

**GENERAL NOTES**

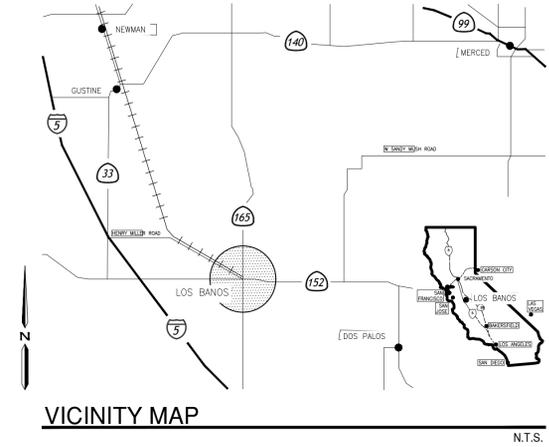
- LANDSCAPE IMPROVEMENTS SHALL BE CONSTRUCTED IN COMPLIANCE WITH CITY OF LOS BANOS, CALIFORNIA CURRENT STANDARDS AND SPECIFICATIONS INCLUDING ALL AMENDMENTS THERETO TO DATE. IMPROVEMENTS SHALL ALSO BE IN COMPLIANCE WITH CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATIONS LATEST EDITION, WHERE APPLICABLE. IN THE EVENT THERE IS A CONFLICT WITH THE PLANS AND REFERENCES STATED ABOVE, THE GOVERNING BODY STANDARDS AND SPECIFICATIONS SHALL PREVAIL. ALL WORK SHALL BE SUBJECT TO INSPECTION.
- DESIGN: THE DRAWINGS HEREIN REPRESENT THE DESIGN TO BE IMPLEMENTED ON THE SITE DEPICTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE LANDSCAPE ARCHITECT TO CLARIFY PLAN DETAILS RELATED TO SITE OR CONSTRUCTION DETAILS NECESSARY FOR PROJECT COMPLETION.
- COORDINATION: CONTRACTORS SHALL COORDINATE INSTALLATION AND SCHEDULING WITH THE CITY AND OTHER CONTRACTORS EFFICIENTLY AND IN A TIMELY MANNER, ENSURING THE PROJECT COMPLETION IS UNIMPEDED AND INSTALLED CORRECTLY WITH MINIMAL MAINTENANCE. THE CITY SHALL BE CONTACTED DIRECTLY AT LEAST TWO WORKING DAYS (48 HOURS) PRIOR TO COVERING, COMPLETION, OR EXPOSING WORK THAT WILL BE INSTALLED.
- SITE CONDITIONS: SEE GENERAL PROVISIONS, SPECIAL PROVISIONS, GENERAL REQUIREMENTS, AND TECHNICAL SPECIFICATIONS FOR CONTRACTOR RESPONSIBILITIES RELATED TO SITE CONDITIONS. CONTRACTOR SHALL EXAMINE EXISTING CONDITIONS OF SITE. IN THE EVENT THAT ON-SITE CONDITIONS DIFFER FROM CONDITIONS DEPICTED ON PLANS AND WILL IMPACT THE INSTALLATION PROCESS, THE CONTRACTOR SHALL SUBMIT THESE FINDINGS TO THE CITY IN WRITING PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF THE EXISTING SITE CONDITIONS.
- BASE INFORMATION: THE PROPOSED LANDSCAPE IMPROVEMENTS SHOWN HEREIN ARE SUPERIMPOSED OVER DATA PROVIDED TO THE LANDSCAPE ARCHITECT BY OTHER SOURCES. THE LANDSCAPE ARCHITECT SHALL NOT BE HELD LIABLE FOR THE CHANGES, INACCURACIES, OMISSIONS, OR OTHER ERRORS RELATED TO THIS DATA. THE BASE INFORMATION IS PROVIDED AS AN AID ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND ACCOMMODATING ANY DISCREPANCIES.  
BASE INFORMATION PROVIDED BY: THE CITY OF LOS BANOS
- BIDDING INFORMATION: SEE GENERAL PROVISIONS, SPECIAL PROVISIONS, GENERAL REQUIREMENTS, AND TECHNICAL SPECIFICATIONS FOR CONTRACTOR RESPONSIBILITIES RELATED TO BIDDING INFORMATION AND SITE VISITS PRIOR TO BID SUBMITTAL.
- PRE-CONSTRUCTION MEETING: A PRE-CONSTRUCTION MEETING SHALL BE COORDINATED WITH THE APPROPRIATE REGULATORY BODY PRIOR TO BEGINNING WORK. APPLICABLE AGENCIES AND PARTIES SHALL BE NOTIFIED AT LEAST 3 WORKING DAYS (72 HOURS) IN ADVANCE OF THE PRE-CONSTRUCTION MEETING.
- UTILITIES: THE CONTRACTOR AND ANY SUBCONTRACTORS SHALL CONTACT U.S.A. AT LEAST TWO WORKING DAYS (48 HOURS) PRIOR TO BEGINNING WORK.
- POT HOLING: ONLY EXCAVATION WILL REVEAL ACTUAL TYPES, LOCATIONS, SIZES, AND DEPTHS OF UNDERGROUND UTILITIES. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF UNDERGROUND UTILITIES OR OF BURIED EXISTING OBJECTS AND UTILITIES NOT SHOWN ON THESE PLANS.
- AS-BUILTS: FOR AS-BUILT PURPOSES, THE CONTRACTOR SHALL KEEP A CURRENT SET OF DRAWINGS ON SITE AT ALL TIMES WITH DEVIATIONS FROM ORIGINAL PLANS AND SPECIFICATIONS NOTED. UPON PROJECT COMPLETION THE CONTRACTOR SHALL PROVIDE THE CITY WITH A DIGITAL FORMAT, COMPLETE SET OF AS-BUILT DRAWINGS.

# OLIVEIRA PARK RENOVATIONS

## LANDSCAPE IMPROVEMENT PLANS

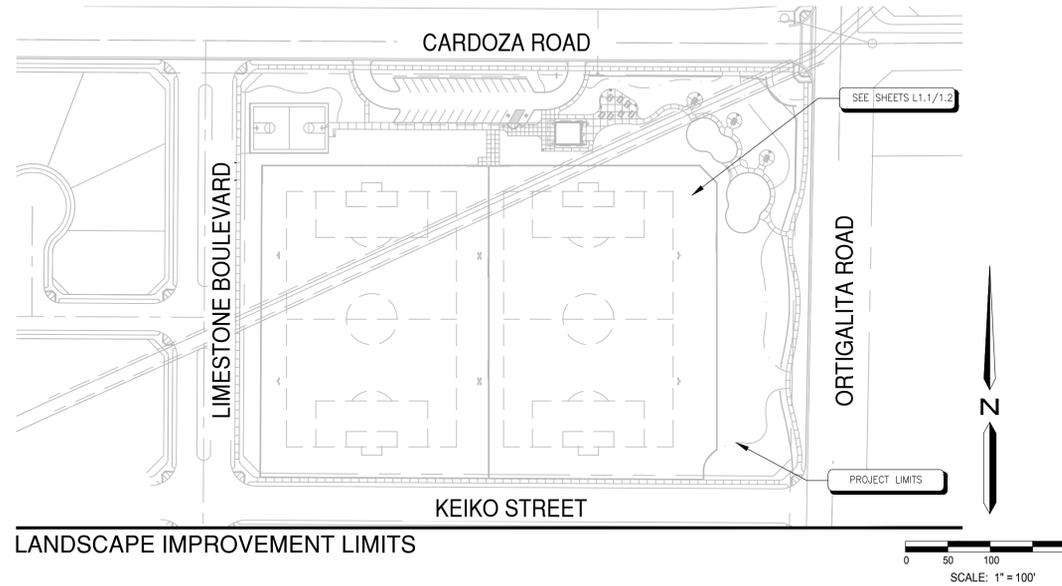
### LOS BANOS, CALIFORNIA

### CITY OF LOS BANOS



**SHEET INDEX**

- L0.0 COVER SHEET
- L1.0 SITE FEATURES, FINISHES AND PLANTING LEGEND AND NOTES
- L1.1 SITE FEATURES, FINISHES AND PLANTING PLAN
- L2.0 CONSTRUCTION DETAILS
- L2.1 CONSTRUCTION DETAILS



**ADDITIVE ALTERNATIVES**

- ADD ALTERNATE #1: 328 LF OF 6' TALL FENCE AND 9" CONCRETE CURB, (2) 20' SLIDE GATES.
- ADD ALTERNATE #2: ALL FENCING FABRIC SHALL BE VINYL COATED BLACK. ALL POSTS, RAILS, FITTINGS, ETC. SHALL BE POWDER COATED BLACK.

**PROJECT INFORMATION**

PROJECT TITLE:	OLIVEIRA PARK RENOVATIONS	PROJECT TYPE:	REHABILITATED/PUBLIC
PARCEL NUMBER:	SEE CITY DOCUMENTS	GRADING PLANS:	N/A
ZONING:	PARK	BUILDING ELEVATIONS:	N/A
PROJECT ADDRESS:	1115 CARDOZA ROAD LOS BANOS, CA 93635	WATER SUPPLY TYPE & LOCAL PURVEYOR:	POTABLE/CITY OF LOS BANOS
APPLICANT/OWNER:	CITY OF LOS BANOS/PAUL CARDOZA 411 MADISON AVE. LOS BANOS, CA, 93635 (209) 827-7034 PAUL.CARDOZA@LOSBANOS.ORG	COMMUNITY FORESTRY DEPT. CONTACT:	N/A
PLANS PREPARED BY:	O'DELL ENGINEERING 1165 SCENIC DRIVE, SUITE B MODESTO, CA 95350 (209) 571-1765 OFFICE (209) 571-2466 FAX EMAIL: CKENNEDY@ODELLENGINEERING.COM	ADJACENT PROPERTY USES:	NORTH - RESIDENTIAL NEIGHBORHOOD SOUTH - VACANT FIELD EAST - RESIDENTIAL NEIGHBORHOOD WEST - RESIDENTIAL NEIGHBORHOOD
LICENSE NUMBER:	CLA #5426	UTILITY PLANS:	SEE CIVIL ENGINEERING PLANS
LANDSCAPE AREA:	195,910 SQUARE FEET	SOIL REPORT:	SOIL TEST NUMBER: LABORATORY: TEST DATE: TEST LOCATION: NOTES: SOIL AMENDMENTS IN THE GENERAL PLANTING NOTES ARE FOR BID PURPOSES ONLY, ACTUAL AMENDMENTS SHALL REFLECT THE RECOMMENDATIONS OF THE REPORT ONCE FINAL MASS GRADING HAS BEEN PERFORMED AND SAMPLES HAVE BEEN SUBMITTED TO SOILS LAB.

**ABBREVIATIONS**

BC	BOTTOM OF CURB	INV	INVERT ELEVATION
BW	BOTTOM OF WALL	MAX	MAXIMUM
BOW	BACK OF WALL	ME	MECHANICAL ENGINEER
CJ	TOOLED CONTROL JOINT	MIN	MINIMUM
CL	CENTERLINE	(N)	NEW
CLR	CLEAR	OC	ON CENTER
CIP	CAST IN PLACE	PA	PLANTING AREA
CMU	CONCRETE MASONRY UNIT	PIP	POURED IN PLACE CONCRETE
C	CONCRETE	POB	POINT OF BEGINNING
DG	DECOMPOSED GRANITE	R	RADIUS
DWGS	DRAWINGS	RIM	RIM ELEVATION
(E) OR EX	EXISTING	RP	RADIUS POINT
EJ	EXPANSION JOINT	SAD	SEE ARCHITECTURAL DRAWINGS
EQ	EQUAL	SCD	SEE CIVIL DRAWINGS
FC	FACE OF CURB	SED	SEE ELECTRICAL DRAWINGS
FDE	FINISH DECK ELEVATIONS	SIM	SIMILAR
FF/FFE	FINISH FLOOR ELEVATION	SLD	SEE LANDSCAPE DRAWINGS
FG	FINISH GRADE	SP	SPACE
FL	FLOW LINE	TBD	TO BE DETERMINED
FOB	FACE OF BUILDING	TC	TOP OF CURB
FOW	FACE OF WALL	TP	TOP OF PAVEMENT
FS	FINISH SURFACE	TW	TOP OF WALL
FV	FIELD VERIFY	TYP	TYPICAL
HP	HIGH POINT		

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NO.	DATE	REVISION

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**LANDSCAPE IMPROVEMENT PLANS**  
**OLIVEIRA PARK**  
**RENOVATIONS**  
 LOS BANOS, CALIFORNIA

COVER SHEET



APPROVED: \_\_\_\_\_

DESIGNED: JN/RF  
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**GENERAL NOTES**

- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES AND PUBLIC AGENCIES TO DISCONNECT EXISTING UTILITIES TO THE PROJECT SITE PRIOR TO DEMOLITION.
- CONTRACTOR TO PROTECT ALL UTILITY STRUCTURES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL EXAMINE RELATED WORK AND SURFACES BEFORE STARTING WORK OF THIS SECTION AND SHOULD REPORT TO THE CITY IN WRITING ANY CONDITIONS WHICH WILL PREVENT THE PROPER PROVISION OF WORK INCLUDING DAMAGE TO: IRRIGATION SYSTEM, SIDEWALKS, CURB/GUTTER, AND ROADWAYS ADJACENT TO THE WORK SITE. BEGINNING THE WORK OF THIS SECTION WITHOUT REPORTING UNSUITABLE CONDITIONS CONSTITUTES ACCEPTANCE OF CONDITIONS. ANY REQUIRED REMOVAL, REPAIR OR REPLACEMENT OF WORK CAUSED BY UNSUITABLE CONDITIONS SHALL BE DONE AT NO ADDITIONAL COST TO THE CITY.
- CONTRACTOR SHALL APPLY AN HERBICIDE TO KILL EXISTING LAWN. CONTRACTOR SHALL ROTOTILL IN DEAD PLANT DEBRIS INTO NATIVE SOIL AND SHALL REMOVE ANY EXCESSIVE DEBRIS FROM SITE AT THE CONTRACTORS EXPENSE. MISCELLANEOUS DEBRIS (BARK, ROCKS, GARBAGE, ETC.) AND SHALL PROTECT IN PLACE ALL EXISTING TREES AND IRRIGATION COMPONENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES AND/OR COSTS ASSOCIATED WITH REMOVAL OF ALL PLANT MATERIAL AND DEBRIS FROM THE SITE.
- CONTRACTOR SHALL LEAVE PLANTING AREA IN A CLEAN, READY-TO-PLANT STATE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND REPLACING ANY AND ALL DAMAGED IRRIGATION COMPONENTS DUE TO DEMOLITION.
- CONTRACTOR SHALL MAINTAIN EXISTING GRADING AND DRAINAGE PATTERNS AND SHALL MAINTAIN A SMOOTH CONSISTENT GRADE TOWARDS DRAINAGE STRUCTURES.
- CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING.
- CONTRACTOR SHALL PROVIDE COMPACTION TESTING. REPORTS SHALL BE DELIVERED DIRECTLY FROM THE LAB TO THE CITY.
- ALL EARTHWORK, GRADING AND SOIL DELIVERY/REMOVAL SHALL BE PROVIDED BY THE CONTRACTOR.
- ALL CONCRETE COLORS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PROVIDE A 4'x4' POURED SAMPLE OF CONCRETE, FINISH AND JOINTING TO CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

**GENERAL PLANTING NOTES**

- ANY AND ALL PORTIONS OF THIS WORK ARE SHALL CONSTRUCTED IN COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS AS SET FORTH BY LOCAL MUNICIPALITIES, STATE AND NATIONAL AGENCIES. IN THE EVENT THERE IS A CONFLICT WITH THESE PLANS AND THE AGENCIES STATED ABOVE, THE GOVERNING BODY'S REGULATIONS SHALL PREVAIL.
- PRIOR TO BIDDING AND COMMENCEMENT OF SITE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND EXAMINE CONDITIONS OF THE PROJECT SITE, VERIFYING LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES. LOCATIONS OF ITEMS SHOWN ON THESE PLANS ARE ONLY APPROXIMATIONS. ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE CITY. FAILURE TO REPORT DISCREPANCIES TO THE CITY BEFORE COMMENCEMENT OF SITE WORK IMPLIES ACCEPTANCE OF SITE CONDITIONS AND COSTS ASSOCIATED WITH CORRECTING PLANTING RELATED INSTALLATIONS.
- CONTRACTOR TO PURCHASE AND PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE THE LANDSCAPE WORK (I.E. DEMOLITION, CONCRETE, FENCING, LAWN DRILL SEEDING, ETC.) AS SHOWN ON THE DRAWINGS AND AS SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THESE ITEMS UNTIL THE PROJECT IS COMPLETED.
- ALL SCALED DIMENSIONS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES AND SHALL IMMEDIATELY INFORM THE CITY OF ANY DISCREPANCY BETWEEN THE INFORMATION. NUMBERS PROVIDED ON THIS PLAN ARE FOR REFERENCE ONLY. THE NUMBER OF SYMBOLS SHOWN ON THE PLANS SHALL HAVE PRIORITY OVER THE NUMBERS GIVEN.

**SOIL PREPARATION**

- THE LANDSCAPE CONTRACTOR SHALL INSPECT THE PLANTER AREAS FOR EXTREME COMPACTION PARTICULARLY AROUND CONSTRUCTION AREAS. PROVIDE MEANS FOR RIPPING TO A DEPTH OF TWELVE INCHES (12") ALL COMPACTED AREAS TO INSURE PROPER ROOT GROWTH OF NEW PLANTINGS.
- CULTIVATE TOP SIX INCHES (6") OF SOIL IN ALL AREAS.
- NO SOIL SHALL BE HANDLED OR WORKED WHEN IN A MUDDY CONDITION.
- FINISH GRADE SHALL BE APPROVED BY THE CITY BEFORE ANY PLANTING BEGINS.
- AN EVEN FINISHED GRADE WITH NO RIDGES OR DEPRESSIONS SHALL BE CAREFULLY MAINTAINED DURING OPERATIONS TO ENSURE PROPER SURFACE DRAINAGE.
- LAWN AREAS SHALL BE FINE GRADED TO WITHIN ONE INCH (1") BELOW ADJACENT SURFACES.
- CONTRACTOR TO PERFORM SOILS ANALYSIS AND OBTAIN AMENDMENT RECOMMENDATIONS FROM SOIL LABORATORY AFTER RIPPING OF SITE. THE CONTRACTOR SHALL USE A REPUTABLE SOILS LAB. THE SOIL ANALYSIS, AT A MINIMUM, SHALL INCLUDE: SOIL TEXTURE, INFILTRATION RATE PH, TOTAL SOLUBLE SALTS, SODIUM, ESSENTIAL NUTRIENTS PERCENT ORGANIC MATTER, AND RECOMMENDATIONS FOR SOIL AMENDMENTS OR NUTRIENT APPLICATIONS TO AMELIORATE THE SOIL LIMITATIONS IDENTIFIED BY THE ANALYSIS AND THE AMOUNT OF COMPOST REQUIRED TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM 3 INCHES. THE CONTRACTOR SHALL FORWARD THE RESULTS OF THE SOILS ANALYSIS TO THE CITY FOR REVIEW AND APPROVAL. CONTRACTOR SHALL AMEND SOILS PER MOST RECENT RECOMMENDATIONS FROM THE SOILS LAB AND/OR THE CTY. FOR BID PURPOSES ONLY, THE FOLLOWING MINIMUM AMENDMENTS SHALL BE INCORPORATED INTO ALL PLANTED AREAS AND TILLED INTO THE SOIL TO A DEPTH OF SIX INCHES (6"):
  - 6-20-20 FERTILIZER AT 25 LBS PER 1,000 SF.
  - ORGANIC AMENDMENT AT 6 CUBIC YARDS PER 1,000 SF.

**DRILL SEEDING FERTILIZER & MIX**

- USE A BALANCED FERTILIZER, 15-15-15, AT A RATE OF 10 LBS PER 1,000 SF.
- INCORPORATE SEED UNIFORMLY AT A RATE OF 10 LBS PER 1,000 SF. SEED SHALL BE OF THE LATEST CROP, LABELED IN ACCORDANCE WITH THE CALIFORNIA FOOD AND AGRICULTURE CODE. SUBSTITUTIONS OF THE SEED MIX ARE PERMISSIBLE ONLY WITH PRIOR APPROVAL OF THE CITY. THE SEED MIX SHALL CONSIST OF THE FOLLOWING:
  - TURF TYPE: TIFFWAY II, AVAILABLE THROUGH DELTA GROWERS, CONTACT NUMBER IS (209) 469-7979.

**DRILL SEEDING PROCEDURE**

- LAWN DRILL SEEDING SHALL BE ALLOWED ONLY DURING APPROPRIATE WEATHER CONDITIONS TO ASSURE GERMINATION.
- AFTER APPLICATION, THE CONTRACTOR SHALL NOT OPERATE ANY EQUIPMENT OVER THE COVERED AREA.
- APPLY SEED WITH A UNIFORM VISIBLE APPLICATION.
- APPLY SEED INTO AREAS NOT ACHIEVABLE BY MECHANICAL MEANS BY HAND TILLING AND SPREADING SEED INTO SURFACE AT THE SAME APPLICATION RATE.

**WEED CONTROL**

- PRIOR TO DRILL SEEDING THE CONTRACTOR SHALL SPRAY A POST EMERGENT HERBICIDE TO KILL EXISTING WEEDS. ALLOW ONE (1) WEEK FOR WEEDS TO COMPLETELY DIE AND REMOVE FROM SITE.
- FOLLOWING REMOVAL OF WEEDS, IRRIGATE THE SITE KEEPING SOIL MOIST UNTIL GERMINATION OF THE NEW CROP OF WEEDS IS A MINIMUM OF ONE INCH (1") TALL. REPEAT THE HERBICIDE TREATMENT, AFTER THE SECOND TREATMENT AND AFTER THE REQUIRED WAIT PERIOD (AS SPECIFIED BY HERBICIDE MANUFACTURER) SEEDING MAY BE PERFORMED.
- THE CONTRACTOR SHALL APPLY A BROADLEAF HERBICIDE FORTY-FIVE (45) DAYS AFTER SEEDING BUT NOT BEFORE THE THIRD MOWING. THE HERBICIDE SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED DIRECTIONS.

**PLANT ESTABLISHMENT AND MAINTENANCE PERIODS**

- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A PLANT ESTABLISHMENT PERIOD OF THIRTY (30) DAYS COMMENCING AT ACCEPTANCE OF A 90% STAND OF LAWN GROWTH. THE CITY SHALL BE RESPONSIBLE DETERMINATION OF 90% STAND.
- APPROXIMATELY 30 DAYS AFTER 90% STAND, APPLY A BALANCED FERTILIZER TO TURF AREAS PER MANUFACTURER'S RECOMMENDED RATES.
- FOLLOWING ACCEPTANCE OF A 90% STAND OF LAWN GROWTH, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE INSTALLATION AREA FOR NINETY (90) DAYS INCLUDING MOWING AND MAINTENANCE OF TURF, FERTILIZATION, REMOVING CLIPPINGS FROM SITE, EDGING, AND THE CONTROL OF WEEDS. ADJUSTMENTS TO THE IRRIGATION SYSTEM FOR TIME AND DURATION OF FLOWS AND REPLACEMENT AND ADJUSTMENTS TO HEADS AND NOZZLES ARE ALSO REQUIRED.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DISEASE AND PEST CONTROL DURING THE ESTABLISHMENT AND MAINTENANCE PERIODS.

**ACCEPTANCE**

- COMPLETED WORK WILL BE REVIEWED AND OBSERVED BY THE CITY. ANY MODIFICATIONS REQUIRED TO MEET THE STANDARDS AS SET FORTH IN THESE LANDSCAPE DOCUMENTS SHALL BE SUBMITTED TO THE LANDSCAPE CONTRACTOR AND CORRECTED AT THE LANDSCAPE CONTRACTOR'S EXPENSE. CORRECTED ITEMS SHALL BE REVIEWED AND APPROVED BY OWNER.
- UPON FINAL ACCEPTANCE, LANDSCAPE CONTRACTOR SHALL INSTRUCT MAINTENANCE PERSONNEL AS TO THE OPERATION AND MAINTENANCE OF ALL LANDSCAPING.

**GUARANTEE**

- HYDROSEEDING CONTRACTOR SHALL GUARANTEE COMPLETE COVERAGE OF THE AREA TO BE SEEDED AND AT LEAST 95% GERMINATION OF THE SEED.
- ALL TREES AND SHRUBS SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR TO LIVE AND GROW IN A HEALTHY UPRIGHT POSITION DURING THE ESTABLISHMENT AND MAINTENANCE PERIODS. REPLACEMENT MATERIAL WILL BE AT THE LANDSCAPE CONTRACTOR'S EXPENSE EXCEPT IF VANDALIZED OR STOLEN.

**REFERENCE KEY**

**SCHEDULE KEY**

**SECTION CUT**

**SHEET REFERENCE CALL-OUT**

**CONCRETE JOINT LEGEND**

EJ = EXPANSION JOINT  
SJ = CONTROL JOINT  
CJ = COLD JOINT

**SITE FEATURE SCHEDULE**

ITEM	DESCRIPTION / MODEL	COLOR	QUANTITY	MANUFACTURER / SUPPLIER / INFORMATION	DET REF.
1	6' TALL CHAIN LINK FENCING WITH 9"-WIDE CONCRETE P.I.P. MOW CURB	POSTS/HARDWARE-GALV. FABRIC-GALV.	1,719 LF		3/L2.0
2	6' TALL 12' SLIDE GATE	POSTS/HARDWARE-GALV. FABRIC-GALV.	2		1/L2.1
3	6' TALL 20' SLIDE GATE WITH 15"-WIDE CONCRETE P.I.P. MOW CURB	POSTS/HARDWARE-GALV. FABRIC-GALV.	2		1/L2.1
4	6" TALL CHAIN LINK FENCE WITH 9"-WIDE CONCRETE P.I.P. MOW CURB (ADD ALTERNATE #1)	POSTS/HARDWARE-GALV. FABRIC-GALV.	328 LF		3/L2.0
5	6" TALL 20' SLIDE GATE WITH 15"-WIDE CONCRETE P.I.P. MOW CURB (ADD ALTERNATE #1)	POSTS/HARDWARE-GALV. FABRIC-GALV.	2		1/L2.1
6	CITY STANDARD DRIVE APRON WITH 9"-WIDE CONCRETE PIP MOW CURB	NATURAL	1		ST-10

**SITE FINISH SCHEDULE**

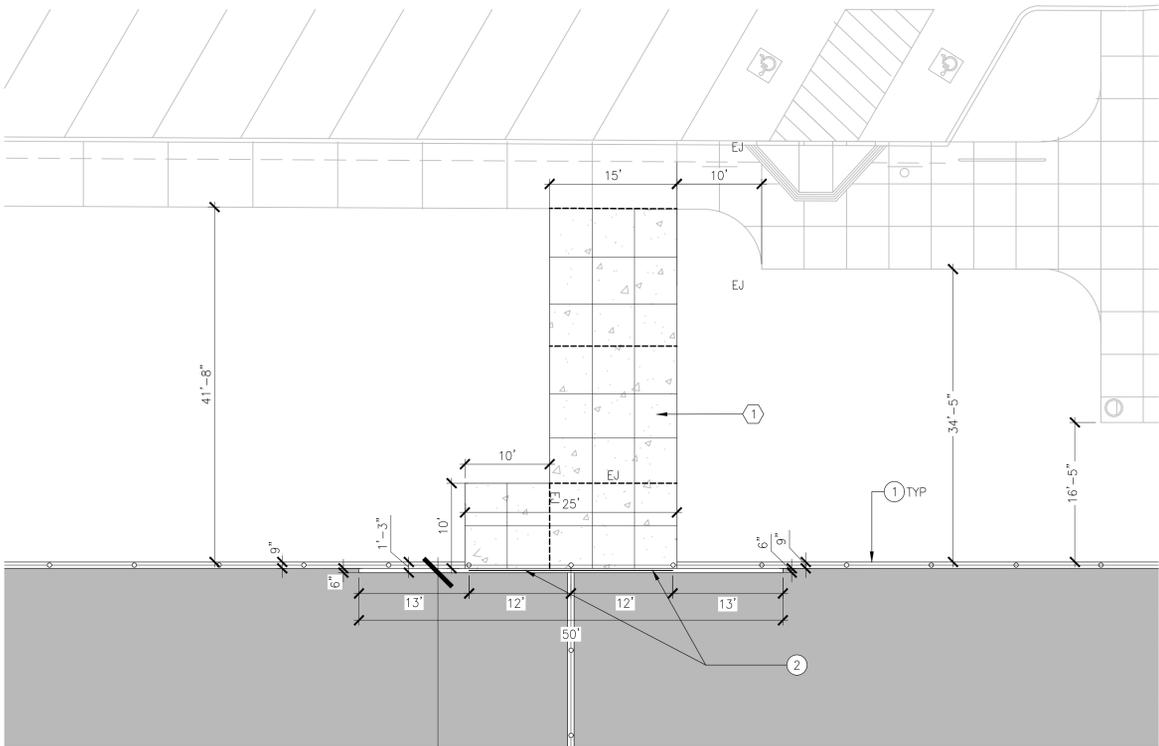
FINISH	DESCRIPTION	COLOR	QUANTITY	PATTERN / INFORMATION	DET REF.
1	CONCRETE FLATWORK	NATURAL	734 SF	MEDIUM BROOM FINISH	1&2/L2.0

**IRRIGATION LEGEND**

ITEM	MANUFACTURER/MODEL	PSI	QUANTITY	GPM	RADIUS	DET REF.
⊕	EXISTING ROTOR (APPROXIMATE LOCATION)		114			
⊙	NEW ROTOR - HUNTER I-20 1.5SR NOZZLE.	50	1	1.5	25	
⚠	RELOCATE EXISTING ROTOR HEADS TO INSIDE LOCATION OF NEWLY PROPOSED FENCE WITH CONCRETE MOW STRIP					

**PLANTING LEGEND**

SYMBOL	BOTANIC NAME	COMMON NAME	QUANTITY	SIZE	WATER USE	REMARKS	DET REF.
⬜	AREA TO REMOVE EXISTING LAWN, ROTOTILL, AMEND AND DRILLSEED.	TIFFWAY II	195,910 SF	DRILL SEED	HIGH	AVAILABLE FROM LOCAL SOURCES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	



1 ENLARGEMENT A

SCALE: 1" = 10'



PLAN REVISIONS

NO.	DATE	REVISION

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LANDSCAPE IMPROVEMENT PLANS  
**OLIVEIRA PARK**  
**RENOVATIONS**  
LOS BANOS, CALIFORNIA

SITE FEATURES, FINISHES AND PLANTING LEGEND AND NOTES



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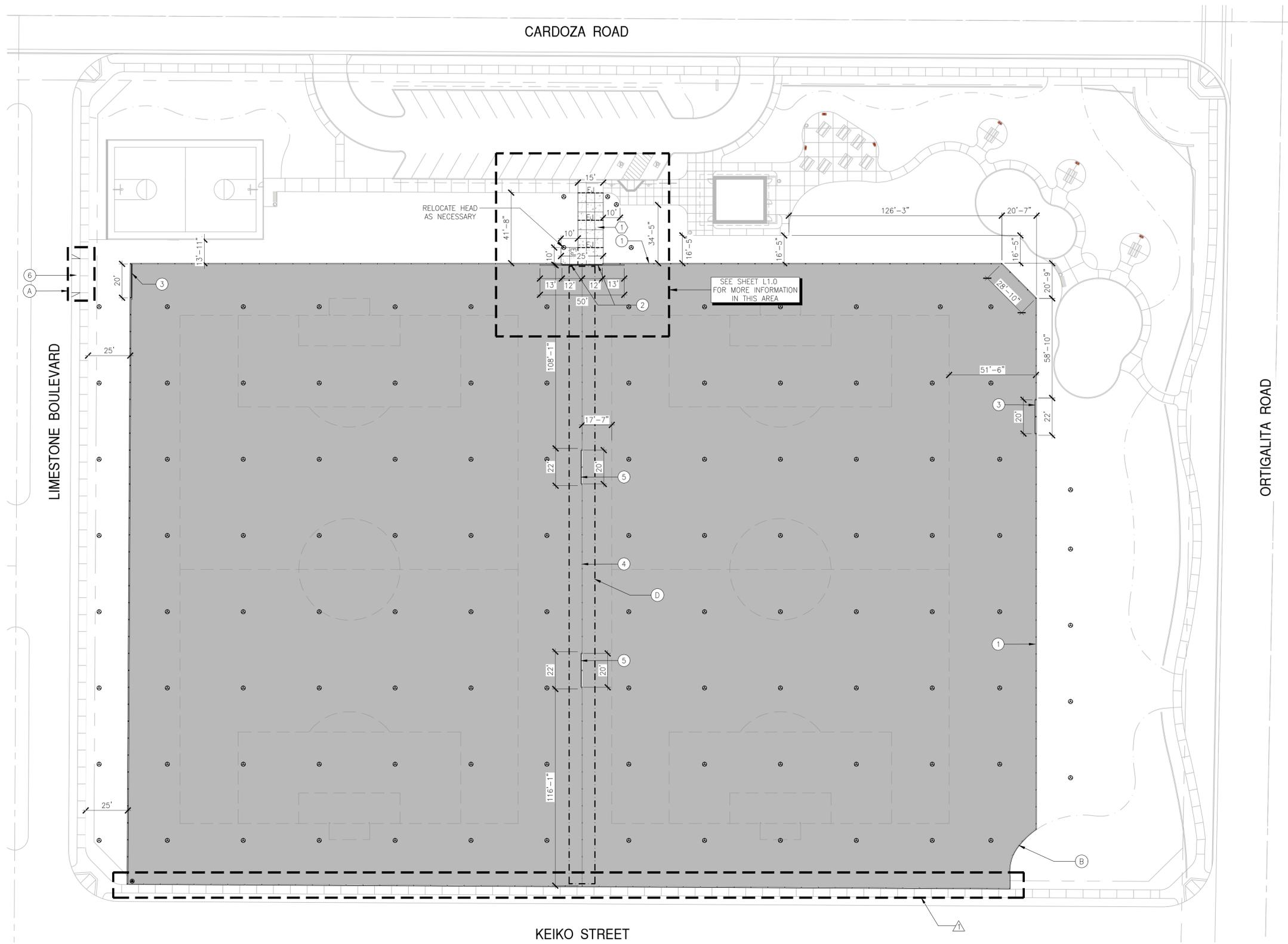
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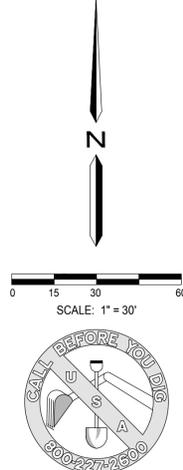


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- SHEET NOTES**
- (A) REMOVE EXISTING LANDSCAPE & IRRIGATION. INSTALL NEW IRRIGATION HEADS AS NECESSARY TO ATTAIN 100% COVERAGE.
  - (B) CONFORM FENCE WITH EXISTING MOW STRIP.
  - (C) ALL DIMENSIONS ARE TO THE OUTSIDE EDGE OF CONCRETE MOW STRIP
  - (D) ADD ALTERNATE #1: 328 LF OF 6' TALL CHAINLINK FENCE, 9" CONCRETE CURB AND (2) 20' ROLL GATES.



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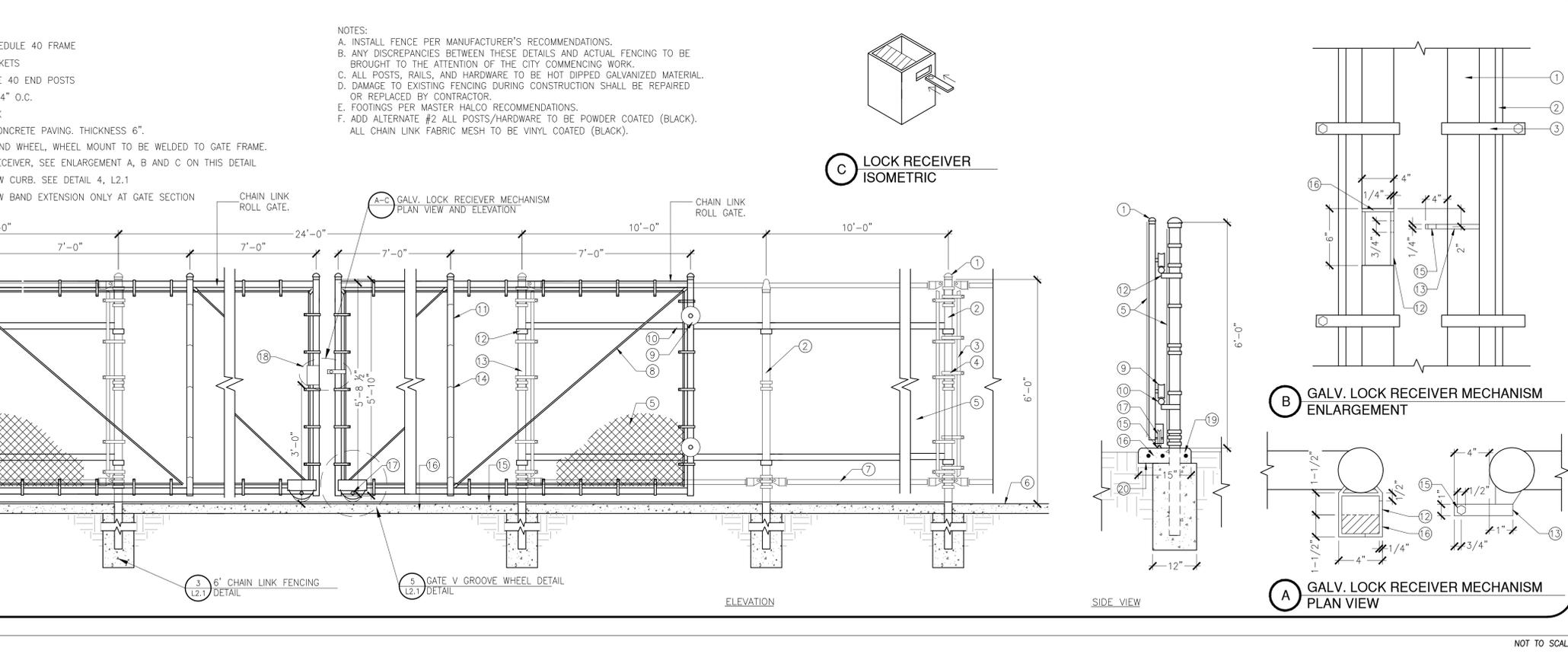
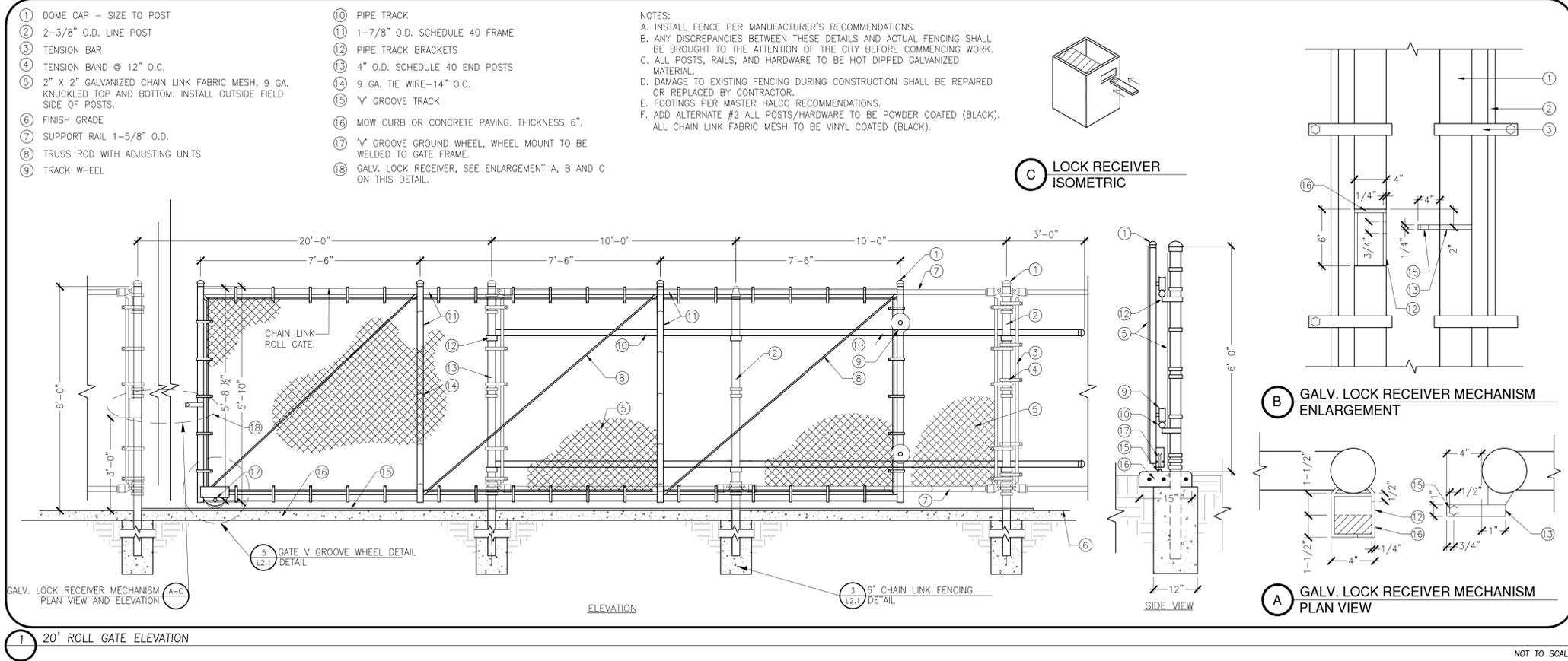
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OF  
**5**

① PORTLAND CEMENT CONCRETE, 6 SACK CRUSHED AGGREGATE 3/4" @ 3000 PSI. LIGHT BROOM FINISH (PARALLEL TO CURBING).

② #3 REBAR CONTINUOUS

③ 1/2" RADIUS, TYPICAL

④ SUBGRADE COMPACTED TO 95% RELATIVE COMPACTION

NOTES:  
A. 3/8" ASPHALT IMPREGNATED EXPANSION JOINTS SHALL BE PLACED @ 20' O.C. TRIM 1/4" BELOW FINISH SURFACE, TYPICAL.  
B. CONTROL JOINTS SHALL BE PLACED @ 10' O.C., TYPICAL.

1" IN TURF  
3" IN SHRUB AREA

6" 9"

FG

④ CONCRETE MOW CURB NOT TO SCALE

① FINISH SURFACE OF CONCRETE

② 1/4" DEPTH CONTROL JOINT (LOCATIONS PER PLAN)

③ 6"x6" WELDED WIRE MESH. SET IN CENTER OF CONCRETE DEPTH.

④ SEE PLANS FOR CONCRETE COLOR & FINISH

⑤ EXPANSION JOINT

⑥ 4" CONCRETE PAVING, PORTLAND CEMENT CONCRETE, 6 SACK CRUSHED AGGREGATE 3/4" @ 3000 PSI.

⑦ 4" CLASS II AGGREGATE BASE COURSE. COMPACT TO 95% PER ASTM D1557

⑧ PROCESS AND PREPARE SUBGRADE. COMPACT UPPER 6" TO 95% PER ASTM D1557

① 4" CONCRETE PAVING NOT TO SCALE

① 6"Ø X 1 1/4"

② TRACK

⑤ GATE V-GROOVE WHEEL DETAIL NOT TO SCALE

① ELASTOMERIC SEALANT, MATCH TO COLOR OF CONCRETE SEE SPECIFICATIONS.

② BACKER ROD

③ DOWEL, 1/2" DIA X 1'0" @ 2'0" O.C. PAPER SLEEVE ONE END.

④ 3/8" ASPHALTIC IMPREGNATED EXPANSION JOINT

⑤ SEE DETAIL FOR CONCRETE DEPTH AND SUB-GRADE PREPARATION.

⑥ TOOLED SCORE JOINT, 1/8" DEEP.

⑦ 6"x6" WELDED WIRE MESH. SET IN CENTER OF CONCRETE DEPTH.

WATER TIGHT EXPANSION JOINT

EXPANSION JOINT

SCORE JOINT

② EXPANSION JOINTS / SCORE JOINTS NOT TO SCALE

① TYPICAL TOP RAIL CONNECTION AS SHOWN @ 20' O.C.

② TOP RAIL 1-5/8" O.D.

③ 9 GA. TIE WIRE-24" O.C.

④ 2"x 2" GALVANIZED CHAIN LINK FABRIC MESH, 9 GA. KNUCKLED TOP AND BOTTOM. INSTALL OUTSIDE FIELD SIDE OF POSTS.

⑤ LOOP CAP

⑥ RAIL END CUP

⑦ DOME CAP

⑧ BRACE BANDS AT 18" O.C.

⑨ TENSION BAR 1/4" X 3/4" MIN.

⑩ BRACE RAIL 1-5/8" O.D. (OPTIONAL)

⑪ 2-7/8" O.D. STRUCTURAL GRADE CORNER/END/PULL POSTS

⑫ CONCRETE FOOTING AT ALL POSTS. 3500 PSI CONCRETE MIN. FOOTING DIMENSIONS FOR REFERENCE ONLY. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

⑬ 6" WIDE CONTINUOUS CONCRETE MOW BAND

⑭ CONCRETE FINISH GRADE. 1" ABOVE EX GRADE. EXCEPT CURB ALONG NORTH SIDE FENCES, ADD CENTER LOW POINTS WHERE GRADE IS FLUSH TO ALLOW FOR DRAINAGE OF FIELD. 2% MIN. SLOPE.

⑮ 2-3/8" O.D. LINE POST

⑯ 9 GA. TIE WIRE-14" O.C.

⑰ 1/2" EDGE RADIUS

⑱ 9" CONCRETE MOW CURB SEE DETAIL 4, L2.1

NOTES:  
A. INSTALL FENCE PER MANUFACTURER'S RECOMMENDATIONS.  
B. ANY DISCREPANCIES BETWEEN THESE DETAILS AND ACTUAL FENCING TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE COMMENCING WORK.  
C. ALL POSTS, RAILS, AND HARDWARE TO BE HOT DIPPED GALVANIZED MATERIAL.  
D. DAMAGE TO EXISTING FENCING DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY CONTRACTOR.  
E. FOOTINGS PER MASTER HALCO RECOMMENDATIONS.  
F. ADD ALTERNATE #2 ALL POSTS/HARDWARE TO BE POWDER COATED (BLACK). ALL CHAIN LINK FABRIC MESH TO BE VINYL COATED (BLACK).

SIDE VIEW

FRONT VIEW

2% SLOPE MIN. TO MIDPOINT BETWEEN POSTS.

③ 6' CHAIN LINK FENCING NOT TO SCALE



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