

APPROVED

2-15-2017

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 17-036

DATE February 15, 2017

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WESTWOOD PARK – NEW DOG PARK AND PARK IMPROVEMENTS (PRJ21050) PROJECT – ALLOCATION OF QUIMBY FEES – CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(3), CLASS 4(3) AND CLASS 11(3) OF THE CITY CEQA GUIDELINES (MINOR ALTERATIONS OF EXISTING STREETS AND PEDESTRIAN TRAILS, TREE PLANTING AND LANDSCAPING AND PLACING OF MINOR STRUCTURES ACCESSORY TO EXISTING FACILITIES)

AP Diaz _____

V. Israel _____

for *R. Barajas _____

CPD _____

N. Williams _____

H. Fujita _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION

1. Approve the final plans and specifications for the Westwood Park – New Dog Park and Park Improvements (PRJ21050) Project (Attachment No. 1);
2. Recommend that the City Council request the City Attorney to draft an ordinance amending Los Angeles Municipal Code (LAMC) Section 63.44 B.2(d) in order to authorize the designated fenced area consisting of approximately 0.69 acres in Westwood Park as an off-leash dog exercise and training area, for final approval by City Council;
3. Recommend that the City Council approve the ordinance amending LAMC Section 63.44 B.2(d), as prepared by the City Attorney;
4. Authorize the Department of Recreation and Parks (RAP) Chief Accounting Employee to transfer One Million Three Hundred Seventeen Thousand Eight Hundred Ninety Five Dollars (\$1,317,895.00) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Westwood Park Account No. 89460K-WP;
5. Authorize the RAP Chief Accounting Employee to reallocate One Hundred Fifty Seven Thousand Eight Hundred Twenty Six Dollars and Fifteen Cents (\$157,826.15) in Quimby Fees, currently allocated to the Westwood Park – Synthetic Turf Field (PRJ20663)

BOARD REPORT

PG. 2 NO. 17-036

Project, to the Westwood Park – New Dog Park and Park Improvements (PRJ21050) Project;

6. Approve the allocation of One Million Four Hundred Seventy Five Thousand Seven Hundred Twenty One Dollars and Fifteen Cents (\$1,475,721.15) in Quimby Fees from Westwood Park Account No. 89460K-WP for the Westwood Park – New Dog Park and Park Improvements (PRJ21050) Project;
7. Find that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA), and direct staff to file a Notice of Exemption;
8. Authorize the RAP Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing a Notice of Exemption; and,
9. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Westwood Park is located at 1350 South Sepulveda Boulevard in the Westwood area of the City. This approximately 26.70 acre park provides baseball fields, basketball courts, two children's play areas, a gymnasium, and a swimming pool. Approximately Ten Thousand Nine Hundred Sixty Three (10,963) residents live within a one-half (½) mile walking distance of Westwood Park. Due to the facilities, features, programs, and services it provides, Westwood Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

On August 10, 2016, the Board of Recreation and Park Commissioners (Board) approved a Revocable License Agreement with United States Department of Veteran Affairs (USDVA) for the use of Veterans' Barrington Park (Report No. 16-169). As a part of that Revocable License Agreement, the Department of Recreation and Parks (RAP) agreed to, within one year after the Effective Date of the Agreement, reduce the current size of the off-leash dog park by 50% and convert the reduced area to green space.

In anticipation of, and in response to, the reduction in the size of the off-leash dog park at Veterans' Barrington Park, RAP is recommending the development of a new off-leash dog park, and various other outdoor park improvements, at Westwood Park. Westwood Park is located approximately two (2) miles from Veterans' Barrington Park, and is the closest RAP facility to Veterans' Barrington Park.

OFF LEASH DOG EXERCISE AREAS – RAP POLICY AND GUIDELINES

On September 1, 1999, the Board approved an Off Leash Dog Exercise Area Policy (Report No. 382-99) (Attachment No. 2). The purpose of the RAP's Off Leash Dog Exercise Area Policy (Policy) is to establish a mechanism by which dog owners have the opportunity to recreate with their dogs off-leash within designated park areas. The Policy is used in conjunction with RAP's

BOARD REPORT

PG. 3 NO. 17-036

Off-Leash Dog Exercise Area Guidelines (Guidelines). The purpose of the Guidelines is to assist in the design, development and operation of off-leash dog exercise areas in the City of Los Angeles. The Policy and Guidelines are attached to this report (Attachment No. 2).

As detailed in the Guidelines, the key factors to be considered in selecting an off-leash dog exercise areas are distance from adjacent land uses, relationship to other recreational uses, size, availability of parking, and accessibility. Per the Guidelines, designated off-leash dog exercise areas should meet the following standards:

1. Be far enough away from a residential or commercial land use that the single-event sound of a dog bark would generally be perceived as a background sound or would be screened by traffic noise. To achieve this objective, the off-leash area should be:
 - a) at least 150 feet from residences and separated by a street or non-residential structure, and
 - b) at least 80 feet from commercial uses; if the wall of the commercial building that faces the off-leash area is windowless, a distance setback may not be required.
2. Be large enough to accommodate an area for big dogs (3.0 acres or larger) and include an area for small or timid dogs (0.75 acre or larger).
3. Be accessible to disabled users.
4. Be situated on property that is not currently developed for recreational use and/or in areas of parks that are not heavily used for other recreational activities so as to reduce the potential for conflict.
5. Not displace another organized recreational use or priority unstructured use in a park given the City's limited park resources and need for active recreation and passive open space areas.
6. Have sufficient adjacent parking, preferably off-street, that does not require users to cross a street; curbside parking is less desirable. A park in a multi-family residential neighborhood requires fewer spaces, whereas a park in a single-family residential neighborhood or non-residential area requires more spaces.
7. Be situated within a six-foot high minimum perimeter chain link fence with a concrete mow strip. Natural barriers such as steep hillsides, if feasible, may be utilized in lieu of fencing.

RAP's Off-Leash Dog Exercise Area Guidelines note that "if a proposed site does not meet the standards established by these guidelines, it may still be considered provided that it

BOARD REPORT

PG. 4 NO. 17-036

successfully passes the environmental review process which establishes the appropriateness of the site and design criteria, and addresses any health and safety issues.”

OFF LEASH DOG EXERCISE AREAS – LOS ANGELES MUNICIPAL CODE

Los Angeles Municipal Code (LAMC), Section 63.44 B.2(d) prohibits dogs off-leash in City parks, unless they are at City parks or portions of City parks approved and designated as dog exercise and training areas by the Board and approved by the City Council by ordinance.

An amendment to the LAMC by the City Council would be required in order to authorize the establishment of an off-leash dog exercise and training area at Westwood Park.

PROJECT SCOPE

Staff has completed the final plans and specifications for the Westwood Park – New Dog Park and Park Improvements (PRJ21050) Project. The project proposes the development of new 30,000 square foot (0.69 acre) off-leash dog exercise and training area, removal of an existing play area and installation of new play equipment near the “Aidan’s Place” play area, removal of existing fitness equipment and installation of new fitness equipment, renovation of existing walkways, installation of new concrete pathways, new drinking fountains, renovation of the asphalt maintenance road, removal of old concrete picnic pads, and associated landscaping and irrigation. The final design of the proposed improvements is illustrated on Attachment No. 1.

Staff estimates these improvements will cost approximately One Million One Hundred Sixty Four Thousand Four Hundred Dollars (\$1,164,400.00).

The new thirty thousand (30,000) square foot (0.69 acre) off-leash dog exercise and training area that is proposed to be installed as a part of this project is in substantial compliance with the standards identified in the Guidelines. The two areas where the proposed off-leash dog exercise and training area is not fully compliant with the Guidelines are as follows:

- The overall size of the proposed dog exercise and training area is below the standards in the Guideline. However the proposed configuration best meets the site constraints at Westwood Park. The proposed dog exercise and training area would have twenty one thousand (21,000) square feet (0.50 acres) for large dogs and nine thousand (9,000) square feet (0.19 acres) for small dogs.
- The proposed dog exercise and training area would displace one of the two children’s play areas at Westwood Park. The play area that is proposed to be removed is the smaller of the two children’s play areas and is underutilized by park patrons. In response, the project proposes to install additional children’s play equipment near the “Aidan’s Place” play area.

Staff has held four meetings with the local community, including with the Park Advisory Board and the Westwood Neighborhood Council, to discuss the proposed project. The community has been supportive of the project. Council District Five is also in support of the proposed project.

BOARD REPORT

PG. 5 NO. 17-036

PROJECT FUNDING

Upon approval of this report, One Million Three Hundred Sixteen Thousand Eight Hundred Ninety Five Dollars (\$1,317,895.00) in Quimby Fees from the Quimby Fees Account No. 89460K-00 can be transferred to the Westwood Park Account No. 89460K-WP and allocated to the Westwood Park – New Dog Park and Park Improvements (PRJ21050) Project.

Additionally, One Hundred Fifty Seven Thousand Eight Hundred Twenty Six Dollars and Fifteen Cents (\$157,826.15) in Quimby Fees, currently allocated to the Westwood Park – Synthetic Turf Field (PRJ20663) Project, can be reallocated to the Westwood Park – New Dog Park and Park Improvements (PRJ21050) Project.

The total funding available for the Westwood Park – New Dog Park and Park Improvements (PRJ21050) Project would be One Million Four Hundred Seventy Five Thousand Seven Hundred Twenty One Dollars and Fifteen Cents (\$1,475,721.15).

These Quimby Fees were collected within five (5) miles of Westwood Park, which is the standard distance for the allocation of the Quimby Fees to community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Quimby Fees	302/89/89460K-WP	\$1,475,721.15	100%
Total		\$1,475,721.15	100%

PROJECT CONSTRUCTION

Staff has determined that sufficient funding has been identified for the construction of the Westwood Park – New Dog Park and Park Improvements (PRJ21050) Project. Construction of this project is currently anticipated to begin in March 2017.

TREES AND SHADE

A total of eleven (11) new 24" box trees (3 - Liriodendron tulipifera (Tulip Tree), 2 – Pistacia chinensis (Chinese Pistache), 6– Handroanthus impetiginosa (Pink Trumpet Tree) will be added in the proposed dog park area. The new playground equipment will have integral shade over the swing set area, and the new benches on the opposite side of the area are located under new shade umbrellas.

BOARD REPORT

PG. 6 NO. 17-036

ENVIRONMENTAL IMPACT STATEMENT:

The proposed project will consist of repair and maintenance of existing streets and pedestrian trails in an existing park; minor alterations to land including new landscaping, and modifications to existing park facilities involving placement of new accessory structures. As such, Staff recommends that the Board determine that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(3), Class 4(3) and Class 11(3) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT

The approval of this allocation of Quimby Fees will not have a negative fiscal impact on the Department's General Fund.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than the Department's General fund.

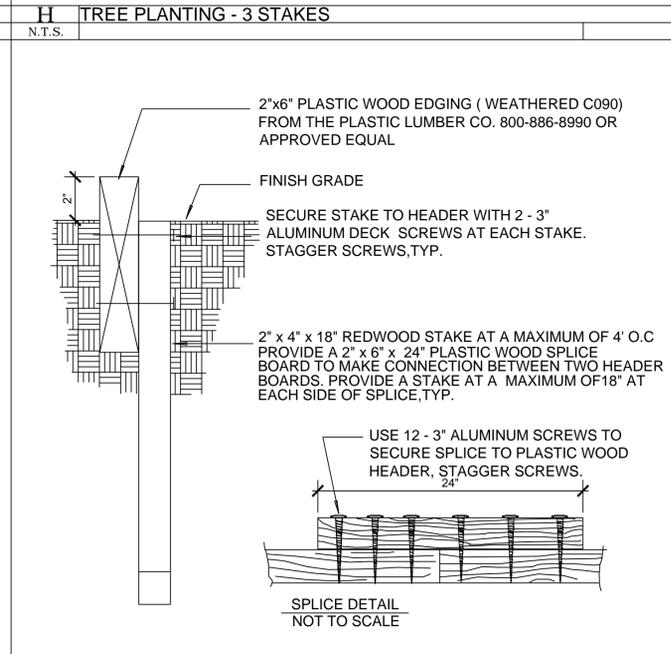
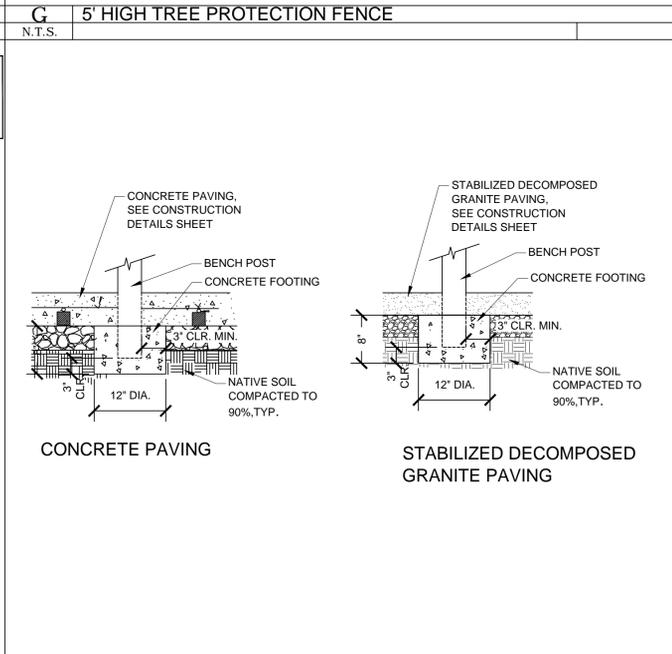
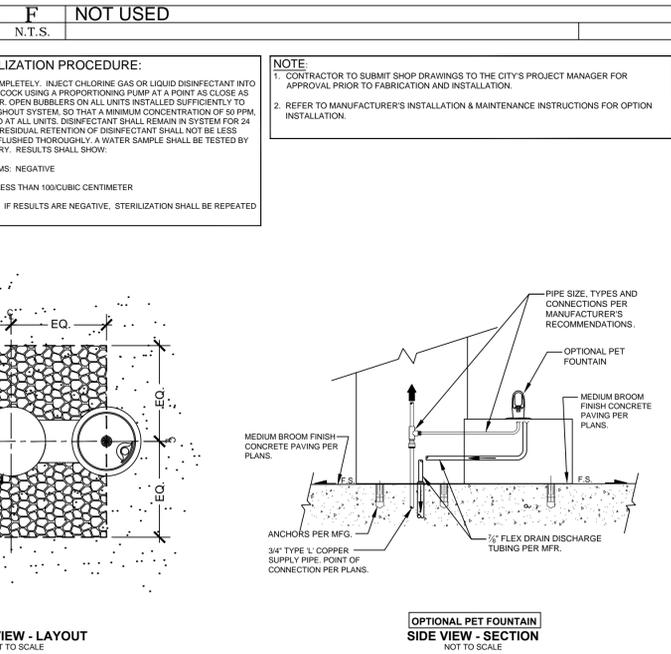
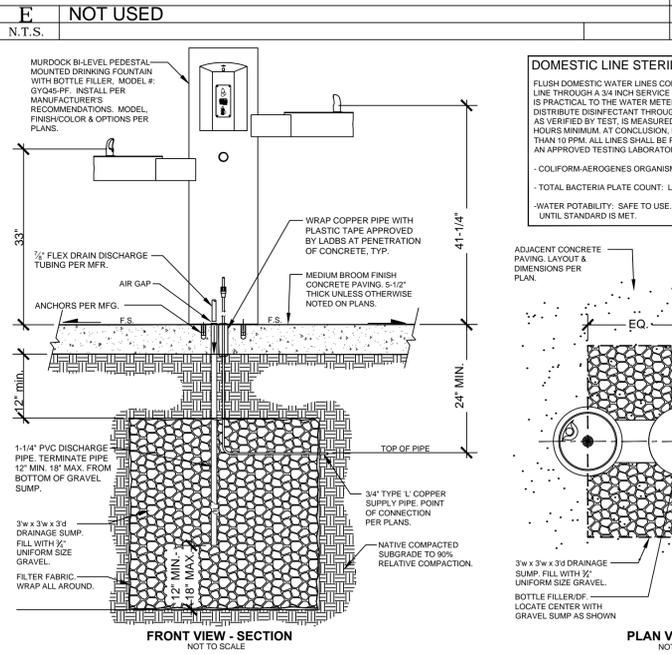
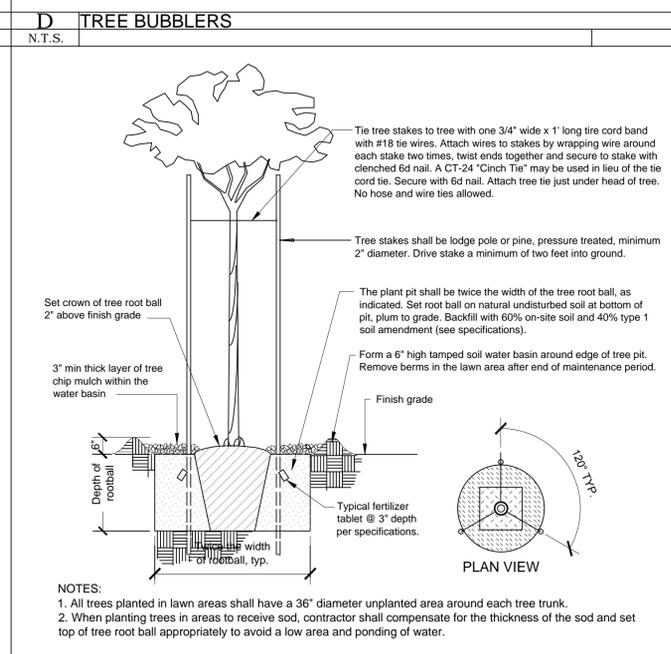
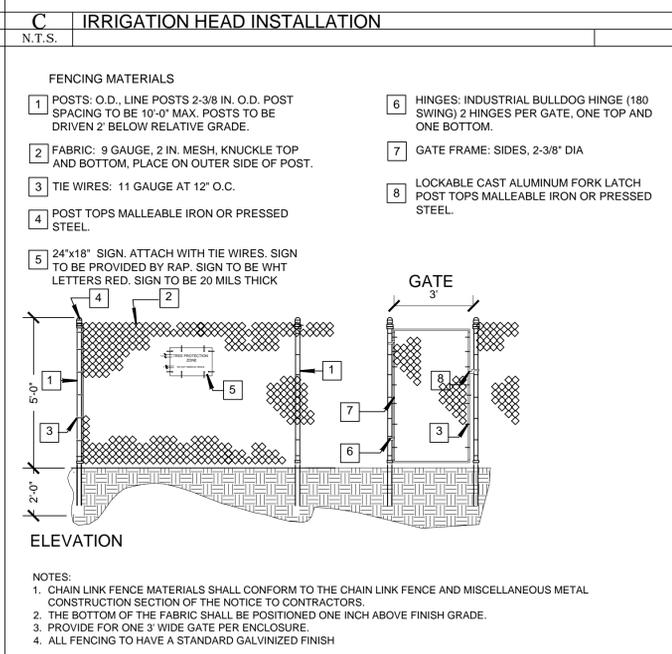
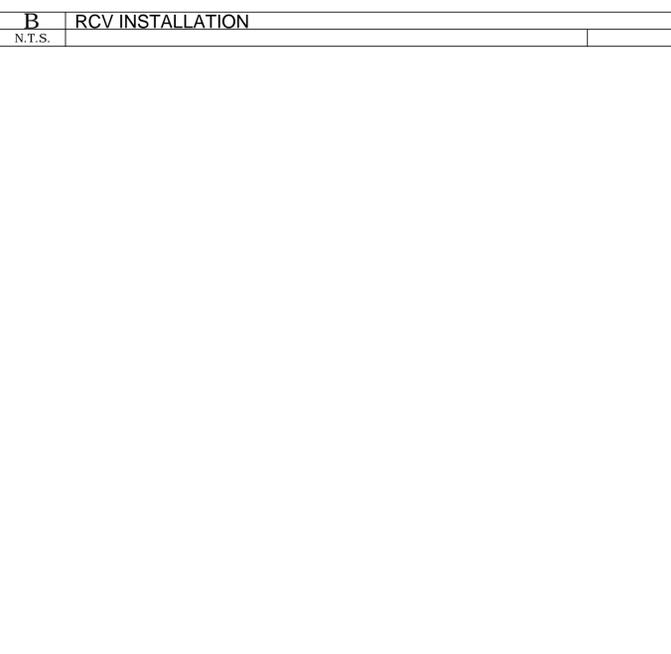
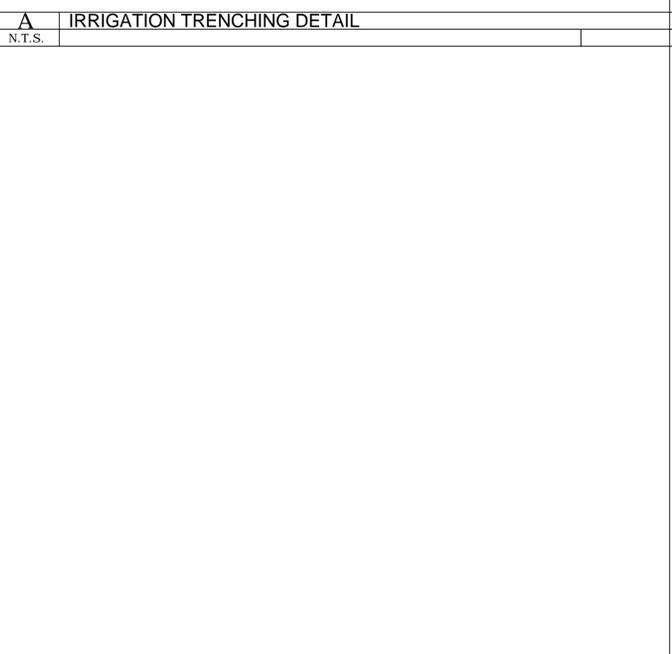
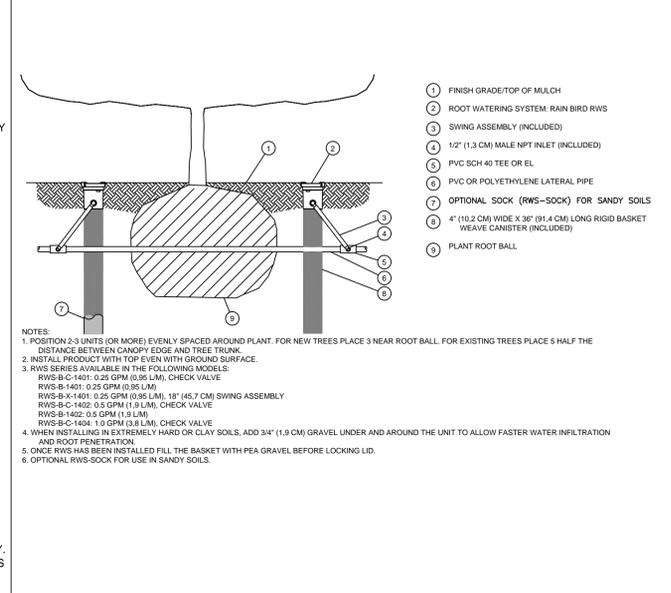
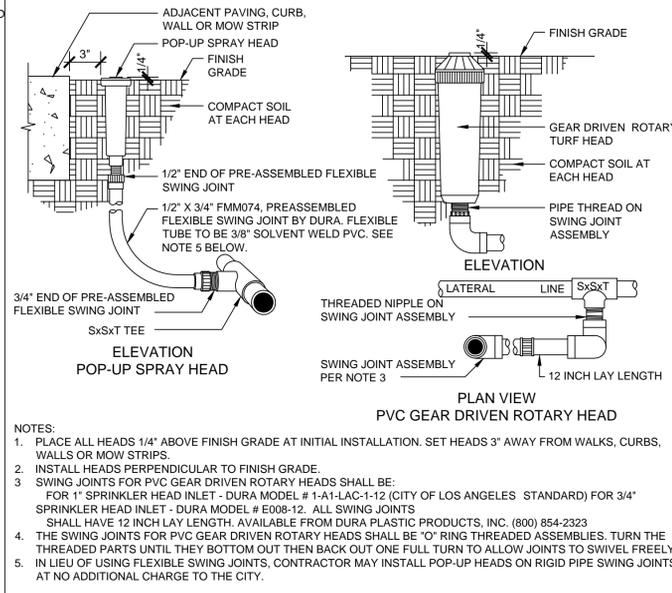
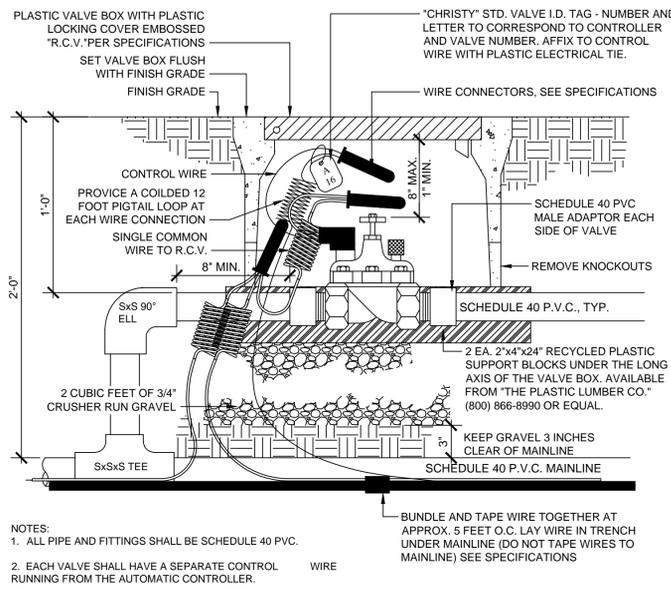
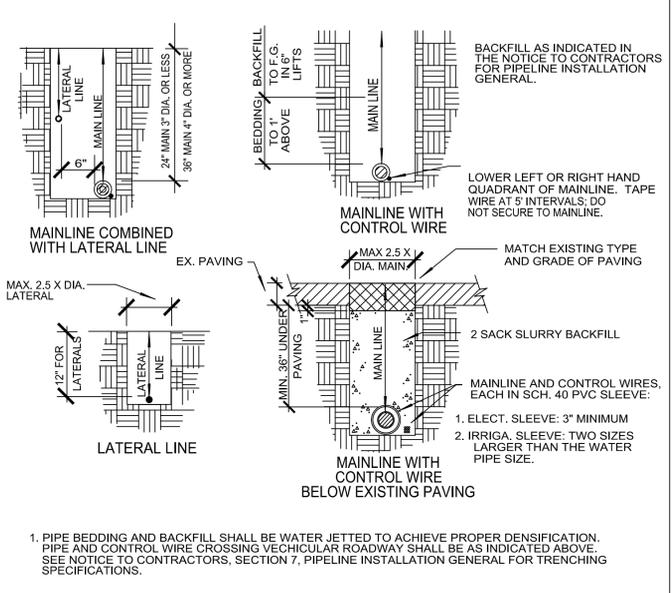
The estimated additional annual maintenance costs for the proposed park improvements will be approximately \$53,334.80, which includes the costs for part-time staff, materials and supplies, and contractual services. Funds for the maintenance of the proposed park improvements will be requested as part of the annual City budget process.

This Report was prepared by Darryl Ford, Senior Management Analyst I, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.

LIST OF ATTACHMENTS

- 1) Final plans and specifications for the Westwood Park – New Dog Park and Park Improvements (PRJ21050) Project.
- 2) Off Leash Dog Exercise Area Policy and Off-Leash Dog Exercise Area Guidelines.

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.



THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: MICHAEL A. SHULL ASSISTANT GENERAL MANAGER: RAMON BARAJAS

PROJECT LANDSCAPE ARCHITECT: CHRIS J. ATENCIO

DATE: _____



PROJECT NAME:
**Westwood Park-
Dog Park and Outdoor Improvements**

ADDRESS:
**1350 Sepulveda Blvd.
Los Angeles, CA 90025**

REVISIONS: _____ DATE: _____

PLAN NAME:
**IRRIGATION /
PLANTING
DETAILS**

DRAWN BY: C. ATENCIO APPROVED BY: C. RAINES

SCALE: N/A ISSUE DATE: 2-15-17

W.O. NO. PRJ21050 FILE NO. 967

DRAWING NO.
LS-6.0

SHEET 10 OF 10 SHEETS

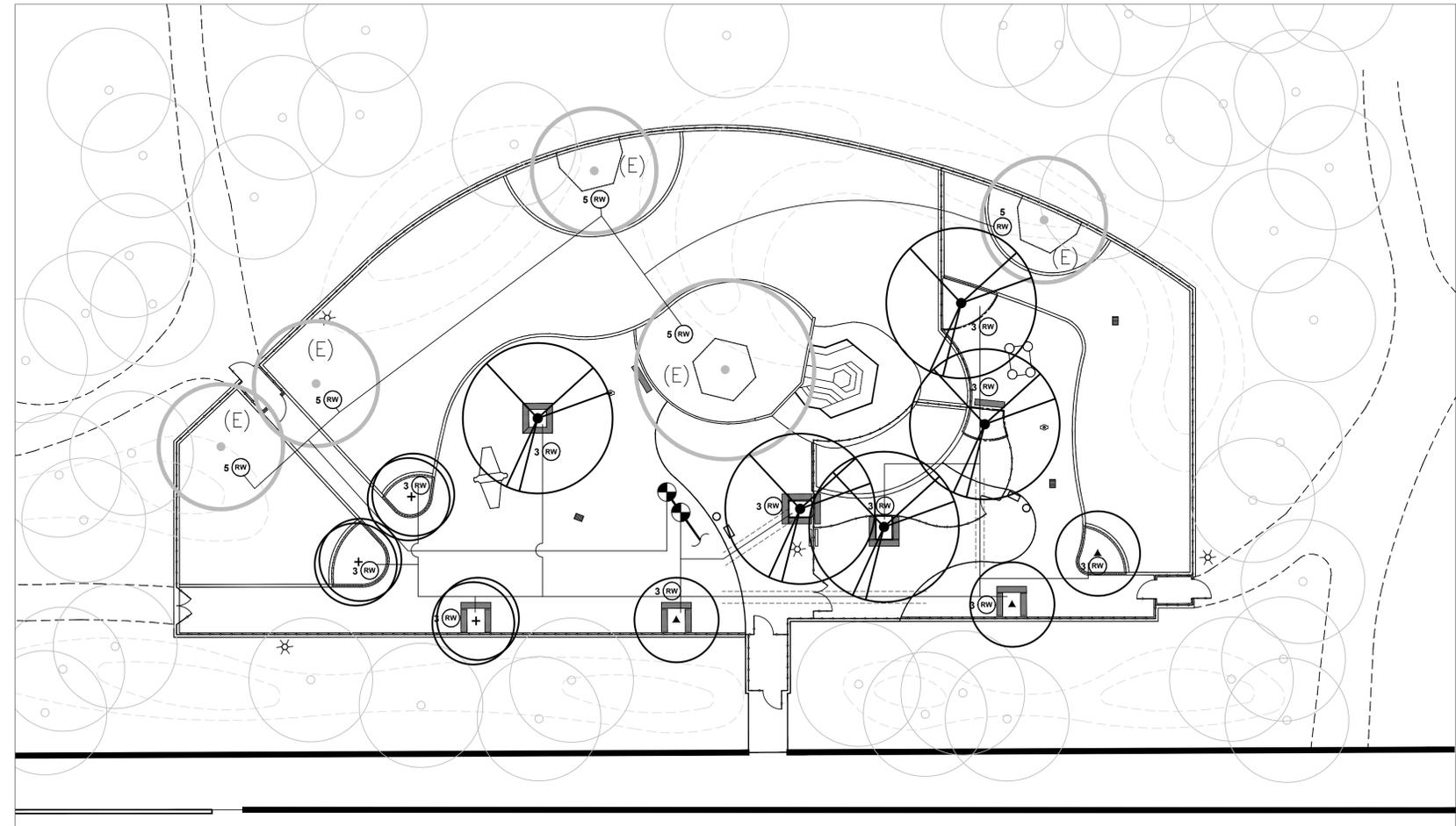
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IRRIGATION EQUIPMENT LEGEND:

SYMBOL	DESCRIPTION	DETAIL	NOTES
	Remote Control Valve, Rainbird GB, brass valve, see plan callout for valve size. (Some zones require RB PRS-D pressure regulating module @45 PSI-- see head legend)	B, L-6.1	Install per detail. Connect to new controller.
	New Main Line piping: Schedule 40 PVC, solvent weld. Size as noted on plan. Connect to existing main line	A, L-6.1	See trenching detail for pipe depth coverage
	New Lateral Line piping: Schedule 40 PVC, solvent weld. Size as noted on plan.	A, L-6.1	See trenching detail for pipe depth coverage
	PVC sleeve under paving. Contractor to provide. Recreation and Parks irrigation installer to coordinate with contractor to verify exact locations. Sleeve pipe to be Schedule 40 PVC and shall be two pipe sizes greater than the piping which is to run in the sleeve, or 4" dia. for control wire without mainline. Cover depth shall be the same as the mainline.	A, L-6.1	

IRRIGATION NOZZLE LEGEND: ALL HEADS TO BE RAINBIRD SAM-1800 SERIES POP-UP: 1812 IN SHRUB/GROUND COVER AREAS & 1806 IN TURF AREAS

SYMBOL	NOZZLE MANUFACTURER/MODEL/DESCRIPTION	PRECIP. RATE	DEGREE	P.S.I.	GPM	RADIUS	REMARKS
	MP-1000 SHRUB ROTOR	.43	90	30	.16	12'	ADJUST RADIUS AS NEEDED FOR FULL COVERAGE.
	MP-1000 SHRUB ROTOR	.43	210	30	.32	12'	ADJUST RADIUS AS NEEDED FOR FULL COVERAGE.
	MP-1000 SHRUB ROTOR	.43	360	30	.37	12'	ADJUST RADIUS AS NEEDED FOR FULL COVERAGE.
	RAINBIRD ROOT WATERING BUBBLER ASSEMBLY. 36" LONG WITH SAND SOCK.	-	-	30	1.0	-	INSTALL TREE BUBBLERS FOR NEW TREES AND EXISTING TREES INSIDE NEW DOG PARK PER DETAIL. SEE DETAIL FOR THE NUMBER OF TREE BUBBLERS FOR EACH NEW TREE AND EACH EXISTING TREE.



NOTE: THE PLANTING LEGEND IS FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLANTING PLAN SHALL GOVERN.

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
	TREES:				
	LIRIODENDRON TULIPIFERA	TULIP TREE	5	24" BOX	NEW TREE. SEE PLAN FOR SPACING.
	PISTACIA CHINENSIS	CHINESE PISTACHE	3	24" BOX	NEW TREE. SEE PLAN FOR SPACING.
	HANDROANTHUS IMPETIGINOSA	PINK TRUMPET TREE	3	24" BOX	NEW TREE. SEE PLAN FOR SPACING.
	EXISTING TREES (E), INSIDE OF NEW DOG PARK, PROTECT IN PLACE. PROVIDE TREE BUBBLERS PER IRRIGATION DETAIL.				
	EXISTING TREES OUTSIDE OF NEW DOG PARK, PROTECT IN PLACE.				

NOTE:
 PROVIDE IRRIGATION TO ALL NEW AND EXISTING TREES AND NEW TURF INSIDE NEW DOG PARK. ADJUST AND MODIFY EXISTING IRRIGATION AROUND NEW DOG PARK SUCH THAT ALL EXISTING TREES AND TURF OUTSIDE OF NEW DOG PARK WILL CONTINUE TO HAVE 100% IRRIGATION COVERAGE.

IRRIGATION NOTES:

- IRRIGATION PLANS**
 THE PLAN(S) IS DIAGRAMMATIC. LOCATE ALL PIPING, VALVES, ETC. IN PLANTING AREAS WHERE POSSIBLE UNLESS OTHERWISE NOTED. LOCATE ALL IRRIGATION HEADS A MINIMUM OF 3" FROM THE EDGE OF CURBS, WALLS, FENCES, AND/ OR OTHER HARDSCAPE AREAS, 12" FROM BUILDING WALL AND 24" FROM ALL CONCRETE PAVING SURFACES.
- VERIFY CONDITIONS**
 THE CONTRACTOR SHALL VERIFY WITH THE REC & PARKS IRRIGATION SPECIALIST THE EXISTING LOCATIONS OF ALL UTILITY SERVICE LINES AND SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGE INCURRED DURING HIS/HER WORK. THE CONTRACTOR SHALL VERIFY THE STATIC PSI AND THE GPM AT THE POINT OF CONNECTION PRIOR TO COMMENCEMENT OF WORK. NOTIFY THE PROJECT LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF WORK.
- COVERAGE**
 INSTALLER SHALL PROVIDE 100% HEAD TO HEAD COVERAGE AND SHALL ADJUST ROTOR AND SIDE STRIP RADI AS NEEDED TO MINIMIZE OVERSPRAY INTO ANY/ALL PATHWAYS. PROVIDE COVERAGE TEST IN THE PRESENCE OF A RAP LANDSCAPE ARCHITECT.
- WIRING**
 NEW VALVE WIRES SHALL BE CONNECTED TO EXISTING CONTROLLER 'A' TO THE STATION NUMBERS INDICATED ON PLAN.

NOTE TO INSTALLER:
 NOTIFY THE PROJECT LANDSCAPE ARCHITECT TO VERIFY:
 a) TRENCH DEPTH
 b) HEAD COVERAGE/SYSTEM COVERAGE TEST

ROOT BARRIER NOTE:
 ALL PLANTING AREAS SHALL RECEIVE AN 18" LINEAR 'DEEP ROOT' ROOT BARRIER, MODEL #UB 18-2, WHEN THE TREE IS LOCATED WITHIN 5' OF NEAREST HARDSCAPE SURFACE.

PLANT LOCATIONS:
 ALL PLANTS SHALL BE SPOTTED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING.

PLANT VERIFICATION:
 ALL PLANT NAMES AND QUANTITIES SHALL BE VERIFIED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.

PLANT QUALITY:
 ALL PLANTS SHALL BE EXAMINED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO REMOVAL FROM TRUCK.



DIGALERT

 Call Toll Free 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG
 Underground Service Alert of Southern California



THE CITY OF LOS ANGELES
 DEPARTMENT OF RECREATION AND PARKS
 GENERAL MANAGER: MICHAEL A. SHULL ASSISTANT GENERAL MANAGER: RAMON BARAJAS
 PROJECT LANDSCAPE ARCHITECT: CHRIS J. ATENCIO LIC. NO. 55599
 DATE: _____

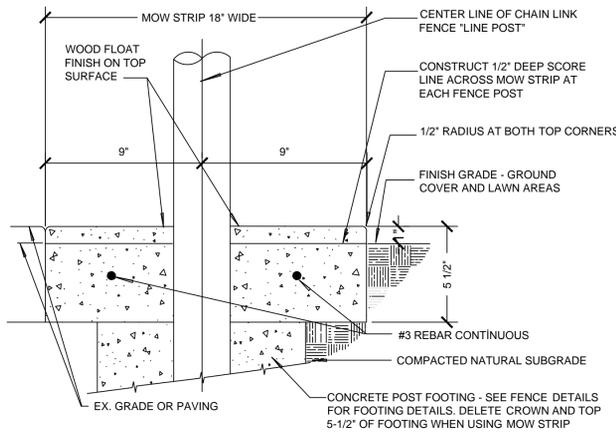


PROJECT NAME:
Westwood Park- Dog Park and Outdoor Improvements
 ADDRESS:
 1350 Sepulveda Blvd.
 Los Angeles, CA 90025

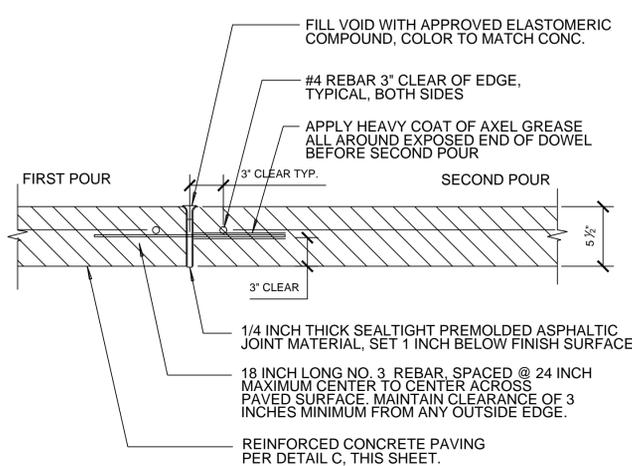
REVISIONS: _____ DATE: _____

PLAN NAME:
IRRIGATION & PLANTING PLAN
 DRAWN BY: C. ATENCIO APPROVED BY: C. RAINES
 SCALE: 1" = 10'-0" ISSUE DATE: 2-15-17
 W.O. NO. PRJ21050 FILE NO. 967
 DRAWING NO. **LS-5.0**
 SHEET 9 OF 10 SHEETS

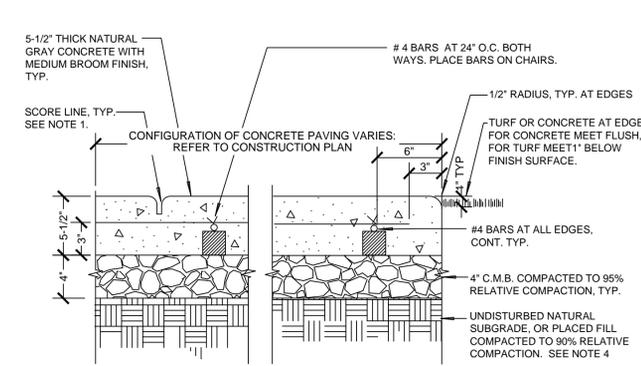
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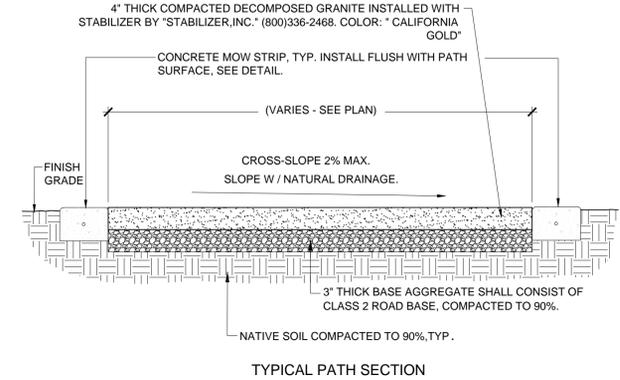
- NOTES:
- PLACE PLASTIC CONTROL JOINTS AT ALL CHANGES IN DIRECTION.
 - WHEN MOW STRIP IS INSTALLED ADJACENT TO EXISTING A.C. PAVING, THE EXISTING A.C. PAVING SHALL BE SAW CUT 12" FROM THE EDGE OF THE MOW STRIP AND NEW ASPHALT CONCRETE PLACED AFTER MOW STRIP IS IN PLACE.



NOTE: MAINTAIN LINE AND GRADE AT EXPANSION JOINTS.



- NOTES:
- PROVIDE TOOLED SCORE LINES, 1" DEEP, AT LOCATIONS SHOWN ON CONSTRUCTION PLAN
 - EXPANSION JOINTS SHALL BE CONSTRUCTED AS SHOWN ON DETAIL L3070. PROVIDE EXPANSION JOINTS AGAINST PREVIOUSLY CONSTRUCTED FIXED ELEMENTS.
 - END OF POUR JOINTS - SEE LANDSCAPE CONSTRUCTION NOTES.
 - COMPACTION TESTS REQUIRED ONLY WHERE Φ SYMBOL SHOWN AND 90% RELATIVE COMPACTION IS REQUIRED



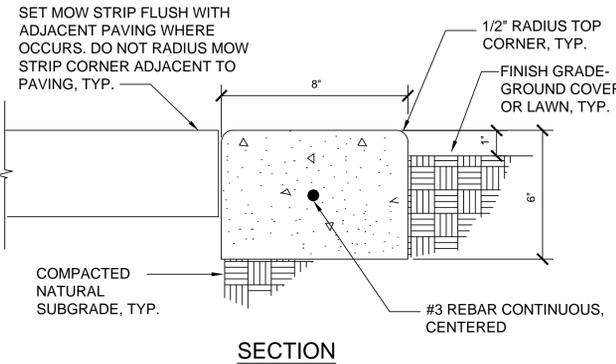
- NOTES:
- ALL D.G. PATHS SHALL NOT EXCEED A RUNNING SLOPE GREATER THAN 6%. ALL PATHWAYS SHALL NOT EXCEED 2% IN ALL DIRECTIONS. SEE LAYOUT AND MATERIALS PLAN.
 - DECOMPOSED GRANITE MATERIAL SHALL BE PRE-MIXED WITH STABILIZER (AMOUNT/RATIO PER MANUFACTURER'S RECOMMENDATION) BY SUPPLIER OR BATCH MIXED ON SITE PRIOR TO PLACEMENT TO ENSURE THOROUGH AND EVEN DISTRIBUTION THROUGHOUT MIXTURE. SEE LANDSCAPE CONSTRUCTION NOTES.
 - INSTALL IN 2" LIFTS AND PER SUPPLIER'S SPECIFICATIONS

A MOW STRIP AT CHAIN LINK FENCE POST
N.T.S.

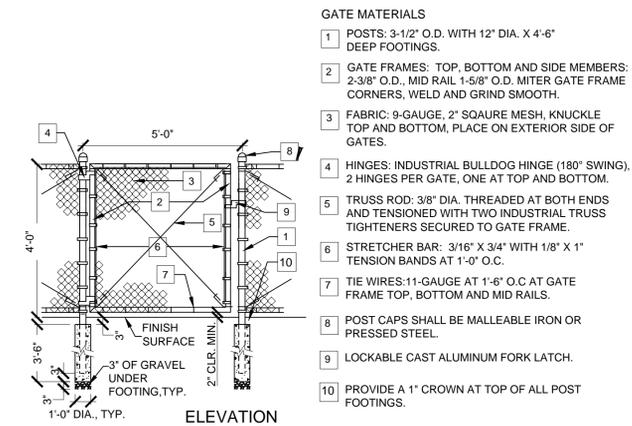
B DOWELED EXPANSION JOINT
N.T.S.

C CONCRETE PAVING WITH BASE
N.T.S.

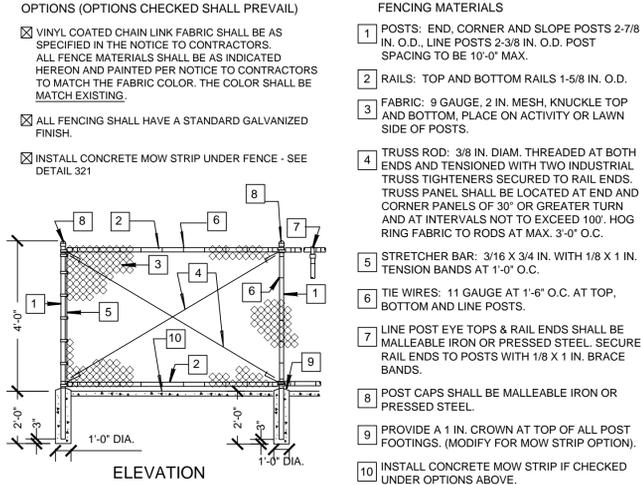
D STABILIZED DECOMPOSED GRAINTE PAVING WITH BASE
N.T.S.



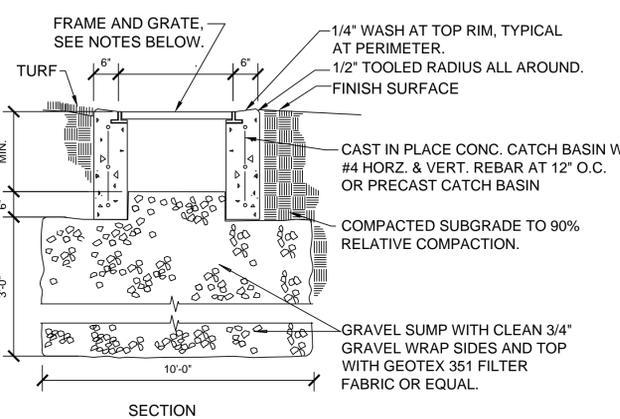
- NOTES:
- SCORE MOW STRIP AT MAX. 10" O.C. AND AT ALL CHANGES IN DIRECTION SIMILAR TO CONCRETE PAVING DETAIL.
 - WHEN MOW STRIP IS INSTALLED ADJACENT TO EXISTING A.C. PAVING, THE EXISTING A.C. PAVING SHALL BE SAWCUT 12" FROM THE EDGE OF THE MOW STRIP AND NEW ASPHALT CONCRETE PLACED AFTER MOW STRIP IS IN PLACE.



- NOTES:
- CHAIN LINK FENCE, GATE AND POST MATERIALS SHALL BE GALVANIZED STEEL UNLESS NOTED. ALL COMPONENTS SHALL CONFORM TO THE CHAIN LINK FENCE AND MISCELLANEOUS METAL CONSTRUCTION SECTION OF THE SPECIFICATIONS.
 - CONCRETE FOOTINGS SHALL BE ALLOWED TO SET FOR SEVEN (7) DAYS PRIOR TO INSTALLATION OF FABRIC OR HARDWARE.
 - HOLD DOWN CONC. FTG. TO RECEIVE FINISH SURFACE PAVEMENT WHERE FTG. IS NOT SURROUNDED BY LANDSCAPED AREA. IN SUCH CASES, PROVIDE 1" CROWN ON TOP OF ALL POST FTG.'S AT FINISH GRADE.
 - CONC. FTG. TO BE 2500 PSI @ 28 DAYS. PROVIDE 3" OF GRAVEL UNDER CONC. FTG



- NOTES:
- CHAIN LINK FENCE MATERIALS SHALL CONFORM TO THE CHAIN LINK FENCE AND MISCELLANEOUS METAL CONSTRUCTION SECTION OF THE NOTICE TO CONTRACTORS.
 - CONCRETE FOOTINGS SHALL BE ALLOWED TO SET FOR SEVEN (7) DAYS PRIOR TO INSTALLATION OF FABRIC OR HARDWARE.
 - THE BOTTOM OF THE FABRIC SHALL BE POSITIONED ONE INCH ABOVE FINISH GRADE.
 - TOP AND BOTTOM RAILS SHALL BE CONTINUOUS. CONNECTORS MAY BE USED ONLY AT END, CORNER, AND WHERE NEEDED AT LINE POSTS.



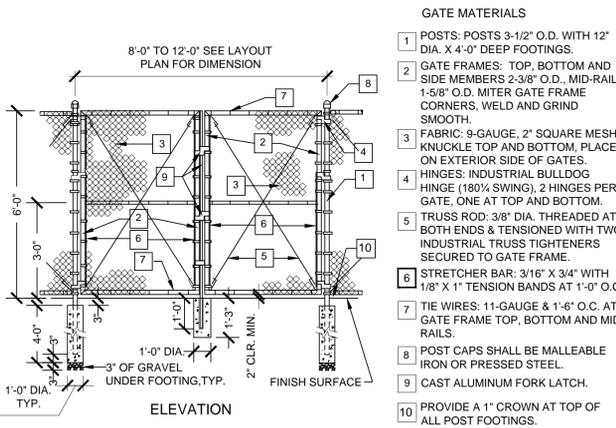
- NOTES:
- INSTALL 24" SQUARE (22"X22" OPENING) #2012 FRAME & LOCKABLE GRATE BY ALHAMBRA FOUNDRY, (626) 289-4294.
 - TOP OF GRATE AND INVERT ELEVATIONS SHALL BE AS INDICATED ON THE PLANS

E 8" WIDE CONCRETE MOW STRIP
N.T.S.

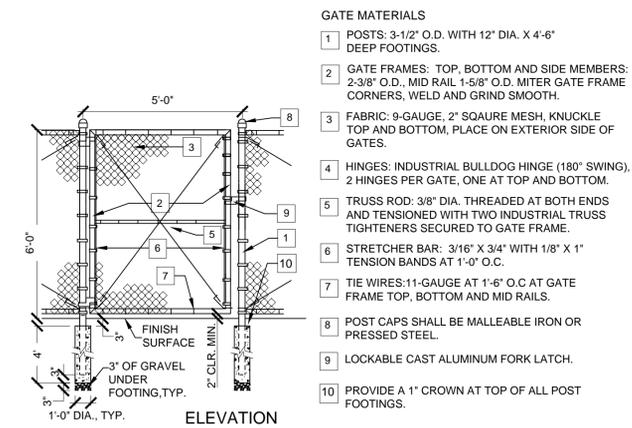
F 4' HIGH X 5' WIDE SINGLE CHAIN LINK GATE
N.T.S.

G 4' HIGH CHAIN LINK FENCE
N.T.S.

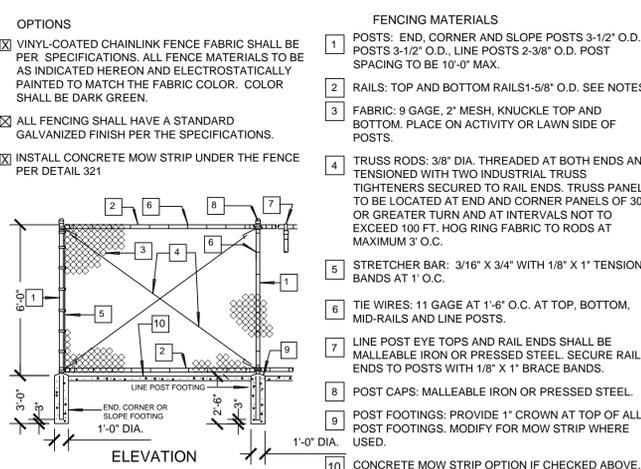
H 10'X10'X3' GRAVEL SUMP WITH CONCRETE CATCH BASIN
N.T.S.



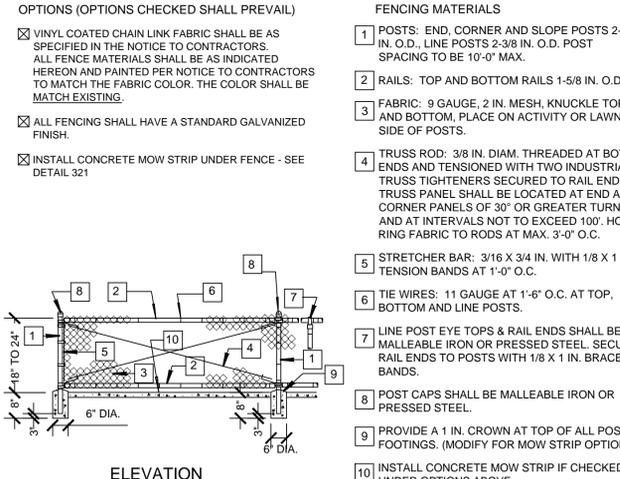
- NOTES:
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- NOTES:
- CHAIN LINK FENCE, GATE AND POST MATERIALS SHALL BE GALVANIZED STEEL UNLESS NOTED. ALL COMPONENTS SHALL CONFORM TO THE CHAIN LINK FENCE AND MISCELLANEOUS METAL CONSTRUCTION SECTION OF THE SPECIFICATIONS.
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- NOTES:
- CHAIN LINK FENCE MATERIALS SHALL CONFORM TO THE SPECIFICATIONS.
 - CONCRETE FOOTINGS SHALL SET FOR 7 DAYS PRIOR TO INSTALLATION OF FABRIC OR HARDWARE.
 - THE BOTTOM OF THE FABRIC SHALL BE PLACED 1" ABOVE FINISH GRADE.
 - TOP AND BOTTOM RAILS SHALL BE CONTINUOUS. CONNECTORS MAY BE USED ONLY AT END, CORNER, AND WHERE NEEDED AT LINE POSTS.



- NOTES:
- CHAIN LINK FENCE MATERIALS SHALL CONFORM TO THE CHAIN LINK FENCE AND MISCELLANEOUS METAL CONSTRUCTION SECTION OF THE NOTICE TO CONTRACTORS.
 - CONCRETE FOOTINGS SHALL BE ALLOWED TO SET FOR SEVEN (7) DAYS PRIOR TO INSTALLATION OF FABRIC OR HARDWARE.
 - THE BOTTOM OF THE FABRIC SHALL BE POSITIONED ONE INCH ABOVE FINISH GRADE.
 - TOP AND BOTTOM RAILS SHALL BE CONTINUOUS. CONNECTORS MAY BE USED ONLY AT END, CORNER, AND WHERE NEEDED AT LINE POSTS.

I 6' HIGH X 10' WIDE DOUBLE CHAIN LINK GATES
N.T.S.

J 6' HIGH X 5' WIDE SINGLE CHAIN LINK GATE
N.T.S.

K 6' HIGH CHAIN LINK FENCE
N.T.S.

L 18" TO 24" HIGH CHAIN LINK FENCE
N.T.S.



THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS
GENERAL MANAGER: MICHAEL A. SHULL
ASSISTANT GENERAL MANAGER: RAMON BARBAJAS
PROJECT LANDSCAPE ARCHITECT: CHRIS J. ATENOCO
LIC. NO. RA55559
DATE: _____



PROJECT NAME:
**Westwood Park-
Dog Park and Outdoor Improvements**
ADDRESS:
**1350 Sepulveda Blvd.
Los Angeles, CA 90025**

REVISIONS:	DATE:

PLAN NAME:
**CONSTRUCTION
DETAILS**

DRAWN BY: C. ATENOCO
APPROVED BY: C. RAINES

SCALE: AS SHOWN
ISSUE DATE: 2-15-17

W.O. NO. PRJ21050
FILE NO. 967

DRAWING NO.
LS-4.0

SHEET 8 OF 10 SHEETS

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.



THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS
GENERAL MANAGER: MICHAEL A. SHULL ASSISTANT GENERAL MANAGER: RAMON BARAJAS
PROJECT LANDSCAPE ARCHITECT: CHRIS J. ATENCIO LIC. NO. 55599 CLASSIFIED
AS-BUILT DRAWN BY: _____ DATE: _____



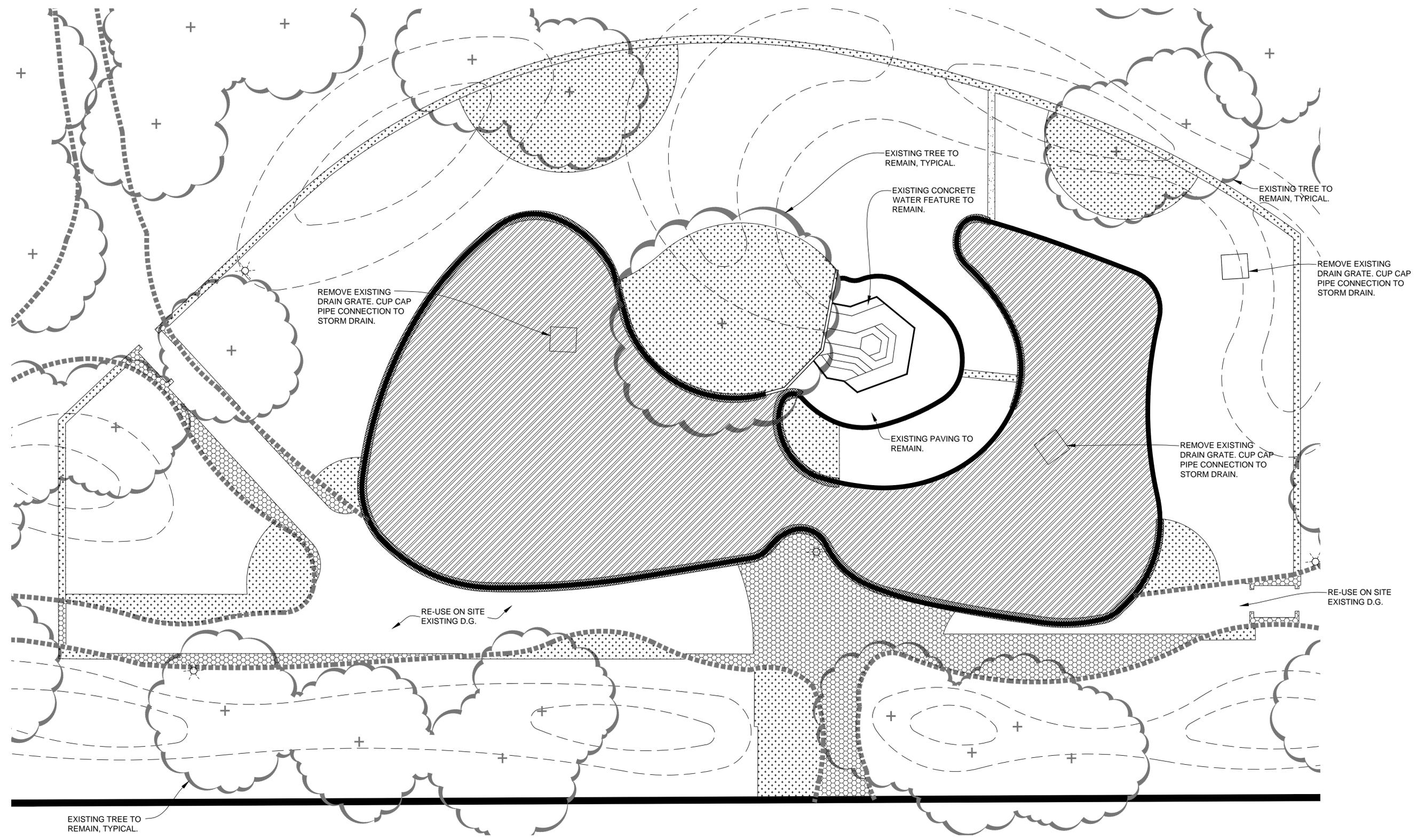
PROJECT NAME:
**Westwood Park-
Dog Park and Outdoor Improvements**
ADDRESS:
1350 Sepulveda Blvd.
Los Angeles, CA 90025

REVISIONS:	DATE:
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△	
△	
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△	

PLAN NAME:
**DEMOLITION
PLAN**

DRAWN BY: C. ATENCIO	APPROVED BY: C. RAINES
SCALE: 1" = 10'-0"	ISSUE DATE: 2-15-17
W.O. NO. PRJ21050	FILE NO. 967

DRAWING NO.
LS-2.0
SHEET 6 OF 10 SHEETS



NOTES:
ALL EXISTING TREES SHALL BE PROTECTED IN PLACE PER THE TREE PROTECTION GUIDELINES IN THE SPECIFICATIONS PLANS

EXISTING ITEMS LEGEND:

	EXISTING PLAY AREA CURB
	EXISTING TOP-TOE OF SLOPE
	EDGE OF EXISTING D.G. PAVING
	EXISTING LIGHT POLE (TO REMAIN)
	EXISTING TREE

PAVING/SURFACE REMOVAL LEGEND:

	REMOVE APPROXIMATELY 26 CUBIC YARDS OF EXISTING DECOMPOSED GRANITE		APPROXIMATELY 4,950 SQ.FT. OF EXISTING TURF GRASS. REMOVE DISTURBED AREAS ONLY.
	REMOVE APPROXIMATELY 9,130 SQ. FT. OF EXISTING SAND. CONTRACTOR TO FIELD VERIFY SAND DEPTH.		REMOVE APPROXIMATELY 500 LINEAR FEET OF CONCRETE CURB.

NOTE: ALL MATERIAL ARE TO BE HAULED OFF SITE TO A FACILITY APPROVED FOR SUCH DISPOSAL.



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.

LANDSCAPE PLANTING cont.

SITE CLEARING AND GRUBBING

SITE CLEARING AND GRUBBING cont.

MAINTENANCE AND PLANT ESTABLISHMENT

The Contractor/RAP Construction staff shall be responsible for maintenance within the area of work throughout the period of construction and the plant establishment period. The maintenance shall include continuous operations of watering, the removal of all weeds in planting areas and all broad leaf weeds in lawn areas, mowing, rolling, trimming, edging, cultivation, fertilization, spraying, control of pests, insects and rodents, re-seeding, plant replacement (irrespective of cause), or any other operations necessary to assure normal plant growth and the collection and removal of all trash daily. Any malfunctions of, or damage to, the irrigation system caused by the Contractor or RAP staff in the prosecution of his work shall be repaired within 24 hours.

The plant establishment period shall be for a period of 90 days unless extended as described in this section. The plant establishment period shall be started when all planting and related work has been completed. In accordance with the contract documents, the beginning of the plant establishment period shall be determined by an on site review by the Department of Recreation and Parks project Landscape Architect. Trees and shrubs shall be healthy and vigorous at the completion of the maintenance period. Broken or vandalized tree stakes shall be repaired to a condition as initially installed within seven (7) days of damage.

All lawn areas shall have 95 percent coverage with bare areas not exceeding three square inches. All lawns shall be of the grass specified and be free from all broad leaf weeds. The lawn shall not be allowed to grow higher than three (3) inches and shall be mowed to a one and one half (1 1/2) inch height. The lawn shall be mowed at least twice during the plant establishment period.

RAP Staff shall maintain the area of work at maximum seven (7) day intervals and perform any needed tasks to keep the plants in a optimum growing condition.

Five weeks after lawn seeding the RAP staff shall apply a slow release 38-0-0 granular fertilizer at a rate of 15 pounds per 1000 sq. ft. to all lawn areas. The fertilizer shall be applied in the presence of the Department of Recreation and Parks.

The RAP staff shall immediately replace any and all plant materials and/or grass which, for any reason dies or is damaged while under the Contractors care. Replacement shall be made with seed and/or plants as indicated or specified for the original planting.

All shrubs and ground covers shall be guaranteed for a period of ninety (90) days from the end of the plant establishment period. All trees and shrubs 15 gallon size or larger shall be guaranteed for a period of one (1) year from the end of the plant establishment period.

The designated plant establishment period is part of the total contract time. The plant establishment period will be extended at fourteen (14) day intervals if, at the end of the plant establishment period, the planting, irrigation and other improvements that do not reflect the intent of the plans.

TREE PROTECTION SPECIFICATIONS

1.01 TREE PROTECTION

(a) All trees that occur within the area of work, as shown on the plans, and NOT specifically designated for removal, shall be protected by the following means:

1. ANY FAILURE BY THE CONTRACTOR TO ADHERE TO THE REQUIREMENTS SPECIFIED BELOW WILL RESULT IN THE SUSPENSION OF ALL CONSTRUCTION ACTIVITIES, TO BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF OR PAYMENT FOR ANY TREES DAMAGED THROUGH NON-COMPLIANCE WITH THESE SPECIFICATIONS. THE MONETARY OR REPLACEMENT VALUE OF IMPACTED TREES WILL BE DETERMINED BY A RECREATION AND PARKS (RAP) ARBORIST OR BY A RAP APPROVED ARBORIST.

2. Defining the Tree Protection Zone (TPZ) - The radius (not the diameter) of the TPZ, measured from the outside of the tree trunk, shall be calculated according to the following:

- (a) Single trunk trees - multiply the trunk diameter in inches, measured 4.5' above grade, by 1.5 feet.
(b) Multi trunk trees - multiply the sum of the diameters of all trunks in inches, measured 4.5' above grade, by 1.5 feet.
(c) Palm trees - 5' from the base of the trunk.

3. Beyond the TPZ, the contractor shall also be responsible for protecting all trees within the boundaries of the construction zone, including vehicular access areas, lay down areas, and any other areas impacted by construction activities. Any damage to trees in these areas shall also be subject to the same monetary or replacement requirements specified in #1 above. Any necessary root cutting in this area must be confirmed with either the RAP or other approved arborist. See also the General Conditions for any damage done by the contractor to landscaping or other park amenities that fall outside the boundaries of the construction zone.

4. Within the boundaries of the construction zone (including the TPZ), the contractor shall be responsible for mitigating construction-related dust accumulation on all trees by spraying the trunks, limbs, and foliage with water to a maximum height of 30 feet during the months of April through November, at monthly intervals.

5. Within the TPZ, the contractor shall adhere to the following requirements, including, but not limited to:

- (a) No stockpiling or storage of any material, debris, or soil.
(b) No storage of any construction equipment.
(c) No vehicular access.
(d) No cutting of roots.
(e) No disturbance of soil or grade changes.
(f) No objects of any kind to be attached to tree trunks.

6. The contractor shall install a 5' temporary chain link fence with one pedestrian access gate along the boundary of the TPZ. See detail for temporary chain link fence on detail sheet.

7. The contractor shall provide one sign per each 20 lineal ft. of fence bordering the TPZ indicating that fencing shall not be removed. See sign detail that is included as part of the temporary chain link detail.

8. No work is permitted within the TPZ without the approval of: 1) the project landscape architect, 2) the project manager, and 3) RAP Forestry staff. Any work authorized within the TPZ must be done in accordance with the recommendations of a RAP arborist and under the supervision of a Monitoring Arborist. A Monitoring Arborist must be: 1) an ISA Certified Arborist or a Registered Consulting Arborist, with verifiable experience in protecting trees during construction; 2) approved by RAP Forestry. The Monitoring Arborist shall be hired and paid by the contractor.

9. Irrigation to all trees NOT specifically designated for removal shall be kept in operation for the duration of the project. Contractor shall be responsible for hand watering all impacted trees if necessitated by temporary shutdowns to existing irrigation systems. Trees are to be irrigated deeply and infrequently so that soil moisture is detectable at a minimum depth of 18" using a soil probe.

10. Upon job completion, contractor shall remove all items installed to protect trees during the construction process.

11. Any of the following Southern California native tree species fall under Ordinance No. 177404 of the Los Angeles Municipal Code:

- (a) Oaks, including Valley Oak (Quercus lobata), California Live Oak (Quercus agrifolia), or any other tree of the oak genus indigenous to California but excluding Scrub Oak (Quercus dumosa);
(b) Southern California Black Walnut (Juglans californica var. californica);
(c) Western Sycamore (Platanus racemosa);
(d) California Bay (Umbellularia californica).

Contractor shall comply with the requirements of the ordinance found at: http://cityplanning.lacity.org/Code_Studies/Other/ProtectedTreeOrd.pdf.

(END OF SECTION)

PART ONE - GENERAL

1.1 DESCRIPTION

- A. All site clearing and grubbing on the job-site indicated on the Contract Drawings.
B. Site clearing shall consist of removing all vegetable growth such as trees, roots, stumps, shrubs, brush, limbs; and stone, boulders, clods, wood and other vegetative growth from the growth surface. Clearing shall also include the removal and disposal of trash piles, rubbish, etc.

Grubbing shall consist of the removal and disposal of wood roots, stumps, shrubs, brush, stone, boulders, clods, vegetable growth, etc. below the ground or subgrade surface.

1.2 QUALITY ASSURANCE

A. Labor: Use adequate numbers of skilled laborers thoroughly trained in site-clearing operations and experienced in the necessary crafts and completely familiar with the specified requirements and methods needed for the proper performance of the work of this Section.

B. Codes and Regulations: Perform all work of this Section in strict accordance with applicable Government Codes and Regulations especially meeting all safety standards and requirements of CAL/OSHA, County and [1999] Los Angeles City Building Code and applicable Amendments. [Conform to all storm water pollution control measures as required and provided in Section 02220 - EARTHWORK of the Project Manual.] Provide additional measures, added materials and devices as may be needed as directed by the City Engineer or the Consultant at no added cost to the City.

C. Miscellaneous Requirements:

- 1. Erection and maintenance of protections
2. Dust Control
3. Repair of Damages
4. Cleaning and Removal of Rubbish

D. Permits and Licenses: Procure all City, County and State Permits and Licenses, including Municipal Business License and pay all charges and fees for the same.

PART TWO - PRODUCTS

2.1 MATERIALS

- A. Soil Sterilant: As specified in Section 02200 - EARTHWORK.
B. Soil Treatment for Termite Control: As specified in [Section 02200 - EARTHWORK Section 02285 - TERMITE CONTROL.
C. Provide Materials not specifically described but required for completion of the work of this Section as selected by the Contractor subject to the approval of the City Engineer or the Consultant.

PART THREE - EXECUTION

3.1 SITE CONDITIONS

Examine the job-site and conditions under which work of this Section will be performed. Correct conditions detrimental to timely and proper site-clearing operations, as directed by the City Engineer or the Consultant. Do not proceed until such detrimental conditions have been corrected.

3.2 PROTECTION

- A. Protect Existing Structures and Site Improvements [Indicated to remain] from damage by approved methods and/or as authorized by the City Engineer. Removal of all protections shall be when work of this Section is completed or when so authorized by the City Engineer or the Consultant. Apply protections to adjacent properties as required and directed by the City Engineer.
B. Protect Existing Utilities [Indicated or made known to remain] traversing the job-site and serving existing adjacent facilities.
C. Protect Existing Trees and Shrubs [Indicated to remain] by providing temporary surrounding fencing so located a sufficient distance away so that trees and shrubs will not be damaged by site-clearing operations.
D. Protection of Persons and Property (existing structures and site improvements).
1. Provide barricades, warning signs at open depressions and holes on adjacent property and public accesses.
2. Provide operating warning lights during hours from dusk to dawn each day or as otherwise required.
3. Protect existing remaining structures, utilities, sidewalks, pavements other facilities from damage as caused by settlement, undermining, washout or other hazards created by site-clearing operations of this Section.
4. Provide and maintain pedestrian and vehicular access in accordance with Work Area Traffic Control Handbook (WATCH), latest edition.
E. Use means necessary to prevent air pollution or dust from becoming a nuisance to the public, to neighbors and to others performing work on or near the job-site. Comply with governing regulations.
F. Maintain access to the job-site, other neighboring property, street and alley at all times.
G. The project site shall be maintained in conformance with Section 7-8 - PROJECT SITE MAINTENANCE of the Standard Specifications for Public Works Construction (SSPWC) and the requirements of this Project Manual.

3.3 SITE CLEARING AND GRUBBING

A. General:

- 1. For drawing clarity, not all trees, shrubs, brush, grass, weeds, or exact amount of trash or debris are shown on the drawings. Contractor shall carefully study the Contract Drawings, [the Soil Investigation Report and the Survey], visit the job site and verify the extend of the work to be done prior to the Bid.
2. Prior to starting job-site clearing operations in the company of the City Engineer or Consultant Architect, Soil Engineer and Inspector; visit the job site and verify the extent of the work.
3. Site clearing and grubbing shall conform to Section 300-1 - CLEARING AND GRUBBING of SSPWC and applicable requirements of the Project Manual.
4. Site clearing and grubbing shall be done in the presence of the Soil Engineer. Contractor shall notify the City Engineer 72 hours prior to clearing operation.

B. Site Clearing and Grubbing Operations

- 1. To a depth of at least [1 feet] below [finish grade indicated on contract drawings] [existing ground surfaces] [or new graded surfaces whichever is lower] [or to a depth where settlement will not occur as caused by decomposition of roots]. Clean out all vegetable growth, roots, stumps, clods and other objective materials.
2. Treat roots remaining in the soil with a weed killer approved and as directed by the City Engineer or the Consultant.
3. Remove all concrete and masonry debris. Remove stones, boulders, clods which are [one (1) inch] [two (2) inches] or larger. Remove stones, boulders, clods which are one (1) inch or larger from all utility trenches.
4. Remove all existing rubbish and debris or those resulting from work operations of this Section as soon as possible, do not allow to pile up. Do not burn rubbish and debris on the job-site.
5. Remove all growths including trees and shrubs on the job-site within property lines including trees in tree wells and elsewhere [as noted on the Contract Drawings].
6. Existing Services to remaining structures are to be maintained at all times.

3.4 TOPSOIL

- A. Strip and remove existing sod, and stock pile existing sod if specified for reuse in the Contract Works.
B. After proposed planting area(s) has been cleared of vegetation and grubbed, strip the existing topsoil to a depth specified and to provide at least a [6-inch depth of topsoil] [in areas shown on the Contract Drawings] to be turfed or planted and to fill planters without contamination with subsoils.
C. If on site topsoil is specified for reuse, stock pile topsoil in an area clear of new construction or where directed by the City Engineer or the Consultant.
D. Maintain topsoil stockpiles in a manner which will not obstruct the natural flow of drainage.
1. Maintain the stockpiled topsoil free from debris and trash.
2. Keep the stockpiled topsoil damp to prevent drying out and creating a dusts source.
3. Soil samples shall be obtained and analyzed for agricultural suitability and fertility.
4. Place and compact backfill in the planting area. Add soil amendments to topsoil in accordance with the recommendation and cultivate in accordance with Section 02950-TREE, PLANTS AND GROUND COVER of the Project Manual.
5. Provide Soil Sterilization in accordance with Section 02220 - EARTHWORK of the Project Manual.]

3.6 STORAGE OF MATERIALS AT THE JOB-SITE

Storage not permitted beyond brief accumulation awaiting pick up by removal trucks. Delays in the removal of site-clearing materials from the job-site shall be subject to the approval of the City Engineer or the Consultant.

(END OF SECTION)



THE CITY OF LOS ANGELES DEPARTMENT OF RECREATION AND PARKS
GENERAL MANAGER MICHAEL A. SHULL ASSISTANT GENERAL MANAGER RAMON BARAJAS
PROJECT LANDSCAPE ARCHITECT: CHRIS J. ATEVEDO
LIC NO: RL45659
DATE:
AS-BUILTS DRAWN BY:



PROJECT NAME: Westwood Park-Dog Park and Outdoor Improvements
ADDRESS: 1350 Sepulveda Blvd. Los Angeles, CA 90025

Table with 2 columns: REVISIONS, DATE. Contains 5 empty rows for revision tracking.

PLAN NAME: SPECIFICATIONS
DRAWN BY: APPROVED BY: C. RAINES
SCALE: AS SHOWN ISSUE DATE: 2-15-17
W.O. NO. PRJ21050 FILE NO. 967
DRAWING NO. LS-1.2
SHEET 5 OF 10 SHEETS

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.

IRRIGATION SYSTEMS cont.

CONTROLLER	TAPE BUNDLE COLOR
A	RED
B	YELLOW
C	BLUE
D	GREEN
E	WHITE
F	BLACK

INSTALLATION OF IRRIGATION CONTROL WIRING

Wire bundles shall be taped at 5' o.c. Lay bundles in the mainline trench. Do not tape bundles to the mainline piping.

- ✓ The Contractor shall run two extra black control wires from the automatic controller to the farthest valve on the system, or to the farthest valve at each end of the controller area, if the farthest area extends in two directions from the controller.

Each controller shall have a separate 14 gauge, AWG-UF, 600 volt, WHITE common wire for each 10 consecutive stations on each irrigation controller.

Common 1,	stations 1-10
Common 2,	stations 11-20
Common 3,	stations 21-30
Common 4,	stations 31-40

Each exterior controller enclosure shall have a ground rod installed if detailed on controller installation detail.

Wire shall not be taped to mainline (308-5.5). If control wires run in same trench as lateral lines, or are dead headed, wire depth shall be maintained at 24". For installation, see details.

✓ IRRIGATION SYSTEM FLUSHING AND TESTING

The irrigation system shall be flushed in the presence of the Department of Recreation and Parks project Landscape Architect. Flushing shall start with the valve closed to the point of connection and proceed with each consecutive valve toward the valve farthest from the point of connection. Each lateral system shall have each riser capped during the flushing commencing with the riser closest to the valve and proceeding to the farthest riser. After the entire irrigation system has been flushed the system shall be pressure tested in accordance with section 308-5.6 of the SSPWC.

- ✓ The irrigation system mainlines shall be pressure tested following the flushing of the complete system. The mainlines shall be tested for 24 hours at 125 p.s.i. with all control valves in place and closed. During the test, the Contractor shall provide pressure gauges downstream from the backflow device and upstream from the farthest remote control valve in the system. Air pressure testing of the irrigation system is acceptable if approved by the Department of Recreation and Parks.

✓ RECORD DRAWINGS (AS-BUILTS) AND CONTROLLER CHARTS

As built plans shall be maintained daily throughout the construction period and turned over to the Department of Recreation and Parks project Landscape Architect at the Operational Final Inspection, as indicated in the General section of this Notice to Contractors in the Record Drawings Submittal section.

The Contractor shall provide two copies of a controller chart showing the irrigation system installed. The chart shall be done on a half size photographic reproduction of the irrigation plan and shall reflect the as-built data. Each station shall be shown in a different color and control wire locations shall be indicated. The complete plan shall be laminated on each side with a 20 mil acrylic plastic sheet. A 3/4" brass grommet shall be placed in each top corner. The Contractor shall obtain approval of the controller chart from the Department of Recreation and Parks, before proceeding with the plastic lamination.

WARRANTY FOR IRRIGATION SYSTEM WORK

The entire sprinkler irrigation system shall be warranted to be free from defects in materials and workmanship, and installed in accordance with this Notice to Contractors and the SSPWC. The Contractor shall be required to repair or replace any defects in material or workmanship which may develop within one (1) calendar year from the date of acceptance, ordinary wear and tear and unusual abuse or neglect excepted. Further, the Contractor shall be required to make any necessary repairs within 24 hours of notification at no cost to the Department. If the Contractor or his agent fail to make such repairs within the stipulated time, the Department shall make such repairs or have repairs made by a third party and bill the Contractor for all expenses that accrue from making such repairs.

GUARANTEE AGAINST SETTLEMENT

If, within one (1) calendar year from the date of acceptance, settlement occurs along mainlines, lateral lines, or valve boxes, or other irrigation related appurtenances, and adjustments in pipes valves and sprinkler heads are required to bring the system, sod, or paving to the level of the permanent grades, the Contractor shall make all adjustments without additional cost to the Department, including complete restoration of any planting, paving, or other improvements damaged as a result of settlement.

STEEL PIPELINE

Joints shall be made with Teflon tape applied to the male threads only. (308-5.2.2).

PLASTIC PIPELINE-SOLVENT WELDED OR THREADED ENDS

Prior to the application of the P.V.C. solvent cement, prepare all surfaces to be solvent welded with tetrahydrofuran primer tinted purple. Teflon tape shall be used on all plastic male pipe threads. (308-5.2.3).

✓ BACKFLOW DEVICE INSTALLATION AND CERTIFICATION

The Contractor shall obtain certification of the backflow device and submit two copies of the certification to the Department of Recreation and Parks at the Operational Final. The backflow certification shall be made on the County Health Department standard form and filed with the County Health Department, Cross Connection Section, Room 150, 2525 Corporate Place, Monterey Park, CA. 91754. The contractor shall paint all backflow prevention devices above ground with two coats of forest green enamel. Mask all identification tags prior to painting. (308-5.3). After certification remove all test cocks, replace with threaded brass plugs, and deliver test cocks to the Department of Recreation and Parks.

6. CHAIN LINK FENCING AND MISCELLANEOUS METAL CONSTRUCTION

MATERIALS

✓ CHAIN LINK FENCING

Chain link fencing materials shall be as specified in details RP 500-506 and Section (206-6).

- ✓ Pipes for posts, braces and rails shall be Class 1, Schedule 40, ASTM F 1083 or, Class 1A, with a minimum 50,000 psi yield strength. Class 1 pipe shall be galvanized as indicated in this section of the Notice to Contractors. Class 1A pipe shall have a minimum hot dipped zinc coating of 0.9 oz./Sq. Ft., 15 micrograms of chromate per square inch and a minimum or 3 mils of acrylic coating on the exterior of the pipe. The interior coating of Class 1A pipe shall be hot dipped galvanized with .9 oz./Sq. Ft. Zinc. Materials for chain link fence posts, rails and braces shall be sized as follows:

NOMINAL SIZE (inches)	ACTUAL O.D. (inches)	CLASS 1 PIPE Weight LBS per lin. ft.	CLASS 1A PIPE Weight LBS/L.F. (pounds)
1 1/4"	1 5/8"	.140	1.82
1 1/2"	1 7/8"	.145	2.28
2"	2 3/8"	.154	3.12
2 1/2"	2 7/8"	.203	4.64
3"	3 1/2"	.216	5.71
3 1/2"	4"	.226	6.56
4"	4 1/2"	.237	10.79
6"	6 5/8"	.280	18.97

CHAIN LINK FENCING AND MISCELLANEOUS METAL CONSTRUCTION cont.

CHAIN LINK FABRIC

Galvanized steel chain link fabric shall conform to ASTM A 392, Class 2, 1.20 Oz./Sq.Ft. zinc. Fabric shall be 9 gauge and be woven in a 1 1/2" mesh unless otherwise indicated on the plan. Top and bottom selvages shall be knuckled.

PVC coated galvanized steel fabric, when specified, shall conform to ASTM F 668, Class 2b "fused and adhered", and meet the galvanizing requirements contained in this section of the Notice to Contractors. (206-6.3).

STEEL SHAPES

All structural steel shapes shall be as specified in the applicable detail.

✓ GALVANIZING

Where called out, metal products shall be hot dipped galvanized in accordance with TABLE 210-3.2(A) of the SSPWC.

✓ MANUFACTURER'S CERTIFICATE OF COMPLIANCE

The manufacturer of the Chain link fabric, fence posts, rails and braces shall provide the Contractor a Certificate of compliance for each shipment sent to the project site. The Certificate shall state that the materials delivered conform the specification for materials as indicated in Section 8 of these Notice to Contractors. The Certificate of Compliance shall be delivered to the Construction Manager before any fencing materials are installed at the project site.

REPAIRING OF DAMAGED GALVANIZED SURFACES

Galvanized surfaces which have been damaged in transport or during installation shall be re-coated using the metalizing process or zinc oxide, zinc dust paint per Section 210-3.5 of the Standard Specification.

TUBULAR STEEL SHAPES

Cold formed shapes for tubular steel fencing shall conform to ASTM A 500, Grade B, in the size and wall thickness shown on the plans and details. Unless specified on the plans all post and rails shall be 3/16" thick. All pickets for fencing shall be 11 gauge.

✓ TUBULAR STEEL WELDING

Shall conform to the AWS code for procedures, appearance and quality. All welds shall be ground smooth. All fabricated metal fencing panels shall be shop assembled and welded.

✓ PAINTING (TUBULAR STEEL AND CHAIN LINK FENCING WHEN REQUIRED)

"Factory" coated tubular steel fencing or chain link fencing shall be exempted from this requirement. All other shop fabricated tubular steel fencing or fencing constructed on site shall be painted in accordance with the requirements for painting "Ferrous Metal (Non-galvanized) Surfaces" below. The two finish coats shall be black unless otherwise specified.

METHODS

CHAIN LINK FENCE

Chain link fence shall be installed and stretched tight between posts.

All connection bolts shall not extend more than 1/4 inch past the end of the nut and be free from burrs.

TUBULAR STEEL PAINTING

Prior to priming and painting, all steel shall be made free of loose mill scale, rust, oil and grease. Welds shall be smoothed by grinding. Damage to "factory" coated tubular steel or chain link fencing shall be repaired after installation by sanding damaged paint surfaces and by applying one coat of manufacturer specified primer and two new coats of specified color coat.

7. PAINTING

MATERIALS

Paint systems, catalog names, and product numbers listed below are based on products of Dunn-Edwards Corporation. This shall be considered the standard of quality against which the Department of Recreation and Parks will judge equivalency. Equivalent materials from alternate manufacturers will be considered as an approved equal. Contractor's material submittal for proposed alternate must include complete material specifications from manufacturer. Paint systems described below are for specific surfaces as indicated. In addition to the information provided herein, paint materials shall also be governed by the requirements set forth in section 210-1.1 of the SSPWC.

Ferrous Metal Tubular Shapes (Non-Galvanized), Semi-Gloss

Painting Sequence	Finishing Schedule	Recoat And Drying Time	Coverage At Required Wet Film Thickness	Required Wet Film/Dry Film Thickness
1 st coat: Synthetic alkyd white corrosion inhibiting primer	Corrobar (43-5)	Min. 24 hrs. Max. 72 hrs.	450 square feet per gallon	3.5 wet mils; 2.0 dry mils
2 nd coat: Semigloss enamel acrylic latex exterior enamel	Permasheen (W 901)	Dry to touch: 30 min.; Recoat: 4 hrs.	375 square feet per gallon	4.2 wet mils; 1.5 dry mils
3 rd coat: Semigloss enamel acrylic latex exterior enamel	Permasheen (W 901)	Dry to touch: 30 min.	375 square feet per gallon	4.2 wet mils; 1.5 dry mils

Non ferrous metals (Galvanized steel, Aluminum, Cor-Ten® Steel), Semi-Gloss

Painting Sequence	Finishing Schedule	Recoat And Drying Time	Coverage At Required Wet Film Thickness	Required Wet Film/Dry Film Thickness
Pre-coat: galvanized steel only. Acid etch * 1 st coat: Alkyd primer	Galva-etch (GE 123) Galv-Alum (QD 43-7)	n/a Dry to touch: 30 min.; recoat: 2 hrs. Max. 48 hrs.	n/a 350 square feet per gallon	n/a 4.6 wet mils; 2.0 dry mils
2 nd coat: Synthetic alkyd white corrosion inhibiting primer	Permasheen (W 901)	Dry to touch: 30 min.; Recoat: 4 hrs.	375 square feet per gallon	3.5 wet mils; 2.0 dry mils
3 rd coat: Semigloss enamel acrylic latex exterior enamel	Permasheen (W 901)	Dry to touch: 30 min.	375 square feet per gallon	4.2 wet mils; 1.5 dry mils

* Galva-etch is a water reducible acid pre-treatment for galvanized metals. Do not use on aluminum.

† Recoat time for Galv-Alum is 2 hours if material is sprayed, 16 hours if brushed or rolled. Second coat must be applied within 48 hours

Primers, Sealer, and Undercoaters

Alkyd based	Block-it (QD 42-56) Quick-dry pigmented primer/sealer	Dry to touch: 30 min.; Recoat: 1 hr.	435 square feet per gallon	3.7 wet mils; 1.5 dry mils
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PAINTING cont.

METHODS

GENERAL

Refer also to section 310-1of the SSPWC.

COLOR SPECIFIED

Color shall be selected from color chip samples provided by manufacturer of paint system approved for use by the Department of Recreation and Parks project Landscape Architect.

CONDITION OF SURFACES TO BE PAINTED

Contractor shall verify condition of surfaces to be painted prior to commencement of painting work. Work of other trades that been left or installed in a condition that is not suitable to receive paint, stain, or other specified coatings shall be immediately called to the attention of the Department of Recreation and Parks. Painting of defective or unsuitable surface implies acceptance of the surfaces.

PROTECTION OF EXISTING WORK

The Contractor shall take all necessary precautions to protect previously installed work and materials which may be affected by work. Items to be protected include, but are not limited to, turfgrass, shrubs, trees, ground cover, prefinished surfaces, and adjacent surfaces. Contractor shall furnish at his expense sufficient drop cloths, shields, and other protective devices necessary to prevent spray or splatter from fouling surfaces not being painted. Contractor shall be responsible for protecting equipment and fixtures from damage resulting from use of fixed, movable and hanging scaffolding, planking and staging. (310-1.4) Damaged equipment to be repaired or replaced at contractor's expense.

PROTECTION OF NEW PAINTING

"WET PAINT" signs, barricades, and such other devices as are required to protect newly finished surfaces shall be provided. Contractor shall be responsible for removal of signs protective materials, and temporary protective wrappings provided by others for protection of their work after completion of painting operations.

SURFACE PREPARATION, GENERAL

The Contractor shall perform preparation and cleaning procedures in strict accordance with coating manufacturer's instructions for each substrate condition, (310-2)

✓ SURFACE PREPARATION FOR GALVANIZED SURFACES

Galvanized surfaces shall be prepared for painting in accordance with section 310-3 of the SSPWC.

✓ SURFACE PREPARATION FOR WOOD SURFACES

Wood surfaces shall be prepared for painting in accordance with section 310-4 of the SSPWC.

APPLICATION

The Contractor shall apply painting and finishing materials in accordance with the manufacturer's printed instructions. Application methods and techniques that are best suited for the materials and surfaces to which coatings are being applied shall be used. (310-5)

The number of coats specified is the minimum that shall be applied. All undercoats shall be tinted to the approximate color of the finish coat. The Contractor shall apply additional coats when undercoats, stains, or other conditions show through the final paint coat, until paint film is of uniform finish, color and appearance.

Each material shall be applied at not less than the manufacturer's recommended spreading rate and mil thickness. The total dry-film thickness of coatings shall not be less than 1.2 mils for each required coat.

CLEANING, TOUCH-UP AND REFINISHING

The Contractor shall remove all splattering, spots and blemishes caused by work done throughout the work period. Upon completion of painting, the Contractor shall remove all rubbish, paint cans and accumulated materials resulting from work and dispose of off site. All areas of work shall be left in a clean, orderly condition. Runs, sags, misses, holidays, stains, or any other defects in the painted surfaces, including inadequate coverage and mil thickness, shall be satisfactorily touched up, refinished, or repaired a necessary to produce a result satisfactory to the Department of Recreation and Parks project Landscape Architect.

8. LANDSCAPE PLANTING

MATERIALS

AMMONIUM PHOSPHATE

Shall be a standard agricultural grade of ammonium phosphate having guaranteed analysis of 16-20-0.

GYPSUM

Shall be agricultural grade.

ESTABLISH - GENERAL PURPOSE FERTILIZER(Not intended for soils with Native Plant Materia)

Shall have a minimum analysis of 1-1.3-5, (N-P-K), derived from rock phosphate, peat moss, chicken manure, sand, sulfate of potash, gypsum, and EDDHA chelate. As manufactured by Earth Works Soil Amendment, Inc., (310) 322-9702, or an approved equal.

HYDROSEED MULCH FIBER

Shall consist of virgin wood fiber of Aspen or Alder. It shall not contain any waste paper, newspaper or straw material. The mulch shall contain a green dye to facilitate application. Fiber shall be as manufactured by Conwood Co., (Green Tag), Silva-Fiber by Weyerhaeuser Co., or an approved equal. (212-1.2 (c)). Submit spec to the project Landscape Architect prior to start of work.

HYDROSEED STABILIZER

Shall consist of natural muclloid materials supplied by Ecology Controls M-binder. (805) 684-0436, no equal.

HYDROBLEND SOIL ACTIVATOR

Shall have a minimum analysis of 1.2-1.4-5, (N-P-K), derived from rock phosphate, peat moss, chicken manure, sulfate of potash, gypsum. As manufactured by Earth Works Inc., (310) 322-9702, or an approved equal.

FEATHER MEAL

Shall have a minimum analysis of 12-0-0,(N-P-K), derived from feathermeal. As manufactured by Earth Works Inc., (310) 322-9702, or an approved equal.

NITROFORM UREAFORM

Shall be a standard commercial grade of nitroform having a guaranteed analysis of 38-0-0.

ORGANIC AMENDMENT

Shall be type I organic soil amendment, consisting of nitrized fir shavings.

OVERSEED TOPDRESSING, EARTH WORKS ORGANIC TOPDRESSING

Shall be, derived from common top dressings, peat moss, chicken manure and a wetting agent. As manufactured by Earth Works Inc., (310) 322-9702, or an approved equal.

Potassium sulfate

Shall be a standard agricultural grade of potassium sulfate having guaranteed analysis of 0-0-50.

ROUNDUP

Shall be a water-soluble herbicide for non-selective control of weeds containing 480 grams per liter of the active ingredient Isopropylamine salt of N-(phosphonmethyl) Glycine (Glyphosate) per U.S. gallon, as manufactured by Monsanto Chemical Company, or approved equal.

PRE-EMERGENT HERBICIDE

Shall be Batan Granular, by Elanco, or an approved equal. All pre-emergent herbicides, when required, shall be specified and applied by a licensed Pest Control Advisor.

FERTILIZER TABLETS

Shall be fertilizer tablets shall be Agriform 21 gram, 20-10-5, available from Western Farm Service, (805) 487-4961.

MULCH

Shall be seasoned tree chip mulch, free all foreign matter including weed and tree seeds. Mulch chip size shall be minimum one (1) inch in diameter and not more than two (2) inches in diameter. Submit sample of mulch and source to Landscape Architect/ The Department of Recreation and Parks for approval prior to application.

WATER HOLDING POLYMER

Shall be "Broadleaf P-4"

METHODS

TOPSOIL PREPARATION - GENERAL

The type and thickness of topsoil shall be as shown on the plans. If not shown, the topsoil shall be the existing class "C" on-site topsoil. Remove all stones over 1 inch in greatest dimension, to a depth of 6 inches below finish grade. (308-2.3.1).

Prior to planting, the top six (6) inches of all areas (including slopes) shall be free of weeds, stones, and other deleterious matter one (1) inch in diameter and larger.

RAP STAFF/ CONTRACTOR TO: Provide agricultural suitability tests from a approved Lab for all areas that are to be planted. Depth of test to coincide with size of material to be planted, i.e.: bore depth fo turf 6, 12" for shrubs and 24" for trees. Suitability text to be given to the project Landscape Architect. Contractor/RAP staff to amend soils as recommended on the soils report. Soils report recommendations shall supercede amendments specified here within.

TOPSOIL PREPARATION

If not otherwise specified, all lawn and ground cover areas shall receive the following soil preparation: 5 cubic yards, Type I organic soil amendment per 1,000 sq. ft., (.003 CY/Sq.Ft.) 75 lbs. of Establish per 1,000 sq.ft., (.075 Lbs./Sq.Ft.) 5 lbs. of Feathermeal, 12-0-0, per 1,000 sq. ft., (.005 Lbs./Sq.Ft.)

The soil preparation materials shall be cultivated into the soil to a depth of 6 inches minimum and thoroughly watered. (308-2.3.1).

LANDSCAPE PLANTING cont.

FINISH GRADING (FOR LAWN AREAS)

Finish grading of lawn areas shall take place after the soil has dried out to a workable condition following the soil preparation operations. The soil shall be remodeled and smoothed to the required grades and contours, then rolled in two directions at right angles with a water ballast roller weighing 200 to 300 pounds. Any resulting irregularities in the grade after the initial rolling shall be re-raked, cut or filled, then re-rolled until the grade is free from irregularities. No heavy objects shall be taken over the areas at any time. The final finish grade shall be uniform, without abrupt changes in grade, within one-tenth of a foot of the grades shown on the plan, and approved by the Department of Recreation and Parks project Landscape Architect prior to seeding. (308-2.4).

WEED ABATEMENT ("GROW AND KILL")

Weed abatement shall apply to all turf and planting areas. The abatement operation shall be commenced only after removals, grading, hardscape, construction, installation of irrigation system, soil preparation, and fine grading of turf and planting areas have been completed.

NOTE: It is required that herbicides be applied by a licensed PEST CONTROL APPLICATOR.

CONTRACTOR RESPONSIBILITY DURING WEED ABATEMENT OPERATION AND APPLICATION PRECAUTIONS

The Contractor/RAP staff shall abide by all laws and codes governing weed abatement operations including but not limited to CAL-OSHA requirements and The Healthy School Act which includes 72 hour notice to employees and patrons, submittal of a "Pest Control Recommendation Form" to Recreation and Parks, and a completed and accurate MSDS (Material Safety Data Sheet) to be at the site of application. The area of application shall be posted as such and barricaded for public safety and information. On sites over 1/2 acre in size the contractor shall utilize a Department of Recreation and Parks approved plan of phasing the application.

The Contractor/RAP staff is responsible or any and all damage done to plant materials outside of the treatment area. Contractor shall replace, in kind and size, any plant material damaged or killed through the application of herbicide.

Any Contractor, who is obligated under contract with the Department for the construction or refurbishment of a park facility that involves the intended use of herbicides or other pesticides, must first notify the pest management supervisor of the Forestry Division. Prior to any approved pesticide applications at any recreation/child care center, the contractor is also required to notify the recreation director-in-charge at least 72 hours in advance of the date/s of application. This is to conform to the State of California Health Schools Act of 2000(AB2260). Also, all pest control work performed at any facility should fall within the guidelines of the Department's IPM programs. In addition, each individual project will require a written recommendation by a licensed Pest Control Advisor for any pesticide application.

Any questions regarding pesticide application and procedures at Recreation and Parks facilities shall be directed to the Department of Recreation and Parks and the Department's Forestry group, Vegetative Management (213) 485-4826.

In addition to the afore listed responsibilities the following precautions shall be observed in handling and applying herbicide:

1. Before applying, Contractor shall read and understand all instructions provided by the manufacturer.
2. Product shall not be used when winds are gusty or in excess of 3 miles per hour, or when any other conditions exist, which would result in drift.
3. Avoid combinations of pressure and nozzle type or adjustment that result in mist.
4. Do not apply during rain, or if rain is forecast within twelve hours. If rain occurs within twelve hour period, material must be reapplied after forecast wind has dried out.
5. Contractor shall observe extreme care not to allow spray to contact desirable plant material. Use cardboard, plywood, or other appropriate material to shield plant materials outside of the treatment area from overspray.
6. Do not apply to bare ground.
7. Do not add any other products to any herbicide mix, including spreader stickers or surfactants, unless required by the label directions and approved by the Department's Pest Control Advisor (PCA).

WEED ABATEMENT: GROW AND KILL METHOD

Contractor shall follow the "grow and kill" steps set forth below:

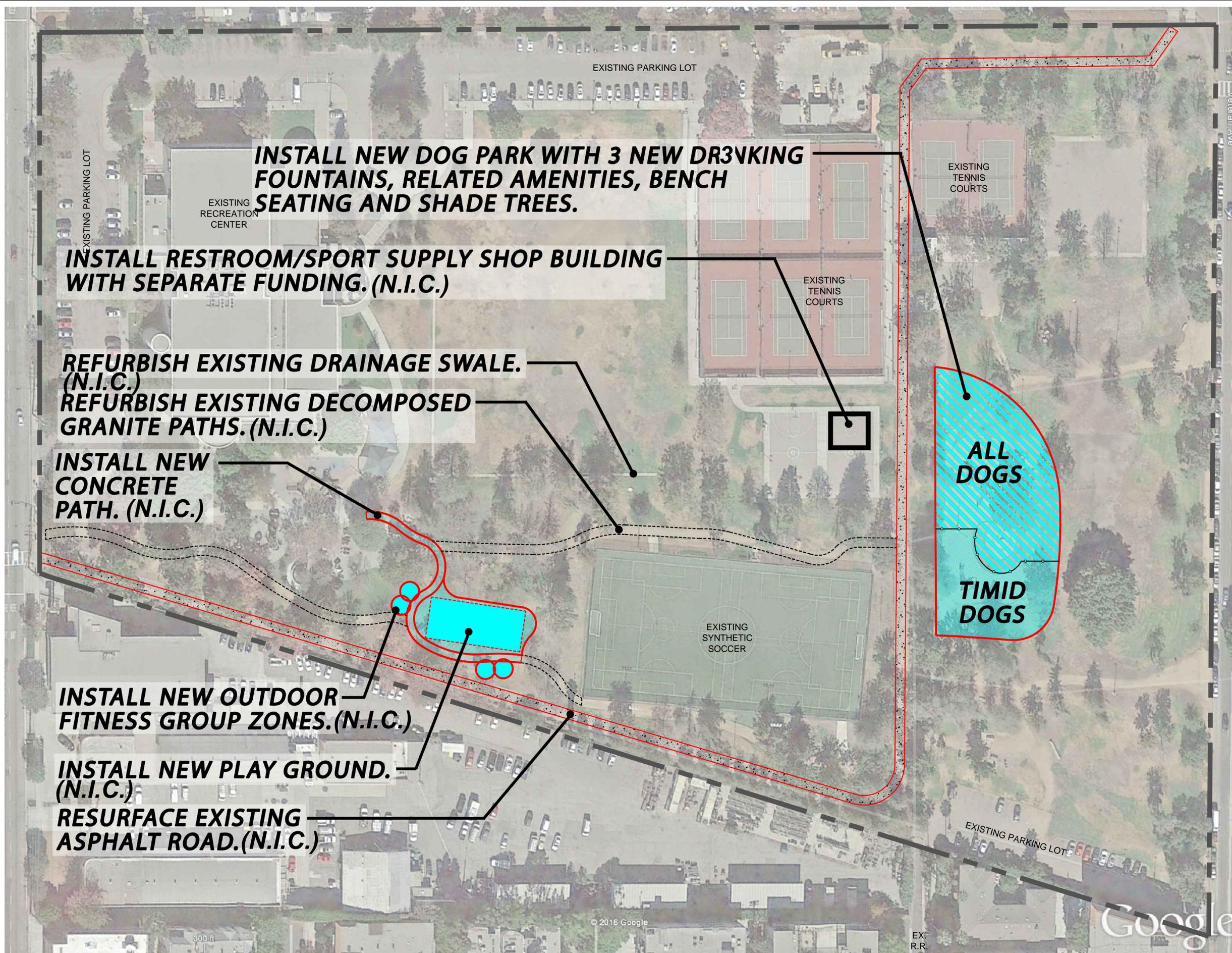
- Step 1. Clear site of all dead or living vegetative growth by hand or mechanical means.
- Step 2. Thoroughly water all turf and planting areas daily to keep soil evenly moist for a period of at least two weeks.
- Step 3. At the conclusion of the growth period, treat all plants within the treatment area with Roundup at an application rate of five (5) quarts of Roundup mixed in 50 gallons of clean water per acre applied by spraying. Thoroughly moisten all plant material with herbicide.
- Step 4. Do not water or otherwise disturb treated areas for a period of two (2) weeks.
- Step 5. After two week kill period, remove all dead plant growth. If any living plants are observed, entire plant, including roots, shall be removed by hand. Minimize physical disturbance of the soil.

WEED SUPPRESSION (NON-HERBICIDE WEED REMOVAL)

Weed suppression, shall apply to all turf and planting areas. The suppression operation shall be commenced only after removals, grading, hardscape construction, installation of irrigation system, soil preparation, and fine grading of turf and planting areas have been completed. Contractor shall thoroughly water all turf and planting areas for a period of two weeks minimum prior to commencing removal. Contractor shall clear site of all dead vegetation and living weeds by hand or mechanical means. All removed vegetation shall be properly disposed of off site and site to be inspected by the project Landscape Architect prior to commencement of work.

TREE AND SHRUB PLANTING

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.



INSTALL NEW DOG PARK WITH 3 NEW DRINKING FOUNTAINS, RELATED AMENITIES, BENCH SEATING AND SHADE TREES.

INSTALL RESTROOM/SPORT SUPPLY SHOP BUILDING WITH SEPARATE FUNDING. (N.I.C.)

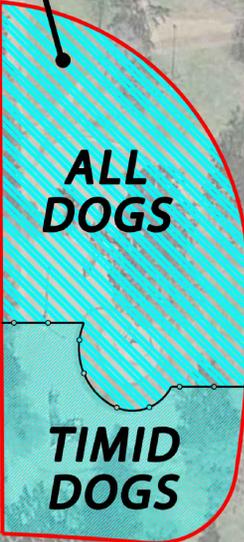
REFURBISH EXISTING DRAINAGE SWALE. (N.I.C.)
REFURBISH EXISTING DECOMPOSED GRANITE PATHS. (N.I.C.)

INSTALL NEW CONCRETE PATH. (N.I.C.)

INSTALL NEW OUTDOOR FITNESS GROUP ZONES. (N.I.C.)

INSTALL NEW PLAY GROUND. (N.I.C.)

RESURFACE EXISTING ASPHALT ROAD. (N.I.C.)



DIGALERT

Call Toll Free
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Underground Service Alert of Southern California



THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: MICHAEL A. SHULL ASSISTANT GENERAL MANAGER: RAMON BARAJAS
PROJECT LANDSCAPE ARCHITECT: CHRIS J. ATENCIO LIC. NO. RL45559
AS-BUILT DRAWN BY: _____ DATE: _____



PROJECT NAME:
**Westwood Park-
Dog Park and Outdoor Improvements**

ADDRESS:
1350 Sepulveda Blvd.
Los Angeles, CA 90025

REVISIONS: DATE:

PLAN NAME:
OVERALL SITE PLAN

DRAWN BY: C. ATENCIO APPROVED BY: C. RAINES
SCALE: NOT TO SCALE ISSUE DATE: 2-15-17
W.O. NO. PRJ21050 FILE NO. 967
DRAWING NO. **SP-1.0**
SHEET 2 OF 10 SHEETS

DEPARTMENT OF RECREATION AND PARKS CITY OF LOS ANGELES

Westwood Park

DOG PARK AND OUTDOOR IMPROVEMENTS

PROJECT #: PRJ21050



Call Toll Free
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Underground Service Alert
of Southern California



THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS
GENERAL MANAGER: MICHAEL A. SHULL ASSISTANT GENERAL MANAGER: RAMON BARAJAS
PROJECT LANDSCAPE ARCHITECT: CHRIS J. ATENCIO LIC. NO. RA15559
DATE: _____
AS-BUILTS DRAWN BY: _____

PROJECT DESCRIPTION

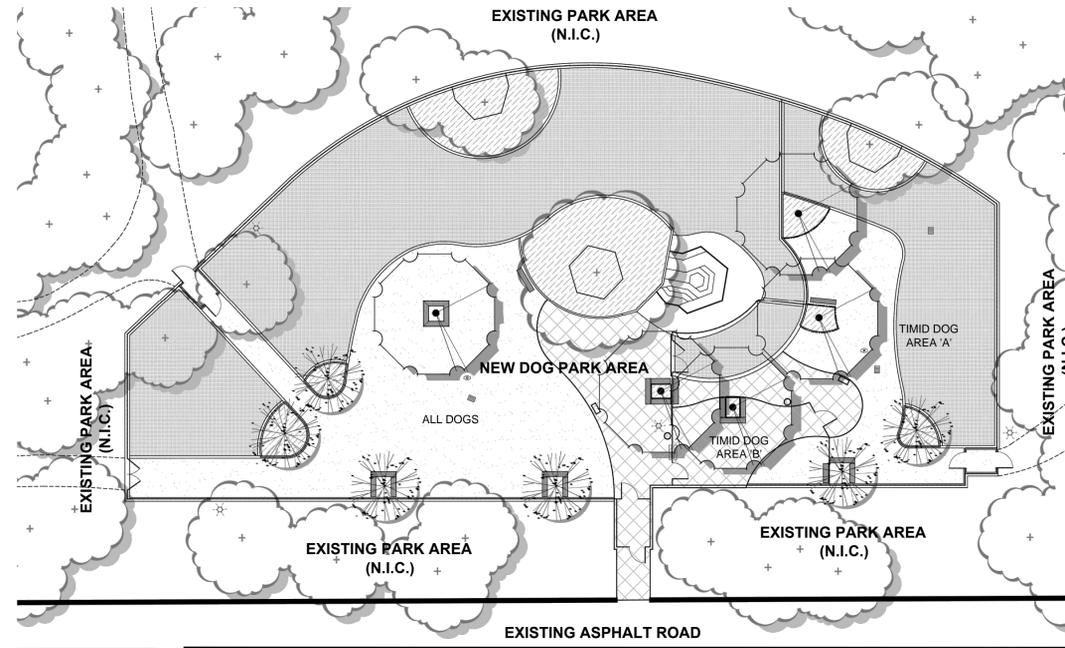
THE SCOPE OF WORK TO INCLUDE BUT IS NOT LIMITED TO:

NEW DOG PARK

1. NEW FENCING AND GATES
2. NEW DECOMPOSED GRANITE SURFACING
3. NEW DOG EXERCISE EQUIPMENT
4. NEW ADDITIONAL LANDSCAPE TREES WITH LOW FENCING
5. NEW DRINKING FOUNTAINS
6. NEW ADDITIONAL BENCH SEATING
7. INSTALLATION OF NEW IRRIGATION EQUIPMENT
8. ADJUSTMENT OF EXISTING IRRIGATION EQUIPMENT
7. PROVIDE AS-BUILT DOCUMENTS

ADDITIONAL PARK IMPROVEMENTS (N.I.C.)

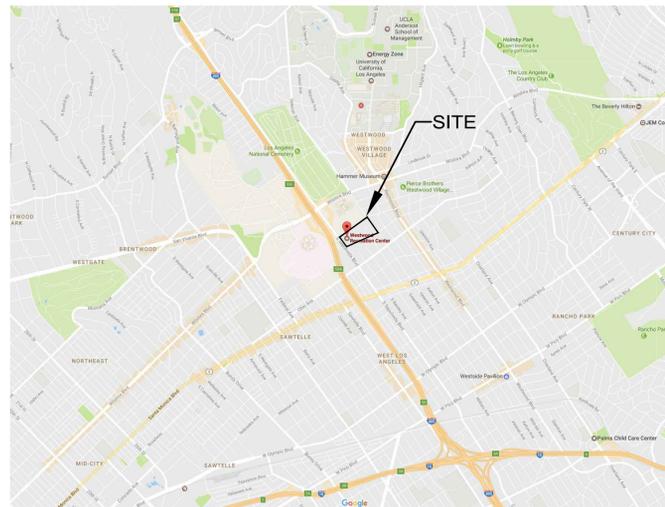
1. NEW OUTDOOR FITNESS EQUIPMENT
2. NEW PLAY GROUND (5-12 YEARS OLD)
3. EXISTING HARDSCAPE RE-SURFACING
4. NEW PATHWAYS



PROPOSED SITE PLAN

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
TS-1	TITLE SHEET
SP-1.0	OVERALL SITE PLAN
LS-1.0	GENERAL SPECIFICATIONS
LS-1.1	GENERAL SPECIFICATIONS
LS-1.2	GENERAL SPECIFICATIONS
LS-2.0	DEMOLITION PLAN
LS-3.0	LAYOUT & MATERIALS PLAN
LS-4.0	CONSTRUCTION DETAILS
LS-5.0	IRRIGATION & PLANTING PLAN
LS-6.0	IRRIGATION & PLANTING DETAILS



VICINITY MAP
NOT TO SCALE



PROJECT TEAM

OWNER: **DEPARTMENT OF RECREATION & PARKS**
221 N. Figueroa St. Ste 400
LOS ANGELES, CA 90012

CATHIE SANTO DOMINGO
SUPERINTENDENT

PROJ. MANAGER: **ROBERT OYAKAWA**
LANDSCAPE ARCHITECT I
(213)202-2646

PLANNING, CONSTRUCTION and MAINTENANCE BRANCH

CRAIG RAINES
LANDSCAPE ARCHITECTURAL ASSOC III
(213)202-2652

CHRIS ATENCIO
LANDSCAPE ARCHITECTURAL ASSOC II
(213)202-2649

RAUL LEON
PRINCIPAL GROUNDS MAINTENANCE SUPERVISOR
(310)548-7598

RECREATION: **LIZKA MENDOZA**
PARK DIRECTOR
(310)473-3610

COUNCIL DISTRICT 5: **PAUL KORETZ**
CITY COUNCIL-MEMBER

JASMINE SHAMOLIAN, MSW
FIELD DEPUTY
(323)866-1828

ABBREVIATIONS

ABS	ACRYLONITRILE BUTADIENE STYRENE	ID	INSIDE DIAMETER
ADJ.	ADJACENT	INV.	INVERT ELEVATION
ALT.	ALTERNATE	IN.	INCH
ANGLE	ANGLE	JOIN	MATCH EX. ADJACENT GRADE BOTH HORIZ. & VERT.
APPROX.	APPROXIMATE	JT.	JOINT
AC	ASPHALT CONCRETE	LB.	POUND
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	LF	LINEAL FEET
@	BEGINNING OF CURVE	M.A.	MULCH AREA
BC	BACKFLOW PREVENTION UNIT	MAX.	MAXIMUM
BPU	BENCH MARK	MFG.	MANUFACTURER
BM	BOTTOM OF STEP	MH	MANHOLE
BS	BOTTOM OF WALL	MIN.	MINIMUM
BW	BOTH WAYS	MISC.	MISCELLANEOUS
CB	CATCH BASIN	NOT IN CONTRACT	NOT IN CONTRACT
C	CENTER LINE	NO or #	NUMBER
CC	CENTER TO CENTER	NTS	NOT TO SCALE
CJ	CONTROL JOINT	OC	ON CENTER
CLF	CHAIN LINK FENCE	OD	OUTSIDE DIAMETER
CO	CLEAN OUT	PA	PLANTING AREA
CONC.	CONCRETE	PB	PULL BOX
CONST.	CONSTRUCT	P	PROPERTY LINE
CF	CUBIC FOOT	POC	POINT OF CONNECTION
CSP	CORRUGATED STEEL PIPE	PP	POWER POLE
CY	CUBIC YARD	PRC	POINT OF REVERSE CURVE
DF	DRINKING FOUNTAIN	PSI	POUND PER SQUARE INCH
DG	DECOMPOSED GRANITE	PVC	POLYVINYL CHLORIDE
DIA. or O	DIAMETER	QCV	QUICK COUPLER VALVE
EA	EACH	R	RADIUS
EC	END OF CURVE	RCP	REINFORCED CONCRETE
EJ	EXPANSION JOINT	RCV	REMOTE CONTROL VALVE
ELEV.	ELEVATION	RP	REDUCED PRESSURE
EQ.	EQUAL	SD	STORM DRAIN
FB	FIELD BOOK	SHT.	SHEET
FL	FLOWLINE	SPECS.	SPECIFICATIONS
FG	FINISH GRADE	SS	SANITARY SEWER
FIN.	FINISH	SSPWC	STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION
FS	FINISH SURFACE	SQ. FT.	SQUARE FEET
FOC	FACE OF CURB	TC	TOP OF CURB
FOW	FACE OF WALL	TG	TOP OF GRATE
FT	FEET	TS	TOP OF STEP
GA.	GALVE	TW	TOP OF WALL
GALV.	GALVANIZED	VERT.	VERTICAL
GPM	GALLONS PER MINUTE	W	WITH
HORIZ.	HORIZONTAL	WM	WATER METER
⊕	LOCATION OF COMPACTION TEST, AS INDICATED ON THE PLANS	WWM	WELDED WIRE MESH



SITE MAP
NOT TO SCALE



PROJECT NAME:
Westwood Park- Dog Park and Outdoor Improvements
ADDRESS:
1350 Sepulveda Blvd.
Los Angeles, CA 90025

REVISIONS:	DATE:
△	
△	
△	
△	
△	
△	

PLAN NAME:

TITLE SHEET

DRAWN BY: C. ATENCIO	APPROVED BY: C. RAINES
SCALE: AS SHOWN	ISSUE DATE: 2-15-17
W.O. NO. PRJ21050	FILE NO. 967

DRAWING NO.
TS-1
SHEET 1 OF 10 SHEETS

REPORT OF GENERAL MANAGER

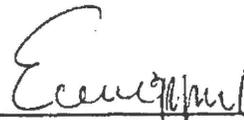
NO. 382-99DATE September 1, 1999

CD _____

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: OFF LEASH DOG EXERCISE AREA POLICY

P. Bryant	_____	R. Gessinghaus	_____
J. Duggan	_____	*G. Stigile	<u>AS</u>
R. Fawcett	_____	M. Whelan	_____
S. Klippel	_____	J. Zatorski	_____



General Manager

Wld 10-6-99

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board approve the attached Off Leash Dog Exercise Area Policy.

SUMMARY:

Citywide Services Branch staff has contacted numerous cities across the country to survey them regarding their off-leash dog exercise areas. Staff questioned them regarding their successes and challenges in order to frame a policy for the Department of Recreation and Parks. Staff's research, coupled with the Department's experience operating five off-leash exercise areas, has resulted in the attached policy. Therefore, staff has submitted the Off-Leash Dog Exercise Area Policy for the Board's approval.

**DEPARTMENT OF RECREATION AND PARKS
OFF-LEASH DOG EXERCISE AREA POLICY**

PURPOSE

Over the past several years, dogs and their owners have been recognized by the Department and the Board as a legitimate group of open space users. The Department's open space planning process recognizes that their needs, like those of other user groups, should be accommodated to the greatest extent possible, given limited resources.

Los Angeles Municipal Code (LAMC), Section 63.44B.2 prohibits dogs off-leash in City parks. The purpose of this policy is to establish a mechanism by which dog owners have the opportunity to recreate with their dogs off-leash within designated park areas that are clean, safe and well-maintained. An amendment to the LAMC by the City Council will be required to authorize the establishment of each off-leash dog exercise area on an individual basis.

NEED

Open space is a limited resource in the City of Los Angeles. The Department recognizes that recreational activities in Los Angeles' limited open space should be balanced to provide optimal use to the greatest number of users. The Department operates approximately 15,200 acres of parkland, of which 3,200 is devoted to neighborhood and community use and 12,000 to regional use. The City of Los Angeles' General Plan's Recreational Element recommends a parkland per person ratio of 4.0 acres per 1,000 persons for neighborhood and community parks. The City's ratio of neighborhood and community parkland per person is 0.91 acres per 1,000 persons.

Over 11.5% of the City's total population has a licensed dog in their household. This percentage was calculated from census information that indicates the City of Los Angeles has 3,600,000 residents living in 1,285,714 households (averaging of 2.8 persons in each), and from Department of Animal Services reports indicating there are 149,673 licensed dogs in the City.

The Department's policy to meet the needs of dogs and owners is to:

1. Provide off-leash areas, as feasible, given limited open space resources and potential spill-over effects on surrounding land uses; to provide opportunities for off-leash exercise, training and socialization of dogs, and for social interaction among owners; and to balance this with other park uses to optimize park use by the greatest number of people.
2. Require responsible behavior of dog owners in their use of park facilities including adherence to posted rules and regulations and other Los Angeles Municipal Codes including the leash law.
3. Be sensitive to adjacent land users and the immediate community in selecting and operating all off-leash dog areas.

Department of Recreation and Parks
Off-leash Dog Exercise Area Policy (Continued)
Page 2

Therefore, the number and size of off-leash dog exercise areas within the Department will be a function of demand and available resources, and competition and compatibility in reference to those available resources.

CONCLUSION

This policy, used in conjunction with the Department's established Off-Leash Dog Exercise Area Guidelines, encourages the selection and development of additional off-leash sites within the city that meet the needs of the community, including dogs and their owners. The policy and guidelines ensure that the recreational experience at our facilities with off-leash dog exercise areas is enjoyable for all.

FOR INFORMATION ONLYCITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

September 15, 1999

TO: BOARD OF RECREATION AND PARK COMMISSIONERS

FROM: ELLEN OPPENHEIM, General Manager



SUBJECT: OFF-LEASH DOG EXERCISE AREA GUIDELINES

The City of Los Angeles Department of Recreation and Parks is responsible for providing a quality recreational experience for citizens and visitors to the City of Los Angeles. The Department and Board work to ensure that a wide variety of recreational services are provided to our patrons, including such open space user groups as dogs and their owners. To facilitate the Department's ability to meet the desires of our patrons, staff has prepared the attached guidelines for the development and establishment of off-leash dog exercise areas.

In creating these guidelines, staff contacted numerous cities throughout the country and collected critical information from those cities with off-leash dog exercise areas. Staff also incorporated into these guidelines the knowledge and experience they have gained through developing and operating the Department's five off-leash dog exercise areas.

In conjunction with the Department's Off-Leash Dog Exercise Policy, these guidelines serve to provide a basis for future development and operation of Off-Leash Dog Exercise Areas in the City of Los Angeles.

7/11/99 - 10-6-99

LOS ANGELES CITY DEPARTMENT OF RECREATION AND PARKS
OFF-LEASH DOG EXERCISE AREA GUIDELINES

The following guidelines have been established for Off-Leash Dog Exercise Areas based on a comprehensive review of similar facilities in several cities throughout the country, as well as on the experience of designing and operating five of our own off-leash dog exercise areas over the past several years. The purpose of these guidelines is to assist in the design, development and operation of off-leash dog exercise areas in the City of Los Angeles.

The key factors to be considered in selecting an off-leash dog exercise area in Los Angeles parks are distance from adjacent land uses, relationship to other recreational uses, size, availability of parking and accessibility. If a proposed site does not meet the standards established by these guidelines, it may still be considered provided that it successfully passes the environmental review process which establishes the appropriateness of the site and design criteria, and addresses any health and safety issues. Appropriate environmental clearances in compliance with the California Environmental Quality Act (CEQA) are required.

Designated off-leash dog exercise areas should:

1. Be far enough away from a residential or commercial land use that the single-event sound of a dog bark would generally be perceived as a background sound or would be screened by traffic noise. To achieve this objective, the off-leash area should be:
 - a. at least 150 feet from residences and separated by a street or non-residential structure, and
 - b. at least 80 feet from commercial uses; if the wall of the commercial building that faces the off-leash area is windowless, a distance setback may not be required.
2. Be large enough to accommodate an area for big dogs (three acres or larger) and include an area for small or timid dogs (.75 acre or larger).
3. Be accessible to disabled users.
4. Be situated on property that is not currently developed for recreational use and/or in areas of parks that are not heavily used for other recreational activities so as to reduce the potential for conflict.
5. Not displace another organized recreational use or priority unstructured use in a park given the City's limited park resources and need for active recreation and passive open space areas.
6. Have sufficient adjacent parking, preferably off-street, that does not require users to cross a street; curbside parking is less desirable. A park in a multi-family residential neighborhood requires fewer spaces, whereas a park in a single-family residential neighborhood or non-residential area requires more spaces.
7. Be situated within a six-foot high minimum perimeter chain link fence with a concrete mow strip. Natural barriers such as steep hillsides, if feasible, may be utilized in lieu of fencing.

MAINTENANCE AND OPERATIONS

The primary conditions at off-leash dog exercise areas that can affect nearby residents or other park users include:

1. Noise from dogs barking, owners yelling and increased traffic,
2. Unattractive park conditions, including the loss of turf and damage to vegetation, and
3. Odor from feces and urine.

These conditions may be mitigated to some extent by design, maintenance and operation practices or by modification and enforcement of regulations.

6. Operation and Maintenance Practices
 - a. Lock the off-leash area when it is closed.
 - b. Assign a closed time period during the week for maintenance; facility may be closed for renovation or due to inclement weather.
 - c. Provide a hose off area outside the off-leash park.
 - d. Provide an adequate number of covered trash cans with plastic liners for dog waste.
 - e. Provide a plastic bag dispenser box and/or a box for recycled plastic bags; Pooper Scoopers may be a preferred method for removing feces.
 - f. Cover bare areas with wood chips or shredded tree trimmings to keep dust down.
7. Design Features
 - a. Install multiple entrances with self-closing (double) gates located as far from residences as possible and as close to parking as possible.
 - b. The area should be irrigated and planted with turf grass.
 - c. Install separate water sources for people and animals.
 - d. Provide restrooms and telephones.
 - e. Locate tables away from the perimeter of the off-leash area; this will discourage users from congregating at the perimeter where they are close to adjacent structures and will reduce turf wear by distributing use of the area.
 - f. Landscape buffer zones can be utilized to mitigate noise and provide a pleasant aesthetic environment separating off-leash areas from other park users. Security concerns must be taken into consideration when determining whether or not to use a visual landscape barrier.
 - g. It is recommended that off-leash areas remain well separated from other recreational activities and not be considered at small parks and recreation centers. Sites that accommodate mixed uses and include children's play areas are undesirable.
8. Recommended Regulations
 - a. Require that all dogs be licensed.
 - b. Permit no food, human or canine, in the off-leash area.
 - c. Require that leashes remain on until dogs are in the off-leash area.
 - d. Require that dog waste be removed and placed in trash cans.
 - e. Restrict the number of dogs allowed per person on an individual facility basis.
 - f. Institute additional rules that address basic dog etiquette and dog owner etiquette, health considerations, and site specific needs.

9. Recommended Enforcement
- a. Dog owners are required to comply with all posted rules and LAMC regulations, particularly those pertaining to dogs.
 - b. Provide staff and/or volunteers to monitor the park during peak use periods.
 - c. Provide staff and/or volunteers to monitor the park at irregular intervals during other time periods.

CITIZENS ADVISORY COMMITTEES

A Citizens Advisory Committee (CAC) will be established by Regional staff to self-govern the off-leash dog area. The CAC will be comprised of dog owners, local residents, Region staff and Park Rangers. The CAC will meet to discuss conflict mitigation measures, signage requirements and sign locations, rules and regulations, fund raising, facility maintenance, and voluntary off-leash area monitoring.

An agreement should be developed between the CAC and the Department clearly outlining the responsibilities and duties of each. If the facility has a Park Advisory Board (PAB), the Committee should report to the PAB on off-leash area issues. The CAC and Regional staff should meet on a regular basis to discuss facility operations and maintenance.

PROCESS TO ESTABLISH OFF-LEASH DOG EXERCISE AREAS

1. All requests to establish off-leash dog exercise areas will be referred to the Regional Assistant General Manager.
2. Regional staff will prepare a map to identify the area proposed for an off-leash dog exercise area and apply the basic criteria in relationship to existing park facilities, uses and setback requirements, noting non-compliance and compatibility issues.
3. Regional staff will discuss the proposed site and related issues with the affected Council office. If it is agreed that the proposed off-leash site is feasible, the proposal will be presented to the facility's PAB.
4. The PAB will consider the proposal, noting funding sources and/or needs including labor, annual operating costs, planning, design and environmental fees. If the PAB agrees that the proposed off-leash site is desirable and feasible and a funding source is available, or the community wishes to raise the funding necessary to develop the off-leash area, the proposed project will go forward for further review. If no PAB exists, a community meeting will be held to discuss the proposal.
5. If Regional staff determines to continue with the proposed project, a meeting will be conducted to allow community input and discussion of the issues associated with the development of the off-leash dog exercise area and to prepare a draft environmental document to be circulated through government agencies and the public for review and comment.
6. During the environmental review period, a public meeting will be held to solicit comments on the adequacy of the environmental document.

7. A final environmental document will be prepared and a report and recommendation will be presented to the Board of Recreation and Park Commissioners for certification and project approval.
8. If approved by the Board, the environmental document and project will be forwarded to the City Council for certification and consideration of final approval of the project.