

APPROVED

04 - 19 - 2017

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 17-100

DATE April 19, 2017

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: OAKRIDGE ESTATE – PARK, WALKING TRAILS AND CHILDREN’S PLAY AREA (W.O. #E170184F) PROJECT– FINAL PLANS; EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 3(6), CLASS 4(1, 3) AND CLASS 11(3) OF CITY GUIDELINES (CONSTRUCTION OF ACCESSORY STRUCTURES INCLUDING PLAY AREAS, GRADING ON LAND WITH A SLOPE LESS THAN 10%, TREE PLANTING, GARDENING AND LANDSCAPING AND CONSTRUCTION OF WALKS AND FENCES ACCESSORY TO EXISTING FACILITIES)

AP Diaz	_____	V. Israel	_____
*R. Barajas	<u><i>[Signature]</i></u>	N. Williams	_____
H. Fujita	_____		

[Signature]
General Manager

Approved Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the final plans, herein included as Attachment 1, for the Oakridge Estate – Park, Walking Trails and Children’s Play Area (W.O. #E170184F) Project (Project);
2. Find that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(6), Class 4(1, 3) and Class 11(3) of City Guidelines (construction of accessory structures including play areas, grading on land with a slope less than 10%, tree planting, gardening and landscaping and construction of walks and fences accessory to existing facilities);
3. Direct Department of Recreation and Parks’ (RAP) staff to file the Notice of Exemption within five (5) working days of project approval; and,
4. Authorize the RAP Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of Seventy-Five Dollars (\$75.00) for the purpose of filing a Notice of Exemption.

BOARD REPORT

PG. 2 NO. 17-100

SUMMARY

The Project is located at 18650 Devonshire Street, Northridge, California 91324, which is part of the estate previously owned by actress Barbara Stanwyck and, later, comedian Jack Oakie. The Project submitted for approval herein consists of the development of a community park, walking trails and children's play area within the grounds of the estate. Site grading, irrigation, staging area, driveway apron, landscaping, hydro-seeding, park furniture, and an outdoor classroom are also part of the Project scope. Once the Project is complete, the new community park will serve the Reseda, Northridge and Chatsworth communities, all located within the Twelfth Council District (CD 12) and nearby to the Project site. This is a Proposition K – L.A. for Kid's Program (Prop K) 8th Cycle Competitive Grant project.

As required by Proposition K, three Local Volunteer Neighborhood Oversight Committee (LVNOC) meetings were conducted on September 19, 2013; November 7, 2013; and December 12, 2013; respectively, with participation from the community. The LVNOC and CD 12 Office are in full support of the Project.

The Department of Public Works, Bureau of Engineering (BOE) Architectural Division prepared the plans and specifications, and obtained all the necessary approvals for the Project. BOE will also be providing the construction management services on the construction of these improvements. The City Engineer's estimate for the construction work is Eight Hundred Sixty Thousand Dollars (\$860,000.00).

It should be noted that a master plan to renovate the existing historic residence, at the Oakridge Estate is being developed with different funding sources and will be designed and constructed separately.

In March 2015, the Proposition K Steering Committee awarded construction funds to the Department of Recreation and Parks (RAP). The Project will be bid to RAP's list of pre-qualified on-call contractors.

Funding for this Project is available from the following funds and accounts:

FUNDING SOURCE	FUND/DEPT./ACCT. NO.
Proposition K Fiscal Year - 19	43K/10/10KM18
Proposition K Fiscal Year - 18	43K/10/10LM18

TREES AND SHADE:

One hundred one (101) trees will be planted as part of this Project, and will primarily focus on shading the picnic areas, children's play area, and walking path. The trees will also be used as a landscape buffer between the residential area to the south of the Project site. The tree palate consists of Toyon, Goldenrain, Flax Leaf Paper Bark, Italian Stone Pine, Valley Oak and Interior Live Oak. All trees being planted are drought tolerant and resistant to the Polyphagous Shot Hole Borer which has been infecting trees in Southern California. The Toyon and Oak trees are native

BOARD REPORT

PG. 3 NO. 17-100

to California. It should be noted that no trees will be removed, and that the Project will comply with RAP's Tree Protection Policy.

ENVIRONMENTAL IMPACT STATEMENT

The proposed Project consists of construction of new accessory (appurtenant) structures including fences, play equipment, retaining walls, drinking fountains, restrooms, and walks, of minor grading and of tree planting and landscaping. Therefore, RAP staff recommends that the Board of Recreation and Park Commissioners (Board) determine that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(6), Class 4(1, 3), and Class 11(3) of the City CEQA Guidelines. A Notice of Exemption will be filed with the Los Angeles County Clerk upon approval by the Board.

FISCAL IMPACT STATEMENT

There is no immediate fiscal impact to RAP's General Fund at this time.

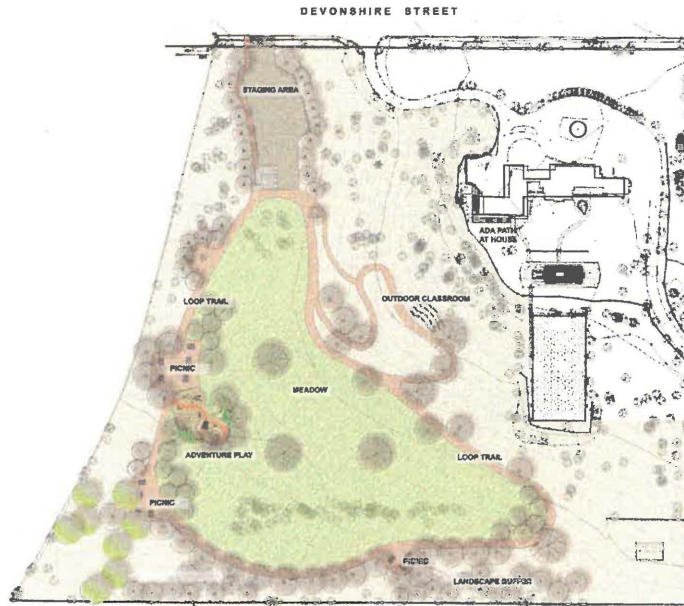
This Report was prepared by Rebecca Abano, Project Manager, BOE, Architectural Division, and reviewed by Neil Drucker, Program Manager, Mahmood Karimzadeh, Architectural Division Manager; Deborah Weintraub, BOE, Chief Deputy City Engineer; and Cathie Santo Domingo, Superintendent, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENT(S)

- 1) Final Project Plans

BUREAU OF ENGINEERING
 DEPARTMENT OF PUBLIC WORKS
 CITY OF LOS ANGELES
 OAKRIDGE ESTATE

Park, Walking Trails and Children's Play Area



OAKRIDGE ESTATE PARK CONCEPTUAL PLAN 2/12/15

PROJECT TEAM

OWNER
 CITY OF LOS ANGELES
 DEPARTMENT OF
 RECREATION AND PARKS
 221 N. FIGUEROA STREET
 LOS ANGELES, CA 90012

CLIENT:
 CITY OF LOS ANGELES
 DEPARTMENT OF
 RECREATION AND PARKS
 MICHAEL SHULL, GENERAL MANAGER
 221 N. FIGUEROA STREET, FIRST FLOOR
 LOS ANGELES, CA 90012

PROJECT MANAGEMENT:
 BUREAU OF ENGINEERING
 RECREATION AND CULTURAL
 AFFAIRS PROGRAM
 MANAGEMENT GROUP

NEL DRUCKER
 PROGRAM MANAGER
 MEGHAN ALDRICH
 PROJECT MANAGER
 (213) 847-4713
 FAX: (213) 847-1926

DESIGN:
 BUREAU OF ENGINEERING
 ARCHITECTURAL DIVISION
 1149 S. BROADWAY, SUITE 830
 LOS ANGELES CA 90015
 MAHMOOD KARINZADEH, AIA, PRINCIPAL ARCHITECT
 JOAN KAPLAN, LANDSCAPE ARCHITECT
 REZA BAGHERZADEH, CIVIL ENGINEER

SURVEY:
 BUREAU OF ENGINEERING
 SURVEY DIVISION
 JIM LANTRY, ENGINEER OF SURVEYS
 201 N. FIGUEROA, 11TH FLOOR
 LOS ANGELES, CA 90012

LEGAL DESCRIPTION:
 POR. SE.1/4,
 SEC. 15,
 T.2N, R.16W
 ASSESSOR'S ID:
 2729-011-901



(1 THOMAS GUIDE PAGE 600, GRID 164)
 VICINITY MAP



CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

NO. REVISIONS	DATE BY

ENGINEERING

CITY OF LOS ANGELES

BUILDING NO.
RP 300090

INDEX NO.

ACCEPTED BY:
GARY LEE MOORE, P.E. ENV SP CITY ENGINEER

DATE: _____

DRAWN BY:
Gary Lee Moore
CITY ENGINEER

DATE: _____

CITY ENGINEER

CLIENT: DEPARTMENT OF RECREATION AND PARKS
GENERAL MANAGER: CONNOR MCGUIRE

SHEET TITLE: TITLE SHEET

PROJECT: OAKRIDGE ESTATE PARK, WALKING TRAILS AND CHILDREN'S PLAY AREA

ADDRESS: 18650 DEVONSHIRE STREET NORTHridge, CA 91324

WORK ORDER NO.
E170184

FILE NO.

DRAWING NO.
G001

SHEET
1 OF 44

PLOTTED: 11/16/2014 10:44 AM

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

A. APPLICATION AND ADMINISTRATION
1. When alterations or additions are made to existing buildings or facilities, an acceptable path of travel to the specific area of alteration shall be provided unless otherwise exempt.
118-202.4
2. Primary accessible path of travel shall include a primary entrance to the building or facility, and a path of travel to the specific area of alteration, including elevators, public telephones, serving the area, and signs 118-202.4
3. When the adjusted circulation level is less than or equal to the current utilization threshold (118-202.3), the cost of compliance with the primary accessible path of travel requirements is limited to 20 percent of the total construction cost of the building or facility, or the total cost of alterations presently planned and those during the preceding three-year period 118-202.4

City of Los Angeles Department of Building and Safety - Disabled Access Section COMMERCIAL ACCESSIBILITY - PLAN REVIEW LIST
1. Adjusted construction cost of alterations, structural repairs or additions does not include the cost of alterations to path of travel elements 118-202.4
118-202.4
2. Primary accessible path of travel shall include a primary entrance to the building or facility, and a path of travel to the specific area of alteration, including elevators, public telephones, serving the area, and signs 118-202.4
3. When the adjusted circulation level is less than or equal to the current utilization threshold (118-202.3), the cost of compliance with the primary accessible path of travel requirements is limited to 20 percent of the total construction cost of the building or facility, or the total cost of alterations presently planned and those during the preceding three-year period 118-202.4

City of Los Angeles Department of Building and Safety - Disabled Access Section COMMERCIAL ACCESSIBILITY - PLAN REVIEW LIST
Handrails may protrude 4 1/2 inches maximum 118-202.7, Figure 118-202.2
13. Five-toe standing objects mounted on posts or pylons shall overhang situations paths to no more than 12 inches when located from 7 to 60 inches above the finish floor or ground. 118-202.7, Figures 118-202-30, 30(a)
14. Protruding objects shall not reduce the clear width required for accessible routes. 118-202.5

City of Los Angeles Department of Building and Safety - Disabled Access Section COMMERCIAL ACCESSIBILITY - PLAN REVIEW LIST
10. Perpendicular curb ramps, detectable warnings shall be placed on the landing surface at the curb ramp. 118-202.7, Figure 118-202.2
11. Detectable warnings shall be placed on the curb ramp. 118-202.7, Figure 118-202.2
12. Detectable warnings shall be placed on the curb ramp. 118-202.7, Figure 118-202.2

City of Los Angeles Department of Building and Safety - Disabled Access Section COMMERCIAL ACCESSIBILITY - PLAN REVIEW LIST
15. Walkways that cross or adjoin a route provided for wheelchair traffic shall be in a street, driveway or parking facility, shall be separated by detectable warnings, curbs, railings or other elements between the pedestrian areas and vehicular areas. 118-202.7, Figure 118-202.2
16. Detectable warnings shall be placed on the curb ramp. 118-202.7, Figure 118-202.2

B. BUILDING GROUPS
FLOOR OR GROUND SURFACES
1. Floor and ground surfaces shall be stable, firm, and slip resistant 118-202.1
2. Carpet or carpet tile shall be securely attached and shall have a firm cushion, padding, or backing or no more than 1/8 inch carpet or carpet tile shall have a firm, level, finished top, level cut pile, or level cut pile construction. The height shall be 1/4 inch maximum. 118-202.2, Figure 118-202.2
3. Vertical changes in level for floor or ground surfaces shall be 1/4 inch maximum without detectable warnings. Changes in level greater than 1/4 inch and not exceeding 1/2 inch in height shall be beveled with a slope not steeper than 1:2. 118-202.3, Figure 118-202.3 & 118-202.3(a)

C. ACCESSIBLE ROUTES
1. At least one accessible route shall be provided which shall be located in the most direct, unobstructed, and accessible building or facility entrance, public street and accessible building or facility entrance. 118-202.1
2. At least one accessible route shall connect each accessible element, accessible facilities, accessible elements, and accessible spaces that are part of the same building or facility. 118-202.1 (See exception)

17. At existing pools, detectable warnings shall be placed on the landing surface at the curb ramp. 118-202.7, Figure 118-202.2
18. Detectable warnings shall be placed on the curb ramp. 118-202.7, Figure 118-202.2
19. Detectable warnings shall be placed on the curb ramp. 118-202.7, Figure 118-202.2

17. At existing pools, detectable warnings shall be placed on the landing surface at the curb ramp. 118-202.7, Figure 118-202.2
18. Detectable warnings shall be placed on the curb ramp. 118-202.7, Figure 118-202.2
19. Detectable warnings shall be placed on the curb ramp. 118-202.7, Figure 118-202.2

City of Los Angeles Department of Building and Safety - Disabled Access Section COMMERCIAL ACCESSIBILITY - PLAN REVIEW LIST
38. Handrails, push buttons, locks, and other operable parts on doors and gates shall comply with 118-202.4. Operation: Operable parts shall be 30 inches in height above the finish floor or ground. 118-202.4
39. Doors, downways, and gates providing user passage shall be provided in accordance with 118-202.6 Doors, Downways, and Gates. 118-202.6
40. Doors, downways and gates are part of an accessible route shall comply with 118-202.6 Doors, Downways, and Gates. 118-202.6

City of Los Angeles Department of Building and Safety - Disabled Access Section COMMERCIAL ACCESSIBILITY - PLAN REVIEW LIST
41. At least one accessible route shall connect each accessible element, accessible facilities, accessible elements, and accessible spaces that are part of the same building or facility. 118-202.1 (See exception)
42. At least one accessible route shall connect each accessible element, accessible facilities, accessible elements, and accessible spaces that are part of the same building or facility. 118-202.1 (See exception)

City of Los Angeles Department of Building and Safety - Disabled Access Section COMMERCIAL ACCESSIBILITY - PLAN REVIEW LIST
71. All steps or a flight of stairs shall have uniform rise heights and uniform tread depths. Risers shall be 4 inches maximum and treads shall be 11 inches minimum. 118-202.6
72. Open risers are not permitted. 118-202.6
73. Interior stairs shall have a uniform approach and lower level reached by a protruding clear view contrast element shall have the upper approach and all treads marked by a slope providing clear visual contrast.

City of Los Angeles Department of Building and Safety - Disabled Access Section COMMERCIAL ACCESSIBILITY - PLAN REVIEW LIST
80. Curb ramps shall have a crowned border 12 inches wide along the top of the curb ramp at the level of the top lip of the curb. 118-202.7, Figure 118-202.2
81. The width of the curb ramp shall be 48 inches minimum. 118-202.7, Figure 118-202.2
82. The width of the curb ramp shall be 48 inches minimum. 118-202.7, Figure 118-202.2

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
ENGINEERING
GARY LEE MOORE, P.E., ENV. EP
ARCHITECTURAL ENGINEER
PROJECT: CARRIDGE ESTATE CHILDREN'S PLAY AREA
ADDRESS: 16000 WILSON AVENUE, NORTHridge, CA 91324
APPROVED BY: JAMES ANTONIA
CHECKED BY: JAMES ANTONIA
DATE: 11-11-14

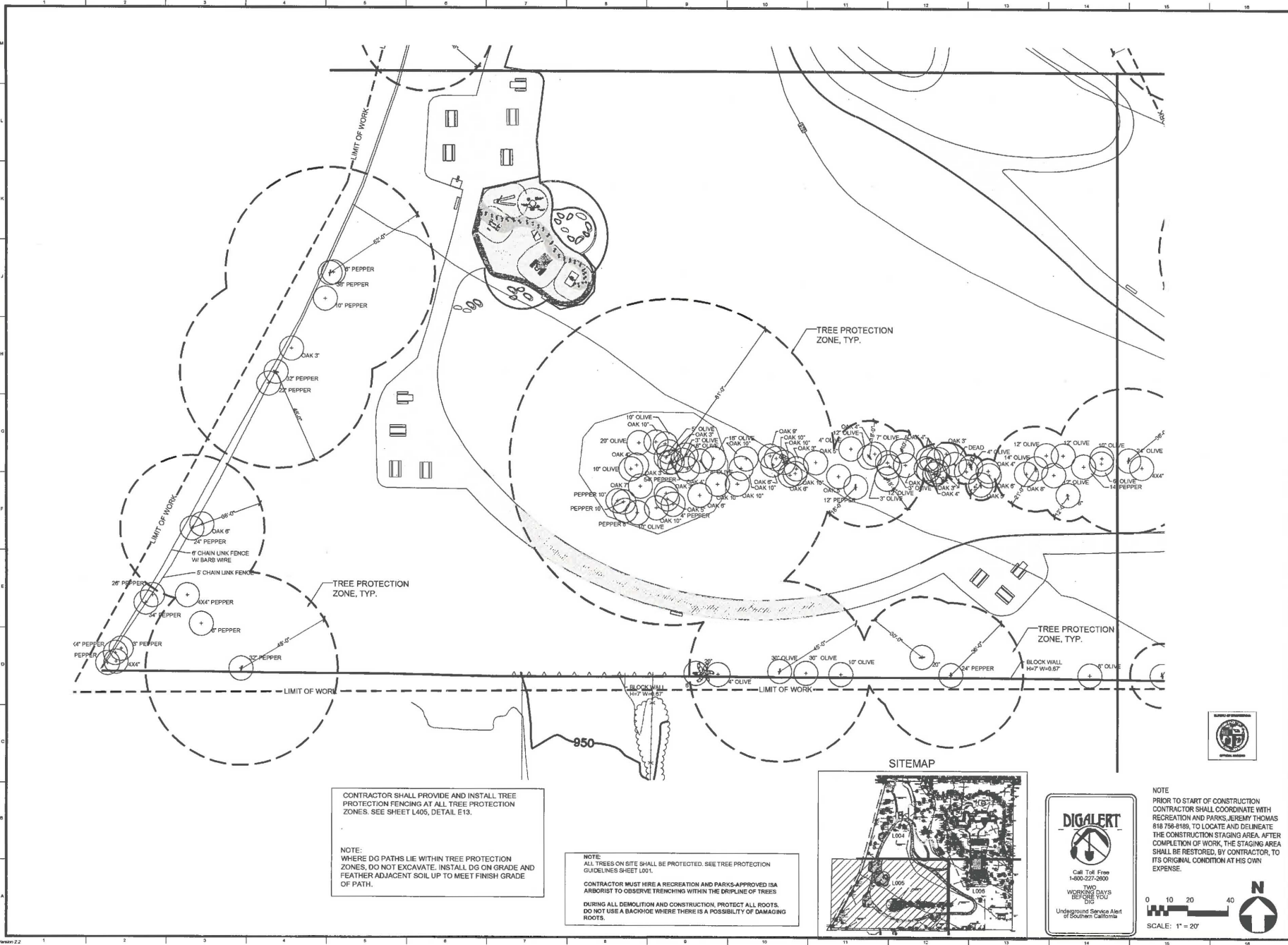
Table with 2 columns: SECTION and CONTENTS. Rows include: OAKRIDGE ESTATE (Community Park, Walking Trails, and Children's Play Area), TABLE OF CONTENTS, LANDSCAPE CONSTRUCTION NOTES (General Conditions and Specifications, SCHEDULE OF WORK, INSPECTIONS, etc.), and 1. GENERAL EARTHWORK (Methods, Grading Plan, etc.).

Vertical sidebar containing project information: BUREAU OF ENGINEERING, DEPARTMENT OF PUBLIC WORKS, CITY ENGINEER GARY LEE MOORE, P.E., CIVIL ENGINEER, ARCHITECTURAL DIVISION, ADDRESS: 18650 DEVONSHIRE STREET, NORTHridge, CA 91324. Includes a circular seal and a 'WORK ORDER NO. E170184' stamp.

Vertical sidebar containing a 'BUREAU OF ENGINEERING' stamp and a 'DEPARTMENT OF PUBLIC WORKS' stamp. Includes a 'WORK ORDER NO. E170184' stamp and a 'DRAWING NO. L001' stamp.

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

REVISION DATE: 11/09/11 10:41 AM FILE: G:\INHOUSE\ESD\COMPARIZE\DATA\1\TASK\GARDEN\CONTRACTOR\PROTECTION.DWG
 (FOR WORKING DRAWINGS ONLY)
 Sheet Version 2.2

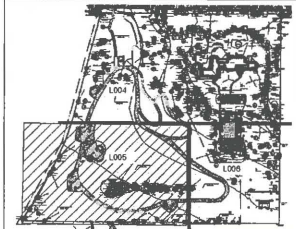


CONTRACTOR SHALL PROVIDE AND INSTALL TREE PROTECTION FENCING AT ALL TREE PROTECTION ZONES. SEE SHEET L405, DETAIL E13.

NOTE:
 WHERE DG PATHS LIE WITHIN TREE PROTECTION ZONES, DO NOT EXCAVATE. INSTALL DG ON GRADE AND FEATHER ADJACENT SOIL UP TO MEET FINISH GRADE OF PATH.

NOTE:
 ALL TREES ON SITE SHALL BE PROTECTED. SEE TREE PROTECTION GUIDELINES SHEET L001.

CONTRACTOR MUST HIRE A RECREATION AND PARKS-APPROVED ISA ARBORIST TO OBSERVE TRECHING WITHIN THE DRILLPIE OF TREES DURING ALL DEMOLITION AND CONSTRUCTION, PROTECT ALL ROOTS. DO NOT USE A BACKHOE WHERE THERE IS A POSSIBILITY OF DAMAGING ROOTS.



DIGALERT

Call Toll Free
 1-800-227-2600

NO WORKING DAYS BEFORE YOU DIG

Underground Service Alert
 of Southern California

NOTE
 PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL COORDINATE WITH RECREATION AND PARKS, JEREMY THOMAS 818 756-8188, TO LOCATE AND DELINEATE THE CONSTRUCTION STAGING AREA. AFTER COMPLETION OF WORK, THE STAGING AREA SHALL BE RESTORED, BY CONTRACTOR, TO ITS ORIGINAL CONDITION AT HIS OWN EXPENSE.

0 10 20 40
 SCALE: 1" = 20'

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

ENGINEERING CITY OF LOS ANGELES

DATE: _____ BY: _____

NO. REVISIONS: _____

INDEX NO. _____ BUILDING NO. _____

INDEX NO. **RP 300090**

GARY LEE MOORE, P.E. ENV SP
 ARCHITECTURAL DIVISION
 LANDSCAPE ARCHITECT: JAMNAPAK, AIA, LIC. NO. 486
 DESIGNED BY: JAMNAPAK, AIA
 DRAWN BY: JAMNAPAK, AIA
 CHECKED BY: JANE ZORN
 APPROVED BY: LAMARDO VARGAS/ISA, LANDSCAPE ARCHITECT

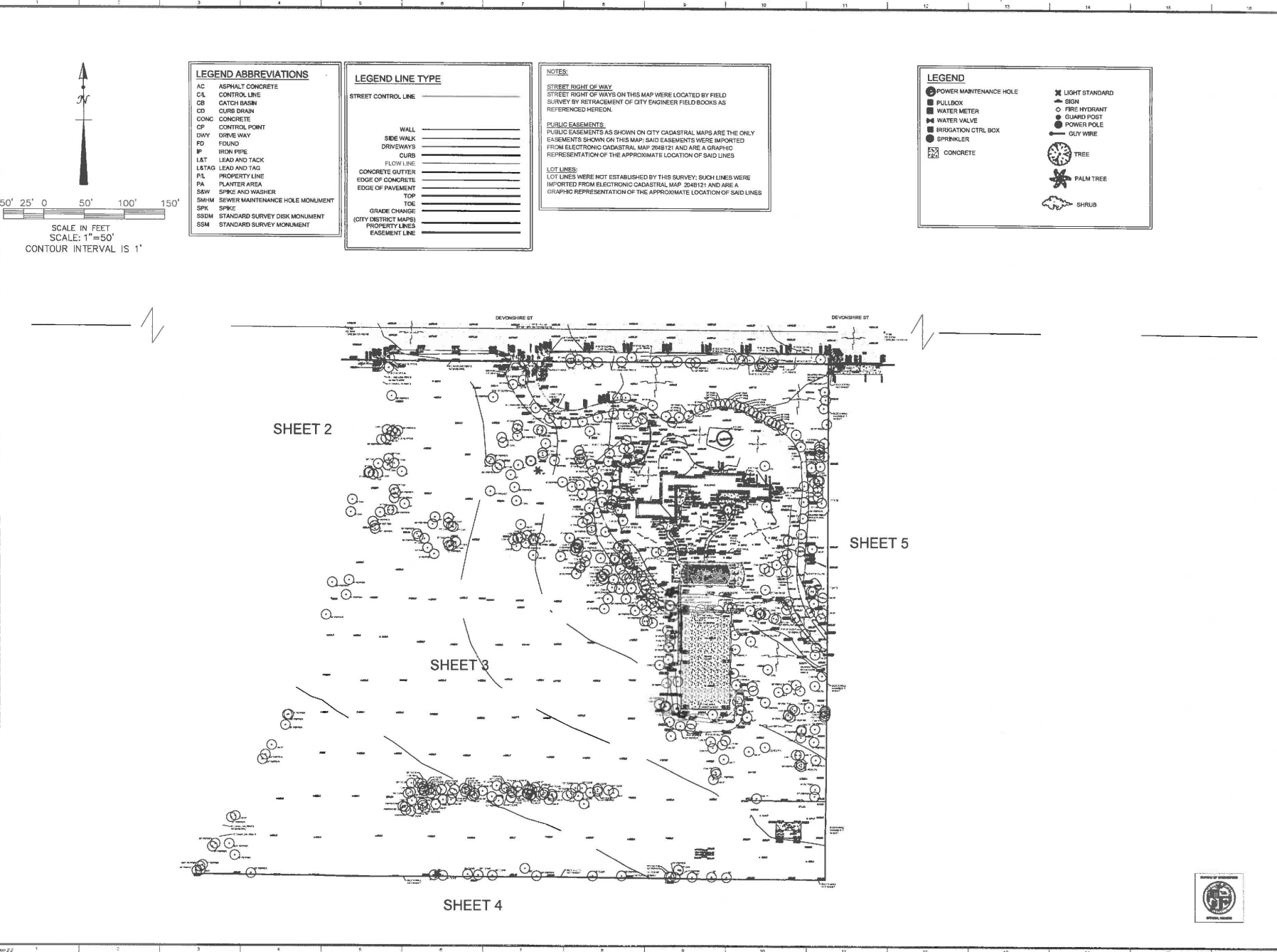
DATE: _____

SHEET TITLE: **TREE PROTECTION PLAN**
 PROJECT: **OAKRIDGE ESTATE - PARK, WALKING TRAILS AND CHILDREN'S PLAY AREA**
 ADDRESS: **18550 DEVONSHIRE STREET NORTHBRIDGE, CA 91324**

WORK ORDER NO. _____
 FILE NO. **E170184**

DRAWING NO. **L005**

SHEET **0** OF **44**



LEGEND ABBREVIATIONS

AC	ASPHALT CONCRETE
CL	CONTROL LINE
CB	CATCH BASIN
CD	CURB DRAIN
CONC	CONCRETE
CP	CONTROL POINT
DWAY	DRIVE WAY
FD	FOUND
IF	IRON PIPE
LAT	LEAD AND TACK
L&TAG	LEAD AND TAG
PL	PROPERTY LINE
PA	PLANTER AREA
SAW	SPIKE AND WASHER
SM/HM	SEWER MAINTENANCE HOLE MONUMENT
SPK	SPIKE
SSDM	STANDARD SURVEY DISK MONUMENT
SSM	STANDARD SURVEY MONUMENT

LEGEND LINE TYPE

STREET CONTROL LINE	_____
WALL	_____
SIDE WALK	_____
DRIVEWAYS	_____
CURB	_____
FLOW LINE	_____
CONCRETE GUTTER	_____
EDGE OF CONCRETE	_____
EDGE OF PAVEMENT	_____
TOP	_____
TOE	_____
GRADE CHANGE (CITY DISTRICT MAPS)	_____
PROPERTY LINES	_____
EASEMENT LINE	_____

NOTES:

STREET RIGHT OF WAY
STREET RIGHT OF WAYS ON THIS MAP WERE LOCATED BY FIELD SURVEY BY RETRACEMENT OF CITY ENGINEER FIELD BOOKS AS REFERENCED HEREON.

PUBLIC EASEMENTS
PUBLIC EASEMENTS AS SHOWN ON CITY CADASTRAL MAPS ARE THE ONLY EASEMENTS SHOWN ON THIS MAP; SAID EASEMENTS WERE IMPORTED FROM ELECTRONIC CADASTRAL MAP 2048121 AND ARE A GRAPHIC REPRESENTATION OF THE APPROXIMATE LOCATION OF SAID LINES

LOT LINES
LOT LINES WERE NOT ESTABLISHED BY THIS SURVEY; SUCH LINES WERE IMPORTED FROM ELECTRONIC CADASTRAL MAP 2048121 AND ARE A GRAPHIC REPRESENTATION OF THE APPROXIMATE LOCATION OF SAID LINES

LEGEND

⊙	POWER MAINTENANCE HOLE	⊙	LIGHT STANDARD
⊠	PULLBOX	⊙	SIGN
⊞	WATER METER	⊙	FIRE HYDRANT
⊞	WATER VALVE	⊙	GUARD POST
⊞	IRRIGATION CTRL BOX	⊙	POWER POLE
⊞	SPIRINKLER	⊙	GLY WIRE
⊞	CONCRETE	⊙	TREE
		⊙	PALM TREE
		⊙	SHRUB

SCALE IN FEET
SCALE: 1"=50'
CONTOUR INTERVAL IS 1'

THE CITY OF LOS ANGELES BEARS RESPONSIBILITY FOR THE ACCURACY OF THIS DRAWING. THE CITY OF LOS ANGELES BEARS RESPONSIBILITY FOR THE ACCURACY OF THIS DRAWING.

CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING

CLIENT: RECREATION AND PARKS
DESIGN MANAGER: MICHAEL A. SMITH

PROJECT: CAKESIDE ESTATE - SITE SURVEY
PARK, WALKING TRAILS AND CHILDREN'S PLAY AREA
ADDRESS: 18650 DEVONSHIRE STREET
NORTHBRIDGE, CA 91324

WORK ORDER NO. E170184
DRAWING NO. L101

SHEET 11 OF 44

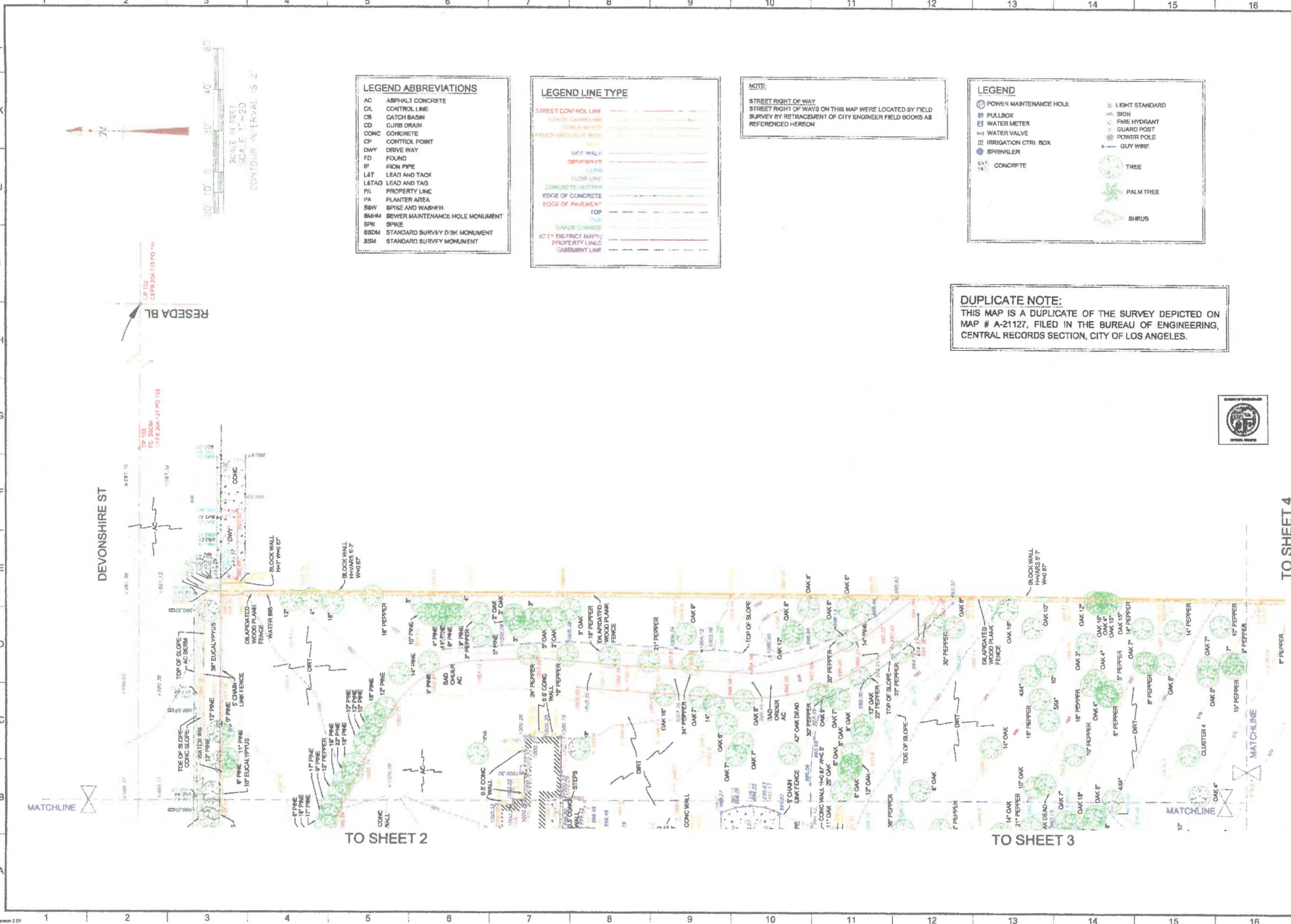
DATE: 10/20/18
P.L.S. 1988
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

GARY LEE MOORE, P.E. CITY ENGINEER
SURVEY DIVISION

INDEX NO. RP 300090

ENGINEERING CITY OF LOS ANGELES

THE CITY OF LOS ANGELES OFFICIAL RECORD MAPS ARE PREPARED BY THE BUREAU OF ENGINEERING FOR THE ACCURACY OF CONSTRUCTION OF ALL INFORMATION CONTAINED THEREIN. THE CITY OF LOS ANGELES OFFICIAL RECORD MAPS ARE PREPARED BY THE BUREAU OF ENGINEERING FOR THE ACCURACY OF CONSTRUCTION OF ALL INFORMATION CONTAINED THEREIN.



LEGEND ABBREVIATIONS

AC	ASPHALT CONCRETE
CL	CONTROL LINE
CB	CATCH BASIN
CD	CURB DRAIN
CCMC	CONCRETE
CP	CONTROL POINT
DWV	DRIVE WAY
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LATAQ	LEAD AND TAG
PL	PROPERTY LINE
PA	PLANTER AREA
SPW	SPRIKE AND WASHER
BMH	SEWER MAINTENANCE HOLE MONUMENT
SM	SPIKE
SDSM	STANDARD SURVEY DISK MONUMENT
SSM	STANDARD SURVEY MONUMENT

LEGEND LINE TYPE

---	STREET CONTROL LINE
---	CONCRETE
---	CONCRETE (ALTER)
---	EDGE OF CONCRETE
---	EDGE OF PAVEMENT
---	TOP
---	CONCRETE
---	ACTY (SEE TRUCK MARKS)
---	PROPERTY LINE
---	LABORATORY LINE

NOTE:
 STREET RIGHT OF WAY
 STREET RIGHT OF WAYS ON THIS MAP WERE LOCATED BY FIELD SURVEY BY RE-TRACEMENT OF CITY ENGINEER FIELD BOOKS AS REFERENCED HEREON

LEGEND

⊙	POWER MAINTENANCE HOLE	⊙	LIGHT STANDARD
⊙	PULLBOX	⊙	IRON
⊙	WATER METER	⊙	FIRE HYDRANT
⊙	WATER VALVE	⊙	GUARD POST
⊙	IRRIGATION CTRL BOX	⊙	POWER POLE
⊙	SPRINKLER	⊙	GUY WIRE
⊙	CONCRETE	⊙	TREE
⊙		⊙	PALM TREE
⊙		⊙	SHRUB

DUPLICATE NOTE:
 THIS MAP IS A DUPLICATE OF THE SURVEY DEPICTED ON MAP # A-21127, FILED IN THE BUREAU OF ENGINEERING, CENTRAL RECORDS SECTION, CITY OF LOS ANGELES.



CITY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

DATE: _____

DRAWN BY: _____

CHECKED BY: _____

APPROVED BY: _____

PROJECT: OAKRIDGE ESTATE PARK IMPROVEMENTS - TRAILS & PLAY AREA

ADDRESS: 1900 DEVONSHIRE ST, NORTHridge, CA 91324

SHEET 15 OF SHEETS

L105

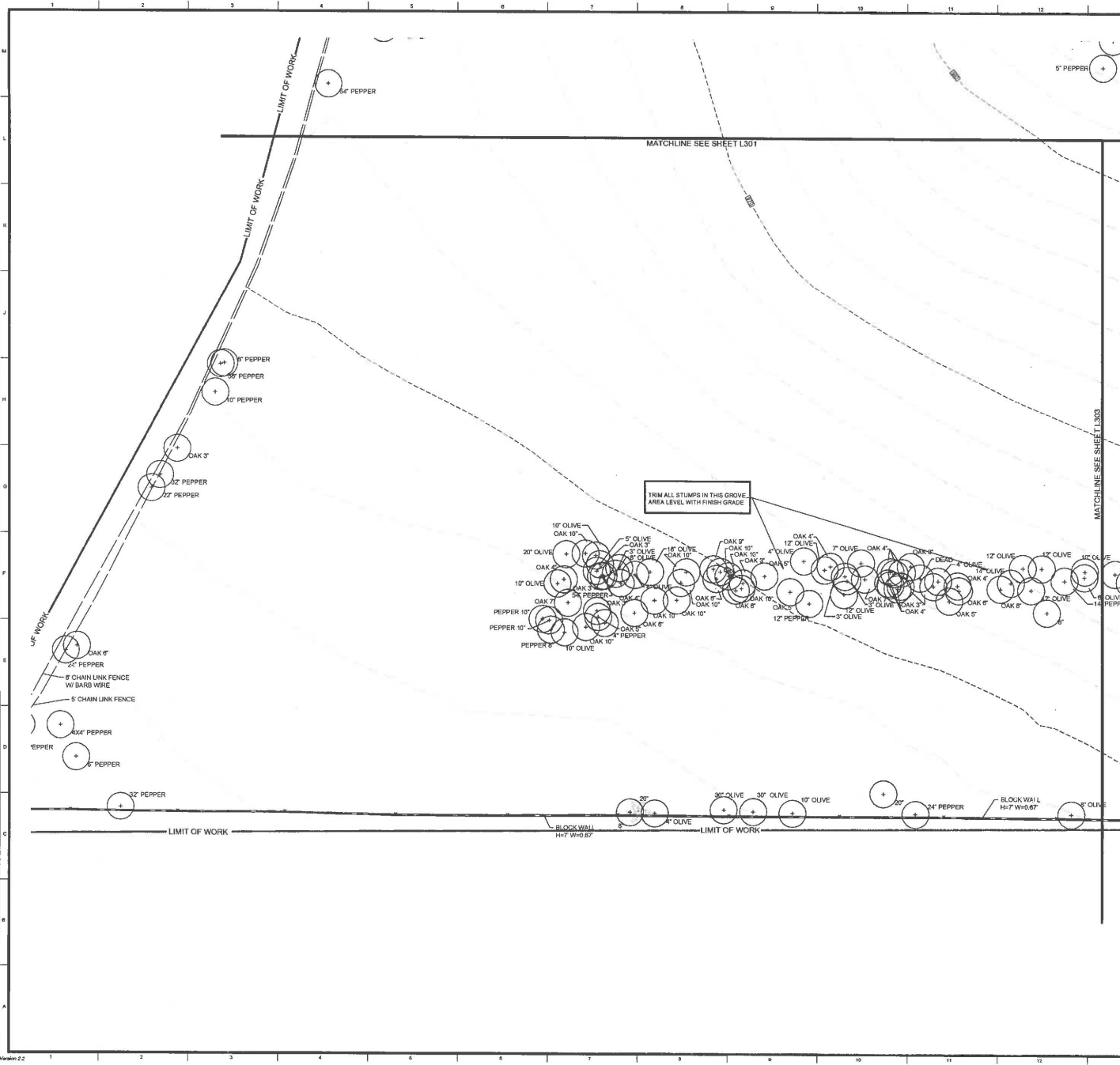
DRAWING NO. E170184D

INDEX NO. RP 300090

SURVEY NO. 31402

MURPHY ENGINEERING

REVISIONS: 1.16 UNDS 11.16 AM T.E. O'NEILL (ENGINEER) AND DATE PARK (LAYOUT, DIMENSIONS) 11/16/16
 REVISIONS: 1.15 UNDS 11.16 AM T.E. O'NEILL (ENGINEER) AND DATE PARK (LAYOUT, DIMENSIONS) 11/16/16
 SHEET NO. 44 OF 44

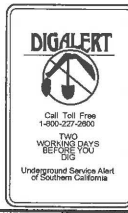
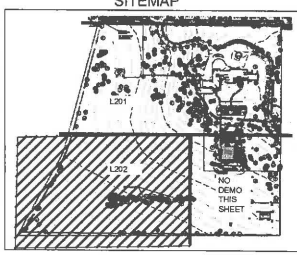


DEMOLITION NOTES

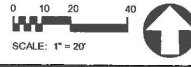
- CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO ANY DEMOLITION WORK. CALL DIG-ALERT (800) 277-2600 A MINIMUM OF 2 WORKING DAYS BEFORE PROJECTED START OF DEMOLITION.
- DRAWING IS DIAGRAMMATIC - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATIONS ON SITE.
- EXECUTE WORK AS TO PROTECT ADJACENT PROPERTY, BUILDINGS, PLANT MATERIAL, ETC.
- PROTECT AND MAINTAIN EXISTING ACTIVE UTILITIES THROUGHOUT THE DEMOLITION PERIOD. ANY UTILITY WHICH IS DAMAGED OR BROKEN SHALL BE REPAIRED AT NO COST TO THE CITY.
- CONTRACTOR SHALL REPAIR AT HIS OWN EXPENSE ANY PROPERTY DAMAGE RESULTING FROM DEMOLITION.
- CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK AREA AND SHALL REMOVE ALL DEBRIS PROMPTLY FROM JOB SITE AND DISPOSE OF LEGALLY. CONTRACTOR IS RESPONSIBLE FOR ALL REMOVAL AND DISPOSAL FEES.
- DO NOT DAMAGE EXISTING TREES (ROOTS, TRUNK, FOLIAGE) TO REMAIN. ALL WORK AROUND TREE ROOTS IS TO BE DONE BY HAND USING THE UTMOST CARE. SEE TREE PRESERVATION NOTES, SHEET L001.
- DO NOT REMOVE ANY ITEM IF IT IS NOT SPECIFICALLY CALLED OUT FOR DEMOLITION OR REMOVAL. CONTACT THE PROJECT MANAGER IF THERE ARE ANY QUESTIONS.
- PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH RECREATION AND PARKS STAFF TO LOCATE AND DELINEATE THE CONSTRUCTION STAGING AREA. AFTER COMPLETION OF WORK, THE STAGING AREA SHALL BE RESTORED BY THE CONTRACTOR TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

NOTE: EXCEPT WHERE CALLED OUT FOR REMOVAL (1 TREE ONLY), ALL TREES ON SITE SHALL BE PROTECTED. SEE TREE PROTECTION GUIDELINES SHEET L001 AND TREE PROTECTION PLAN L004, L005 & L006.

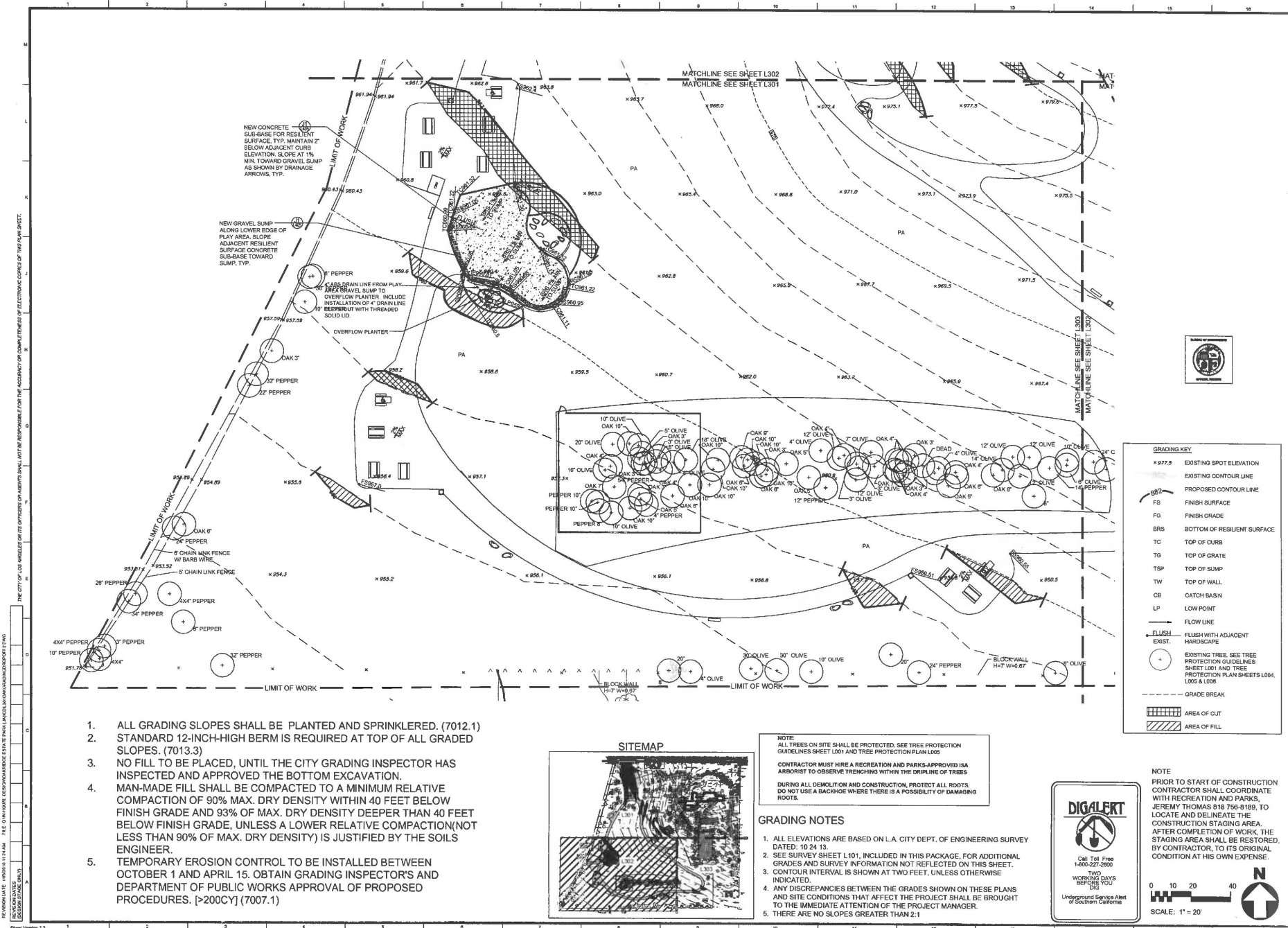
CONTRACTOR MUST HIRE A RECREATION AND PARKS APPROVED ISA ARBORIST TO OBSERVE TRENCING WITHIN THE DRIP-LINE OF TREES DURING ALL DEMOLITION AND CONSTRUCTION. PROTECT ALL ROOTS. DO NOT USE A BACKHOE WHERE THERE IS A POSSIBILITY OF DAMAGING ROOTS.



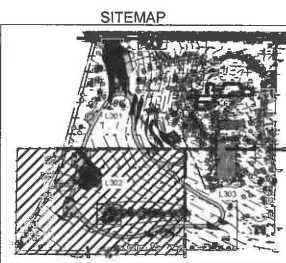
NOTE: PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL COORDINATE WITH RECREATION AND PARKS, JEREMY THOMAS 818 756-8189, TO LOCATE AND DELINEATE THE CONSTRUCTION STAGING AREA. AFTER COMPLETION OF WORK, THE STAGING AREA SHALL BE RESTORED, BY CONTRACTOR, TO ITS ORIGINAL CONDITION AT HIS OWN EXPENSE.



BUREAU OF ENGINEERING	
ENGINEERING CITY OF LOS ANGELES	BUILDING NO. RP 300090
DEPARTMENT OF PUBLIC WORKS GARY LEE MOORE, P.E. ENV SP CITY ENGINEER	
ARCHITECTURAL DIVISION LANDSCAPE ARCHITECT: JAMNUNAN, ISA DESIGNED BY: JAMNUNAN, ISA DRAWN BY: JAMNUNAN, ISA CHECKED BY: JANE ARMAN APPROVED BY: MAMDOO KANZAKI, JAMNUNAN, ARCHITECTS	DATE: 11-16-16 SHEET TITLE: DEMOLITION PLAN PROJECT: CAMBRIDGE ESTATE - PARK, WALKING TRAILS AND CHILDREN'S PLAY AREA ADDRESS: 18650 DEVONSHIRE STREET, NORTH RIDGE, CA 91324
WORK ORDER NO. E170184 FILE NO. L202 SHEET NO. 44 OF 44	



1. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED. (7012.1)
2. STANDARD 12-INCH-HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES. (7013.3)
3. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
4. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
5. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES. [p200CY] (7007.1)



NOTE:
ALL TREES ON SITE SHALL BE PROTECTED. SEE TREE PROTECTION GUIDELINES SHEET L001 AND TREE PROTECTION PLAN L005
CONTRACTOR MUST HIRE A RECREATION AND PARKS-APPROVED ISA ARBORIST TO OBSERVE TRECHING WITHIN THE DRIFLINE OF TREES
DURING ALL DEMOLITION AND CONSTRUCTION, PROTECT ALL ROOTS. DO NOT USE A BACKHOE WHERE THERE IS A POSSIBILITY OF DAMAGING ROOTS.

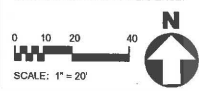
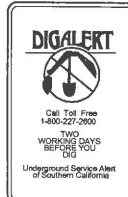
GRADING NOTES

1. ALL ELEVATIONS ARE BASED ON L.A. CITY DEPT. OF ENGINEERING SURVEY DATED: 10/24/13.
2. SEE SURVEY SHEET L101, INCLUDED IN THIS PACKAGE, FOR ADDITIONAL GRADES AND SURVEY INFORMATION NOT REFLECTED ON THIS SHEET.
3. CONTOUR INTERVAL IS SHOWN AT TWO FEET, UNLESS OTHERWISE INDICATED.
4. ANY DISCREPANCIES BETWEEN THE GRADES SHOWN ON THESE PLANS AND SITE CONDITIONS THAT AFFECT THE PROJECT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE PROJECT MANAGER.
5. THERE ARE NO SLOPES GREATER THAN 2:1

GRADING KEY

- x 977.5 EXISTING SPOT ELEVATION
- EXISTING CONTOUR LINE
- - - - - PROPOSED CONTOUR LINE
- FS FINISH SURFACE
- FG FINISH GRADE
- BRS BOTTOM OF RESILIENT SURFACE
- TC TOP OF CURB
- TO TOP OF GRATE
- TSP TOP OF SLUMP
- TW TOP OF WALL
- CB CATCH BASIN
- LP LOW POINT
- FLOW LINE
- FLUSH WITH ADJACENT HARDSCAPE
- EXIST. EXIST.
- EXISTING TREE. SEE TREE PROTECTION GUIDELINES SHEET L001 AND TREE PROTECTION PLAN SHEETS L004, L005 & L006
- - - - - GRADE BREAK
- ▨ AREA OF CUT
- ▩ AREA OF FILL

NOTE:
PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL COORDINATE WITH RECREATION AND PARKS, JEREMY THOMAS 818 756-8189, TO LOCATE AND DELINEATE THE CONSTRUCTION STAGING AREA. AFTER COMPLETION OF WORK, THE STAGING AREA SHALL BE RESTORED, BY CONTRACTOR, TO ITS ORIGINAL CONDITION AT HIS OWN EXPENSE.



REVISION DATE (DD/MYY) 11/14/14 THE CITY OF LOS ANGELES IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

ENGINEERING CITY OF LOS ANGELES

DATE: _____ BY: _____

ARCHITECTURAL DIVISION

LANDSCAPE ARCHITECT: JAMN KUKUNY, AIA, INC. NO. 4860

DESIGNED BY: JAMN KUKUNY, AIA

DRAWN BY: JAMN KUKUNY, AIA

CHECKED BY: JAMN KUKUNY, AIA

APPROVED BY: MAMMOOD PARAZADY, AIA, PRINCIPAL ARCHITECT

PROJECT: OAKRIDGE ESTATE - PARK, WALKING TRAILS AND CHILDREN'S PLAY AREA

ADDRESS: 18950 DEVONSHIRE STREET NORTHridge, CA 91324

WORK ORDER NO. E170184

DRAWING NO. **L302**

SHEET 19 OF 44

INDEX NO. RP 300090

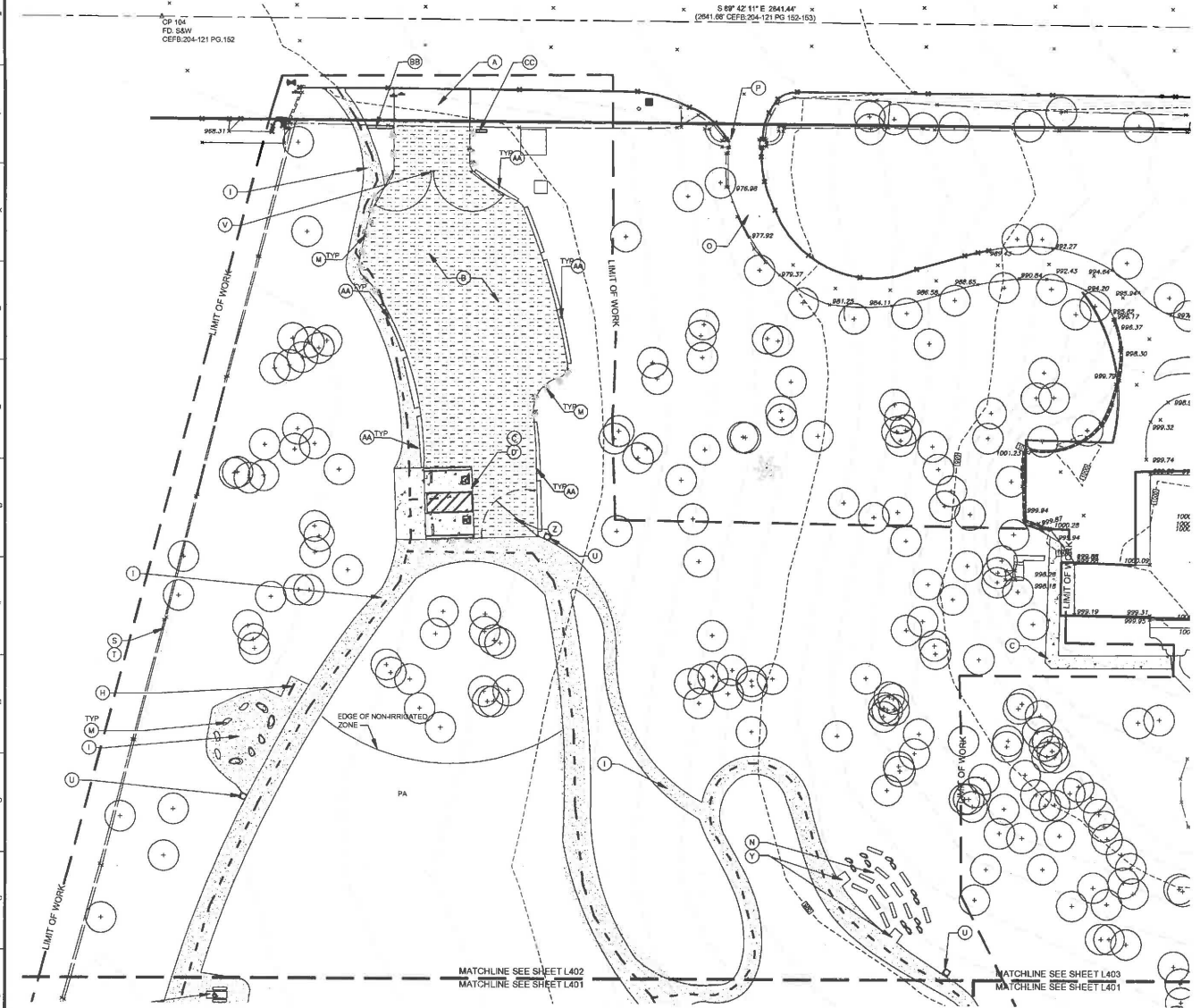
INDEX NO.

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(2541.60' CEFB-204-121 PG.152-153)

OF 104
FD 554V
CEFB-204-121 PG.152

KEY

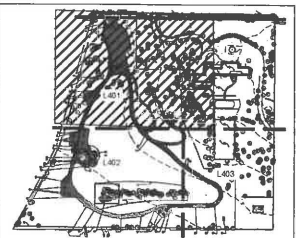
- (A) INSTALL NEW ENTRY DRIVEWAY PER STANDARD PLAN S-440-4 CASE 2.
- (B) INSTALL NEW AGGREGATE STAGING AREA. SEE SHEET L404, DETAIL E9.
- (C) INSTALL NEW CONCRETE PAVING, NATURAL GRAY COLOR, MEDIUM BROOM FINISH. SEE SHEET L404, DETAILS E13 & J13.
- (D) INSTALL 2 NEW ACCESSIBLE CONCRETE PARKING STALLS. SEE SHEET L406, DETAILS E5, E9, J1, J9, J13.
- (E) PROVIDE AND INSTALL GFRCC LOG BENCH FROM LANDSCAPE STRUCTURES, MODEL# 173565, OR EQUAL, SHEET L407, DETAIL E13.
- (F) PROVIDE AND INSTALL NEW CONCRETE PICNIC TABLE(9 TOTAL), SHEET L404, DETAIL J1.
- (G) PROVIDE AND INSTALL NEW CONCRETE ADA PICNIC TABLE(3TOTAL), SHEET L404, DETAILS E1 & J1.
- (H) PROVIDE AND INSTALL NEW LOOP-STYLE BIKE RACK. SHEET L404, DETAIL J5.
- (I) INSTALL NEW D.G. SURFACE AND BASE FOR PATHWAY AND/OR GATHERING AREA. SHEET L404, DETAILS J8 & E5.
- (J) REPAIR 20' OF DAMAGED BLOCK WALL. SHEET L407, DETAIL J13.
- (K) ADVENTURE PLAY AREA. SEE SHEET L408 FOR PLAY EQUIPMENT ITEMS AND SHEET L504 FOR EQUIPMENT LAYOUT.
- (L) INSTALL NEW RESILIENT SURFACING WITH CONCRETE SUB-BASE. SHEET L405, DETAIL J1 AND L505 SURFACING LAYOUT.
- (M) PROVIDE AND INSTALL BOULDER SEATING. SHEET L404, DETAIL A13
- (N) CONSTRUCT TIERED SEATING AREA. PROVIDE AND INSTALL SEATING BOULDERS AND PRECAST CONCRETE LOG BENCHES. SEE SECTION ON SHEET L301.
- (O) EXISTING ENTRY DRIVE TO HOUSE OUTSIDE LIMIT OF WORK. PROTECT IN PLACE.
- (P) EXISTING STONE ENTRY WALL, PILASTERS AND GATE OUTSIDE LIMIT OF WORK. PROTECT IN PLACE.
- (Q) EXISTING HISTORIC HOME, TENNIS COURT AND POOL OUTSIDE LIMIT OF WORK. ALL SHALL REMAIN AND BE PROTECTED.
- (R) EXISTING BLOCK WALL. PROTECT IN PLACE.
- (S) EXISTING COUNTY PERIMETER CHAINLINK FENCE, PROTECT IN PLACE.
- (T) EXISTING CITY PERIMETER CHAINLINK FENCE, PROTECT IN PLACE.
- (U) PROVIDE AND INSTALL TRASH RECEPTACLE(7 TOTAL), SHEET L405, DETAIL A13.
- (V) PROVIDE AND INSTALL DOUBLE RIND GATE 20' INTO PARK FROM PROPERTY LINE. SHEET L406, DETAIL A1.
- (W) PROVIDE AND INSTALL NEW MURDOCK DRINKING FOUNTAIN, SHEET L404, DETAIL A1.
- (X) CONSTRUCT PLASTIC WOOD 2-RAIL FENCE. SHEET L405, DETAIL J9.
- (Y) CONSTRUCT 4'X4' ADA WHEELCHAIR AREA(2) AT OUTDOOR CLASSROOM.
- (Z) PROVIDE AND INSTALL SINGLE LEAF RIND VEHICULAR GATE. SHEET L407, DETAIL J1.
- (AA) PROVIDE AND INSTALL TELEPHONE POLE BARRIER. SHEET L406, DETAIL A13.
- (BB) PROVIDE AND INSTALL NEW RAP PARK SIGN, SHEET L405, DETAIL E1.
- (CC) PROVIDE AND INSTALL CONSTRUCTION SIGN, SHEET L405, DETAIL A1.
- (DD) CONSTRUCT SLUMP, OVERFLOW PIPE AND CLEANOUT AT LOWER EDGE OF RESILIENT SURFACE SUB-BASE. SEE GRADING L302 AND SHEET L405, DETAIL J1.
- (EE) CONSTRUCT CONCRETE MOW STRIP, SHEET L405, DETAIL J5.



--- ACCESSIBLE PATH OF TRAVEL,
MAXIMUM 5% SLOPE AND MINIMUM 4'
WIDTH.

NOTE
PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL COORDINATE WITH RECREATION AND PARKS, JEREMY THOMAS 818 756-8180, TO LOCATE AND DELINEATE THE CONSTRUCTION STAGING AREA. AFTER COMPLETION OF WORK, THE STAGING AREA SHALL BE RESTORED, BY CONTRACTOR, TO ITS ORIGINAL CONDITION AT HIS OWN EXPENSE.

NOTE
ALL TREES ON SITE SHALL BE PROTECTED. SEE TREE PROTECTION GUIDELINES SHEET L061 AND TREE PROTECTION PLAN L04. WHERE D.G. LIES WITHIN TREE PROTECTION ZONE, INSTALL ON GRADE AND FEATHER ADJACENT SOIL TO MEET FINISH GRADE.
CONTRACTOR MUST HIRE A RECREATION AND PARKS-APPROVED ISA ARBORIST TO OBSERVE TRECHING WITHIN THE DRIPLENE OF TREES
DURING ALL DEMOLITION AND CONSTRUCTION, PROTECT ALL ROOTS. DO NOT USE A BACKHOE WHERE THERE IS A POSSIBILITY OF DAMAGING ROOTS.



BUREAU OF ENGINEERING

ENGINEERING
CITY OF LOS ANGELES

DATE: _____ BUILDING NO. _____

INDEX NO. **RP 300090**

ARCHITECT

DEPARTMENT OF PUBLIC WORKS

GARY LEE MOORE, P.E. ENV 5P CITY ENGINEER

LANDSCAPE ARCHITECT: JAMNAN, USA, INC. NO. 488
DESIGNED BY: JAMNAN, USA
DRAWN BY: JAMNAN, USA
CHECKED BY: JANE ADKIN
APPROVED BY: MANOOG ANANDARAMAN, ARCHITECT

CONSTRUCTION PLAN

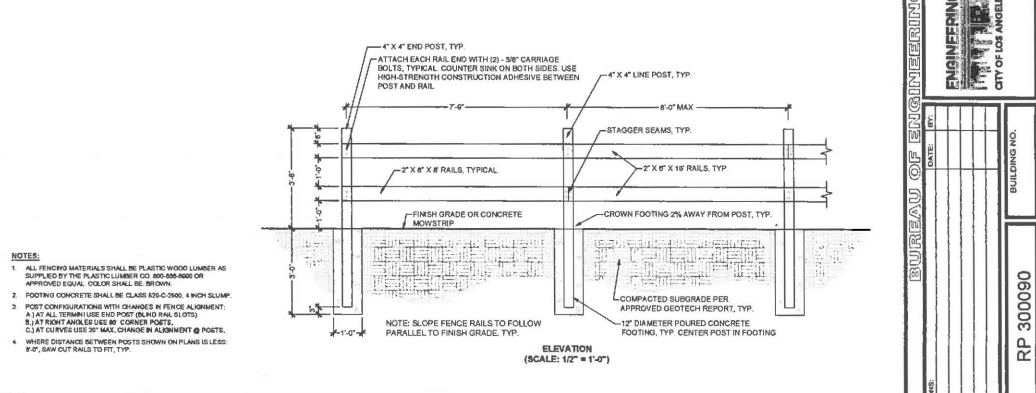
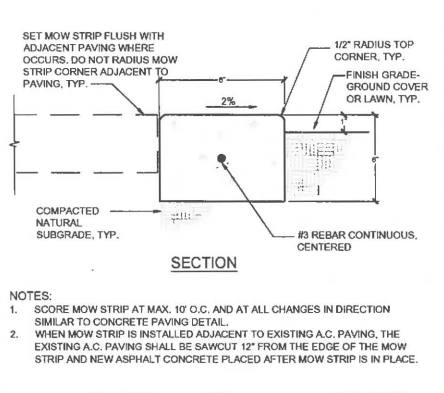
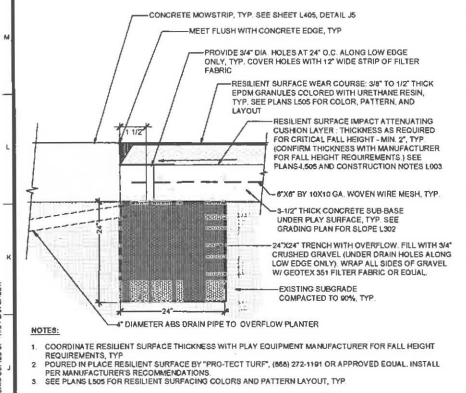
PROJECT: CONVERSE ESTATE
PARK, WALKING TRAILS AND CHILDREN'S PLAY AREA
ADDRESS: 18650 DEVONSHIRE STREET
NORTHBRIDGE, CA 91324

WORK ORDER NO. **E170184**

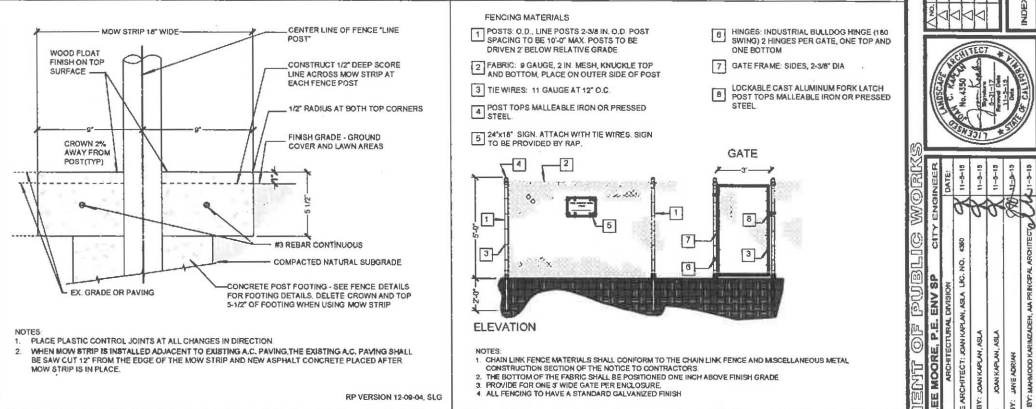
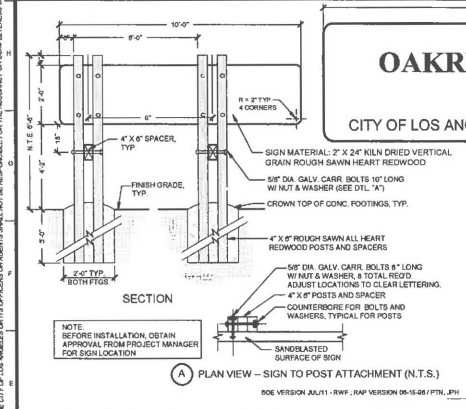
DRAWING NO. **L401**

SHEET **21** OF **44**

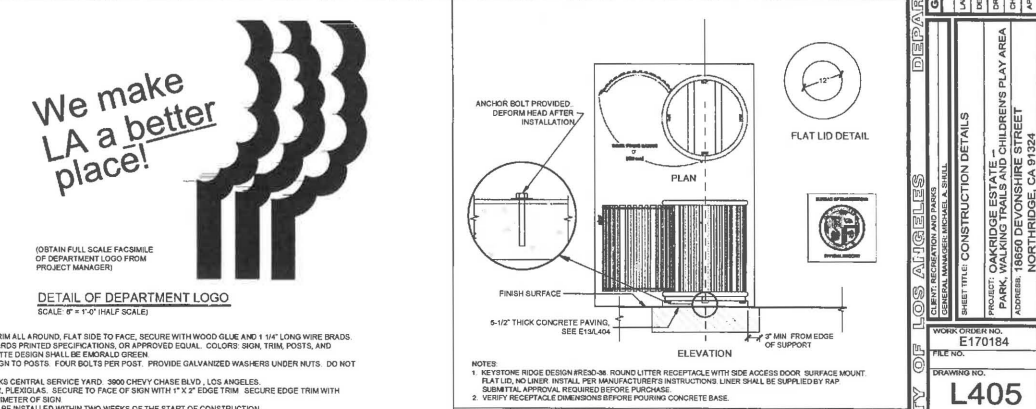
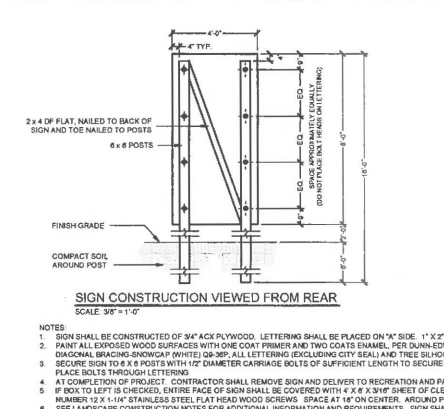
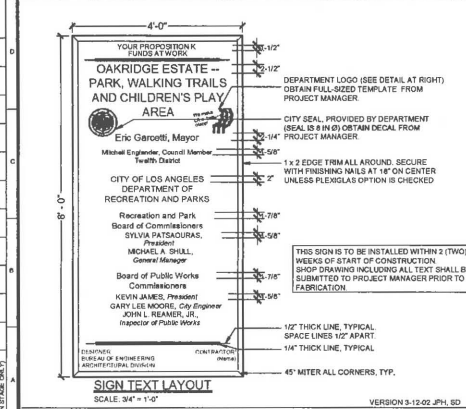
REVISION DATE: 11/19/2019 1:38 PM 1. E. 0. IMPROVE OR RECONSTRUCT EXISTING PARK LAYOUT AND CONSTRUCTION WORK. THE CITY OF LOS ANGELES OFFICE OF PUBLIC WORKS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



J1	RESILIENT PLAY SURFACE AND SUMP	J5	CONCRETE MOW STRIP	J9	2-RAIL PLASTIC WOOD FENCE
N.T.S.	REF/NO	N.T.S.	REF/NO	N.T.S.	REF/NO



E1	WOOD FACILITY SIGN	E9	CONCRETE MOWSTRIP BELOW FENCE	E13	5' CHAINLINK TREE PROTECTION FENCE
N.T.S.	REF/NO	N.T.S.	REF/NO	N.T.S.	REF/NO



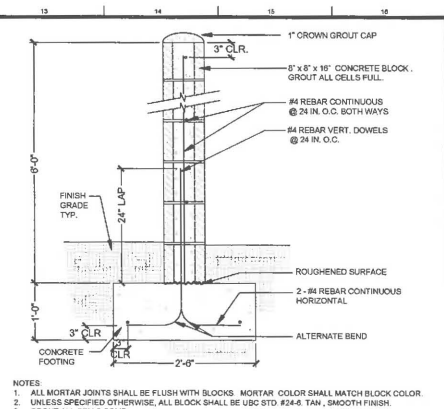
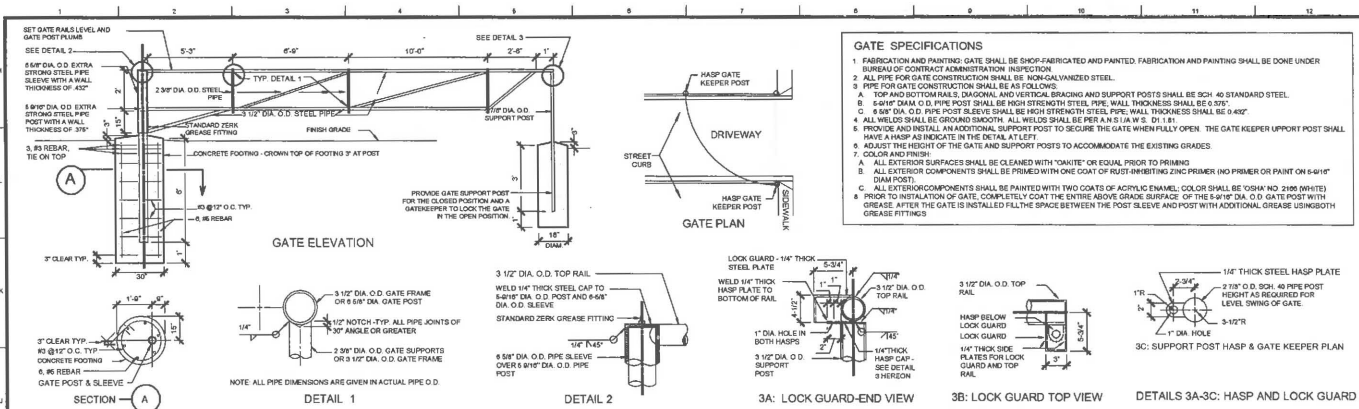
A1	PARK CONSTRUCTION SIGN	A13	LITTER RECEPTACLE
AS NOTED	REF/NO	AS NOTED	REF/NO

A13	LITTER RECEPTACLE
AS NOTED	REF/NO

A13	LITTER RECEPTACLE
AS NOTED	REF/NO

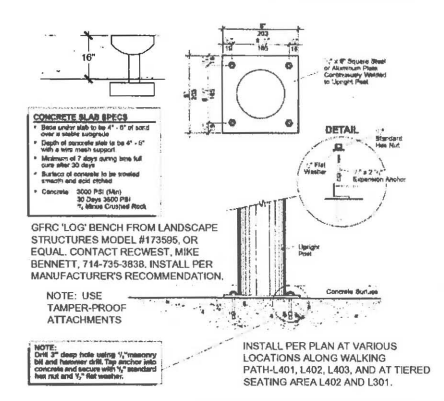
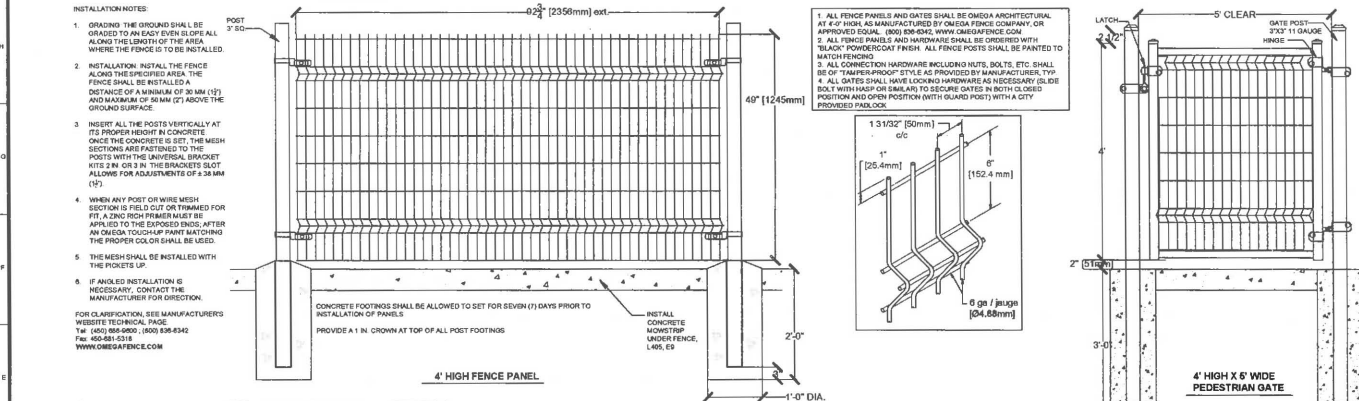
THE CITY OF LOS ANGELES OFFICES OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS DRAWING.

BUREAU OF ENGINEERING
 DATE: _____
 BY: _____
 NO. REVISIONS: _____
 BUILDING NO.: _____
 INDEX NO.: _____
RP 300090
 INDIAN NO.: _____
CITY OF LOS ANGELES
 DEPARTMENT OF PUBLIC WORKS
 GARY LEE WOODS, P.E., ENV. SP. CITY ENGINEER
 ARCHITECTURAL DIVISION
 LANDSCAPE ARCHITECT: JANE MOORE, AIA, LIC. 1881
 ENGINEER BY: JANE MOORE, AIA, LIC. 1881
 DRAWN BY: JANE MOORE, AIA
 CHECKED BY: JANE MOORE
 APPROVED BY: JANE MOORE, AIA, LIC. 1881
 PROJECT TITLE: OAKRIDGE ESTATE CHILDREN'S PLAY AREA
 ADDRESS: 18600 DEVONSHIRE STREET, NORTHridge, CA 91324
 WORK ORDER NO.: _____
 FILE NO.: **E170184**
L405
 SHEETS 25 OF 44
 DATE: 10/20/2016



J1	SINGLE-LEAF VEHICULAR RINO GATE
N.T.S.	

J13	CONCRETE BLOCK WALL (FREESTANDING)
N.T.S.	



E1	4' OMEGA FENCE AND GATE AT PEPPER TREE
N.T.S.	

E13	LOG BENCH SURFACE-MOUNT INSTALLATION
N.T.S.	

BUREAU OF ENGINEERING

ENGINEERING CITY OF LOS ANGELES

DATE: _____ BY: _____

INDEX NO. _____ BUILDING NO. _____

RP 300090

DEPARTMENT OF PUBLIC WORKS

CITY ENGINEER ARCHITECTURAL DIVISION

GARY LEE MOORE, P.E., ENV. EP

DATE: _____

DESIGNED BY: JAMAL KHALIL, AIA
 DRAWN BY: JAMAL KHALIL, AIA
 CHECKED BY: JAMAL KHALIL, AIA
 APPROVED BY: WAMARU DAMARU, AIA, PE, PPA, AIA, AIA, AIA

LANDSCAPE ARCHITECT: JAMAL KHALIL, AIA, LIC. NO. 636
 11-13-15
 11-13-15
 11-13-15
 11-13-15

CITY OF LOS ANGELES

CONSTRUCTION DETAILS

PROJECT: OAKWIDGE ESTATE PARK, WALKING TRAILS AND CHILDREN'S PLAY AREA

ADDRESS: 18950 DEVONSHIRE STREET, NORTHBRIDGE, CA 91324

WORK ORDER NO. E170184

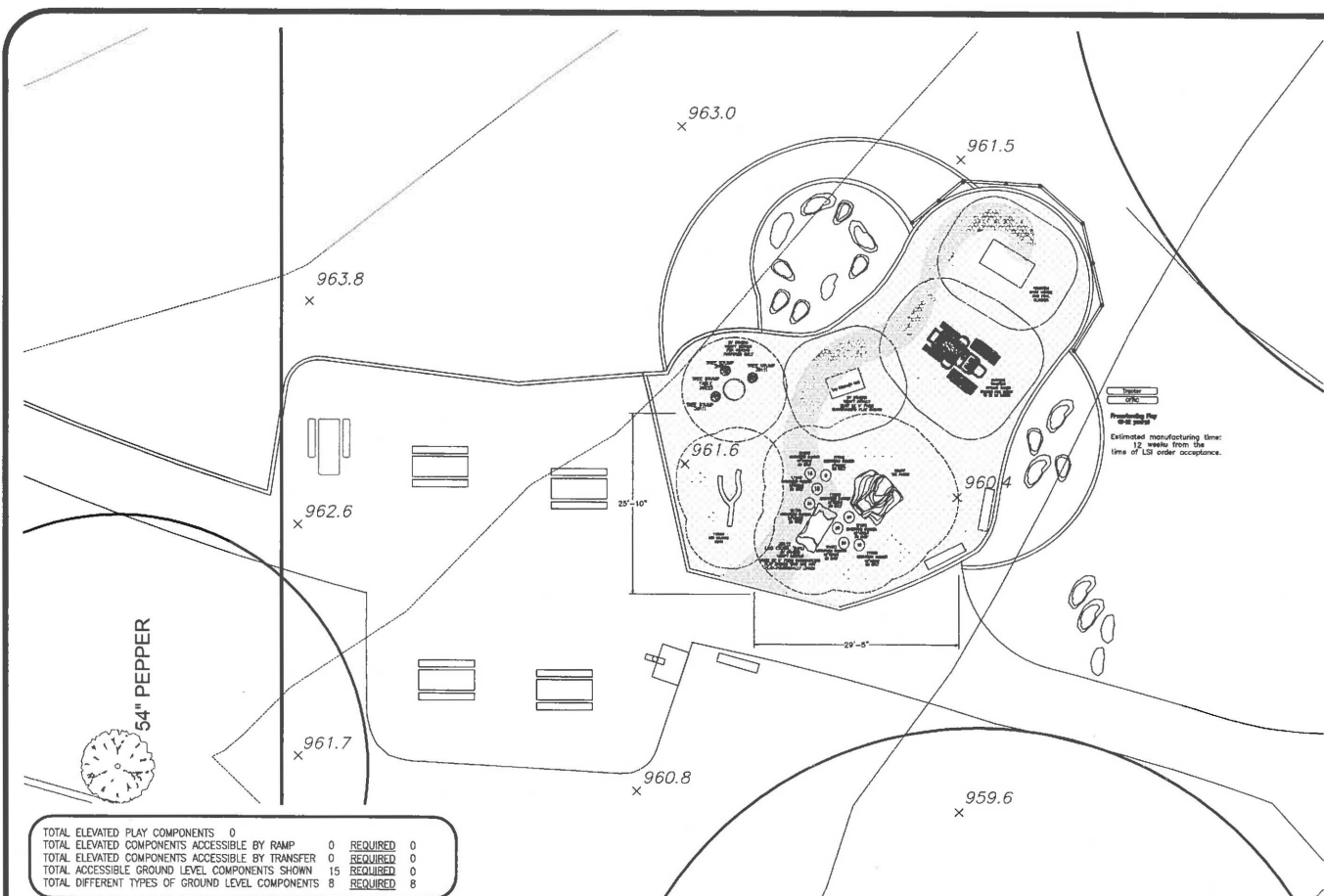
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DRAWING NO. **L407**

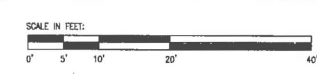
SHEET 27 OF 44

PLOTTED 11/27/2015 10:40

REVISION DATE: 11/09/10 11:32 AM 144. 0 IN HOUSE COORDINATION. IS STATE FINANCIAL ADOPTED. REVISIONS: 0
 REVISION DATE: 05/09/10 10:00 AM 143. 0 IN HOUSE COORDINATION. IS STATE FINANCIAL ADOPTED. REVISIONS: 0
 REVISION DATE: 05/09/10 10:00 AM 142. 0 IN HOUSE COORDINATION. IS STATE FINANCIAL ADOPTED. REVISIONS: 0
 THE CITY OF LOS ANGELES OR ITS OFFICIALS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



TOTAL ELEVATED PLAY COMPONENTS	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	0	REQUIRED	0
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	15	REQUIRED	0
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	8	REQUIRED	8



Oak Ridge
- City of Los Angeles -
California

RecWest Outdoor
Products, Inc.
Mike Bennett

SYSTEM TYPE:
No-Structure
DRAWING #:
78691-1-2



IT IS THE MANUFACTURERS OPINION AND INTENT THAT THE USE AND LAYOUT OF THESE COMPONENTS CONFORM WITH THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) STANDARD ASTM F1487

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGES 2-12 YEARS UNLESS OTHERWISE NOTED ON PLAN.

IT IS THE MANUFACTURERS OPINION THAT THIS PLAY AREA DOES CONFORM TO THE ADA ACCESSIBILITY STANDARDS, ASSUMING AN ACCESSIBLE PROTECTIVE SURFACING IS PROVIDED, AS INDICATED, OR WITHIN THE DRIVE USE ZONE.

THIS CONCEPTUAL PLAN WAS BASED ON INFORMATION AVAILABLE TO US FROM OUR CLIENTS. DETAILED SITE INFORMATION INCLUDING SITE DIMENSIONS, TOPOGRAPHY, EXISTING UTILITIES, SOIL CONDITIONS, AND SURROUNDING SOLUTIONS SHOULD BE OBTAINED, DETAILED, & FIELDED IN THE FINAL DESIGN PHASE. VERIFY ALL DIMENSIONS OF PLAY AREA, SIZE, ORIENTATION, AND LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE FURNISHINGS PRIOR TO ORDERING. SLIDES SHOULD NOT FACE THE NET PROTECTION ZONE.

CHOOSE A PROTECTIVE SURFACING MATERIAL THAT HAS A CERTAIN RESILIENCE VALUE TO MEET THE MINIMUM FALL HEIGHT FOR THE EQUIPMENT (SEE ASTM F1487 STANDARD CONSUMER SAFETY PERFORMANCE SPECIFICATION FOR PLAYGROUND EQUIPMENT FOR PUBLIC USE, SECTION 4 CURRENT REVISION). THE SURFACING MUST BE WELL DRAINAGE. IF THE SOIL DOES NOT DRAIN ADEQUATELY IT MUST BE TILED ON SLOPED 1/2" TO 1/4" PER FOOT TO A STORM SEWER OR A TRENCH DRAIN.

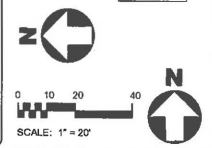
AREA OF ACCESSIBLE/PROTECTIVE SURFACING (POURED-IN-PLACE SUGGESTED)
2277 SQ FT

DESIGNED BY:
SS
COPYRIGHT: 4/8/15
LANDSCAPE STRUCTURES, INC.
801 7th STREET SOUTH - P.O. BOX 198
SANTA ANA, CALIFORNIA 92702
PH: 1-800-228-0332 FAX: 1-714-972-6091

9/9/14	78691-1-1	SS
Date	Previous Drawing #	Initials



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Underground Service Alert of Southern California

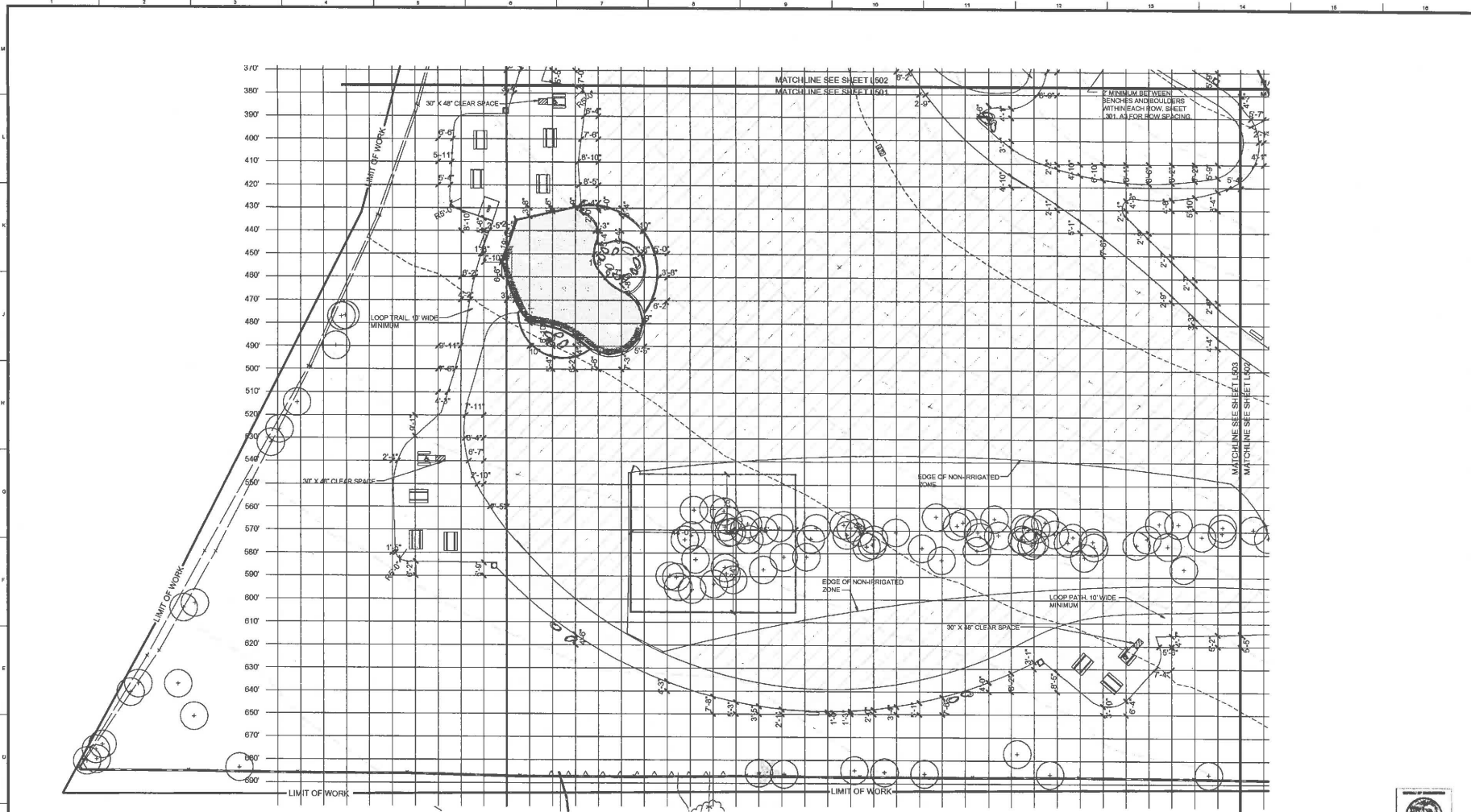


CITY OF LOS ANGELES
 DEPARTMENT OF PUBLIC WORKS
 ARCHITECTURAL DIVISION
 GARY LEE MOORE, P.E., ENV. SP.
 ARCHITECTURAL DIVISION
 DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

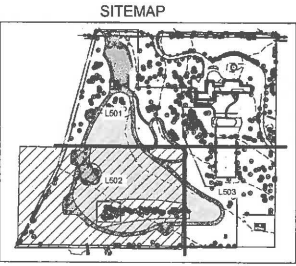
BUREAU OF ENGINEERING
 ENGINEERING
 CITY OF LOS ANGELES
 BUILDING NO. RP 300090
 INDEX NO.

SHEET TITLE: LSI PLAY EQUIPMENT PLAN
 PROJECT: OAK RIDGE PLAY AREA AND CHILDRENS PLAY AREA
 PARK: WALKMISTLETS AND CHILDRENS STREET
 ADDRESS: 18850 DEVONSHIRE STREET
 NORTH RIDGE, CA 91324
 WORK ORDER NO. E170184
 FILE NO. L409
 DRAWING NO. L409
 SHEET 29 OF 44

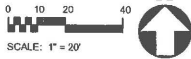
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 THE CITY OF LOS ANGELES OR ITS PROVIDER OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS DRAWING.
 REVISION DATE: 11/05/11 11:37 AM FILE: G:\IN\HOME DESIGN\CAROLINE ESTATE PARK (ANOLD)\S\K\A\T\T\T.DWG



NOTE
 ALL TREES ON SITE SHALL BE PROTECTED. SEE TREE PROTECTION GUIDELINES SHEET L501 AND TREE PROTECTION PLAN L503.
 CONTRACTOR MUST HIRE A RECREATION AND PARKS-APPROVED ISA ARBORIST TO OBSERVE TRENCHING WITHIN THE DRIPLENE OF TREES.
 DURING ALL DEMOLITION AND CONSTRUCTION, PROTECT ALL ROOTS. DO NOT USE A BACKHOE WHERE THERE IS A POSSIBILITY OF DAMAGING ROOTS.

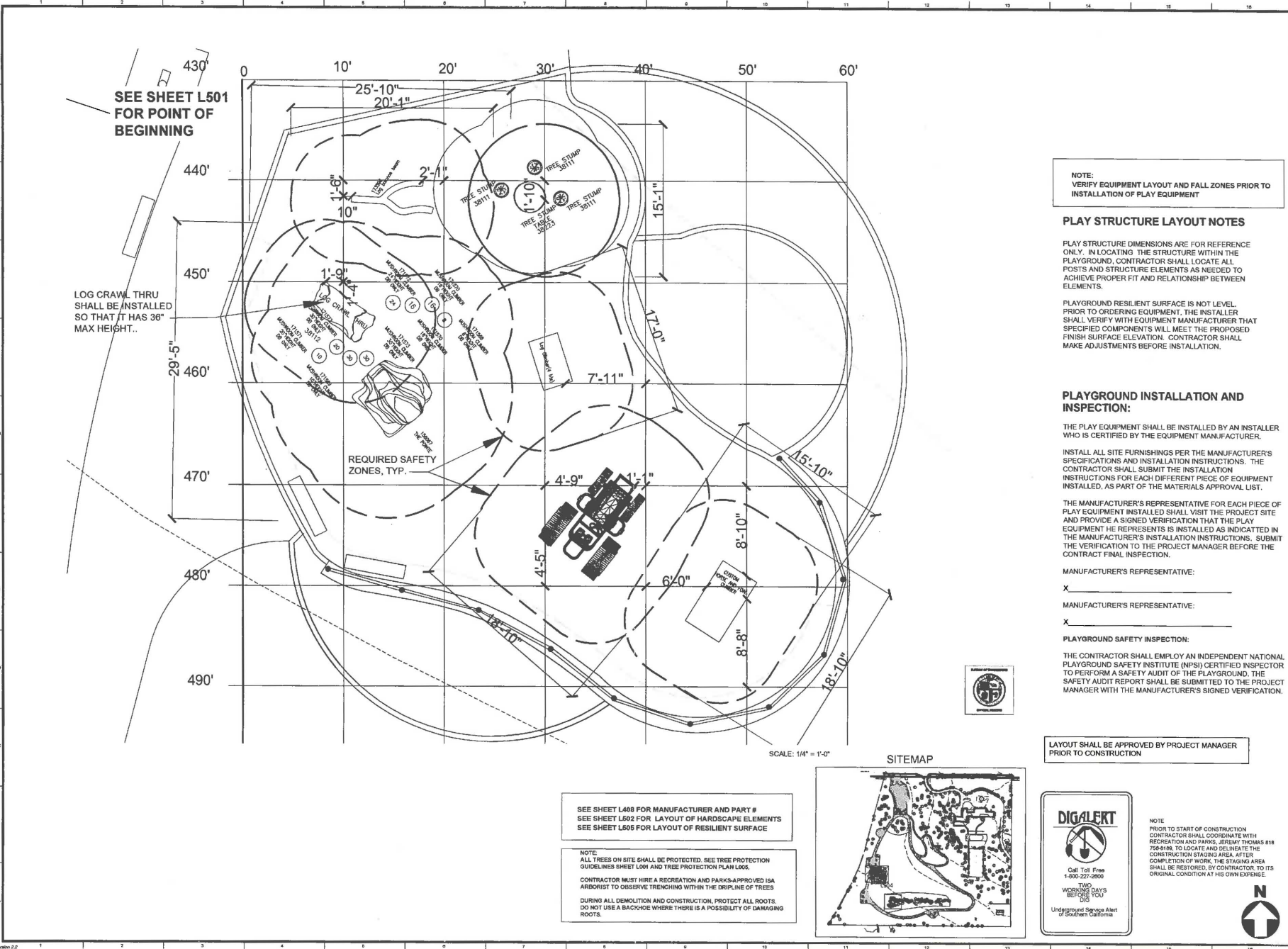


NOTE
 PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL COORDINATE WITH RECREATION AND PARKS, JEREMY THOMAS 818 756-8188, TO LOCATE AND DELINEATE THE CONSTRUCTION STAGING AREA. AFTER COMPLETION OF WORK, THE STAGING AREA SHALL BE RESTORED, BY CONTRACTOR, TO ITS ORIGINAL CONDITION AT HIS OWN EXPENSE.



BUREAU OF ENGINEERING	
DATE: _____	BY: _____
DEPARTMENT OF PUBLIC WORKS	
GARY LEE MOORE, P.E., ENV. SP. CITY ENGINEER ARCHITECTURAL DIVISION LANDSCAPE ARCHITECT: JAMNARAN, JEA, LIC. NO. 639 DESIGNED BY: JAMNARAN, JEA DRAWN BY: JAMNARAN, JEA CHECKED BY: JIM KOWEN APPROVED BY: HARSHAD VAIKUNATH, ARCHITECT, LIC. NO. 15-18	
CITY OF LOS ANGELES ELECTRIC, RECREATION AND PARKS CONSTRUCTION DIVISION SHEET TITLE: LAYOUT PLAN PROJECT: CARTRIDGE ESTATE - CHILDREN'S PLAY AREA PARK, WALKING TRAILS AND CHILDREN'S PLAY AREA ADDRESS: 18650 DEVONSHIRE STREET NORTHBRIDGE, CA 91324	
WORK ORDER NO. E170184 SHEET NO. L502 DRAWING NO. _____ SHEETS 31 OF 44	
INDEX NO. RP 300090 BUILDING NO. _____	

THE CITY OF LOS ANGELES IS ITS OFFICERS AND AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS DOCUMENT.
 FILE: C:\B\INHOUSE\ESTIMATION\ESTIMATE PARKS\CANCEL\COMPARISON\LAYOUT\DWG
 REVISION DATE: 11/07/11 11:28 AM
 FILE: C:\B\INHOUSE\ESTIMATION\ESTIMATE PARKS\CANCEL\COMPARISON\LAYOUT\DWG
 SHEET NUMBER: 33



SEE SHEET L501 FOR POINT OF BEGINNING

LOG CRAWL THRU SHALL BE INSTALLED SO THAT IT HAS 36" MAX HEIGHT.

REQUIRED SAFETY ZONES, TYP.

NOTE:
VERIFY EQUIPMENT LAYOUT AND FALL ZONES PRIOR TO INSTALLATION OF PLAY EQUIPMENT

PLAY STRUCTURE LAYOUT NOTES

PLAY STRUCTURE DIMENSIONS ARE FOR REFERENCE ONLY. IN LOCATING THE STRUCTURE WITHIN THE PLAYGROUND, CONTRACTOR SHALL LOCATE ALL POSTS AND STRUCTURE ELEMENTS AS NEEDED TO ACHIEVE PROPER FIT AND RELATIONSHIP BETWEEN ELEMENTS.

PLAYGROUND RESILIENT SURFACE IS NOT LEVEL. PRIOR TO ORDERING EQUIPMENT, THE INSTALLER SHALL VERIFY WITH EQUIPMENT MANUFACTURER THAT SPECIFIED COMPONENTS WILL MEET THE PROPOSED FINISH SURFACE ELEVATION. CONTRACTOR SHALL MAKE ADJUSTMENTS BEFORE INSTALLATION.

PLAYGROUND INSTALLATION AND INSPECTION:

THE PLAY EQUIPMENT SHALL BE INSTALLED BY AN INSTALLER WHO IS CERTIFIED BY THE EQUIPMENT MANUFACTURER.

INSTALL ALL SITE FURNISHINGS PER THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. THE CONTRACTOR SHALL SUBMIT THE INSTALLATION INSTRUCTIONS FOR EACH DIFFERENT PIECE OF EQUIPMENT INSTALLED, AS PART OF THE MATERIALS APPROVAL LIST.

THE MANUFACTURER'S REPRESENTATIVE FOR EACH PIECE OF PLAY EQUIPMENT INSTALLED SHALL VISIT THE PROJECT SITE AND PROVIDE A SIGNED VERIFICATION THAT THE PLAY EQUIPMENT HE REPRESENTS IS INSTALLED AS INDICATED IN THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. SUBMIT THE VERIFICATION TO THE PROJECT MANAGER BEFORE THE CONTRACT FINAL INSPECTION.

MANUFACTURER'S REPRESENTATIVE:

X _____

MANUFACTURER'S REPRESENTATIVE:

X _____

PLAYGROUND SAFETY INSPECTION:

THE CONTRACTOR SHALL EMPLOY AN INDEPENDENT NATIONAL PLAYGROUND SAFETY INSTITUTE (NPSI) CERTIFIED INSPECTOR TO PERFORM A SAFETY AUDIT OF THE PLAYGROUND. THE SAFETY AUDIT REPORT SHALL BE SUBMITTED TO THE PROJECT MANAGER WITH THE MANUFACTURER'S SIGNED VERIFICATION.

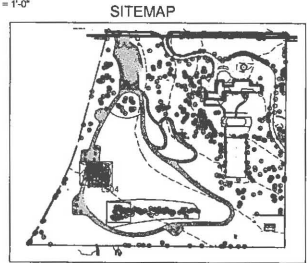
LAYOUT SHALL BE APPROVED BY PROJECT MANAGER PRIOR TO CONSTRUCTION

SEE SHEET L408 FOR MANUFACTURER AND PART #
SEE SHEET L502 FOR LAYOUT OF HARDSCAPE ELEMENTS
SEE SHEET L605 FOR LAYOUT OF RESILIENT SURFACE

NOTE:
ALL TREES ON SITE SHALL BE PROTECTED. SEE TREE PROTECTION GUIDELINES SHEET L001 AND TREE PROTECTION PLAN L005.

CONTRACTOR MUST HIRE A RECREATION AND PARKS-APPROVED ISA ARBORIST TO OBSERVE TRENCHING WITHIN THE DRIFLINE OF TREES

DURING ALL DEMOLITION AND CONSTRUCTION, PROTECT ALL ROOTS. DO NOT USE A BACKHOE WHERE THERE IS A POSSIBILITY OF DAMAGING ROOTS.



DIGALERT

Call Toll Free
1-800-227-2800

TWO
WORKING DAYS
BEFORE YOU
DIG

Underground Service Alert of Southern California

NOTE:
PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL COORDINATE WITH RECREATION AND PARKS, JEREMY THOMAS 818 788-8186, TO LOCATE AND IDENTIFY THE CONSTRUCTION STAGING AREA. AFTER COMPLETION OF WORK, THE STAGING AREA SHALL BE RESTORED, BY CONTRACTOR, TO ITS ORIGINAL CONDITION AT HIS OWN EXPENSE.

BUREAU OF ENGINEERING
ENGINEERING
 CITY OF LOS ANGELES
 BUILDING NO. RP 300090
 INDEX NO.

DEPARTMENT OF PUBLIC WORKS
GARY LEE MOORE, P.E. ENV SP
 ARCHITECTURAL DIVISION
 LANDSCAPE ARCHITECT JONAH KUKUN, AIA, LSC. NO. 008
 DESIGNED BY: JONAH KUKUN, AIA
 DRAWN BY: JANE MORIN
 CHECKED BY: JANE MORIN
 APPROVED BY: HAROLD KAMAZAKI, AIA, NRECAP, ARCHITECT

CITY OF LOS ANGELES
 CLIENT: RECREATION AND PARKS
 PROJECT: MANAGER'S OFFICE SITE
 SHEET TITLE: LAYOUT PLAY EQUIPMENT PLAN
 PROJECT: CANADISE ESTATE PARK, WALKING TRAILS AND CHILDREN'S PLAY AREA
 ADDRESS: 18650 DEVONSHIRE STREET NORTHridge, CA 91324

WORK ORDER NO. E170184
 FILE NO.
 DRAWING NO. L504
 SHEET 33 OF 44

(2841 88 GERS 094-121 PG 152-153)

MANUFACTURER AND MODEL	SYMBOL	DETL.	P.S.I.	SIZE	CHANGE	G.P.M.	PRECP. RATE
TORO TR50XT-HP-30 FULL CIRCLE HIGH POP ROTOR	●		40	35'	38'	2.7	.21
TORO TR50XT-HP-30 PART CIRCLE HIGH POP ROTOR	●		40	35'	38'	2.7	.21
RANBRID RWS-MK1402 TREE BUBBLER ASSEMBLY	K		30	-	-	0.50	-
RANBRID 1812-12 VAN	∇		30	12'	59	2.36	1.82
RANBRID 1812-15 VAN	∇		30	15'	92	3.7	1.83

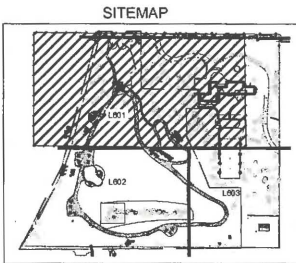
VARIABLES: ADJUST RADIUS TO HEAD TO HEAD COVERAGE

EQUIPMENT	SYMBOL	DETL.	PROVIDE NEW SERVICE FOR IRRIGATION WATER
NEW 3" METER	M		PROVIDE NEW SERVICE FOR IRRIGATION WATER
NEW 1-1/2" IRRIGATION BACKFLOW DEVICE	⊖		
NEW 1-1/2" DOMESTIC BACKFLOW DEVICE	⊖		
RANBRID QUICK COUPLER 4485 3/4"	⊙		E13/L604
RANBRID VALVE BOX MODEL VB-TORND-H	⊙		ABES-29/L604
TORO CONTROL VALVE 220 SERIES IN	⊙		J13/L604
RANBRID VALVE BOX MODEL VB-STD-H	⊙		J13/L604
NEICO GATE VALVE P-618-2W LINE SIZE	⊙		
RANBRID VALVE BOX MODEL VB-STD-H	⊙		
WEATHERMATIC SL4800 w/ SLM240M DECODER MODULE FOR 2-WIRE OPERATION. PROVIDE 5/16" CONDUIT. WIRELESS WEATHER MONITOR	⊙		AB/L605 MOUNT WEATHER MONITOR ON POLE, PER DETAIL
NEW IRRIGATION MAIN LINE, USE SCH. 40 P.V.C. 2" OR LESS.	—		A13/L604 SEE PLAN FOR SIZE
NEW 3/4" TYPE L COPPER DOMESTIC LINE	—		SEE PLAN FOR SIZE
NON-PRESSURE LINE SCH. 40 P.V.C.	—		SEE PLAN FOR SIZE

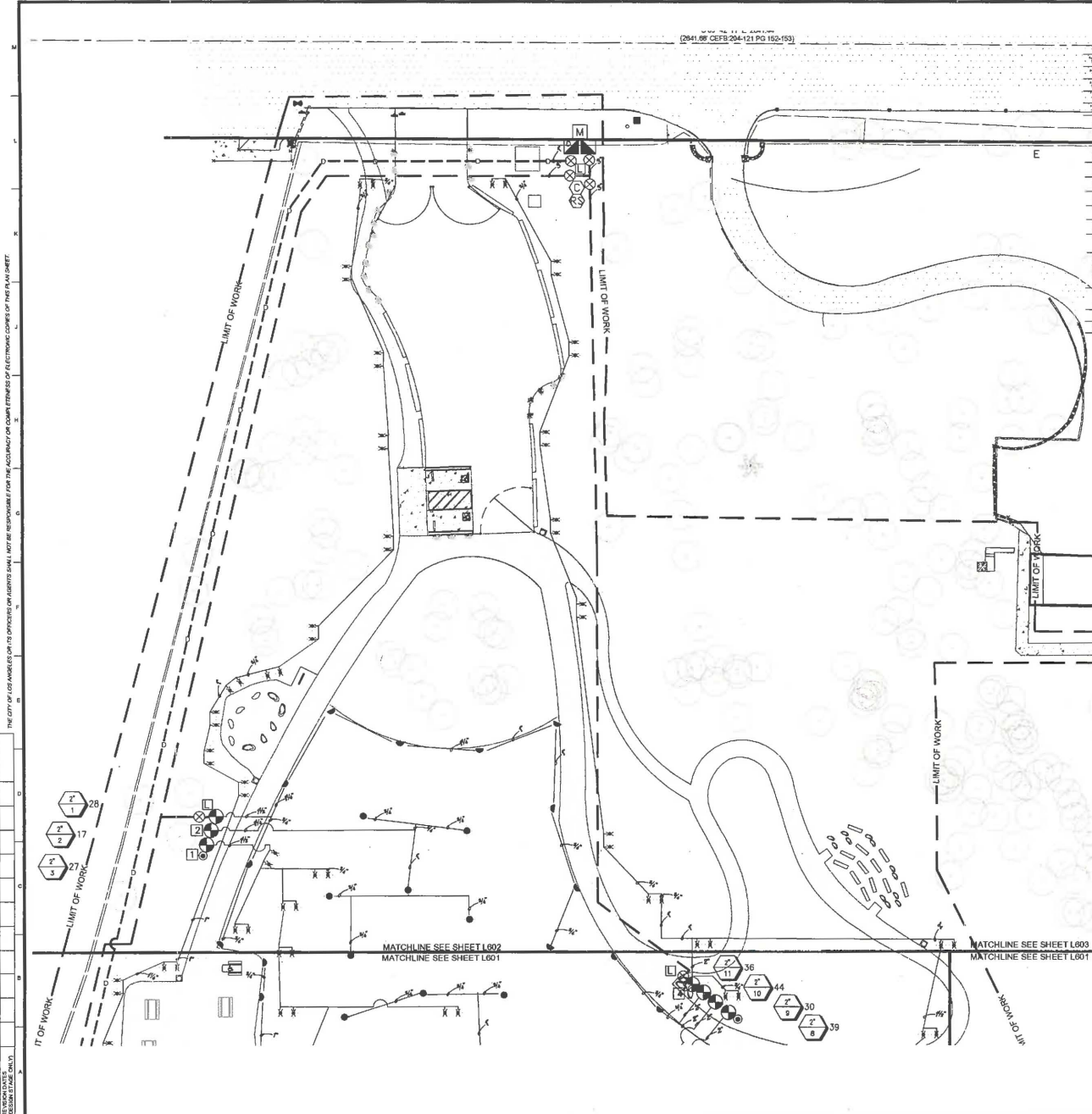
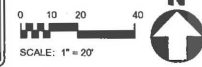
- 1 2 4 WEATHERMATIC SLD021, SLD022 AND SLD024 ONE, TWO AND FOUR-VALVE DECODERS. INSTALL PER MANUFACTURER'S INSTRUCTIONS AND DETAIL E14/L604
- WEATHERMATIC SLOET SURGE ARRESTOR AND GROUND ROD. INSTALL IN LOCATIONS SHOWN ON PLAN, PER MANUFACTURER'S INSTRUCTIONS AND DETAIL J14/L605. CONTROLLER CABLE SHALL BE #14 AWG 2-CONDUCTOR DECODER CABLE, JACKETED, UL/ULF APPROVED FOR DIRECT BURIAL. SEE IRRIGATION NOTES AND DETAIL S4/L604 AND E14/L605. ALL 2-WIRE CABLE SHALL BE INSTALLED IN 1 1/4" SCH 80 PVC CONDUIT PER DETAIL A14/L604.

POINT-OF-CONNECTION
 STATIC PRESSURE(HIGH/LOW): H 82 / L 50
 ELEVATION 985'
 SOURCE : DEPARTMENT OF WATER AND POWER, JENNIFER
 SYSTEM DESIGN PRESSURE: 40 PSI
 MAX. FLOW: 45 GPM
 COORDINATE WITH RECREATION AND PARKS WATER UTILITIES.
 213-485-4825

NOTE.
 ALL TREES ON SITE SHALL BE PROTECTED. SEE TREE PROTECTION GUIDELINES SHEET L001 AND TREE PROTECTION PLAN L004.
 CONTRACTOR MUST HIRE A RECREATION AND PARKS-APPROVED ARBORIST TO OBSERVE TRENCHING WITHIN THE DRILLPIE OF TREES
 DURING ALL DEMOLITION AND CONSTRUCTION, PROTECT ALL ROOTS. DO NOT USE A BACKHOE WHERE THERE IS A POSSIBILITY OF DAMAGING ROOTS.



NOTE
 PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL COORDINATE WITH RECREATION AND PARKS, JEREMY THOMAS 918 755-8180, TO LOCATE AND DELINEATE THE CONSTRUCTION STAGING AREA. AFTER COMPLETION OF WORK, THE STAGING AREA SHALL BE RESTORED, BY CONTRACTOR, TO ITS ORIGINAL CONDITION AT HIS OWN EXPENSE.



THE CITY OF LOS ANGELES ON ITS OFFICIAL LETTERS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF LOS ANGELES IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

BUREAU OF ENGINEERING

ENGINEERING

CITY OF LOS ANGELES

DATE: _____

NO. REVISIONS: _____

INDEX NO. **RP 300090**

DEPARTMENT OF PUBLIC WORKS

GARY LEE MOORE, P.E. ENV SP CITY ENGINEER

ARCHITECTURAL DIVISION

LANDSCAPE ARCHITECT: JONATHAN, AIA, L.C. NO. 0360

DESIGNED BY: JONATHAN, AIA

DRAWN BY: JONATHAN, AIA

CHECKED BY: JANE ADKIN

APPROVED BY: HANCOCK LANGRISH, AIA, PRINCIPAL ARCHITECT

CLIENT: RECREATION AND PARKS

SHEET TITLE: IRRIGATION PLAN

PROJECT: OAKRIDGE ESTATE CHILDREN'S PLAY AREA

ADDRESS: 18650 DEVONSHIRE STREET

NORTHridge, CA 91324

WORK ORDER NO. **E170184**

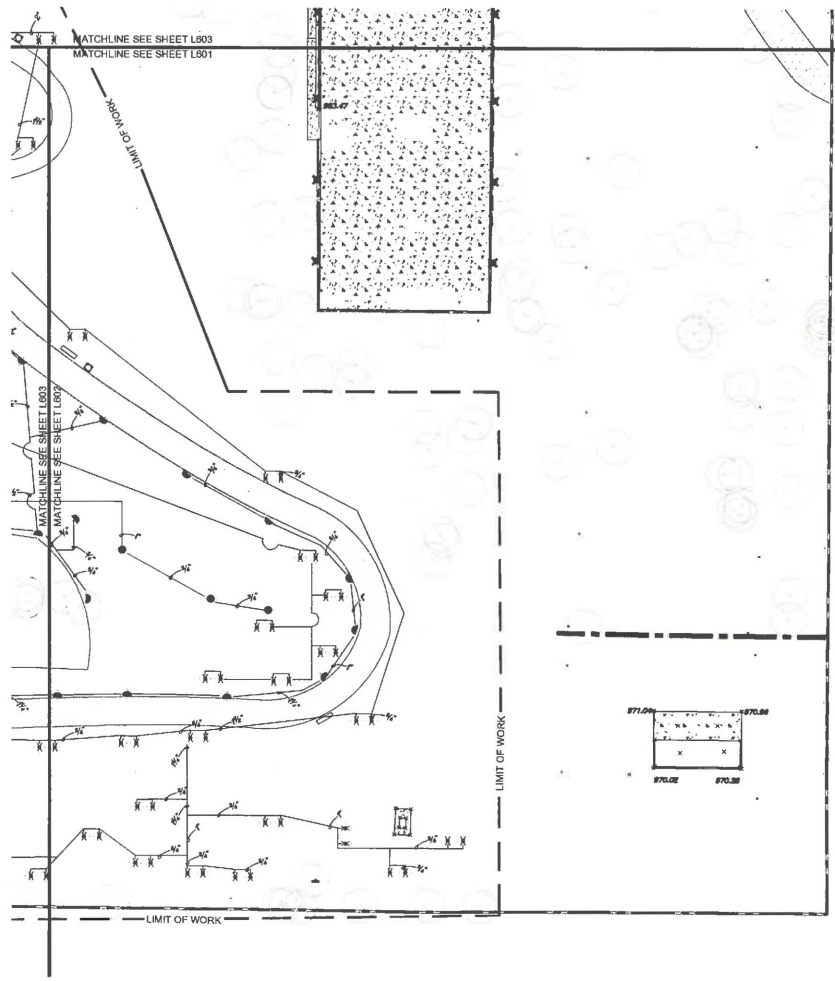
SHEET NO. **L601**

DRAWING NO. **38**

SHEETS OF **44**

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Sheet Version 22



NOTE:
 ALL TREES ON SITE SHALL BE PROTECTED. SEE TREE PROTECTION GUIDELINES SHEET L001 AND TREE PROTECTION PLAN L006.
 CONTRACTOR MUST HIRE A RECREATION AND PARKS APPROVED ARBORIST TO OBSERVE TRENCHING WITHIN THE DRILL LINE OF TREES.
 DURING ALL DEMOLITION AND CONSTRUCTION, PROTECT ALL ROOTS. DO NOT USE A BACKHOE WHERE THERE IS A POSSIBILITY OF DAMAGING ROOTS.

MANUFACTURER AND MODEL	SYMBOL	DEPTH	P.S.I.	FLOW RATE	CHANGE	G.P.M.	PRECIP. RATE
TORO TR50XT-HP-30 FULL CIRCLE HIGH POP ROTOR	⊙	40	35'	38"		2.7	.21
TORO TR50XT-HP-30 PART CIRCLE HIGH POP ROTOR	⊙	40	35'	38"		2.7	.21
RANBIRD RMS-MBC1402 TREE BUBBLER ASSEMBLY	X	30	-	-		0.50	-
RANBIRD T812-12 VAN	∇	30	12'	.59 - 2.36		1.82	
RANBIRD T812-15 VAN	∇	30	15'	.92 - 3.7		1.83	

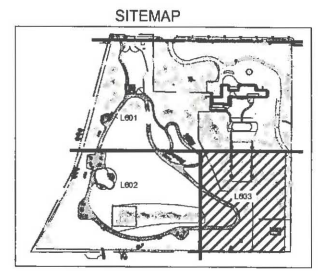
ALL IRRIGATION HEADS SHALL HAVE HUNTER CHECK VALVES(HCV) INSTALLED BELOW EACH HEAD.
 VARIES ADJUST RADIUS TO 15' TO 30' HEAD COVERAGE

EQUIPMENT	SYMBOL	DETAIL
NEW 3" METER	M	PROVIDE NEW SERVICE FOR IRRIGATION WATER
NEW 1-1/2" IRRIGATION BACKFLOW DEVICE	⊖	
NEW 1-1/2" DOMESTIC BACKFLOW DEVICE	⊖	
RANBIRD QUICK COUPLER 4805 3/4"	⊕	E13/L604
RANBIRD VALVE BOX MODEL VB-STD-H	⊕	ADL5/J9/L604
TORO CONTROL VALVE 220 SURFS IN	⊕	
RANBIRD VALVE BOX MODEL VB-STD-H	⊕	J13/L604
NIICO GATE VALVE P-018-HW LINE SIZE	⊕	
RANBIRD VALVE BOX MODEL VB-STD-H	⊕	
WEATHERMATIC SL4800 w/ SLM24M DECODER MODULE FOR 2-WIRE OPERATION. PROVIDE SLWS COMMERCIAL WIRELESS WEATHER MONITOR	⊕	A9/L605 MOUNT WEATHER MONITOR ON POLE, PER DETAIL
NEW IRRIGATION MAIN LINE. USE SCH. 40 P.V.C. 2" OR LESS.	—	A13/L604 SEE PLAN FOR SIZE
NEW 3/4" TYPE L COPPER DOMESTIC LINE	—	SEE PLAN FOR SIZE
NON-PRESSURE LINE SCH. 40 P.V.C.	—	SEE PLAN FOR SIZE

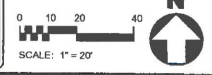


- 1 2 4 WEATHERMATIC SLDEC1, SLDEC2, AND SLDEC4 ONE, TWO AND FOUR-VALVE DECODERS. INSTALL PER MANUFACTURER'S INSTRUCTIONS AND DETAIL E11/L604.
- ⊕ WEATHERMATIC SLEDT SURGE ARRESTOR AND GROUND ROD. INSTALL IN LOCATIONS SHOWN ON PLAN. PER MANUFACTURER'S INSTRUCTIONS AND DETAIL J14/L605. CONTROLLER CABLE SHALL BE #14 AWG 2-CONDUCTOR DECODER CABLE, JACKETED, UL/UF APPROVED FOR DIRECT BURIAL. SEE IRRIGATION NOTES AND DETAILS A12/L004 AND E11/L605. ALL 2-WIRE CABLE SHALL BE INSTALLED IN 1 1/4" SDH 80 PVC CONDUIT PER DETAIL A12/L004.

POINT-OF-CONNECTION
 STATIC PRESSURE(HIGH/LOW): H 82 / L 50
 ELEVATION 965'
 SOURCE: DEPARTMENT OF WATER AND POWER, JENNIFER
 SYSTEM DESIGN PRESSURE: 40 PSI
 MAX. FLOW: 45 GPM
 COORDINATE WITH RECREATION AND PARKS WATER UTILITIES,
 213-485-4626



NOTE
 PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL COORDINATE WITH RECREATION AND PARKS, JEREMY THOMAS 818 756-8189, TO LOCATE AND DELINEATE THE CONSTRUCTION STAGING AREA. AFTER COMPLETION OF WORK, THE STAGING AREA SHALL BE RESTORED, BY CONTRACTOR, TO ITS ORIGINAL CONDITION AT HIS OWN EXPENSE.

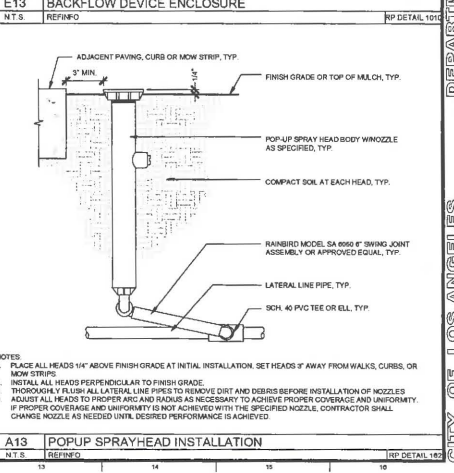
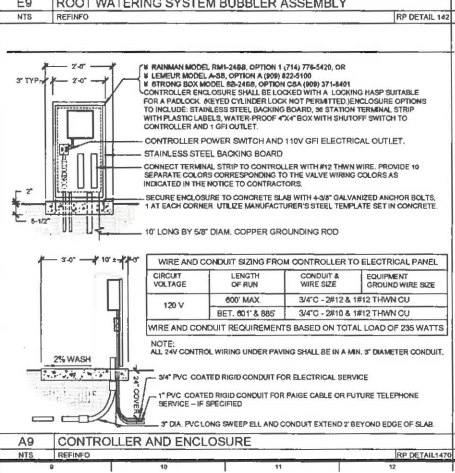
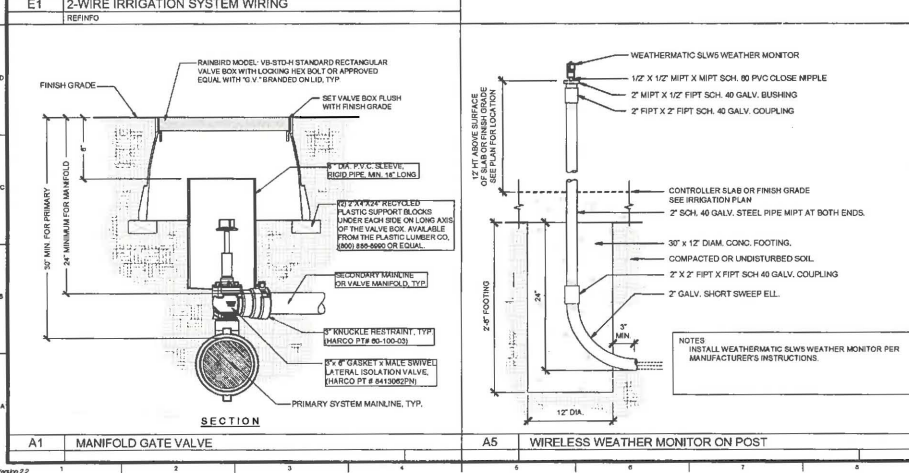
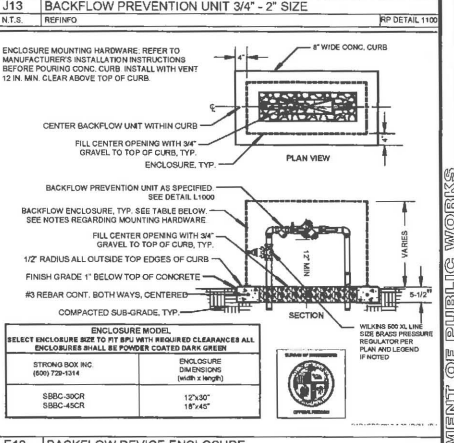
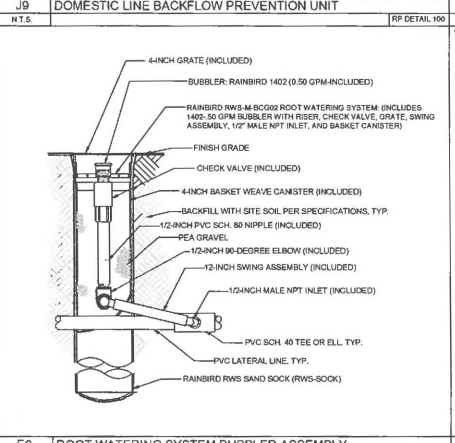
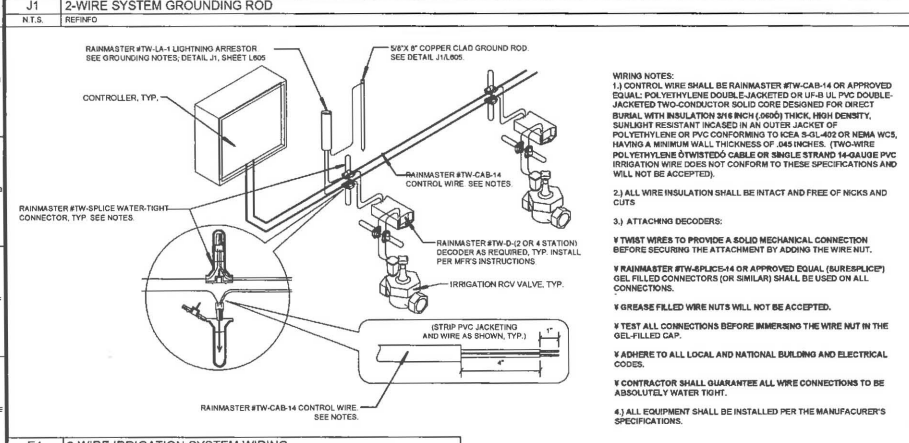
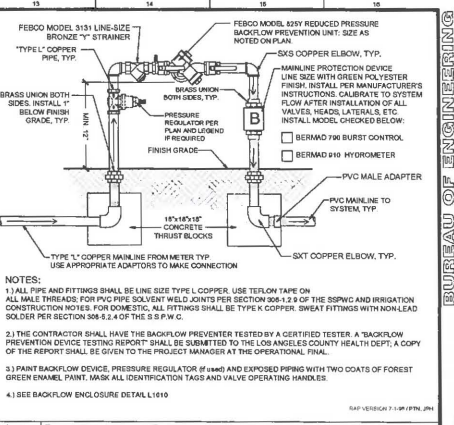
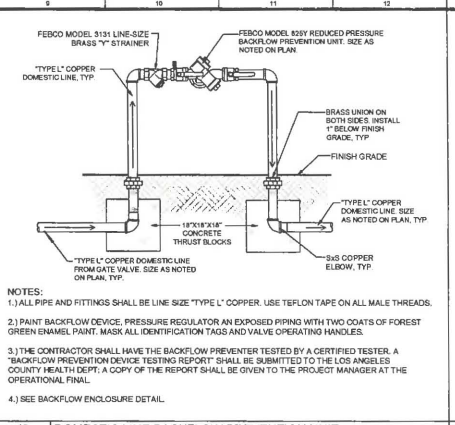
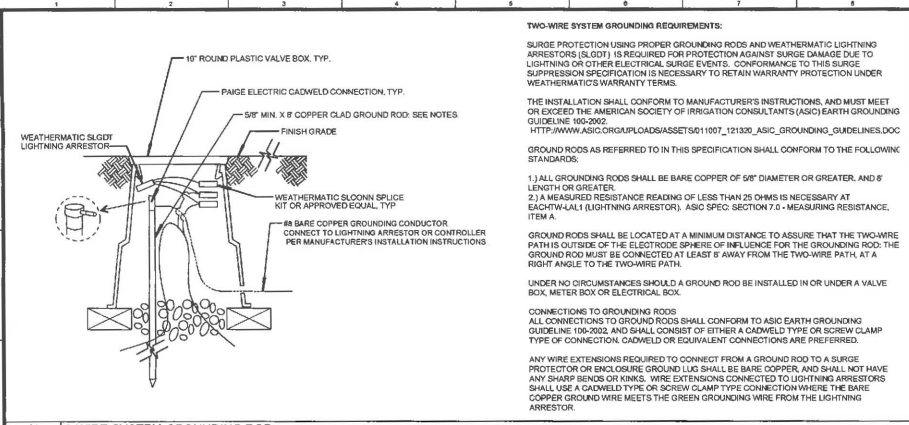


BUREAU OF ENGINEERING
DEPARTMENT OF PUBLIC WORKS
CITY OF LOS ANGELES

GARY LEE MOORE, P.E., ENV SP
 ARCHITECTURAL DIVISION
 DATE: 11-11-15
 CITY ENGINEER: JANE ARNOLD
 LANDSCAPE ARCHITECT: JANE ARNOLD
 DESIGNED BY: JANE ARNOLD
 DRAWN BY: JANE ARNOLD
 CHECKED BY: JANE ARNOLD
 APPROVED BY: JANE ARNOLD

WORK ORDER NO. E-170184
 FILE NO.
 DRAWING NO. **L603**
 SHEET 37 OF 44

INDEX NO. **RP 300090**
 BUILDING NO.



THE CITY OF LOS ANGELES AND ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS DRAWING.
 REVISION DATES: UNLESS NOTED OTHERWISE, ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF LOS ANGELES STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
 SHEET NO. 30 OF 44

BUREAU OF ENGINEERING

CITY OF LOS ANGELES

DATE: _____

BY: _____

PROJECT: OAKRIDGE ESTATE CHILDREN'S PLAY AREA

GENERAL CONTRACTOR: MICHAEL A. SHAH

DESIGNED BY: JON KAPLAN, AIA

DRAWN BY: JON KAPLAN, AIA

CHECKED BY: AME GONZ

APPROVED BY: HANNOO AHMADZADEH, AIA (PRINCIPAL ARCHITECT)

DEPARTMENT OF PUBLIC WORKS

CITY ENGINEER

DATE: _____

BY: _____

PROJECT: OAKRIDGE ESTATE CHILDREN'S PLAY AREA

GENERAL CONTRACTOR: MICHAEL A. SHAH

DESIGNED BY: JON KAPLAN, AIA

DRAWN BY: JON KAPLAN, AIA

CHECKED BY: AME GONZ

APPROVED BY: HANNOO AHMADZADEH, AIA (PRINCIPAL ARCHITECT)

CITY OF LOS ANGELES

DATE: _____

BY: _____

PROJECT: OAKRIDGE ESTATE CHILDREN'S PLAY AREA

GENERAL CONTRACTOR: MICHAEL A. SHAH

DESIGNED BY: JON KAPLAN, AIA

DRAWN BY: JON KAPLAN, AIA

CHECKED BY: AME GONZ

APPROVED BY: HANNOO AHMADZADEH, AIA (PRINCIPAL ARCHITECT)

ENGINEERING

CITY OF LOS ANGELES

DATE: _____

BY: _____

PROJECT: OAKRIDGE ESTATE CHILDREN'S PLAY AREA

GENERAL CONTRACTOR: MICHAEL A. SHAH

DESIGNED BY: JON KAPLAN, AIA

DRAWN BY: JON KAPLAN, AIA

CHECKED BY: AME GONZ

APPROVED BY: HANNOO AHMADZADEH, AIA (PRINCIPAL ARCHITECT)

IRRIGATION DETAILS

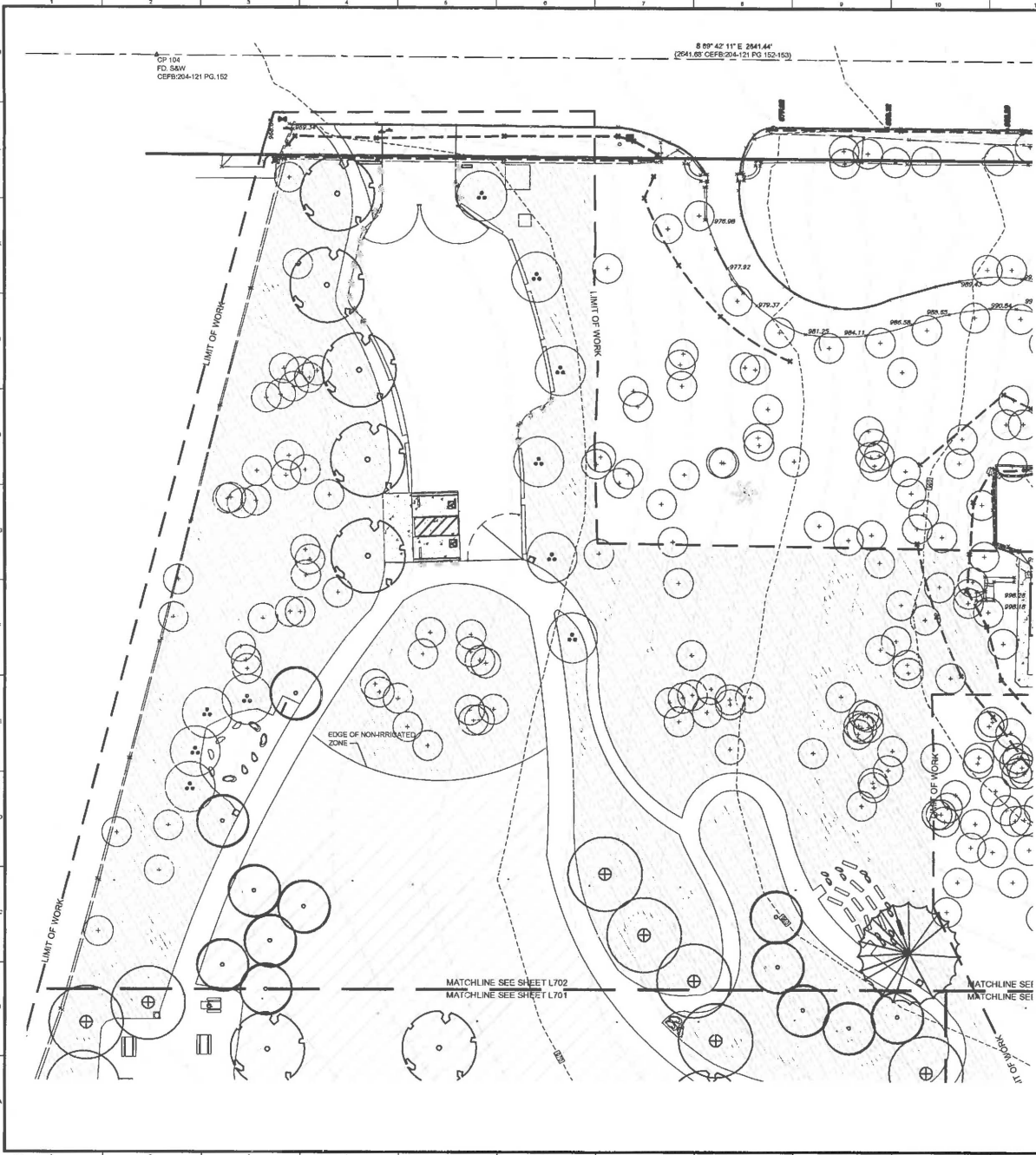
FILE NO. E170184

L605

SHEET 30 OF 44

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

REVISION DATE: 11/05/11 11:30 AM FILE: C:\P\HOUSE\PERM\WORKSPACE\EST\1\PLN\LANDSCAPE\1701B18.DWG
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 Sheet Version 2.2

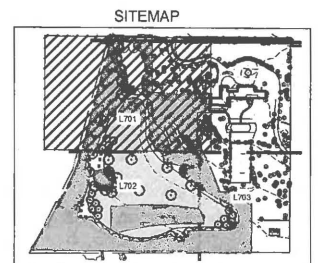


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CP 104
 FD SAW
 CEFB-204-121 PG.152

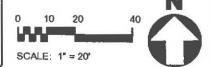
PLANT LEGEND

SYM	BOTANICAL NAME/COMMON NAME	SIZE	QTY THIS SHEET	TOTAL QTY	REMARKS
⊙	LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH	5 GAL.	-	48	PLANT PER DETAIL J13, SHEET L704
⊙	SPOROBOLUS AIROIDES / ALKALI SAGATON	1 GAL.	-	44	PLANT PER DETAIL J13, SHEET L704
⊙	LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE WILD RYE	5 GAL.	-	38	PLANT PER DETAIL J13, SHEET L704
⊙	MEADOW HYDROSEED MIX - SEE LANDSCAPE CONST. NOTES, SHEET L704	HYDRO-SEED	-	80,000 SQ FT	
⊙	3" LAYER OF MULCH BELOW NEW AND EXISTING TREES				
⊙	HETEROMELES ARBUTIFOLIA / TOYON	24" BOX	10	23	MULTI-TRUNK
⊙	KOELREUTERIA PANICULATA / GOLDENRAIN TREE	24" BOX	5	17	PLANT AND STAKE PER DETAILS A13, J13 SHEET L704
⊙	MELALEUCA LINARIFOLIA / FLAX LEAF PAPER BARK	24" BOX	9	26	PLANT AND STAKE PER DETAILS A13, J13 SHEET L704
⊙	PINUS PINEA / ITALIAN STONE PINE	24" BOX	1	4	PLANT AND STAKE PER DETAILS A13, J13 SHEET L704
⊙	QUERCUS LOBATA / VALLEY OAK	24" BOX	3	27	PLANT AND STAKE PER DETAILS A13, J13 SHEET L704
⊙	QUERCUS WISLIZENII / INTERIOR LIVE OAK	24" BOX	-	17	PLANT AND STAKE PER DETAILS A13, J13 SHEET L704
⊙	EXISTING TREE				



NOTE
 PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL COORDINATE WITH RECREATION AND PARKS, JEREMY THOMAS 816 796-8189, TO LOCATE AND DELINEATE THE CONSTRUCTION STAGING AREA. AFTER COMPLETION OF WORK, THE STAGING AREA SHALL BE RESTORED, BY CONTRACTOR, TO ITS ORIGINAL CONDITION AT HIS OWN EXPENSE.

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BUREAU OF ENGINEERING

ENGINEERING
 CITY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

CITY OF LOS ANGELES

DATE: _____

INDEX NO. **RP 300090**

BUILDING NO. _____

CITY ENGINEER: _____

DESIGNED BY: JAMES KASSEL

DRAWN BY: JAMES KASSEL

CHECKED BY: JAMES KASSEL

APPROVED BY: MICHAEL A. BRULL

PROJECT: **PLANTING PLAN**

ADDRESS: **CAKBRIDGE ESTATE - CHILDREN'S PLAY AREA**

ADDRESS: **18580 DEVONSHIRE STREET**

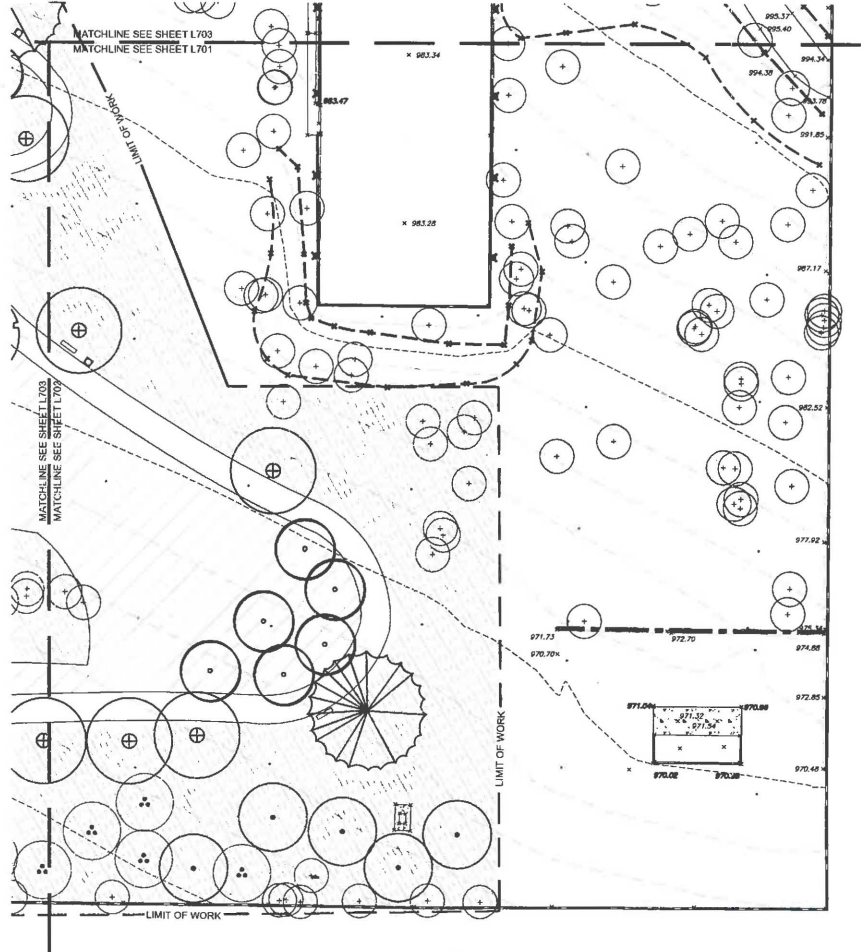
NORTHBRIDGE, CA 91324

WORK ORDER NO. **E170184**

FILE NO. _____

DRAWING NO. **L701**

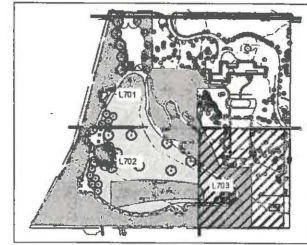
SHEET **41** OF **44**



PLANT LEGEND

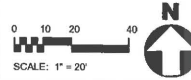
SYM	BOTANICAL NAME/COMMON NAME	SIZE	QTY THIS SHEET	TOTAL QTY	REMARKS
⊙	LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH	5 GAL.	-	48	PLANT PER DETAIL J13, SHEET L704
⊙	SPOROBOLUS AIROIDES / ALKALI SACATON	1 GAL.	-	44	PLANT PER DETAIL J13, SHEET L704
⊙	LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE WILD RYE	5 GAL.	-	39	PLANT PER DETAIL J13, SHEET L704
■	MEADOW HYDROSEED MIX - SEE LANDSCAPE CONST. NOTES, SHEET L704	HYDRO-SEED	-	86,000 SQ FT	
■	3" LAYER OF MULCH BELOW NEW AND EXISTING TREES		-		
⊙	HETEROMELES ARBUTIFOLIA / TOYON	24" BOX	4	23	MULTI-TRUNK
⊙	KOELREUTERIA PANICULATA / GOLDENRAIN TREE	24" BOX	-	17	PLANT AND STAKE PER DETAILS A13, J13 SHEET L704
⊙	MELALEUCA LINARIFOLIA / FLAX LEAF PAPER BARK	24" BOX	6	26	PLANT AND STAKE PER DETAILS A13, J13 SHEET L704
⊙	PINUS PINEA / ITALIAN STONE PINE	24" BOX	1	4	PLANT AND STAKE PER DETAILS A13, J13 SHEET L704
⊙	QUERCUS LOBATA / VALLEY OAK	24" BOX	4	27	PLANT AND STAKE PER DETAILS A13, J13 SHEET L704
⊙	QUERCUS WISLIZENII / INTERIOR LIVE OAK	24" BOX	5	17	PLANT AND STAKE PER DETAILS A13, J13 SHEET L704
⊙	EXISTING TREE				

SITMAP



NOTE
 PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL COORDINATE WITH RECREATION AND PARKS, JEREMY THOMAS 818 766-8189, TO LOCATE AND DELINEATE THE CONSTRUCTION STAGING AREA. AFTER COMPLETION OF WORK, THE STAGING AREA SHALL BE RESTORED, BY CONTRACTOR, TO ITS ORIGINAL CONDITION AT HIS OWN EXPENSE.

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CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

GARY LEE MOORE, P.E., ENV SP CITY ENGINEER
 ARCHITECTURAL DIVISION
 LANDSCAPE ARCHITECT: JAMES H. MOORE, AIA, L.C. NO. 686
 DESIGNED BY: JAMES H. MOORE, AIA
 DRAWN BY: JAMES H. MOORE, AIA
 CHECKED BY: JAMES H. MOORE, AIA
 APPROVED BY: MAMMOOD ABUMAZEN, LA PRINCIPAL ARCHITECT

DATE: 11-13-15
 SHEET: 43 OF 44
 PROJECT: OAKBRIDGE ESTATE - CHILDREN'S PLAY AREA
 ADDRESS: 18850 DEVONSHIRE STREET NORTHBRIDGE, CA 91324

INDEX NO. RP 300090