MRCA
Attachment
November 3, 2010
Agenda Item X

Materials prepared by: A. Petrlic 10/27/10

MRCA
Attachment
11/3/10
Agenda Item X

Ballona Creek Trail + Bike Path
Duquesne Ave. Access Improvements

SHEET INDEX

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OWNERSHIP OF DOCUMENTS

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PROJECT INFORMATION

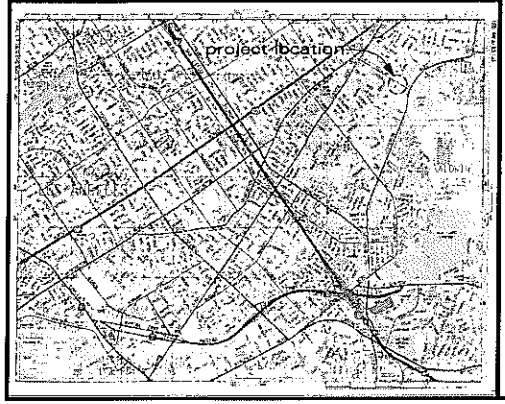
PROJECT LOCATION: Duquesne Avenue entrance to the Ballona Creek Trail and Bike Path

SCOPE OF WORK

Improvement of the existing street entrance to the Ballona Creek Trail and Bike Path located at Duquesne Ave. consisting of native landscape planting, irrigation, upgraded entry gate and fencing and educational/interpretive display.

VICINITY MAP

Thomas Guide page 672 - Grid H2



GENERAL NOTES

1. CONTRACTOR SHALL INSTALL ALL IMPROVEMENTS IN ACCORDANCE WITH LA COUNTY DEPARTMENT OF PUBLIC WORKS REQUIREMENTS. IN CASE OF DISCREPANCY BETWEEN THESE PLANS AND THE GOVERNING AGENCY'S REQUIREMENTS, THE MOST STRINGENT REQUIREMENT WILL APPLY.
2. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL CONDITIONS PRIOR TO SUBMITTING A PROPOSAL FOR CONSTRUCTION COSTS.
3. CONTRACTOR SHALL READ THESE PLANS AND NOTES COMPLETELY AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY UPON DELIVERY.
4. EXTRA WORK TO BE APPROVED IN WRITING BY THE OWNER PRIOR TO COMMENCEMENT OF WORK.
5. IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTORS TO FAMILIARIZE THEMSELVES WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, UTILITIES, SEWERS, WATER LINES, ETC. COORDINATE WORK WITH OTHER SUB-CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES UNDER PAVING, ELECTRICAL CONNECTIONS, WATER HOOK-UPS, ETC.
6. ALL REQUIREMENTS OF THE UNIFORM BUILDING CODE SHALL APPLY TO THE WORK SPECIFIED HEREIN UNLESS OTHERWISE MODIFIED BY THESE DOCUMENTS.
7. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED TO COMPLETE THE WORK SPECIFIED
8. CONTRACTOR TO NOTIFY UNDERGROUND SERVICE ALERT AT 1-800-227-2600 OR 1-800-422-4133 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION
9. CONTRACTOR SHALL NOTIFY THE OWNER 48 HOURS PRIOR TO STARTING CONSTRUCTION.
10. CONTRACTOR TO COORDINATE A PRE-CONSTRUCTION MEETING ON SITE 48 HOURS PRIOR TO START OF CONSTRUCTION. NOTIFY OWNER, LANDSCAPE ARCHITECT, AND ALL SUB-CONTRACTORS.
11. CONTRACTOR TO SUBMIT REQUESTS FOR MEETINGS, OBSERVATIONS, AND APPROVALS BY THE LANDSCAPE ARCHITECT AT LEAST 48 HOURS PRIOR TO THE DATE AND TIME PROPOSED.
12. OBTAIN GOVERNING AGENCY'S, INSPECTOR'S AND LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL OF WORK IN PROGRESS AT VARIOUS TIMES DURING CONSTRUCTION. THE FOLLOWING REVIEWS/MEETINGS ARE MANDATORY. PROVIDE 48 HOURS NOTICE FOR EACH REQUESTED VISIT.
   - PRE-JOB CONFERENCE
   - CONSTRUCTION STAKING
   - MAIN LINE PRESSURE TEST AND TRENCH DEPTHS PRIOR TO BACKFILL OF TRENCHES
   - COVERAGE TEST UPON COMPLETION OF SPRINKLER INSTALLATION
   - FINAL GRADING REVIEW
   - PLANT MATERIAL APPEARANCE AND QUALITY REVIEW
   - PLANT MATERIAL LOCATION AND MEDIUM REVIEW
   - SOIL PREPARATION AND PLANTING INSTALLATION METHODS
   - FINAL WALK THROUGH (AT COMPLETION OF PLANTING INSTALLATION)
   - FINAL WALK THROUGH (AT COMPLETION OF MAINTENANCE PERIOD)

DIRECT ANY QUESTIONS REGARDING THESE PLANS TO :
MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
570 W. AVENUE 26, MRCA BUILDING
LOS ANGELES, CALIFORNIA 90065

ATTENTION: LAURA A. SALTZMAN 323.221.9944x186

CONSTRUCTION NOTES

1. DRAWING IS DIAGRAMMATIC. CONTRACTOR TO VERIFY ALL CONDITIONS AND LOCATIONS ON SITE PRIOR TO THE START OF CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF ANY ERRORS OR DISCREPANCIES ARE FOUND, BEFORE PROCEEDING WITH ANY WORK.
2. DO NOT SCALE DRAWINGS. USE DIMENSIONS AS INDICATED ON PLAN.
3. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN APPARENT DURING DESIGN. IN SUCH CASES, OBTAIN DIRECTION BEFORE PROCEEDING WITH CONSTRUCTION.
4. THE LOCATION OF ALL SERVICE RUNS, SUCH AS WATER SUPPLY, ELECTRICAL (OVERHEAD AND UNDERGROUND), TELEPHONE, SANITARY SEWER, ETC. SHOULD BE ASCERTAINED BEFORE WORK IS STARTED. WHERE THEY WILL BE AFFECTED BY EXCAVATION OR WHERE MACHINES MAY BE WORKING NEARBY, THEY SHOULD BE CAREFULLY SEALED, PROTECTED, OR DIVERTED. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS
5. COORDINATE ALL UTILITY RUNS AND INSTALLATIONS (EXISTING AND NEW) PRIOR TO PAVING INSTALLATION. VERIFY ALL SLEEVES AND ELECTRIC SOURCES FOR IRRIGATION CLOCK AND LIGHTING WITH PROPER SUB-CONTRACTORS.
6. OBTAIN INSPECTION AND APPROVAL OF ALL FORMS PRIOR TO PLACING PAVING.
7. TRANSITIONS FROM EXISTING PAVING TO NEW PAVING SHALL BE FLUSH
8. REFER TO PLANS, SPECIFICATIONS AND SHEET NOTES FOR ADDITIONAL NOTES AND INFORMATION REGARDING THE CONSTRUCTION OF THIS PROJECT.
9. CONSTRUCT ALL NEW DESIGN FEATURES PER PLAN AND DETAILS.
10. CONCRETE TO SLOPE FROM FOUNDATION TOWARDS DRAIN INLETS AND DRAINAGE SWALES AT A MINIMUM RATE OF 1/4" PER FOOT. INSTALL CONCRETE FORMS WITH LONG, SMOOTH GRADIENTS TO ELIMINATE DIPS, RIDGES, ABRUPT CHANGES OF GRADE, AND SHARP TRANSITIONS.
11. INSTALL EXPANSION JOINTS @ MAX. 10'. INSTALL CRACK CONTROL JOINTS @ MAX. 5'. ZIP JOINTS WILL NOT BE ALLOWED. INSTALL L/S AND C/J'S AT 90° TO THE EDGE OF CONCRETE PAVING. SEE PLAN FOR ADDITIONAL INFORMATION AND LOCATIONS.
12. OBTAIN INSPECTION AND APPROVAL OF ALL FORMS PRIOR TO PLACING CONCRETE.
13. PRIOR TO PLACING CONCRETE, SUFFICIENTLY MOISTEN THE SUBGRADE AND PROVIDE SUBGRADE PREPARATIONS PER THE SOILS ENGINEER.
14. INSTALL TYPE V CONCRETE THAT OBTAINS A MINIMUM COMPRESSIVE STRENGTH OF 2,500 P.S.I. AT 28 DAYS. CONCRETE IS TO BE A NATURAL GREY COLOR UNLESS OTHERWISE SPECIFIED ON THESE PLANS AND DETAILS. CONCRETE FINISH TO BE VERIFIED. SUBMIT SAMPLE TO OWNER AND LANDSCAPE ARCHITECT PRIOR TO LAYING OUT FORMS. INSTALL CONCRETE FLATWORK PER RECOMMENDATIONS OF SOILS ENGINEER AND SOILS REPORT. IN CASE OF CONFLICT BETWEEN SOILS REPORT AND DETAILS, THE MOST STRINGENT REQUIREMENT SHALL APPLY.
15. BACKFILL AND COMPACT BEHIND ALL WALLS AND MASONRY STRUCTURES, AS REQUIRED ON DRAWINGS AND DETAILS. BACKFILL PLANTERS WITH TOP GRADE SANDY-LOAM TOPSOIL PER PLANTING NOTES.
16. CLEAN UP AND REMOVE ALL DEBRIS FROM SITE PRIOR TO REQUESTING FINAL APPROVAL. GRADE ALL AREAS WITHIN .5 INCH OF FINISH GRADES. NOTE AREAS OF ADDITIONAL GRADING SHOWN. COORDINATE WITH LANDSCAPE ARCHITECT THE FINAL FORM OF LANDSCAPE MOUNDS.

LANDSCAPING ABBREVIATIONS

Abbrev. Description

AC Asphaltic Concrete	DIA Diameter	GC Ground Cover	PSI Pounds per Square Inch
AC Acres	DN Down	HB Hose Bib	PVC Poly Vinyl Chloride Pipe
AD Area Drain	DWG Drawing	HP High Point	R Radius
AMPS Amperes	E East	ID Inside Diameter	RW Redwood
BC Beginning of Curve	EA Each	IN Inch	RCP Reinforced Concrete Pipe
BotC Bottom of Curb	EC End of Curve	INV Invert	ROW Right Of Way
BLDG Building	EFF Effluent Water	L Length of Curve	RT Right
BM Bench Mark	EL Elevation	LA Landscape Architect	S South
BOW Back of Wall	ELECT Electrical	LBS Pounds	SQ Square
BOC Back of Curb	ENCL Enclosure	LC Landscape Contractor	SF Square Feet
BS Bottom of Slope	EQ Equal	LF Linear Feet	SY Square Yards
BW Bottom of Wall	EJ Expansion Joint	LP Low Point	STA Station
CB Catch Basin	EX Existing	M Meter	SS Stainless Steel
CF Cubic Feet	FD Floor Drain	MAX Maximum	T Tangent
CI Cast Iron	FFE Finished Floor Elevation	MH Manhole	TC Top of Curb
CL Center Line	FG Finished Grade	MIN Minimum	T&G Tongue and Groove
CCJ Concrete Control Joint	FH Fire Hydrant	MISC Miscellaneous	TW Top of Wall
CO Clean Out	FIN Finished	N North	TS Top of Step
CONC Concrete	FL Flow Line	NIC Not In Contract	TYP Typical
CONST Construction	FOC Face of Curb	NTS Not To Scale	VC Vertical Curve
CONT Continuous	FOW Face of Wall	NO Number	VAR Varies
CY Cubic Yards	FS Finished Surface	NOM Nominal Dimension	VCP Vitrified Clay Pipe
DBL Double	FT Foot	OC On Center	W West
DD Deck Drain	GA Gauge	OD Outside Diameter	W/ With
DEMO Demolition	GALV Galvanized	PC Point of Curvature	W/O Without
DET Detail	GAL Gallon	POB Point of Beginning	WWM Woven Wire Mesh
DF Douglas Fir	GB Grade Break	PL Property Line	WM Water Meter
DRF Drinking Fountain	GEN CO General Contractor	PT Point of Tangency	

SYMBOLS

Planting Labels:

Plant key abbreviation

Quantity at location shown

Construction layout:

Point of Beginning

Irrigation Labels:

Valve Callout

Valve Number

Valve Flow

Valve Size

DIAL BEFORE YOU DIG
1-800-422-4133
DIGALERT
PLAY IT SAFE DIAL BEFORE YOU DIG!
AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
SERVING NINE SOUTHERN CALIFORNIA COUNTIES

REVISIONS	DATE
1. Plan revisions	3.23.10
2.	
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MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
Santa Monica Mountains Conservancy
570 WEST AVENUE TWENTY-SIX
LOS ANGELES, CALIFORNIA

COVER SHEET

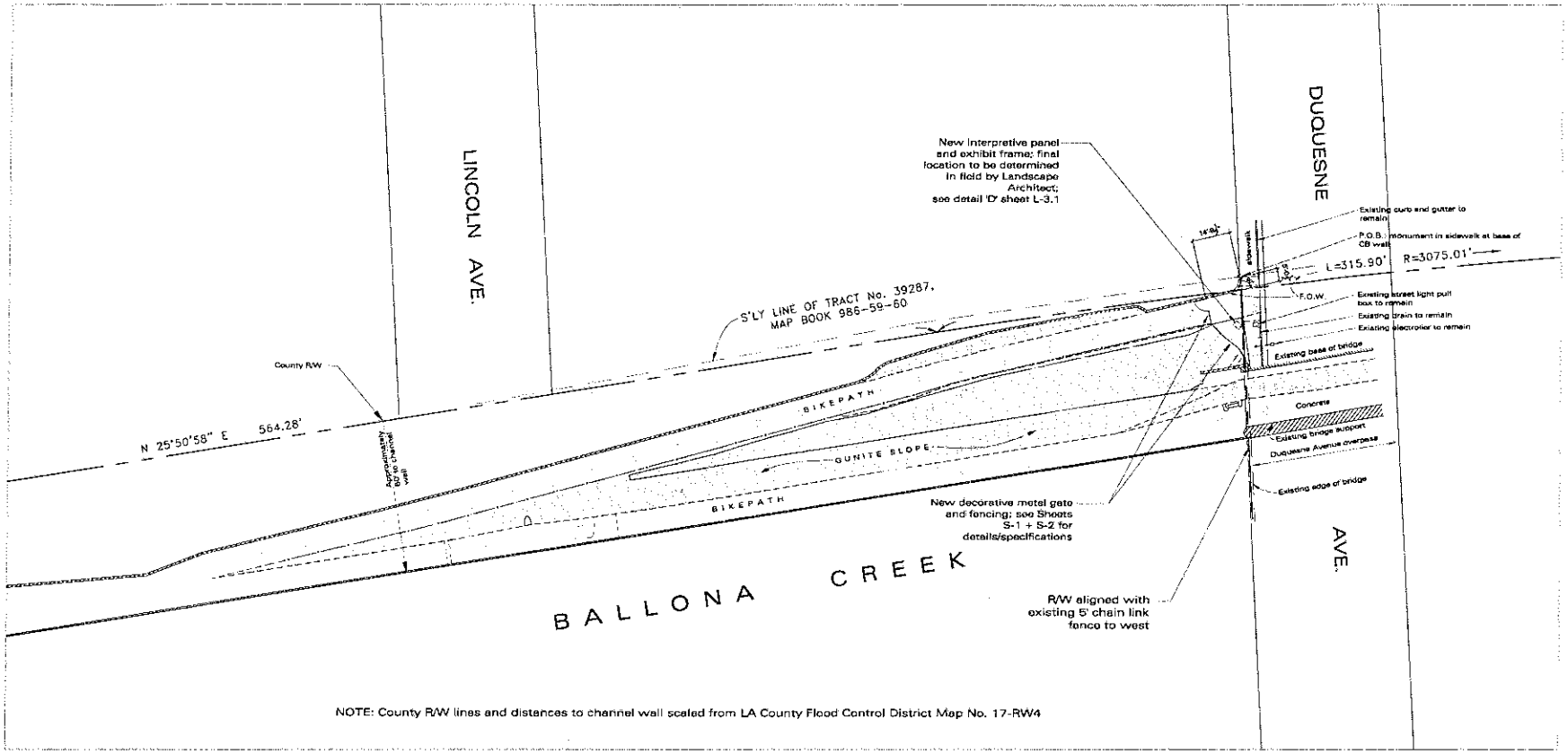
Ballona Creek - Duquesne Ave. Access Point Improvements
Los Angeles, CA 90230

DRAWN BY:	LAS
CHECKED BY:	LAS
PROJECT NO.:	9104-7190
DATE:	1.29.10

SHEET 1 OF 10

T-0.0

MRCA
Attachment
11/3/10
Agenda Item X



DIAL BEFORE YOU DIG
1-800-422-4133
DIGALERT
PLAY IT SAFE. DIAL BEFORE YOU DIG!
AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
SERVING NINE SOUTHERN CALIFORNIA COUNTIES

NORTH

0 10 20 40
SCALE: 1" = 20'

REVISIONS	DATE
1. Plan revisions	9.23.10
2.	
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MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
Santa Monica Mountains Conservancy
570 WEST AVENUE TWENTY-SIX
LOS ANGELES, CALIFORNIA

CONSTRUCTION PLAN

Ballona Creek - Duquesne Ave.
Access Point Improvements
Los Angeles, CA 90230

DRAWN BY:	LAS
CHECKED BY:	LAS
PROJECT NO.:	9104-7190
DATE:	1.29.10

SHEET 4 OF 10

L-2.0

MRCA
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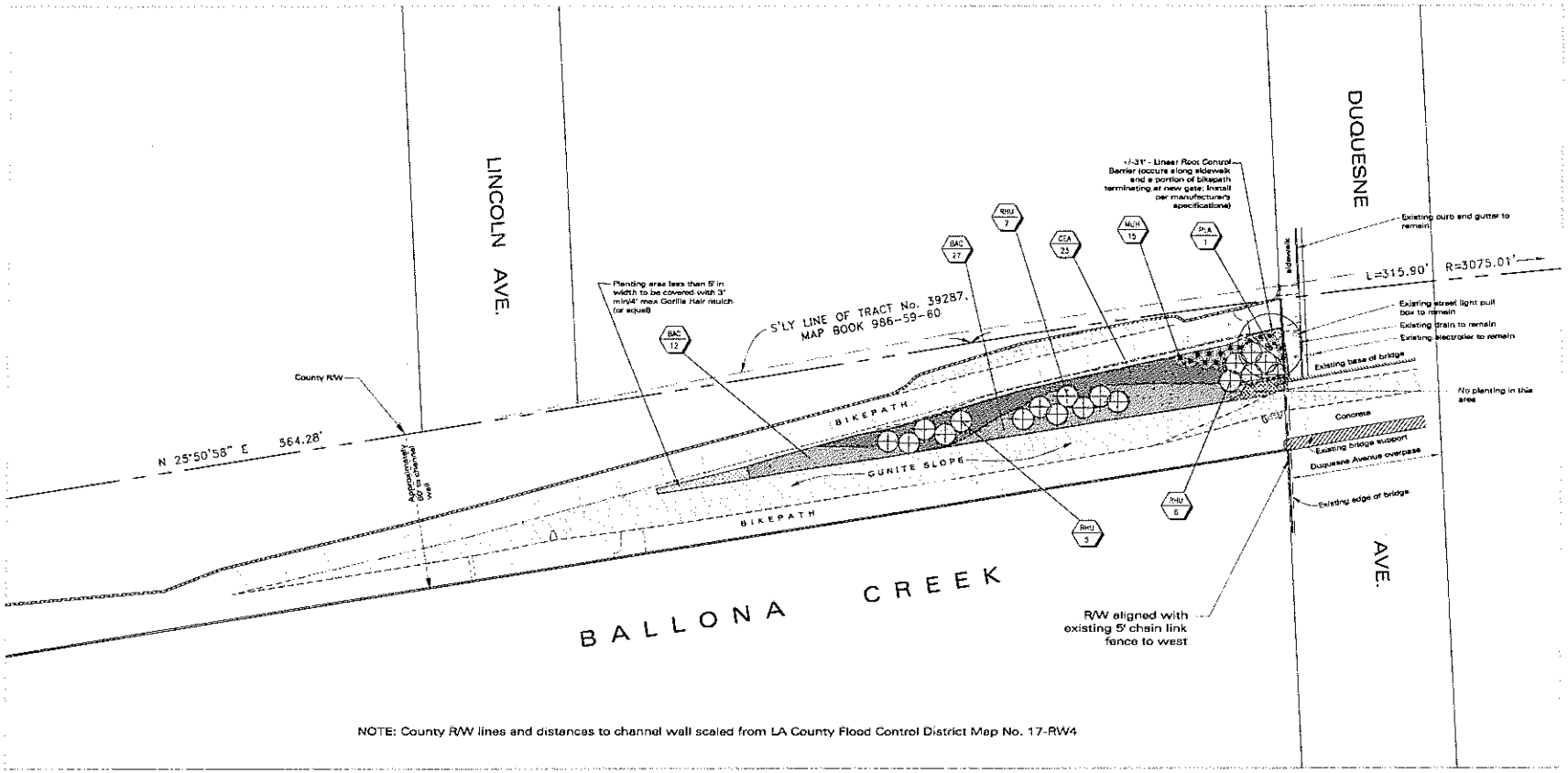
11/3/10
Agenda Item X



NOTE: County R/W lines and distances to channel wall scaled from LA County Flood Control District Map No. 17-RW4

PLANTING NOTES

1. DRAWING IS DIAGRAMMATIC. CONTRACTOR TO VERIFY ALL LOCATIONS AND CONDITIONS ON SITE. COUNT ALL PLANT MATERIAL BEFORE BIDDING
2. CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS ON SITE AND LOCATE ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS.
3. CONTRACTOR TO REPAIR AT HIS OWN EXPENSE ALL PROPERTY DAMAGE WHICH OCCURS DURING PROJECT INSTALLATION.
4. NOTE ADDITIONAL REMARKS ON SPECIFIC PLANTS IN PLANT LIST
5. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR 90 DAYS FROM DATE OF ACCEPTANCE BY OWNER. TREES SHALL BE GUARANTEED FOR ONE (1) FULL YEAR
6. FINISH GRADE TO BE 1" BELOW ALL WALKS, CURBS, AND PAVING.
7. PLANT HOLE TO BE TWICE AS WIDE AS THE PLANT ROOT BALL (SEE SHEET L-3.1)
8. MAINTAIN EXISTING SOIL AND NATIVE PLANTS UNDISTURBED. ALL PLANTING TO BE DONE BY HAND AROUND EXIST. VEGETATION. SITE VISIT W/LANDSCAPE ARCHITECT MANDATORY BEFORE BEGINNING WORK.
9. ALL PROPOSED SHRUB AND GROUNDCOVER AREAS ARE TO BE TREATED WITH A PRE-EMERGENT WEED KILLER (EPTAM / RONSTAR). APPLY PER MANUFACTURER'S SPECIFICATIONS. A) IMMEDIATELY AFTER CLEARING OR CUTTING BACK, B) AT THE BEGINNING OF THE MAINTENANCE PERIOD, AND C) AT THE END OF THE MAINTENANCE PERIOD.
10. CONTRACTOR TO INSTALL AND MAINTAIN LANDSCAPE PLANTING IN ACCORDANCE WITH THE GOVERNING AGENCY'S GUIDELINES AND SPECIFICATIONS UNLESS NOTED OTHERWISE IN THESE NOTES OR ON THE PLANS.
11. REFER TO SHEET 1-1.1 (SPECIFICATIONS) FOR ADDITIONAL INFORMATION REGARDING THIS SECTION OF WORK
12. JUTE ALL 2:1 SLOPES OR GREATER
13. GORILLA HAIR MULCH (or equal) TO BE ADDED IN ALL FLAT AREAS LESS THAN 2:1 (3 in. MIN./4" MAX. DEPTH)

PLANTING LEGEND

symbol	key	botanical name/common name	size	quantity	spacing	remarks	min. setback (from edge of pathway pavement to centerpoint of plant)
TREES							
	PLA	Platanus racemosa/California Sycamore	48" box	1	see plan	double trunk	NA; see plan
SHRUBS + GROUNDCOVERS							
	RHU	Rhus integrifolia/Lemonade Berry	15 gal.	18	8'-0" o.c. min.	see plan	5'-0" min.
	BAC	Baccharis pilularis 'Pigeon Point'/ Coyote Bush cultivar	5 gal.	39 plants (1023 ft2)	5'-0" o.c. min.	contractor to verify qty	4'-0" min.
	CEA	Ceanothus griseus horizontalis/ 'Yankee Point'	5 gal.	23 plants (610 ft2)	6'-0" o.c. min.	contractor to verify qty.	4'-0" min.
	MUH	Muhlenbergia rigens/Deer Grass	5 gal.	15	4'-0" o.c. min.	see plan	2'-0" min.

No planting in these areas

24" deep linear root control barrier

NORTH

0 10 20 40
SCALE: 1" = 20'

REVISIONS	DATE
1. Plan revisions	3.22.10
2.	
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MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
Santa Monica Mountains Conservancy
570 WEST AVENUE TWENTY-SIX
LOS ANGELES, CALIFORNIA

PLANTING PLAN

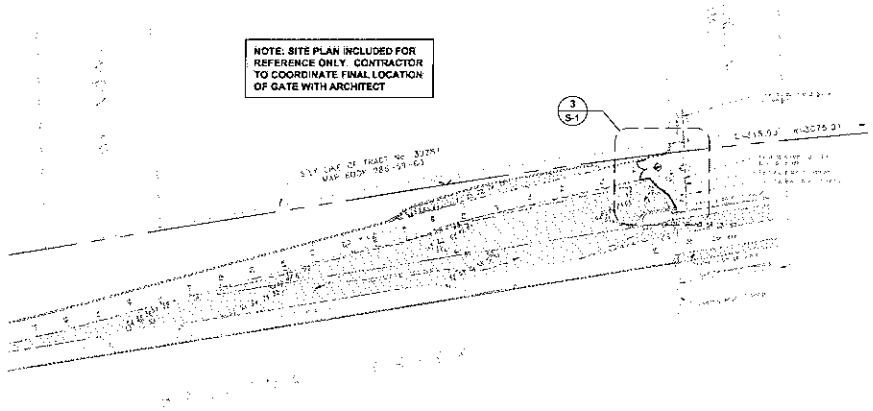
Ballona Creek - Duquesne Ave. Access Point Improvements
Los Angeles, CA 90230

DRAWN BY:	LAS
CHECKED BY:	LAS
PROJECT NO.:	9164-7190
DATE:	1.29.10

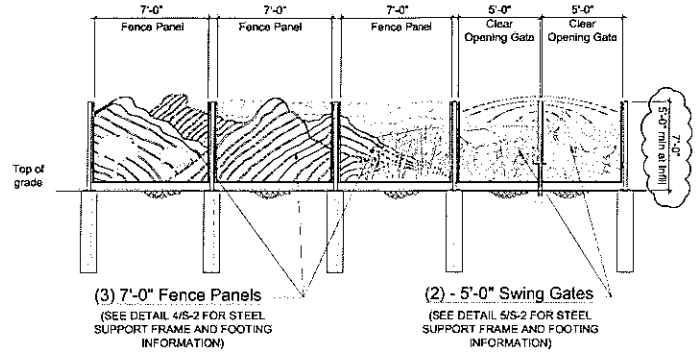
SHEET 5 OF 10

L-3.0

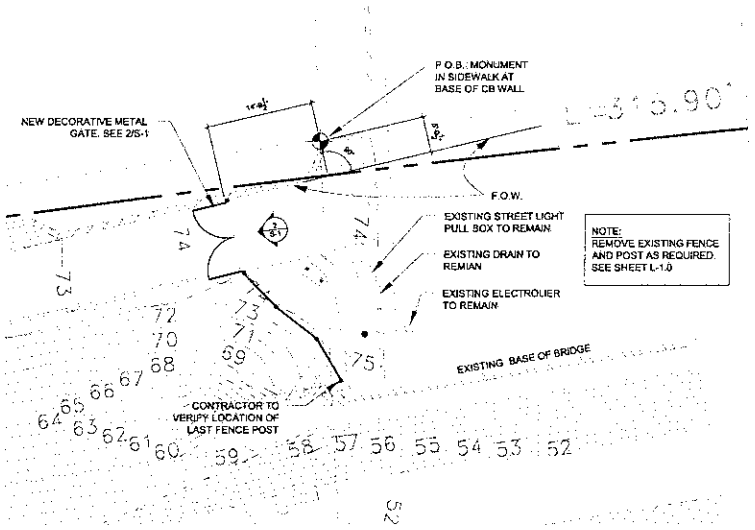
MRCA
Attachment
11/3/10
Agenda Item X



1 S-1 **SITE PLAN**
Scale: 30' = 1'-0"



2 S-1 **GATE ELEVATION**
Scale: ¼" = 1'-0"



3 S-1 **GATE AND SITE PLAN**
Scale: ¼" = 1'-0"

General Notes

Contractor to coordinate all field dimensions with Architect prior to commencing installation.

Shop Drawings shall be submitted and approved by the County Engineer prior to the start of fabrication.

Material Specifications.
1) Structural Steel to be as follows:
Hollow Sections: ASTM A500 Grade B
Plates: ASTM A36 or ASTM A992
Hot Rolled Shapes and bars: ASTM A36 or ASTM A992

2) Welding to be performed using E70xx electrodes

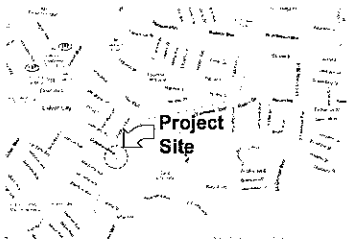
3) Reinforcing steel to be ASTM A615 Grade 40 (Minimum)

4) Concrete to have a minimum compressive strength at 28 days of 2500 psi

Finishing
1) Hot dip galvanize all steel prior to installation. Touch up and field welded connections with zinc rich paint.

2) Weld cap at all free ends of tube sections.

Design Criteria:
2007 California Building Code
Wind Design, Exposure C, Wind Speed 85 mph, Kz = 0.85, Kd = 0.85, G = 0.85, Cf = 1.8
Foundation Design
Assumed Soil Allowable Bearing Pressure 1000psf
Lateral Bearing Strength 200 lbs/ft/2ft (Flag Pole type footing)



4 S-1 **VICINITY MAP**
Scale: N.T.S.

REVISIONS	DATE
1. Plancheck Correction	03/21/10
2.	
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MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
Santa Monica Mountains Conservancy
570 WEST AVENUE TWENTY-SIX
LOS ANGELES, CALIFORNIA

GATE / FENCE DETAILS
SITE PLAN AND ELEVATION

Ballona Creek – Duquesne Ave. Access Point Improvemnets"
Los Angeles, CA 90230

BRETT GOLDSTONE
183 N. Avenue 21
Los Angeles, CA 90031

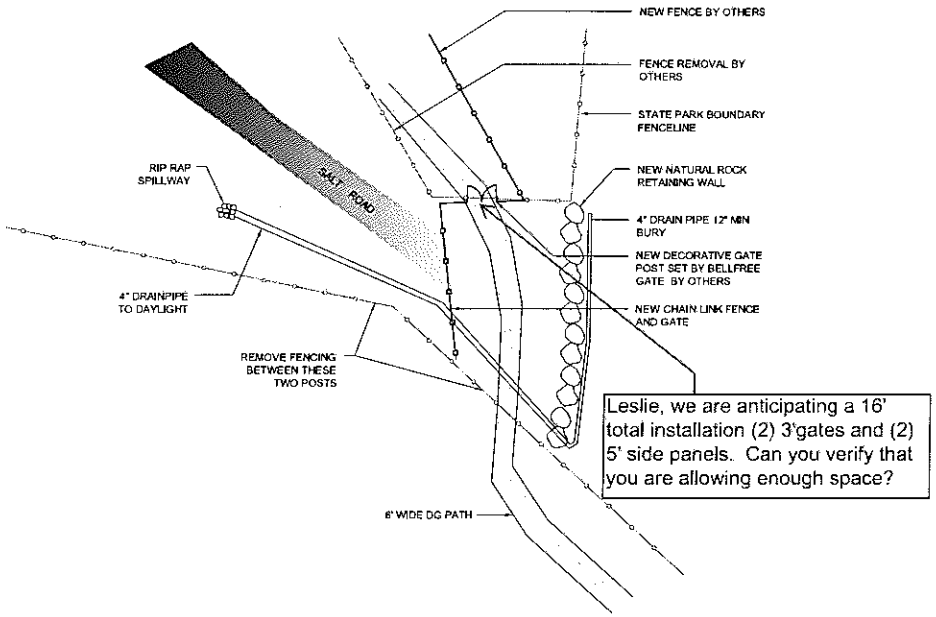
IDG
Architecture & Planning
5443 Beethoven Street, Suite 200
Los Angeles, CA 90066
phone 310.578.1361 fax 310.578.1362

DRAWN BY: [illegible]
CHECKED BY: [illegible]
PROJECT NO.: 9104-7195
DATE: January 19, 2010

SHEET 9 OF 19

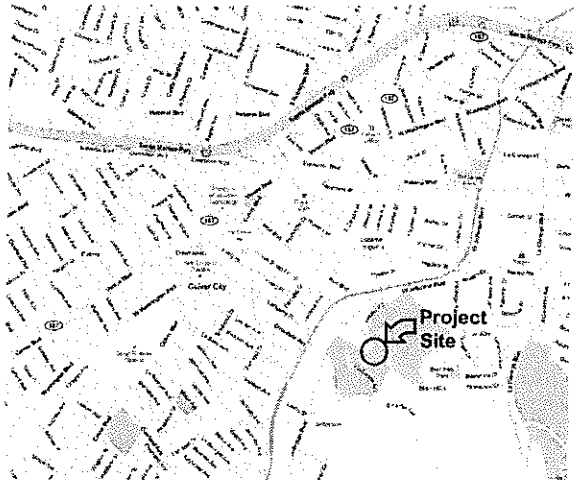
S-1

MRCA
Attachment
11/3/10
Agenda Item X

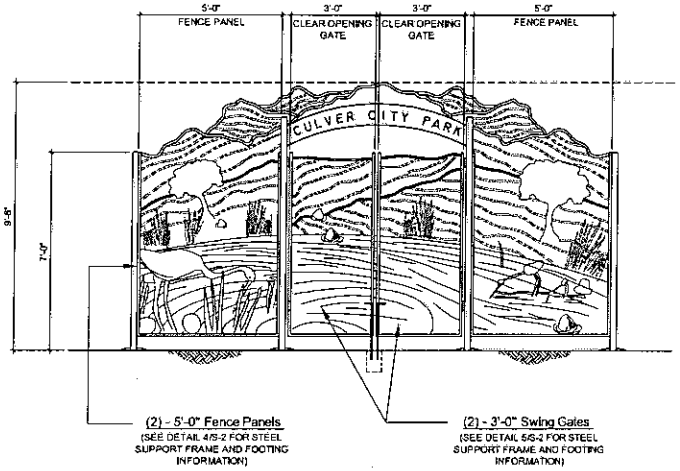


Leslie, we are anticipating a 16' total installation (2) 3'gates and (2) 5' side panels. Can you verify that you are allowing enough space?

2 S-1 **SITE PLAN**
Scale: N.T.S.



1 S-1 **VICINITY MAP**
Scale: N.T.S.



3 S-1 **GATE ELEVATION**
Scale: ½" = 1'-0"

PRELIMINARY ISSUE

REVISIONS | DATE
1
2
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MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
Santa Monica Mountains Conservancy
570 WEST AVENUE TWENTY-SIX
LOS ANGELES, CALIFORNIA

VICINITY MAP
SITE PLAN AND ELEVATION

Ballona Creek - City Park Gate
AIN: 4204-007-902
Culver City, CA. 90232

BRETT GOLDSTONE
103 W. Avenue 27
Los Angeles, CA 90031

IDG

DRAWN BY: F.B.
CHECKED BY: F.B.
PROJECT NO.: 9104-7190
DATE: January 29, 2010
SHEET 9 OF 10

S-1

MRCA
Attachment
11/3/10
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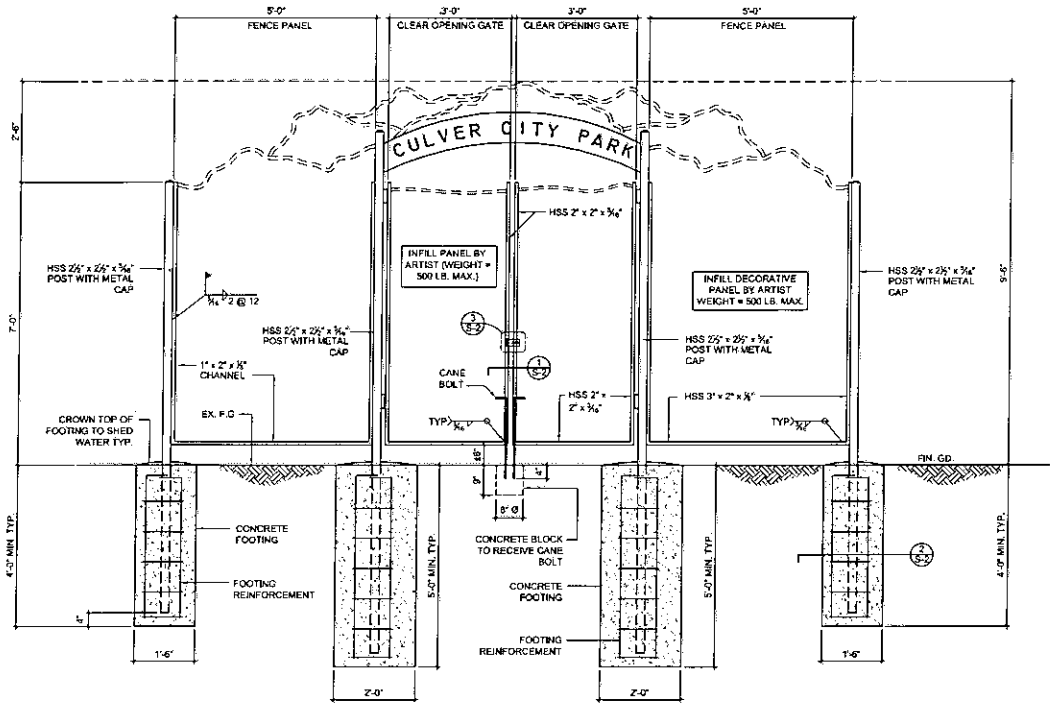
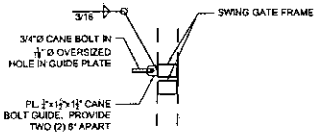
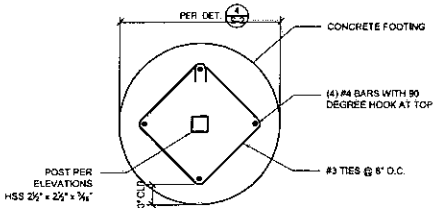


4 S-2 **Entrance Gate and Fence Framing Elevation**
Scale: 1/4" = 1'-0"

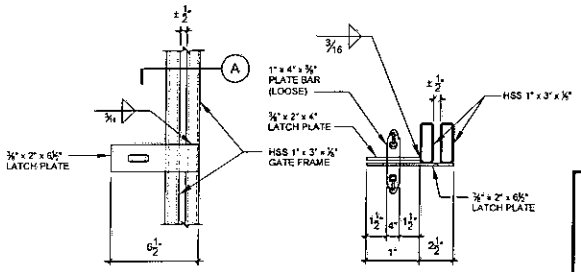


1 S-2 **Section at Cane Bolt**
Scale 1-1/2" = 1'-0"



2 S-2 **Plan Detail at Gate Footing**
Scale: 1½" = 1'-0"

NOTE:
LOCATE PADLOCK LATCH SO LOCK CAN BE ACCESSED FROM EITHER SIDE OF GATE



B **Elevation**
Scale 3" = 1'-0"

A **Plan Section**
Scale 3" = 1'-0"

3 S-2 **Padlock Detail**
Scale 3" = 1'-0"

PRELIMINARY ISSUE

REVISIONS	DATE
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MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
Santa Monica Mountains Conservancy
570 WEST AVENUE TWENTY-SIX
LOS ANGELES, CALIFORNIA

GATE / FENCE STRUCTURAL DETAILS

Ballona Creek - City Park Gate
AIN: 4204-007-902
Culver City, CA. 90232

IDG

DRAWN BY: F.B.
CHECKED BY: F.B.
PROJECT NO.: 9104-7190
DATE: January 29, 2010
SHEET 10 OF 10

S-2

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MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
BALLONA CREEK TRAIL & BIKE PATH

GENERAL NOTES

SHEET INDEX

COVER SHEET	L-0.01
CONSTRUCTION PLAN	L-1.01
LAYOUT PLAN	L-1.02
CONSTRUCTION LEGEND, NOTES & ENLARGEMENTS	L-2.01
IRRIGATION PLAN	L-3.01
IRRIGATION LEGEND, NOTES & DETAILS	L-4.01
PLANTING PLAN	L-5.01
PLANTING LEGEND, NOTES & DETAILS	L-6.01

ABBREVIATIONS

DEMOLITION NOTES

CONSTRUCTION NOTES

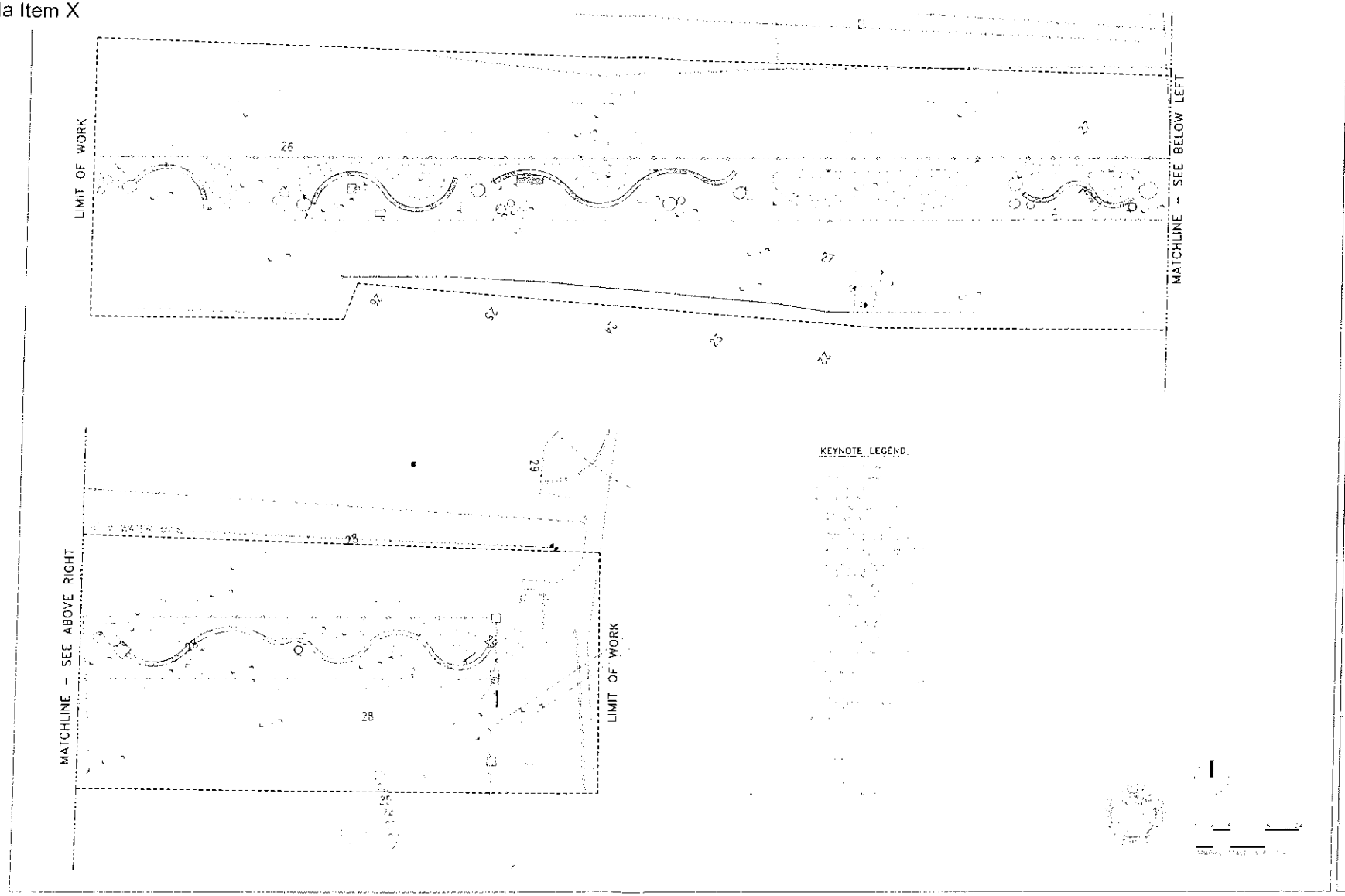
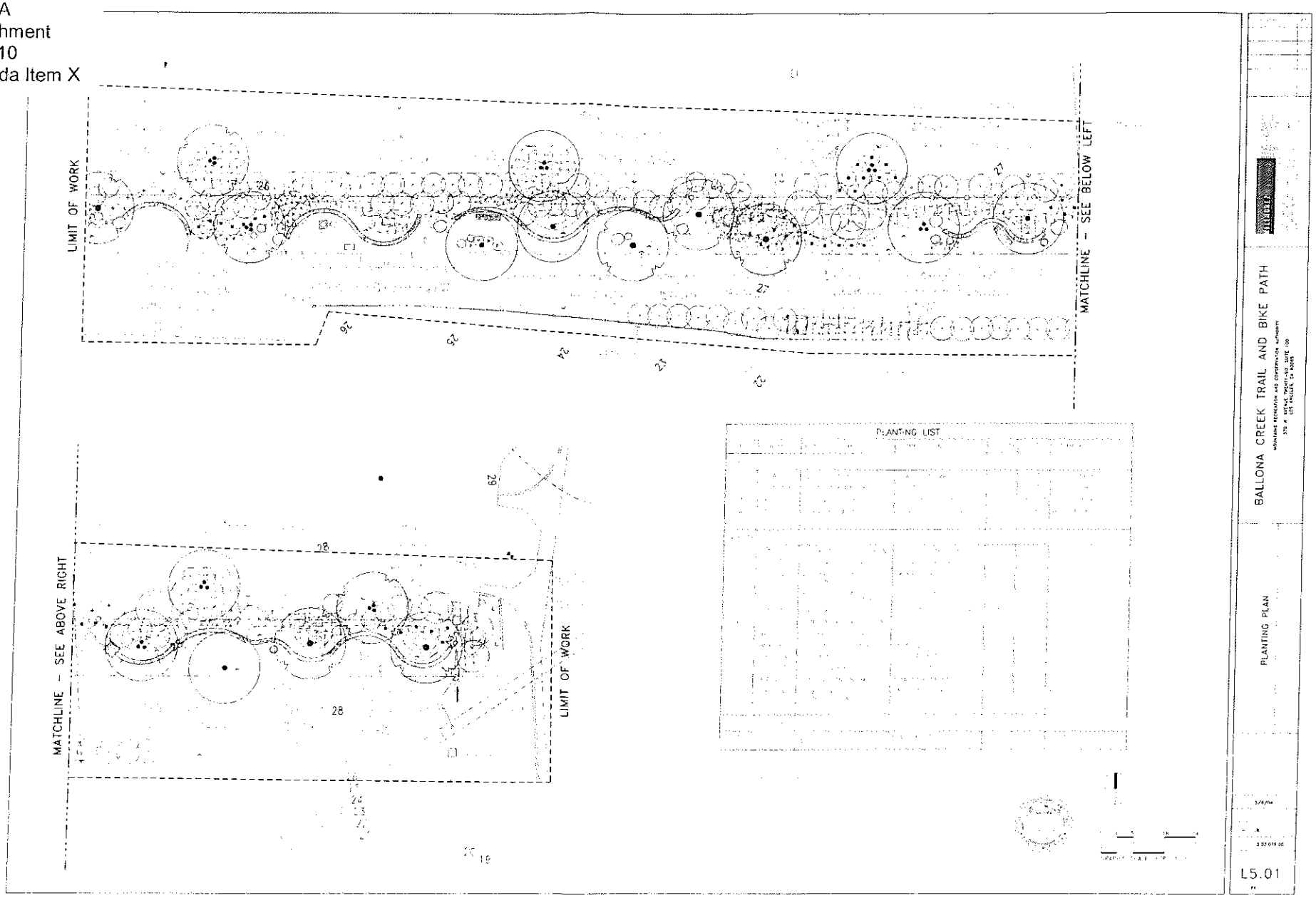
SYMBOLS

BALLONA CREEK TRAIL AND BIKE PATH

COVER SHEET

L0.01

MRCA
Attachment
11/3/10
Agenda Item X



MRCA
Attachment
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Agenda Item X