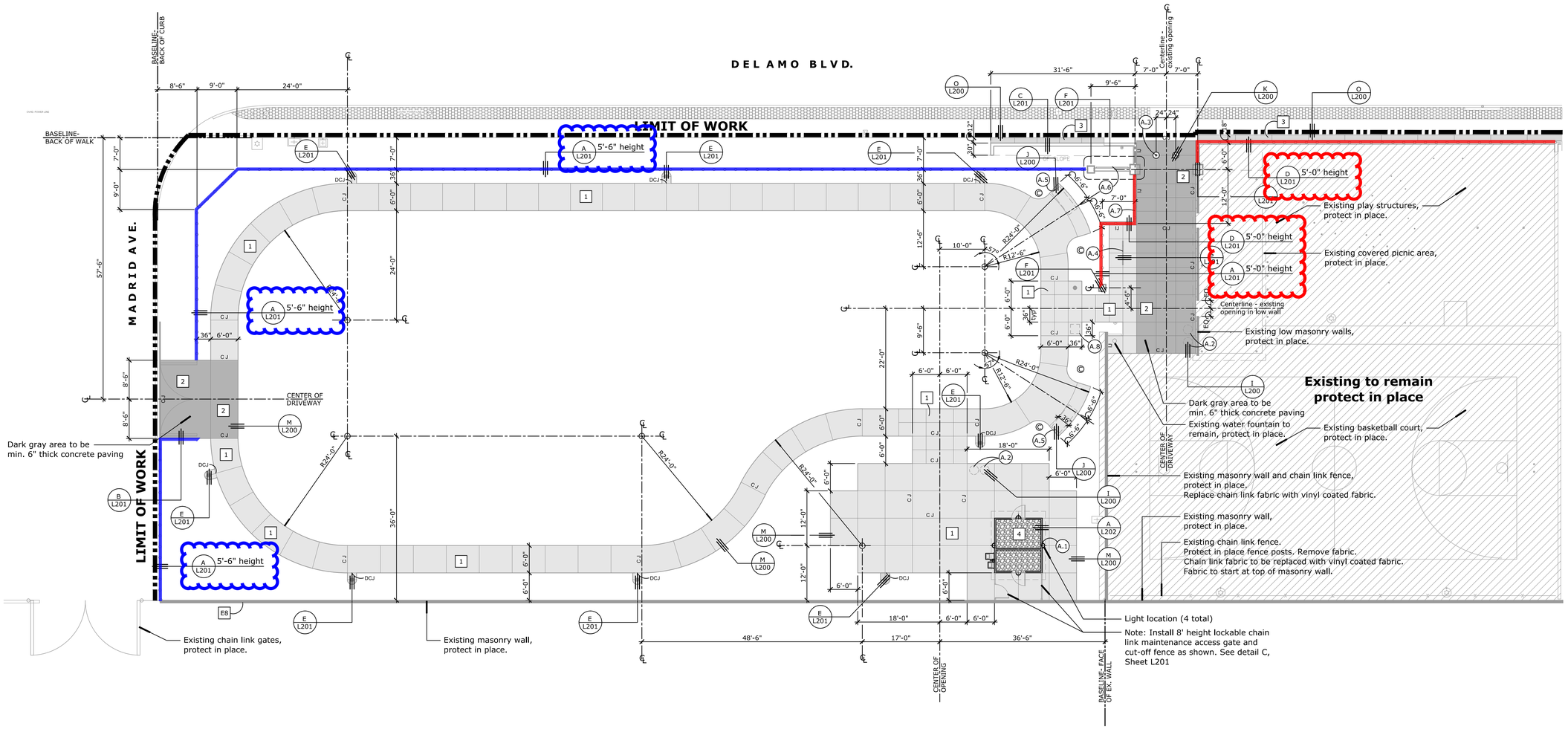

Radius Legend

- Point of reference
- Ⓐ Radius = 2'-0"
- Ⓑ Radius = 2'-6"
- Ⓒ Radius = 3'-0"
- Ⓓ Radius = 4'-0"
- Ⓔ Radius = 5'-0"

Construction Legend

A/C	Asphaltic Concrete
B.C.R.	Beginning Curve Radius
B.O.C.	Back of Curb
C.J.	Cold Joint
C.L.	Center Line
CLEAR.	Clearance
CONC.	Concrete
CONT.	Continuous
DIA.	Diameter
D.G.	Decomposed Granite
EA.	Each
E.C.R.	End Curve Radius
E.J.	Expansion Joint
ESMT.	Easement
EQ.	Equal
EXIST.	Existing
F.O.B.	Face of Building
F.O.C.	Face of Curb
F.G.	Finish Grade
F.S.	Finish Surface
FTG.	Footing
GALV.	Galvanized
H.B.	Header Board
MAX.	Maximum
M.C.R.	Middle Curve Radius
MIN.	Minimum
M.B.	Mail Box
NAT.	Natural
N.I.C.	Not In Contract
N.T.S.	Not To Scale
O.C.	On Center
P.A.	Planting Area
P.I.P.	Poured In Place
P.L.	Property Line
R.	Radius
R.S.	Resawn
R.O.S.	Rough Sawn
RWD.	Redwood
S.D.	Slot Drain
SHT.	Sheet
S.L.	Score Line
SQ.	Square
S4S	Surfaced Four Sides
STD.	Standard
T.F.	Top of footing
T.W.	Top of wall
TRANS.	Transformer
TYP.	Typical
W.I.	Wrought Iron

Concrete Sample Note

General Contractor shall provide on-site 3' x 3' sample flatwork panels for each concrete color / finish combination specified in the paving notes. Sample panels to be approved by Landscape Architect and owner prior to the start of construction.

Concrete Forming/Scoreline Note

Scoreline pattern shown for finished design.

Trowel release joints may be required initially in some locations as necessary to reduce potential cracking. Trowel joints need to follow scoreline pattern, as shown on the plan, and be finished with a sawcut to match adjacent scoreline sawcuts.

Landscape Architect to review all forming before concrete is poured and scoreline "Snap lines" before concrete is cut. Allow 24 hours lead time.

Construction Staking Note

The design intention of all meandering walks, walls, etc. is to maintain continuous smooth radii on all segments. If any staking dimension(s) creates a deviation to the constant radius, contact the Landscape Architect immediately.

Construction Notes

Contractor to verify with Landscape Architect all materials, colors, and finishes prior to construction.

All construction shall conform to all local City and County codes.

All trees, boxed or otherwise, shall be planted prior to any hardscape where conflicts between tree box size and planting area occur. All tree locations and all field adjustments shall be made by the Landscape Architect.

All irrigation sleeves shall be installed prior to hardscape. Refer to irrigation plans.

All angles to be 90 degrees or 45 degrees unless otherwise noted.

All scorelines, sawcuts, and expansion joints to occur as shown on plans. All unlabeled construction joints to be score lines.

Contractor shall not make field changes unless authorized by Landscape Architect. Any unauthorized changes shall be corrected to conform to the plans at no additional cost to the owner or Landscape Architect.

Contractor to verify all utility locations. Contractor shall inform Superintendent and Landscape Architect if any field modifications are necessary.

Paving sub-base and reinforcement to be verified with structural and geotechnical soils engineer.

Refer to civil engineer's precise grading plan for drainage locations and details.

Amenity Schedule

(A.1) Prefabricated Restroom Building:
CXT Concrete Buildings - Ozark I flush restroom
CXT Contact: Brian Frost (916) 662-4228 or Bfrost@lbfoster.com
Specifications:
Split face block texture, color to match site wall block color.
Optional ribbed metal style roof, color to be Nuss Brown.
Equip with auto-locking restroom door per Parks Dept. spec.
Equip with drinking fountains.
Equip with 4 security lights as shown.
Equip with lockable hose bib connection below drinking fountains.
Equip with floor drain in restroom.
See **Prefab Restroom Delivery Note** this page.

(A.2) Trash Recepticles:
Victor Stanley - Economy Series Model ES-242
Color to be *Tavern Square Green*
Qty: 4
Victor Stanley - ES-242 Recycle Package
Qty: 2 (2 of the 4 recepticles to recieve the recycle package)
Available from: Avalon Amenities Inc. (951) 299-9394

(A.3) Removable Bollard:
Quick Crete - Model QR-9B-R
Color to be *Sand;* with sandstone texture; standard gloss sealer
Qty: 2
Available from: Quick-Crete (714) 309-6564

(A.4) Bike Rack:
Landscape Structures - Loop Rack Model 100102B TenderTuff Coated
Color to be *Brown*
Direct buried version
Qty: 1
Available from: Coast Recreation (714) 619-0100

(A.5) Bench
Victor Stanley - Classic Series Bench Model CR-96,
6' length w/ Intermediate armrest
Color to be *Tavern Square Green*
Qty: 2
Available from: Avalon Amenities Inc. (951) 299-9394

(A.6) Park Sign
Provided and installed by contractor
Qty: 1

(A.7) Park Rules Sign
Provided and installed by City of Torrance
Qty: 1

(A.8) Community Book Exchange
Provided and installed by City of Torrance
Qty: 1

Paving Schedule

1. Min. 3½" thick natural gray concrete paving. Concrete to have a broom finish with the direction of the broom perpendicular to the flow of traffic. Scorlines to be sawcut per plan. For steel reinforcement, concrete thickness, strength and subgrade preparation, the contractor shall obtain recommendations from a geotechnical engineer.

2. Min. 6" thick natural gray vehicular concrete paving. Concrete to have a broom finish with the direction of the broom perpendicular to the flow of traffic. Scorlines to be sawcut per plan. For steel reinforcement, concrete thickness, strength and subgrade preparation, the contractor shall obtain recommendations from a geotechnical engineer.

3. Min. 3½" thick natural gray concrete in-fill paving andjacent to existing walkway. Concrete finish shall match adjacent sidewalk paving. Scorelines to continue through and match from existing sidewalk and For steel reinforcement, concrete thickness, strength and subgrade preparation, the contractor shall obtain recommendations from a geotechnical engineer.

4. Gravel sub-base: Min. 6" thick ¾" minus crushed rock compacted to 95% of optimum density as suggested by manufacturer of prefabricated restroom building. Sub-base shall be uniformly level, not varying more than ½" from a true horizontal plane. Contractor shall verify sub-base requirements with a geotechnical engineer prior to construction. NOTE: Once building is set Contractor is to place remaining flatwork up to building in keeping with the scoreline module. Landscape Architect to review flatwork forms and sequencing prior to placement.

Prefab Restroom Delivery Note

General Contractor shall coordinate delivery of restroom building such that all existing or proposed improvements, on or off site, are protected from damage. All damage incurred by off-loading of the restroom building shall be repaired at no expense to the City. Contractor to coordinate with restroom manufacturer for crane heights, off-loading and staging requirements, and associated utility coordination as required (i.e. overhead power lines). Preliminary review indicates that an additional short trailer with crane will be required for on site placement of building due to existing power lines. Contractor to review site conditions prior to finalizing bid.

Legend

APPROX. BOUNDARY
FLOWLINE
METAL FENCE

PA = PLANTING AREA
EQ = EQUIPMENT
TC = TOP OF CURB
FL = FLOW LINE
TW = TOP OF WALL
INV = INVERT
TG = TOP OF GRADE

= TREE
= WATER METER
= WATER HEATER
= UTILITY POLE
= FIRE HYDRANT
= GAS LINE
= GAS METER
= SEWER
= LIGHT POST

= HOSE BIBB
= UTILITY BOX
= STREET SIGN
= ELECTRIC METER
= POST / PILASTER
= ELECTRIC OUTLET
= DRAIN / CURB CORE CUT
= IRRIGATION CONTROL VALVE

0' 5' 10' 20'
Scale: 1"=10'-0"

TOR010

REVISIONS

PUEBLO PARK

2252 Del Amo Boulevard, Torrance, California

Landscape Improvement Plans

City of Torrance
3031 Torrance Blvd
Torrance, CA 90503
(310) 781.7559

INFO & CONSTRUCTION LAYOUT

LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 EAST DEERE AVENUE
SANTA ANA, CA 92705
949.250.4822

project manager: P. Stevens
approved by: M. Imlay
drawn by: P. Stevens
date: 04/02/14
scale: 1" = 10'-0"

SHEET L-100 of 10

Pueblo Park - City of Torrance