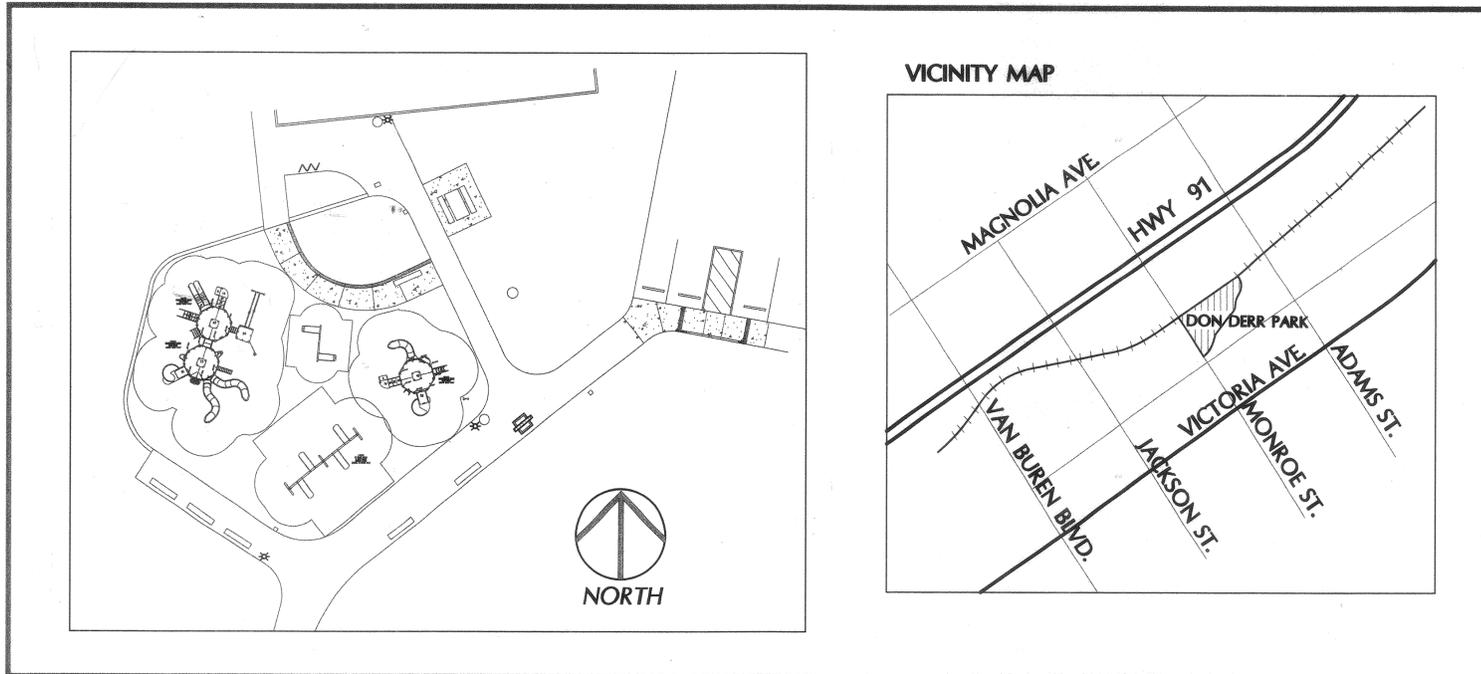
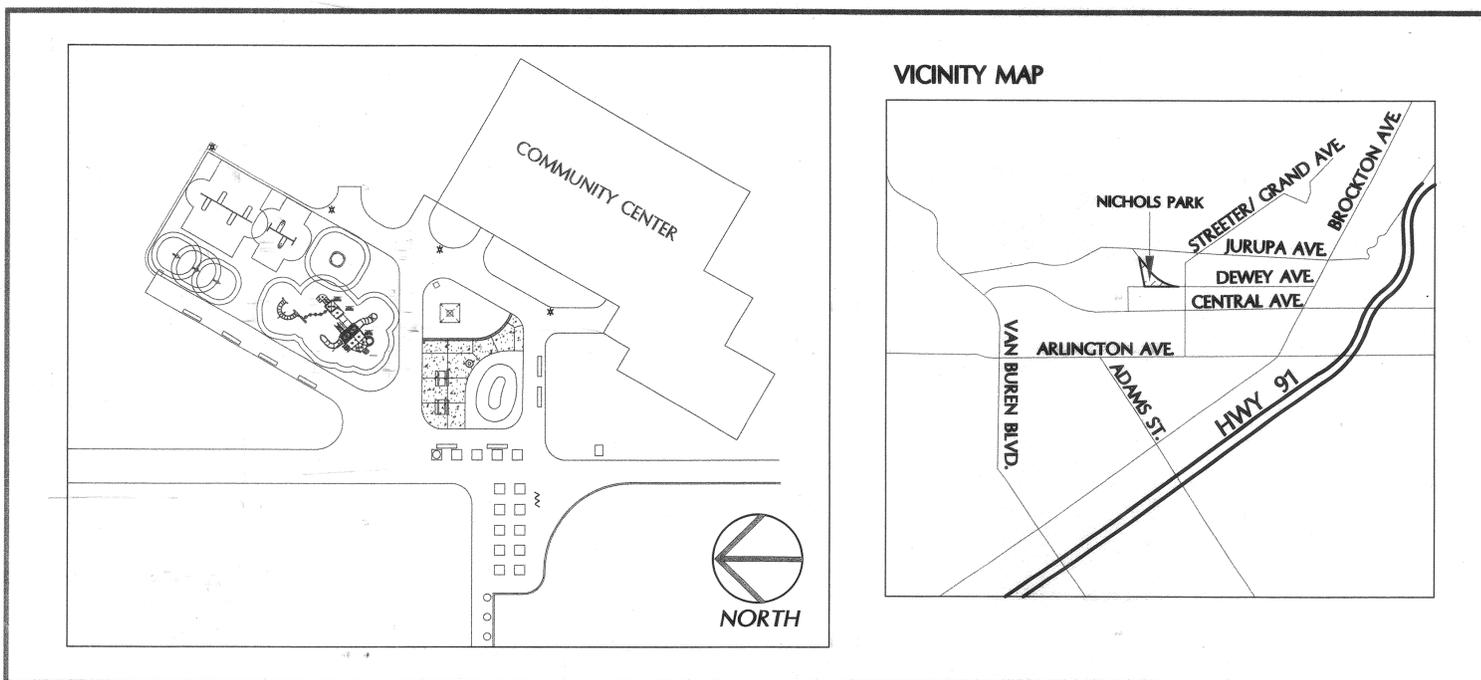


SITE PLAN



DON DERR PARK

SITE PLAN



NICHOLS PARK

PROJECT:

CITY OF RIVERSIDE PLAYGROUND IMPROVEMENTS

DON DERR PARK

3003 MONROE STREET, RIVERSIDE, CA 92506

NICHOLS PARK

5505 DEWEY AVENUE, RIVERSIDE, CA 92506

PREPARED FOR:

CITY OF RIVERSIDE

3936 CHESTNUT STREET
RIVERSIDE, CA 92501

PHONE: (909)826-2012
FAX: (909)826-2010

CONTACT: EWINA LAU

SHEET INDEX:

DRAWING DESCRIPTION		DRAWING DESCRIPTION	
T-1	COVER	LG-1A	NICHOLS GRADING PLAN
LG-1	DON DERR GRADING PLAN	LS-1A	NICHOLS STAKING PLAN
LS-1	DON DERR STAKING PLAN	LC-1A	NICHOLS CONSTRUCTION PLAN
LC-1	DON DERR CONSTRUCTION PLAN	LC-2A	NICHOLS CONSTRUCTION DETAILS
LC-2	DON DERR CONSTRUCTION DETAILS	LP-1A	NICHOLS PLANTING PLAN
LC-3	DON DERR CONSTRUCTION DETAILS	LP-2A	NICHOLS PLANTING DETAILS
LP-1	DON DERR PLANTING PLAN		
LP-2	DON DERR PLANTING DETAILS		

AGENCY SUBMITTAL:



4649 Brockton Avenue
Riverside, CA 92506
(909) 369-0700
Fax (909) 369-4039
e-mail: bill@comworksdg.com
http://www.comworksdg.com

APPROVALS

PARKS & RECREATION DEPT.
APPROVED BY: _____
DATE: _____

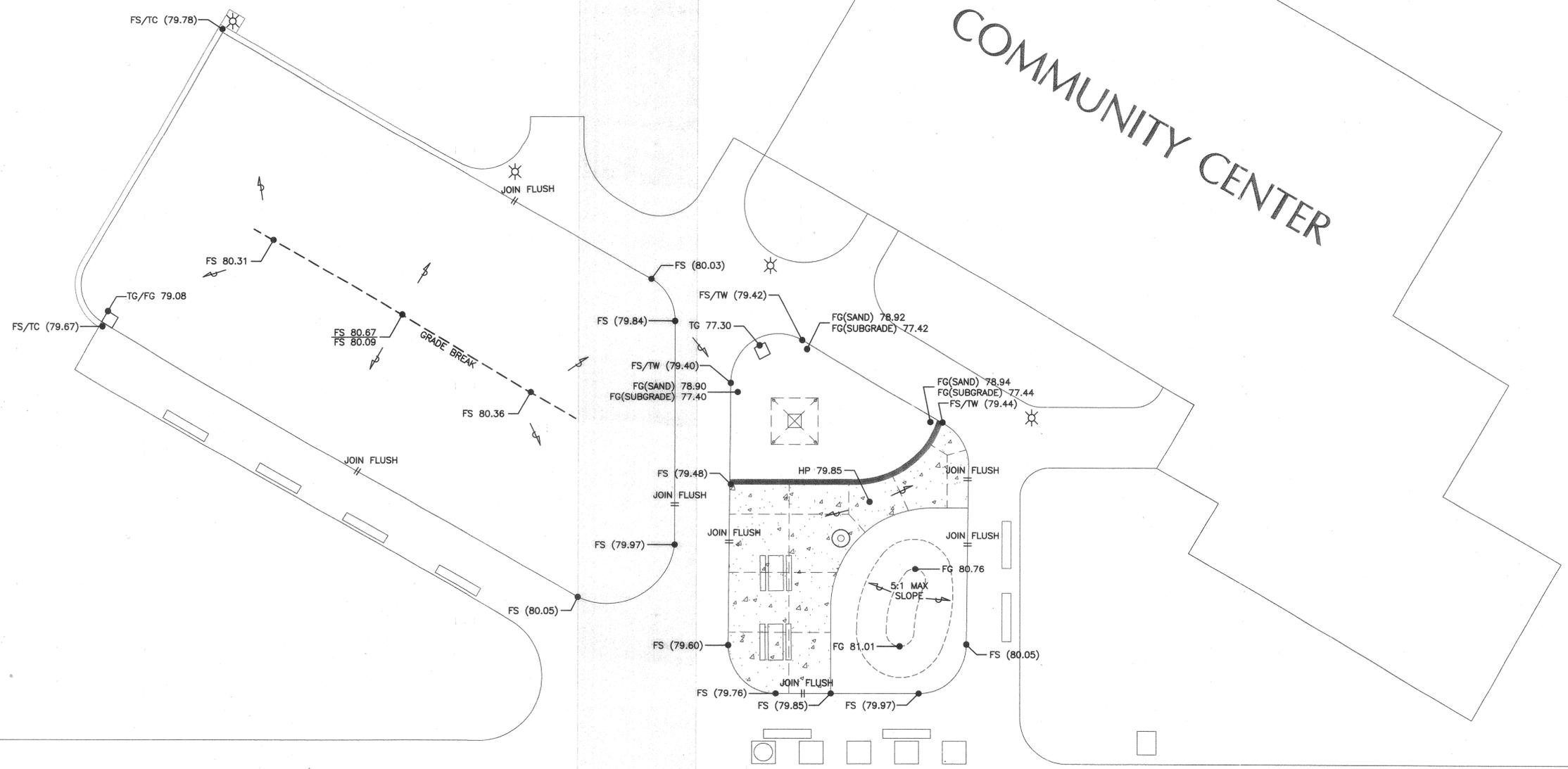
PLANNING DEPARTMENT
APPROVED BY: _____
DATE: _____

SHEET TITLE

T-1
SHEET 1 OF 14
PLAN NUMBER 021068

NOT FINAL SET

COMMUNITY CENTER



GRADING LEGEND:

SYMBOL	DESCRIPTION
(50.0)	EXISTING ELEVATION (IN PARENTHESES)
50.0	NEW ELEVATION
↗	DIRECTION OF FLOW
FS	FINISH SURFACE
TC	TOP OF CURB
TW	TOP OF WALL
FG	FINISHED GRADE
HP	HIGH POINT
TG	TOP OF GRATE
IE	INVERT ELEVATION

NOTE: * JOIN NEW PAVING FLUSH TO EXISTING PAVING (WHERE OCCURS)
 * ALL EXISTING PLAY AREA DRAINAGE SUMPS THAT EXIST BELOW THE NEW SUBGRADE SHALL BE ABANDONED IN PLACE.

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 www.comworksg.com



PREPARED UNDER THE DIRECTION OF
TIMOTHY I. MALONEY
 REGISTERED LANDSCAPE ARCHITECT, RLA 2110
 EXPIRATION DATE 10/31/04
 SCALE: 1"=10'-0"
 NORTH:

CITY OF RIVERSIDE
 3900 MAIN STREET
 RIVERSIDE, CA 92522

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: **WGW** DRAWN BY: **ANH** CHECKED BY: **TIM**

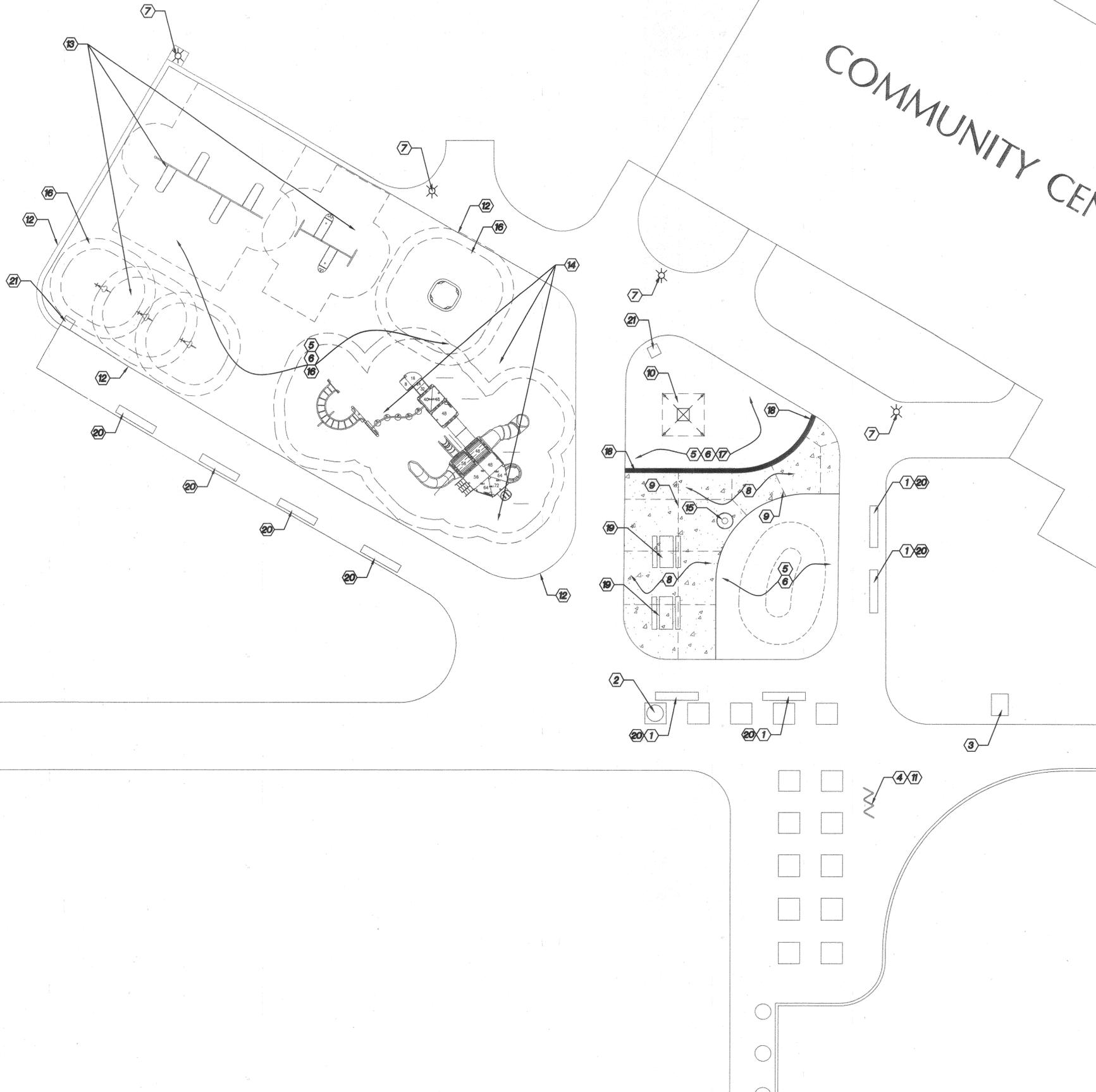
CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF P.W. ENGR.		

DON DERR PARK + NICHOLS PARK IMPROVEMENTS
NICHOLS PARK
Grading Plan

PROJECT NO. 021068
LG-1A
 SHEET 9 OF 14
 FILE NO. PC-00

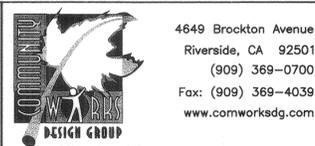
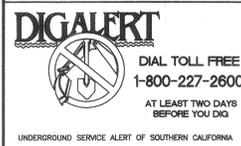
COMMUNITY CENTER



CONSTRUCTION LEGEND:

DESCRIPTION	SUPPLIER	DETAIL
1 REMOVE EXISTING SITE FURNITURE AND DISPOSE OF OFF-SITE IN A LEGAL MANNER. PATCH GAPS WITH NEW CONCRETE PER ITEM #8 (BELOW).		
2 REPAIR EXISTING DRINKING FOUNTAIN. REMOVE DEBRIS FROM DRAINLINE AND WATER SUPPLY (AS NECESSARY).		
3 REPAIR AND REPLACE, AS NECESSARY, EXISTING PHONE BOOTH AND PHONE PER SBC SERVICE REQUIREMENTS.		
4 REMOVE EXISTING BIKE RACK AND BOLLARDS AND DISPOSE OF OFF-SITE IN A LEGAL MANNER. INSTALL NEW RACK PER ITEM #11 (BELOW). PATCH EXISTING PAVING AS NECESSARY.		
5 REMOVE EXISTING PLAY EQUIPMENT, FOOTINGS, AND ACCESSORIES. DISPOSE OF OFF-SITE IN A LEGAL MANNER.		
6 EXISTING SAND PLAY SURFACING TO BE SALVAGED. SIFT AND RE-USE AS NECESSARY FOR SUBSURFACE AT NEW PLAY AREA MATTING. USE BASE MATERIAL PER DETAIL C, SHEET LC-4 WHERE QUANTITIES OF SAND ARE DEFICIENT TO MEET FINISH SURFACES SHOWN ON GRADING PLANS.		
7 EXISTING SECURITY LIGHT TO REMAIN. PROTECT IN PLACE.		
8 INSTALL 4" NATURAL GREY PAVING WITH MEDIUM BROOM FINISH; JOIN FLUSH TO EXISTING PAVING USING DOWELS PER DETAIL (TYP.)		DETAIL 'A','C' SHEET LC-2A
9 INSTALL CONTROL JOINT (TYP.)		DETAIL 'A' SHEET LC-2A
10 INSTALL 10' X 10' SHADE STRUCTURE. DRAWING LAYOUT# 27391.	COAST RECREATION (949)553-8065	PER MFG'S SPECS
11 INSTALL BIKE RACK; MODEL GNS-6-IG-S, GENESIS 6-BIKE STAINLESS STEEL RACK W/IN-GROUND MOUNT REMOVE PAVING AT POST LOCATIONS (2' SQ.) AND PATCH CONCRETE AS NECESSARY FOLLOWING RACK INSTALLATION.	HANNAN SPECIALTIES (800)722-2453	PER MFG'S SPECS
12 MATTING CONNECTION TO PAVING AND EXISTING CURB WALL.		DETAIL 'F' SHEET LC-2A
13 INSTALL LANDSCAPE STRUCTURES CHILD PLAY EQUIPMENT; COORD. W/EQUIPMENT DISTRIBUTOR DRAWING LAYOUT# 27391.	COAST RECREATION (949)553-8065	DETAIL 'E' SHEET LC-2A
14 INSTALL LANDSCAPE STRUCTURES TOT LOT EQUIPMENT; COORD. W/EQUIPMENT DISTRIBUTOR DRAWING LAYOUT# 27391.	COAST RECREATION (949)553-8065	DETAIL 'E' SHEET LC-2A
15 INSTALL TRASH RECEPTACLE; TRINITY SERIES MODEL QR-TY2934W WITH LID A24; EPOXY IN PLACE (TYP.) CONTRACTOR TO ANCHOR PER MANUFACTURER'S SPECS.	QUICK CRETE (909)737-6240	PER MFG'S SPECS
16 INSTALL SURFACE AMERICA PLAY AREA MATTING; REFER TO DETAIL FOR LAYOUT AND COLORS	COAST RECREATION (949)553-8065	DETAIL 'F' SHEET LC-2A
17 INSTALL 18" PLAYGROUND SAND PER SPECIFICATIONS.		PER CITY SPECIFICATIONS
18 INSTALL SAND PLAY AREA CURB PER DETAIL.		DETAIL 'C' SHEET LC-2A
19 INSTALL 96" PICNIC TABLE. MODEL: 100S. COLOR: SAND.	OUTDOOR CREATIONS INC. (530) 337-6774	PER MFG'S SPECS
20 INSTALL 96" IN-GROUND MOUNT BENCH. MODEL: 88WBS. FRAME COLOR: BLACK. TOP COLOR: GREEN.	HANSON ASSOCIATES (714) 437-7778	PER MFG'S SPECS
21 INSTALL CATCH BASIN AND SUMP		DETAIL 'D' SHEET LC-2A

NOTES: • ALL EXISTING TREES TO BE PROTECTED IN PLACE.



PREPARED UNDER THE DIRECTION OF
TIMOTHY I. MALONEY
REGISTERED LANDSCAPE ARCHITECT, RLA 2110
EXPIRATION DATE 10/31/04
SCALE: 1"=10'-0" NORTH: BENCHMARK: ---
DATE: 7/3/02

CITY OF RIVERSIDE
3900 MAIN STREET
RIVERSIDE, CA 92522

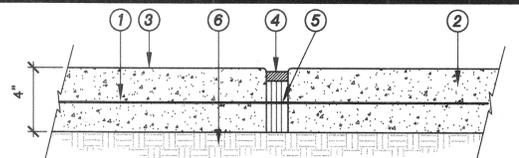
MARK	REVISIONS	APPR.	DATE

DESIGNED BY: **WGW** DRAWN BY: **ANH** CHECKED BY: **TIM**

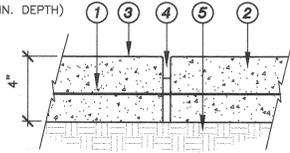
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: _____ BY: _____ DATE: _____
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
CHIEF P.W. ENGR.
DATE: _____

**DON DERR PARK
+ NICHOLS PARK
IMPROVEMENTS**
NICHOLS PARK
Construction Plan

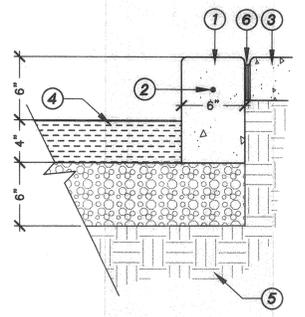
PROJECT NO. 021068
LC-1A
SHEET 11 OF 14
FILE NO. PC-00



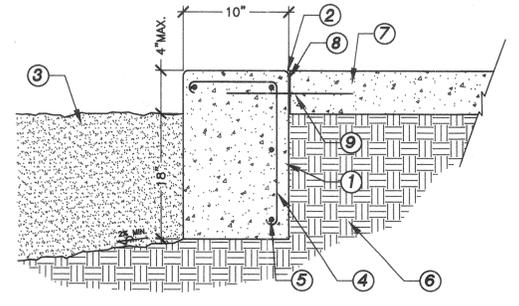
- EXPANSION JOINT:**
- #3 REBAR CENTERED IN SLAB. PLACE 12" O.C. IN BOTH DIRECTIONS.
 - CONCRETE PAVING
 - FINISH PER PLAN
 - POLYURETHANE CAULKING TO MATCH CONCRETE COLOR
 - 1/2" PREMOLD FIBER EXPANSION JOINT @ 20' O.C. MAX. SPACING. (EXCEPTION: JOINTS ON PERIMETER WALKS @ 50' MAX. SPACING)
 - 90% COMPACTED SUBGRADE (6" MIN. DEPTH)



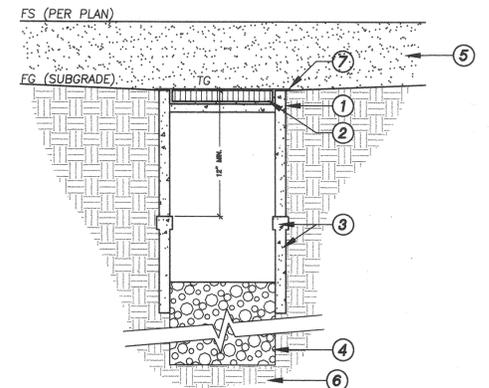
- SCORE LINE:**
- #3 REBAR CENTERED IN SLAB. PLACE 12" O.C. IN BOTH DIRECTIONS.
 - CONCRETE PAVING
 - FINISH PER PLAN
 - AFTER PRELIMINARY TROWELING, THE CONCRETE SHALL BE SCORED WITH A STRAIGHT EDGE TO A DEPTH OF 1/2" @ 10' MAXIMUM SPACING
 - 90% COMPACTED SUBGRADE (6" MIN. DEPTH)



- DETAIL NOTES:**
- 2500 PSI NATURAL GREY CONCRETE WITH LT. BROOM FINISH.
 - #4 REBAR; LAP BARS 6" AT SPLICES AND TIE.
 - FINISH CONCRETE PAVING PER PLAN.
 - INSTALL 1/2" AR 4000 AC PAVING. SEE GRADING PLAN FOR FINISHED SURFACE ELEVATION.
 - 90% RELATIVE COMPACTED NATIVE SOIL (6" MIN. DEPTH)
 - 1/2" WIDE A/C EMPREGNATED FELT EXPANSION JT.
- * INSTALL 1/2" PREFORMED EXPANSION JOINTS @ 15' O.C. AND AT BEGINNING OF RADIUS.



- DETAIL NOTES:**
- 2500 PSI NATURAL GREY CONCRETE WITH LIGHT BROOM FINISH
 - 3/4" RADIUS ALL EDGES
 - SAND PER SPECIFICATIONS
 - #4 VERTICAL REBAR @ 30" O.C.
 - #4 HORIZONTAL REBAR CONTINUOUS (TYP. OF 4)
 - 90% COMPACTED SUBGRADE (6" MIN. DEPTH)
 - CONCRETE PAVING PER PLAN
 - EXPANSION JOINT
 - 12" LONG #4 SPEED DOWEL AT 36" O.C. AVAILABLE FROM AZTEC CONCRETE ACCESSORIES (800) 531-3355
- NOTES:**
EXPANSION JOINTS TO OCCUR @ 10' MAXIMUM SPACING ON CURB
CONTROL JOINTS TO OCCUR @ 5' MAXIMUM SPACING ON CURB



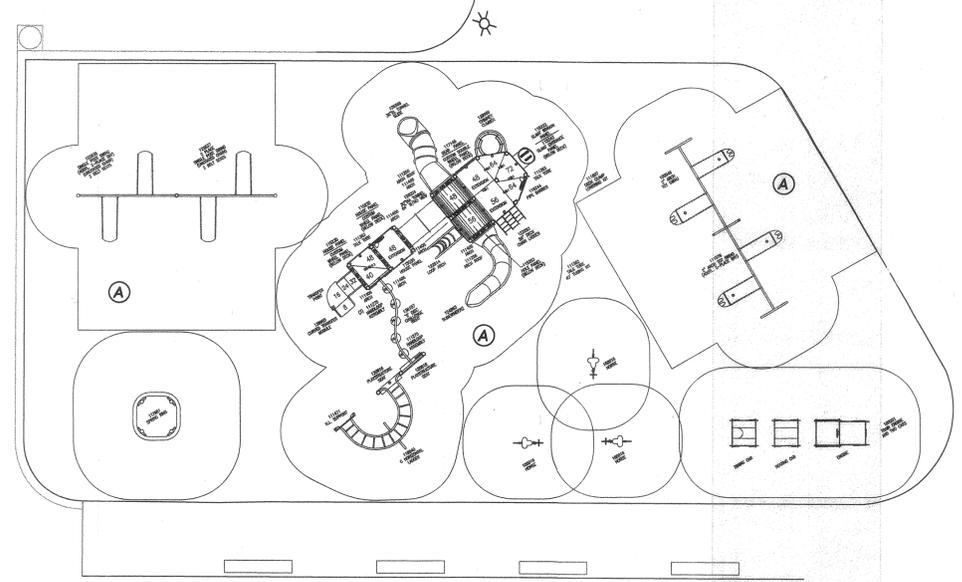
- DETAIL NOTES:**
- CATCH BASIN; BROOKS MODEL #1212L18 WITH GALVANIZED GRATE MODEL#: 1212SGP1G (909)947-7470 OR APPROVED EQUAL.
 - CATCH BASIN GRATE; BROOKS PARKWAY GRATE OR APPROVED EQUAL.
 - RISER EXTENSION (AS NEEDED)
 - 3/4" ROUND AGGREGATE SUMP; MINIMUM 36" DEPTH
 - PLAY AREA SURFACE (RUBBER MATTING OR SAND) PER PLAN
 - 90% RELATIVE COMPACTED SUBGRADE (6" MIN. DEPTH).
 - INSTALL FIBERGLASS FABRIC ON TOP OF BASIN PER SPECIFICATIONS.

A Joints/Concrete Paving

B 6" Curb at A/C Paving

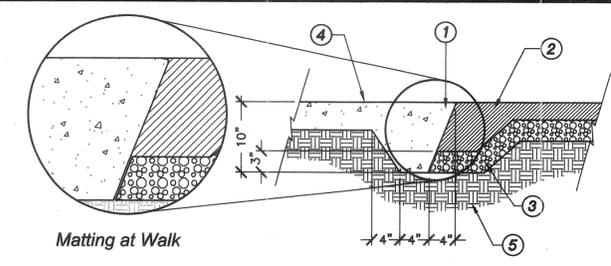
C Sand /Curb @ Walk

D Catch Basin / Sump

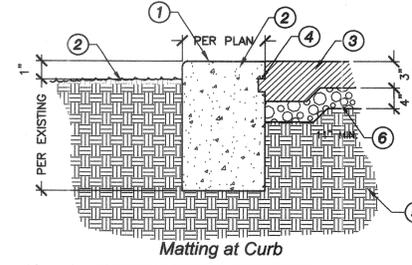


- PLAY EQUIPMENT DETAIL NOTES:**
- INSTALL PLAY EQUIPMENT PER DISTRIBUTOR LAYOUT#: 27391-1. DISTRIBUTED BY: COAST RECREATION (949) 553-8065.

- RUBBER MATTING DETAIL NOTES:**
- COLOR B: CONFETTI. MANUFACTURED BY: SURFACE AMERICA. DISTRIBUTED BY: COAST RECREATION: (949) 553-8065.



- Matting at Walk**
- CONCRETE THICKENED EDGE
 - POURED IN PLACE PLAY MATTING PER SPECS.
 - 4" LAYER OF 3/4" AGGREGATE BASE @ 90% RELATIVE COMPACTION
 - 4" CONCRETE PAVING PER DETAIL 'A', SHEET LC-2.
 - 90% RELATIVE COMPACTED SUBGRADE

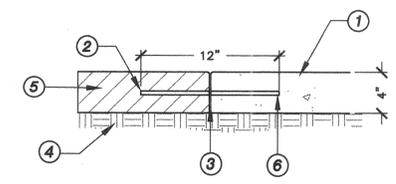


- Matting at Curb**
- EXISTING CONCRETE CURB TO BE KEYED AS SHOWN
 - FINISH GRADE (PER PLAN)
 - POURED IN PLACE PLAY MATTING PER SPECS.
 - RUBBER PLAY SURFACING KEY
 - 90% RELATIVE COMPACTED SUBGRADE
 - 4" LAYER OF 3/4" AGGREGATE BASE @ 90% RELATIVE COMPACTION
- * EXPANSION JOINTS TO OCCUR @ 10' MAX. SPACING
** CONTROL JOINTS TO OCCUR @ 5' MAX SPACING

F POURED IN PLACE MATTING

NTS

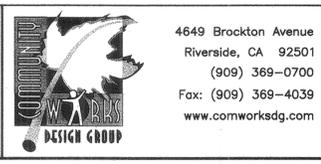
PAVING JOIN: EXISTING TO NEW



- DETAIL NOTES:**
- NEW CONCRETE PAVING
 - #4 REBAR DOWEL @ 36" O.C.: GREASE ENDS
 - THIOKOL JOINT SEALER OR EQUAL OVER A/C EMPREGNATED.
 - 90% RELATIVE COMPACTED SUBGRADE (6" MIN. DEPTH) WITH SOIL STERILANT.
 - EXISTING CONCRETE PAVING
 - CORE DRILL TO 6" (EACH SIDE) AND EPOXY GROUT.
- * A SPECIAL INSPECTION MAY BE REQUIRED FOR PROPER INSTALLATION OF DOWEL.

E Nichols Play Equipment Layout

G Concrete Join



PREPARED UNDER THE DIRECTION OF
TIMOTHY I. MALONEY
REGISTERED LANDSCAPE ARCHITECT, RLA 2110
EXPIRATION DATE: 10/31/04

SCALE: N.T.S. NORTH:

DATE: 11/25/03

CITY OF RIVERSIDE
3900 MAIN STREET
RIVERSIDE, CA 92522

BENCHMARK:

MARK	REVISIONS	APPR. DATE

DESIGNED BY: **WGW** DRAWN BY: **ANH** CHECKED BY: **TIM**

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: _____ BY: _____ DATE: _____
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
CHIEF P.W. ENGR.

DON DERR PARK + NICHOLS PARK IMPROVEMENTS

NICHOLS PARK

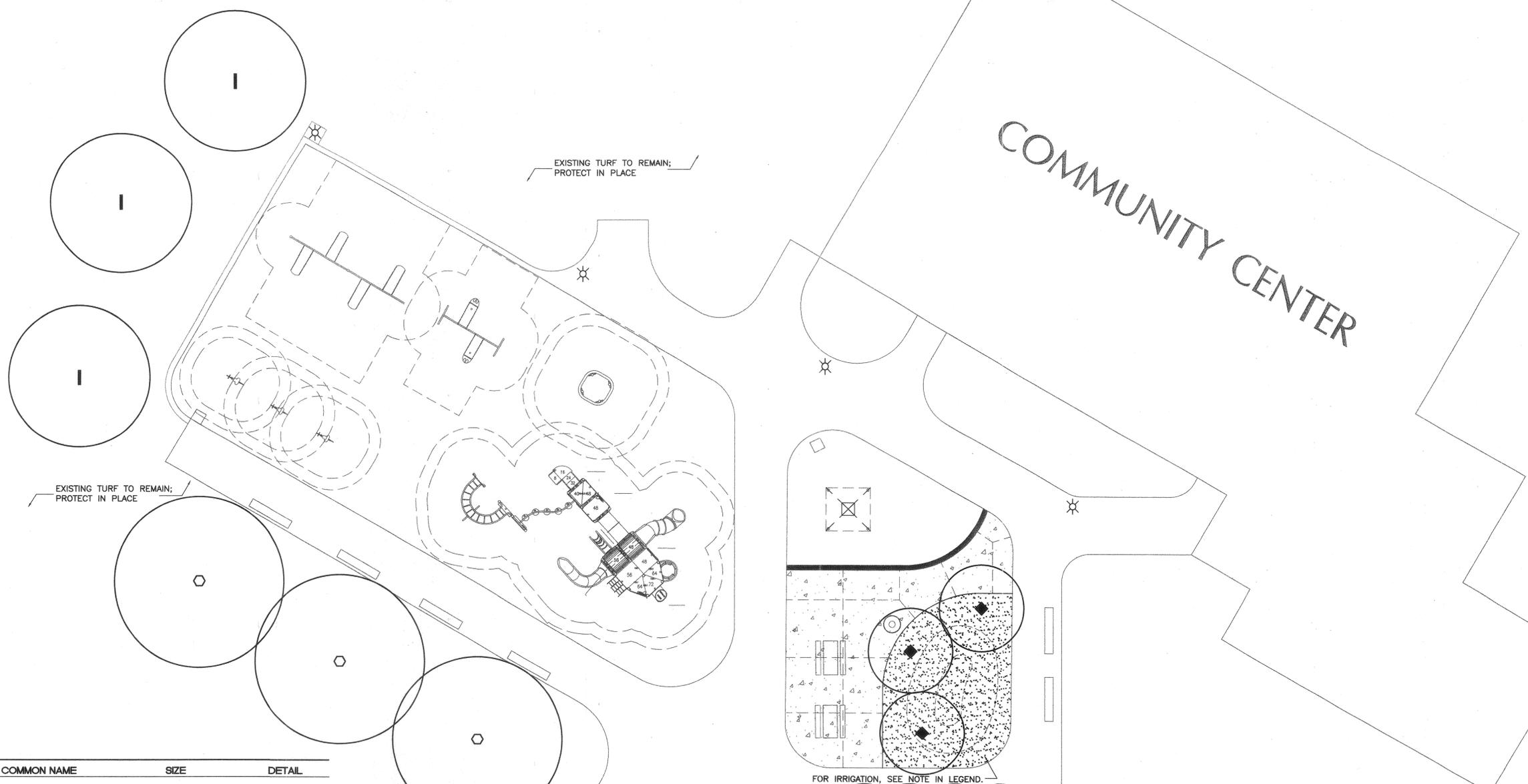
Construction Details

PROJECT NO. 021068

LC-2A

SHEET 12 OF 14

FILE NO. PC-00



PLANTING LEGEND:

TREES	BOTANIC NAME	COMMON NAME	SIZE	DETAIL
	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	24" BOX	DETAIL 'A', LP-2A
	PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	DETAIL 'A', LP-2A
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	24" BOX	DETAIL 'A', LP-2A
	LAGERSTROEMIA HYBRID (TO MATCH EXISTING)	CRAPE MYRTLE	24" BOX	DETAIL 'A', LP-2A
TURF	TURF	PER SPECIFICATIONS	SOD	PER MFG'S SPECS

NOTES:

ALL TREES WITHIN 5' OF HARDSCAPE TO RECEIVE ROOTBARRIER. SEE DETAIL 'B', SHEET LP-2A.
 CONTRACTOR TO REPLACE ALL DAMAGED OR MISSING TURF AREAS WITH MATCHING SOD WITHIN 15' AROUND THE PROJECT AREA.
 CONTRACTOR TO INSTALL NEW IRRIGATION EQUIPMENT (AS NECESSARY) FOR 100% COVERAGE WITHIN 15' AROUND THE PROJECT AREA. ALL IRRIGATION HEADS TO MATCH THOSE OF THE EXISTING SYSTEM OR CITY APPROVED EQUAL.
 CONTACT CITY FOR CONNECTION TO EXISTING SYSTEM (909)826-2012.
 CONTRACTOR SHALL PROVIDE SLEEVES WHERE NEW LINES CROSS CONCRETE PAVING.
 ALL EXISTING TREES TO REMAIN. PROTECT IN PLACE.

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REGISTERED LANDSCAPE ARCHITECT
 STATE OF CALIFORNIA
 11/25/03

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TIMOTHY I. MALONEY
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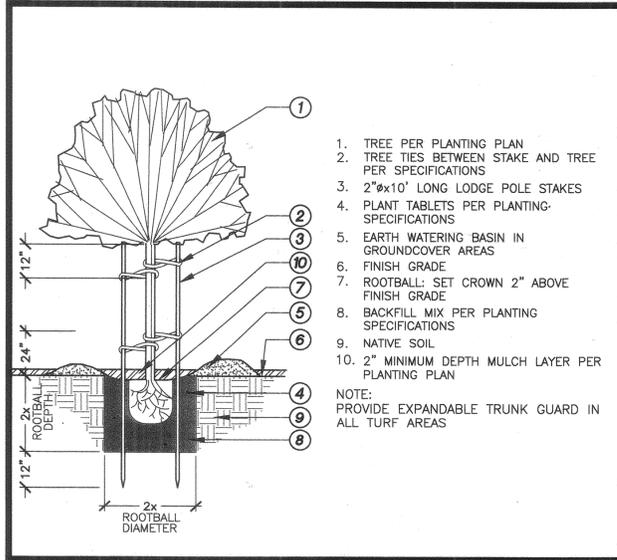
CITY OF RIVERSIDE
 3900 MAIN STREET
 RIVERSIDE, CA 92522

MARK REVISIONS APPR. DATE
 DESIGNED BY: **WGW** DRAWN BY: **ANH** CHECKED BY: **TIM**

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: _____ BY: _____ DATE: _____
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF P.W. ENGR.

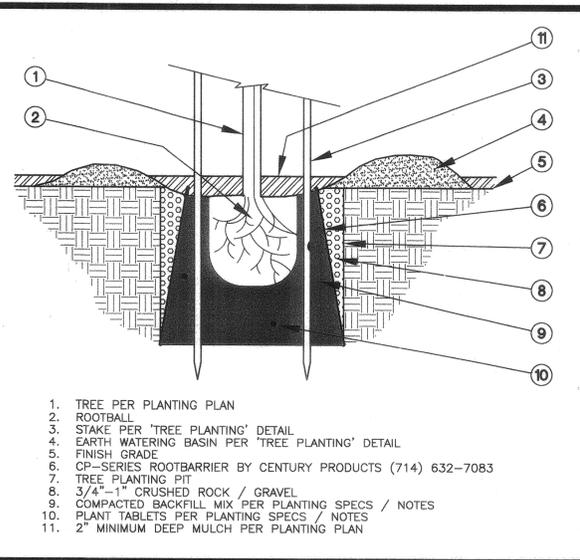
DON DERR PARK + NICHOLS PARK IMPROVEMENTS
NICHOLS PARK
Planting Plan

PROJECT NO. 021068
LP-1A
 SHEET 13 OF 14
 FILE NO. PC-00



1. TREE PER PLANTING PLAN
2. TREE TIES BETWEEN STAKE AND TREE PER SPECIFICATIONS
3. 2"x10" LONG LODGE POLE STAKES
4. PLANT TABLETS PER PLANTING SPECIFICATIONS
5. EARTH WATERING BASIN IN GROUNDCOVER AREAS
6. FINISH GRADE
7. ROOTBALL: SET CROWN 2" ABOVE FINISH GRADE
8. BACKFILL MIX PER PLANTING SPECIFICATIONS
9. NATIVE SOIL
10. 2" MINIMUM DEPTH MULCH LAYER PER PLANTING PLAN

NOTE:
PROVIDE EXPANDABLE TRUNK GUARD IN ALL TURF AREAS



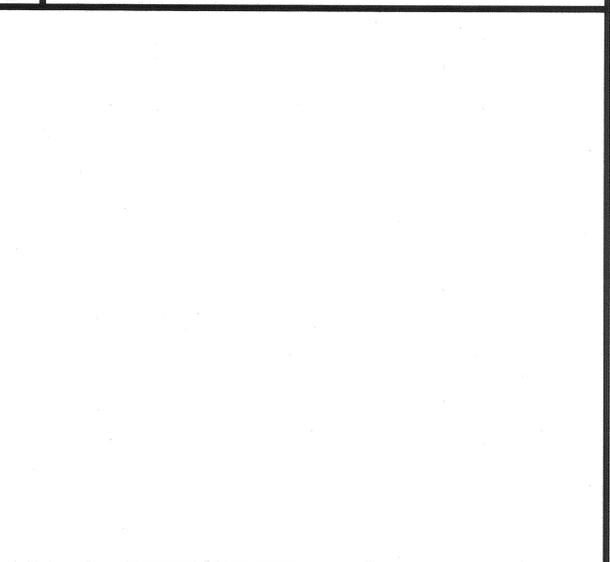
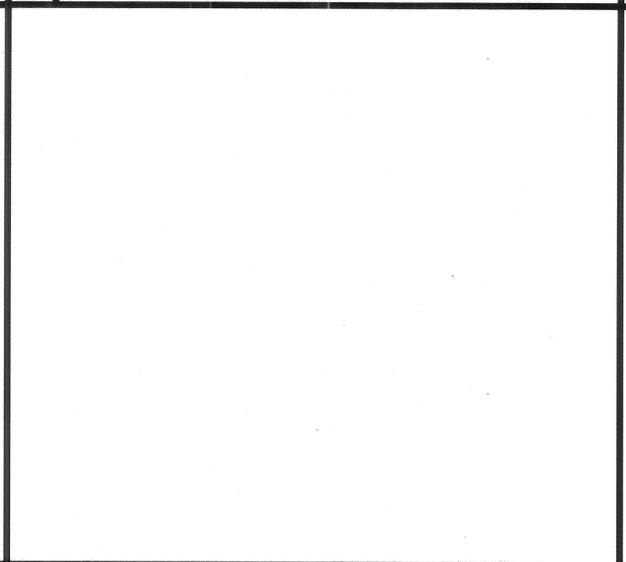
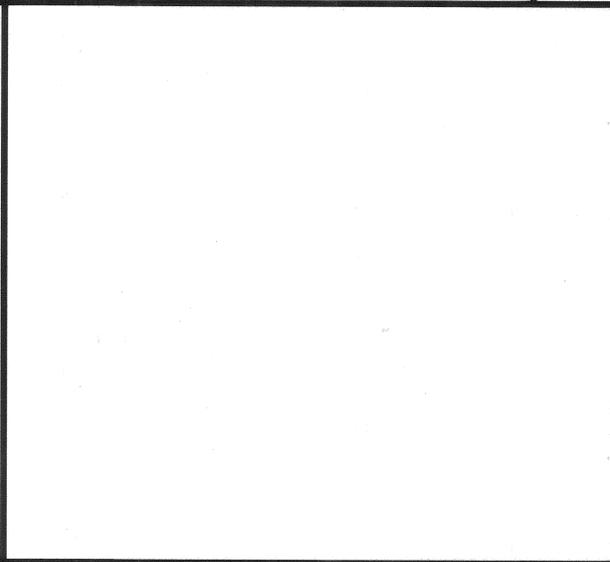
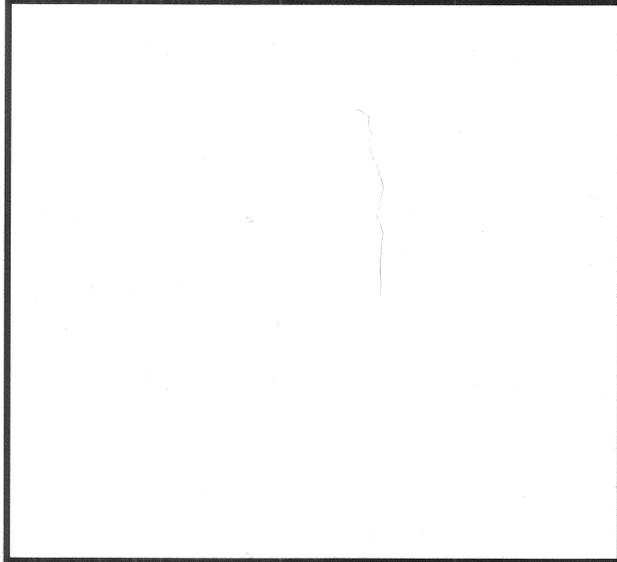
1. TREE PER PLANTING PLAN
2. ROOTBALL
3. STAKE PER 'TREE PLANTING' DETAIL
4. EARTH WATERING BASIN PER 'TREE PLANTING' DETAIL
5. FINISH GRADE
6. CP-SERIES ROOTBARRIER BY CENTURY PRODUCTS (714) 632-7083
7. TREE PLANTING PIT
8. 3/4"-1" CRUSHED ROCK / GRAVEL
9. COMPACTED BACKFILL MIX PER PLANTING SPECS / NOTES
10. PLANT TABLETS PER PLANTING SPECS / NOTES
11. 2" MINIMUM DEEP MULCH PER PLANTING PLAN

A Tree Planting N.T.S.

B Root Barrier N.T.S.

C

D

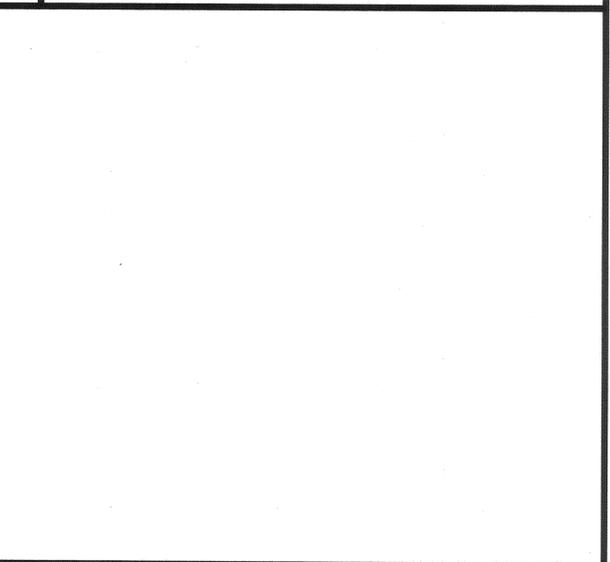
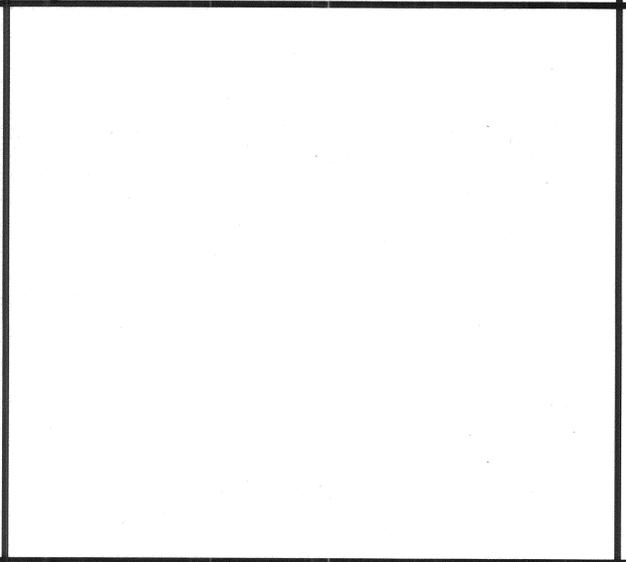
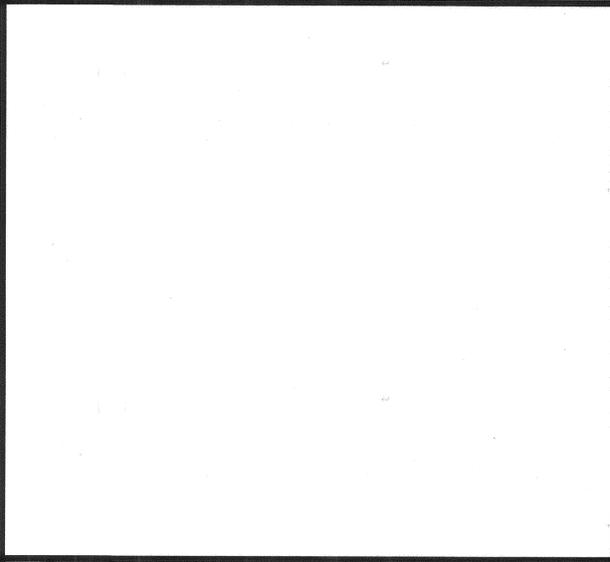
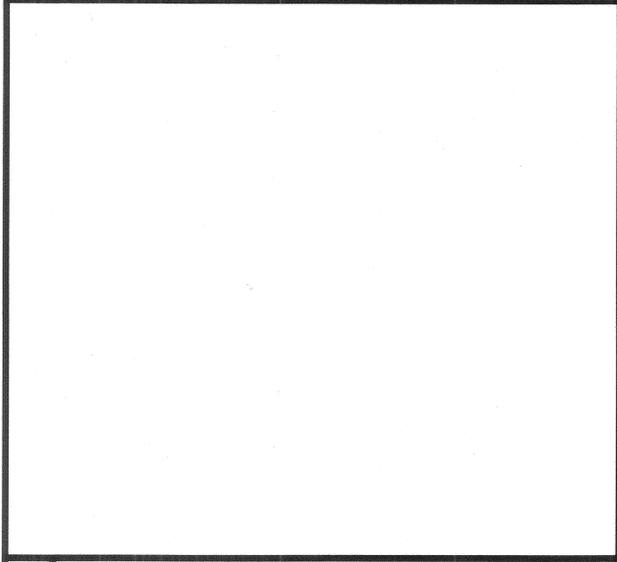


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EXPIRATION DATE 10/31/04

CITY OF RIVERSIDE
3900 MAIN STREET
RIVERSIDE, CA 92522

MARK	REVISIONS	APPR.	DATE

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APPROVED BY	BY	DATE	APPROVED BY
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PARK DEPARTMENT			
TRAFFIC DIVISION			
CHIEF P.W. ENGR.			

DON DERR PARK + NICHOLS PARK IMPROVEMENTS
General
Planting Details

PROJECT NO. 021068
LP-2A
SHEET 14 of 14
FILE NO. PC-00