AND GRANITE
- 09: POLISHED PORTLAND CEMENT CONCRETE WITH AGGREGATE AND METAL FINISH WITH PATTERNS AND EMBOSSED WITH GROUT AND GRAVEL AND GRANITE AND STAIN
- 10: POLISHED PORTLAND CEMENT CONCRETE WITH AGGREGATE AND METAL FINISH WITH PATTERNS AND EMBOSSED WITH GROUT AND GRAVEL AND GRANITE AND STAIN AND GRASS



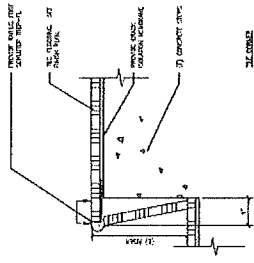
ENLARGED COURTYARD FLOOR PLAN 07



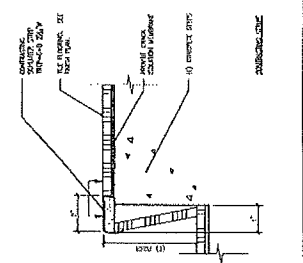
BAMBOO PLANTING BED DETAIL 16



STEP DETAIL 08



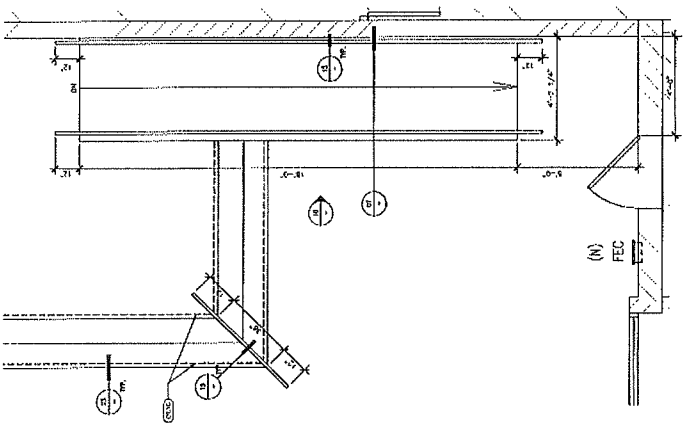
STEP 05



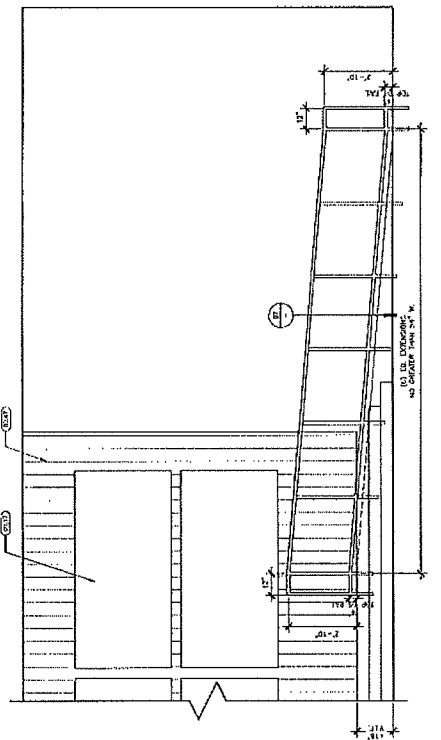
STEP 04



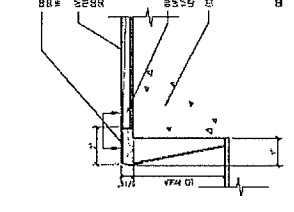
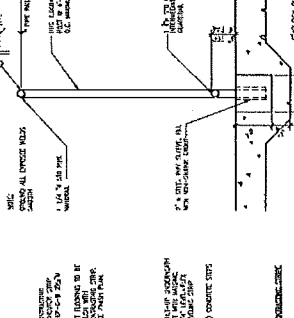
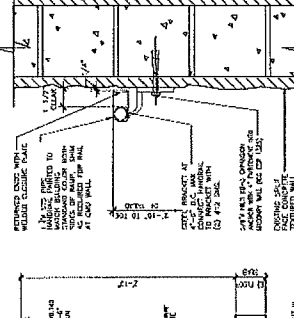
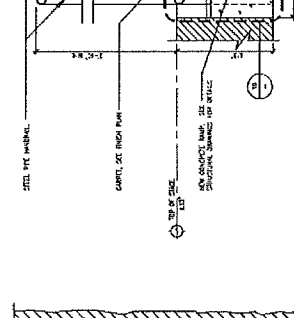
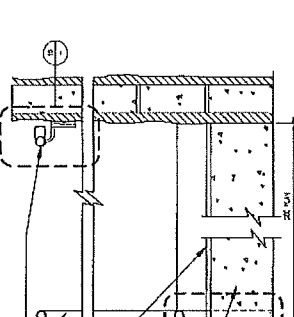
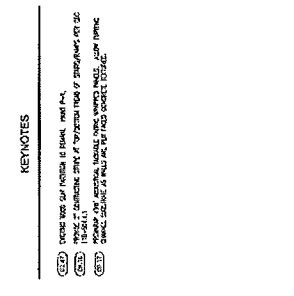
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03	03/03/12	REVISIONS
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05	05/05/12	REVISIONS
06	06/06/12	REVISIONS
07	07/07/12	REVISIONS
08	08/08/12	REVISIONS
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98	02/02/20	REVISIONS
99	03/03/20	REVISIONS
100	04/04/20	REVISIONS



BUTTERFIELD MEETING ROOM ENLARGED RAMP 02



ENLARGED RAMP 10



ENLARGED RAMP FINISHING DETAILS 07 15 19 23

KEYNOTES

- (S) CONCRETE SURFACE TO REMAIN AT EXIST. AND FIN.
- (R) FINISH OF EXISTING FLOOR AT EXISTING RAMP / STRUCTURE AT EX.
- (N) FINISH OF EXISTING FLOOR AT EXISTING RAMP / STRUCTURE AT EX.
- (FEC) FINISH OF EXISTING FLOOR AT EXISTING RAMP / STRUCTURE AT EX.
- (S) CONCRETE SURFACE TO REMAIN AT EXIST. AND FIN.
- (R) FINISH OF EXISTING FLOOR AT EXISTING RAMP / STRUCTURE AT EX.
- (N) FINISH OF EXISTING FLOOR AT EXISTING RAMP / STRUCTURE AT EX.
- (FEC) FINISH OF EXISTING FLOOR AT EXISTING RAMP / STRUCTURE AT EX.

ENLARGED RAMP

TYP. HANDRAIL SUPPORT

RAILING

STEPPING-UP CONTRASTING STRIPE LOT

CONCRETE-CONCRETE

ENLARGED
ATRIUM ROOF
PLAN

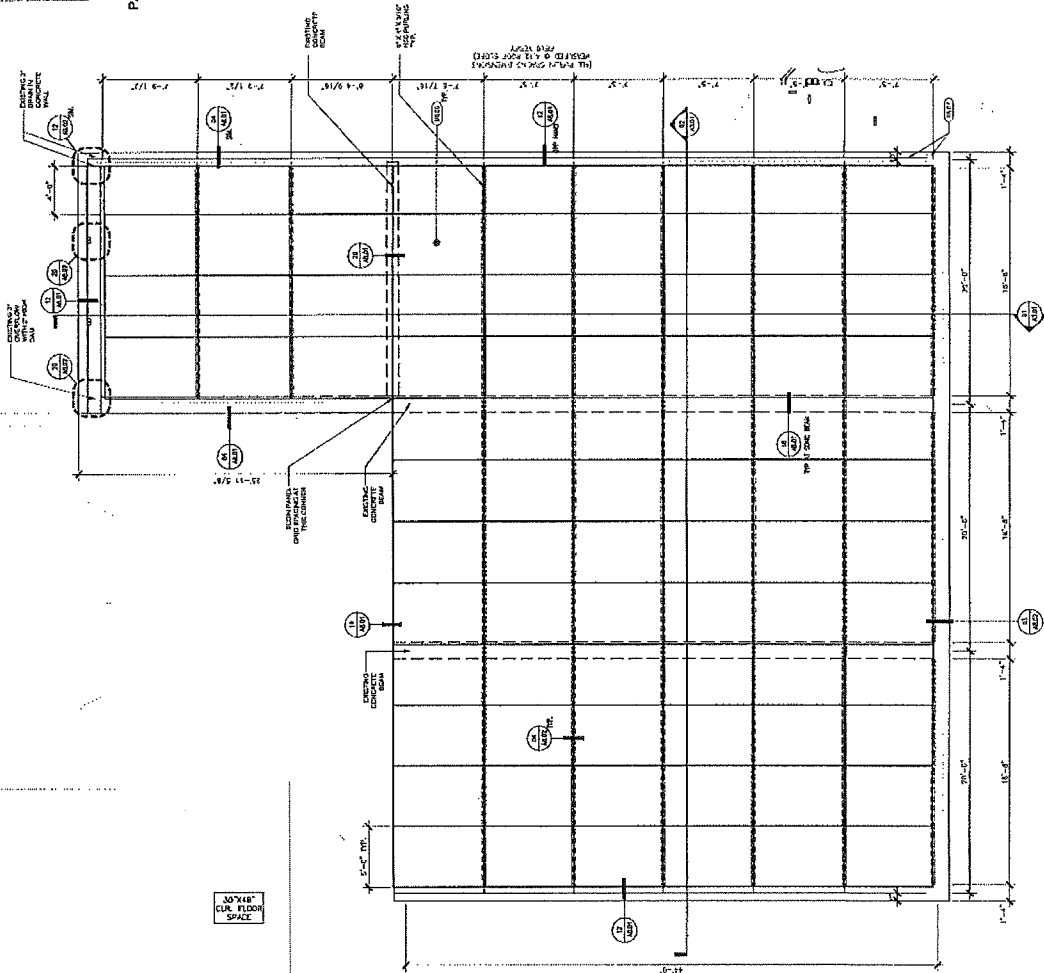
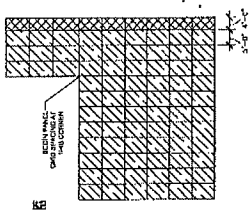
DATE: 08/11/2014
PROJECT: GARDEN GROVE COMMUNITY HOUSING CENTER
DRAWING: ENLARGED ATRIUM ROOF PLAN
SCALE: AS SHOWN

NO.	DATE	DESCRIPTION
1	08/11/2014	ISSUED FOR PERMIT
2	08/11/2014	REVISIONS
3	08/11/2014	REVISIONS
4	08/11/2014	REVISIONS
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6	08/11/2014	REVISIONS
7	08/11/2014	REVISIONS
8	08/11/2014	REVISIONS
9	08/11/2014	REVISIONS
10	08/11/2014	REVISIONS
11	08/11/2014	REVISIONS

Designed by: [Signature]
Garden Grove, CA 92640
11300 Stairfield Ave
Community Housing Center

James C. Pappas
Professional Engineer
State of California
License No. 64532
Exp. 07/31/2016

1581 E. COLORADO AVE.
FREMONT, CA 94539-1233



- LEGEND**
- 2"x2" SQUARE TYPICAL RECESSED STAINLESS STEEL PANEL
 - 2"x2" SQUARE TYPICAL RECESSED STAINLESS STEEL PANEL
 - PANEL 12" x 24" 2"x2" GRID PANEL - 2' WIDE
 - PANEL 12" x 24" 2"x2" GRID PANEL - 4' WIDE

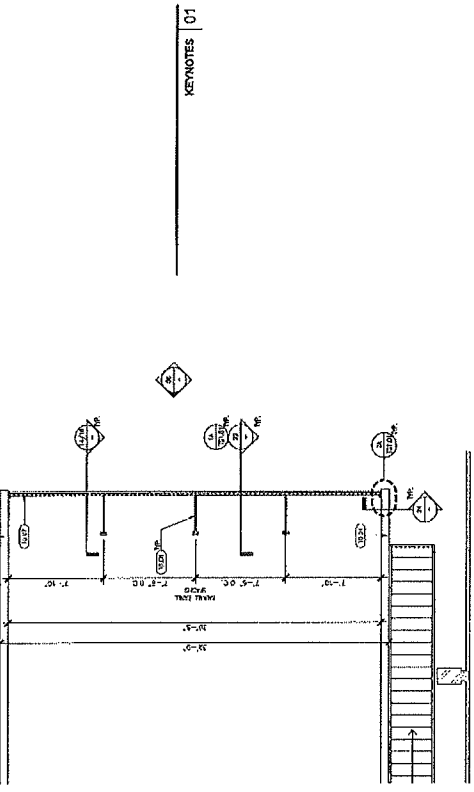
- GENERAL NOTES**
- REWORK TO BE DONE TO MATCH THE ENLARGED ATRIUM ROOF PLAN. THE REVISIONS TO THE ENLARGED ATRIUM ROOF PLAN ARE SHOWN IN RED. THE REVISIONS TO THE ENLARGED ATRIUM ROOF PLAN ARE SHOWN IN RED.
 - THE ENLARGED ATRIUM ROOF PLAN IS TO BE USED AS THE BASIS FOR THE CONSTRUCTION OF THE ENLARGED ATRIUM ROOF PLAN. THE ENLARGED ATRIUM ROOF PLAN IS TO BE USED AS THE BASIS FOR THE CONSTRUCTION OF THE ENLARGED ATRIUM ROOF PLAN.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND STANDARDS.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND STANDARDS.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND STANDARDS.
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 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND STANDARDS.

KEYNOTES

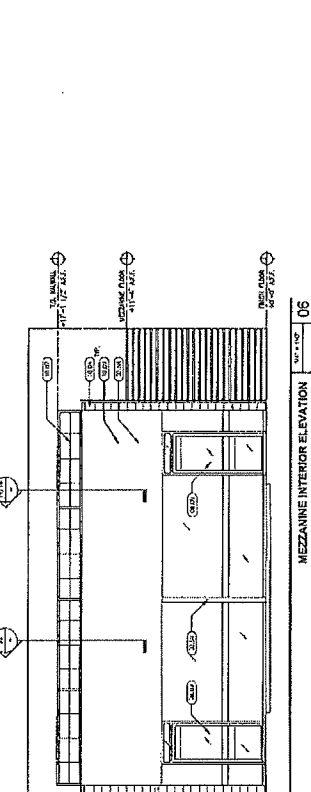
KEYNOTES TO BE USED TO INDICATE THE LOCATION OF THE ENLARGED ATRIUM ROOF PLAN. THE ENLARGED ATRIUM ROOF PLAN IS TO BE USED AS THE BASIS FOR THE CONSTRUCTION OF THE ENLARGED ATRIUM ROOF PLAN.



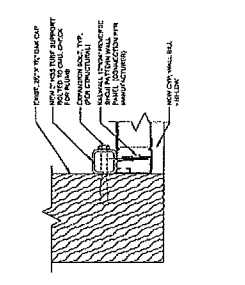
- 1. MEZZANINE FLOOR SHALL BE 4" THICK, 15% OVER REINFORCED CONCRETE.
- 2. MEZZANINE FLOOR SHALL BE FINISHED WITH 1/2" POLISHED CONCRETE.
- 3. MEZZANINE FLOOR SHALL BE FINISHED WITH 1/2" POLISHED CONCRETE.
- 4. MEZZANINE FLOOR SHALL BE FINISHED WITH 1/2" POLISHED CONCRETE.
- 5. MEZZANINE FLOOR SHALL BE FINISHED WITH 1/2" POLISHED CONCRETE.
- 6. MEZZANINE FLOOR SHALL BE FINISHED WITH 1/2" POLISHED CONCRETE.
- 7. MEZZANINE FLOOR SHALL BE FINISHED WITH 1/2" POLISHED CONCRETE.
- 8. MEZZANINE FLOOR SHALL BE FINISHED WITH 1/2" POLISHED CONCRETE.
- 9. MEZZANINE FLOOR SHALL BE FINISHED WITH 1/2" POLISHED CONCRETE.
- 10. MEZZANINE FLOOR SHALL BE FINISHED WITH 1/2" POLISHED CONCRETE.



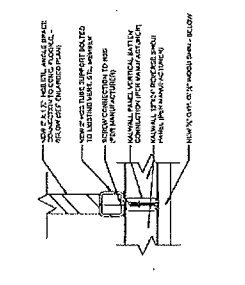
05 ENLARGED MEZZANINE FLOOR PLAN



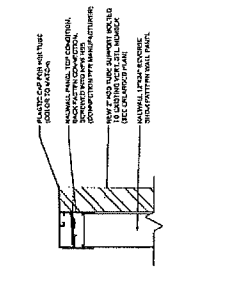
06 MEZZANINE INTERIOR ELEVATION



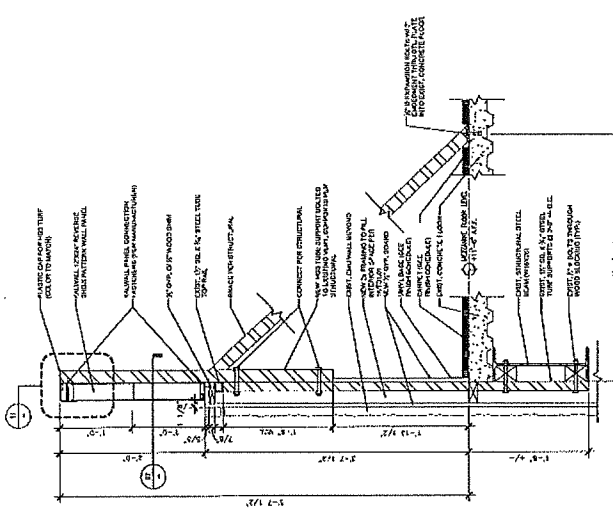
07 KALI WALL @ CHU CORNER SUPPORT



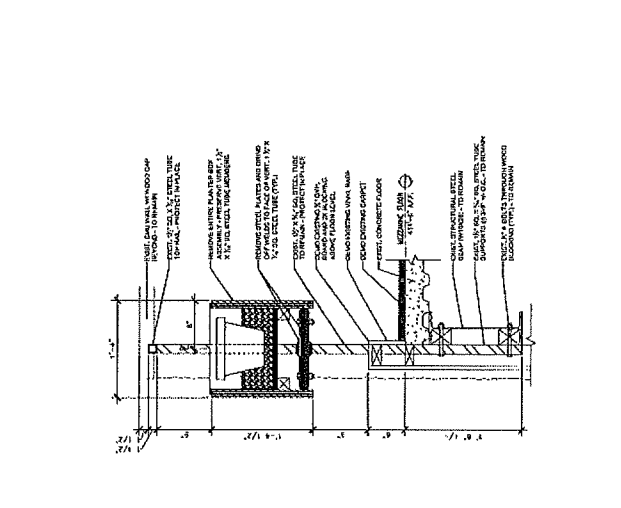
08 KALI WALL @ VERT. SUPPORT



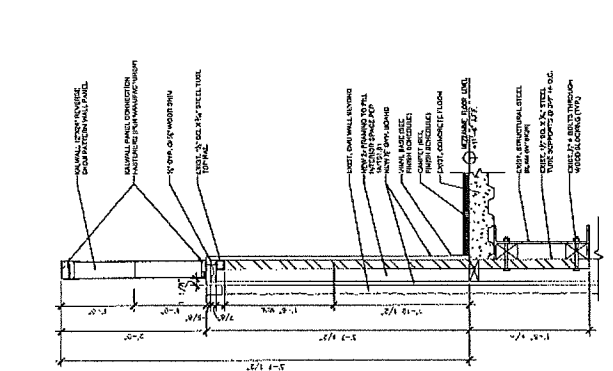
09 KALI WALL @ T.O. VERT. SUPPORT



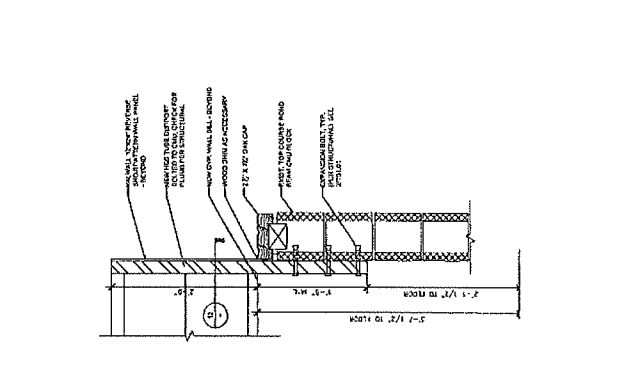
14 EDGE WALL DETAIL @ FLOOR BRACE



15 EDGE WALL DETAIL (DEMO)



22 EDGE WALL DETAIL @ MID-PANEL



24 CORNER CONNECTION DETAIL @ CHU



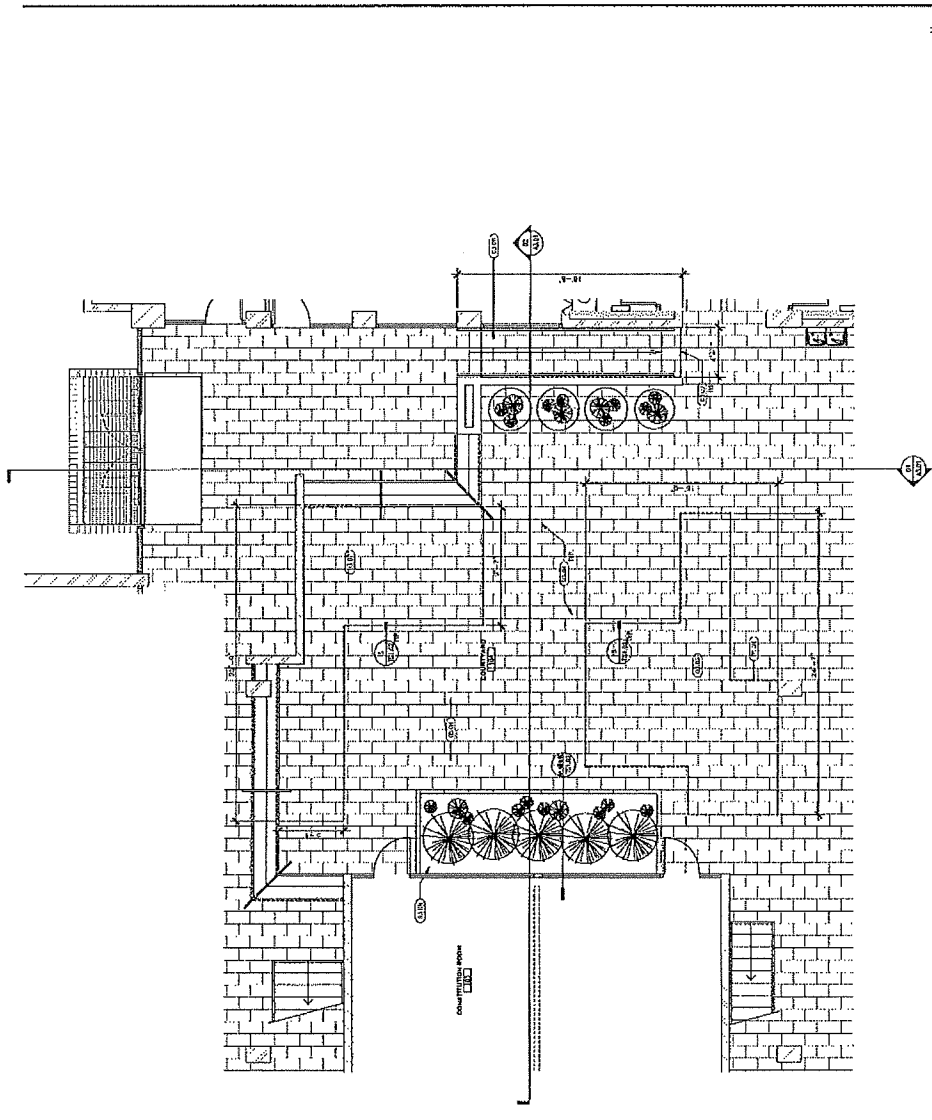
DATE	07/15/11
PROJECT	COMMUNITY MEETING CENTER
CLIENT	CITY OF GARDEN GROVE
ARCHITECT	DAVID H. HARRIS ARCHITECTS
LANDSCAPE ARCHITECT	LPA
SCALE	AS SHOWN
DRAWN BY	DAVID HARRIS
CHECKED BY	DAVID HARRIS
DATE PLOTTED	07/15/11

NO.	DESCRIPTION
1	REVISION
2	REVISION
3	REVISION
4	REVISION
5	REVISION
6	REVISION
7	REVISION
8	REVISION
9	REVISION
10	REVISION

DATE	07/15/11
PROJECT	COMMUNITY MEETING CENTER
CLIENT	CITY OF GARDEN GROVE
ARCHITECT	DAVID H. HARRIS ARCHITECTS
LANDSCAPE ARCHITECT	LPA
SCALE	AS SHOWN
DRAWN BY	DAVID HARRIS
CHECKED BY	DAVID HARRIS
DATE PLOTTED	07/15/11

FINISH NOTES
 1. FINISH NOTES TO BE SHOWN ON ALL SHEETS.
 2. SEE FINISH SCHEDULE.
 3. SEE FINISH SCHEDULE.
 4. SEE FINISH SCHEDULE.
 5. SEE FINISH SCHEDULE.

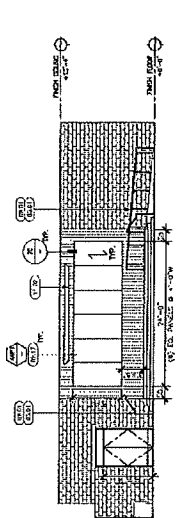
LEGEND
 1. FINISH NOTES TO BE SHOWN ON ALL SHEETS.
 2. SEE FINISH SCHEDULE.
 3. SEE FINISH SCHEDULE.
 4. SEE FINISH SCHEDULE.
 5. SEE FINISH SCHEDULE.



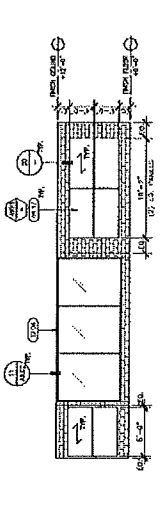
ENLARGED SLAB PLAN | 07



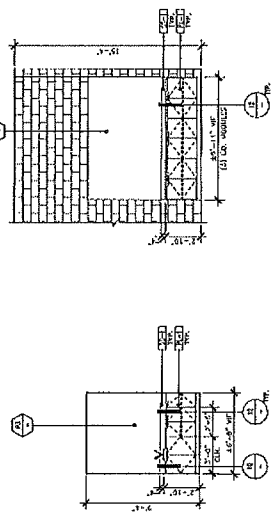
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30	11/10/14	ISSUED FOR PERMITS



BUTTERFIELD MEETING ROOM EAST ELEVATION 01



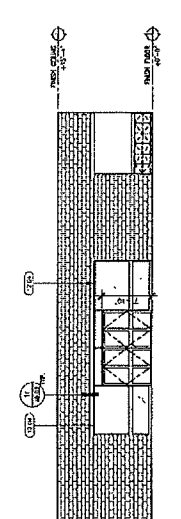
BUTTERFIELD MEETING ROOM WEST ELEVATION 02



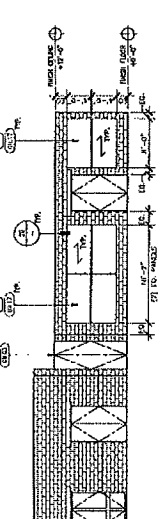
BUTTERFIELD MILLWORK ELEVATION 03

- ADD. ALT. 'A'**
1. FINISHES SHALL BE AS SHOWN.
 2. FINISHES SHALL BE AS SHOWN.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

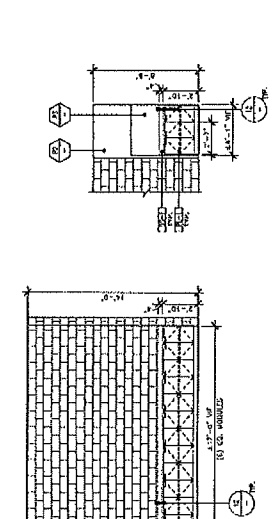
MILLWORK GENERAL NOTES 07



BUTTERFIELD MEETING ROOM NORTH ELEVATION 09



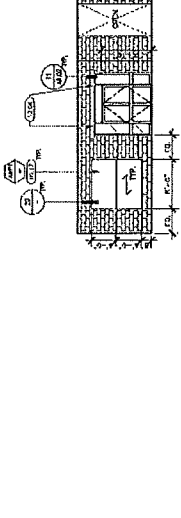
BUTTERFIELD MEETING ROOM SOUTH ELEVATION 10



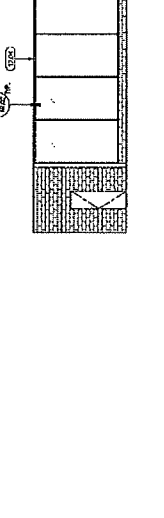
CONSTITUTION MILLWORK ELEVATION 11

- ADD. ALT. 'A'**
1. FINISHES SHALL BE AS SHOWN.
 2. FINISHES SHALL BE AS SHOWN.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.
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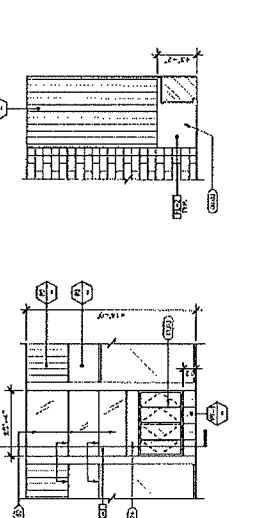
BASE STORAGE 12



FOUNDERS MILLWORK WOOD SIDING 19



FOUNDERS MILLWORK ELEVATION 15



FOUNDERS MILLWORK ELEVATION 16

- ADD. ALT. 'A'**
1. FINISHES SHALL BE AS SHOWN.
 2. FINISHES SHALL BE AS SHOWN.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

ACCESSIBLE BANK CABINET CLEARANCES 16



FOUNDERS FIREPLACE ELEVATION 23



ACOUSTICAL PANELS TO CONCRETE BLOCK 20



FIREPLACE SECTION 24

- ADD. ALT. 'A'**
1. FINISHES SHALL BE AS SHOWN.
 2. FINISHES SHALL BE AS SHOWN.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.
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 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

KEYNOTES 04

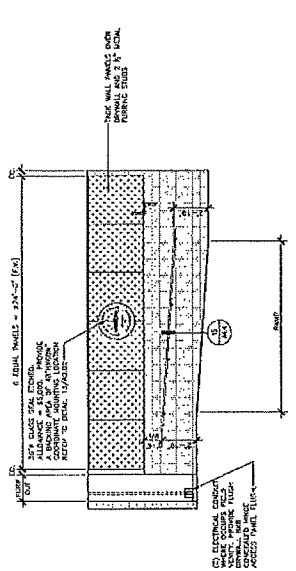


Project Name:	COUNCIL CHAMBERS
Client:	CITY OF DENVER
Phase:	ARCHITECTURAL
Date:	07/15/2015
Sheet No.:	A5.02

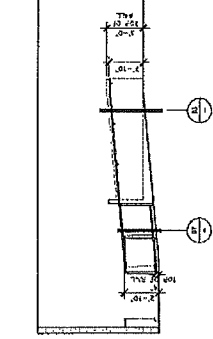
Revisions:	
1. Description:	
2. Description:	
3. Description:	

INTERIOR
ELEVATIONS
COUNCIL CHAMBERS

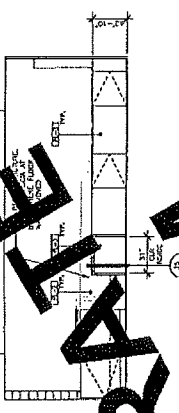
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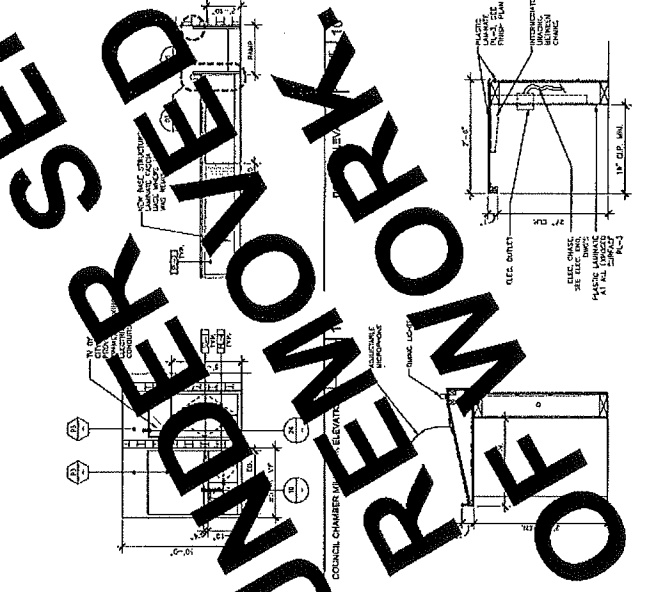
COUNCIL CHAMBER WEST ELEVATION SHEET 17



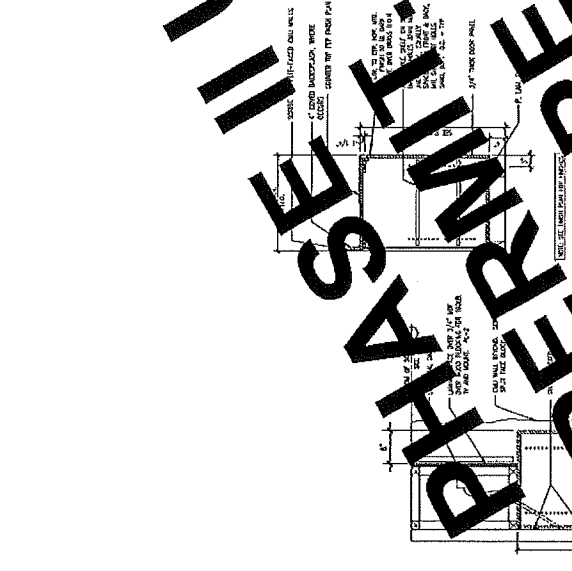
RAILING @ B.D. RAMP SHEET 07



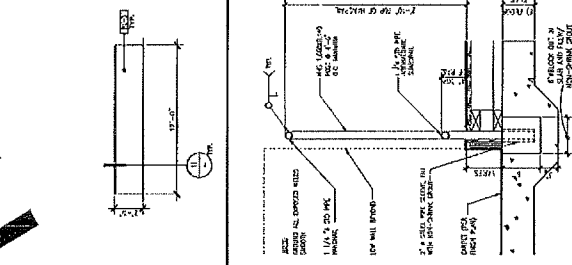
COUNCIL CHAMBER DAISS SHEET 01



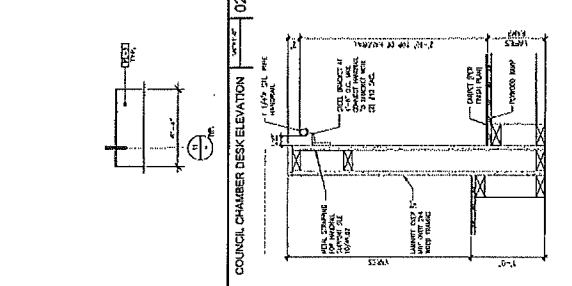
COUNCIL CHAMBER DESK SECTION SHEET 02



COUNCIL CHAMBER DESK ELEVATION SHEET 19



RAILING @ B.D. RAMP SHEET 07



COUNCIL CHAMBER DESK ELEVATION SHEET 02

RAILING AT RAMP SHEET 03

PODIUM SECTION SHEET 15

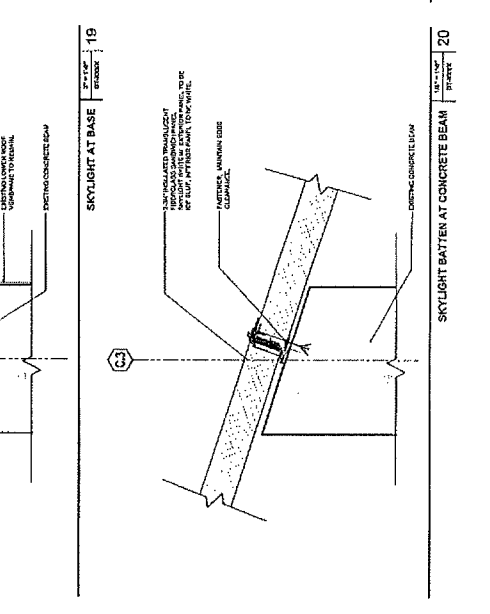
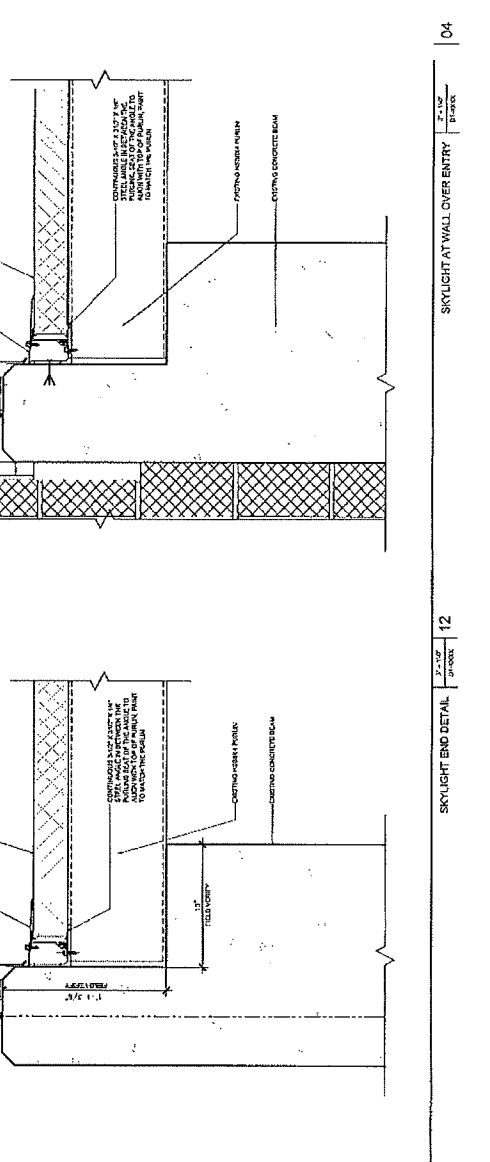
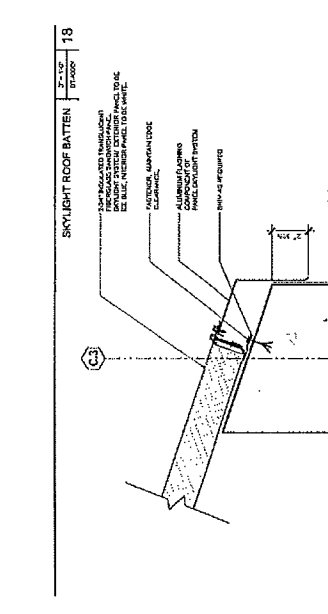
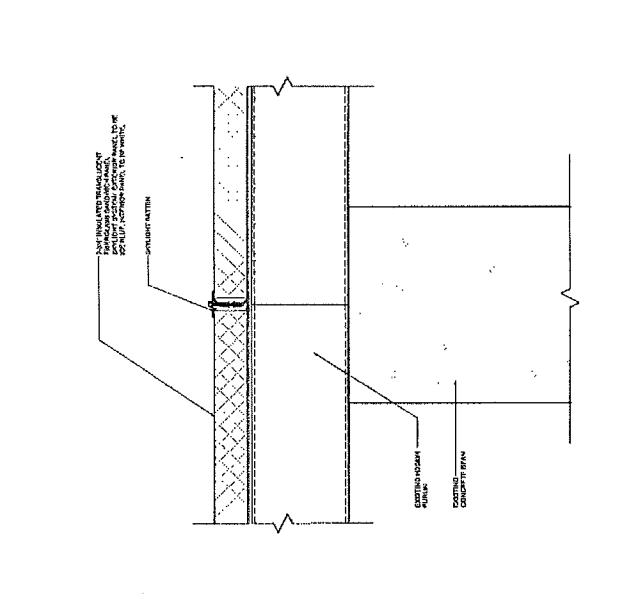
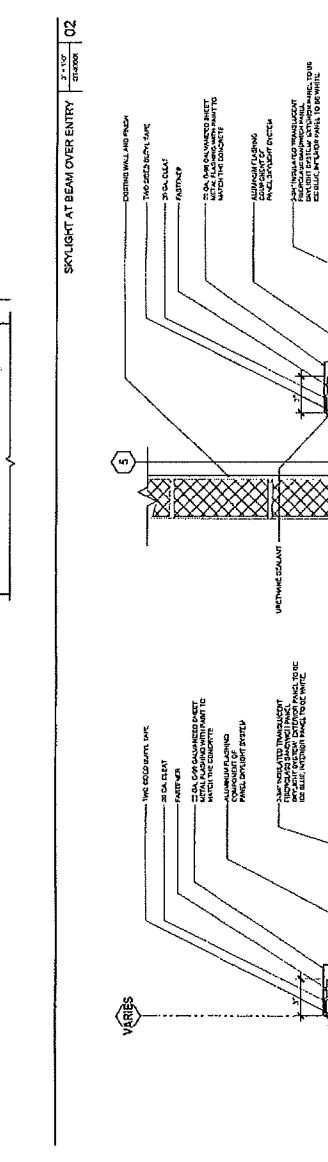
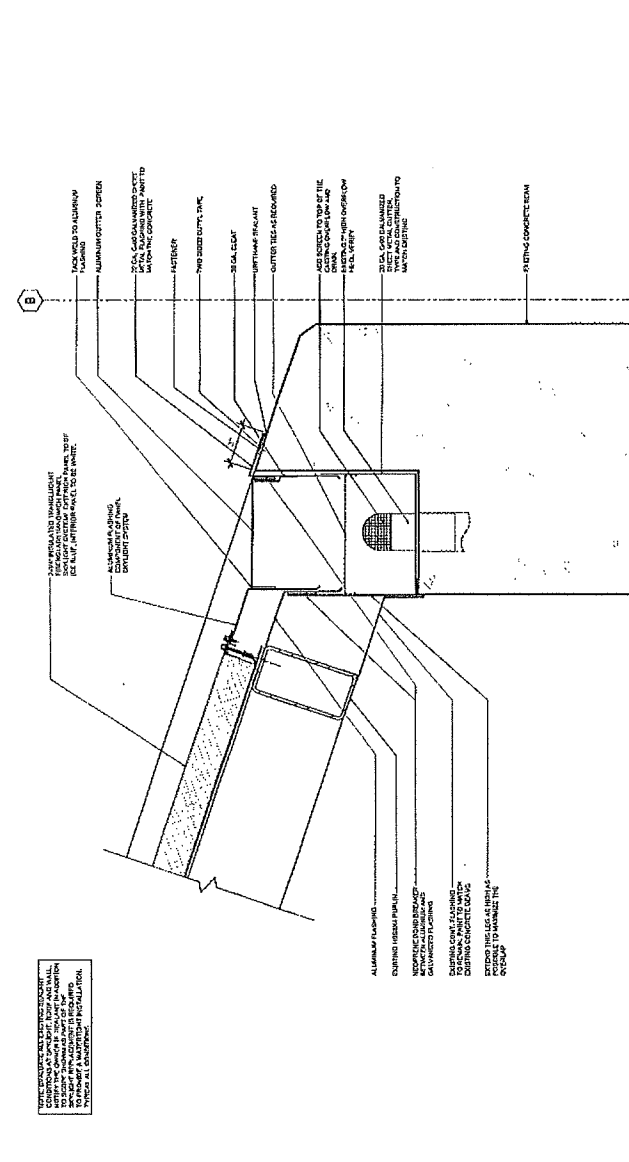
DESK SECTION SHEET 11

USE THE DESIGN FOR THIS PROJECT
DO NOT REUSE FOR OTHER PROJECTS

ELECTRICAL CABINET SECTION SHEET 24



NO.	REVISION	DATE
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2	ISSUED FOR PERMITS	08/11/11
3	ISSUED FOR PERMITS	08/11/11
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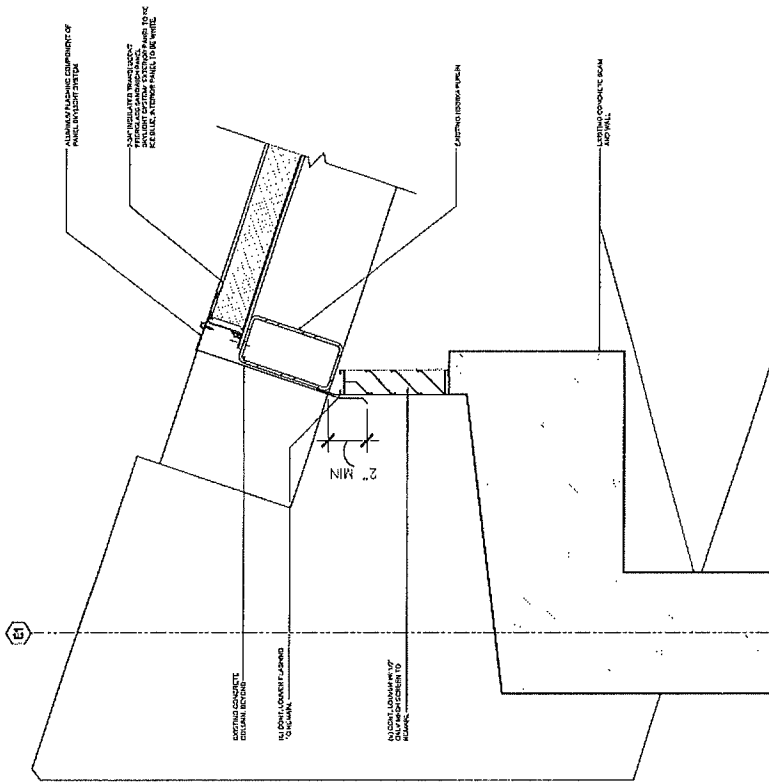




NO.	REVISION	DATE

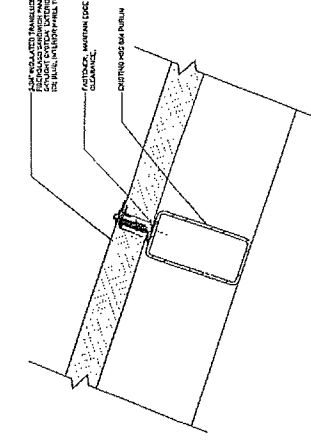
NO.	REVISION	DATE

NO.	REVISION	DATE

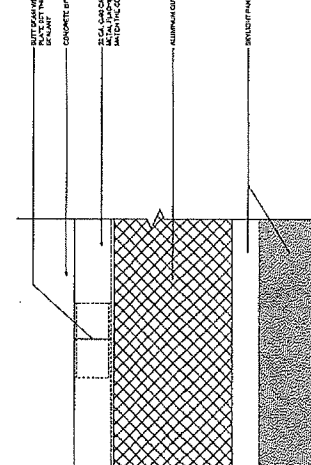


NOTE: VERIFY ALL MATERIALS AND FINISHES WITH MANUFACTURER AND LOCAL SUPPLIER. VERIFY ALL MATERIALS AND FINISHES WITH MANUFACTURER AND LOCAL SUPPLIER. VERIFY ALL MATERIALS AND FINISHES WITH MANUFACTURER AND LOCAL SUPPLIER.

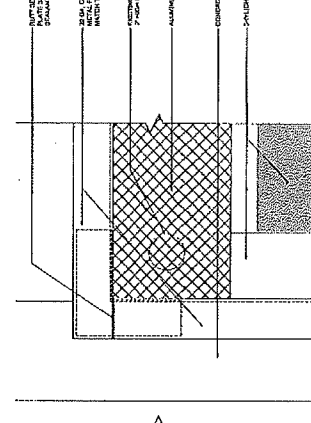
SKYLIGHT AT TOP 2'-10" DIAMETER PHASE 03



SKYLIGHT AT PURLIN 2'-10" DIAMETER PHASE 04



GUTTER FLASHING AT CORNER 2'-10" DIAMETER PHASE 20



GUTTER SEAM DETAIL 2'-10" DIAMETER PHASE 12



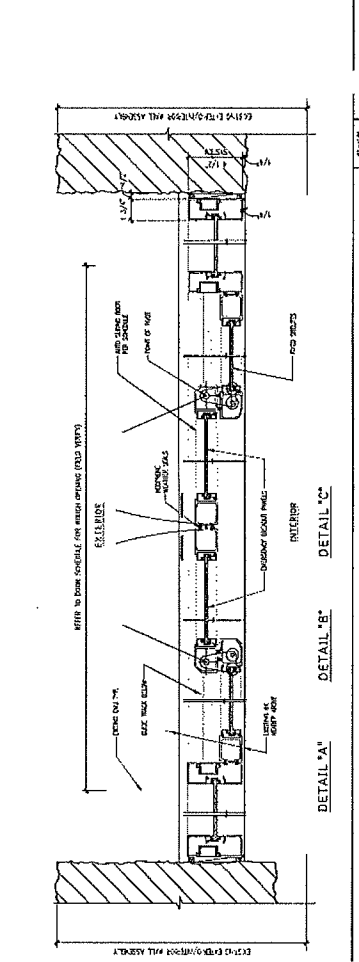
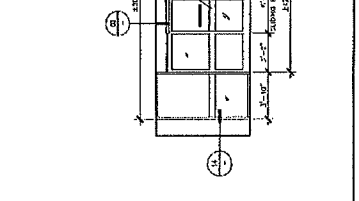
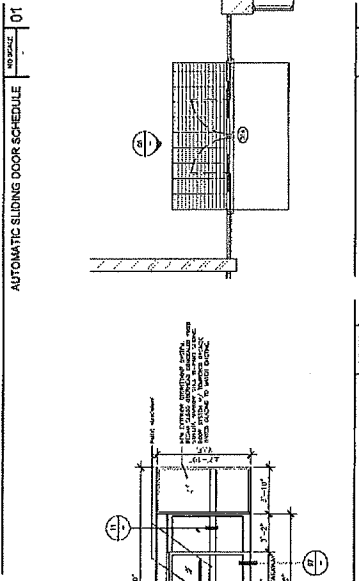
SKYLIGHT AT PURLIN 2'-10" DIAMETER PHASE 04



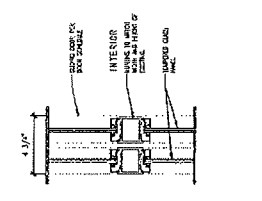
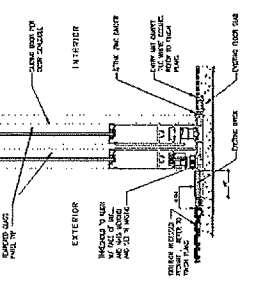
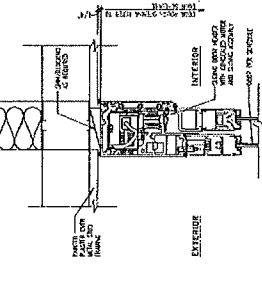
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9	11/11/11	ISSUED FOR PERMIT
10	11/11/11	ISSUED FOR PERMIT

TYPE/DESCRIPTION	DOOR TYPE	DOOR TYPE/ANTENNA	FRAME	DOOR/FRAME FINISHES	REMARKS
24	SLIDING	SLIDING	ALUMINUM	PAINTED W/CE	SEE SPEC. FOR FINISHES W/CE

1. ALL GLASS SHALL BE SUPPLIED BY THE MANUFACTURER OF THE DOOR AND SHALL BE INSTALLED BY THE MANUFACTURER OF THE DOOR. THE GLASS SHALL BE SUPPLIED BY THE MANUFACTURER OF THE DOOR AND SHALL BE INSTALLED BY THE MANUFACTURER OF THE DOOR. THE GLASS SHALL BE SUPPLIED BY THE MANUFACTURER OF THE DOOR AND SHALL BE INSTALLED BY THE MANUFACTURER OF THE DOOR.



AUTOMATIC SLIDING DOOR SCHEDULE NO. 01



AUTOMATIC SLIDING DOOR LAMB



AUTOMATIC SLIDING DOOR LAMB



Garden Grove Community Meeting Center
 1300 Bluff Blvd.
 Garden Grove, CA 92640
 Directed by
 City of Garden Grove

No.	Description	Quantity	Unit
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...
11	...	...	...
12	...	...	...
13	...	...	...
14	...	...	...
15	...	...	...

SPECIFICATIONS

Project Name: ...
 Drawing No.: ...
 Date: ...

SHEET METAL FABRIC AND TRAY

- 1.1 GENERAL**
 - Section includes: Sheet metal, fabric, and supported metal supports, including fasteners and hardware.
 - Refer to specifications for sheet metal, fabric, and hardware.
 - Work shall include: Fabrication, installation, and painting.
 - Paint shall be: ...
 - Finish shall be: ...
- 1.2 FABRIC**
 - Material: ...
 - Weight: ...
 - Finish: ...
 - Color: ...
 - Manufacturer: ...

- 1.3 FABRICATION**
 - Work shall include: Fabrication, installation, and painting.
 - Refer to specifications for sheet metal, fabric, and hardware.
 - Work shall include: Fabrication, installation, and painting.
 - Paint shall be: ...
 - Finish shall be: ...
- 1.4 INSTALLATION**
 - Work shall include: Fabrication, installation, and painting.
 - Refer to specifications for sheet metal, fabric, and hardware.
 - Work shall include: Fabrication, installation, and painting.
 - Paint shall be: ...
 - Finish shall be: ...

- 1.5 QUALITY CONTROL**
 - Work shall include: Fabrication, installation, and painting.
 - Refer to specifications for sheet metal, fabric, and hardware.
 - Work shall include: Fabrication, installation, and painting.
 - Paint shall be: ...
 - Finish shall be: ...

...

- 1.6 MATERIALS**
 - Material: ...
 - Weight: ...
 - Finish: ...
 - Color: ...
 - Manufacturer: ...

- 1.7 FABRICATION**
 - Work shall include: Fabrication, installation, and painting.
 - Refer to specifications for sheet metal, fabric, and hardware.
 - Work shall include: Fabrication, installation, and painting.
 - Paint shall be: ...
 - Finish shall be: ...

- 1.8 QUALITY CONTROL**
 - Work shall include: Fabrication, installation, and painting.
 - Refer to specifications for sheet metal, fabric, and hardware.
 - Work shall include: Fabrication, installation, and painting.
 - Paint shall be: ...
 - Finish shall be: ...

...

- 1.9 MATERIALS**
 - Material: ...
 - Weight: ...
 - Finish: ...
 - Color: ...
 - Manufacturer: ...

- 1.10 FABRICATION**
 - Work shall include: Fabrication, installation, and painting.
 - Refer to specifications for sheet metal, fabric, and hardware.
 - Work shall include: Fabrication, installation, and painting.
 - Paint shall be: ...
 - Finish shall be: ...

- 1.11 QUALITY CONTROL**
 - Work shall include: Fabrication, installation, and painting.
 - Refer to specifications for sheet metal, fabric, and hardware.
 - Work shall include: Fabrication, installation, and painting.
 - Paint shall be: ...
 - Finish shall be: ...

...

- 1.12 MATERIALS**
 - Material: ...
 - Weight: ...
 - Finish: ...
 - Color: ...
 - Manufacturer: ...

- 1.13 FABRICATION**
 - Work shall include: Fabrication, installation, and painting.
 - Refer to specifications for sheet metal, fabric, and hardware.
 - Work shall include: Fabrication, installation, and painting.
 - Paint shall be: ...
 - Finish shall be: ...

- 1.14 QUALITY CONTROL**
 - Work shall include: Fabrication, installation, and painting.
 - Refer to specifications for sheet metal, fabric, and hardware.
 - Work shall include: Fabrication, installation, and painting.
 - Paint shall be: ...
 - Finish shall be: ...

...



NO.	DATE	REVISION

Checked by: _____
 Drawn by: _____
 Scale: _____
 Date: _____

SPECIFICATIONS
 A8.05

3.5. Work shall be completed within 15 business days of the start of work. All materials and equipment shall be delivered to the site prior to the start of work. All materials and equipment shall be stored on-site in a secure and organized manner. All materials and equipment shall be protected from theft, vandalism, and damage. All materials and equipment shall be used in accordance with the manufacturer's instructions. All materials and equipment shall be stored on-site in a secure and organized manner. All materials and equipment shall be protected from theft, vandalism, and damage. All materials and equipment shall be used in accordance with the manufacturer's instructions.

3.6. Work shall be completed within 15 business days of the start of work. All materials and equipment shall be delivered to the site prior to the start of work. All materials and equipment shall be stored on-site in a secure and organized manner. All materials and equipment shall be protected from theft, vandalism, and damage. All materials and equipment shall be used in accordance with the manufacturer's instructions. All materials and equipment shall be stored on-site in a secure and organized manner. All materials and equipment shall be protected from theft, vandalism, and damage. All materials and equipment shall be used in accordance with the manufacturer's instructions.

3.7. Work shall be completed within 15 business days of the start of work. All materials and equipment shall be delivered to the site prior to the start of work. All materials and equipment shall be stored on-site in a secure and organized manner. All materials and equipment shall be protected from theft, vandalism, and damage. All materials and equipment shall be used in accordance with the manufacturer's instructions. All materials and equipment shall be stored on-site in a secure and organized manner. All materials and equipment shall be protected from theft, vandalism, and damage. All materials and equipment shall be used in accordance with the manufacturer's instructions.

PART 2 - PRODUCTS

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PART 3 - EXECUTION

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Table with 4 columns: Description, Quantity, Unit, and Amount. It lists various materials and labor items for a wall project, including concrete, masonry, and framing. The table is partially filled with data.

11300 Garden Grove Ave
Garden Grove, CA 92640
Community Meeting Center
Garden Grove
Project #

SECTION 04 41 33
2.01 RELATED TRANSLUCENT FIBERGLASS BARRIER PANEL WALL SYSTEM

1. SUMMARY

A. Section Includes

1. Barrier panels with translucent fibers
2. Support system
3. Ancillary materials

2. SUBMITTALS

A. Manufacturer's product data, including installation, weight, dimensions, and finish

B. Three samples of translucent fibers

C. Submit shop drawings, including details and schedule

D. Submit manufacturer's data, including the following details: barrier panels, support system, and translucent fibers

E. Submit manufacturer's data, including the following details: barrier panels, support system, and translucent fibers

F. Submit manufacturer's data, including the following details: barrier panels, support system, and translucent fibers

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Y. Submit manufacturer's data, including the following details: barrier panels, support system, and translucent fibers

Z. Submit manufacturer's data, including the following details: barrier panels, support system, and translucent fibers

3. EXECUTION

A. Prepare and install support system, including structure and foundation assembly.

B. Erect translucent fibers panels and translucent fibers barrier panels.

C. Install translucent fibers panels and translucent fibers barrier panels.

D. Erect translucent fibers panels and translucent fibers barrier panels.

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1.0 WARRANTY

A. Manufacturer's warranty shall include:

1. Barrier panels and translucent fibers barrier panels shall be warranted against manufacturing defects for a period of 10 years.
2. Support system shall be warranted against manufacturing defects for a period of 10 years.
3. Ancillary materials shall be warranted against manufacturing defects for a period of 10 years.

2.0 MAINTENANCE

A. Barrier panels and translucent fibers barrier panels shall be maintained in accordance with the manufacturer's instructions.

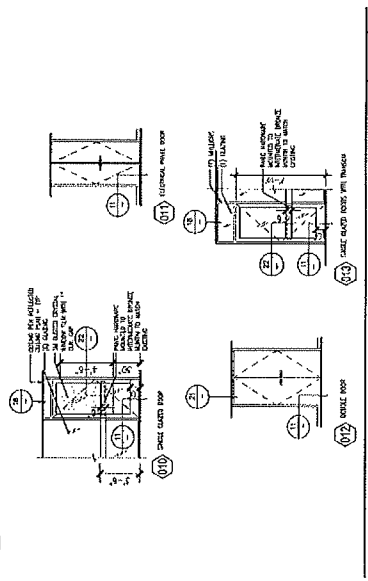
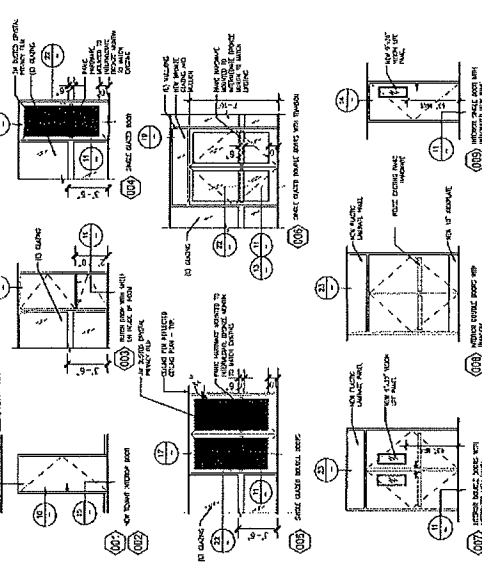
B. Support system shall be maintained in accordance with the manufacturer's instructions.

C. Ancillary materials shall be maintained in accordance with the manufacturer's instructions.



NO.	DESCRIPTION	UNIT	QUANTITY	PRICE	AMOUNT	REMARKS
01	WOOD TRIM	100	100	100	100	
02	WOOD TRIM	100	100	100	100	
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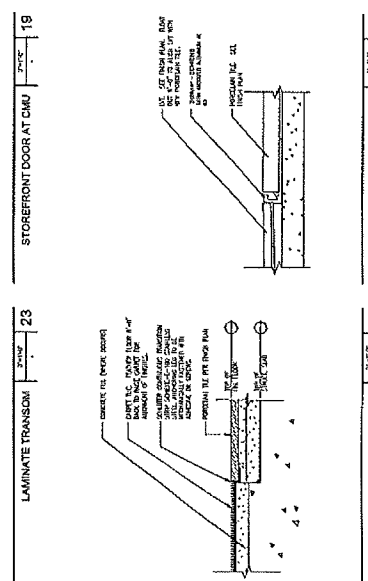
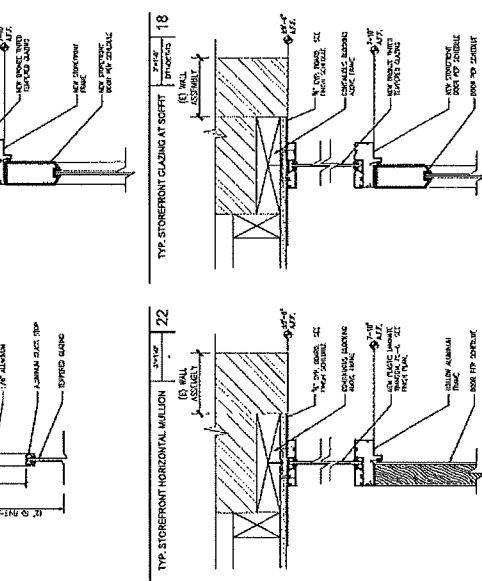
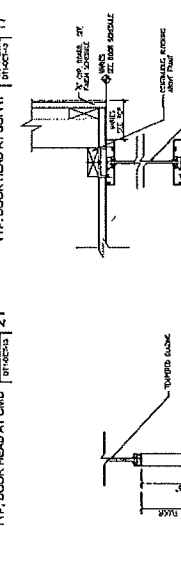
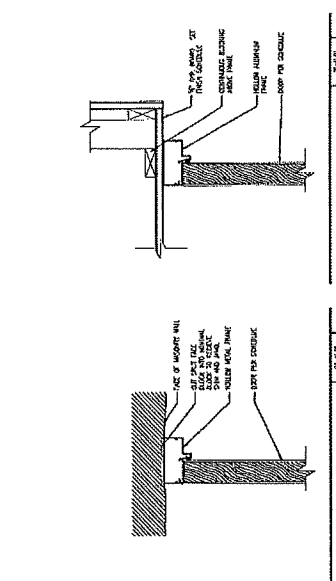
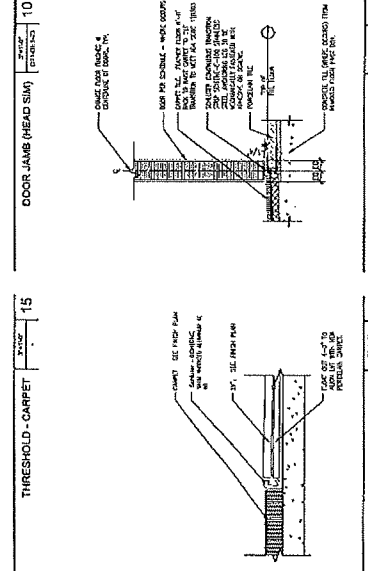
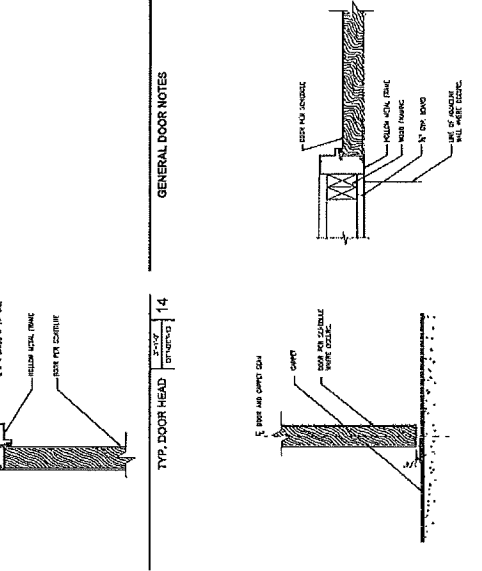
DOOR SCHEDULE TO BE USED - SEE FINISH PLAN.

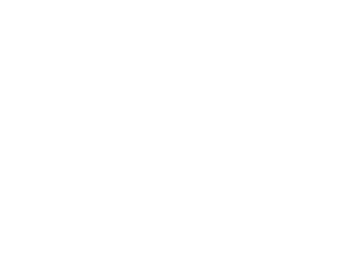
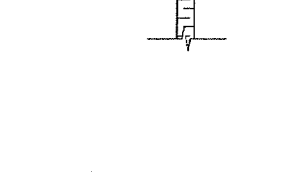
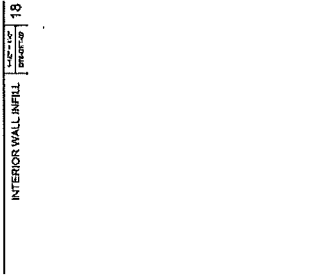
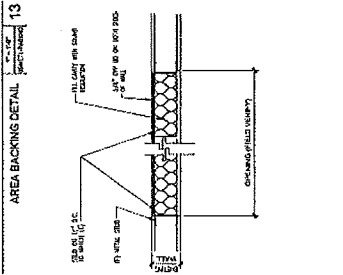
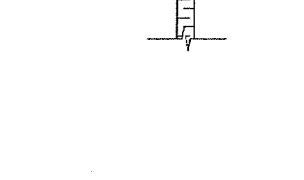
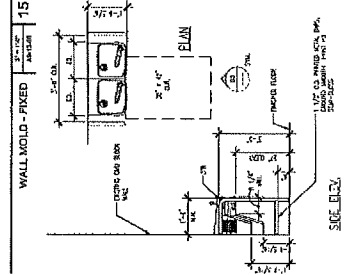
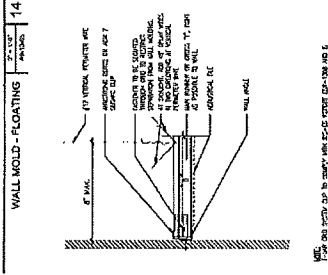
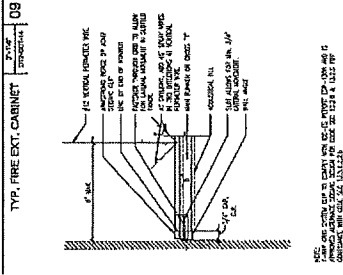
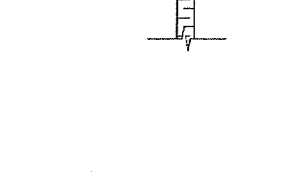
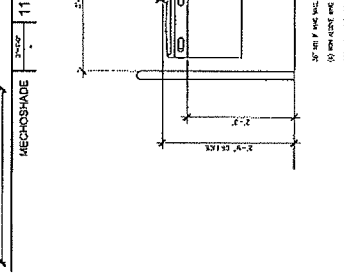
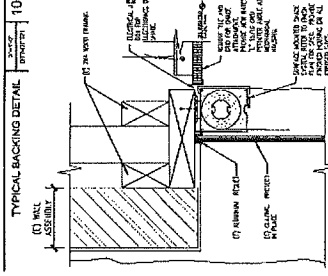
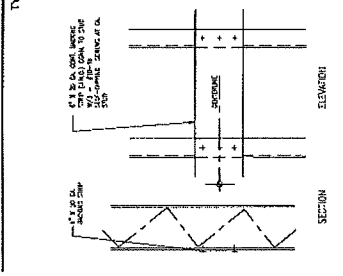
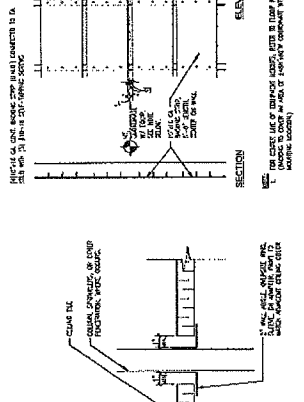
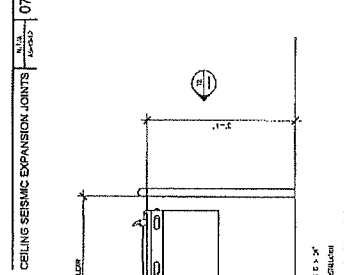
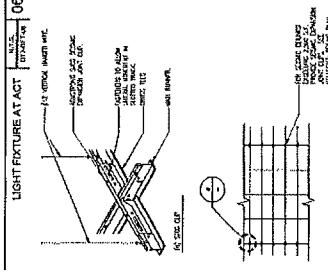
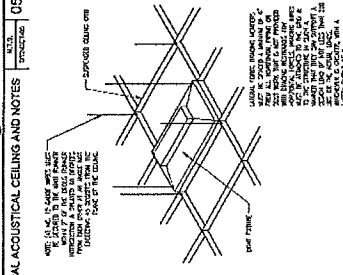
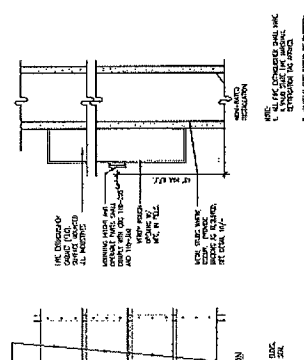
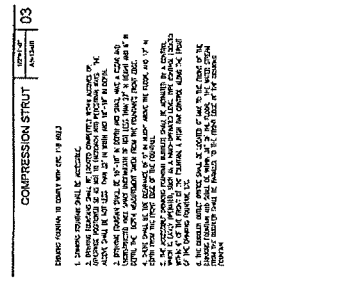
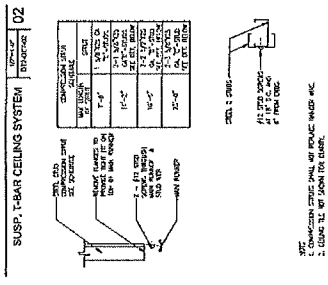
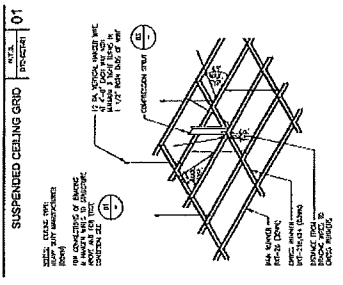
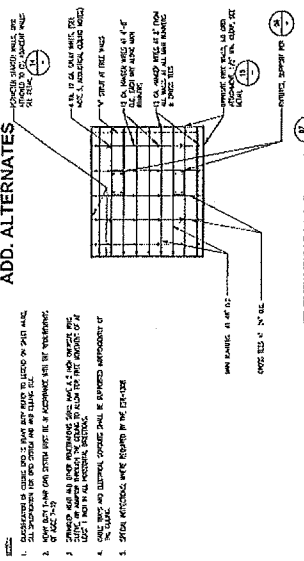


GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
 2. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY.
 3. ALL WORK SHALL BE COMPLETED BY THE DATE SPECIFIED.
 4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 5. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE ARCHITECT'S REPRESENTATIVE.
 6. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE ARCHITECT'S REPRESENTATIVE.
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 10. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE ARCHITECT'S REPRESENTATIVE.

DOOR HARDWARE SCHEDULE

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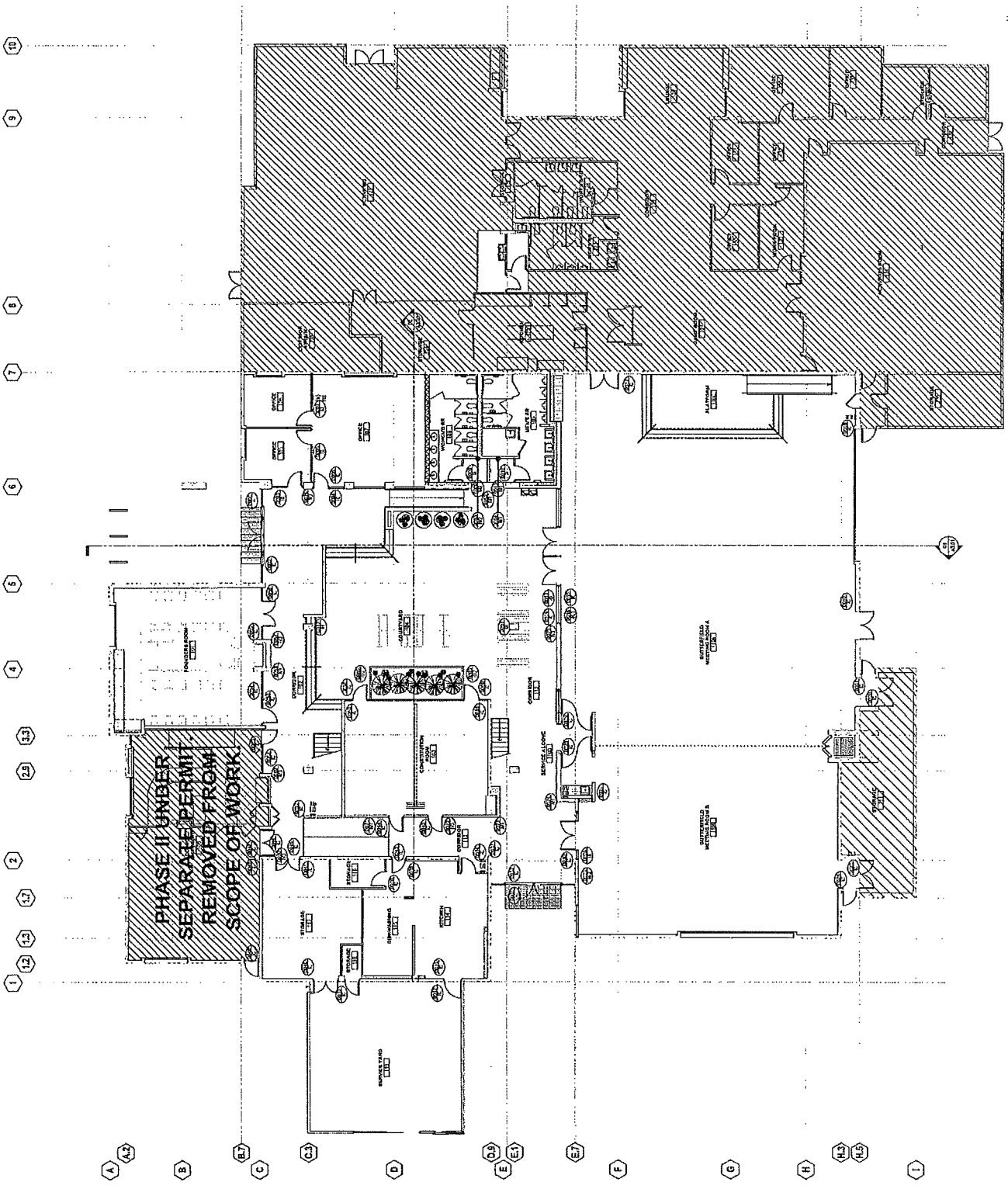
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DESCRIPTION	...
REVISIONS	...

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SIGNAGE PLAN	
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CHECKED BY	...
SCALE	AS SHOWN

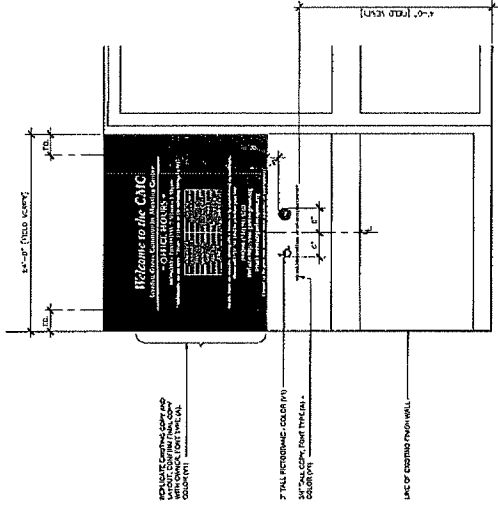
KEYNOTES

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 WITH SIGNAGE PERMIT FOR SIGNAGE
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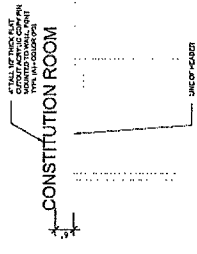
- NOTE:
 1. SIGN SHALL PROJECT FROM WALL.
 2. SIGN SHALL BE MOUNTED TO THE OUT SURFACE OF GLASS.
 3. SIGN SHALL BE MOUNTED TO THE OUT SURFACE OF GLASS.



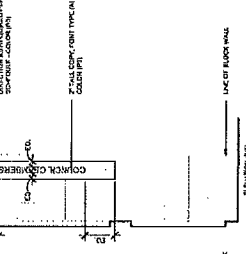
- NOTE:
 1. SIGN SHALL PROJECT FROM WALL.
 2. SIGN SHALL BE MOUNTED TO THE OUT SURFACE OF GLASS.
 3. SIGN SHALL BE MOUNTED TO THE OUT SURFACE OF GLASS.



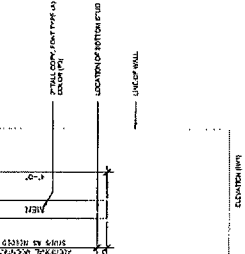
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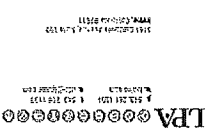
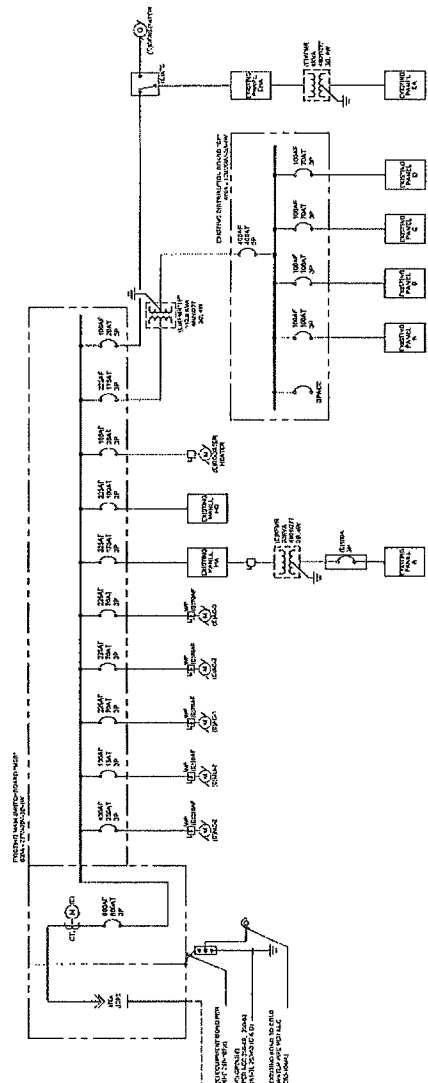
NOTE:
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 2. SIGN SHALL BE MOUNTED TO THE OUT SURFACE OF GLASS.
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SINGLE LINE KEYNOTES

SINGLE LINE GENERAL NOTES

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).
2. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
3. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL ELECTRICAL INSPECTOR.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL AND THE PUBLIC.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ELECTRICAL EQUIPMENT AND WIRING.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ELECTRICAL SYSTEMS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ELECTRICAL SYSTEMS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ELECTRICAL SYSTEMS.
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20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ELECTRICAL SYSTEMS.



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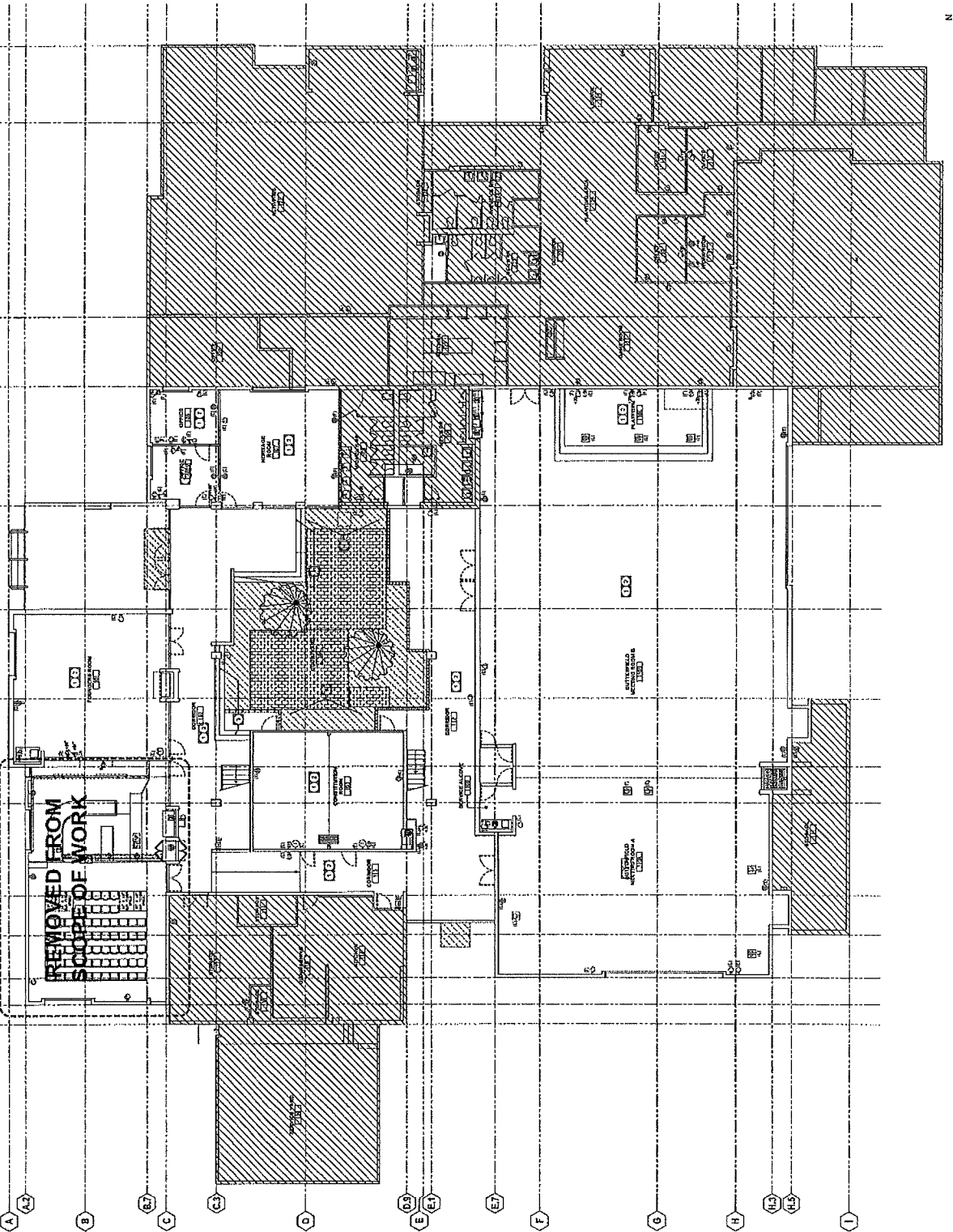
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10	10/1/01	ISSUED FOR PERMITTING

ELECTRICAL SINGLE LINE DIAGRAM

DEMOLITION PLAN KEYNOTES
1. ALL DEMOLITION WORK SHALL BE ACCORDING TO THE CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENVIRONMENTAL HEALTH AND SAFETY, CHAPTER 18.01.
2. ALL DEMOLITION WORK SHALL BE ACCORDING TO THE CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENVIRONMENTAL HEALTH AND SAFETY, CHAPTER 18.01.
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DEMOLITION PLAN GENERAL NOTES
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FIRST FLOOR DEMOLITION PLAN - ELECTRICAL | 08

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Community Meeting Center
Garden Grove, CA 92640
Project No. 18-0001
Sheet No. E1.01

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/28/18
2	REVISED PER DESIGNER COMMENTS	09/11/18
3	REVISED PER DESIGNER COMMENTS	09/11/18
4	REVISED PER DESIGNER COMMENTS	09/11/18
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18	REVISED PER DESIGNER COMMENTS	09/11/18
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20	REVISED PER DESIGNER COMMENTS	09/11/18

E1.01



POWER PLAN KEYNOTES

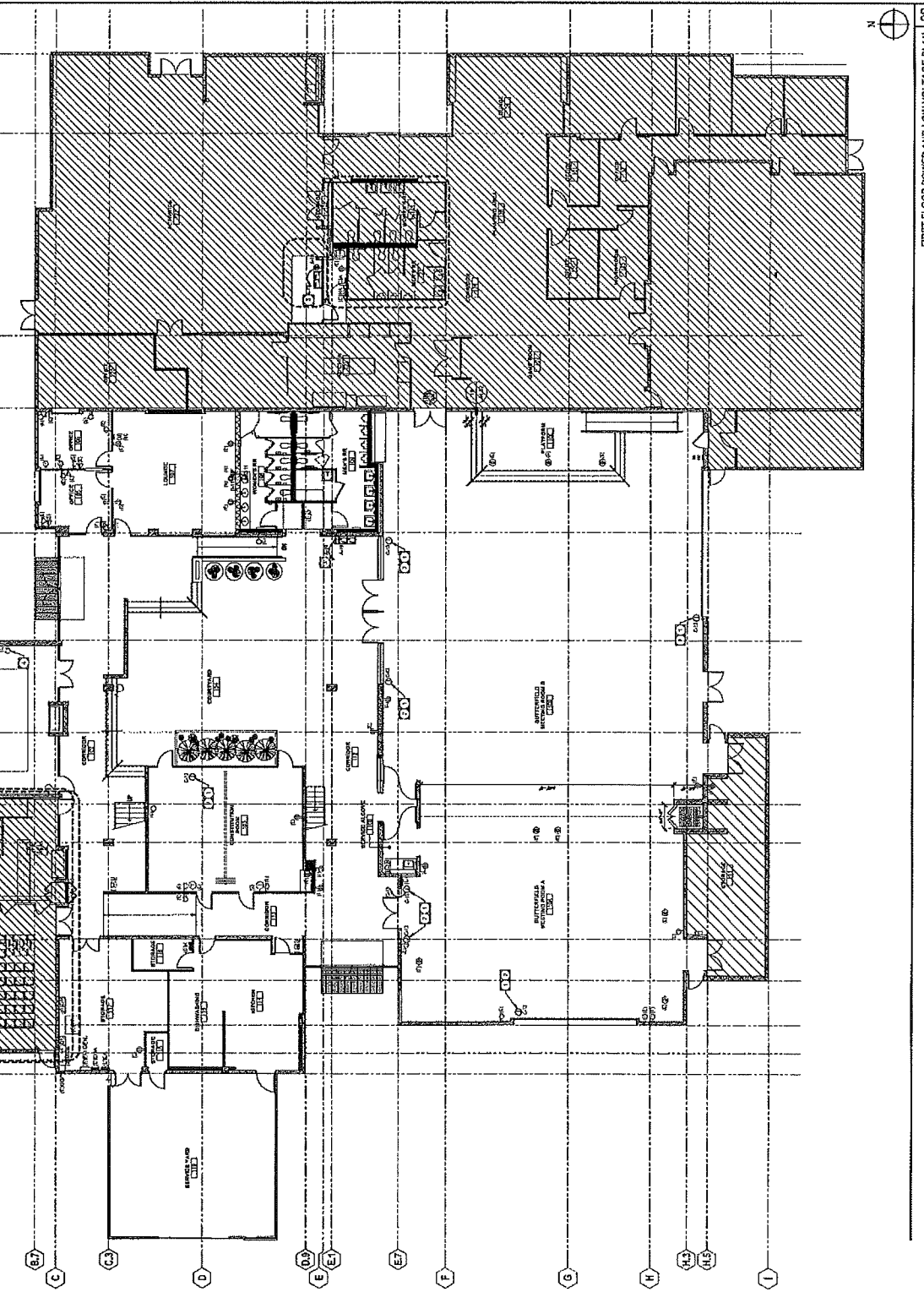
1. ALL RECEPTACLES SHALL BE SUPPLIED FROM THE MAIN PANELS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
2. ALL RECEPTACLES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
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POWER PLAN GENERAL NOTES

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SIGNALING GENERAL NOTES

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FIRST FLOOR POWER AND LOW VOLTAGE PLAN | 08

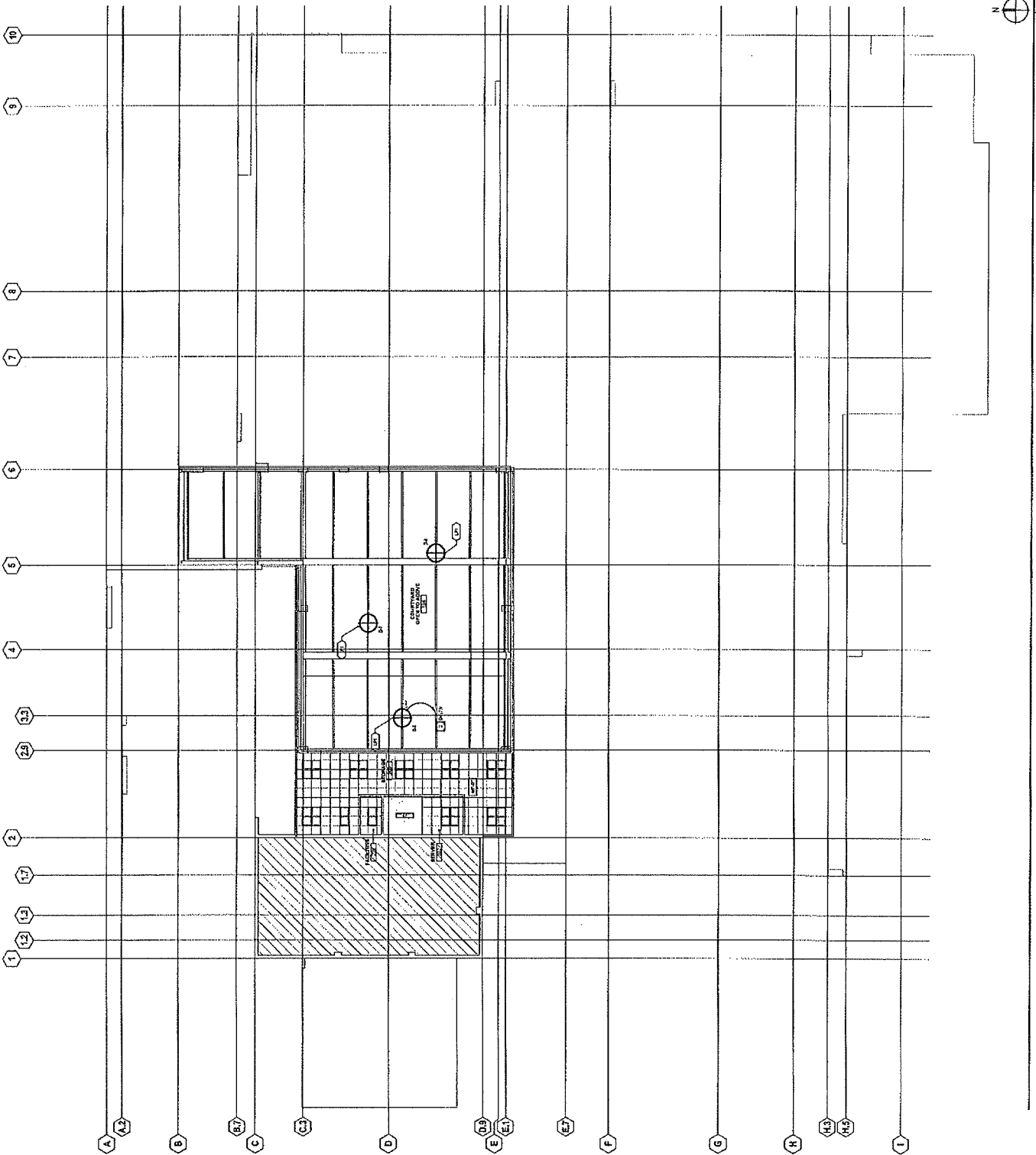
LIGHTING PLAN KEYNOTES

NEW LIGHTING TO BE CONNECTED TO EXISTING CIRCUIT IN THIS AREA. CONTRACTOR TO OBTAIN NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. CONTRACTOR TO VERIFY EXISTING CIRCUIT CAPACITIES TO SUPPORT ADDITIONAL LOADS.

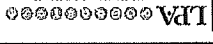
LIGHTING PLAN GENERAL NOTES

1. REFER TO MECHANICAL PLAN FOR ALL MECHANICAL SYSTEMS, LIGHTING FIXTURES AND ALL CONTROL DEVICES TO BE INSTALLED IN THIS AREA. CONTRACTOR TO VERIFY EXISTING CIRCUIT CAPACITIES TO SUPPORT ADDITIONAL LOADS.
2. VERIFY EXISTING CIRCUIT CAPACITIES TO SUPPORT ADDITIONAL LOADS. CONTRACTOR TO VERIFY EXISTING CIRCUIT CAPACITIES TO SUPPORT ADDITIONAL LOADS.
3. ALL NECESSARY APPROVALS SHALL BE OBTAINED PRIOR TO INSTALLATION OF THE LIGHTING PLAN. CONTRACTOR TO VERIFY EXISTING CIRCUIT CAPACITIES TO SUPPORT ADDITIONAL LOADS.
4. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLUMINANCE REQUIREMENTS OF THE PROJECT. CONTRACTOR TO VERIFY EXISTING CIRCUIT CAPACITIES TO SUPPORT ADDITIONAL LOADS.
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15	100' WIRE MESH FENCE



MEZZANINE LEVEL LIGHTING PLAN 08



 LPA

 3551 GARDEN GROVE AVENUE, SUITE 100

 GARDEN GROVE, CA 92640

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Community Meeting Center

 Garden Grove, CA 92640

 1930 Serrano Ave

 Garden Grove, CA 92640

 City of Garden Grove

DATE	11/11/2011
PROJECT	COMMUNITY MEETING CENTER
CLIENT	CITY OF GARDEN GROVE
ARCHITECT	DAVID R. SMITH
ENGINEER	DAVID R. SMITH
SCALE	AS SHOWN
PROJECT NO.	11111
DRAWING NO.	08
DATE	11/11/2011



POWER PLAN KEYNOTES

1. NEW WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
2. ALL WIRING SHALL BE CONFINED TO THE RISE AND FLOOR PLANS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
3. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
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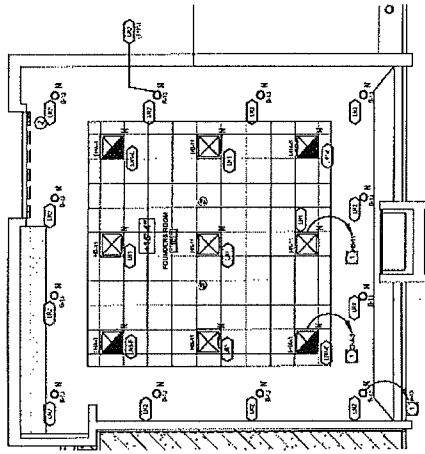
LIGHTING PLAN GENERAL NOTES

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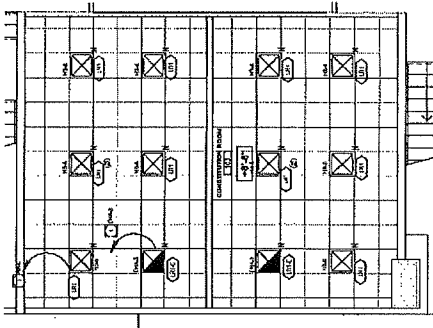
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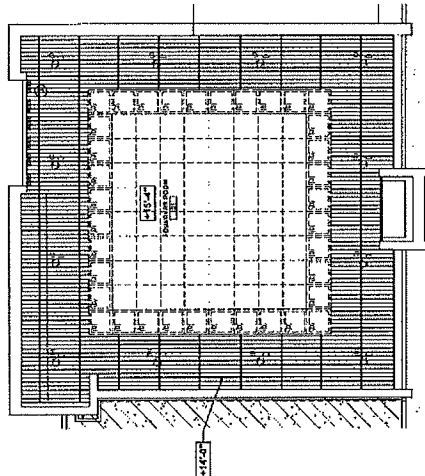
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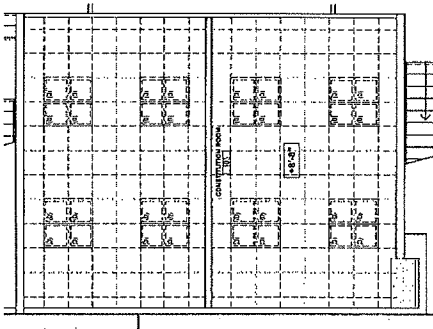
ENLARGED FOUNDERS ROOM 101 REFLECTED CEILING PLAN ROOM 101 01



ENLARGED CONSTITUTION ROOM 103 REFLECTED CEILING PLAN ROOM 103 02



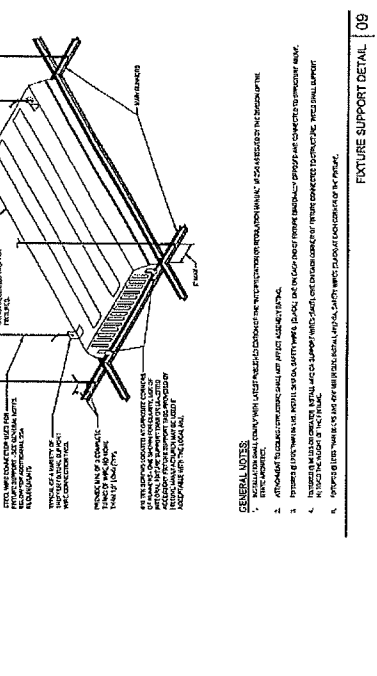
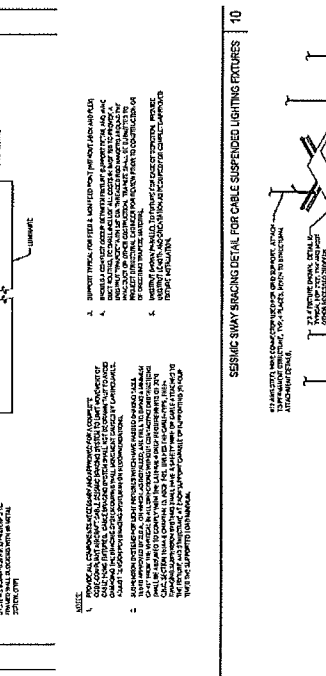
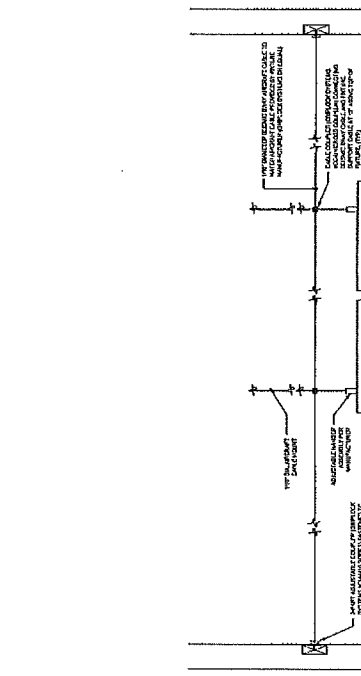
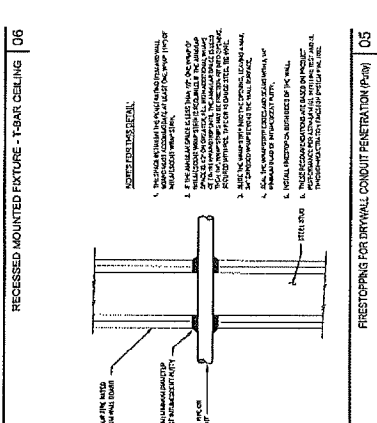
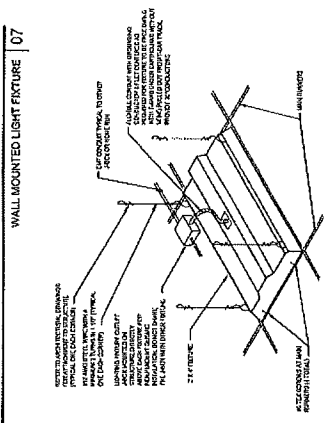
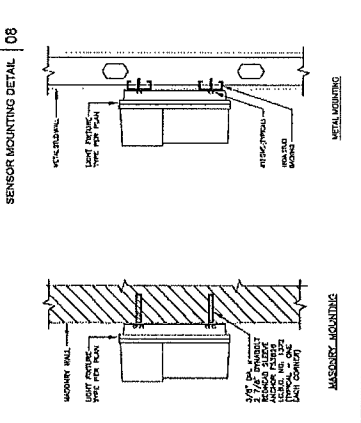
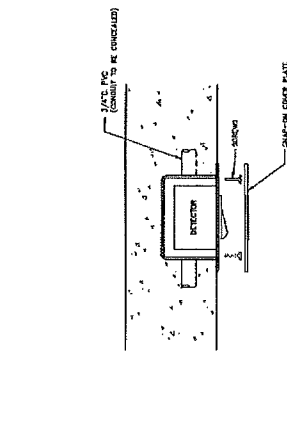
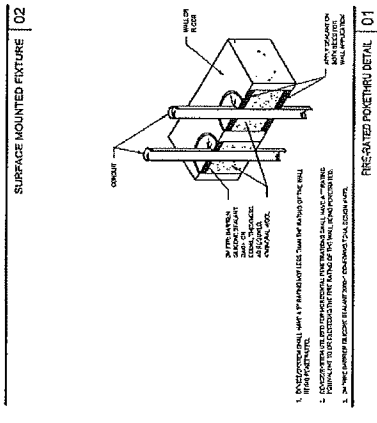
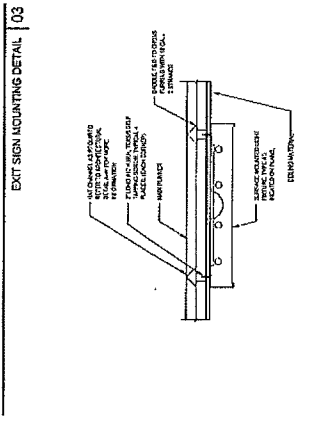
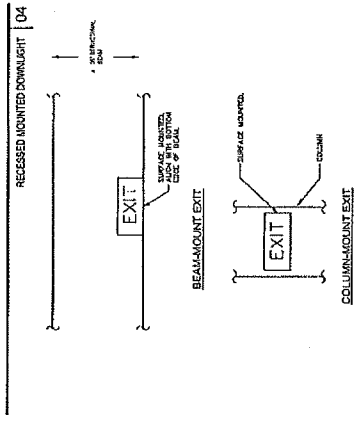
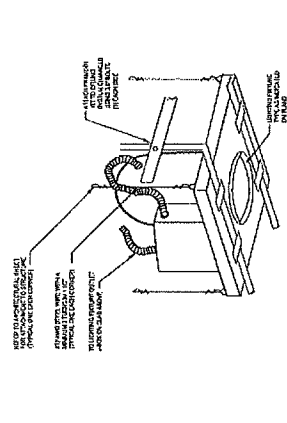
ENLARGED FOUNDERS ROOM 101 REFLECTED CEILING DEMOLITION PLAN 03



ENLARGED CONSTITUTION ROOM 103 REFLECTED CEILING DEMOLITION PLAN 04



DETAILS	
NO.	DESCRIPTION
01	RECESSED DOWNLIGHT
02	RECESSED DOWNLIGHT
03	RECESSED DOWNLIGHT
04	RECESSED DOWNLIGHT
05	RECESSED DOWNLIGHT
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49	RECESSED DOWNLIGHT
50	RECESSED DOWNLIGHT



PLUMBING SCHEDULES

DATE	11/11/11
BY	...
CHECKED BY	...
DATE	...

NO.	1
DATE	11/11/11
BY	...
CHECKED BY	...
DATE	...

NO.	1
DATE	11/11/11
BY	...
CHECKED BY	...
DATE	...

11300 Stamford Ave
Garden Grove, CA 92649

11300 Stamford Ave
Garden Grove, CA 92649



IPMA
19111 Locust Ave, Suite 5, 19111
P.O. Box 1234, Garden Grove, CA 92649
Tel: 714-531-1234 Fax: 714-531-1234

ITEM	MODEL TYPE	ROUNDER CONNECTION (SIZE IN)					DESCRIPTION
		1/2"	3/4"	1"	1 1/4"	1 1/2"	
1

FITTURE SCHEDULE							
ITEM	MODEL TYPE	1/2"	3/4"	1"	1 1/4"	1 1/2"	DESCRIPTION
1

ADDITIONAL NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE AND THE CALIFORNIA MECHANICAL CODE.
2. ALL MATERIALS SHALL BE APPROVED BY THE LOCAL HEALTH DEPARTMENT.
3. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL HEALTH DEPARTMENT.
4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL HEALTH DEPARTMENT.

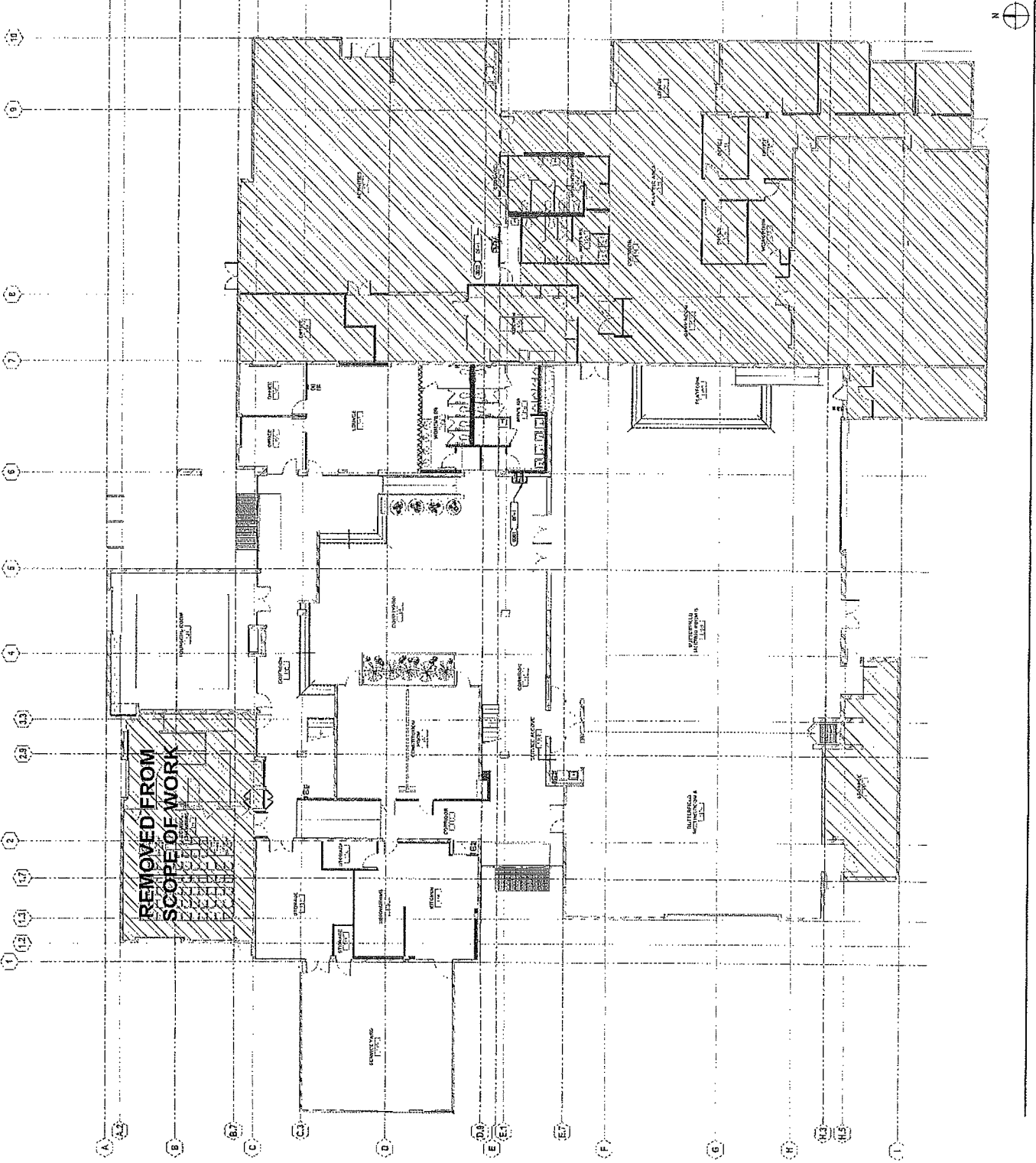
RECONSTRUCTION KEYNOTES

(1) WALL CHANGING THICKNESS, OFFSET & CASE, AT THIS POINT

(2) WALL CHANGING THICKNESS, OFFSET & CASE, AT THIS POINT

(3) WALL CHANGING THICKNESS, OFFSET & CASE, AT THIS POINT

(4) WALL CHANGING THICKNESS, OFFSET & CASE, AT THIS POINT



FIRST FLOOR PLAN | 06

IPA

12000 Sycamore Blvd
 Suite 100
 Garden Grove, CA 92640
 Phone: (714) 261-1111
 Fax: (714) 261-1112



DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]

Garden Grove Community Meeting Center
 11300 Stanford Ave
 Garden Grove, CA 92640
 Designer: [Name]
 City of Garden Grove

NO.	REVISION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

ATTACHMENT "B" (BID PROPOSAL)

SECTION 2 - PROPOSAL
 THE HONORABLE MAYOR AND CITY COUNCIL
 CITY OF GARDEN GROVE
 11222 ACACIA PARKWAY
 GARDEN GROVE, CALIFORNIA 92840

To: THE HONORABLE MAYOR AND CITY COUNCIL

The undersigned having carefully examined the Plans and Specifications for Furnish all Labor, Material, Tools, Equipment and Incidentals for the Remodel of the Garden Grove Community Meeting Center located at 11300 Stanford Avenue, Garden Grove, CA. HEREBY PROPOSE to furnish all labor, materials, and equipment and do all the work required to complete work in accordance with the Plans and Specifications for the sum of:

BID PROPOSAL	
LOCATION	TOTAL COST
Garden Grove Community Meeting Center Remodel/Buena Clinton Storefront Glass(BASE PRICE BID)	\$ 762,616. ⁰⁰
TOTAL COST in Written Words:	Seven Hundred Sixty Two Thousand Six Hundred Sixteen Dollars
Alternate A: Removal of millwork, sinks, faucet and cap off plumbing. Provide new millwork only (no new sink) for rooms 103 and 110B. See A1.01 and 2.01.	\$ 1,500. ⁰⁰
Alternate B: Removal of millwork in its entirety, sink and faucet. Replace with new millwork and new sink for service alcove 110D; See A1.01 and 2.01	\$ 8,200. ⁰⁰
Alternate C: Removing (E) storefront glazing and (2) pairs of double doors and provide new storefront glazing and automatic sliding entry door with breakaway exit doors. BESAM or EQ. See A8.03	\$ 17,000. ⁰⁰
Alternate D: New acoustical seismic ceiling 2x2 FINELINE rating grid and Armstrong rated Cirrus tile rooms 101 and 103. See A4.0	\$ 4,500. ⁰⁰
Alternate E: Provide carpet tile for entire room in lieu of luxury vinyl tile LVT-1. Floor preparation for LVT to be included in price. Assume moisture mitigation will need to be addressed.	\$ 80,000. ⁰⁰
Alternate F: electronic operable partition in Butterfield Room 110A/B. See electrical drawings.	\$ 8,700. ⁰⁰
<u>PARTIAL BIDS WILL NOT BE ACCEPTED! ALL ALTERNATES MUST BE BID!</u>	
The above bid price includes all applicable taxes for the pricing proposed in this submittal. Note: In case of discrepancy between the words and figures, the words prevail.	

NOTE: The lowest responsible bidder will be based on the BASE PRICE BID. The City reserves the right to add alternates to the base bid and award the contract based on available funds in the budget.

It is understood and agreed that:

- (a) No verbal agreement or conversation with any officer, agent or employee of CITY, either before or after the execution of the Agreement shall affect or modify any of the terms or obligations of this Proposal.
- (b) CITY will not be responsible for any errors or omissions on the part of the undersigned in making up his bid, nor will bidders be released on account of errors.
- (c) The undersigned hereby certifies that this Proposal is genuine and is not sham or collusive, or made in the interest or in behalf of any person not herein named, and that the undersigned has not directly or indirectly induced or solicited any other bidder to put in a sham bid, or any other person, firm or corporation to refrain from bidding, and that the undersigned has not in any manner sought, by collusion, to secure for himself an advantage over any other bidder.
- (d) The Bidder acknowledges receipt of amendments to the Solicitation and related documents numbered and dated:

<u>Amendment No.</u>	<u>Date</u>
1	5/11/2015
2	5/14/2015
3	5/18/2015
4	5/26/2015

- (e) undersigned has not in any manner sought, by collusion, to secure for himself an advantage over any other bidder.

Check below where appropriate:

- Partnership: That _____ are partners, doing
(Names of all Partners)

business under the firm name of _____ and that
the co-partnership makes the accompanying proposal.
Interlog Corporation DBA
- Corporation: That President of Interlog Construction makes
(President or Secretary) (Name of Corporation)

the accompanying proposal.
- Individual: That _____ is the bidder and makes the
(Name of Individual)

accompanying proposal.

Date: June 2nd, 2015

Interlog Corporation DBA Interlog Construction
Company Name

1295 N. Knollwood Circle
Address

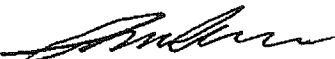
Anaheim, CA 92801
City - State - Zip

(714) 529-1130
Telephone

946823
CA Contractors Lic. No.

1000004696
DIR Registration No.

Interlog Corporation DBA Interlog Construction
Bidder's Name (Please Print)


Authorized Signature

SECTION 3 - DOCUMENTS (Cont.):

DESIGNATION OF SUB-CONTRACTORS

1. Pursuant to Public Contract Code Sections 4100 et seq, the undersigned certifies that it has used the sub-bids of the following listed subcontractors in making up its bid, and that the subcontractors listed will be used for the work for which they bid subject to the approval of the Engineer and in accordance with the applicable provisions of the Specifications. Please attach additional pages if needed.

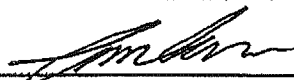
<u>ITEM OF WORK</u>	<u>SUBCONTRACTOR DIR & LIC. #</u>	<u>ADDRESS & TELEPHONE NO.</u>
1. <u>Roller Shades</u>	<u>Lic # 848034</u> <u>DIR # 1000006500</u>	<u>9925 Businesspark Ave. Ste C</u> <u>San Diego, CA 92131</u> <u>(858) 689-9995</u>
2. <u>Roofing</u>	<u>Lic. # 561049</u> <u>DIR # 1000001567</u>	<u>1695 Curtiss Court</u> <u>La Verne, CA 91750</u> <u>(909) 593-6555</u>
3. <u>Signage</u>	<u>Lic. # 956088</u> <u>DIR # 1000003204</u>	<u>2110 S. Susan Street</u> <u>Santa Ana, CA 92704</u> <u>(714) 444-4466</u>

Following are the names, addresses and telephone numbers of firms or agencies with whom you may confirm the past performances of the company in performing work of a similar nature and scope: **(Please do not use the City of Garden Grove as a reference.)**

<u>REFERENCE</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>
Whittier Unified High	9401 S. Painter Avenue	(562) 698-8121 Danny True
1. <u>School District</u>	<u>Whittier, CA 90604</u>	
Univ. of CA, Los Angeles	1060 Veteran Ave., Ste 125	(310) 206-6116 Richard Lee
2. <u>Law Classroom Remodel</u>	<u>Los Angeles, CA 90095</u>	
City of Corona	815 W. 6th Street	(951) 736-2378 Christy Gavett
3. <u>Civic Center Improvement</u>	<u>Corona, CA 92620</u>	
Univ. of CA, Los Angeles	1060 Veteran Ave., Ste 125	(310) 206-6353 Vladimir Koshelev
4. <u>Glenrock Apt. Refurbishment</u>	<u>Los Angeles, CA 90095</u>	

Interlog Corporation DBA Interlog Construction

BIDDER'S NAME



AUTHORIZED SIGNATURE

SECTION 3 - DOCUMENTS (Cont.)

DESIGNATION OF SUB-CONTRACTORS

1. Pursuant to Public Contract Code Sections 4100 et seq, the undersigned certifies that it has used the sub-bids of the following listed subcontractors in making up its bid, and that the subcontractors listed will be used for the work for which they bid subject to the approval of the Engineer and in accordance with the applicable provisions of the Specifications. Please attach additional pages if needed.

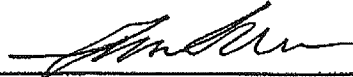
<u>ITEM OF WORK</u>	<u>SUBCONTRACTOR DIR & LIC. #</u>	<u>ADDRESS & TELEPHONE NO.</u>
1. <u>Glazing /</u> <u>Windows</u>	<u>Lic # 948840</u> <u>DIR # 1000018396</u>	<u>20631 Hawthorne Blvd.</u> <u>Torrance, CA 90503</u> <u>(310) 371-5400</u>
2. <u>Concrete, Electrical,</u> <u>Framing, Cabinetry,</u> <u>Flooring, HVAC,</u> <u>Landscaping, Plumbing,</u> <u>Ornamental, Partition,</u>	<u>Lic. # 659654</u> <u>DIR # 1000016860</u>	<u>11531 Baggett Street</u> <u>Garden Grove, CA 92840</u> <u>(714) 833-8988</u>
3. <u>Striping, Ceiling</u>		

Following are the names, addresses and telephone numbers of firms or agencies with whom you may confirm the past performances of the company in performing work of a similar nature and scope: ***(Please do not use the City of Garden Grove as a reference.)***

<u>REFERENCE</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>
1. <u>Whittier Unified High</u> <u>School District</u>	<u>9401 S. Painter Avenue</u> <u>Whittier, CA 90604</u>	<u>(562) 698-8121 Danny True</u>
2. <u>Univ. of CA, Los Angeles</u> <u>Law Classroom Remodel</u>	<u>1060 Veteran Ave., Ste 125</u> <u>Los Angeles, CA 90095</u>	<u>(310) 206-6116 Richard Lee</u>
3. <u>City of Corona</u> <u>Civic Center Improvement</u>	<u>815 W. 6th Street</u> <u>Corona, CA 92620</u>	<u>(951) 736-2378 Christy Gavett</u>
4. <u>Univ. of CA, Los Angeles</u> <u>Glenrock Apt. Refurbishment</u>	<u>1060 Veteran Ave., Ste 125</u> <u>Los Angeles, CA 90095</u>	<u>(310) 206-6353 Vladmir Koshelev</u>

Interlog Corporation DBA Interlog Construction

BIDDER'S NAME



AUTHORIZED SIGNATURE

SECTION 3 - DOCUMENTS (Cont.).

QUESTIONNAIRE TO GENERAL CONTRACTORS

1. Were bid depository or registry services used in obtaining subcontractor bid figures in order to compute your bid?
Yes () No (X)

2. If the answer to No. 1 is "yes", please forward a copy of the rules of each bid depository you used with this questionnaire.

3. Did you have any source of subcontractors' bids other than bid depositories?
Yes (X) No ()

4. Has any person or group threatened you with subcontractor boycotts, union boycotts or other sanctions to attempt to convince you to use the services or abide by the rules of one or more bid depositories?
Yes () No (X)

5. If the answer to No. 4 is "Yes", please explain the following details:

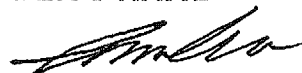
(a) Date:
(b) Name or person or group:
(c) Job involved (if applicable):
(d) Nature of threats:
(e) Additional Comments:
(Use additional paper if necessary)

*******WORKER'S COMPENSATION REQUIREMENT*******

I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured for worker's compensation or to undertake self-insurance in accordance with the provisions of that Code and I will comply with such provisions before commencing the performance of the work of this contract.

Interlog Corporation DBA Interlog Construction

BIDDER'S NAME



AUTHORIZED SIGNATURE

Per Labor Code 1861