

# FLORENCE AVENUE PLAYGROUND

Florence Avenue  
Arlington, MA

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CBA | Landscape Architects LLC

24 THORNDIKE STREET | CAMBRIDGE MA 02141  
phone 617.945.9760 | www.cbaland.com | cba@cbaland.com  
landscape architecture | urban design | master planning

April 3, 2013  
Construction Documents

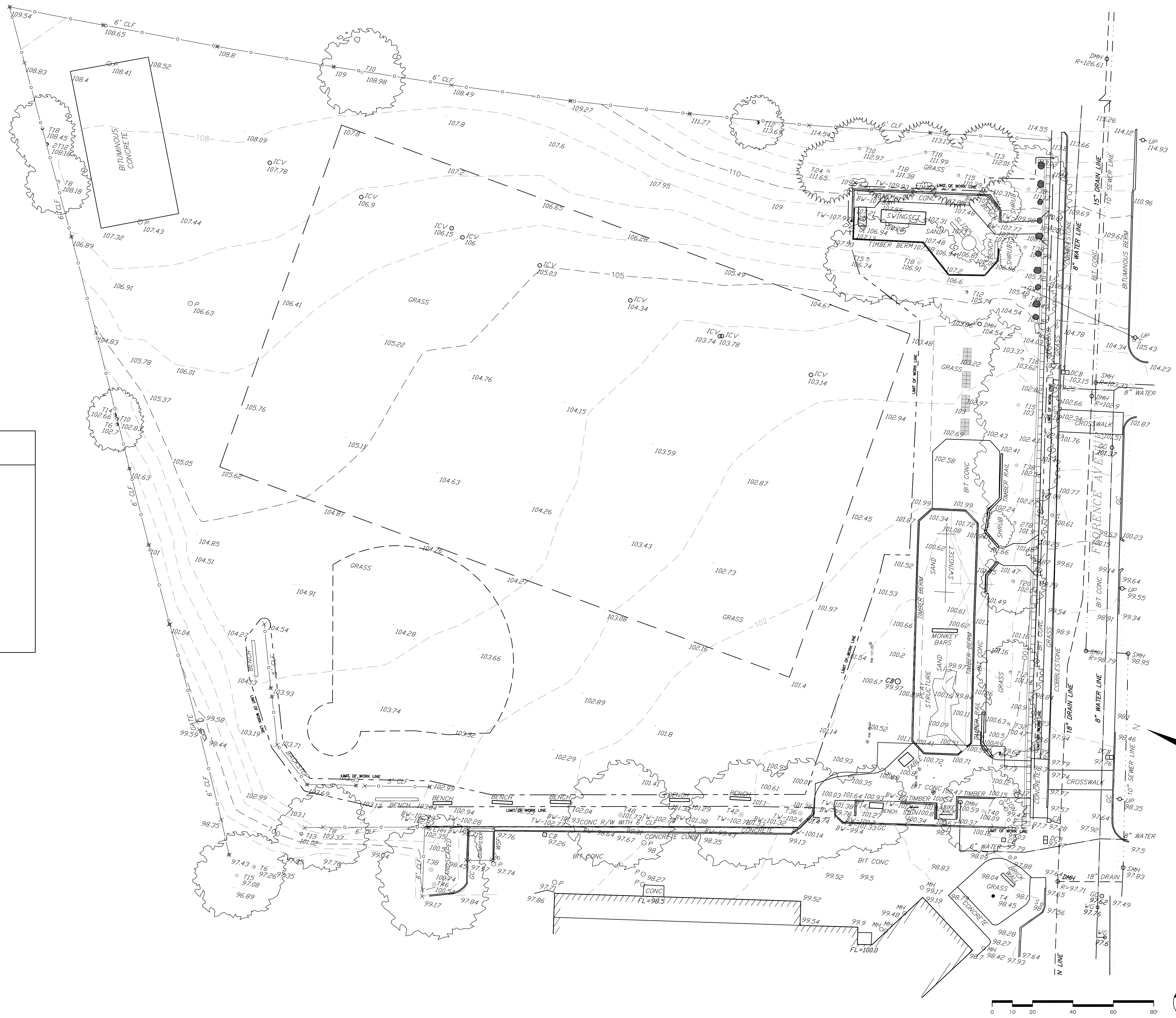


## DRAWING LIST - Project No. 601216

XC Existing Conditions  
L1.0 Demolition Plan  
L1.1 Demolition Plan - Backstop Area  
L2.0 Materials Plan  
L2.1 Materials Plan - Backstop Area  
L3.0 Layout Plan  
L3.1 Layout Plan Enlargements  
L4.0 Grading, Utilities & Planting Plan  
L5.0 Site Details  
L5.1 Site Details  
L5.2 Site Details  
L5.3 Site Details

**FLORENCE FIELD**  
 TOPOGRAPHIC PLAN  
 IN  
**ARLINGTON, MA**  
 (MIDDLESEX COUNTY)  
 NOVEMBER 19, 2012

**ROBER SURVEY**  
 1072A MASSACHUSETTS AVENUE  
 ARLINGTON, MA 02476  
 (781) 648-5533  
 3831TP1.DWG

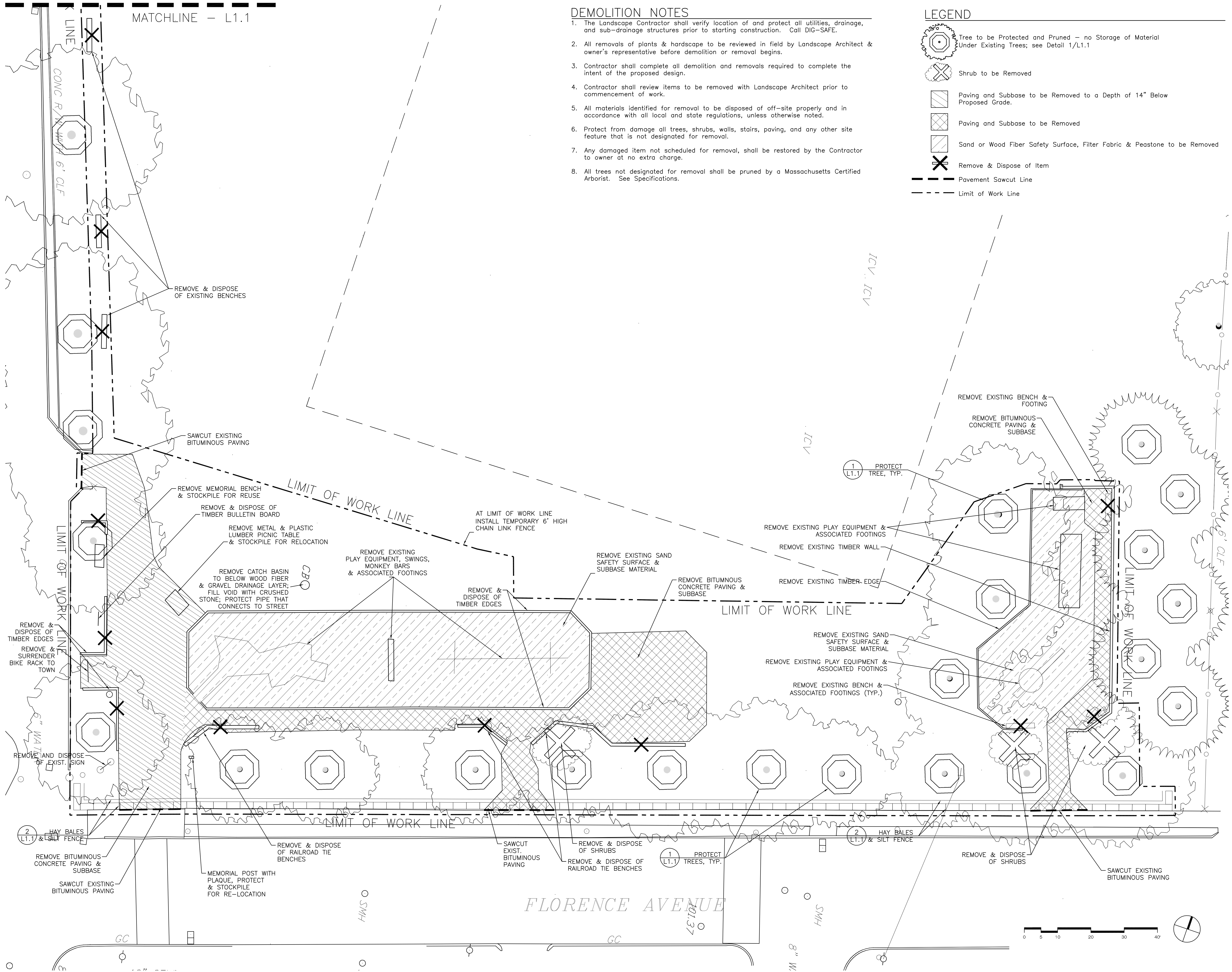


**FLORENCE AVENUE PLAYGROUND**  
 Arlington, MA  
 Existing Conditions Plan

DATE: 04-03-2013  
 SCALE: 1" = 20' - 0"  
 FILE: Flo-Demo.dwg  
 DWN BY: Rober Survey  
 CKD BY:  
 PROJ. #: 601216



**XC**



**DEMOLITION NOTES**

1. The Landscape Contractor shall verify location of and protect all utilities, drainage, and sub-drainage structures prior to starting construction. Call DIG-SAFE.
2. All removals of plants & hardscape to be reviewed in field by Landscape Architect & owner's representative before demolition or removal begins.
3. Contractor shall complete all demolition and removals required to complete the intent of the proposed design.
4. Contractor shall review items to be removed with Landscape Architect prior to commencement of work.
5. All materials identified for removal to be disposed of off-site properly and in accordance with all local and state regulations, unless otherwise noted.
6. Protect from damage all trees, shrubs, walls, stairs, paving, and any other site feature that is not designated for removal.
7. Any damaged item not scheduled for removal, shall be restored by the Contractor to owner at no extra charge.
8. All trees not designated for removal shall be pruned by a Massachusetts Certified Arborist. See Specifications.

**LEGEND**

- Tree to be Protected and Pruned - no Storage of Material Under Existing Trees; see Detail 1/L1.1
- Shrub to be Removed
- Paving and Subbase to be Removed to a Depth of 14" Below Proposed Grade.
- Paving and Subbase to be Removed
- Sand or Wood Fiber Safety Surface, Filter Fabric & Peastone to be Removed
- Remove & Dispose of Item
- Pavement Sawcut Line
- Limit of Work Line

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**FLORENCE AVENUE PLAYGROUND**  
 Arlington, MA  
 Demolition Plan - Playground

DATE: 04-03-2013  
 SCALE: 1" = 10' - 0"  
 FILE: Flo-Base.dwg  
 DWN BY: MNT  
 CKD BY: CCB  
 PROJ. #: 601216

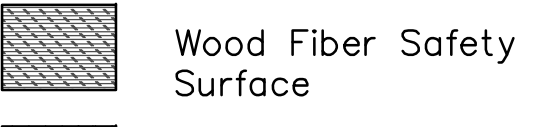
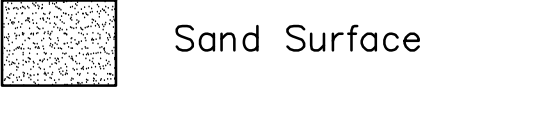
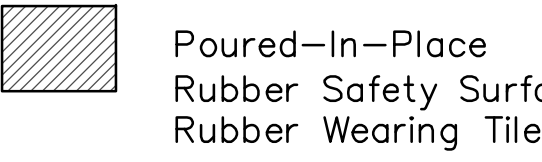


**L1.0**



MATCHLINE - L2.1

### LEGEND

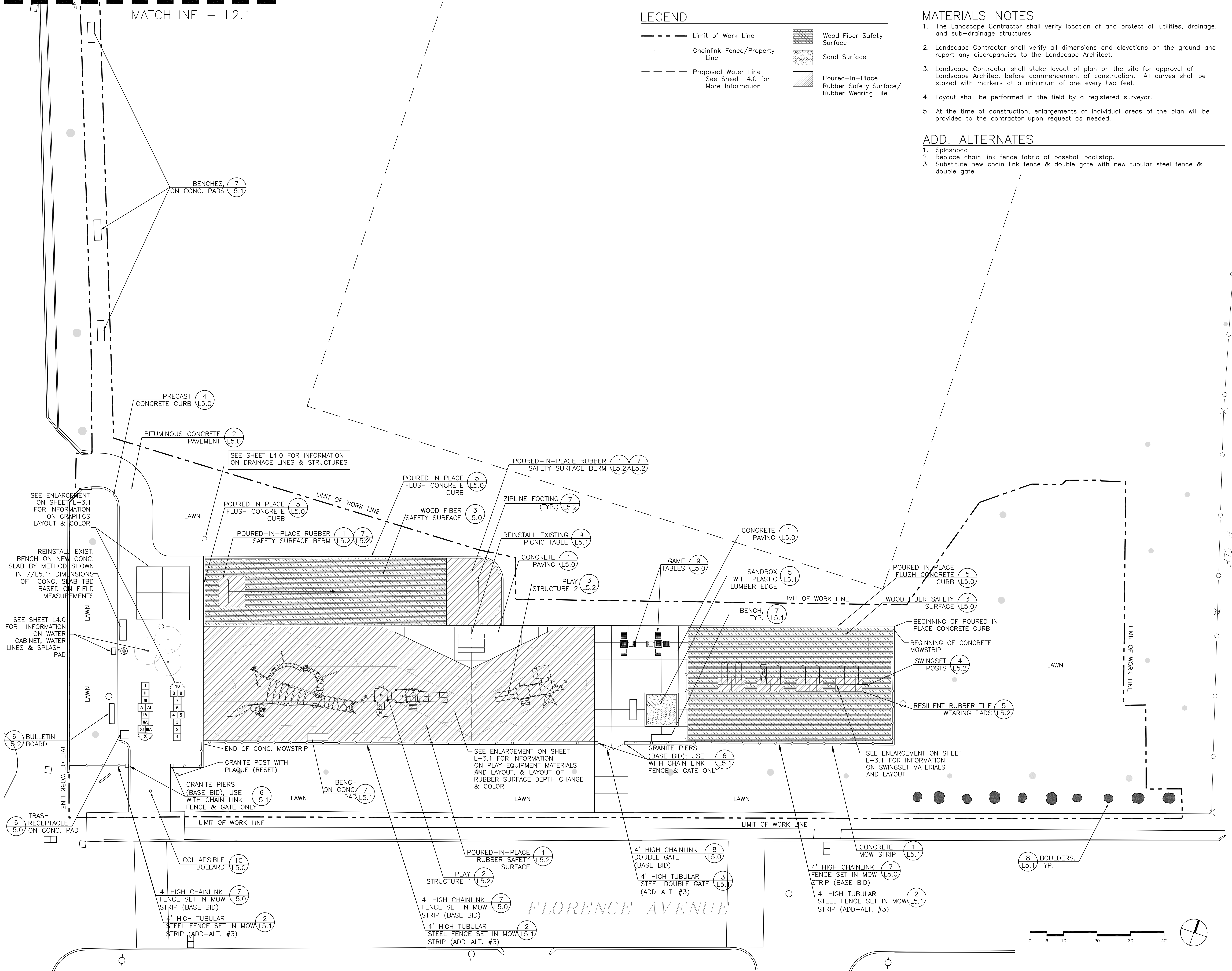
- Limit of Work Line
- o- Chainlink Fence/Property Line
- - - Proposed Water Line - See Sheet L4.0 for More Information
-  Wood Fiber Safety Surface
-  Sand Surface
-  Poured-In-Place Rubber Safety Surface/Rubber Wearing Tile

### MATERIALS NOTES

1. The Landscape Contractor shall verify location of and protect all utilities, drainage, and sub-drainage structures.
2. Landscape Contractor shall verify all dimensions and elevations on the ground and report any discrepancies to the Landscape Architect.
3. Landscape Contractor shall stake layout of plan on the site for approval of Landscape Architect before commencement of construction. All curves shall be staked with markers at a minimum of one every two feet.
4. Layout shall be performed in the field by a registered surveyor.
5. At the time of construction, enlargements of individual areas of the plan will be provided to the contractor upon request as needed.

### ADD. ALTERNATES

1. Splashpad
2. Replace chain link fence fabric of baseball backstop.
3. Substitute new chain link fence & double gate with new tubular steel fence & double gate.



# FLORENCE AVENUE PLAYGROUND

Arlington, MA

Materials Plan

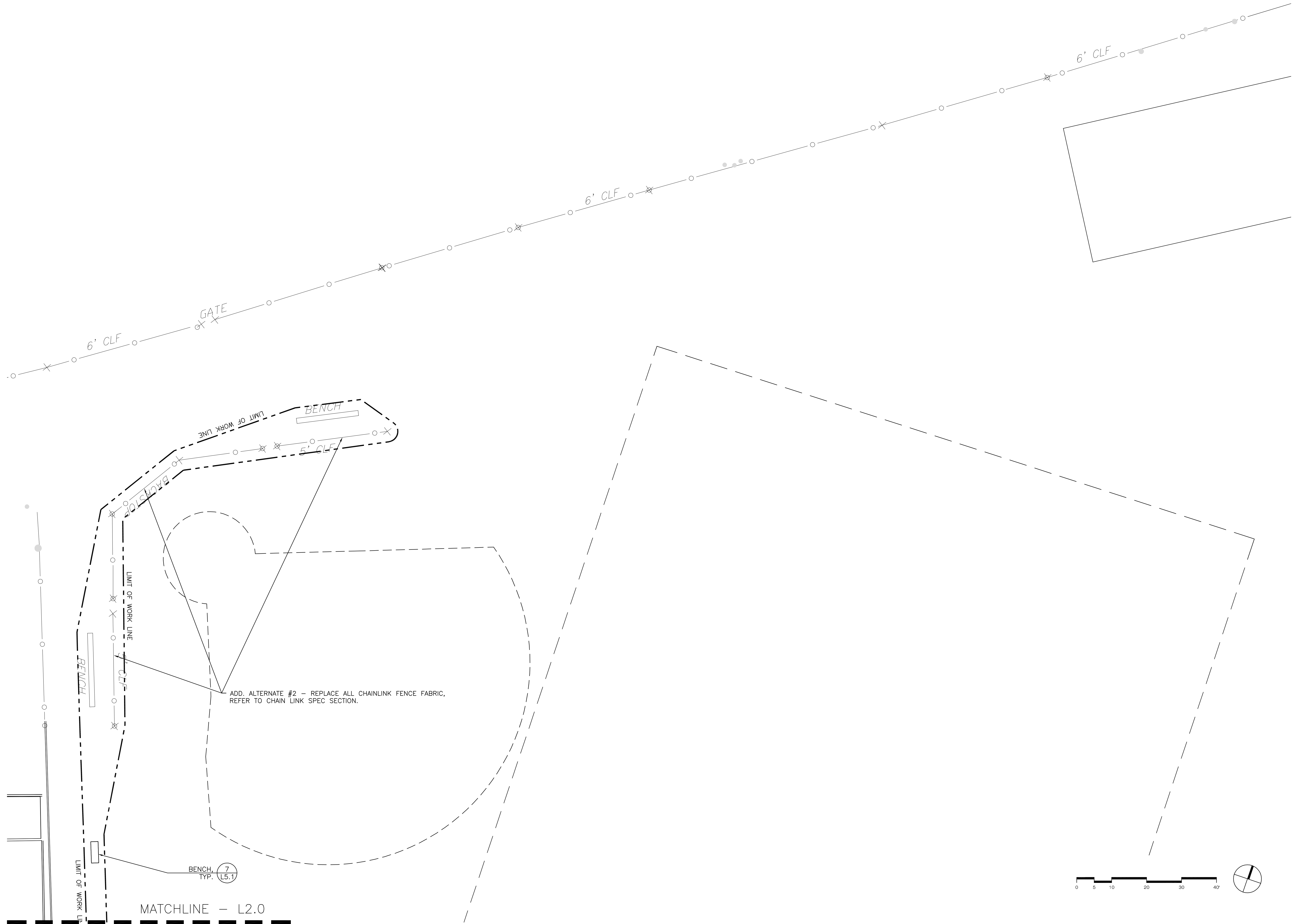
CBA | Landscape Architects LLC  
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DATE: 04-03-2013  
 SCALE: 1" = 10'-0"  
 FILE: Flo-Base.dwg  
 DWN BY: MNT/AP  
 CKD BY: CCB  
 PROJ. #: 601216



# L2.0

NOTE: See Sheet L2.0 for Materials Notes & Drawing Key.



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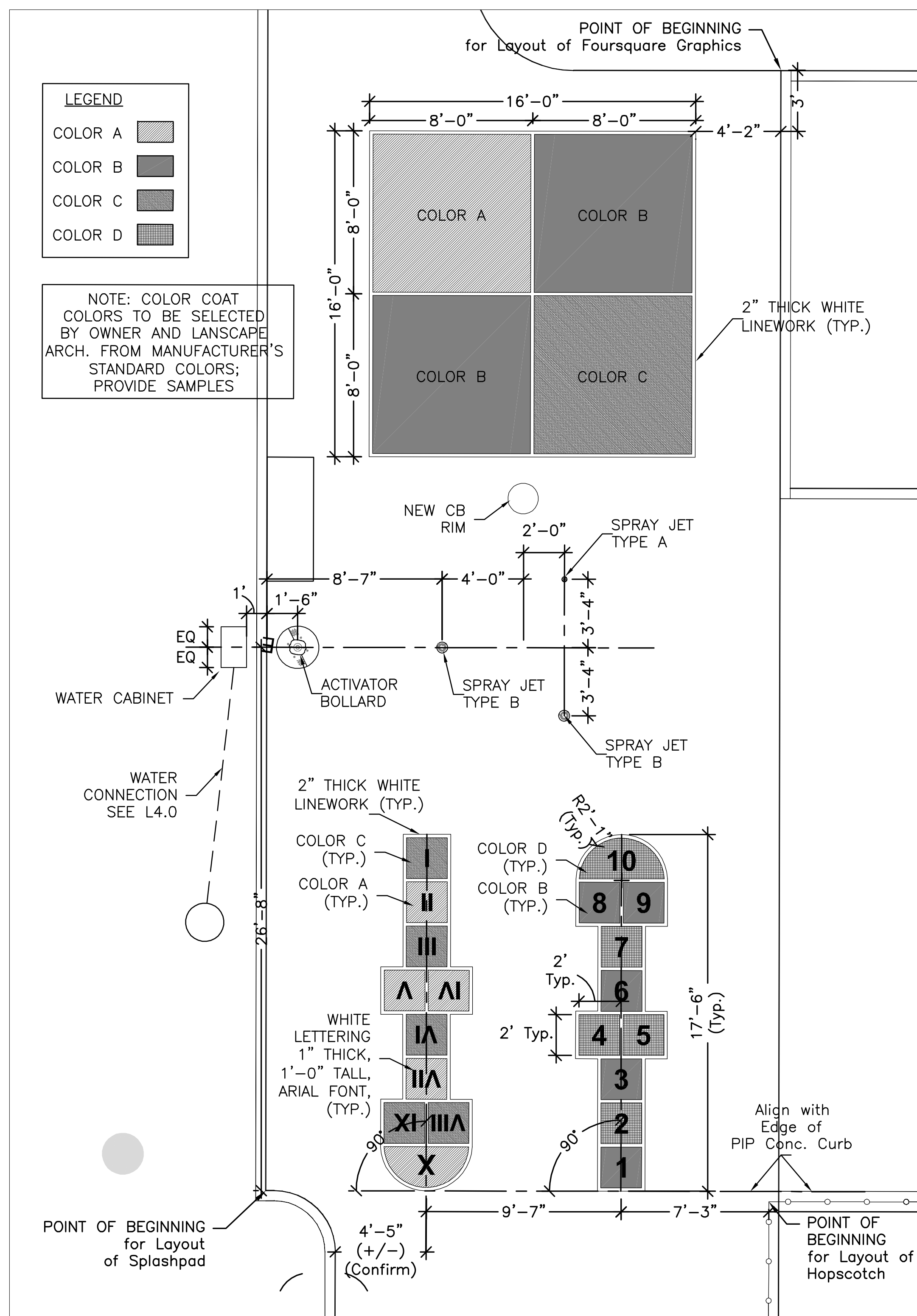
**FLORENCE AVENUE PLAYGROUND**  
 Arlington, MA  
 Materials Plan - Backstop Area

DATE: 04-03-2013  
 SCALE: 1" = 10' - 0"  
 FILE: Flo-Base.dwg  
 DWN BY: MNT/AP  
 CKD BY: CCB  
 PROJ. #: 601216

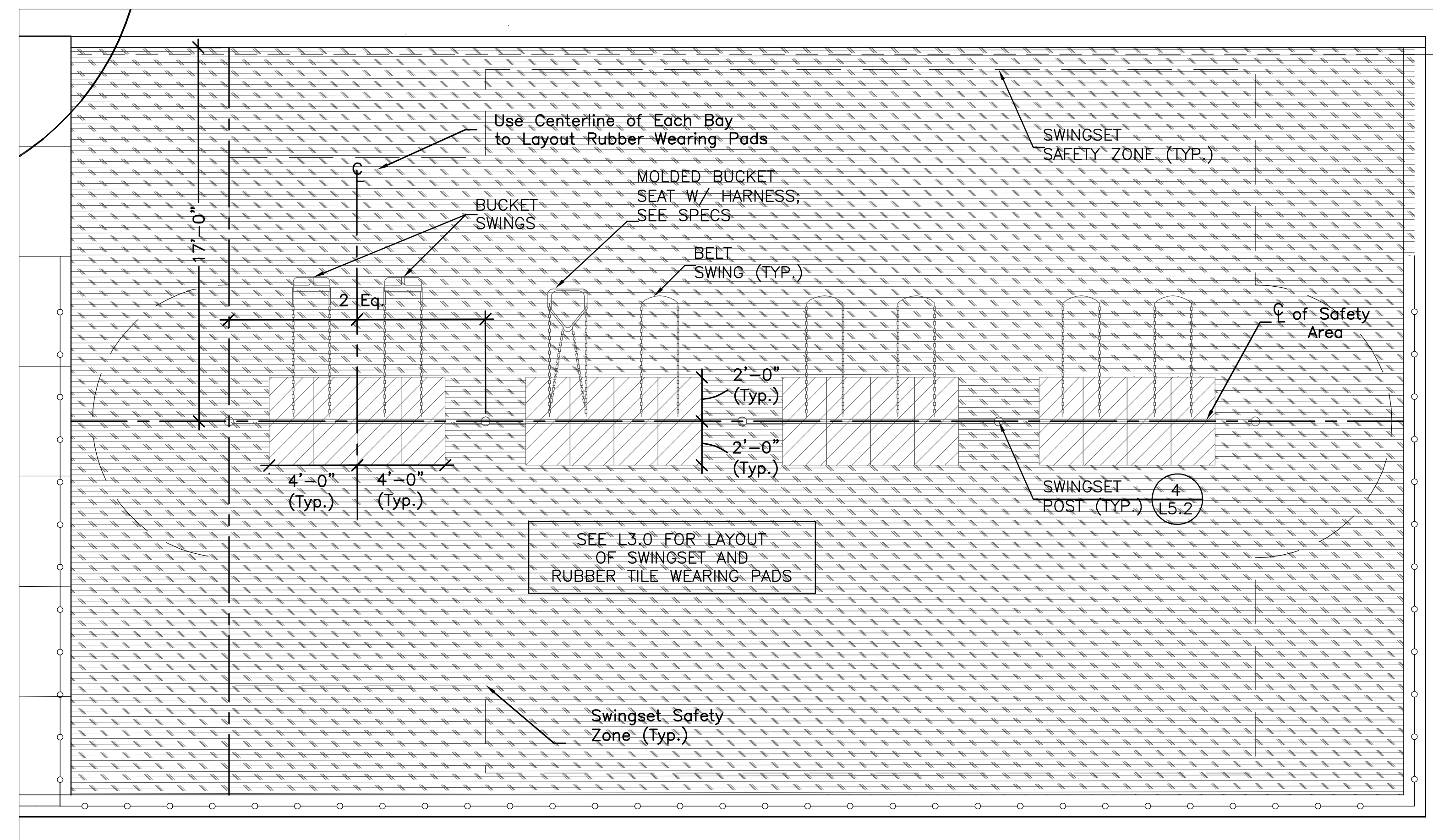


**L2.1**

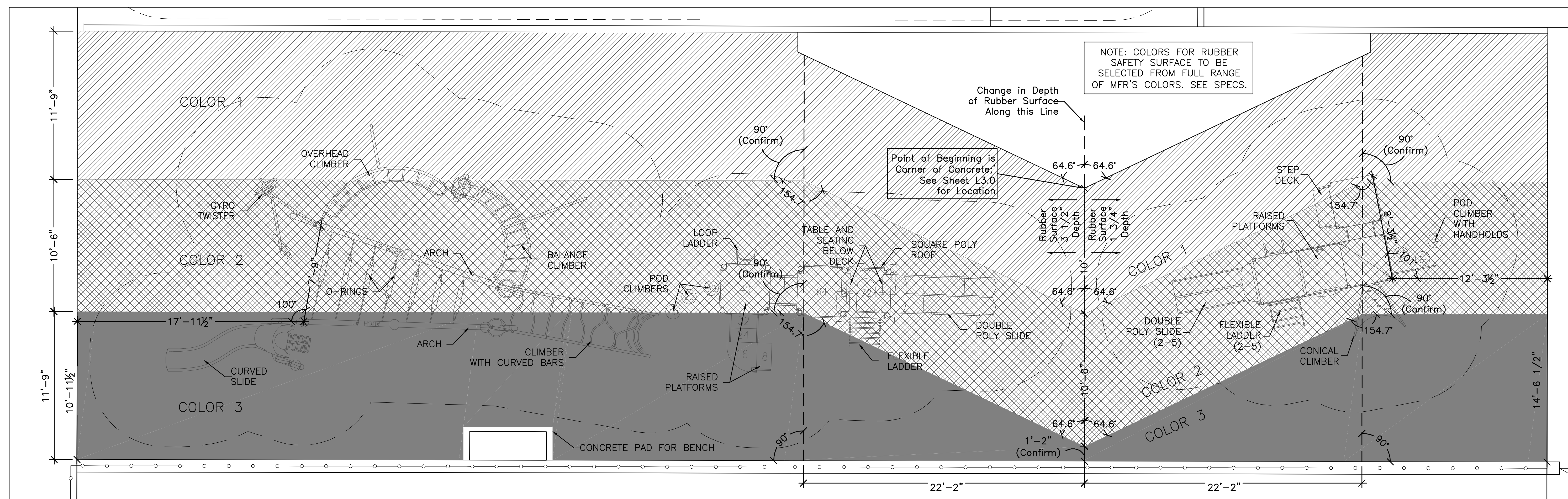




1 LAYOUT FOR SPLASHPAD AND GRAPHICS  
Scale: 1/4" = 1'-0"

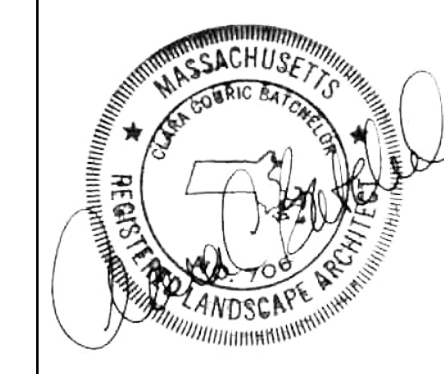


2 LAYOUT FOR SWINGSET AND RUBBER TILE WEARING PADS  
Scale: 1/4" = 1'-0"

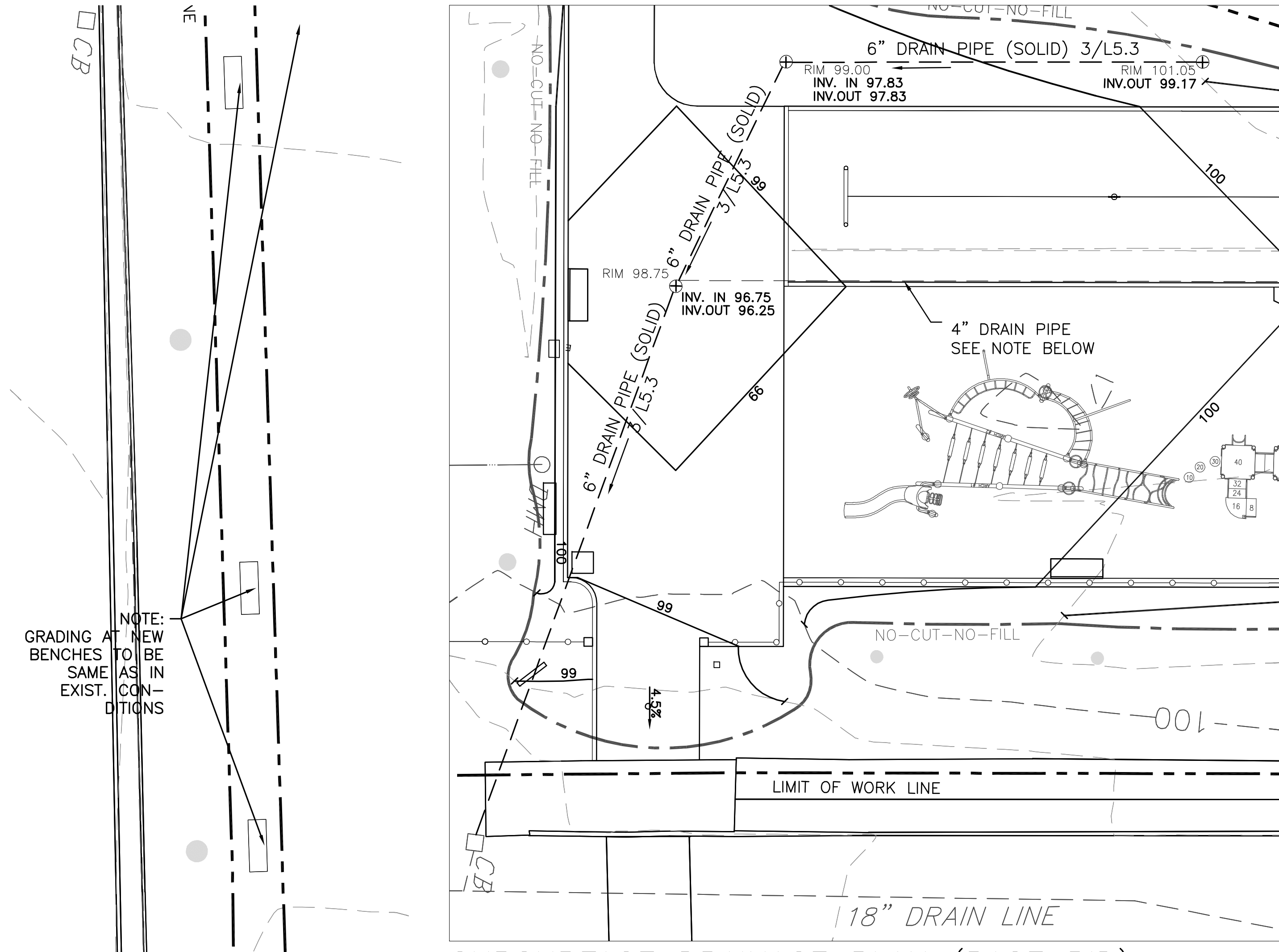


3 LAYOUT FOR PLAY EQUIPMENT AND RUBBER SURFACE COLOR & DEPTH  
Scale: 1/4" = 1'-0"

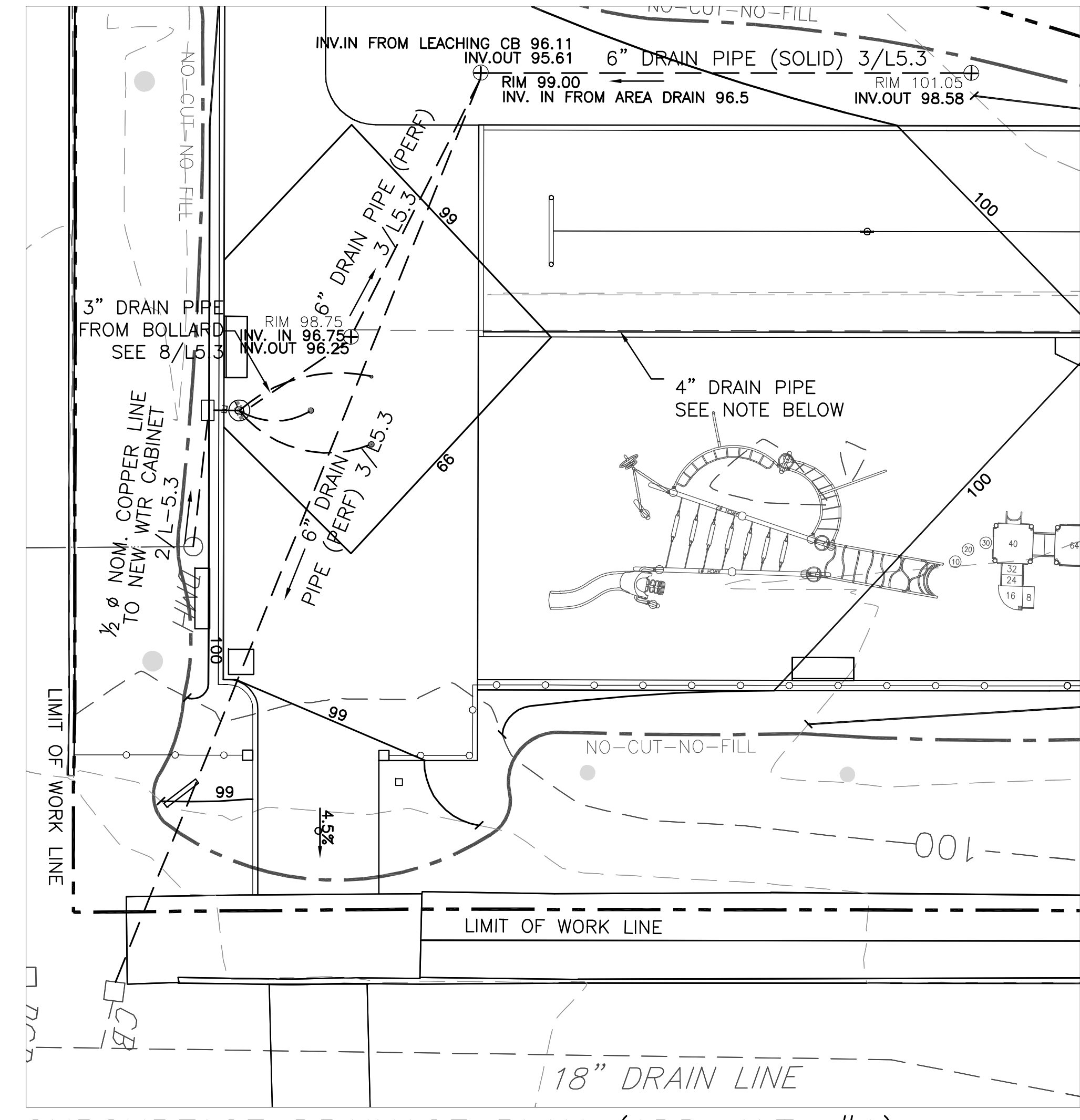
FOR LAYOUT NOTES SEE L-3.0







SUBSURFACE DRAINAGE PLAN (BASE BID)



SUBSURFACE DRAINAGE PLAN (ADD-ALT. #1)

PLANT LIST

TREES

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AR	3	Acer rubrum 'Red Sunset'	Red Maple	3 - 3 1/2" Cal.

PLANTING NOTES

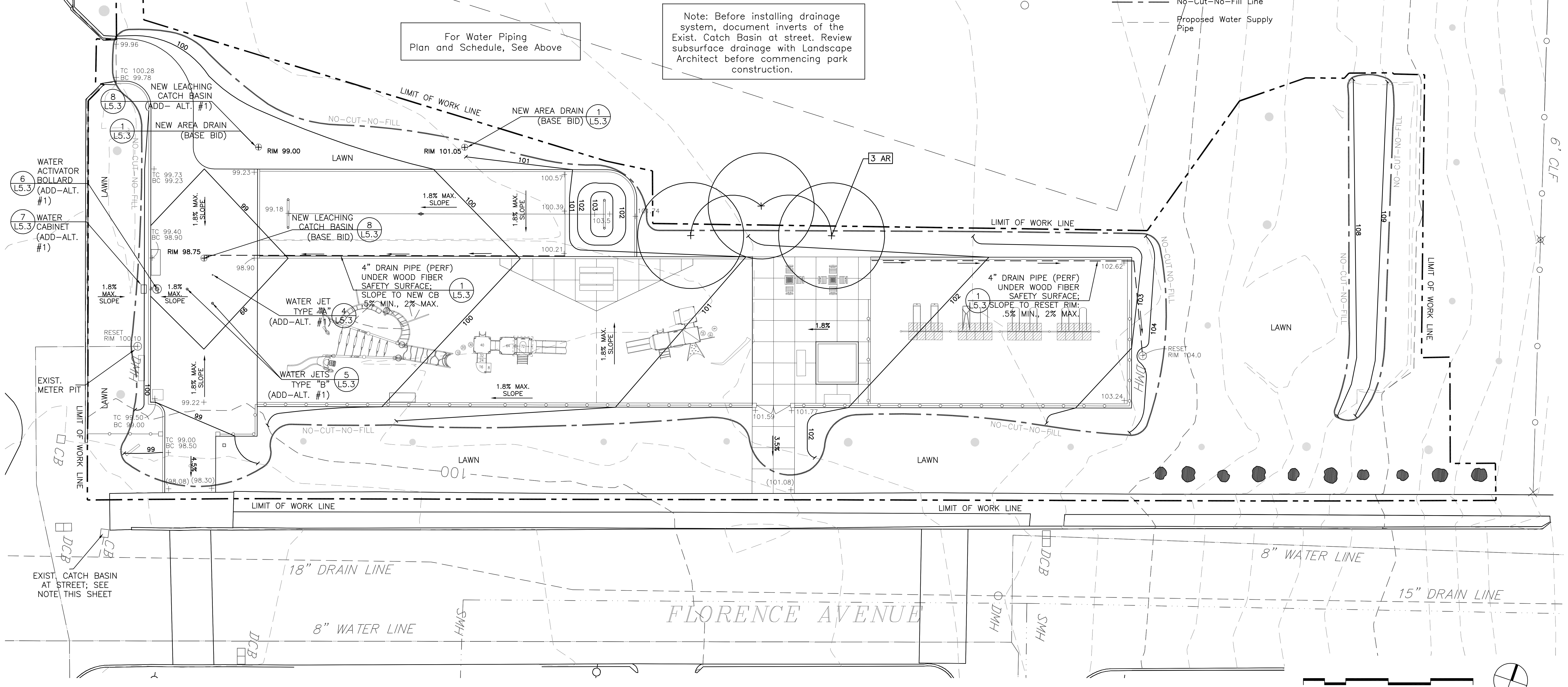
- The Landscape Contractor shall protect all utilities prior to starting construction.
- The Contractor shall supply all plant materials in quantities sufficient to complete all planting shown on this drawing.
- All plant materials to conform to guidelines established by the American Standard for Nursery Stock published by the American Assn. of Nurserymen.
- All plant materials to be selected by the Landscape Arch. with the Contractor at the nursery.
- All plants to be located on the site for approval of the Landscape Arch. prior to installation.
- If the plant list does not agree with the planting plan, the plan shall be followed.
- The Contractor shall guarantee all plant materials for one year following installation.
- All lawns to be seed. Repair all disturbed lawn areas. Add topsoil to disturbed lawns so that there is minimum 6" depth of topsoil. For new lawns rototill subsoil before adding topsoil to a depth of 6". Topsoil must be added over exposed tree roots. See Specs for lawn seed requirements.
- No substitution of plant materials shall be allowed without approval of Landscape Architect.
- All existing trees & shrubs within limit of work to be pruned, see specifications.

GRADING NOTES

- The Landscape Contractor shall verify location(s) of and protect all utilities, drainage, and sub-drainage structures. Call DIG SAFE (p.888.344.7233).
- Grade stakes to be set for approval by Landscape Architect prior to installation of gravel bases and prior to installation of all paving, edges, walls, and play structures.
- All transitions to existing grades to be smooth and gradual. 1.8% max. cross-slopes on all paths.

LEGEND

- - - - -	Existing Contour	+ (56.70)	Existing Spot Grade	○	Proposed Tree
— — — — —	Proposed Contour	+ 56.70	Proposed Spot Grade	+	Proposed Tree
- - - - -	Existing Chainlink Fence Line/Property Line	+ TC 56.70	Top of Curb	○	Exist. Tree Trunk
- - - - -	Limit of Work Line	+ BC 56.70	Bottom of Curb		
- - - - -	No-Cut-No-Fill Line				
- - - - -	Proposed Water Supply Pipe				

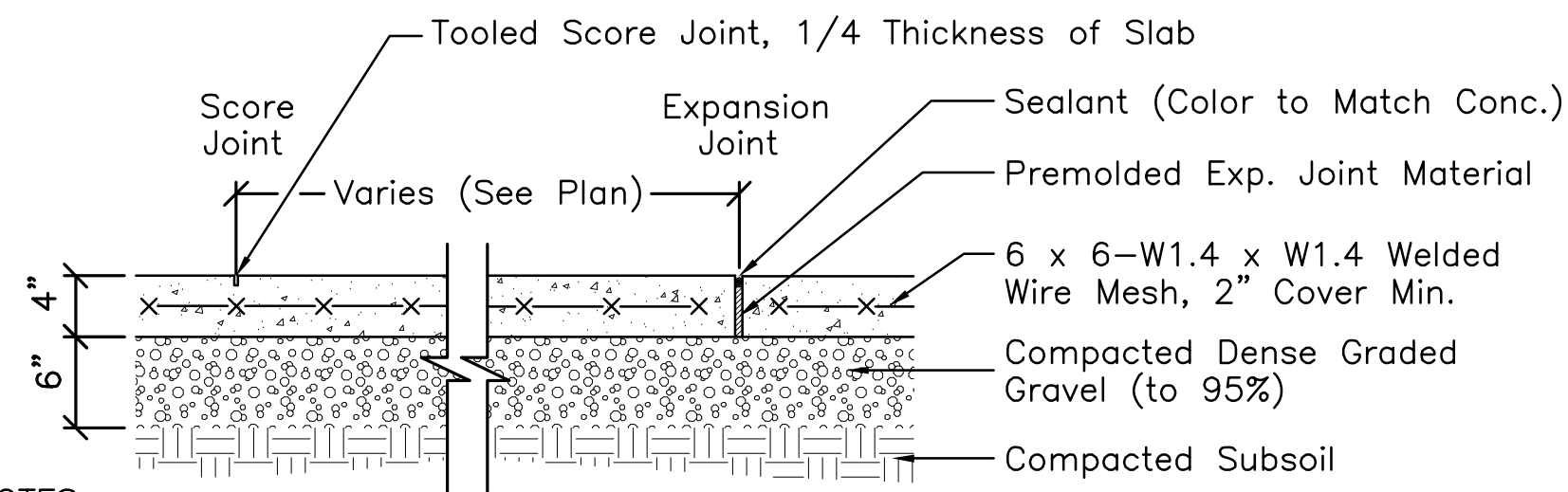


NOTE: NEW BENCHES TO BE SAME AS IN EXIST. CONDITIONS

For Water Piping Plan and Schedule, See Above

Note: Before installing drainage system, document inverts of the Exist. Catch Basin at street. Review subsurface drainage with Landscape Architect before commencing park construction.



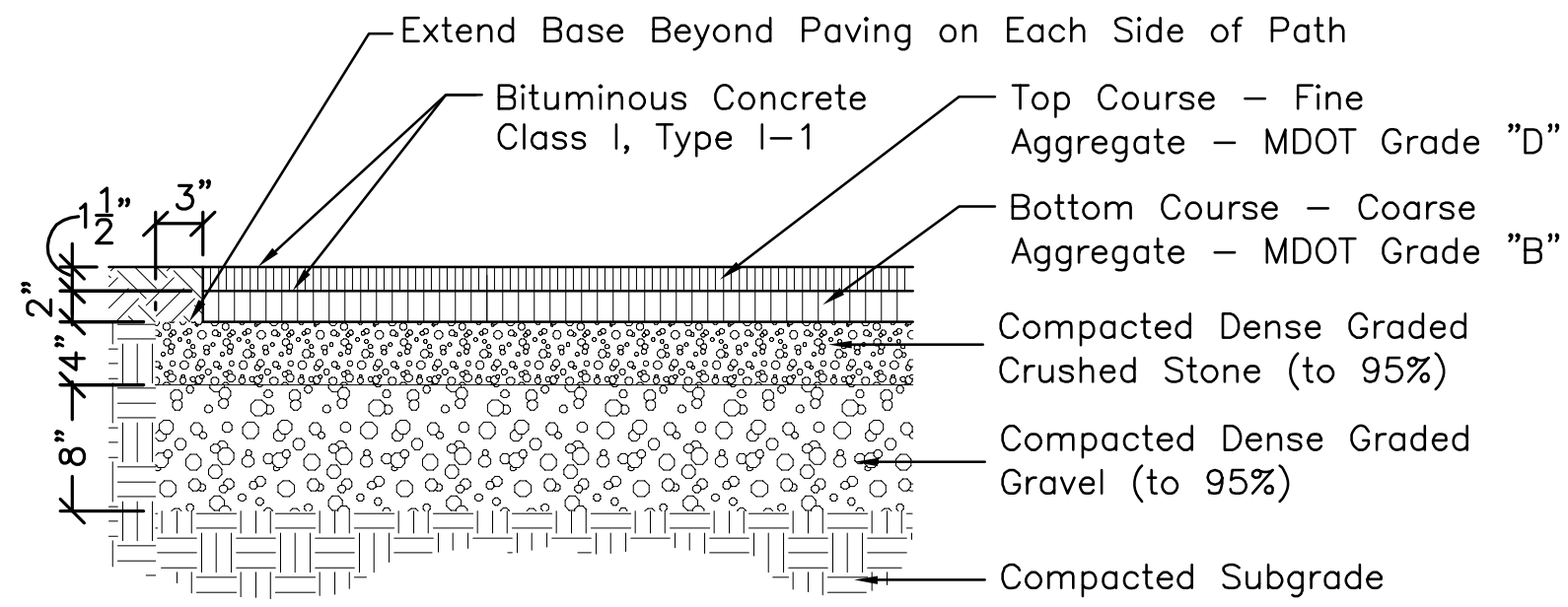


**NOTES:**

- Score joints every 6' (maximum), both directions (see Plan). Expansion joints every 25' (maximum). Locate expansion joints where paving abuts structures, curbs, walls, or existing paving.
- Concrete to be 4000 PSI (28 days), light broom finish.
- All walks and plaza's shall slope to drain (1.8% maximum cross slope). Coordinate with existing grades.

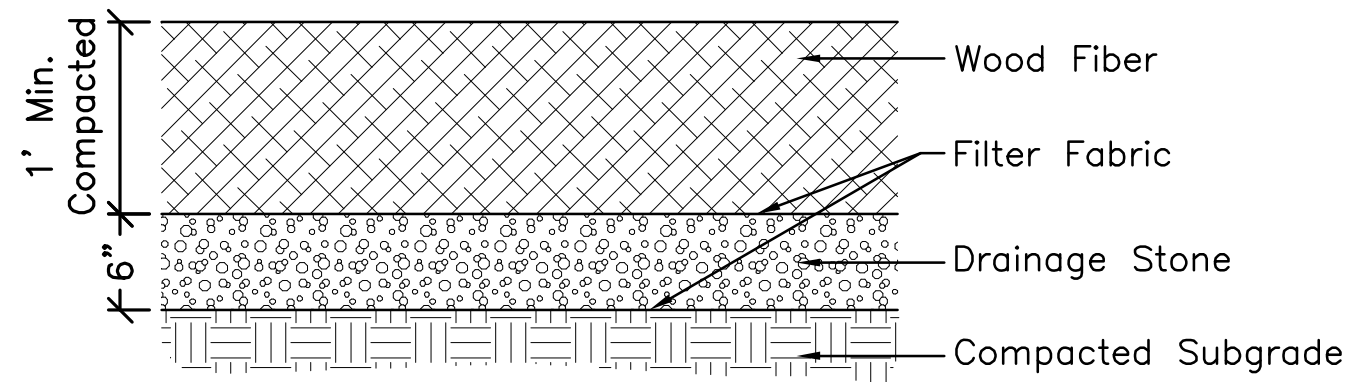
**1 CONCRETE PAVING**

Scale: 1"=1'-0"



**2 BIT. CONC. PAVING**

Scale: 1" = 1'-0"

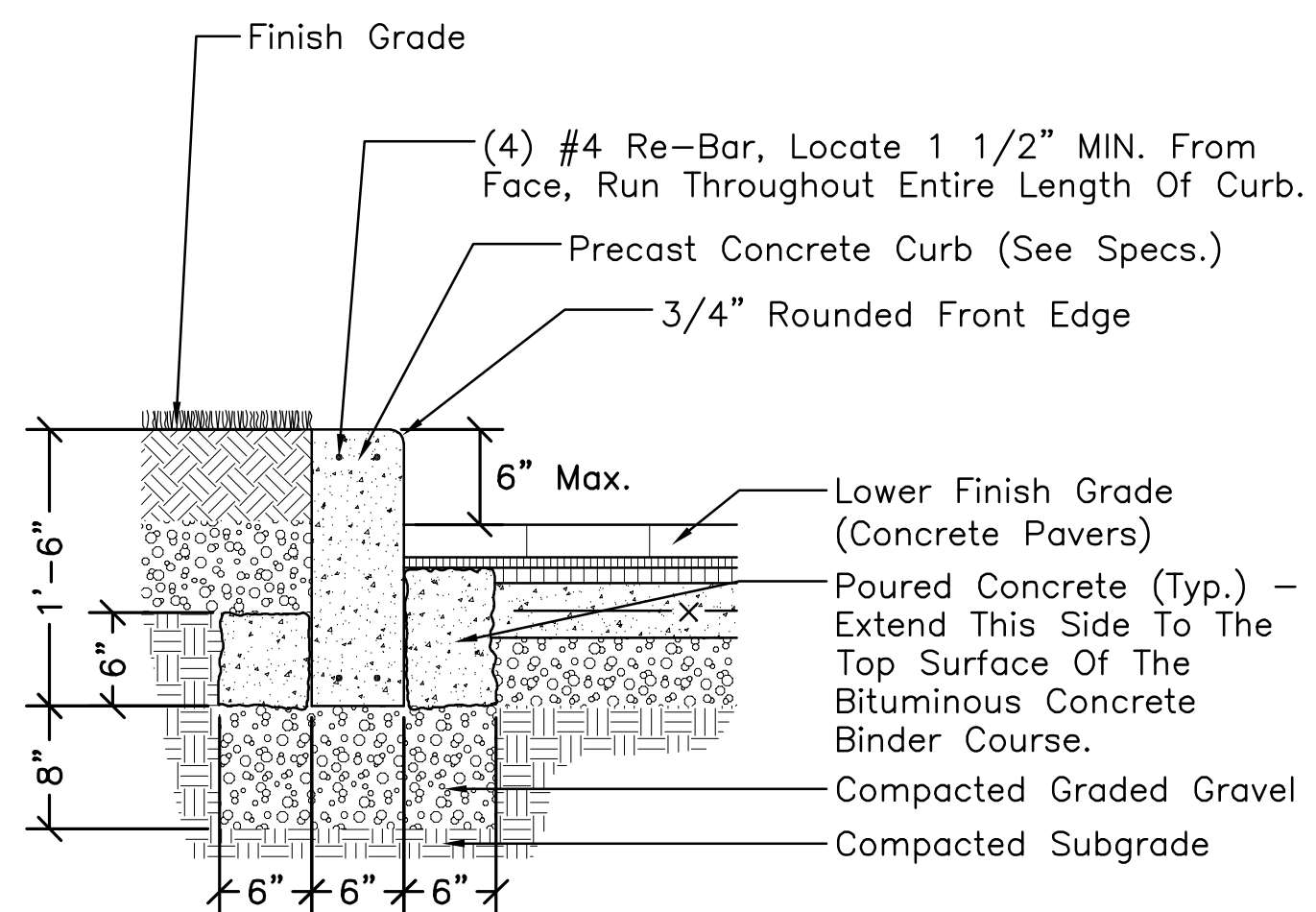


**NOTES:**

- Depth of wood fiber to be 12" minimum AFTER COMPACTION.

**3 WOOD FIBER SAFETY SURFACE**

SCALE = 1"=1'-0"

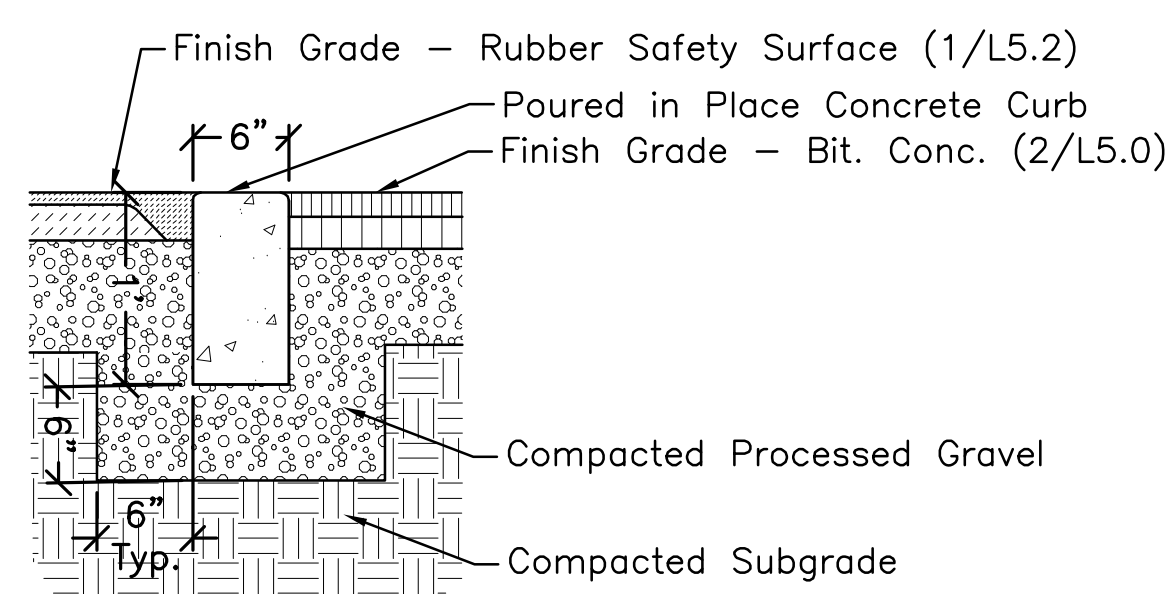


**NOTES:**

- Concrete To be 5,000 PSI Air-Entrained, Super-Plasticized Top And 8" Down Front Face To Have Rubbed Finish. Concrete.
- All Concrete Curbs To Be Butt Jointed With Adjacent Items And/Or Materials.

**4 PRECAST CONCRETE CURB**

Scale: 1" = 1'-0"

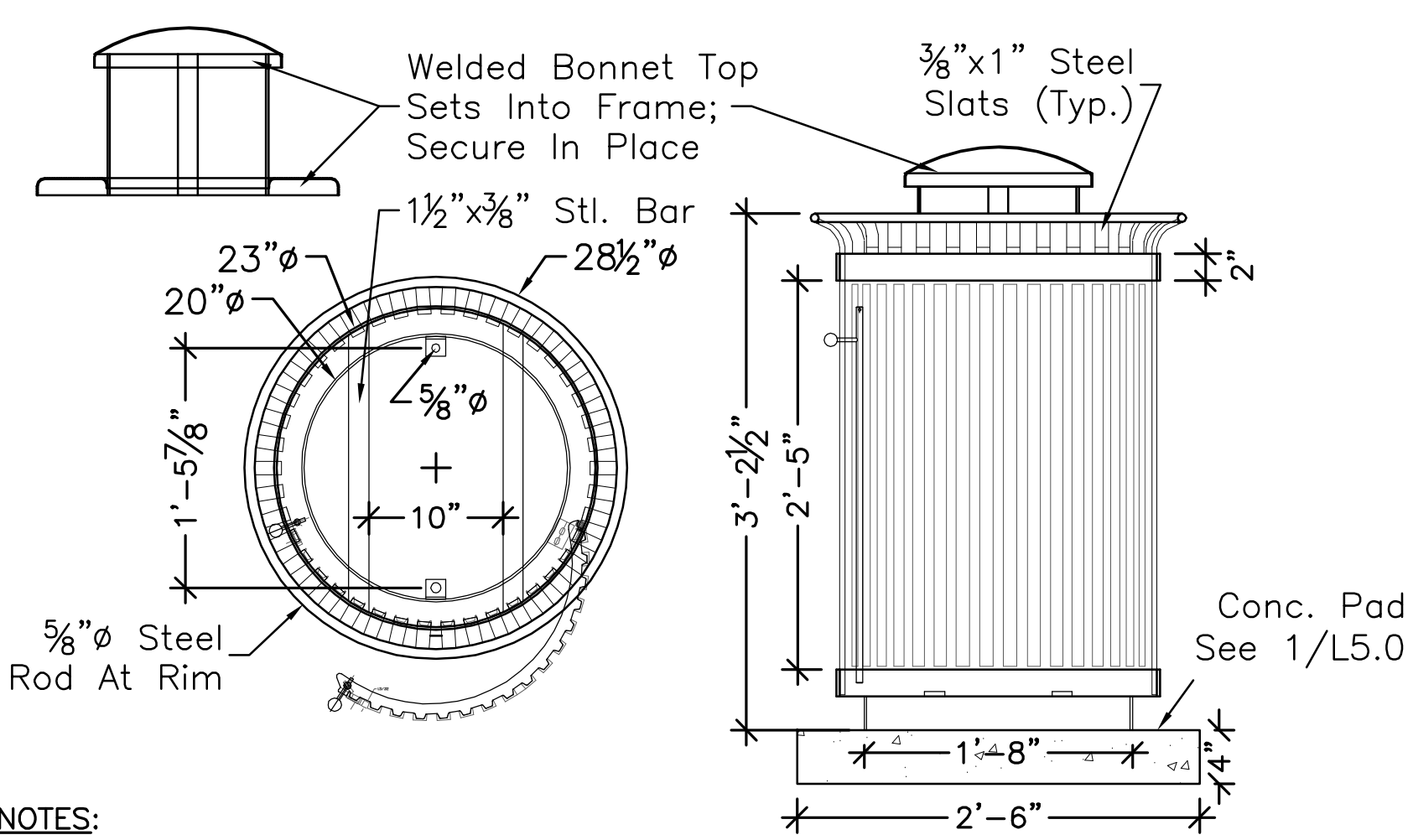


**NOTES:**

- Concrete to be 4,000 PSI air-entrained, super-plasticized concrete. Top to have rubbed finish.

**5 POURED IN PLACE FLUSH CONCRETE CURB**

Scale: 1" = 1'-0"

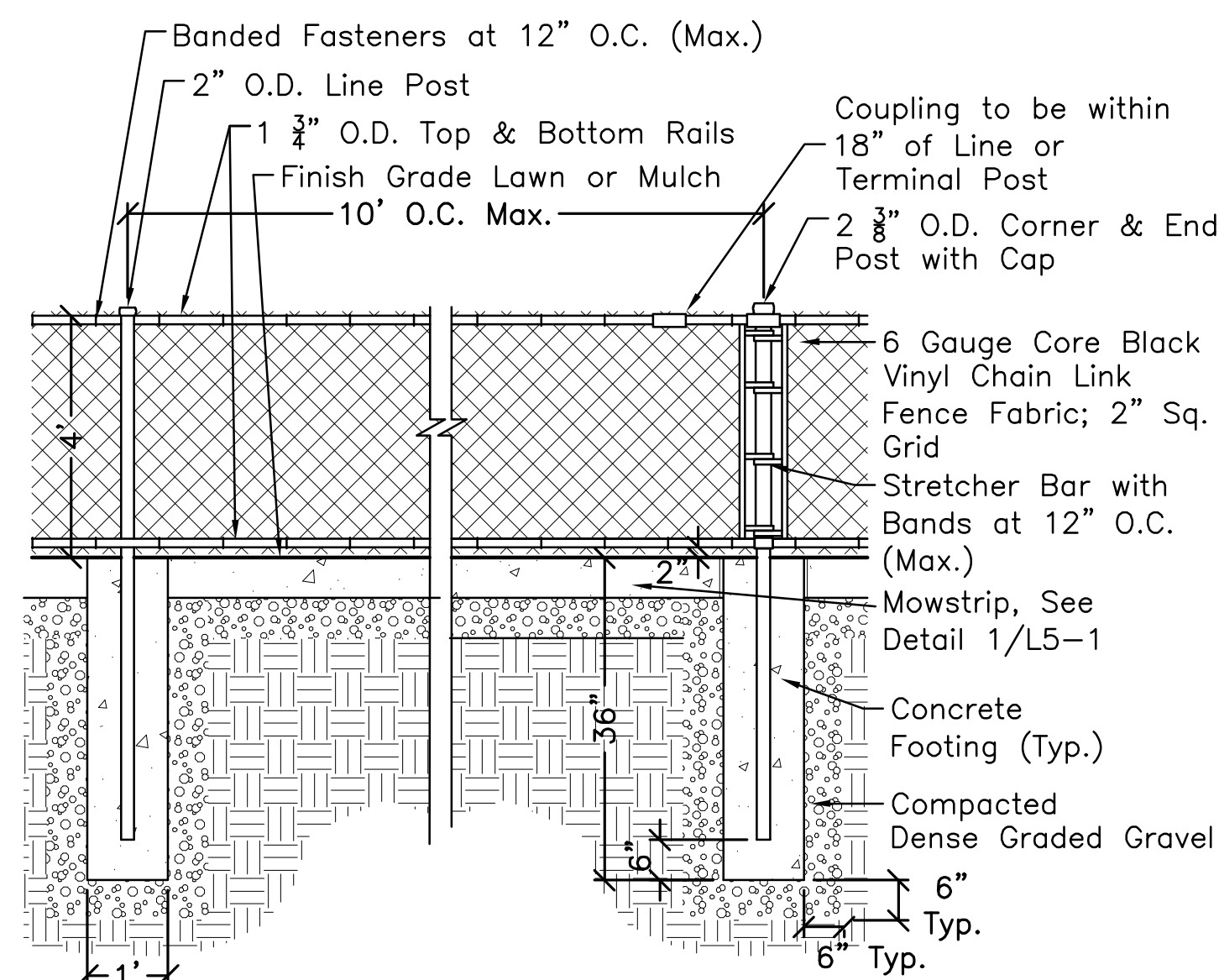


**NOTES:**

- SHOP DRAWINGS REQUIRED.
- Receptacle to be Steel Trash Receptacle with a welded bonnet top and a side opening door by Custom Fabrication (model # CFTR-003-02), or approved equal.
- Receptacle to have a powder coat finish. Color to be black.
- All hardware to be stainless steel; anchor with tamperproof bolts.

**6 TRASH RECEPTACLE WITH BONNET LID**

Scale: 1" = 1'-0"

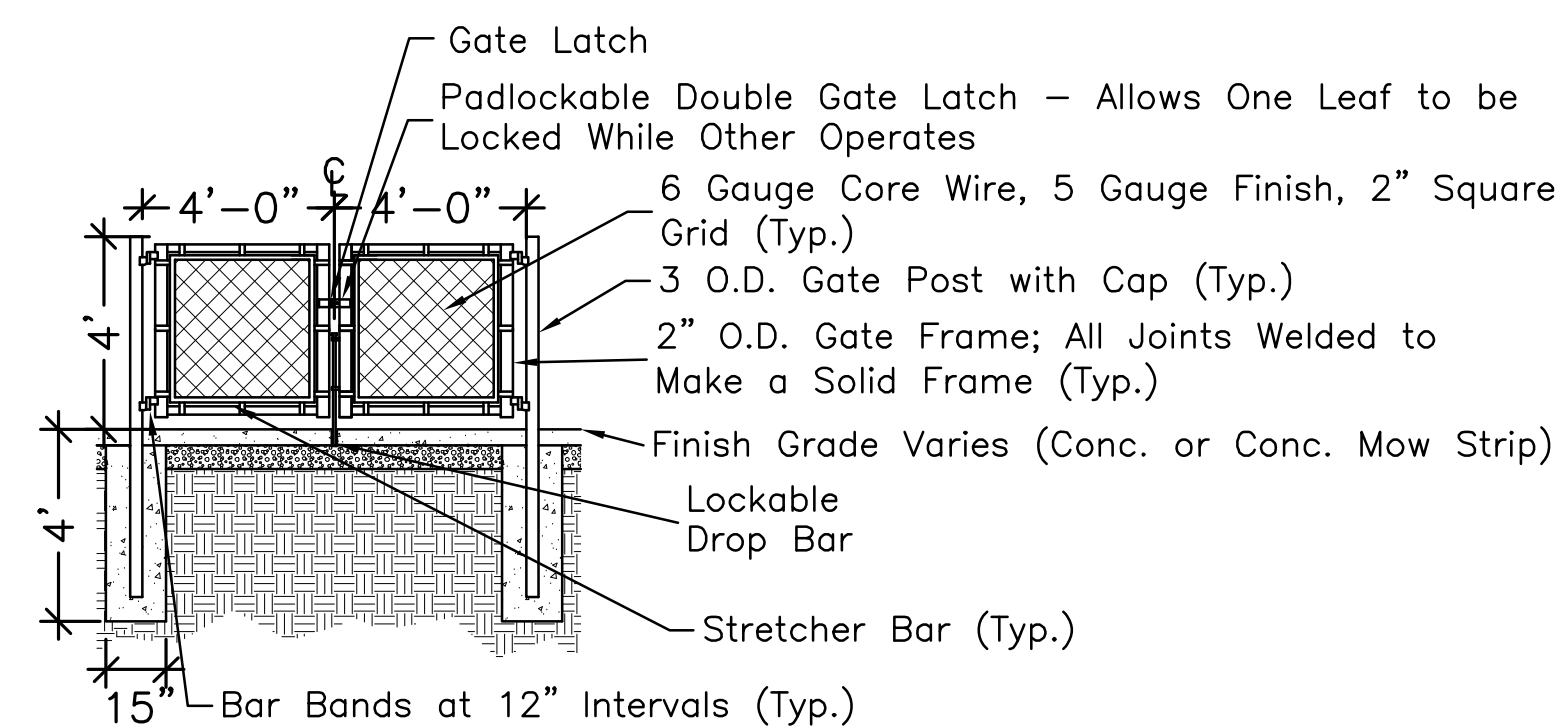


**NOTES:**

- SHOP DRAWINGS REQUIRED.
- All fabric & fittings to be fusion bonded class 2 PVC coated. All fence fabric to be knuckle selvaged, top & bottom. Fabric shall be secured with steel banded fasteners vinyl coated to match fence & placed 12" O.C. vertical & horizontal continuously along all rails & line posts.

**7 4-FT HIGH BLACK CHAIN LINK FENCE - BASE BID**

Scale: 1/2" = 1'-0"

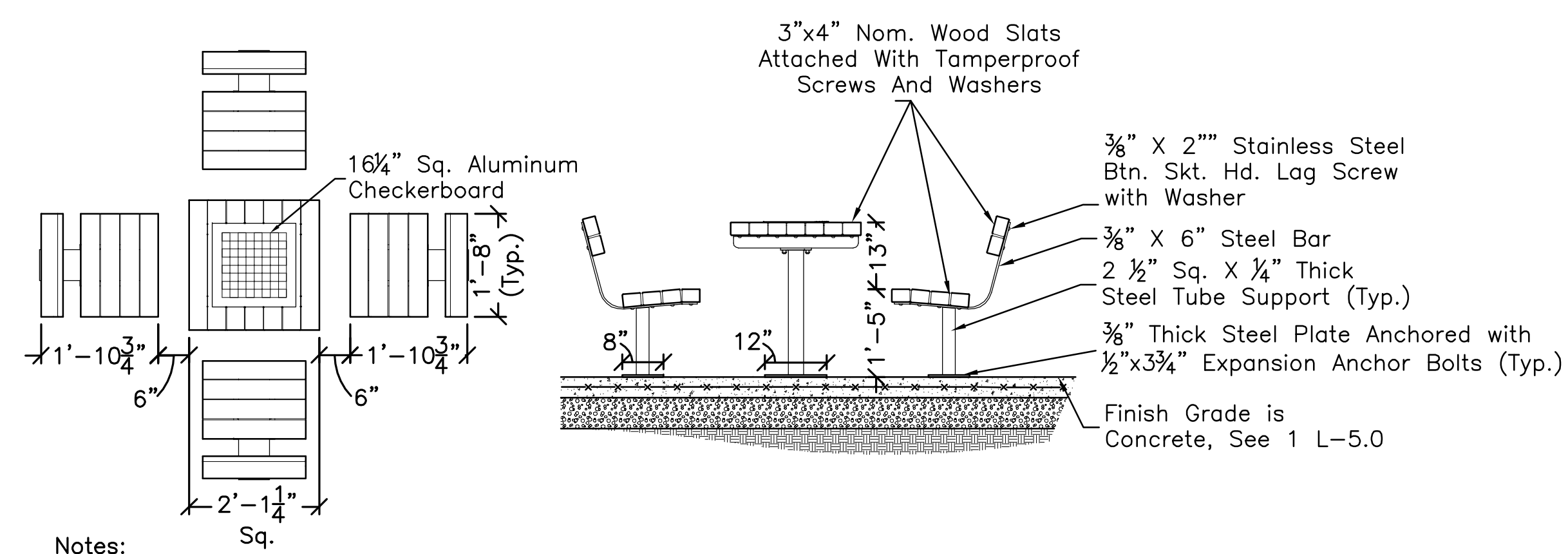


**NOTES:**

- SHOP DRAWINGS REQUIRED.
- All fabric & fittings to be fusion bonded class 2 PVC coated. See 4' chain link fence detail for further information.
- All fence fabric to be knuckle selvage, top & bottom.

**8 DOUBLE CHAIN LINK GATE - BASE BID**

Scale: 1/4" = 1'-0"

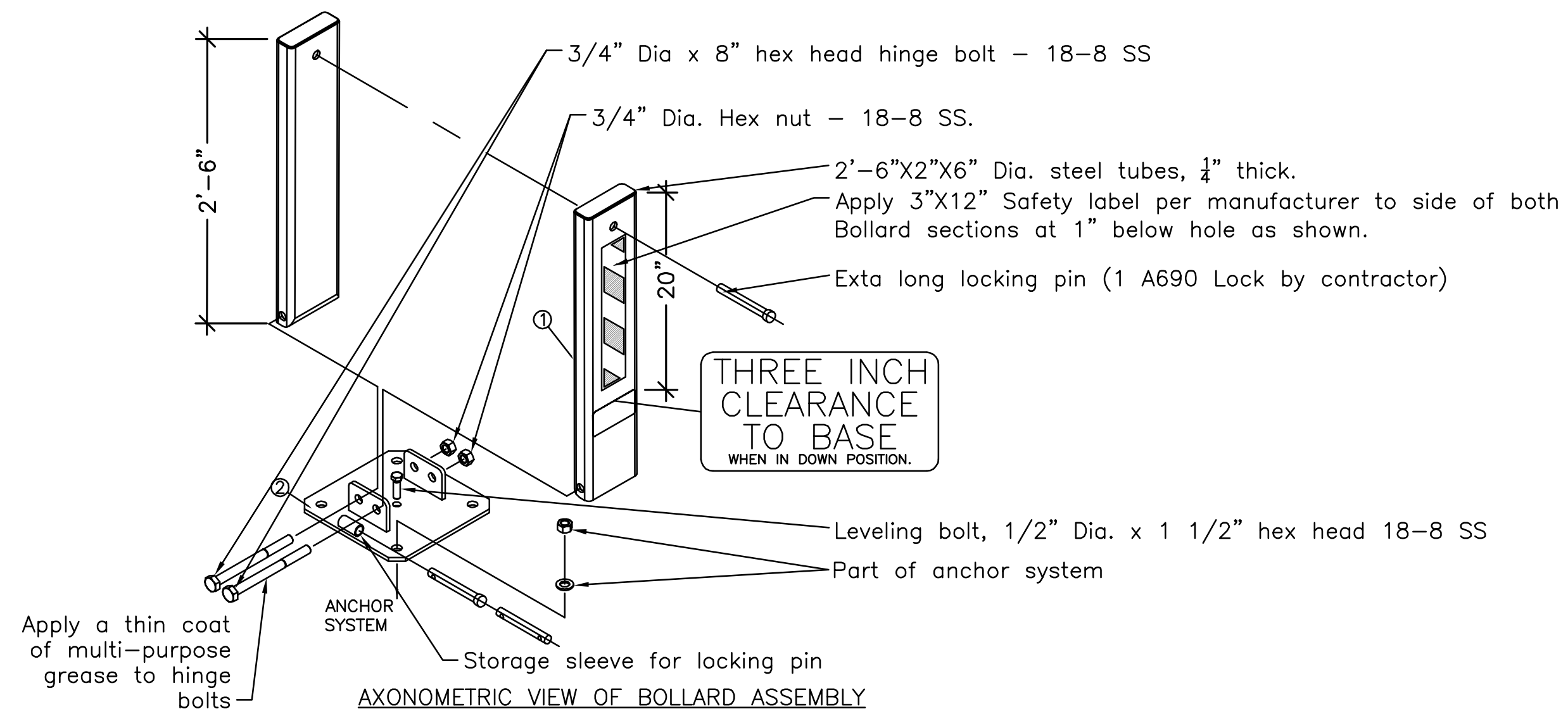
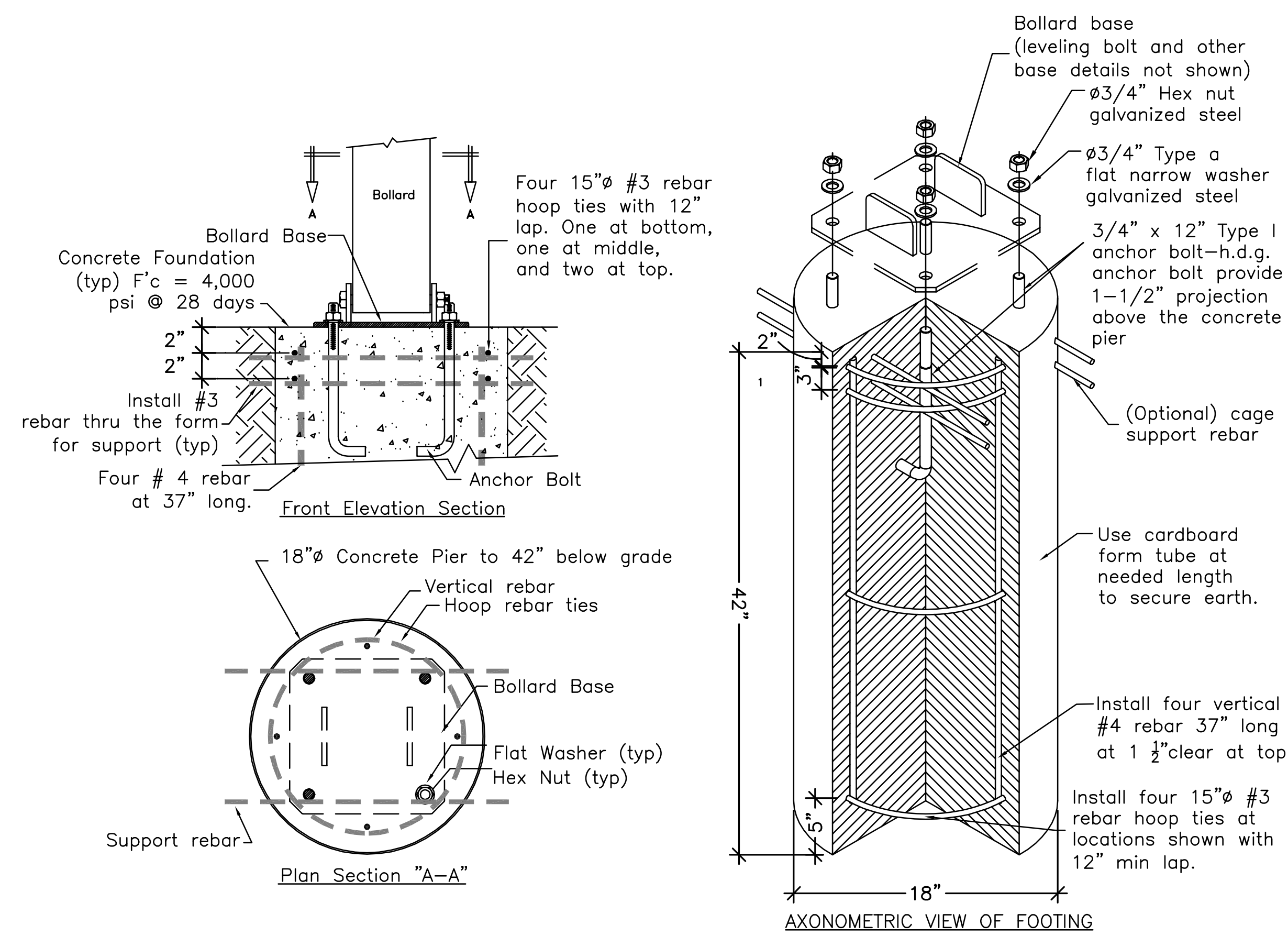


**Notes:**

- SHOP DRAWINGS REQUIRED. Mounting to be ADA-Compliant (Contractor to confirm).
- All Steel Members to have a powder coat finish.
- Colors of Steel Members and Recycled Plastic Lumber for Slats to Match Benches, see 7/L5.1. Colors to be selected by Owner and Landscape Architect from Manufacturer's Standard Colors.
- All Hardware to be galvanized or stainless steel.
- See L-2.0 for number of chairs. One table to have four chairs, one table to have three chairs.

**9 GAME TABLE**

Scale: 1/2" = 1'-0"



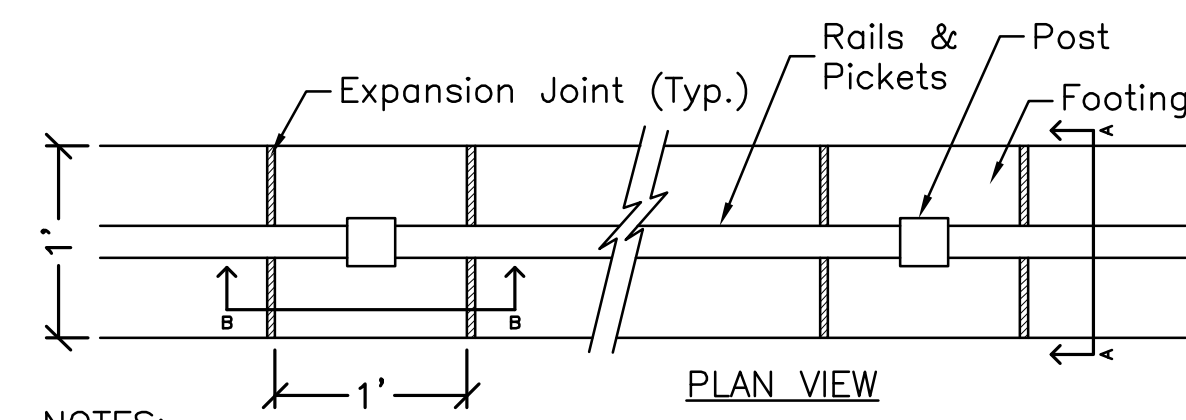
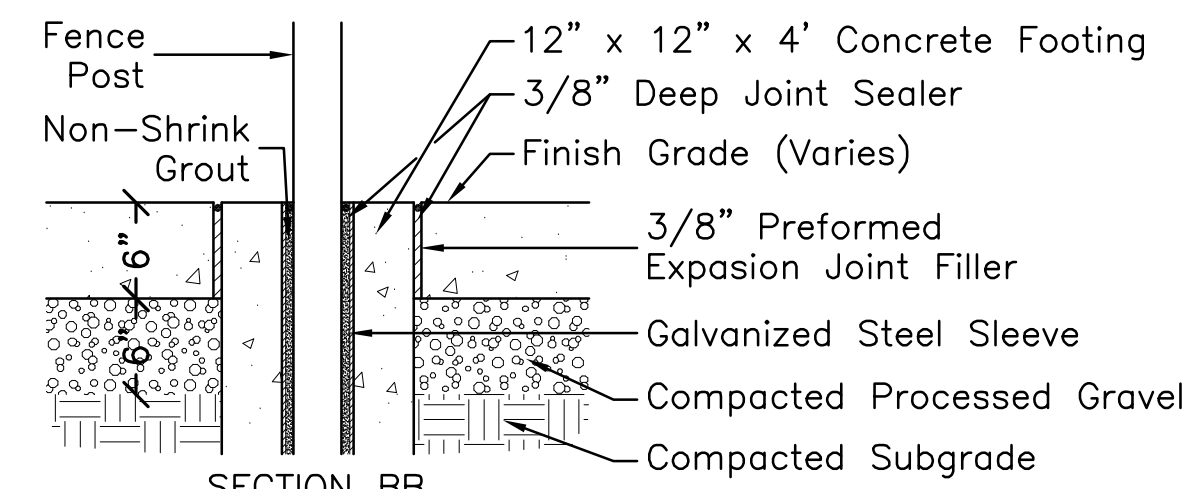
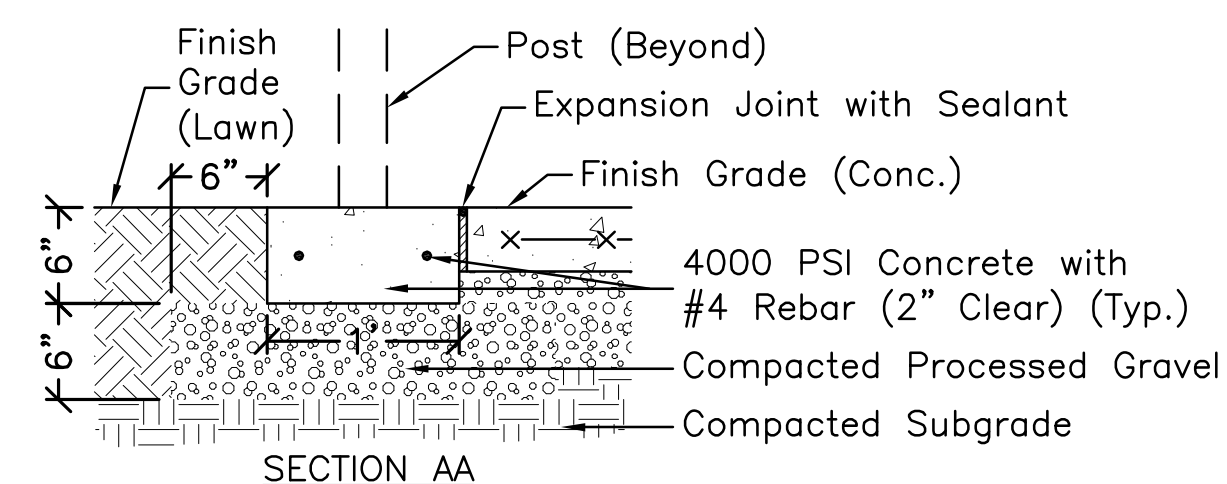
**NOTES:**

- All Steel Work shall conform to the AISC "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings" - Latest Edition unless noted on the dwg.
- All Welding shall be performed by qualified welders and shall conform to the American Welding Society ANSI/AWS D1.1- Latest Edition of the Structural Welding Code-Steel.
- All Material shall be new and shall be as noted on the drawing and/or in the Bill of Material. SS indicates Stainless Steel and HDG indicates Hot Dip Galvanized.
- All Painting Work shall conform to the manufacturer's specification and installation instructions and the SSPC (Steel Structures Painting Council).
- All hole center dimensions shall have a tolerance of 1/16 inch± and other dimensions shall have a tolerance of 1/8 inch± unless noted on the drawing.
- All work shall be packaged and shipped per specific instructions by manufacturer.

**10 COLLAPSIBLE BOLLARD**

Scale: 1" = 1'-0"

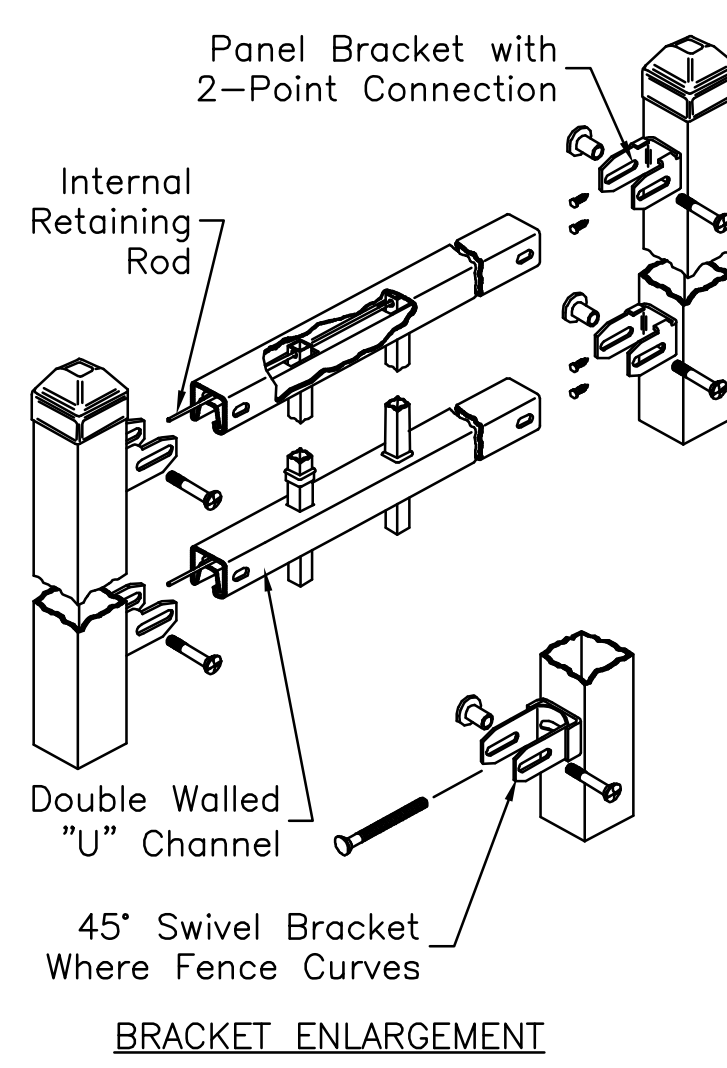
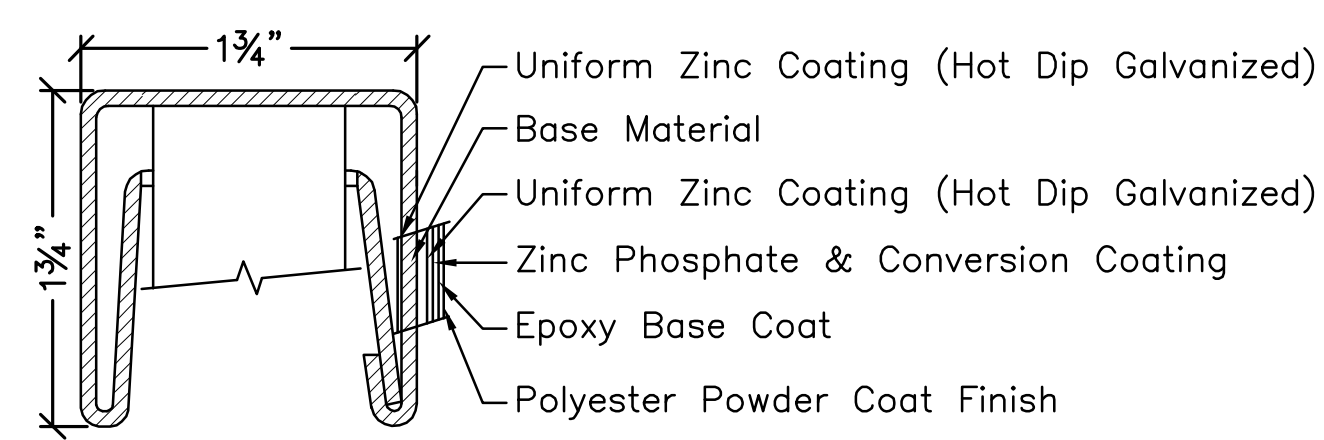




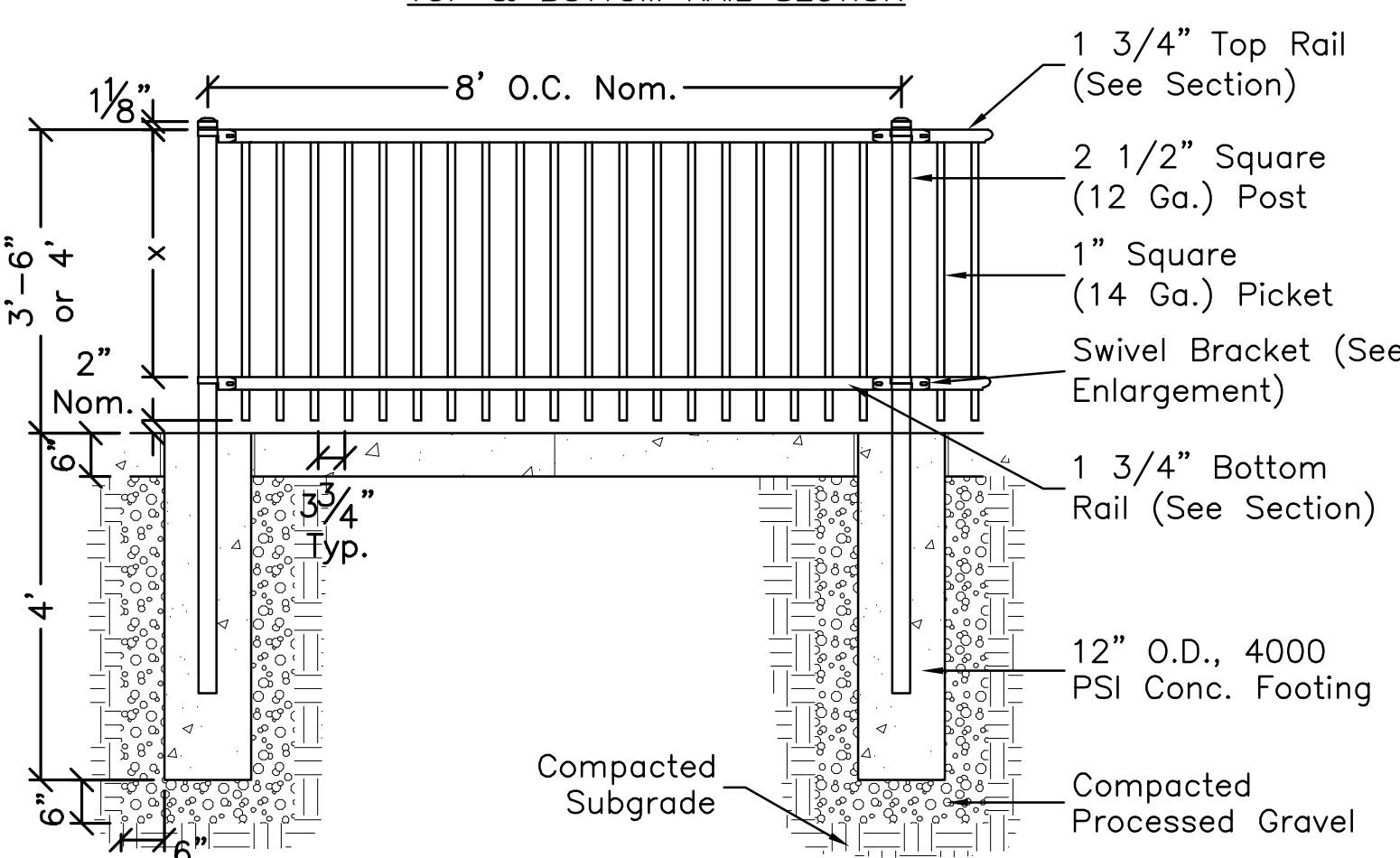
- NOTES:**
- Score joints to be centered between posts. Locate expansion joints where paving abuts structures, walls, or existing paving.
  - Concrete to be 4000 PSI (28 days) with light broom finish.

**1 CONCRETE MOW STRIP**

Scale: 1" = 1'-0"

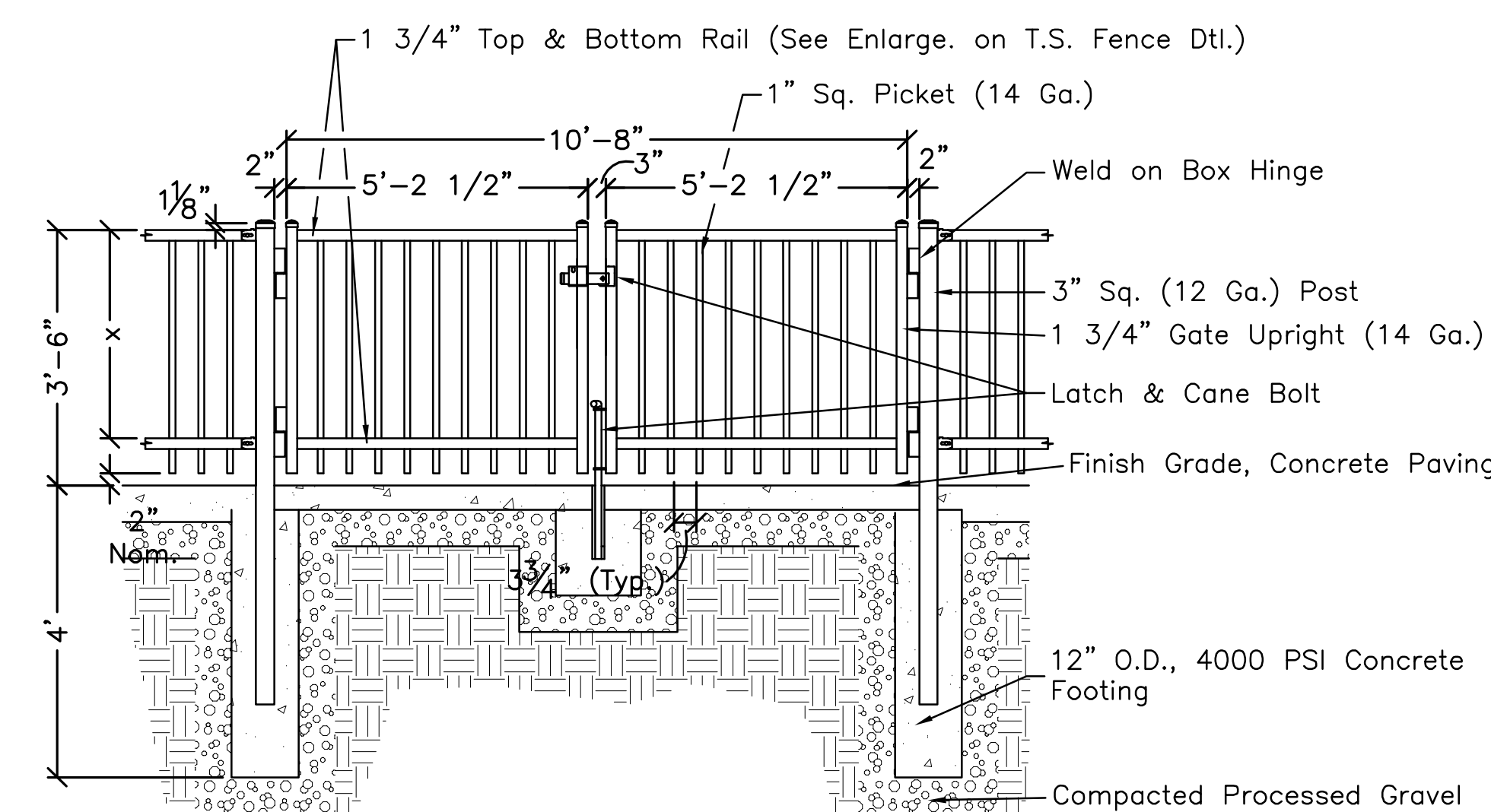


- NOTES:**
- SHOP DRAWINGS REQUIRED.
  - Color to be black.



**2 TUBULAR STEEL FENCE - ADD. ALT #3**

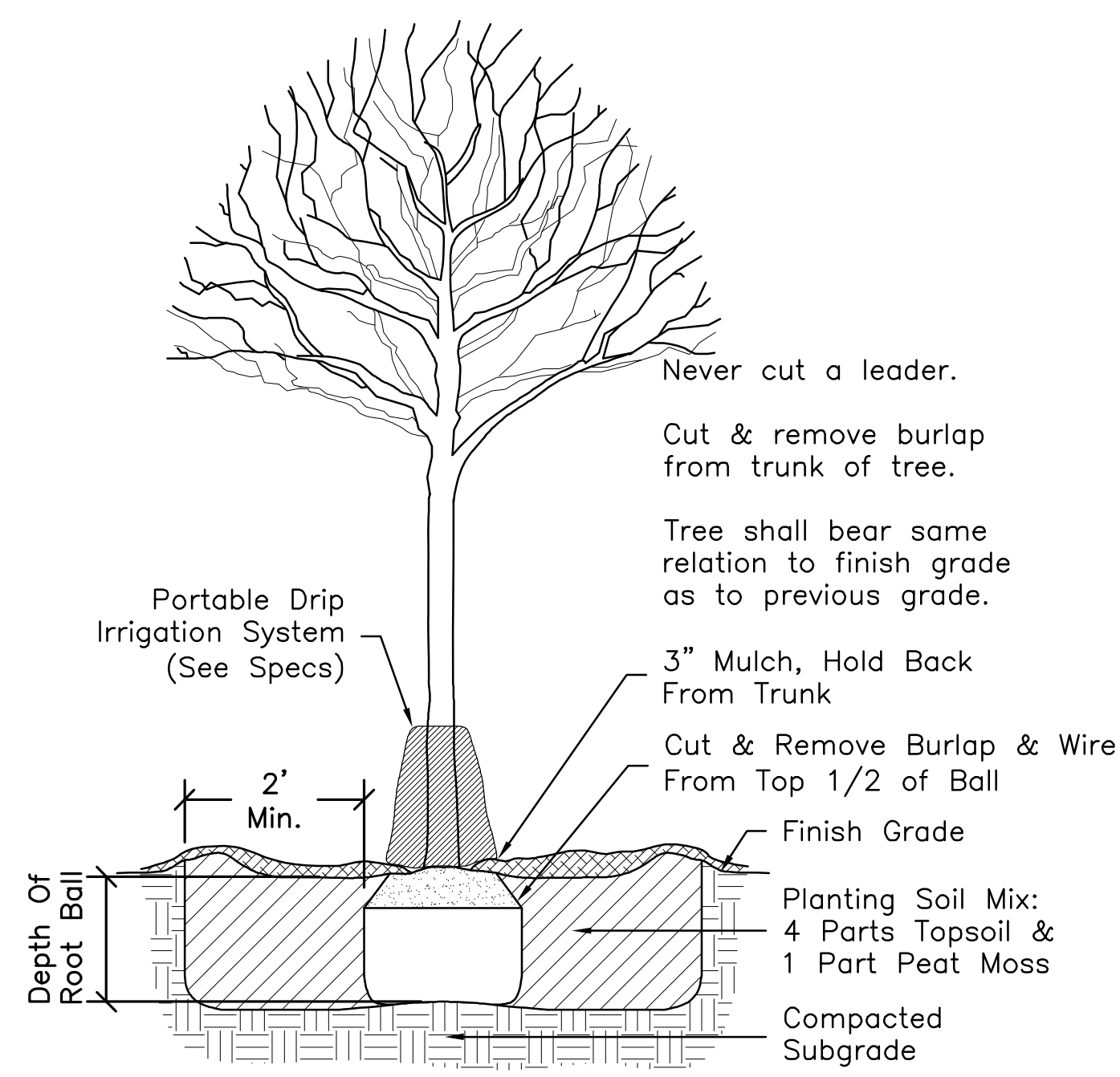
Scale: 1/2" = 1'-0"



- NOTES:**
- SHOP DRAWINGS REQUIRED.
  - Color to be black.

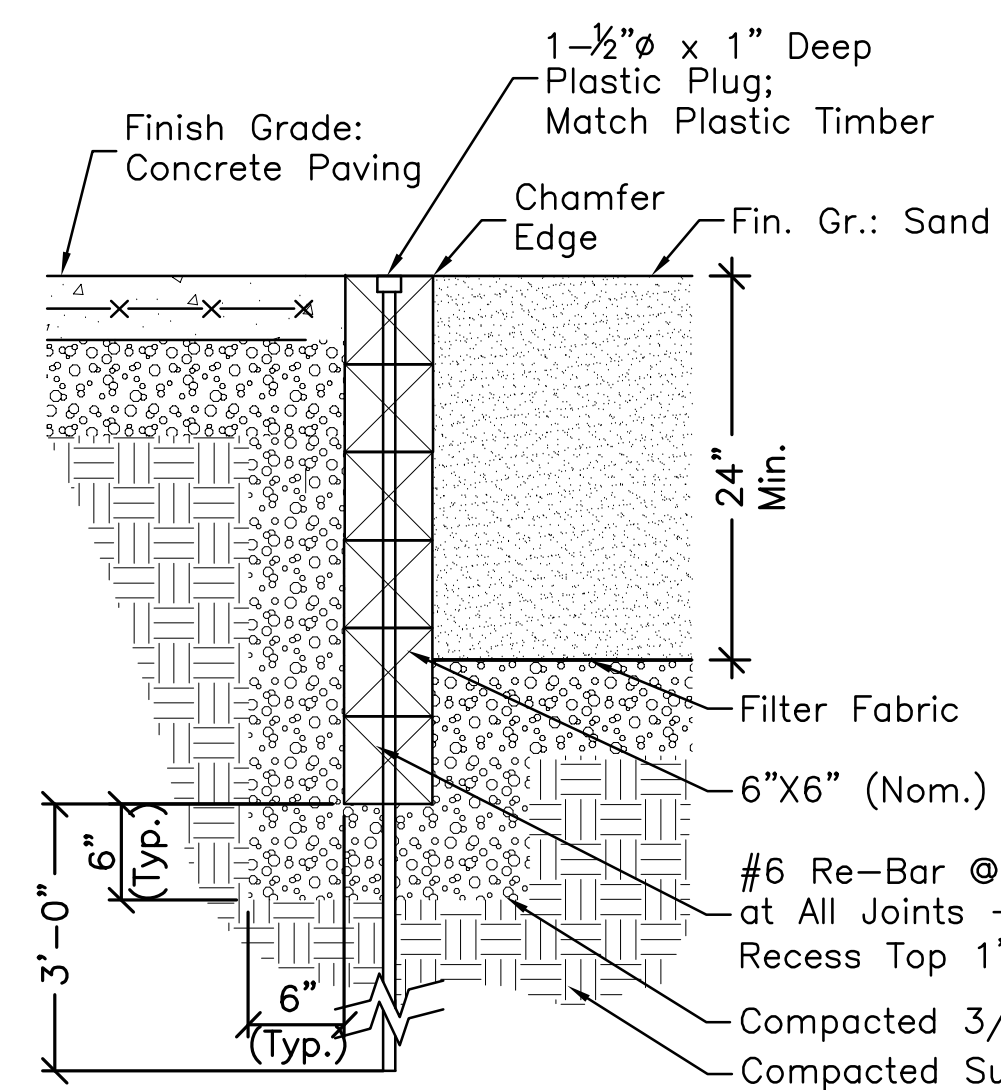
**3 TUBULAR STEEL DOUBLE GATE - ADD. ALT. #3**

Scale: 1/2" = 1'-0"



**4 TREE PLANTING**

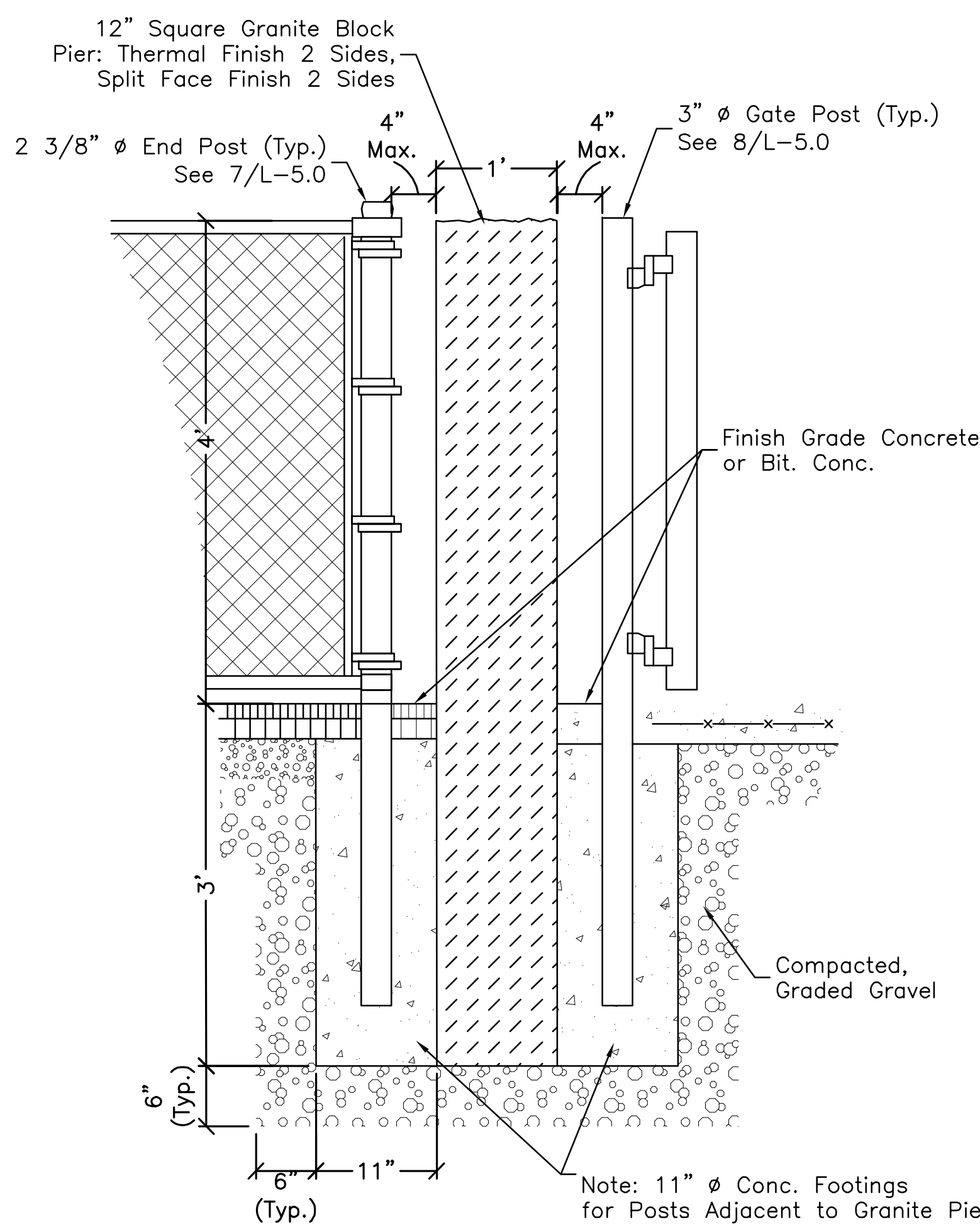
Scale: 1/2" = 1'-0"



- NOTES:**
- Submit timber and plug sample for Landscape Architect's approval.

**5 SAND BOX WITH PLASTIC LUMBER EDGE**

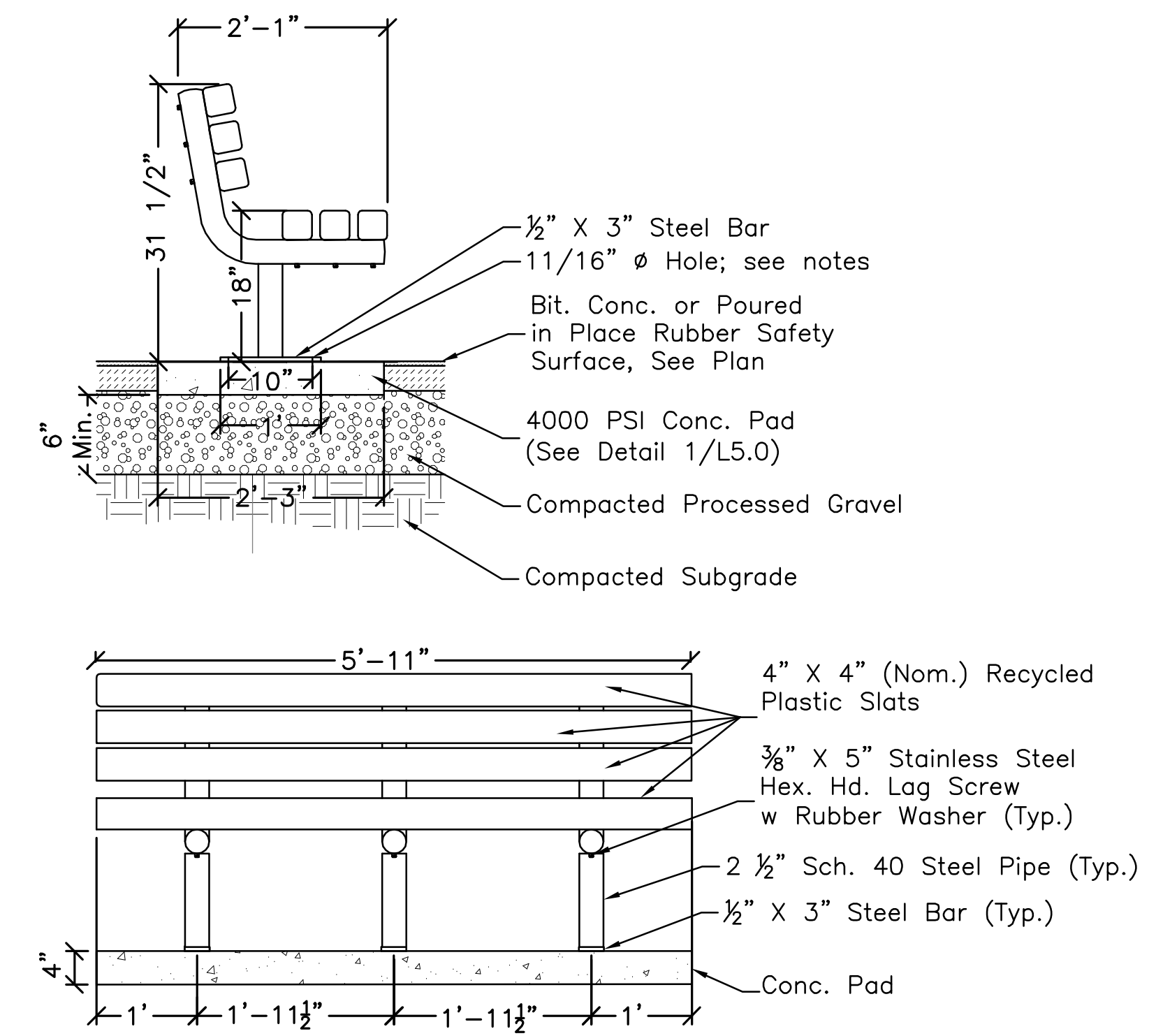
Scale: 1" = 1'-0"



- NOTES:**
- Granite to be "Woodbury Grey" from Swenson Granite Works of Concord NH or Approved Equal. Provide sample of granite for approval.
  - (1) Pier to have relocated memorial plaque affixed to street side - client to specify pier.

**6 GRANITE PIER (BASE BID - USED WITH CHAIN LINK FENCE ONLY)**

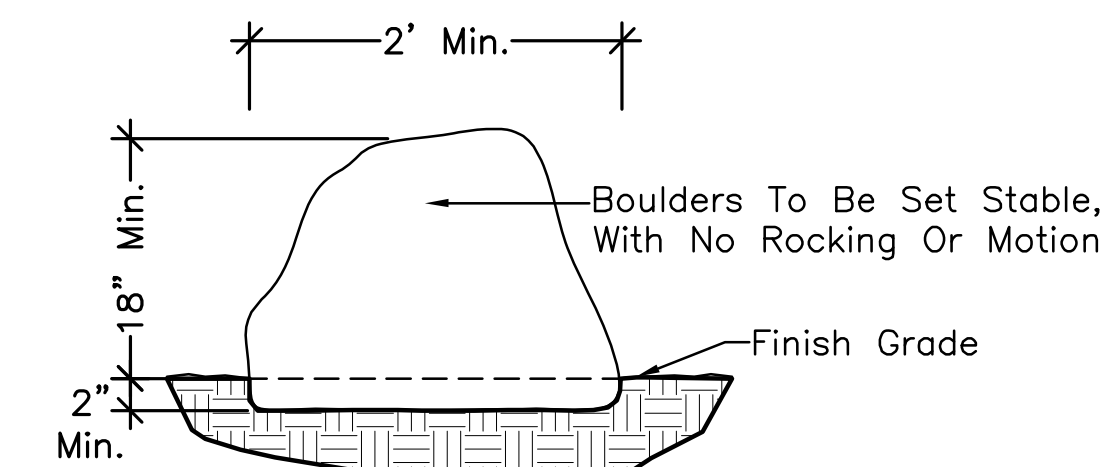
Scale: 1" = 1'-0"



- NOTES:**
- SHOP DRAWINGS REQUIRED.
  - All steel members coated with zinc rich epoxy then finished with polyester powder coating.
  - Color of steel members and plastic lumber to be selected by Owner and Landscape Architect from Manufacturer's standard colors.
  - Benches to be surface mounted by stainless steel anchor bolts, 1/2" x 3.75" Length (Min.), or according to Manufacturer's Specifications. Cut off bolts and paint color of steel members.
  - Shim to level.

**7 BENCH - NEW & RESET EXISTING**

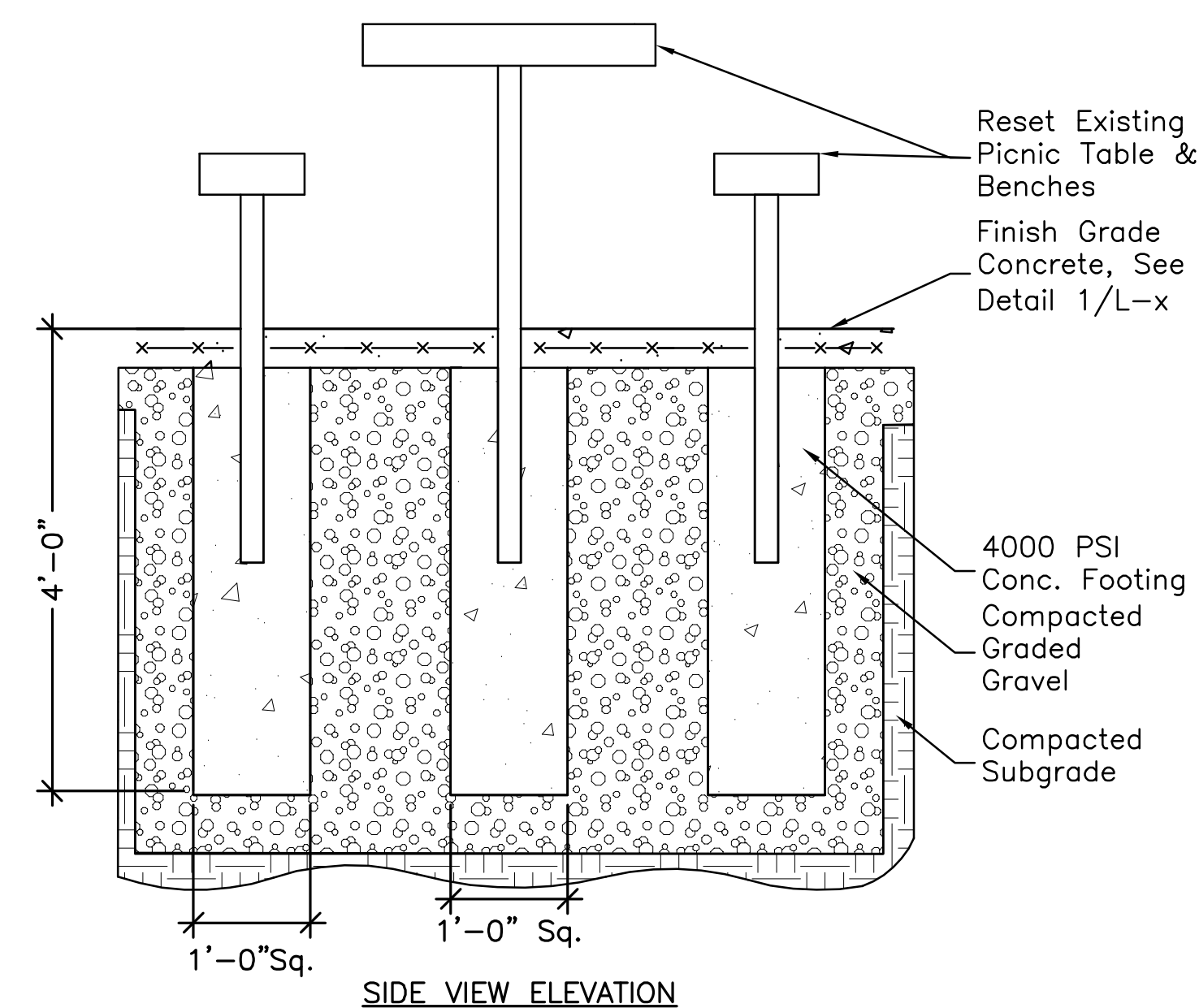
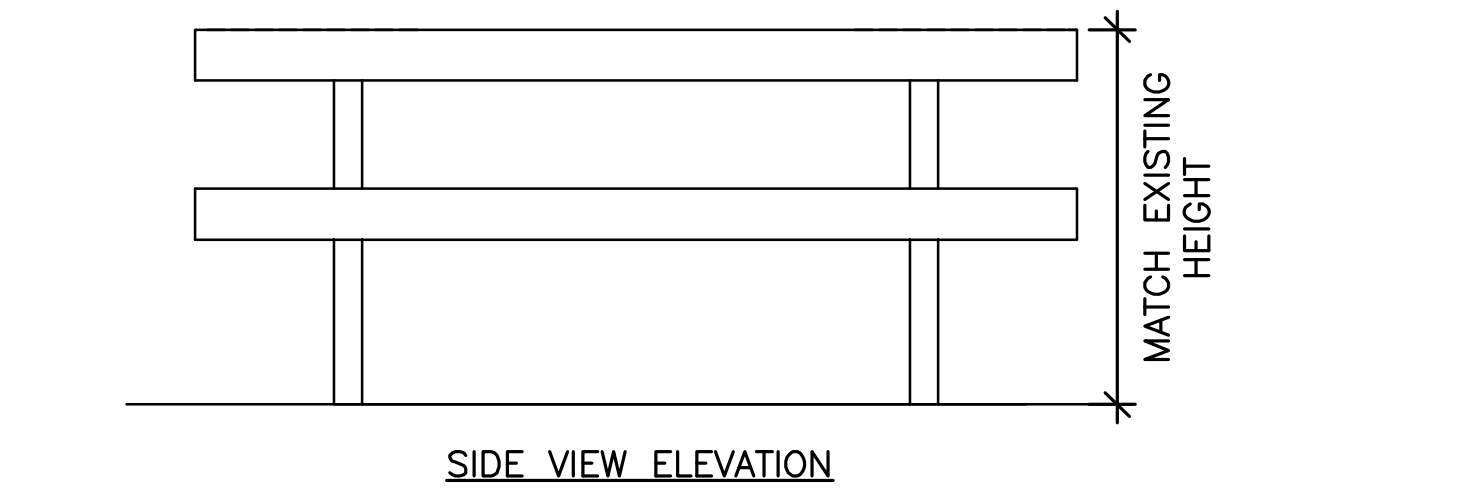
Scale: 3/4" = 1'-0"



- NOTES:**
- Large Stones to be weathered. No exposed sharp corners.
  - Stones to be approved by Landscape Architect.
  - LAYOUT of Stones to be Directed by Landscape Arch. in Field.

**8 BOULDER**

Scale: 1" = 1'-0"

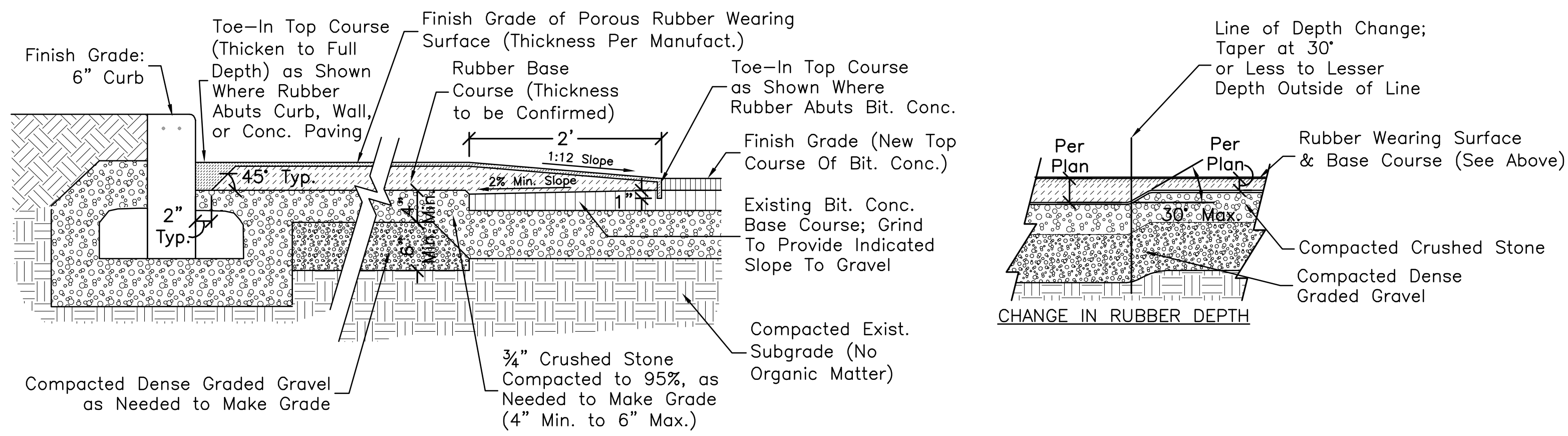


- NOTES:**
- Picnic table to be existing metal & plastic lumber table from on-site.
  - Install Table and Benches level & at same height/relationship to finish grade as existing; set posts plumb.
  - Touch up any nicks or marks in paint.

**9 RESET EXISTING PICNIC TABLE**

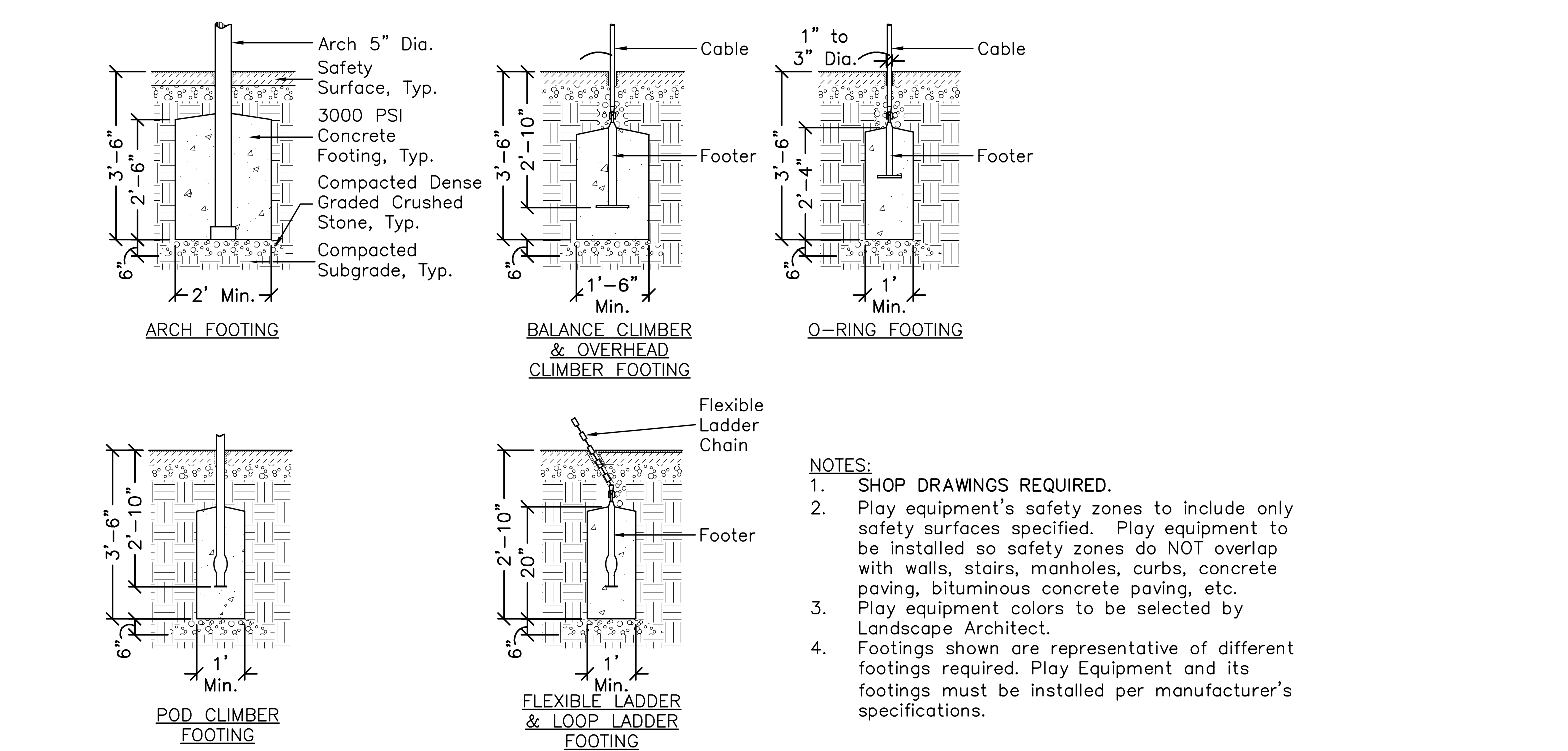
Scale: 3/4" = 1'-0"



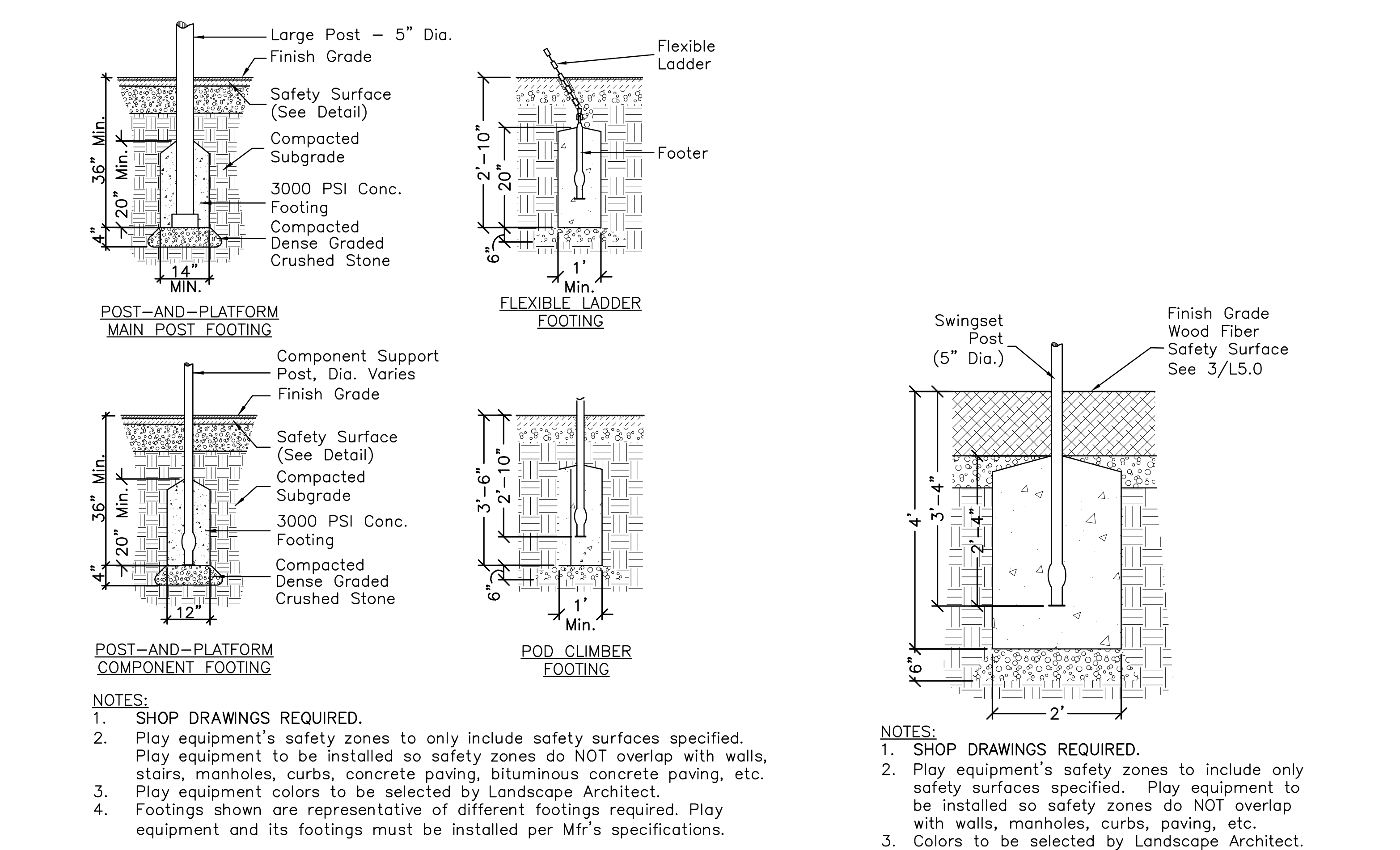


- Notes:**
- Rubber safety surface to meet federal code requirements for playgrounds.
  - Total rubber surface depths (wearing course and base course combined) indicated on the drawings are estimated thicknesses based on the rubber surface called PlayBound by the supplier Surface America, in Williamsville, NY (716) 632-8413 and the proposed play equipment. Contractor must verify that rubber surface depth critical height to be installed meets ASTM 1292 and all other applicable standards for all fall heights of play equipment as installed. The compacted graded gravel base is to be considered a hard surface when determining the critical height.
  - Provide color samples to Landscape Architect (see Specs); colors to be a mixture of two non-black standard colors selected by Landscape Architect.
  - System to use only aliphatic (non-aromatic) solvents in upper wearing surface.

**1 POURED IN PLACE RUBBER SAFETY SURFACE**  
Scale: 1" = 1'-0"

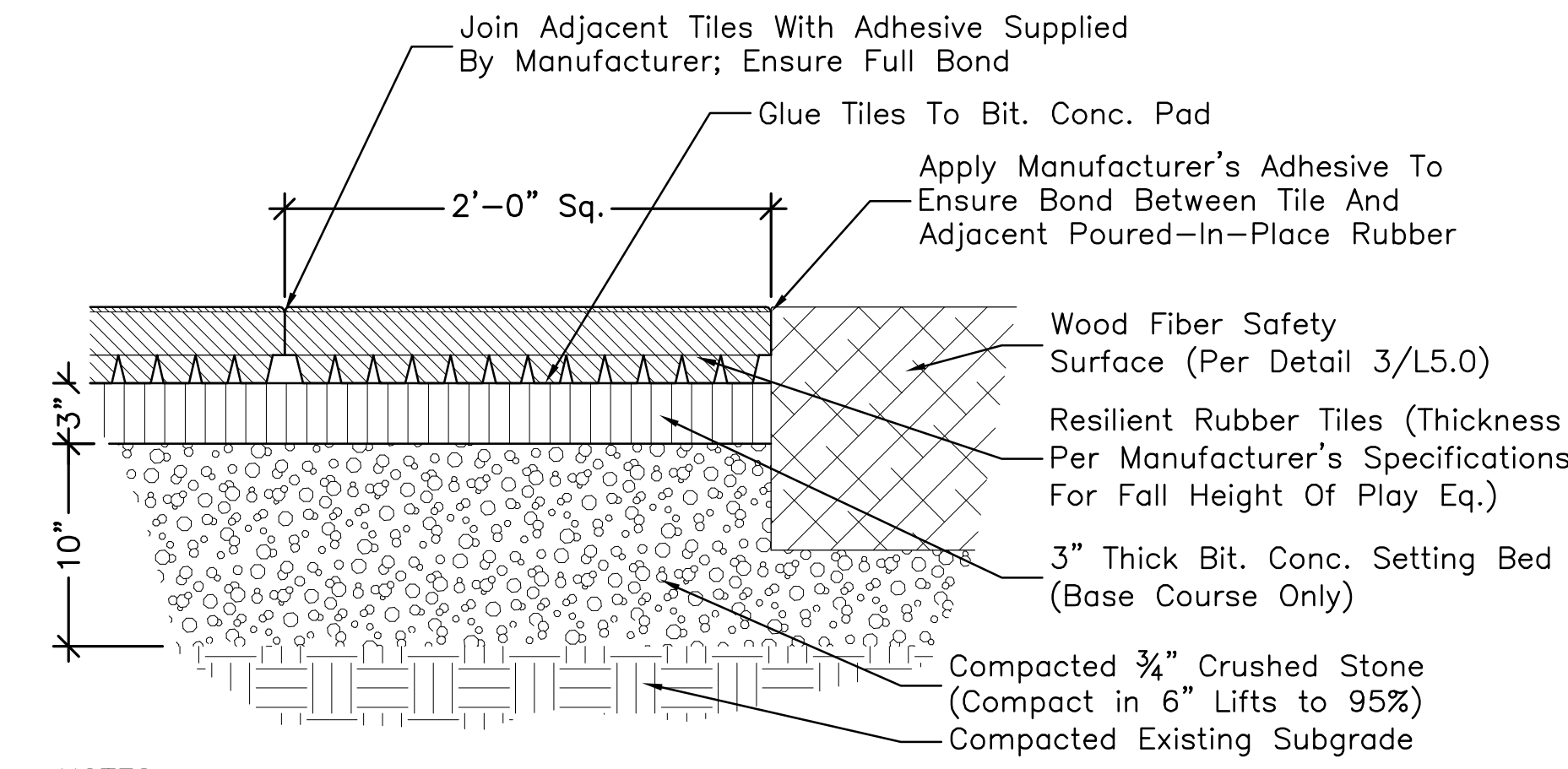


**2 PLAY STRUCTURE #1 POSTS**  
Scale: 1/2" = 1'-0"



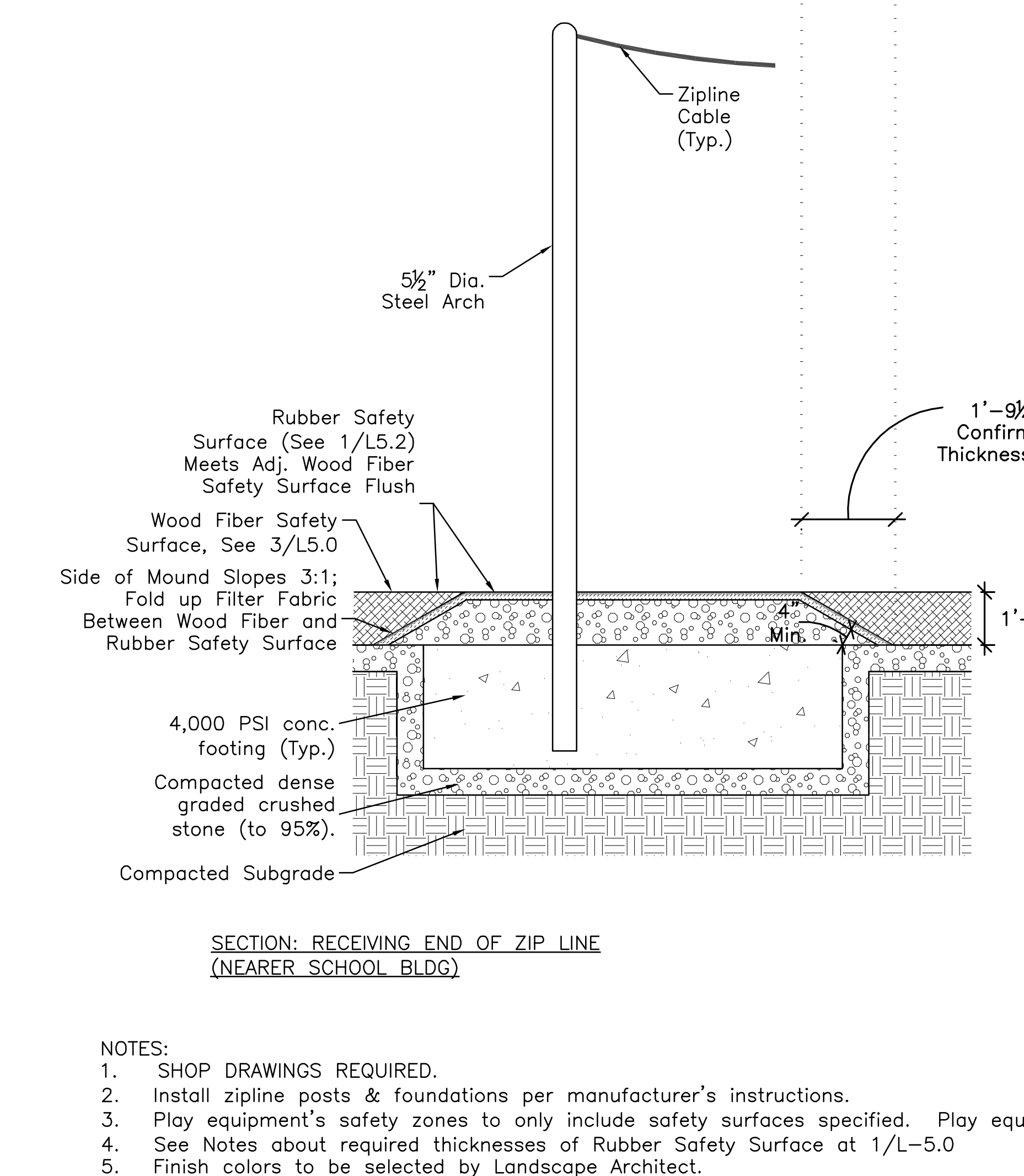
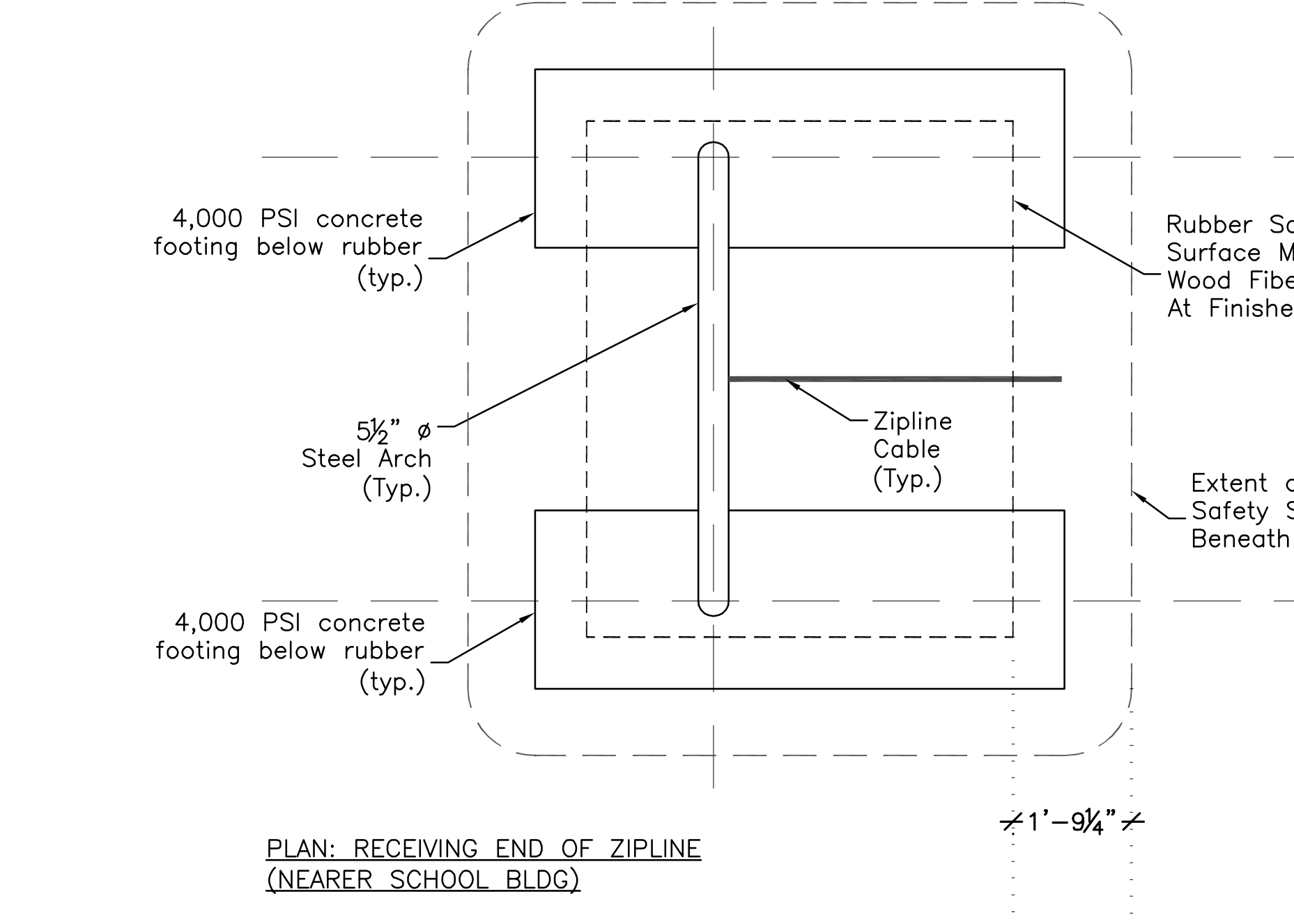
**3 PLAY STRUCTURE #2 POSTS**  
Scale: 1/2" = 1'-0"

**4 SWING POSTS**  
Scale: 3/4" = 1'-0"

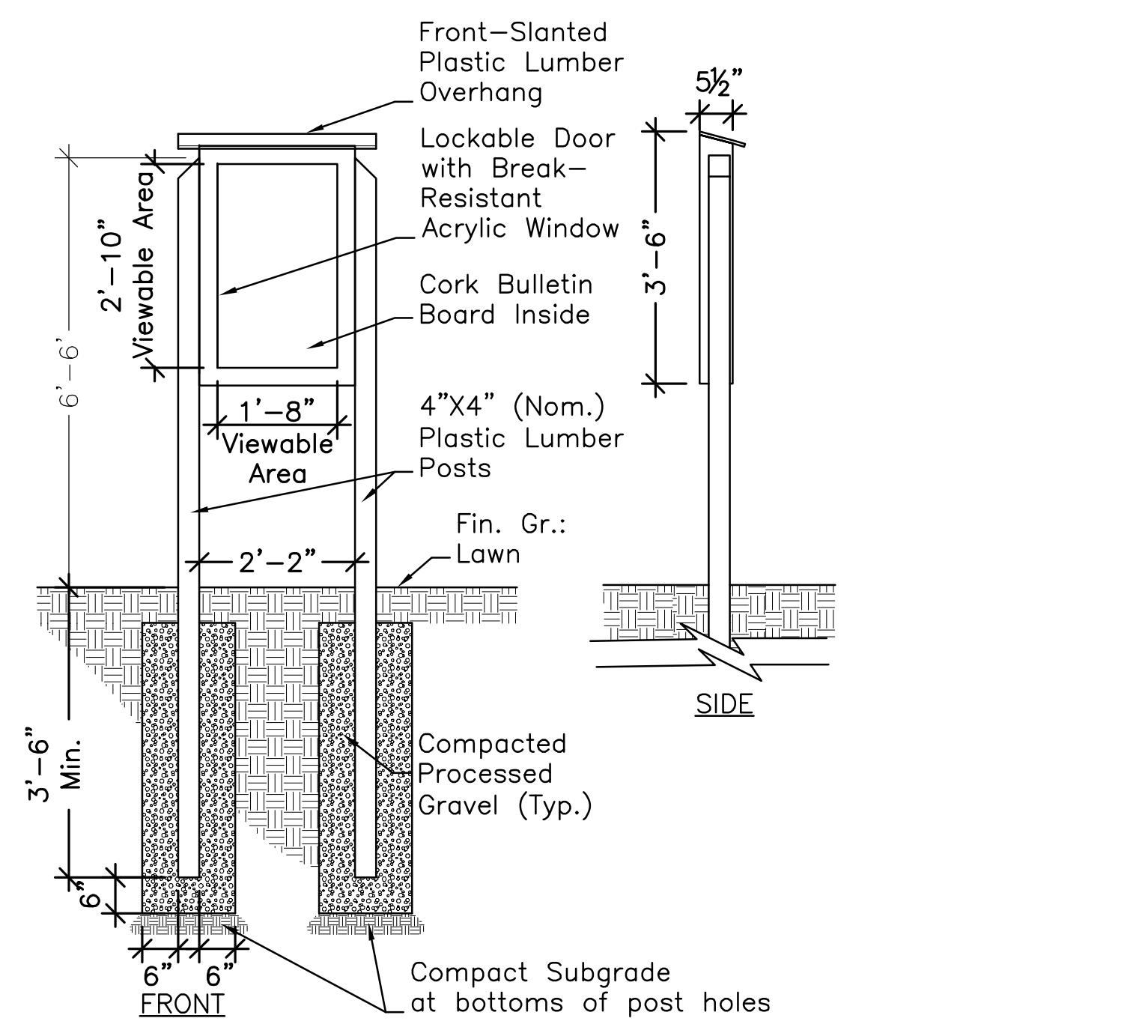


- NOTES:**
- Resilient Surface Tiles shall be a pre-manufactured resilient surfacing tile composed of a molded post-consumer-recycled EPDM/polyurethane underlayment with a 3mm minimum thickness high-durability upper wearing course, "UltraTile" by SurfaceAmerica Inc. or Approved Equal. See Specifications.
  - Total Surface Depths indicated on plans are projected thicknesses based on proposed surfacing supplier and play equipment. Verify that critical height of surface at depth to be installed meets ASTM 1292 and all other applicable standards for all fall heights of play equipment as installed.
  - System shall be available in a range of color blends (not solids) in the upper wearing surface. Color blend(s) used to be selected from the full range of the manufacturer's standard colors as directed by Landscape Architect. Provide samples for approval. See Rubber Surface Layout Plan.

**5 RESILIENT RUBBER TILE WEARING PADS**  
Scale: 1 1/2" = 1'-0"

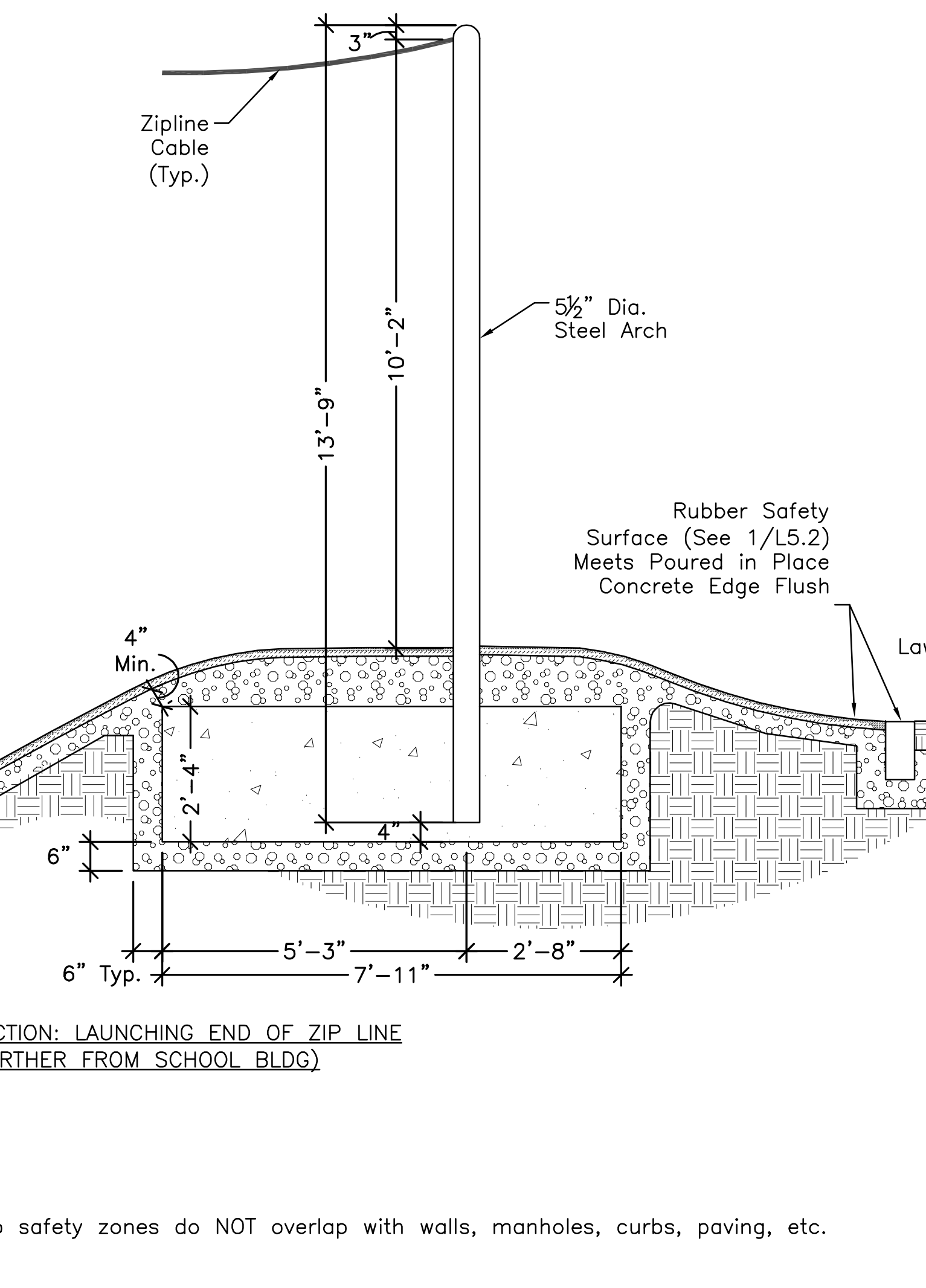
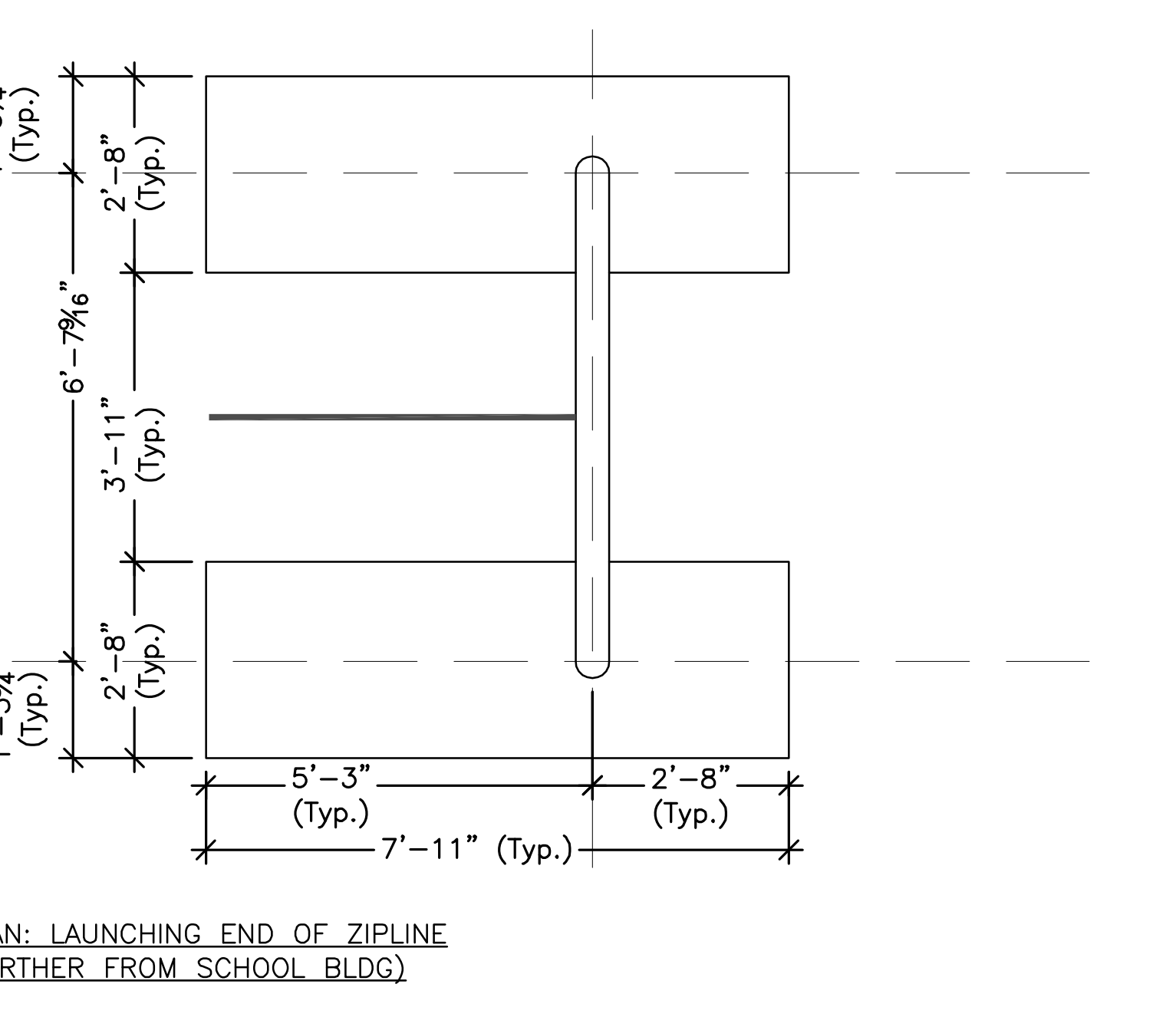


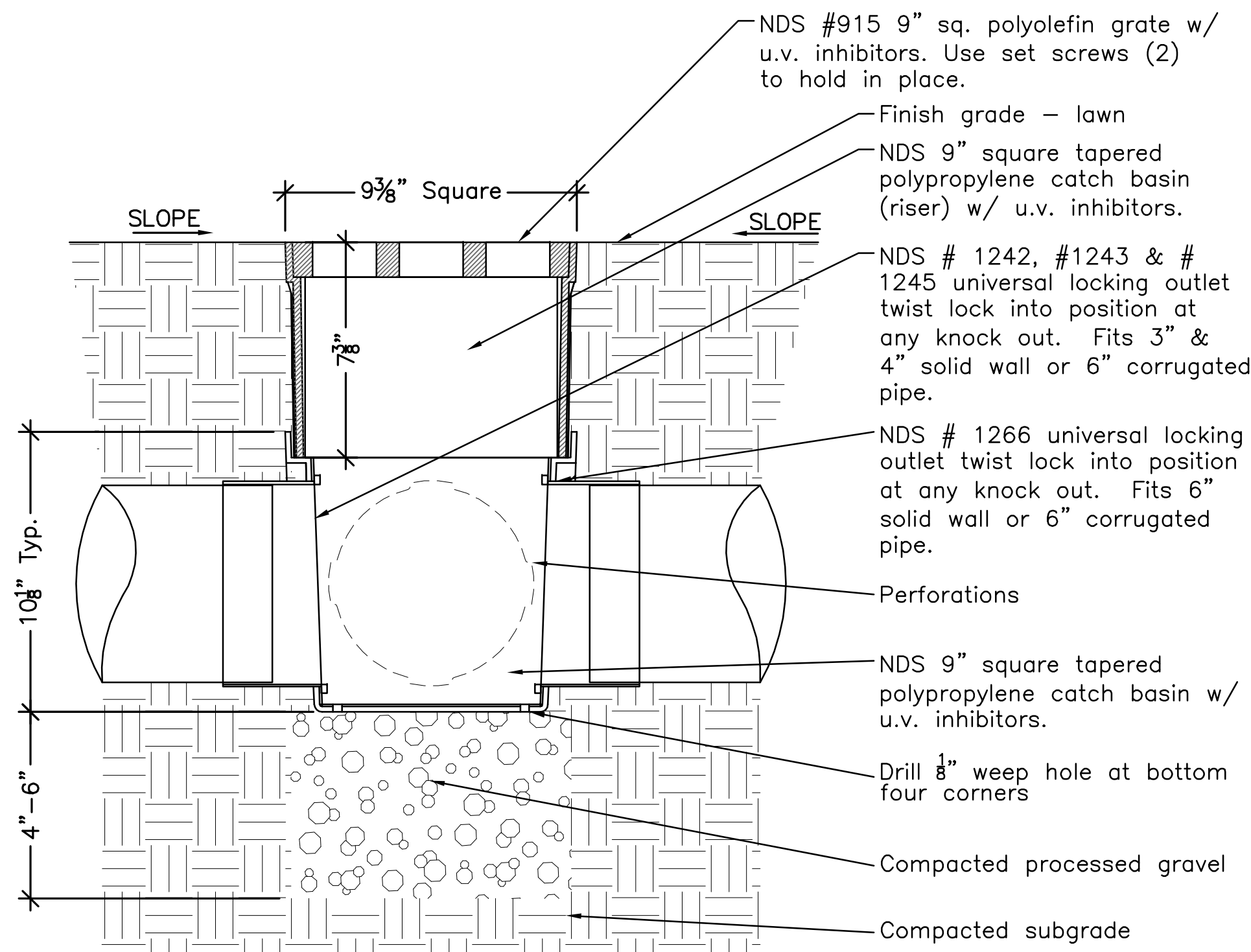
**7 ZIPLINE FOOTING**  
Scale: 1/2" = 1'-0"



- NOTES:**
- Item to be purchased as a unit and installed per manufacturer's specifications.
  - Color and finish to be selected by Landscape Architect from Manufacturer's standard range of colors.

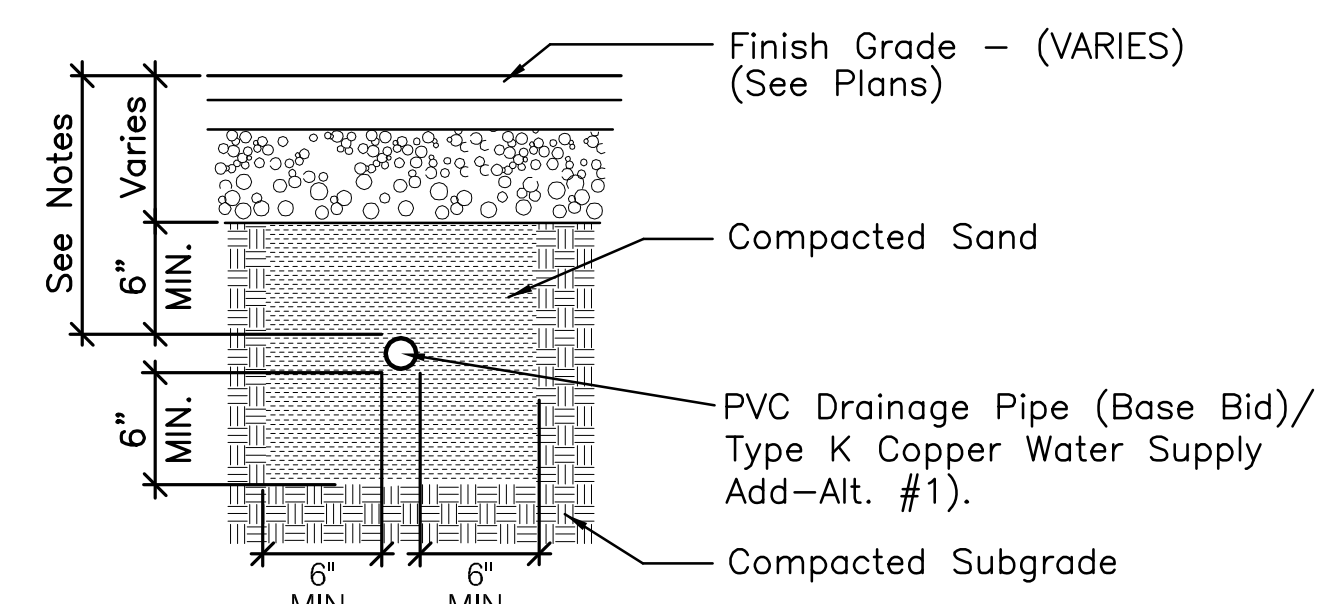
**6 BULLETIN BOARD**  
Scale: 1" = 1'-0"





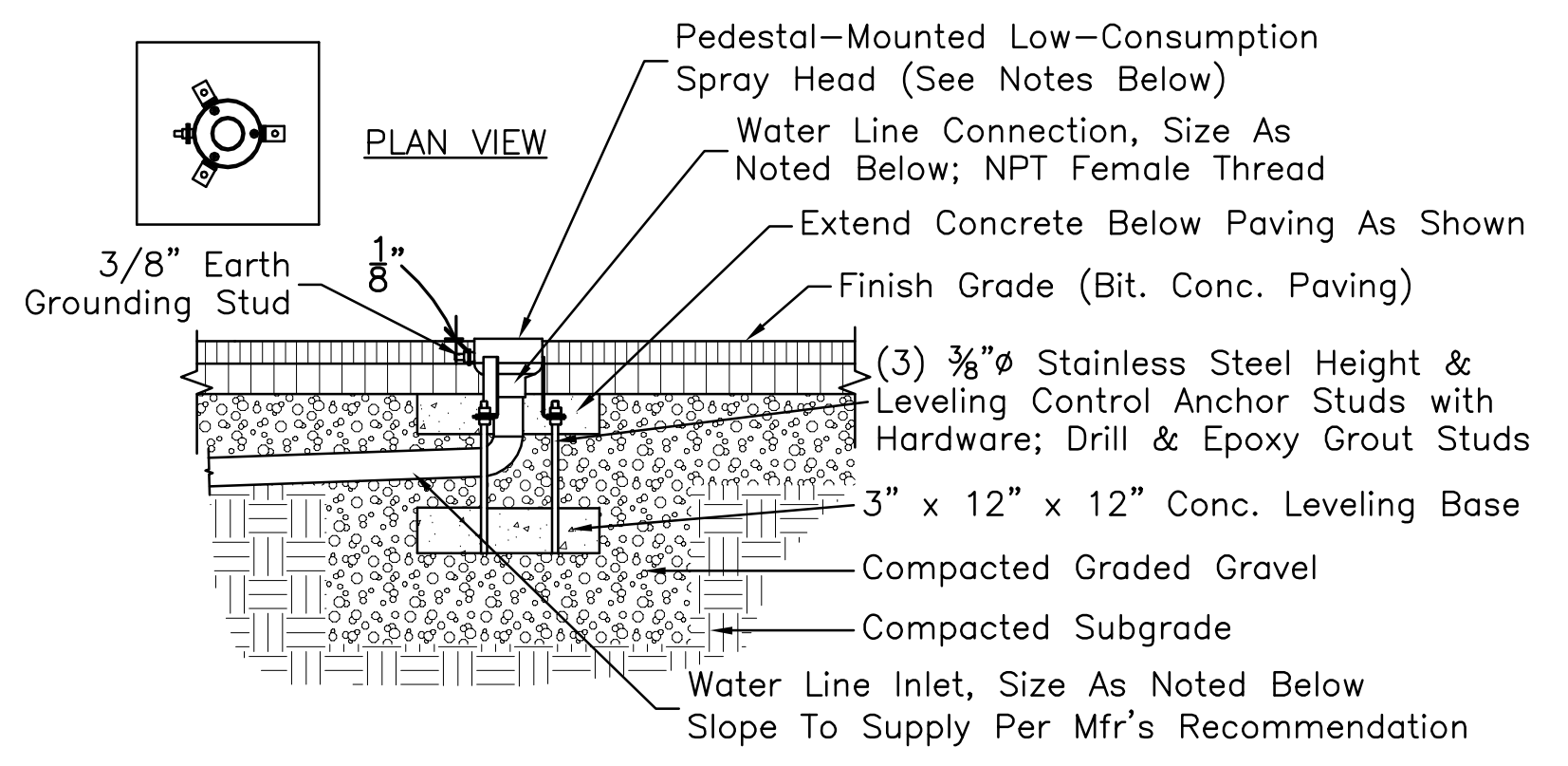
- NOTE:
- Coordinate area drains with Civil Engineers drainage plans. Add risers as required.
  - 9" Square grate to be model #915, catch basin to be model #900 & risers (as needed) to be model #916 from NDS (www.ndspro.com), or approved equal.
  - Grate to be attached to catch basin with screw provided at time of installation.
  - Riser can be cut to achieve exact elevation.
  - Do not use more than 5 risers with catch basin.

**9" SQUARE AREA DRAIN WITH POLYPROPYLENE BASIN & RISER**  
 Scale: 3" = 1'-0"



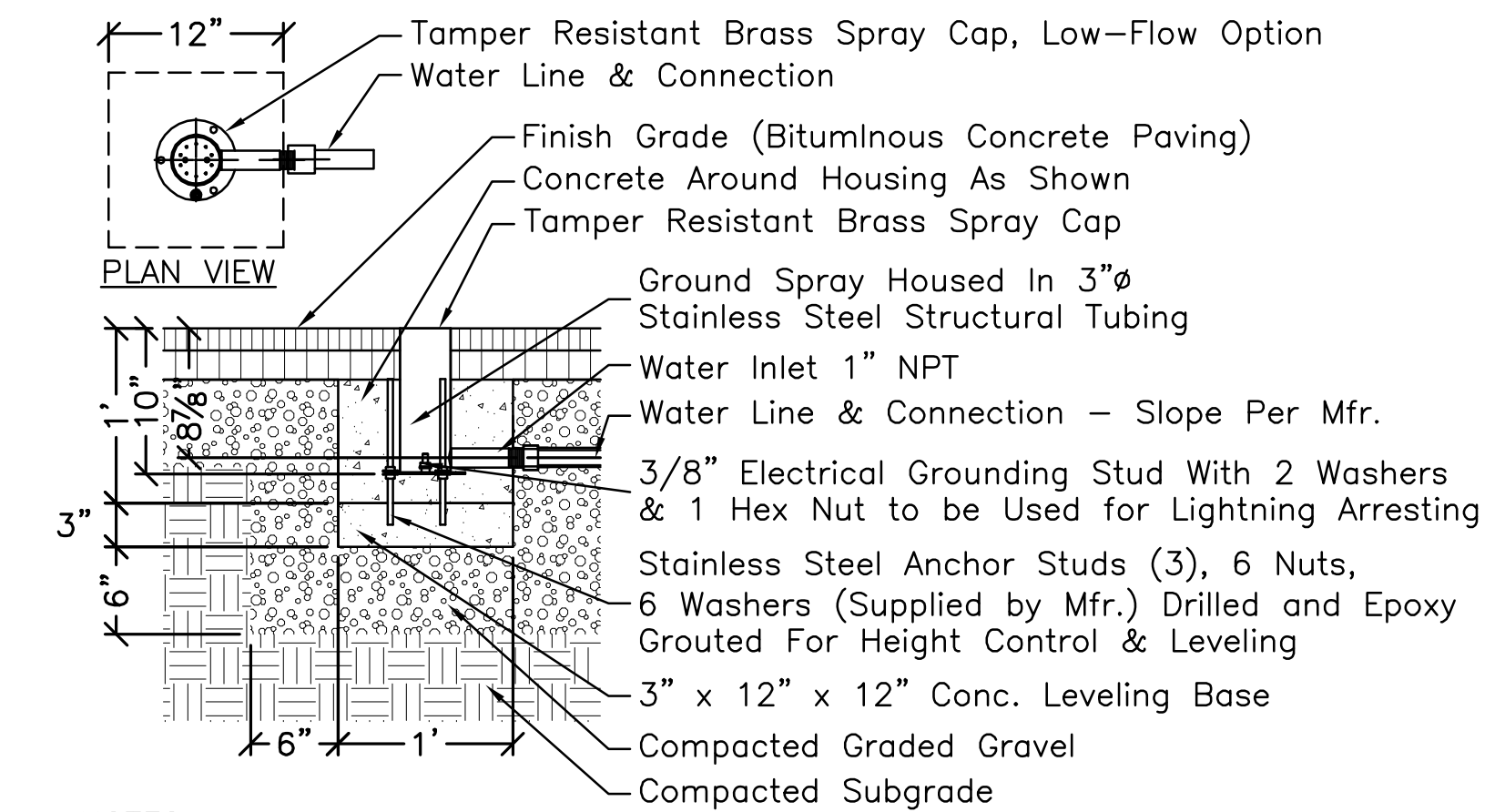
- NOTES:
- Water service supply to be 60" Minimum below Finish Grade, or as required by Codes. Adjust Depth of trench as required.

**WATER SUPPLY (ADD-ALT. #1)**  
 Scale: 1" = 1' - 0"



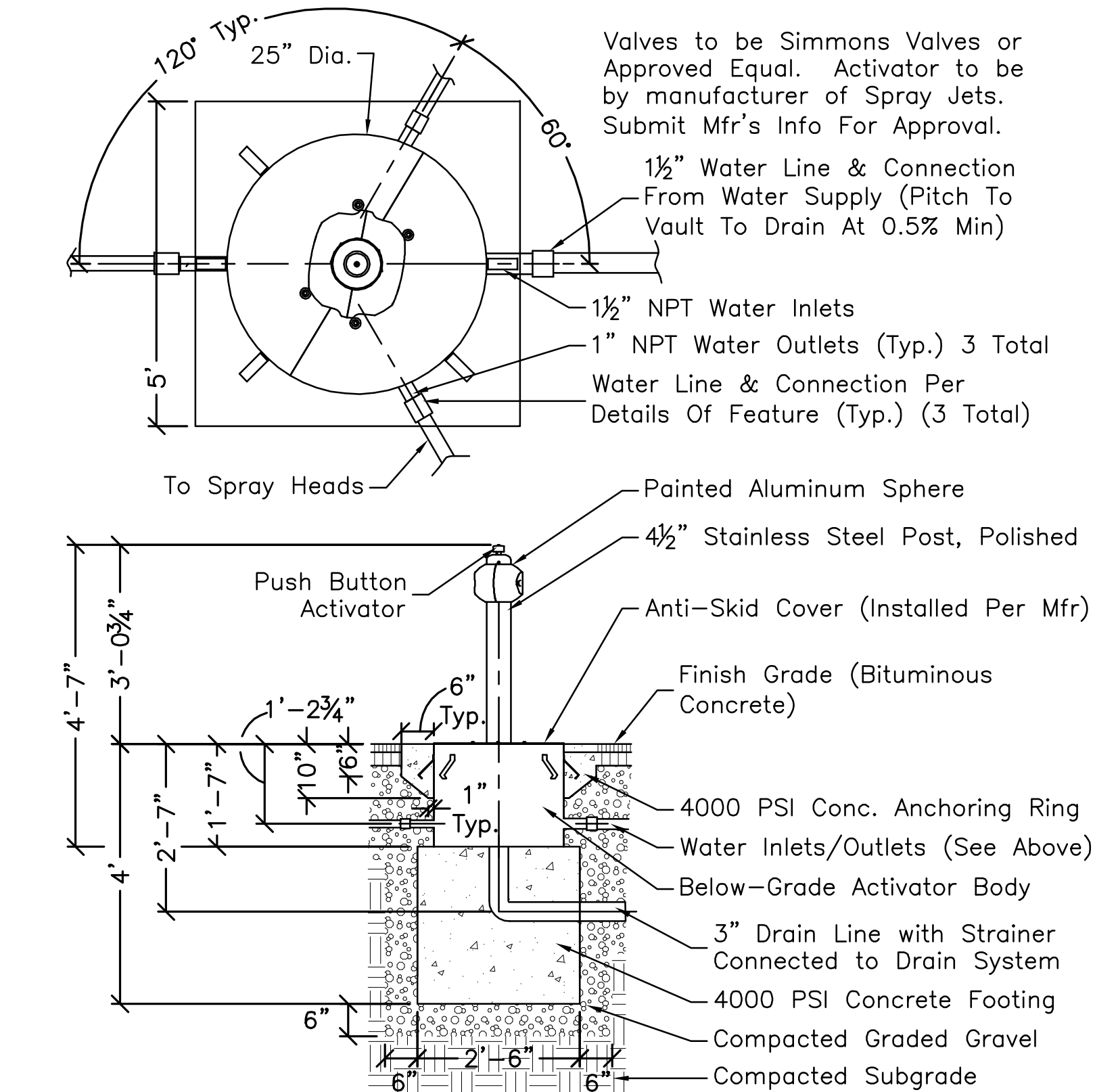
- NOTES:
- Jet Type A to be "Water Jelly N-1" VOR7010.0002 by Vortex or Approved Equal. Cap shall produce an inverted laminar bell spray pattern. Water Flow Rate 10-15gpm; Pressure 1-2 psi; Inlet Size 1 1/2" ø.
  - Contractor to review details with Landscape Architect before installation.

**PEDESTAL-MOUNTED WATER JETS (TYPE A) - ADD. ALT #1**  
 Scale: 1" = 1'-0"

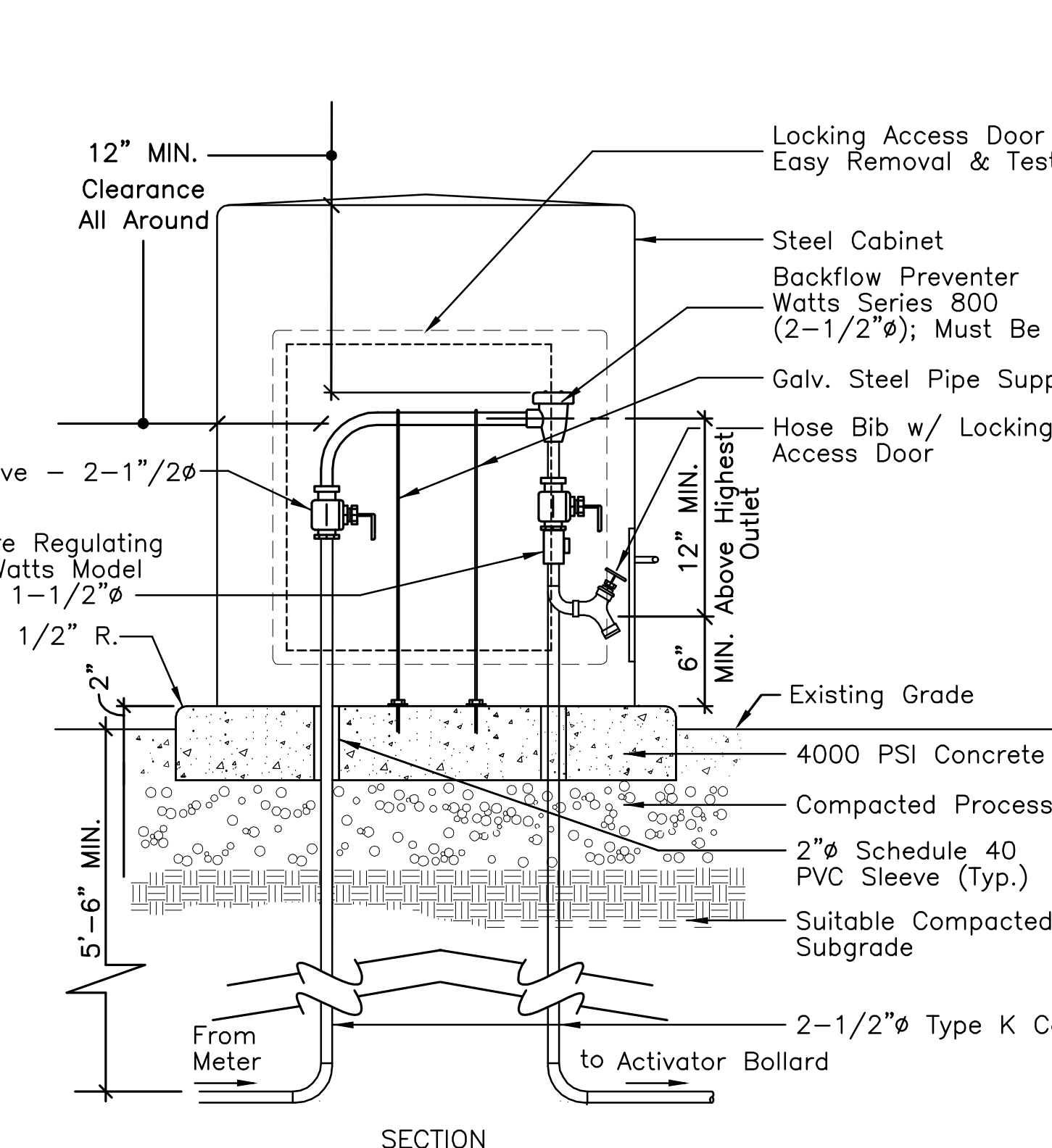
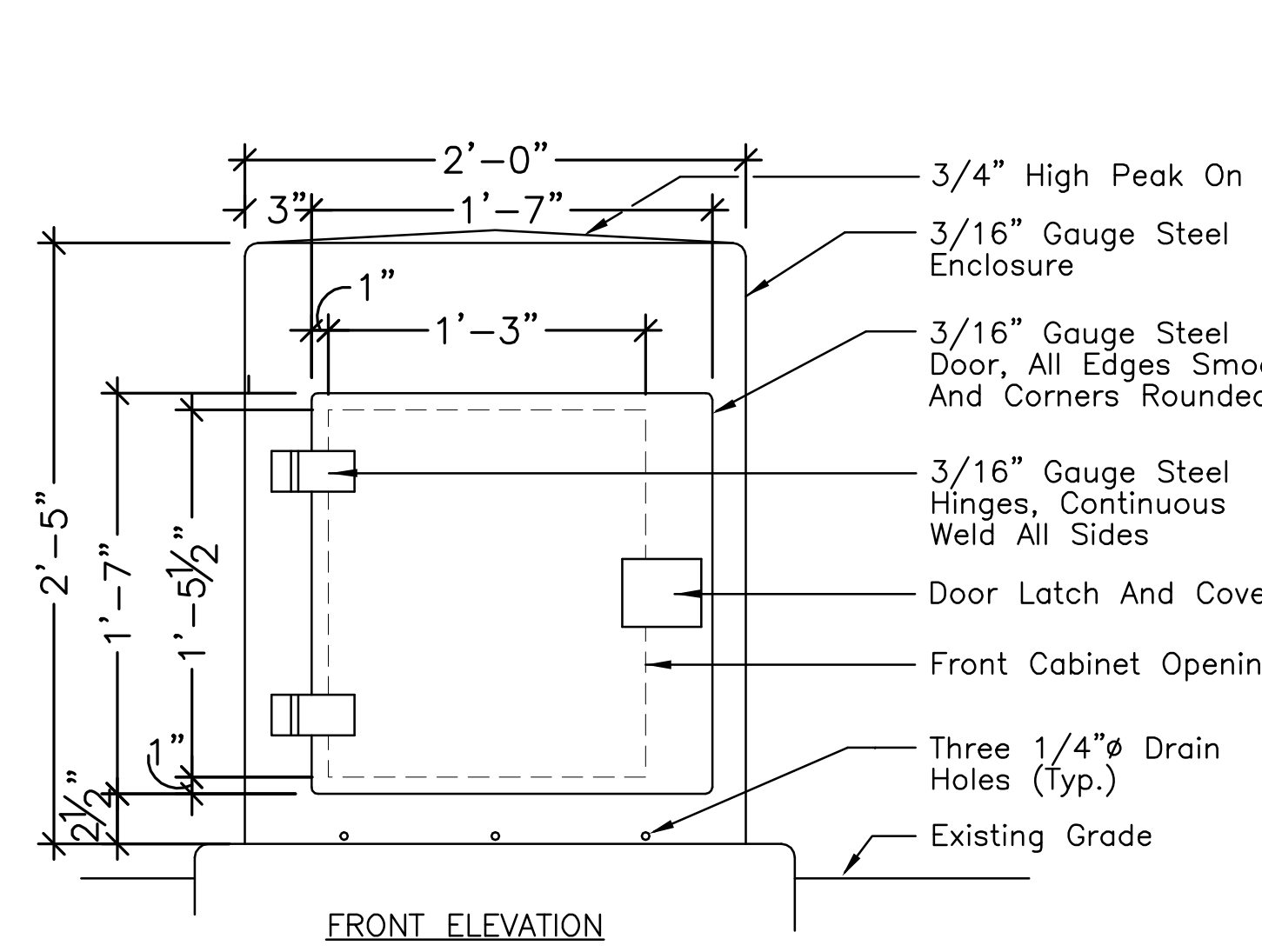
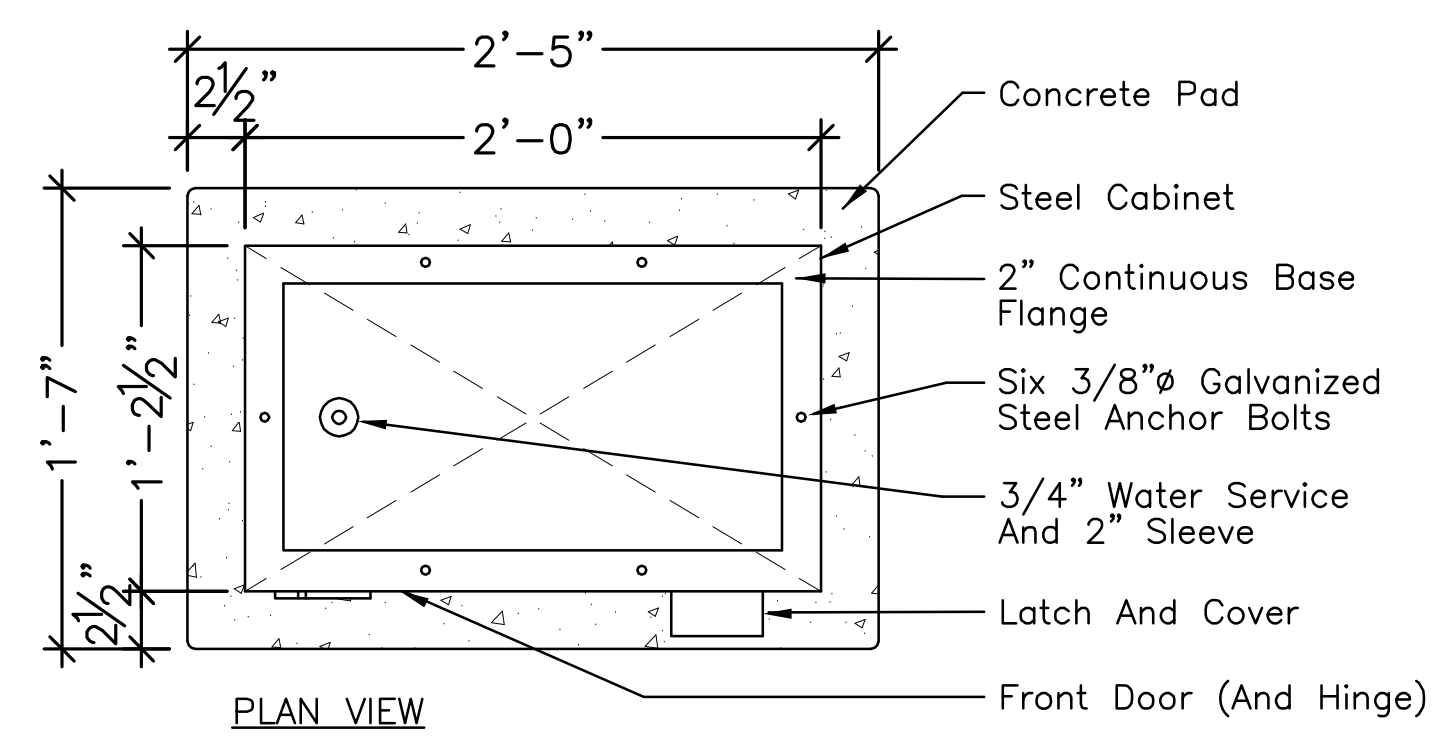


- NOTES:
- Jet Type B to be "Ground Geyser" Smart-Flow VOR0301.0100 by Vortex or Approved Equal. Cap shall have a 10-hole radial spray pattern arranged at 5" from vertical. Water Flow Rate shall be 4-6gpm. Pressure shall be 5-10 psi.
  - Detail to be reviewed by Landscape Architect before installation.

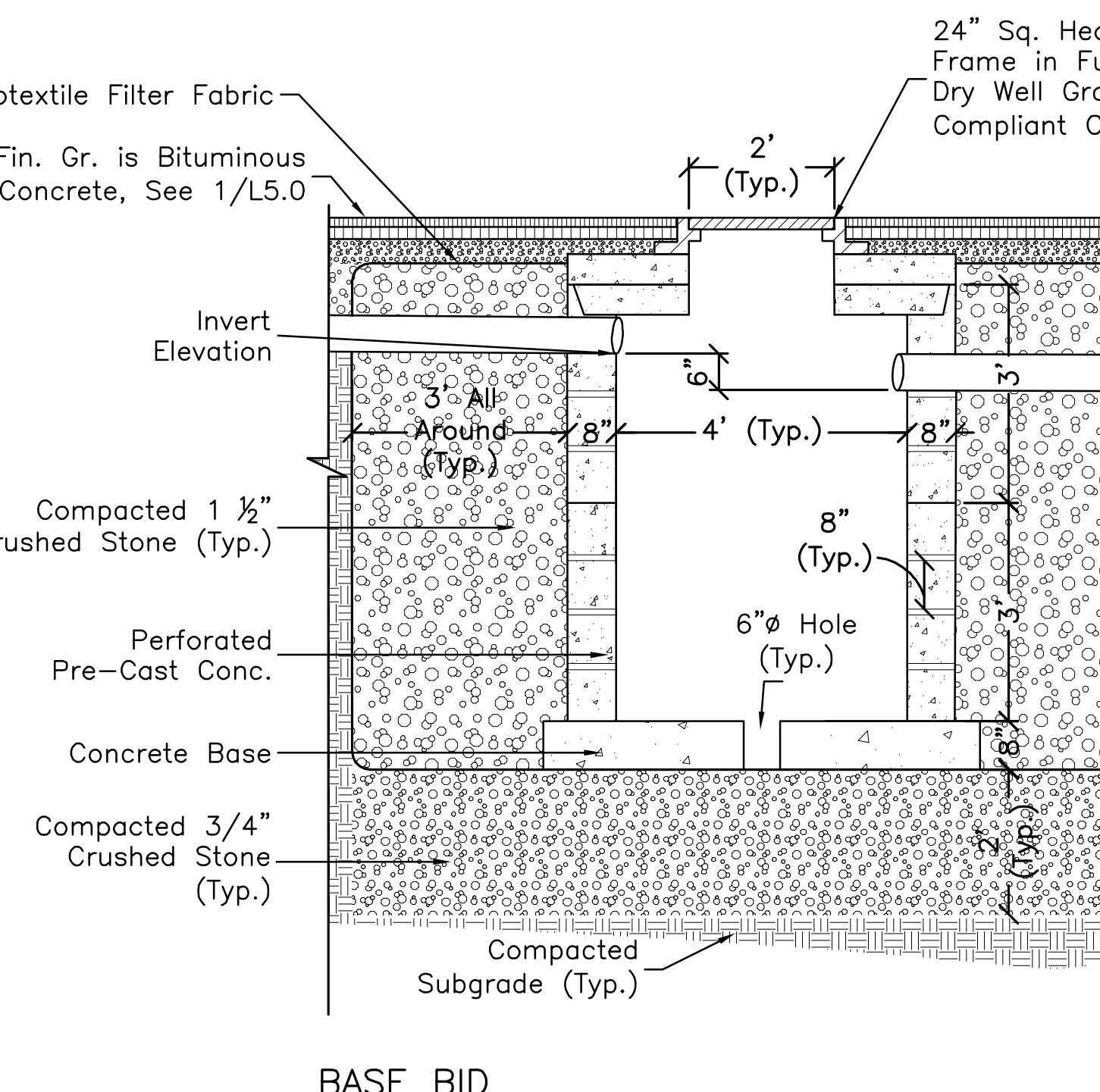
**CYLINDER-MOUNTED WATER JETS (TYPE B) - ADD. ALT #1**  
 Scale: 1" = 1'-0"



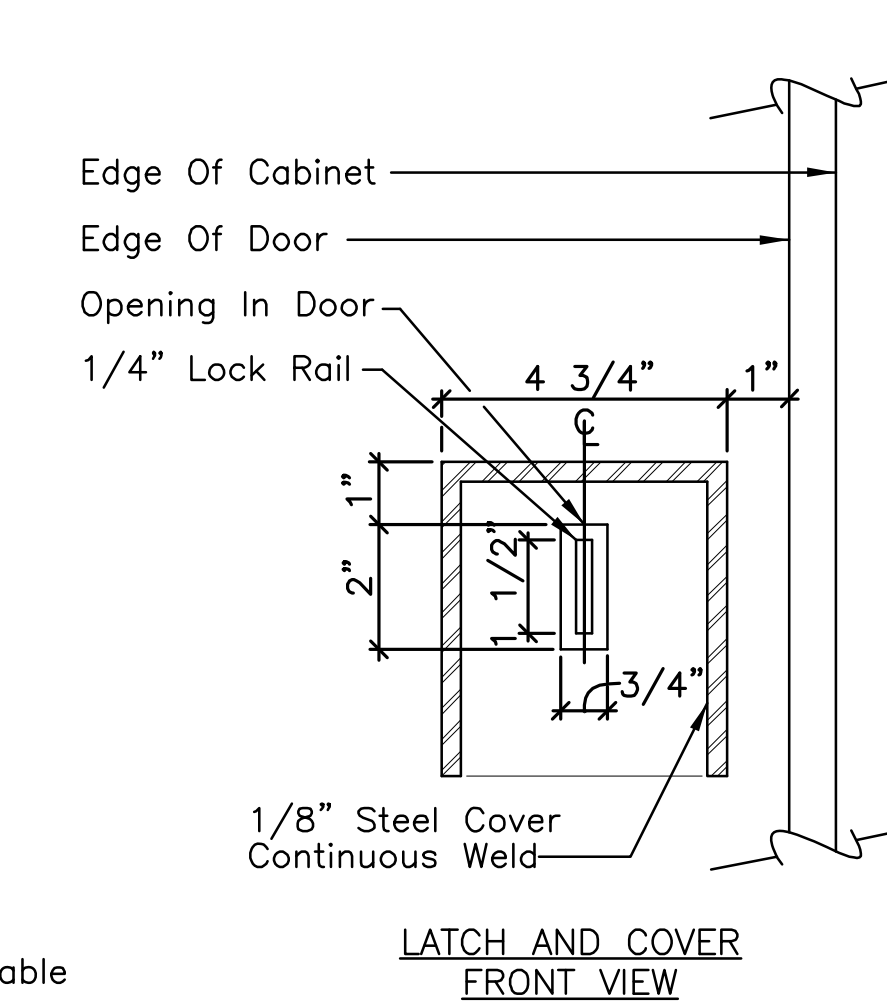
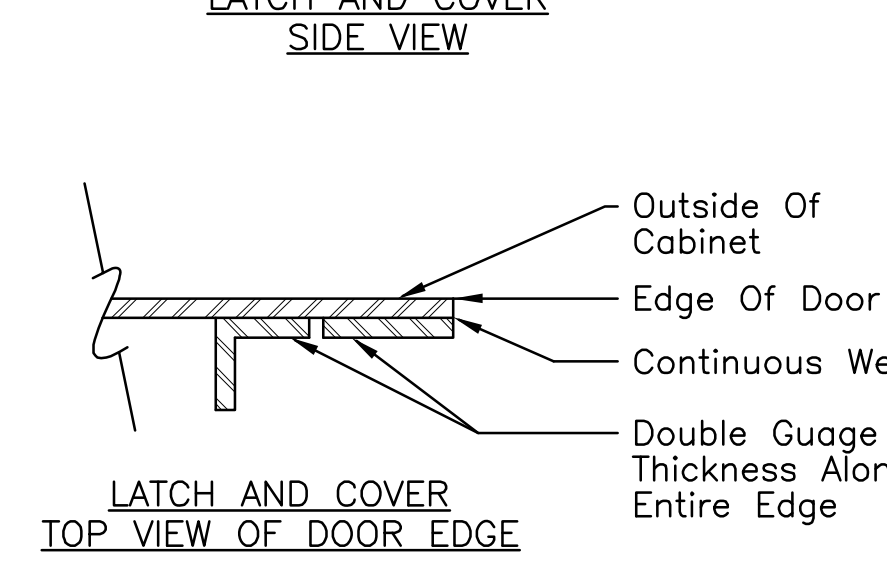
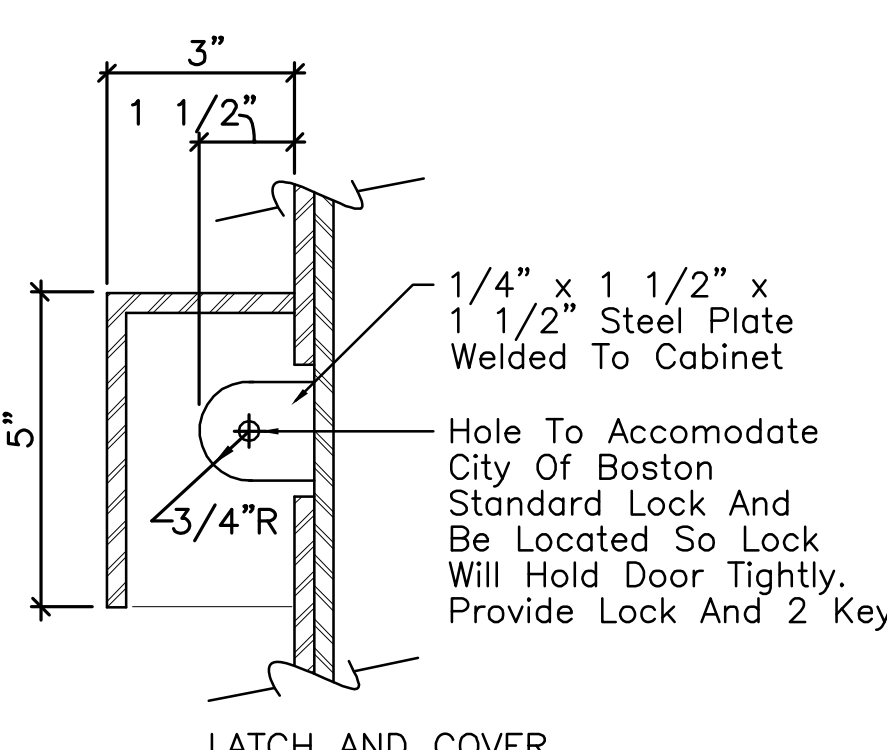
**HYDRAULIC ACTIVATOR BOLLARD - ADD. ALT #1**  
 Scale: 1/2" = 1'-0"



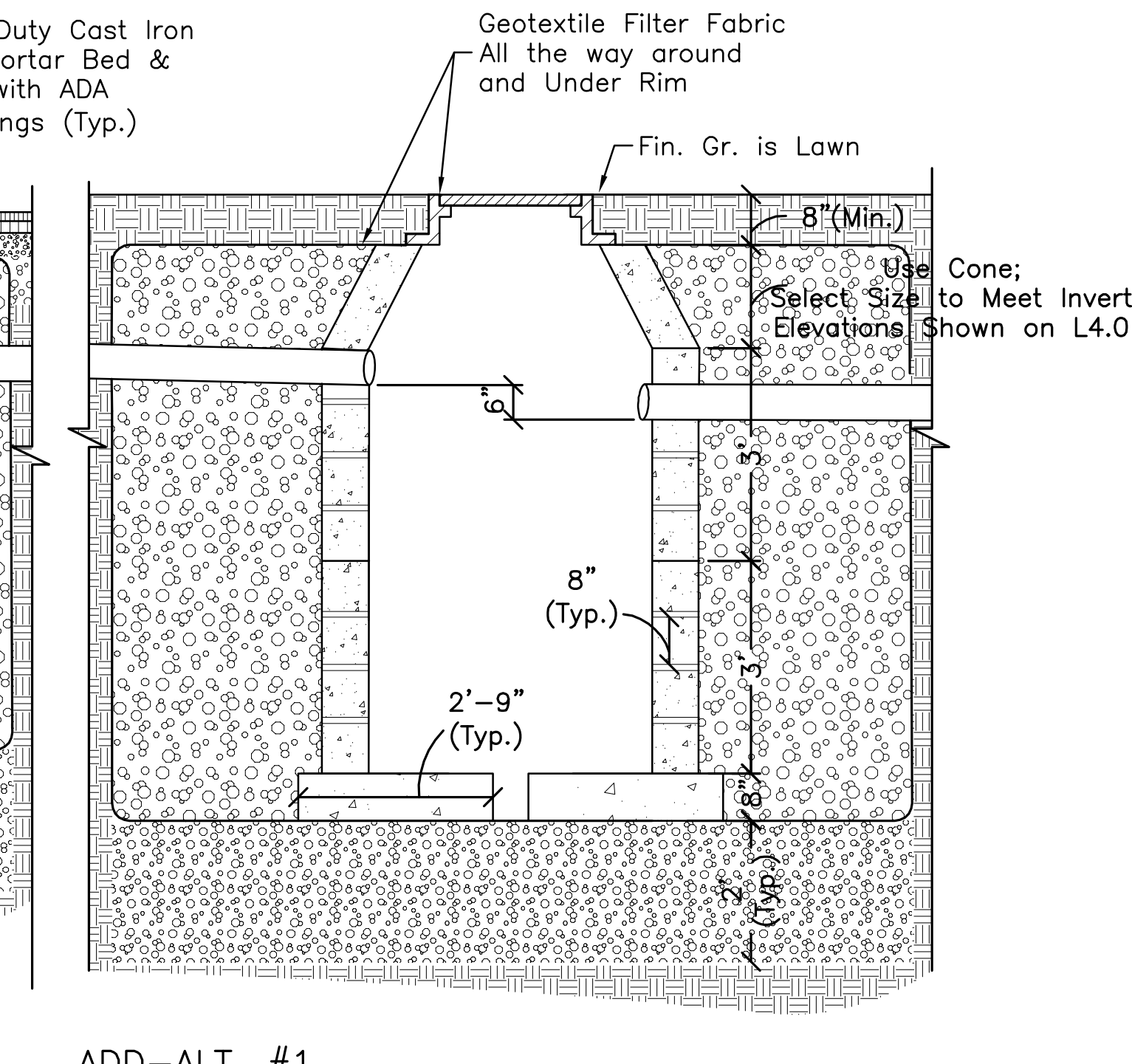
**WATER CABINET (ADD-ALT. #1)**  
 Scale: 1/2" = 1'-0"



**NEW LEACHING CATCH BASIN**  
 SCALE: 1/2" = 1'-0"



SHOP DRAWINGS REQUIRED



**NEW LEACHING CATCH BASIN**  
 SCALE: 1/2" = 1'-0"

