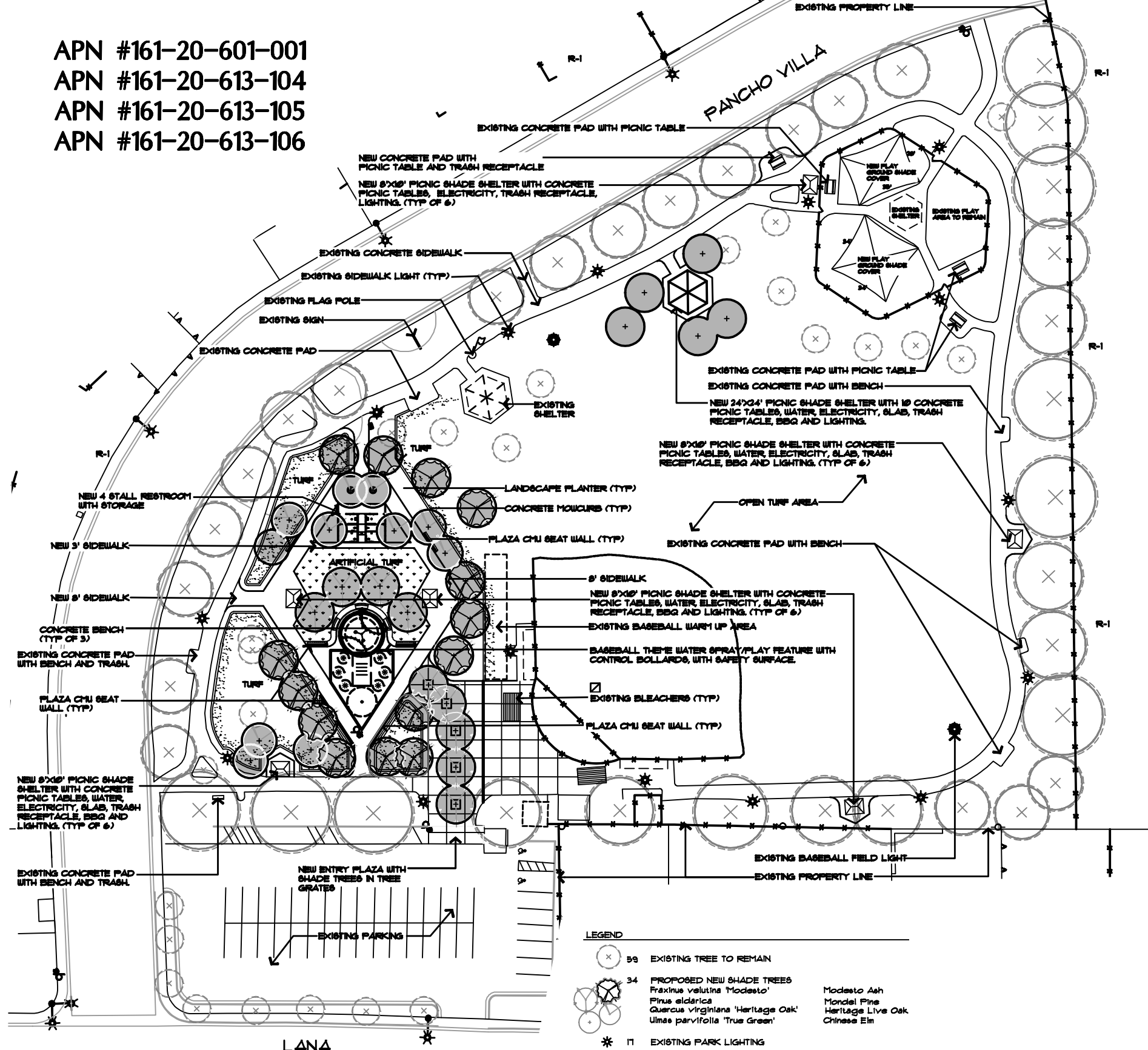


APN #161-20-601-001  
 APN #161-20-613-104  
 APN #161-20-613-105  
 APN #161-20-613-106

# DEPARTMENT OF PARKS AND RECREATION



**MASLOW PARK REDEVELOPMENT SCOPE OF WORK-**

- DEMOLISH THE EXISTING SWIMMING POOL AND POOL BUILDING, INCLUDING EQUIPMENT, DECKS, FENCING AND ALL OTHER EXISTING SWIMMING POOL COMPONENTS. ALL DEMOLITION MATERIAL SHALL BE TRANSPORTED TO AN APPROVED OFF-SITE DISPOSAL AREA AND PROPERLY DISPOSED. THE DEMOLITION AREA SHALL BE BACKFILLED WITH CLEAN APPROVED BACK-FILL MATERIAL IN 6" LIFTS AND COMPACTED TO 95% PROCTOR DENSITY. WATER, SEWER AND ELECTRICAL CONNECTIONS - SHALL BE PROTECTED FOR FUTURE USE.
- DESIGN AND CONSTRUCT ONE 24' X 24' GROUP PICNIC SHADE SHELTER WITH 10 CONCRETE PICNIC TABLES, WATER, ELECTRICITY, SLAB, TRASH RECEPTACLE, BBQ AND LIGHTING.
- DESIGN AND CONSTRUCT 8X 8' X 10' INDIVIDUAL PICNIC SHADE SHELTERS WITH CONCRETE PICNIC TABLES, WATER, ELECTRICITY, SLAB, TRASH RECEPTACLE, BBQ AND LIGHTING.
- DESIGN AND CONSTRUCT A SMALL (FOUR UNIT - 2 MEN AND 2 WOMEN) RESTROOM BUILDING, UTILIZING ORIGINAL SWIMMING POOL WATER AND SEWER CONNECTIONS.
- DESIGN AND INSTALL PLAYGROUND SHADE COVERS OVER EXISTING PLAYGROUND STRUCTURES. SHADE COVERS TO MATCH PLAYGROUND SHADE COVERS RECENTLY INSTALLED IN COMMISSION DISTRICT E.
- DESIGN AND INSTALL A WATER SPRAY/PLAY FEATURE WITH CONTROL BOLLARDS, UTILIZING EXISTING SWIMMING POOL WATER, SEWER AND ELECTRICAL CONNECTIONS.
- DESIGN AND REPAIR ALL DISRUPTIONS TO IRRIGATION SYSTEMS, WALKWAYS, SECURITY LIGHTING AND LANDSCAPING TO BLEND THE NEW IMPROVEMENTS INTO THE EXISTING PARK.

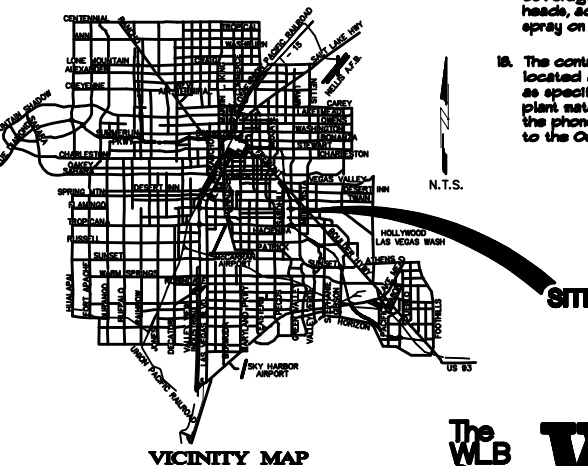
**GENERAL NOTES**

ANY CHANGES MADE TO THESE DOCUMENTS WHICH ARE NOT APPROVED BY THE LANDSCAPE ARCHITECT RELEASE THE WLB GROUP OF ANY LIABILITY INCURRED AS A RESULT OF SAID CHANGE.

1. The contractor shall study the drawings, shall examine the site, and shall be aware of all existing work and conditions that could affect his work.
2. Before beginning work, the contractor shall verify the accuracy of the plans to the site conditions and shall report all discrepancies to the Owner's Representative.
3. Contractor shall verify the location of all underground and overhead utilities. Call Underground Service Alert and Overhead Service Alert. Contractor shall be responsible to repair all damage to utilities or other property that he causes.
4. The contractor shall comply with all laws, rules and regulations of all authorities having jurisdiction over the premises. The contractor shall obtain all necessary permits for this work.
5. Owner shall be responsible for rough grades (+/- 10") within the contract limits. Landscape contractor shall provide finish grading in planting areas to insure positive drainage away from all structures. Finish grade for all planting areas shall be 1-1/2" below adjacent paving.
6. Plant quantities on this list are for the convenience of the contractor only, contractor must verify all counts.
7. All plant materials shall conform to nursery standards according to American Association of Nurserymen, Inc. and shall be free from pests, eggs, diseases, and to be representative of species in size, quality, form, color and not root bound, damaged or substandard in any way.
8. 10% of each plant material species shall be tagged with botanical name from nursery or supplier, tags to remain on plant material until final acceptance.
9. Landscape contractor shall spray all decomposed granite areas with a pre-emergent "bur-flan" 1 or equal, apply per manufacturer's specs.
10. Prior to planting, the contractor shall perform one (1) percolation test per 10000 square feet of planting area. The contractor shall fill a 24" box-size hole with water, if it does not completely drain within 24 hours the contractor shall notify the owner's representative. Test shall be done under the supervision of the owner's representative.
  - When caliche is encountered during plant pit excavation:
    - If impervious layer is less than 6" thick, remove completely.
    - If layer is 6"-18" thick, sugar a hole through the layer. Place a 4" diameter PVC pipe chimney filled with 3/8" pea gravel through the caliche layer to the bottom of planting pit.
    - If layer is greater than 18" enlarge the planting pit to twice that (in each direction) called out in details.
11. Contractor shall be responsible to obtain a copy of the Geotechnical Soils Report. Contractor shall obtain and review a soils agronomy test prior to beginning construction, and shall abide by it towards the completion of this work. Any discrepancies between the report and these plans should be brought to the immediate attention of the Landscape Architect prior to construction. Soil preparation shall be installed as per the soils report.
12. Root barriers are required for all trees (except palms) within 5' of walls, walkways, streets, curbs and other hardscape areas. Size and installation per manufacturer's specification and details.
13. Landscape contractor shall replace all plant material found to be in an unhealthy, damaged, impaired condition, missing or dead during the maintenance period. Contractor shall install per the soils report.
14. Contractor shall provide complete maintenance, see specifications for duration. Maintenance shall begin upon walk for Landscape Maintenance and Guarantee Period. Maintenance shall consist of but not be limited to keeping areas clean, weed-free, trimmed, watered, raked, pest and disease free and all other work necessary for healthy, vigorous growth and clean appearance. Prior to commencement of maintenance period, contractor shall submit a watering / maintenance schedule to the construction manager for approval.
15. Irrigation drawings are schematic, contractor shall follow as close as practical, and make no changes or alterations to plans, details, or emitter schedules without the prior approval of the owner's representative.
16. The contractor shall verify available water pressure on the site, prior to beginning work. If there is a discrepancy between the reading and the minimum pressure required, as noted on plan, the contractor shall immediately notify the owner.
17. The contractor shall furnish an irrigation system that provides complete coverage to all intended areas. The contractor shall add additional sprinkler heads, adjust all sprinklers to provide for maximum coverage, and minimize over spray on walkways and structures.
18. The contractor shall provide written documentation verifying that he or she has located and reserved all of the plant material necessary to complete the work as specified. The documentation shall indicate the quantity and size of the plant material, the nursery where it is held, the contact person at the nursery, and the phone number and the location of the nursery. Submit this written verification to the Owner's Representative within thirty (30) days of the Notice to Proceed.

**LEGEND**

(X)	59	EXISTING TREE TO REMAIN	
(+)	34	PROPOSED NEW SHADE TREES	
		Fraxinus velutina 'Modesto'	Modesto Ash
		Pinus alderica	Mondel Pine
		Quercus virginiana 'Heritage Oak'	Heritage Live Oak
		Ulmus parvifolia 'Trus Green'	Chinese Elm
(*)	11	EXISTING PARK LIGHTING	



# MASLOW PARK REDEVELOPMENT

## LANDSCAPE CONCEPT / SITE PLAN



MAY 9, 2007  
SCALE 1"=30'-0"

JOB # 407019-A-001