

NOTE: CREATE LOW POINT (LP) IN CONCRETE PAD TO PROVIDE POSITIVE DRAINAGE TOWARD SWALE

REGRADE PICNIC AREA TO CREATE LEVEL AREA, MAX. 1% SLOPE

REGRADE PLAY AREA TO CREATE LEVEL AREA, MAX. 1% SLOPE; PROVIDE LOW POINT TO PROVIDE POSITIVE DRAINAGE

REGRADE REQUIRED FOR PROPER INSTALLATION OF PLAY EQUIPMENT & SURFACING. CURB LAYOUT AND GRADING SHALL BE FIELD VERIFIED AND ADJUSTED AS NECESSARY PRIOR TO PURCHASE OF PLAY EQUIPMENT. APPROVAL BY CITY REPRESENTATIVE IS REQUIRED.

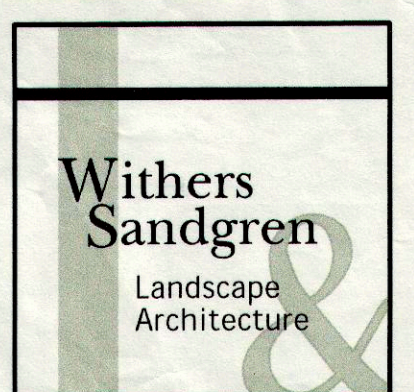
CONSTRUCTION LEGEND:

1. CONSTRUCT 24" HIGH CMU RETAINING WALL PER DETAIL D, SHT. L-6. BLOCK TO MATCH EX. CMU WALLS.
2. CONSTRUCT CONCRETE WALKWAY TO MATCH EX. WALK COLOR AND FINISH. SEE DETAIL A, SHT. L-6.
3. CONSTRUCT 6" WIDE CONCRETE MOW CURB, SEE DETAIL H, SHT. L-6.
4. PROVIDE AND INSTALL LANDSCAPE STRUCTURES PLAY EQUIPMENT AND SWINGS OR APPROVED EQUAL. COMPLETE INSTALLATION DRAWINGS AVAILABLE FROM RECWEST, INC. (818) 735-3838, REF. NO. 34966-1-8.
5. RESILIENT SURFACING. TWO COLORS: TBD. EACH COLOR TO BE COMPOSED OF TWO COLORS PLUS BLACK. SEE DETAILS E & F, SHT. L-6.
6. 12" DRAIN INLET, PER CITY PARK & REC STANDARD.
7. 8" ABS DRAIN LINE.
8. RELOCATED PICNIC BENCH, REFER TO SHEET L-1 (#9) FOR ADDITIONAL INFORMATION.
9. RELOCATED BBQ BRAZIER, REFER TO SHEET L-1 (#9) FOR ADDITIONAL INFORMATION.
10. CONSTRUCT EXPANSION JOINT, SEE DETAIL B, SHT. L-6.
11. CONSTRUCT SCORE JOINT, SEE DETAIL A, SHT. L-6.
12. CONSTRUCT COBBLE DRAINAGE OUTLET WHERE DRAINAGE DAYLIGHTS.
13. PROVIDE FILL SOIL - 85% COMPACTED, TO 4" BELOW TOP OF WALL; GRADE TO DRAIN TO NEW INLETS.
14. CONSTRUCT DECOMPOSED GRANITE HARDSCAPE, SEE DETAIL G, SHT. L-6.
15. REMOVE AND RESET PICNIC TABLES.
16. CONSTRUCT CONCRETE CURBING AT EDGE OF RESILIENT SURFACING, SEE DETAIL E, SHT. L-6.
17. PROVIDE AND INSTALL PLAY GROUND SAND TO DEPTHS REQUIRED BY PLAY EQUIPMENT INSTALLATION, SEE DETAIL F, SHT. L-6.

CONSTRUCTION NOTES

1. BASE DRAWINGS BASED ON ORIGINAL CONSTRUCTION DOCUMENTS AND FIELD MEASUREMENTS, NOT A SITE SURVEY. FIELD CONDITIONS MAY VARY. CONTRACTOR TO VERIFY ALL CONDITIONS AND LOCATIONS ON SITE PRIOR TO THE START OF CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF ANY ERRORS OR DISCREPANCIES ARE FOUND, BEFORE PROCEEDING WITH ANY WORK.
2. DO NOT SCALE DRAWINGS. USE DIMENSIONS AS INDICATED ON PLAN.
3. BASE SURVEY INFORMATION IS NOT ACCURATE AND DOES NOT REFLECT AS-BUILT CONDITIONS. CONTRACTOR TO VERIFY ALL ELEVATIONS IN FIELD.
4. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN APPARENT DURING DESIGN. OBTAIN DIRECTION BEFORE PROCEEDING WITH CONSTRUCTION IN SUCH CASES.
5. THE LOCATION OF ALL SERVICE RUNS, SUCH AS WATER SUPPLY, ELECTRICAL (OVERHEAD AND UNDERGROUND), TELEPHONE, SANITARY SEWER, ETC. SHOULD BE ASCERTAINED BEFORE WORK IS STARTED. WHERE THEY WILL BE AFFECTED BY EXCAVATION OR WHERE MACHINES MAY BE WORKING NEARBY, THEY SHOULD BE CAREFULLY SEALED, PROTECTED, OR DIVERTED. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.
6. COORDINATE ALL UTILITY RUNS AND INSTALLATIONS (EXISTING AND NEW) PRIOR TO PAVING INSTALLATION. VERIFY ALL SLEEVES AND ELECTRIC SOURCES FOR IRRIGATION CLOCK AND LIGHTING WITH PROPER SUB-CONTRACTORS.
7. OBTAIN INSPECTION AND APPROVAL OF ALL FORMS PRIOR TO PLACING PAVING OR ANY MASONRY.
8. CLEAN OUT AND ADJUST ANY EXISTING DRAINS.
9. TRANSITIONS FROM EXISTING PAVING TO NEW PAVING SHALL BE FLUSH.
10. REFER TO PLANS AND GENERAL NOTES FOR ADDITIONAL NOTES AND INFORMATION REGARDING THE CONSTRUCTION OF THIS PROJECT.
11. CONSTRUCT ALL WALLS, PAVING, DRAIN LINES, SLEEVING, ETC. PER PLAN AND DETAILS.
12. CONCRETE TO SLOPE FROM FOUNDATION TOWARDS DRAIN INLETS AND DRAINAGE SWALES AT A MINIMUM RATE OF 1/8" PER FOOT. INSTALL CONCRETE FORMS WITH LONG, SMOOTH GRADIENTS TO ELIMINATE DIPS, RIDGES, ABRUPT CHANGES OF GRADE, AND SHARP TRANSITIONS.
13. INSTALL EXPANSION JOINTS @ MAX. 20'-0". INSTALL CRACK CONTROL JOINTS @ MAX. 5'-0". ZIP JOINTS WILL NOT BE ALLOWED. INSTALL EJS AND CCJS AT 90° TO THE EDGE OF CONCRETE PAVING.
14. PRIOR TO PLACING CONCRETE, SUFFICIENTLY MOISTEN THE SUBGRADE AND PROVIDE SUBGRADE PREPARATIONS PER PLANS, DETAILS, AND SPECIFICATIONS.
15. INSTALL TYPE II CONCRETE THAT OBTAINS A MINIMUM COMPRESSIVE STRENGTH OF 2,500 P.S.I. AT 28 DAYS UNLESS OTHERWISE SPECIFIED ON THESE PLANS AND DETAILS. CONCRETE TO BE NATURAL COLOR WITH FINISH MATCHING EXISTING ADJOINING PAVEMENT. SUBMIT SAMPLE TO OWNER AND LANDSCAPE ARCHITECT PRIOR TO LAYING OUT FORMS.
16. BACK FILL AND COMPACT BEHIND ALL WALLS AND MASONRY STRUCTURES, AS REQUIRED ON DRAWINGS, DETAILS, AND SPECIFICATIONS.
17. CLEAN UP AND REMOVE ALL DEBRIS FROM SITE PRIOR TO REQUESTING FINAL APPROVAL.
18. PLAY EQUIPMENT INSTALLATION MUST BE BY A "FACTORY CERTIFIED" INSTALLER.
19. PLAY EQUIPMENT MANUFACTURER'S REPRESENTATIVE IS RESPONSIBLE FOR CONDUCTING AN INSPECTION OF THE PLAYGROUND EQUIPMENT TO CERTIFY THAT THE EQUIPMENT IS INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
20. THE CITY WILL HIRE A "THIRD PARTY" SAFETY INSPECTOR TO INSPECT THE PLAY EQUIPMENT AND PREPARE A SAFETY AUDIT. CONTRACTOR IS RESPONSIBLE FOR COMPLETION OF ANY ITEMS REQUIRED FOR APPROVAL BY THE SAFETY INSPECTOR. WILL BE BASED ON THE COMPLETION OF ITEMS LISTED IN THE SAFETY AUDIT.

REVIEW BY STAFF		BY	DATE
TRAFFIC			
WATER			
SEWER			
PLANNING			
APPROVED BY			
RAY HOLLAND			
INTERIM DIRECTOR OF PUBLIC WORKS			
CITY OF RANCHO PALOS VERDES			
DATE			



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PLAY AREA
CONSTRUCTION &
GRADING PLAN

SHEET TITLE

FRED HESSE JR. PARK
PLAYGROUND IMPROVEMENTS
HAWTHORNE BLVD.
RANCHO PALOS VERDES, CA

PROJECT TITLE

REVISIONS	DATE	PROJECT TITLE
1. PLAY EQUIPMENT & SURFACING	08/12/2009	
2.		
3.		
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6.		
7.		
8.		

DRAWN BY: DHPBN
CHECKED BY: LW
PROJECT NO. 0726
DATE: 08/12/2009

