City of San Diego

CONTRACTOR'S NAME: _____
ADDRESS: _____
TELEPHONE NO.: _____ **FAX NO.:** _____
CITY CONTACT: Clementina Giordano, Contract Specialist, Email: Cgiordano@sandiego.gov
Phone No. (619) 533-3481, Fax No. (619) 533-3633
DVanMartin/KA/egz

CONTRACT DOCUMENTS

FOR

CHARLES LEWIS III MEMORIAL PARK

VOLUME 1 OF 2

BID NO.: K-14-5940-DBB-3-C
SAP NO. (WBS/IO/CC): S-00673
CLIENT DEPARTMENT: 1714
COUNCIL DISTRICT: 4
PROJECT TYPE: GE

THIS CONTRACT IS SUBJECT TO THE FOLLOWING:

- THE CITY'S SUBCONTRACTING PARTICIPATION REQUIREMENTS FOR SLBE PROGRAM.
- PREVAILING WAGE RATES: STATE ☒ FEDERAL ☐
- THIS IS A STATE GRANT PROPOSITION 84 FUNDED CONTRACT.

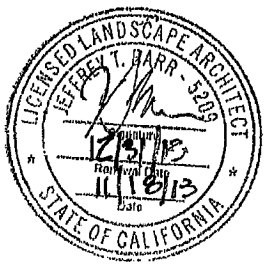
BID DUE DATE:

2:00 PM
JANUARY 8, 2014
CITY OF SAN DIEGO
PUBLIC WORKS CONTRACTING GROUP
1010 SECOND AVENUE, 14TH FLOOR, MS 614C
SAN DIEGO, CA 92101

ENGINEER OF WORK

The engineering Specifications and Special Provisions contained herein have been prepared by or under the direction of the following Registered Licensed Architect and Registered Engineer:

1) Registered Licensed Architect — 11/18/13 Date — Seal:



2) For City Engineer — 11/18/13 Date — Seal:

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CITY OF SAN DIEGO, CALIFORNIA

NOTICE INVITING BIDS

1. RECEIPT AND OPENING OF BIDS: Bids will be received at the Public Works Contracting Group at the location, time, and date shown on the cover of these specifications for performing work on **Charles Lewis III Memorial Park** (Project).

1.1. DESCRIPTION OF WORK: Project proposes to construct a new neighborhood park of approximately 1.86 acres and street improvements on Home Avenue in the Mid-City City Heights Area.

1.2. The Work shall be performed in accordance with:

1.2.1. The **Notice Inviting Bids** and Plans **37351-01-D** through **37351-54-D**, inclusive.

2. EQUAL OPPORTUNITY

2.1. To The WHITEBOOK, Chapter 10, Sections D and E, DELETE in their entirety and SUBSTITUTE with the following:

D. CITY'S EQUAL OPPORTUNITY COMMITMENT.

1. Nondiscrimination in Contracting Ordinance.

1. The Contractor, Subcontractors and Suppliers shall comply with requirements of the City's Nondiscrimination in Contracting Ordinance, San Diego Municipal Code §§22.3501 through 22.3517.

   The Contractor shall not discriminate on the basis of race, gender, religion, national origin, ethnicity, sexual orientation, age, or disability in the solicitation, selection, hiring, or treatment of subcontractors, vendors, or suppliers. The Contractor shall provide equal opportunity for subcontractors to participate in subcontracting opportunities. The Contractor understands and agrees that violation of this clause shall be considered a material breach of the contract and may result in contract termination, debarment, or other sanctions.

   The Contractor shall include the foregoing clause in all contracts between the Contractor and Subcontractors and Suppliers.

2. Disclosure of Discrimination Complaints. As part of its Bid or Proposal, the Bidder shall provide to the City a list of all instances within the past 10 years where a complaint was filed or pending against Bidder in a legal or administrative proceeding alleging that Bidder discriminated against its employees, subcontractors, vendors, or suppliers, and a description of the status or resolution of that complaint, including any remedial action taken.

3. Upon the City's request, the Contractor agrees to provide to the City, within 60 days, a truthful and complete list of the names of all Subcontractors and Suppliers that the Contractor has used in the past 5 years on any of its contracts that were undertaken within San Diego County, including the total dollar amount paid by the Contractor for each subcontract or supply contract.

4. The Contractor further agrees to fully cooperate in any investigation conducted by the City pursuant to the City's Nondiscrimination in Contracting Ordinance, Municipal Code §§22.3501 through 22.3517. The Contractor understands and agrees that violation of this clause shall be considered a material breach of the Contract and may result in remedies being ordered against the Contractor up to and including contract termination, debarment and other sanctions for violation of the provisions of the Nondiscrimination in Contracting Ordinance. The Contractor further understands and agrees that the procedures, remedies and sanctions provided for in the Nondiscrimination in Contracting Ordinance apply only to violations of the Ordinance.

E. EQUAL EMPLOYMENT OPPORTUNITY OUTREACH PROGRAM.

1. The Contractor, Subcontractors and Suppliers shall comply with the City's Equal Employment Opportunity Outreach Program, San Diego Municipal Code §§22.2701 through 22.2707.

   The Contractor shall not discriminate against any employee or applicant for employment on any basis prohibited by law. Contractor shall provide equal opportunity in all employment practices. Prime Contractor shall ensure their subcontractors comply with this program. Nothing in this section shall be interpreted to hold a prime contractor liable for any discriminatory practice of its subcontractors.

   The Contractor shall include the foregoing clause in all contracts between the Contractor and Subcontractors and Suppliers.

2. If the Contract is competitively solicited, the selected Bidder shall submit a Work Force Report (Form BB05), within 10 Working Days after receipt by the Bidder of Contract forms to the City for approval as specified in the Notice of Intent to Award letter from the City.

3. If a Work Force Report is submitted, and the City determines there are under-representations when compared to County Labor Force Availability data, the selected Bidder shall submit an Equal Employment Opportunity Plan.

4. If the selected Bidder submits an Equal Employment Opportunity Plan, it shall include the following assurances:

   1. The Contractor shall maintain a working environment free of discrimination, harassment, intimidation and coercion at all sites and in all facilities at which the Contractor's employees are assigned to work.

2. The Contractor reviews its EEO Policy, at least annually, with all on-site supervisors involved in employment decisions.

3. The Contractor disseminates and reviews its EEO Policy with all employees at least once a year, posts the policy statement and EEO posters on all company bulletin boards and job sites, and documents every dissemination, review and posting with a written record to identify the time, place, employees present, subject matter, and disposition of meetings.

4. The Contractor reviews, at least annually, all supervisors' adherence to and performance under the EEO Policy and maintains written documentation of these reviews.

5. The Contractor discusses its EEO Policy Statement with subcontractors with whom it anticipates doing business, includes the EEO Policy Statement in its subcontracts, and provides such documentation to the City upon request.

6. The Contractor documents and maintains a record of all bid solicitations and outreach efforts to and from subcontractors, contractor associations and other business associations.

7. The Contractor disseminates its EEO Policy externally through various media, including the media of people of color and women, in advertisements to recruit, maintains files documenting these efforts, and provides copies of these advertisements to the City upon request.

8. The Contractor disseminates its EEO Policy to union and community organizations.

9. The Contractor provides immediate written notification to the City when any union referral process has impeded the Contractor's efforts to maintain its EEO Policy.

10. The Contractor maintains a current list of recruitment sources, including those outreaching to people of color and women, and provides written notification of employment opportunities to these recruitment sources with a record of the organizations' responses.

11. The Contractor maintains a current file of names, addresses and phone numbers of each walk-in applicant, including people of color and women, and referrals from unions, recruitment sources, or community organizations with a description of the employment action taken.

12. The Contractor encourages all present employees, including people of color and women employees, to recruit others.

13. The Contractor maintains all employment selection process information with records of all tests and other selection criteria.

14. The Contractor develops and maintains documentation for on-the-job training opportunities, participates in training programs, or both for all of its employees, including people of color and women, and establishes apprenticeship, trainee, and upgrade programs relevant to the Contractor's employment needs.

15. The Contractor conducts, at least annually, an inventory and evaluation of all employees for promotional opportunities and encourages all employees to seek and prepare appropriately for such opportunities.

16. The Contractor ensures the company's working environment and activities are non-segregated except for providing separate or single-user toilets and necessary changing facilities to assure privacy between the sexes.

3. SUBCONTRACTING PARTICIPATION PERCENTAGES.

3.1. The City has incorporated **mandatory** SLBE-ELBE subcontractor participation percentages to enhance competition and maximize subcontracting opportunities. For the purpose of achieving the mandatory subcontractor participation percentages, a recommended breakdown of the SLBE and ELBE subcontractor participation percentages based upon certified SLBE and ELBE firms has also been provided to achieve the mandatory subcontractor participation percentages:

1. SLBE participation **9.8%**
2. ELBE participation **22.0%**
3. Total mandatory participation **31.8%**

3.2. The Bidders are strongly encouraged to attend the Pre-Bid Meeting to better understand the Good Faith Effort requirements of this contract. See the City's document titled "SLBE Program, Instructions For Bidders Completing The Good Faith Effort Submittal" available at: http://www.sandiego.gov/eoc/

3.3. The Bid will be declared non-responsive if the Bidder fails the following mandatory conditions:

3.3.1. Bidder's inclusion of SLBE-ELBE certified subcontractors at the overall mandatory participation percentage identified in this document; OR.

3.3.2. Bidder's submission of Good Faith Effort documentation demonstrating the Bidder made a good faith effort to outreach to and include SLBE-ELBE Subcontractors required in this document within **3 Working Days** of the Bid opening if the overall mandatory participation percentage is not met.

4. PRE-BID MEETING:

4.1. There will be a Pre-Bid Meeting to discuss the scope of the Project, bidding requirements, pre-qualification process, and Equal Opportunity Contracting Program requirements and reporting procedures in the Public Works Contracting Group, Conference Room at 1010 Second Avenue, 14th floor, San Diego, CA 92101 **at 10:00 AM, on DECEMBER 10, 2013.**

4.2. All potential bidders are encouraged to attend.

4.3. To request a copy of the agenda on an alternative format, or to request a sign language or oral interpreter for this meeting, call the Public Works Contracting Group at (619) 533-3450 at least 5 Working Days prior to the Pre-Bid Meeting to ensure availability.

5. CONTRACTOR REGISTRATION AND ELECTRONIC REPORTING SYSTEM:

5.1. **Prior** to the Award of the Contract or each Task Order, you and your Subcontractors and Suppliers **shall** register with Prism®, the City's web-based contract compliance portal at:

https://pro.prismcompliance.com/default.aspx.

5.2. The City may not award the contract until registration of all subcontractors and suppliers is complete. In the event this requirement is not met within the time frame specified in the Notice of Intent to Award letter, the City reserves the right to rescind the Notice of Award / Intent to Award and to make the award to the next responsive and responsible bidder / proposer.

6. CONSTRUCTION COST: The City's estimated construction cost for this contract is **$3,028,000.**

7. LOCATION OF WORK: The location of the Work is 4750 Home Avenue, San Diego, CA 92105.

8. CONTRACT TIME: The Contract Time for completion of the Work shall be **100 Working Days.**

9. CONTRACTOR'S LICENSE CLASSIFICATION: In accordance with the provisions of California Law, the Contractor shall possess valid appropriate license(s) at the time that the Bid is submitted. Failure to possess the specified license(s) shall render the Bid as **non-responsive** and shall act as a bar to award of the Contract to any Bidder not possessing required license(s) at the time of Bid.

9.1. The City has determined the following licensing classification for this contract:

- CLASS A

10. JOINT VENTURE CONTRACTORS. Provide a copy of the Joint Venture agreement and the Joint Venture license to the City within 10 Working Days after receiving the Contract forms. See 2-1.1.2, "Joint Venture Contractors" in The WHITEBOOK for details.

11. INSURANCE REQUIREMENTS:

11.1. All certificates of insurance and endorsements required by the contract are to be provided upon issuance of the City's Notice of Intent to Award letter.

11.2. Refer to sections 7-3, "LIABILITY INSURANCE", and 7-4, "WORKERS' COMPENSATION INSURANCE" of the Supplementary Special Provisions (SSP) for the insurance requirements which must be met.

12. PREQUALIFICATION OF CONTRACTORS:

12.1. Contractors submitting Bid must be pre-qualified for the total amount proposed, inclusive of all alternate items prior to the date of submittal. Bids from contractors who have not been pre-qualified as applicable and Bids that exceed the maximum dollar amount at which contractors are pre-qualified will be deemed **non-responsive** and ineligible for award. Complete information and prequalification questionnaires are available at:

http://www.sandiego.gov/cip/bidopps/prequalification.shtml

12.2. The completed questionnaire, financial statement, and bond letter or a copy of the contractor's SLBE-ELBE certification and bond letter, must be submitted no later than 2 weeks prior to the bid opening to the Public Works Contracting Group, Prequalification Program, 1010 Second Avenue, 14th floor, San Diego, CA 92101. For additional information or the answer to questions about the prequalification program, contact David Stucky at 619-533-3474 or dstucky@sandiego.gov.

13. REFERENCE STANDARDS: Except as otherwise noted or specified, the Work shall be completed in accordance with the following standards:

Title	Edition	Document Number
Standard Specifications for Public Works Construction ("The GREENBOOK")	2012	PITS070112-01
City of San Diego Standard Specifications for Public Works Construction ("The WHITEBOOK")*	2012	PITS070112-02
City of San Diego Standard Drawings*	2012	PITS070112-03
Caltrans Standard Specifications	2010	PITS070112-04
Caltrans Standard Plans	2010	PITS070112-05
California MUTCD	2012	PITS070112-06
City Standard Drawings - Updates Approved For Use*	Varies	Varies
Standard Federal Equal Employment Opportunity Construction Contract Specifications and the Equal Opportunity Clause Dated 09-11-84	1984	769023
NOTE: *Available online under Engineering Documents and References at: http://www.sandiego.gov/publicworks/edocref/index.shtml		

14. CITY'S RESPONSES AND ADDENDA: The City at its option, may respond to any or all questions submitted in writing, via letter, or FAX in the form of an addendum. No oral comment shall be of any force or effect with respect to this solicitation. The changes to the Contract Documents through addendum are made effective as though originally issued with the Bid. The Bidders shall acknowledge the receipt of Addenda on the form provided for this purpose in the Bid.

15. **CITY'S RIGHTS RESERVED:** The City reserves the right to cancel the Notice Inviting Bids at any time, and further reserves the right to reject submitted Bids, without giving any reason for such action, at its sole discretion and without liability. Costs incurred by the Bidder(s) as a result of preparing Bids under the Notice Inviting Bids shall be the sole responsibility of each bidder. The Notice Inviting Bids creates or imposes no obligation upon the City to enter a contract.

16. **CONTRACT PRICING FORMAT:** This solicitation is for a Lump Sum contract with Unit Price provisions as set forth in the Bid Proposal Form(s), Volume 2.

17. **SUBMITTAL OF "OR EQUAL" ITEMS:** See Section 4-1.6, "Trade Names or Equals" in The WHITEBOOK and as amended in the SSP.

18. **AWARD PROCESS:**

18.1. The Award of this contract is contingent upon the Contractor's compliance with all conditions precedent to Award.

18.2. Upon acceptance of a Bid, the City will prepare contract documents for execution within approximately 21 days of the date of the Bid opening and award the Contract approximately within 7 days of receipt of properly executed Contract, bonds, and insurance documents.

18.3. This contract will be deemed executed, and effective, only upon the signing of the Contract by the Mayor or designee of the City.

19. **SUBCONTRACT LIMITATIONS:** The Bidder's attention is directed to Standard Specifications for Public Works Construction, Section 2-3, "SUBCONTRACTS" in The GREENBOOK and as amended in the SSP which requires the Contractor to self perform the amount therein stipulated. Failure to comply with these requirements may render the Bid **non-responsive** and ineligible for award.

20. **AVAILABILITY OF PLANS AND SPECIFICATIONS:** Contract Documents may be obtained by visiting the City's website: http://www.sandiego.gov/cip. Plans and Specifications for this contract are also available for review in the office of the City Clerk or Public Works Contracting Group.

21. **QUESTIONS:**

21.1. The Director (or designee), of the Public Works Department is the officer responsible for opening, examining, and evaluating the competitive Bids submitted to the City for the acquisition, construction and completion of any public improvement except when otherwise set forth in these documents. All questions related to this procurement action shall be addressed to the Public Works Contracting Group, Attention Contract Specialist, 1010 Second Avenue, 14th floor, San Diego, California, 92101, and Telephone No. (619) 533-3450.

21.2. Questions received less than 14 days prior to the date for opening of Bids may not be answered.

21.3. Interpretations or clarifications considered necessary by the City in response to such questions will be issued by Addenda which will be uploaded to the City's online bidding service.

21.4. Only questions answered by formal written addenda will be binding. Oral and other interpretations or clarifications will be without legal effect. It is the Bidder's responsibility to become informed of any Addenda that have been issued and to include all such information in its Bid.

22. ELIGIBLE BIDDERS: No person, firm, or corporation shall be allowed to make, file, or be interested in **more** than one (1) Bid for the same work unless alternate Bids are called for. A person, firm or corporation who has submitted a sub-proposal to a Bidder, or who has quoted prices on materials to a Bidder, is not hereby disqualified from submitting a sub-proposal or quoting prices to other Bidders or from submitting a Bid in its own behalf. Any Bidder who submits more than one bid will result in the rejection of all bids submitted.

23. SAN DIEGO BUSINESS TAX CERTIFICATE: The Contractor and Subcontractors, not already having a City of San Diego Business Tax Certificate for the work contemplated shall secure the appropriate certificate from the City Treasurer, Civic Center Plaza, first floor and submit to the Contract Specialist upon request or as specified in the Contract Documents. Tax Identification numbers for both the Bidder and the listed Subcontractors must be submitted on the City provided forms with the Notice Inviting Bids and Contract forms.

24. PROPOSAL FORMS: Bid shall be made only upon the Bidding Documents i.e., Proposal form attached to and forming a part of the specifications. The signature of each person signing shall be in longhand.

24.1. Bidder shall complete and submit all pages in the "Bidding Document" Section (see Volume 2) as their Bid per the schedule given under "Required Documents Schedule," (see Volume 1). Bidder is requested to retain for their reference other portions of the Contract Documents that are not required to be submitted with the Bid. The entire specifications for the bid package do not need to be submitted with the bid.

24.2. The City may require any Bidder to furnish a statement of experience, financial responsibility, technical ability, equipment, and references.

24.3. Bids and certain other forms and documents as specified in the Volume 2 of 2 of the Contract Documents shall be enclosed in a sealed envelope and shall bear the title of the work and name of the Bidder and the appropriate State Contractors License designation which the Bidder holds.

24.4. Bids may be withdrawn by the Bidder prior to, but not after, the time fixed for opening of Bids.

25. BIDDERS' GUARANTEE OF GOOD FAITH (BID SECURITY):

25.1. With the exception of the contracts valued $5,000 or less, JOC and Design-Build contracts, and contracts subject to the Small and Local Business Program of $250,000 or less e.g., ELBE contracts, each Bidder shall accompany its Bid with either a cashier's check upon some responsible bank, or a check upon such bank properly certified or an approved corporate surety bond payable to the City of San

Diego, for an amount of not less than 10% of the aggregate sum of the Bid, which check or bond, and the monies represented thereby shall be held by the City as a guarantee that the Bidder, if awarded the contract, will in good faith enter into such contract and furnish the required final bonds.

25.2. The Bidder agrees that in case of Bidder's refusal or failure to execute this contract and give required final bonds, the money represented by a cashier's or certified check shall remain the property of the City, and if the Bidder shall fail to execute this contract, the Surety agrees that it will pay to the City damages which the City may suffer by reason of such failure, not exceeding the sum of 10% of the amount of the Bid.

25.3. A Bid received without the specified bid security will be rejected as being **non-responsive**.

26. AWARD OF CONTRACT OR REJECTION OF BIDS:

26.1. This contract may be awarded to the lowest responsible and reliable Bidder.

26.2. Bidders shall complete the entire Bid schedule (also referred to as "schedule of prices" or Proposal form). Incomplete price schedules will be rejected as being non-responsive.

26.3. The City reserves the right to reject any or all Bids, and to waive any informality or technicality in Bids received and any requirements of these specifications as to bidding procedure.

26.4. Bidders will not be released on account of their errors of judgment. Bidders may be released only upon receipt by the City from the Bidder within 3 Working Days, excluding Saturdays, Sundays, and state holidays, after the opening of Bids, of written notice which includes proof of honest, credible, clerical error of material nature, free from fraud or fraudulent intent, and of evidence that reasonable care was observed in the preparation of the Bid.

26.5. A non-selected Bidder may protest award of the Contract to the selected Bidder by submitting a written "Notice of Intent to Protest" including supporting documentation which shall be received by Public Works Contracting Group no later than 10 days after the City's announcement of the selected Bidder or no later than 10 days from the date that the City issues notice of designation of a Bidder as non-responsible in accordance with San Diego Municipal Code Chapter 2, § 22.3029, "Protests of Contract Award."

26.6. The City of San Diego will not discriminate with regard to race, religious creed, color, national origin, ancestry, physical handicap, marital status, sex or age, in the award of contracts.

26.7. Each Bid package properly executed as required by these specifications shall constitute a firm offer, which may be accepted by the City within the time specified in the Proposal.

26.8. The City reserves the right to evaluate all Bids and determine the lowest Bidder on the basis of any proposed alternates, additive items or options, at its discretion that will be disclosed in the Volume 2 of 2.

27. BID RESULTS:

27.1. The Bid opening by the City shall constitute the public announcement of the Apparent Low Bidder. In the event that the Apparent Low Bidder is subsequently deemed non-responsive or non-responsible, a public announcement will be posted in the City's web page: http://www.sandiego.gov/cip/index.shtml/, with the name of the newly designated Apparent Low Bidder.

27.2. To obtain Bid results, either attend Bid opening, review the results on the City's web site, or provide a self-addressed, stamped envelope, referencing Bid number, and Bid tabulation will be mailed to you upon verification of extensions. Bid results cannot be given over the telephone.

28. THE CONTRACT:

28.1. The Bidder to whom award is made shall execute a written contract with the City of San Diego and furnish good and approved bonds and insurance certificates specified by the City within 14 days after receipt by Bidder of a form of contract for execution unless an extension of time is granted to the Bidder in writing.

28.2. If the Bidder takes longer than 14 days to fulfill these requirements, then the additional time taken shall be added to the Bid guarantee. The Contract shall be made in the form adopted by the City, which includes the provision that no claim or suit whatsoever shall be made or brought by Contractor against any officer, agent, or employee of the City for or on account of anything done or omitted to be done in connection with this contract, nor shall any such officer, agent, or employee be liable hereunder.

28.3. If the Bidder to whom the award is made fails to enter into the contract as herein provided, the award may be annulled and the Bidder's Guarantee of Good Faith will be subject to forfeiture. An award may be made to the next lowest responsible and reliable Bidder who shall fulfill every stipulation embraced herein as if it were the party to whom the first award was made.

28.4. Pursuant to the San Diego City Charter section 94, the City may only award a public works contract to the lowest responsible and reliable Bidder. The City will require the Apparent Low Bidder to (i) submit information to determine the Bidder's responsibility and reliability, (ii) execute the Contract in form provided by the City, and (iii) furnish good and approved bonds and insurance certificates specified by the City within 14 Days, unless otherwise approved by the City, in writing after the Bidder receives notification from the City, designating the Bidder as the Apparent Low Bidder and formally requesting the above mentioned items.

28.5. The award of the Contract is contingent upon the satisfactory completion of the above mentioned items and becomes effective upon the signing of the Contract by the Mayor or designee. If the Apparent Low Bidder does not execute the Contract or submit required documents and information, the City may award the Contract to the

next lowest responsible and reliable Bidder who shall fulfill every condition precedent to award. A corporation designated as the Apparent Low Bidder shall furnish evidence of its corporate existence and evidence that the officer signing the Contract and bond for the corporation is duly authorized to do so.

29. EXAMINATION OF PLANS, SPECIFICATIONS, AND SITE OF WORK: The Bidder shall examine carefully the Project Site, the Plans and Specifications, other materials as described in the Special Provisions, Section 2-7, and the proposal forms (e.g., Bidding Documents). The submission of a Bid shall be conclusive evidence that the Bidder has investigated and is satisfied as to the conditions to be encountered, as to the character, quality, and scope of Work, the quantities of materials to be furnished, and as to the requirements of the Bidding Documents Proposal, Plans, and Specifications.

30. CITY STANDARD PROVISIONS. This contract is subject to the following standard provisions. See The WHITEBOOK for details.

30.1. The City of San Diego Resolution No. R-277952 adopted on May 20, 1991 for a Drug-Free Workplace.

30.2. The City of San Diego Resolution No. R-282153 adopted on June 14, 1993 related to the Americans with Disabilities Act.

30.3. The City of San Diego Municipal Code §22.3004 for Pledge of Compliance.

30.4. The City of San Diego's Labor Compliance Program and the State of California Labor Code §§1771.5(b) and 1776.

30.5. Sections 1777.5, 1777.6, and 1777.7 of the State of California Labor Code concerning the employment of apprentices by contractors and subcontractors performing public works contracts.

30.6. The City's Equal Benefits Ordinance (EBO), Chapter 2, Article 2, Division 43 of The San Diego Municipal Code (SDMC).

30.7. The City's Information Security Policy (ISP) as defined in the City's Administrative Regulation 90.63.

31. PRE-AWARD ACTIVITIES:

31.1. The selected contractor by the City to execute a contract for this Work shall provide the information required within the time specified in "Required Documents," of this bid package. Failure to provide the information within the time specified may result in the Bid being rejected as **non-responsive.**

31.2. If the Bid is rejected as non-responsive, the selected contractor by the City to execute a contract for this Work shall forfeit the required Bid. The decision that the selected contractor by the City to execute a contract for this Work is non-responsive for failure to provide the information required within the time specified shall be at the sole discretion of the City.

32. SUPPLEMENTAL AGREEMENTS: Supplemental agreements attached to this contract for the items of Work such as extended re-vegetation maintenance and monitoring and emulsion aggregate slurry shall be signed upon the request from the Engineer and prior to Acceptance. The signed agreements shall be accompanied by the evidence of separate bond (i.e., labor and materials) and insurance as specified in 2-4, "CONTRACT BONDS," 7-3, "LIABILITY INSURANCE," and 7-4 WORKERS' COMPENSATION INSURANCE. Bonds shall be in amount of the Contract Price for the Work included in the supplemental agreements.

33. REQUIRED DOCUMENT SCHEDULE:

33.1. The Bidder's attention is directed to the City's Municipal Code §22.0807(e), (3)-(5) for important information regarding grounds for debarment for failure to submit required documentation.

33.2. The specified Equal Opportunity Contracting Program (EOCP) forms are available for download from the City's web site at:

http://www.sandiego.gov/eoc/forms/index.shtml

ITEM	WHEN DUE	FROM	DOCUMENT TO BE SUBMITTED
1.	BID SUBMITTAL DATE/TIME	ALL BIDDERS	Bid
2.	BID SUBMITTAL DATE/TIME	ALL BIDDERS	Bid Bond
3.	BID SUBMITTAL DATE/TIME	ALL BIDDERS	Non-collusion Affidavit to be Executed By Bidder and Submitted with Bid under 23 USC 112 and PCC 7106
4.	BID SUBMITTAL DATE/TIME	ALL BIDDERS	Contractors Certification of Pending Actions
5.	BID SUBMITTAL DATE/TIME	ALL BIDDERS	Equal Benefits Ordinance Certification of Compliance
6.	BID SUBMITTAL DATE/TIME	ALL BIDDERS	Form AA35 - List of Subcontractors
7.	BID SUBMITTAL DATE/TIME	ALL BIDDERS	Form AA40 - Named Equipment/Material Supplier List
8.	WITHIN 3 WORKING DAYS OF BID OPENING WITH GOOD FAITH EFFORT DOCUMENTATION	ALL BIDDERS	SLBE Good Faith Efforts Documentation
9.	WITHIN 3 WORKING DAYS OF BID OPENING WITH GOOD FAITH EFFORT DOCUMENTATION	ALL BIDDERS	Form AA60 – List of Work Made Available
10.	WITHIN 3 WORKING DAYS OF BID OPENING WITH GOOD FAITH EFFORT DOCUMENTATION	ALL BIDDERS	Proof of Valid DBE-MBE-WBE-DVBE Certification Status e.g., Certs.

ITEM	WHEN DUE	FROM	DOCUMENT TO BE SUBMITTED
11.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Names of the principal individual owners of the Apparent Low Bidder
12.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	If the Contractor is a Joint Venture: • Joint Venture Agreement • Joint Venture License
13.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Form BB05 - Work Force Report
14.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Contract Forms - Agreement
15.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Contract Forms - Payment and Performance Bond
16.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Certificates of Insurance and Endorsements
17.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Contractor Certification - Drug-Free Workplace
18.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Contractor Certification - American with Disabilities Act
19.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Contractors Standards - Pledge of Compliance

CONTRACT FORMS

AGREEMENT

CONTRACT FORMS
AGREEMENT

CONSTRUCTION CONTRACT

This contract is made and entered into between THE CITY OF SAN DIEGO, a municipal corporation, herein called "City", and **Atlas Development**, herein called "Contractor" for construction of **Charles Lewis III Memorial Park**; Bid No. **K-14-5940-DBB-3-C**; in the amount of **Two Million Seven Hundred Six Thousand Five Hundred Dollars and 00/100 ($2,706,500.00),** which is comprised of the Base Bid only.

IN CONSIDERATION of the payments to be made hereunder and the mutual undertakings of the parties hereto, City and Contractor agree as follows:

1. The following are incorporated into this contract as though fully set forth herein:

   (a) The attached Faithful Performance and Payment Bonds.

   (b) The attached Proposal included in the Bid documents by the Contractor.

   (c) Reference Standards listed in the Notice Inviting Bids and the Supplementary Special Provisions (SSP).

   (d) Long-Term Re-vegetation Maintenance Contract.

   (e) That certain documents entitled **Charles Lewis III Memorial Park**, on file in the office of the Public Works Department as Document No. K-14-5940-DBB-3C___, as well as all matters referenced therein.

2. The Contractor shall perform and be bound by all the terms and conditions of this contract and in strict conformity therewith shall perform and complete in a good and workmanlike manner **Charles Lewis III Memorial Park,** Bid Number **K-14-5940-DBB-3-C**, San Diego, California.

3. For such performances, the City shall pay to Contractor the amounts set forth at the times and in the manner and with such additions or deductions as are provided for in this contract, and the Contractor shall accept such payment in full satisfaction of all claims incident to such performances.

4. No claim or suit whatsoever shall be made or brought by Contractor against any officer, agent, or employee of the City for or on account of anything done or omitted to be done in connection with this contract, nor shall any such officer, agent, or employee be liable hereunder.

5. This contract is effective as of the date that the Mayor or designee signs the agreement.

CONTRACT FORMS (continued)

AGREEMENT

IN WITNESS WHEREOF, this Agreement is signed by the City of San Diego, acting by and through its Mayor or designee, pursuant to **Municipal Code 22.3103** authorizing such execution.

THE CITY OF SAN DIEGO

By _____

Print Name: Albert P. Rechany
Program Manager, Public Works Contracting

Date: 3/5/14

APPROVED AS TO FORM AND LEGALITY

Jan I. Goldsmith, City Attorney

By _____

Print Name: Mark W. Mercer
Deputy City Attorney

Date: 3/5/14

CONTRACTOR

By _____

Print Name: Mark Atefi

Title: President

Date: 1,27,14

City of San Diego License No.: 2010000550

State Contractor's License No.: 858038

CONTRACT/AGREEMENT

ATTACHMENTS

CONTRACT ATTACHMENT
PERFORMANCE BOND AND LABOR AND MATERIALMEN'S BOND

FAITHFUL PERFORMANCE BOND AND LABOR AND MATERIALMEN'S BOND:

Atlas Development, a corporation, as principal, and Great American Insurance Company, a corporation authorized to do business in the State of California, as Surety, hereby obligate themselves, their successors and assigns, jointly and severally, to The City of San Diego a municipal corporation in the sum of **Two Million Seven Hundred Six Thousand Five Hundred Dollars and 00/100 ($2,706,500.00)** for the faithful performance of the annexed contract, and in the sum of **Two Million Seven Hundred Six Thousand Five Hundred Dollars and 00/100 ($2,706,500.00)** for the benefit of laborers and materialmen designated below.

Conditions:

If the Principal shall faithfully perform the annexed contract **Charles Lewis III Memorial Park**, Bid Number **K-14-5940-DBB-3-C**, San Diego, California then the obligation herein with respect to a faithful performance shall be void; otherwise it shall remain in full force.

If the Principal shall promptly pay all persons, firms and corporations furnishing materials for or performing labor in the execution of this contract, and shall pay all amounts due under the California Unemployment Insurance Act then the obligation herein with respect to laborers and materialmen shall be void; otherwise it shall remain in full force.

The obligation herein with respect to laborers and materialmen shall inure to the benefit of all persons, firms and corporations entitled to file claims under the provisions of Chapter 3 of Division 5 of Title I of the Government Code of the State of California or under the provisions of Section 3082 et seq. of the Civil Code of the State of California.

Changes in the terms of the annexed contract or specifications accompanying same or referred to therein shall not affect the Surety's obligation on this bond, and the Surety hereby waives notice of same.

CONTRACT ATTACHMENT (continued)
PERFORMANCE BOND AND LABOR AND MATERIALMEN'S BOND

The Surety shall pay reasonable attorney's fees should suit be brought to enforce the provisions of this bond.

Dated February 7, 2014

Approved as to Form and Legality

Jan I. Goldsmith, City Attorney

By _____
Deputy City Attorney

Approved:

By _____
Albert P. Rechany
Program Manager,
Public Works Contracting

list

Atlas Development Corporation
Principal

By _____

Mark Atefi
Printed Name of Person Signing for Principal

Great American Insurance Company
Surety

By _____
Tara Bacon, Attorney-in-fact

750 The City Drive South, Suite 300
Local Address of Surety

Orange, CA 92868
Local Address (City, State) of Surety

714-740-3117
Local Telephone No. of Surety

Premium $ 33,054.00

Bond No. 2119148

ACKNOWLEDGMENT

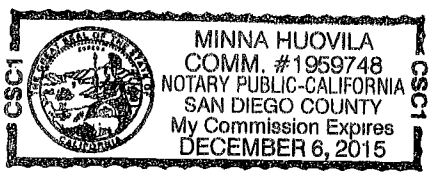
State of California
County of San Diego

On February 7, 2014 before me, Minna Huovila, Notary Public, personally appeared Tara Bacon, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



(Seal)

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than FIVE

No. 0 14839

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name		Address	Limit of Power
DALE G. HARSHAW	KYLE KING	ALL OF	ALL
GEOFFREY SHELTON	JOHN R. QUALIN	SAN DIEGO,	$75,000,000.00
TARA BACON		CALIFORNIA	

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 22ND day of APRIL , 2013 .

Attest GREAT AMERICAN INSURANCE COMPANY

Assistant Secretary

Divisional Senior Vice President

DAVID C. KITCHIN (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 22ND day of APRIL , 2013 , before me personally appeared DAVID C. KITCHIN, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.

KAREN L. GROSHEIM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 02-20-16

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisonal Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 7th day of February , 2014 .

Assistant Secretary

CONTRACTOR CERTIFICATION

DRUG-FREE WORKPLACE

PROJECT TITLE: **Charles Lewis III Memorial Park**

I hereby certify that I am familiar with the requirements of San Diego City Council Policy No. 100-17 regarding Drug-Free Workplace as outlined in the WHITEBOOK, Section 7-13.3, "Drug-Free Workplace", of the project specifications, and that;

Atlas Development
(Name under which business is conducted)

has in place a drug-free workplace program that complies with said policy. I further certify that each subcontract agreement for this project contains language which indicates the subcontractor's agreement to abide by the provisions of subdivisions a) through c) of the policy as outlined.

Signed M Atefi

Printed Name Mark Atefi

Title President

CONTRACTOR CERTIFICATION

AMERICAN WITH DISABILITIES ACT (ADA) COMPLIANCE CERTIFICATION

PROJECT TITLE: **Charles Lewis III Memorial Park**

I hereby certify that I am familiar with the requirements of San Diego City Council Policy No. 100-4 regarding the American With Disabilities Act (ADA) outlined in the WHITEBOOK, Section 7-13.2, "American With Disabilities Act", of the project specifications, and that;

Atlas Development
(Name under which business is conducted)

has in place a workplace program that complies with said policy. I further certify that each subcontract agreement for this project contains language which indicates the subcontractor's agreement to abide by the provisions of the policy as outlined.

Signed M Atefi

Printed Name Mark Atefi

Title President

CONTRACTOR CERTIFICATION

CONTRACTOR STANDARDS – PLEDGE OF COMPLIANCE

PROJECT TITLE: **Charles Lewis III Memorial Park**

I declare under penalty of perjury that I am authorized to make this certification on behalf of Atlas Development, as Contractor, that I am familiar with the requirements of City of San Diego Municipal Code § 22.3224 regarding Contractor Standards as outlined in the WHITEBOOK, Section 7-13.4, ("Contractor Standards"), of the project specifications, and that Contractor has complied with those requirements.

I further certify that each of the Contractor's subcontractors whose subcontracts are greater than $50,000 in value has completed a Pledge of Compliance attesting under penalty of perjury of having complied with City of San Diego Municipal Code § 22.3224.

Dated this 7 Day of February, 2014.

Signed M Atefi

Printed Name Mark Atefi

Title President

CONTRACT/AGREEMENT

ATTACHMENTS

AFFIDAVIT OF DISPOSAL

WHEREAS, on the _____ DAY OF _____, _____, the undersigned entered into and executed a contract with the City of San Diego, a municipal corporation, for:

Charles Lewis III Memorial Park
(Name of Project)

as particularly described in said contract and identified as Bid No. **K-14-5940-DBB-3-C**; SAP No. (WBS/IO/CC) **S-00673**; and **WHEREAS**, the specification of said contract requires the Contractor to affirm that "all brush, trash, debris, and surplus materials resulting from this project have been disposed of in a legal manner"; and **WHEREAS**, said contract has been completed and all surplus materials disposed of:

_____

_____

_____

NOW, THEREFORE, in consideration of the final payment by the City of San Diego to said Contractor under the terms of said contract, the undersigned Contractor, does hereby affirm that all surplus materials as described in said contract have been disposed of at the following location(s)

_____

_____

_____

and that they have been disposed of according to all applicable laws and regulations.

Dated this _____ DAY OF _____, _____.

_____ Contractor
by

ATTEST:

State of _____
County of _____

On this _____ DAY OF _____, 2____, before the undersigned, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared _____ known to me to be the _____ Contractor named in the foregoing Release, and whose name is subscribed thereto, and acknowledged to me that said Contractor executed the said Release.

Notary Public in and for said County and State

FUNDING AGENCY PROVISIONS

FUNDING AGENCY PROVISIONS

IN THE EVENT THAT THESE REQUIREMENTS CONFLICT WITH THE CITY'S GENERAL EOC REQUIREMENTS, THE FUNDING AGENCY'S REQUIREMENTS WILL CONTROL.

1. STATE REQUIREMENTS FOR CONTRACTS SUBJECT TO STATE PREVAILING WAGE REQUIREMENTS:

1.1. In accordance with the provisions of California Labor Code Sections 1770, et seq. as amended, the Director of the Department of Industrial Relations has determined the general prevailing rate of per diem wages in accordance with the standards set forth in such Sections for the locality in which the Work is to be performed. Copies of the prevailing rate of per diem wages may be found at http://www.dir.ca.gov/dlsr/statistics_research.html. The Contractor shall post a copy of the above determination of the prevailing rate of per diem wages at each job site and shall make them available to any interested party on request.

1.2. Pursuant to Sections 1720 et seq., and 1770 et seq., of the California Labor Code the Contractor any Subcontractor shall pay not less than said specified rates determined by the Director of the California Department of Industrial Relations to all workmen employed by them in the execution of the Work.

1.3. The wage rates determined by the Director of Industrial Relations and published in the Department of Transportation publication entitled, "General Prevailing Wage Rates", refer to expiration dates. If the published wage rate does not refer to a predetermined wage rate to be paid after the expiration date, said published rate of wage shall be in effect for the life of this contract. If the published wage rate refers to a predetermined wage rate to become effective upon expiration of the published wage rate and the predetermined wage rate is on file with the Department of Industrial Relations, such predetermined wage rate shall become effective on the date following the expiration date and shall apply to this contract in the same manner as if it had been published in said publication. If the predetermined wage rate refers to one or more additional expiration dates with additional predetermined wage rates, which expiration dates occur during the life of this contract, each successive predetermined wage rate shall apply to this contract on the date following the expiration date of the previous wage rate. If the last of such predetermined wage rates expires during the life of this contract, such wage rate shall apply to the balance of the contract.

The successful bidder intending to use a craft or classification not shown on the prevailing rate determinations may be required to pay the rate of the craft or classification most closely related to it.

SUPPLEMENTARY SPECIAL PROVISIONS (SSP)

SUPPLEMENTARY SPECIAL PROVISIONS

The following Supplementary Special Provisions (SSP) modifies the following documents:

1) Standard Specifications for Public Works Construction (The GREENBOOK) currently in effect.

2) The City of San Diego Standard Specifications for Public Works Construction (The WHITEBOOK).

SECTION 1 – TERMS, DEFINITIONS, ABBREVIATIONS, UNITS OF MEASURE, AND SYMBOLS

1-2 TERMS AND DEFINITIONS.

Normal Working Hours. To the City Supplement, ADD the following:

The Normal Working Hours are 7:30 AM to 4:30 PM.

SECTION 2 - SCOPE AND CONTROL OF WORK

2-3.2 Self Performance. DELETE in its entirety and SUBSTITUTE with the following:

You must perform, with your own organization, Contract work amounting to at least 35% of the base bid alone or base bid and any additive or deductive alternate(s) that together when added or deducted form the basis of award.

2-7 SUBSURFACE DATA. ADD the following:

4. In preparation of the Contract Documents, the designer has relied upon the following reports of explorations and tests of subsurface conditions at the Work Site:

    1. Geotechnical Investigation dated October 15, 2012 by K2 Engineering, Inc.

2-15 TECHNICAL STUDIES AND DATA. To the City Supplement, ADD the following:

5. In preparation of the Contract Documents, the designer has relied upon the following technical studies:

    1. Hazardous Materials Technical Study dated August 25, 2009 by Ninyo & Moore.

    2. Drainage Study dated December 6, 2012 by Burkett & Wong.

3. Water Quality Technical Study dated December 6, 2012 by Burkett & Wong.

4. Biological Technical Report dated March 25, 2010 by RECON Environmental, Inc.

5. Conceptual Habitat Restoration Mitigation Plan dated March 25, 2010 by RECON Environmental, Inc.

6. Results of Cultural Resources Survey dated August 20, 2009 by RECON Environmental, Inc.

6. The reports listed above are available for review upon request by contacting the Contract Specialist.

SECTION 4 - CONTROL OF MATERIALS

4-1.6 Trade Names or Equals. ADD the following:

You must submit your list of proposed substitutions for "an equal" ("or equal") item(s) **no less than 10 Working Days prior to Bid due date** and on a City form when provided by the City.

SECTION 6 - PROSECUTION, PROGRESS AND ACCEPTANCE OF WORK

6-2.1 Moratoriums. To the City Supplement, ADD the following:

Do not work in the areas where there is currently a moratorium issued by the City. The areas subject to moratorium are listed here:

a) Multiple Habitat Planning Area and open space areas as delineated per Exhibit A of the SDP from the 15th of February to the 15th of September 15 (inclusive).

SECTION 7 - RESPONSIBILITIES OF THE CONTRACTOR

7-3 LIABILITY INSURANCE. DELETE in its entirety and SUBSTITUTE with the following:

The insurance provisions herein must not be construed to limit your indemnity obligations contained in the Contract.

7-3.1 Policies and Procedures.

1. You must procure the insurance described below, at its sole cost and expense, to provide coverage against claims for loss including injuries to persons or damage to property, which may arise out of or in connection with the performance of the Work by you, your agents, representatives, officers, employees or Subcontractors.

2. Insurance coverage for property damage resulting from your operations is on a replacement cost valuation. The market value will not be accepted.

3. You must maintain this insurance for the duration of this contract and at all times thereafter when you are correcting, removing, or replacing Work in accordance with this contract. Your liabilities under the Contract, e.g., your indemnity obligations, is not deemed limited to the insurance coverage required by this contract.

4. Payment for insurance is included in the various items of Work as bid by you, and except as specifically agreed to by the City in writing, you are not entitled to any additional payment. Do not begin any work under this contract until you have provided and the City has approved all required insurance.

5. Policies of insurance must provide that the City is entitled to 30 days (10 days for cancellation due to non-payment of premium) prior written notice of cancellation or non-renewal of the policy. Maintenance of specified insurance coverage is a material element of the Contract. Your failure to maintain or renew coverage or to provide evidence of renewal during the term of the Contract may be treated by the City as a material breach of the Contract.

7-3.2 Types of Insurance.

7-3.2.1 Commercial General Liability Insurance.

1. Commercial General Liability Insurance must be written on the current version of the ISO Occurrence form CG 00 01 07 98 or an equivalent form providing coverage at least as broad.

2. The policy must cover liability arising from premises and operations, XCU (explosions, underground, and collapse), independent contractors, products/completed operations, personal injury and advertising injury, bodily injury, property damage, and liability assumed under an insured's contract (including the tort liability of another assumed in a business contract).

3. There must be no endorsement or modification limiting the scope of coverage for either "insured vs. insured" claims or contractual liability. You must maintain the same or equivalent insurance for at least 10 years following completion of the Work.

4. All costs of defense must be outside the policy limits. Policy coverage must be in liability limits of not less than the following:

General Annual Aggregate Limit	Limits of Liability
Other than Products/Completed Operations	$2,000,000
Products/Completed Operations Aggregate Limit	$2,000,000
Personal Injury Limit	$1,000,000
Each Occurrence	$1,000,000

7-3.2.2 Commercial Automobile Liability Insurance.

1. You must provide a policy or policies of Commercial Automobile Liability Insurance written on the current version of the ISO form CA 00 01 12 90 or later

version or equivalent form providing coverage at least as broad in the amount of $1,000,000 combined single limit per accident, covering bodily injury and property damage for owned, non-owned, and hired automobiles ("Any Auto").

2. All costs of defense must be outside the limits of the policy.

7-3.3 **Rating Requirements.** Except for the State Compensation Insurance Fund, all insurance required by this contract as described herein must be carried only by responsible insurance companies with a rating of, or equivalent to, at least "A-, VI" by A.M. Best Company, that are authorized by the California Insurance Commissioner to do business in the State, and that have been approved by the City.

7-3.3.1 **Non-Admitted Carriers.** The City will accept insurance provided by non-admitted, "surplus lines" carriers only if the carrier is authorized to do business in the State and is included on the List of Approved Surplus Lines Insurers (LASLI list).

All policies of insurance carried by non-admitted carriers must be subject to all of the requirements for policies of insurance provided by admitted carriers described herein.

7-3.4 **Evidence of Insurance.** Furnish to the City documents e.g., certificates of insurance and endorsements evidencing the insurance required herein, and furnish renewal documentation prior to expiration of this insurance. Each required document must be signed by the insurer or a person authorized by the insurer to bind coverage on its behalf. We reserve the right to require complete, certified copies of all insurance policies required herein.

7-3.5 **Policy Endorsements.**

7-3.5.1 **Commercial General Liability Insurance.**

7-3.5.1.1 **Additional Insured.**

a) You must provide at your expense policy endorsement written on the current version of the ISO Occurrence form CG 20 10 11 85 or an equivalent form providing coverage at least as broad.

b) To the fullest extent allowed by law e.g., California Insurance Code §11580.04, the policy must be endorsed to include the City and its respective elected officials, officers, employees, agents, and representatives as additional insured.

c) The additional insured coverage for projects for which the Engineer's Estimate is $1,000,000 or more must include liability arising out of: (a) Ongoing operations performed by you or on your behalf, (b) your products, (c) your work, e.g., your completed operations performed by you or on your behalf, or (d) premises owned, leased, controlled, or used by you.

d) The additional insured coverage for projects for which the Engineer's Estimate is less than $1,000,000 must include liability arising out of: (a) Ongoing operations performed by you or on your behalf, (b) your products, or (c) premises owned, leased, controlled, or used by you.

7-3.5.1.2 **Primary and Non-Contributory Coverage.** The policy must be endorsed to provide that the coverage with respect to operations, including the completed operations, if appropriate, of the Named Insured is primary to any insurance or self-insurance of the City and its elected officials, officers, employees, agents and representatives. Further, it must provide that any insurance maintained by the City and its elected officials, officers, employees, agents and representatives must be in excess of your insurance and must not contribute to it.

7-3.5.1.3 **Project General Aggregate Limit.** The policy or policies must be endorsed to provide a Designated Construction Project General Aggregate Limit that will apply only to the Work. Only claims payments which arise from the Work must reduce the Designated Construction Project General Aggregate Limit. The Designated Construction Project General Aggregate Limit must be in addition to the aggregate limit provided for the products-completed operations hazard.

7-3.5.2 **Commercial Automobile Liability Insurance.**

7-3.5.2.1 **Additional Insured.** Unless the policy or policies of Commercial Auto Liability Insurance are written on an ISO form CA 00 01 12 90 or a later version of this form or equivalent form providing coverage at least as broad, the policy must be endorsed to include the City and its respective elected officials, officers, employees, agents, and representatives as additional insured, with respect to liability arising out of automobiles owned, leased, hired or borrowed by you or on your behalf. This endorsement is limited to the obligations permitted by California Insurance Code §11580.04.

7-3.6 **Deductibles and Self-Insured Retentions.** You must pay for all deductibles and self-insured retentions. You must disclose deductibles and self-insured retentions to the City at the time the evidence of insurance is provided.

7-3.7 **Reservation of Rights.** The City reserves the right, from time to time, to review your insurance coverage, limits, deductibles and self-insured retentions to determine if they are acceptable to the City. The City will reimburse you, without overhead, profit, or any other markup, for the cost of additional premium for any coverage requested by the Engineer but not required by this contract.

7-3.8 **Notice of Changes to Insurance.** You must notify the City 30 days prior to any material change to the policies of insurance provided under this contract.

7-3.9 **Excess Insurance.** Policies providing excess coverage must follow the form of the primary policy or policies e.g., all endorsements.

7-4 **WORKERS' COMPENSATION INSURANCE.** DELETE in its entirety and SUBSTITUTE with the following:

7-4.1 **Workers' Compensation Insurance and Employers Liability Insurance.**

1. In accordance with the provisions of §3700 of the California Labor Code, you must provide at your expense Workers' Compensation Insurance and Employers Liability Insurance to protect you against all claims under applicable state workers compensation laws. The City, its elected officials, and

employees will not be responsible for any claims in law or equity occasioned by your failure to comply with the requirements of this section.

2. Limits for this insurance must be not less than the following:

Workers' Compensation	Statutory Employers Liability
Bodily Injury by Accident	$1,000,000 each accident
Bodily Injury by Disease	$1,000,000 each employee
Bodily Injury by Disease	$1,000,000 policy limit

3. By signing and returning the Contract you certify that you are aware of the provisions of §3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code and you must comply with such provisions before commencing the Work as required by §1861 of the California Labor Code.

7-4.1.1 **Waiver of Subrogation.** The policy or policies must be endorsed to provide that the insurer will waive all rights of subrogation against the City, and its respective elected officials, officers, employees, agents, and representatives for losses paid under the terms of the policy or policies and which arise from work performed by the Named Insured for the City.

7-5 **PERMITS, FEES, AND NOTICES.** To the City Supplement, ADD the following:

The City will obtain, at no cost to the Contractor; the following permits:

1. Building Permit for the proposed comfort station building and all structures.

7-8.6 **Water Pollution Control.** ADD the following:

Based on a preliminary assessment by the City, the Contract is subject to the Construction General Permit, Per Fact Sheet II.C.2 and that a "Storm Water Prevention Plan" is required to be developed.

7-10.5.3 **Steel Plate Covers.** TABLE 7-10.5.3(A), REVISE the plate thickness for 5'-3" Trench width to read 1 ¾".

7-15 **INDEMNIFICATION AND HOLD HARMLESS AGREEMENT.** To the City Supplement, fourth paragraph, last sentence, DELETE in its entirety and SUBSTITUTE with the following:

Your duty to indemnify and hold harmless does not include any claims or liability arising from the established active or sole negligence, or willful misconduct of the City, its officers, or employees.

7-16.2.2 **Weekly Updates Recipients.** Submit a weekly correspondence with updates, traffic control issues and locations, lane closures, and any other pertinent information (with additional contact names given during award process) to the following recipients:

Samir Mahmalji, Project Officer II, Smahmalji@sandiego.gov
Debbie Van Martin, Project Manager, Dvanmartin@sandiego.gov
Myrna Dayton, Senior Civil Engineer, Mdayton@sandiego.gov

SECTION 8 - FACILITIES FOR AGENCY PERSONNEL

8-2 **FIELD OFFICE FACILITIES.** To the City Supplement, DELETE in its entirety.

SECTION 9 - MEASUREMENT AND PAYMENT

9-3.2.5 **Withholding of Payment.** To the City Supplement, item i), DELETE in its entirety and SUBSTITUTE with the following:

i) Your failure to comply with 7-2.3, "PAYROLL RECORDS" and 2-16, "CONTRACTOR REGISTRATION AND ELECTRONIC REPORTING SYSTEM."

ADD:

9-3.7 **Compensation Adjustments for Price Index Fluctuations**. This Contract is subject to the provisions of The WHITEBOOK for Compensation Adjustments for Price Index Fluctuations for the paving asphalt.

SECTION 200- ROCK MATERIALS

200-2.7.2 **Grading.** Replace Table 200-2.7.2(A) with the following:

Sieve Size	Percent Passing (by weight)
1/2"	95-100
3/8"	95-100
4	65-80
8	48-63
16	40-49
30	30-40
50	20-27
100	10-18
200	10-12

200-2.7.2 **Quality Requirements.** Replace Table 200-2.7.3(A) with the following:

Table 200-2.7.3(A)

Test	Test Method No.	Requirements
R-Value	Cal 301	71 Min
Sand Equivalent	Cal 217	35-55

ADD:

200-2.7.4 **Stabilizer.** Aggregate binder shall be a natural non-toxic, non-staining, odorless, environmentally safe powder. The powder shall be "Stabilizer" by Stabilizer Solutions or approved equal.

SECTION 209 – STREET LIGHTING AND TRAFFIC SIGNAL MATERIALS

209-6.4 **Induction Cobra Head Luminaire.** To the City Supplement, CORRECT certain section numbering as follows:

OLD SECTION NUMBER	TITLE	NEW SECTION NUMBER
209-6.4.7	**Luminaire Identification**	**209-6.4.8**
209-6.4.8	**Photometric Documentation**	**209-6.4.9**
209-6.4.9	**Quality Assurance**	**209-6.4.10**

SECTION 212-LANDSCAPE AND IRRIGATION MATERIALS

212-1.1.2 **Class "A" Topsoil.** Third paragraph, at the end of the test results list, ADD the following:

m) Measurement of sodicity (Sodium Adsorption Ratio).

n) Recommendations for soil leaching.

o) Pounds of pre-plant fertilizer per 1,000 sq. ft. and recommended NPK analysis of fertilizer.

p) Pounds of maintenance fertilizer per 1,000 sq. ft. and recommended NPK analysis of fertilizer.

Each soil analysis shall include written recommendations for soils treatments and soils amendments to be added based upon test results. These recommendations shall include:

- Volume of soil amendment per 1,000 sq. ft. or cu. yd. of backfill mix.
- Pounds of gypsum per 1,000 sq. ft. of cu. yd. or backfill mix.
- Pounds of soil sulfur per 1,000 sq. ft. of cu. yd. or backfill mix.
- Pounds of iron sulfate per 1,000 sq. ft. or cu. yd. of backfill mix.
- Pounds of pre-plant fertilizer per 1,000 sq. ft. or cu. yd. of backfill mix and recommended NPK analysis of fertilizer.
- Pounds of soil polymers per 1,000 sq. ft or cu. Yd. of backfill mix.
- Recommendations for soil leaching
- Recommendation for tree drain installation
- Pounds of maintenance fertilizer per 1,000 sq. ft. and recommended NPK analysis of fertilizer.
- Recommendation for soil wetting agent and application rate.
- Percent of site soil-to-soil amendment in backfill mix.
- Whether or not soil polymers need to be added to soil.

If any of the above listed items are not recommended, the recommendation shall call for zero volume or zero poundage per 1,000 square feet. All soil test costs will be the responsibility of the Contractor.

212-1.2.5 **Mulch.** To the City Supplement, ADD the following to Type 10 Mulch (recycled): after the end of the last paragraph:

"Mulch" shall be 'Landscape Blend Mulch' available from Agriservice (El Corazon) or approved equal. Phone: 760-643-4071.

All Planting areas shall receive minimum two-inch (2") depth.

ADD:

212-1.2.7 **Mulch for Hydroseeding.** Mulch for hydroseeding: Each package of cellulose shall show air-dry weight. Fiber weight shall be equivalent to ten- percent moisture as based on the Technical Association of Pulp and Paper Industry standards for air-dry cellulose.

Mulch material shall be clean, natural wood cellulose fiber. Natural wood cellulose fiber shall be processed in such a manner that it will contain no growth or germination inhibiting factors and shall be dyed green to facilitate metering of materials. It shall be manufactured in such a manner that after each addition and agitation in slurry tanks with fertilizer, seed, water, and other approved additives, the fibers in the material will become uniformly suspended to form a homogeneous slurry; and that when hydraulically sprayed, will uniformly cover the ground with seed and mulch, and which after application, will allow the absorption of moisture and will allow rainfall to percolate to the underlying soil. Materials which inhibit germination or growth shall not be present in the mixture.

212-1.2.6 **Inorganic Soil Amendments.** After Gypsum add the following:

Soil Sulfur. Soil sulfur shall be 98% elemental sulfur.

212-1.10 **Herbicide.** ADD the following:

Pre-emergent herbicide shall be as determined by Contractor. Contractor shall submit a sample label and Material Safety Data Sheet (MSDS) to the Resident Engineer for approval prior to purchase and applications.

Post-emergent herbicide shall be non-selective type for total control of undesirable vegetation, available as Roundup or approved substitution as determined by the Contractor. Contractor shall submit a sample label and Material Safety Data Sheet (MSDS) to the Resident Engineer for approval prior to purchase and applications. Application shall be in accordance with precautions and rates suggested by the manufacturer.

212-2 **IRRIGATION SYSTEM MATERIALS.** ADD the following:

Material List: Contractor shall furnish articles, equipment, materials, and processes specified by name in construction documents. No substitution shall be allowed without prior written approval by the City.

Complete material list shall be submitted prior to performing work.

Material list shall include manufacturer, model number, and description of materials and equipment to be used.

Equipment and materials provided without prior approval of the City may be rejected and Contractor required to remove such materials from the site at his own expense.

Acceptance of items, alternates and substitutes indicates only that the product(s) apparently meets requirements of contract documents based on information or samples submitted to the City.

Manufacturer's warranties shall not relieve Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

212-2.2.7 **Valve Boxes**. To the City Supplement, ADD the following to the end of paragraph 1:

The Contractor shall rework the locking toggles of the concrete valve boxes by replacing the existing clevis pin and sheet metal clip with a marine-type stainless steel machine bolt and self-locking unit. Apply oil to lubricate and to prevent rust.

ADD:

212-2.5 **Equipment to be Furnished.** Contractor shall provide the following to the City prior to final acceptance:

(a) Five irrigation heads with nozzles (of each type used) for every 100 irrigation heads, or portions thereof, used.

(b) 2 sets of special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on this project.

(c) 2 five ft. valve keys for operation of gate valves.

(d) 2 keys for each automatic controller, locking valve boxes and locking quick couplers.

(e) 2 keys for pump.

(f) 2 valve keys for ACME and 2 valve keys for potable quick couplers.

ADD:

212-3.2.2.4 **Wires in Pull Boxes.** Wires in Pull Boxes shall be loose and shall not come within 3” from lid. Boxes shall be sized accordingly to accommodate this requirement.

ADD:

212-3.2.2.5 **Wire Testing.** Wire shall be tested for continuity, open circuits, and unintentional grounds prior to connecting to equipment. Any wiring that is defective shall be replaced, at the Contractor’s expense.

ADD:

212-4 **BIORETENTION SOIL MEDIA (BSM).**

212-4.1 **General.** Bioretention Soil Media (BSM) is a formulated planting soil which consists of 60% to 70% washed sand and 30% to 40% compost on a volume basis, and shall be mixed at the plant site prior to delivery.

212-4.1.1 **Sand for Bioretention Soil Media.** The sand shall conform to ASTM C33 and a sieve analysis shall be performed in accordance with ASTM C 136 to demonstrate compliance with the gradation limits shown in Table 212-4.1.1 (A). The sand shall be thoroughly washed to remove fines, dust, and deleterious materials prior to delivery.

Table 212-4.1.1 (A) Sand Gradation Limits

Sieve Size	Percent Passing
3/8 inch	100
No. 4	60 - 100
No.10	40 - 100
No. 40	15 - 50
No. 200	0 - 5

Note: Coefficient of Uniformity (Cu = D60/D10) equal to or greater than 4

212-4.1.2 **Compost.** Compost shall be certified by the U.S. Composting Council's Seal of Testing Assurance Program or an approved equal. Compost shall comply with the following requirements:

1. Organic Material Content shall be 35% to 75% by dry weight.
2. Physical contaminants (manmade inert materials) shall not exceed 1% by dry weight
3. pH shall be between 6.0 and 8.0
4. Soluble Salt Concentration less than 10 dS/m (Method TMECC 4.10-A, USDA and U.S. Composting Council)
5. Maturity (seed emergence and seedling vigor): greater than 80% relative to positive control (Method TMECC 5.05-A, USDA and U.S. Composting Council)
6. Stability (Carbon Dioxide evolution rate): less than 8 mg CO_2-C per g OM per day (Method TMECC 5.08-B, USDA and U.S. Composting Council)
7. Moisture: 40%-50% wet weight basis.
8. Select Pathogens: Pass US EPA Class A standard, 40 CFR Section 503.32(a).
9. Trace Metals: Pass US EPA Class A standard, 40 CFR Section 503.13, Tables 1 and 3.
10. Within gradation limits in Table 212-4.1.2 (ASTM D 422 sieve analysis or approved equivalent)

Table 212-4.1.2 (A) Compost Gradation Limits

Sieve Size	Percent Passing (by weight)
1 inch	99 to 100
½ inch	90 to 100
¼ inch	40 to 90
No. 200	2 to 10

212-4.2 **Agricultural Suitability.** The Contractor shall submit the source and location of BSM, a physical sample, and accompanying and current test results by a third party independent agronomic laboratory reflecting compliance with Contract Documents to the Engineer at least 30 Days prior to ordering materials.

No planting shall begin until test results confirm the agricultural suitability of the BSM. The Contractor shall submit a written request for approval which shall be accompanied by written analysis results from a written report of a testing agency registered by the State for agricultural soil evaluation which indicates compliance which states that the tested material proposed source complies with these specifications. Third party independent laboratory tests shall be paid for by the Contractor.

The BSM shall be suitable to sustain the growth of the plants specified and shall conform to the following requirements:

a) pH range: 6.0-7.8
b) Salinity less than 3.0 millimho/cm (electrical conductivity)
c) Sodium adsorption ration (SAR) less than 3.0
d) Chloride less than 150 ppm

The test results shall show the following information:

a) Date of Testing
b) Project Name
c) The Contractor's Name
d) Source of Materials and Supplier's Name
e) Estimate of Quantity Needed
f) pH
g) EC
h) Elements: phosphorus, potassium, iron, manganese, zinc, copper, boron, calcium, magnesium, sodium, sulfur, molybdenum, nickel, aluminum, arsenic, barium, cadmium, chromium, cobalt, lead, lithium, mercury, selenium, silver, strontium, tin, and vanadium
i) Soil adsorption ratio
j) Carbon/nitrogen ratio
k) Moisture content
l) Organic Content
m) An assessment of agricultural suitability based on test results
n) Recommendations for adding amendments, chemical corrections, or both.

BSM which requires amending to comply with these specifications shall be uniformly blended prior to importation. Third party independent laboratory test results reflecting compliance with above requirements shall be provided to the Engineer prior to the delivery of the BSM.

212-4.3 **Delivery, Storage and Handling.** The Contractor shall not deliver or place soils in frozen, wet, or muddy conditions.

The Contractor shall protect soils and mixes from absorbing excess water and from erosion at all times. The Contractor shall not store materials unprotected from large rainfall events. The Contractor shall not allow excess water to enter site prior to compaction. If water is introduced into the material after grading, the Contractor shall allow material to drain or aerate to optimum compaction moisture content.

212-4.4 **Quality Control and Acceptance.** Close adherence to the material quality controls herein are necessary in order to assure sufficient permeability to infiltrate runoff at a minimum rate of 5 inches per hour during the life of the facility, and to support healthy vegetation. Amendments may be included to adjust agronomic properties. Acceptance of the material will be based on test results conducted no more than 120 days prior to delivery of the blended BSM to the project site and certified to be representative. For projects installing more than 100 cubic yards of BSM, batch-specific tests of components and blended mix are required and locations of material batches shall be provided to the Engineer.

SECTION 300 – EARTHWORK

300-1.4 **Payment.** To the City Supplement, paragraph (2), DELETE in its entirety and SUBSTITUTE with the following:

2. Payment for existing pavement removal and disposal of up to 12” thick, within the excavation e.g., trench limits, shall be included in the Bid item for installation of the mains or the Work item that requires pavement removal.

300-2.1.1 **Miscellaneous Grading Conditions.** ADD the following:

Site Grading: Slope grades to prevent ponding. Finish subgrades to required elevations within the following tolerances:

1. Lawn or Unpaved Areas: Plus or minus 1 inch.

2. Walks: Plus or minus 1 inch.

3. Pavements: Plus or minus 1/2 inch.

Moisture Control: Uniformly moisten or aerate subgrade and each subsequent fill or backfill layer before compaction to within 2 percent of optimum moisture content.

1. Do not place backfill or fill material on surfaces that are muddy.

2. Remove and replace, or scarify and air-dry, otherwise satisfactory soil material that exceeds optimum moisture content by 2 percent and is too wet to compact to specified dry unit weight.

Compaction of Backfill and Fills:

1. Place backfill and fill materials in layers not more than 8 inches in loose depth for material compacted by heavy compaction equipment, and not more than 4 inches in loose depth for material compacted by hand-operated tampers.

2. Place backfill and fill materials evenly on all sides of structures to required elevations, and uniformly along the full length of each structure.

3. Compact soil to not less than the following percentages of maximum density of 90% compaction according to ASTM D 1557:

    a) Under structures and building slabs scarify and recompact to a depth of forty two inches per the geotechnical report.

    b) Under all other pavement, subgrade shall be scarified and recompacted to a depth of twelve inches per the geotechnical report, unless indicated otherwise.

Slope Repair Grading: Site runoff shall not be permitted to flow over the tops of slopes. Positive drainage shall be established away from the top of slopes:

1. Permanent cut and fill slopes shall not be steeper than 2:1 (horizontal:vertical)

2. Compaction of the face of fill slopes shall be performed by backrolling at intervals of 4 feet or less in vertical slope height, or as dictated by the capability of the available equipment, whichever is less. Fill slopes shall be backrolled utilizing a conventional sheepsfoot-type roller.

SECTION 302 – ROADWAY SURFACING

302-3 **Preparatory Repair Work**. To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

302-3 **Preparatory Repair Work**.

1. Prior to roadway resurfacing or the application of slurry, the Contractor shall complete all necessary preparation and repair work to the road segment e.g., tree trimming, weed spray, weed abatement, crack sealing, asphalt repair, hump removal, miscellaneous asphalt patching, removal of raised pavement markers, removal of pavement markings, etc. and as specified in the Special Provisions.

2. Preparatory work shall include, but not be limited to, tree trimming, weed spray, weed abatement, crack sealing, asphalt repair i.e., mill and pave, hump removal, miscellaneous asphalt patching, removal of raised pavement markers, removal of pavement markings, etc.

3. The Contractor shall repair areas of distressed asphalt concrete pavement by milling or removing damaged areas of pavement to a minimum depth of 2” for Residential streets, and a minimum depth of 3” for all others to expose firm and unyielding pavement. The Contractor shall prepare subgrade as needed and

install a minimum of 2" for residential streets, and a minimum of 3" for all others, of compacted asphalt concrete pavement over compacted native material as directed by the Engineer.

4. If, in order to achieve the minimum specified depth, the base material is exposed, the material shall be compacted to 95% relative compaction to a depth 10" below the finished grade (dig out). Compaction tests shall be made to ensure compliance with the specifications. The Engineer will determine when and where the test will occur. The City will pay for the soils testing required by the Engineer, which meets the required compaction. The Contractor shall reimburse the City for the cost of retesting failing compaction tests. If additional base material is required, the Contractor shall use Class 2 Aggregate Base in accordance with 200-2.2, "Crushed Aggregate Base."

5. Recycled base material shall conform to Crushed Miscellaneous Base Material in accordance with 200-2.4, "Crushed Miscellaneous Aggregate Base."

6. Prior to replacing asphalt, the area shall be cleaned by removing all loose and damaged material, moisture, dirt, and other foreign matter and shall be tack coated in accordance with 302-5.4 "Tack Coat."

7. The Contractor shall install new asphalt within the repair area or for patches in accordance with 302-5, "ASPHALT CONCRETE PAVEMENT." Asphalt concrete shall be C2-PG 64-10 in compliance with 400-4, "ASPHALT CONCRETE."

8. No preparatory asphalt work shall be done when the atmospheric temperature is below 50 °F or during unsuitable weather.

9. Following the asphalt placement, the Contractor shall roll the entire area of new asphalt in both directions at least twice. The finished patch shall be level and smooth in compliance with 302-5.6.2 "Density and Smoothness." After placement and compaction of the asphalt patch, the Contractor shall seal all finished edges with a 4" wide continuous band of SS-1H.

10. The minimum dimension for each individual repair shall be 4' x 4' and shall be subject to the following conditions:

    a) If the base material is exposed to achieve the required minimum removal thickness, the base material shall be prepared conforming to 301-1, "SUBGRADE PREPARATION."

    b) When additional base material is required, then the contractor shall use Class 2 Aggregate Base in accordance with 200-2.2, "Crushed Aggregate Base." Recycled base material shall conform to Crushed Miscellaneous Base Material in accordance with 200-2.4, "Crushed Miscellaneous Base."

    c) The Contractor may use grinding as a method for removal of deteriorated pavement when the areas indicated for removal are large enough (a minimum of the machine drum width) and when approved by the Engineer.

d) For both scheduled and unscheduled base repairs, failed areas may be removed by milling or by excavation provided that the edges are cut cleanly with a saw. The areas shall be cleaned and tack coated in accordance with 302-5.4, "Tack Coat" before replacing the asphalt. The areas for scheduled repairs have been marked on the street.

302-3.1 Asphalt Patching.

1. Asphalt patching shall consist of patching potholes, gutter-line erosion, and other low spots in the pavement that are deeper than ½" per 302-5.6.2, "Density and Smoothness." These areas are generally smaller and more isolated than those areas in need of mill and pave.

2. The areas requiring patching have been identified in the Contract Documents, marked on the streets, or as directed by the Engineer. The Contractor shall identify any new areas that may require patching prior to slurry work to ensure the smoothness and quality of the finished product.

3. The Contractor shall identify and repair any areas that may require patching, prior to the placement of slurry seal for smooth finished product.

4. Asphalt overlay shall not be applied over deteriorated pavement. Preparatory asphalt work shall be completed and approved by the Engineer before proceeding with asphalt overlay.

5. The Contractor shall remove distressed asphalt pavement either by saw cutting or milling, to expose firm and unyielding pavement; prepare subgrade (as needed); and install compacted asphalt concrete pavement over compacted native material as directed by the Engineer.

6. Prior to replacing asphalt, the area shall be cleaned and tack coated per 302-5.4, "Tack Coat".

7. Following the asphalt placement, the Contractor shall roll the entire patch in both directions covering the patch at least twice.

8. After placement and compaction of the asphalt patch, the Contractor shall seal all finished edges with a 4" wide continuous band of SS-1H.

9. Base repairs shall not exceed 20% RAP in content.

302-3.2 Payment.

1. Payment for replacement of existing pavement when required shall be included in the unit bid price for Asphalt Pavement repair for the total area replaced and no additional payment shall be made regardless of the number of replacements completed. No payment shall be made for areas of over excavation or outside trench areas in utility works unless previously approved by the Engineer. No payment for pavement replacement will be made when the damage is due to the Contractor's failure to protect existing improvements. The Contractor shall reimburse the City for the cost of retesting all failing compaction tests.

2. At the end of each day, the Contractor shall submit to the Engineer an itemized list of the asphalt pavement repair work completed. The list shall include the location of the work and the exact square footage of the repair.

3. Preparatory repair work and tack coating will be paid at the Contract unit price per ton for Asphalt Pavement Repair. No payment shall be made for areas of over excavation unless previously approved by the Engineer.

4. Milling shall be included in the Bid item for Asphalt Pavement Repair unless separate Bid item has been provided.

5. Payment for miscellaneous asphalt patching shall be included in the Contract unit price for slurry and no additional payment shall be made therefore.

302-5.1.1 Damaged AC Pavement Replacement. To the City Supplement, DELETE in its entirety.

302-5.1.2 Measurement and Payment. To the City Supplement, DELETE in its entirety.

ADD:

302-14 DISINTEGRATED GRANITE PAVEMENT.

302-14.1 General. Disintegrated Granite Pavements shall conform to 200-2.7.

302-14.2 Samples and Submittals.

1. Sieve analysis of aggregates

2. Aggregate color

302-14.3 Preparation of Sub Base.

1. Base shall be a compacted layer of Class II base as defined on the plans or existing overexcavated and recompacted engineered fill.

2. Pre-soak base material and compact to 95% prior to installing stabilized aggregate material.

302-14.4 Blending. Stabilizer shall be thoroughly pre-mixed with crushed stone/sand (DG) mixed at the rate of 15lbs of stabilizer per 1 ton of aggregate. Stabilizer shall be mechanically pre-mixed per the manufacturer's recommendations using an approved mechanical blending unit that will adequately mix and blend the stabilizer with the aggregate. Always blend the materials dry. (Bucket blending and drop spreading over in-place aggregate or mixing by rototilling are not acceptable methods of blending).

302-14.5 Placement. Place the aggregate and stabilizer mixture on a prepared base and rake smooth to a desired grade and cross section. Place material in lifts of no more than 2.5" thick to achieve desired thickness.

302-14.6 **Watering.** Water heavily for full depth moisture penetration of the stabilized profile at the rate of 25-45 gallons of water per ton of aggregate. During water application test moisture using a probing device reaching full depth.

302-14.7 **Compaction.**

1. Compact with a roller within 6-48 hours. Compaction should not occur if separation, plowing or other physical compromise of aggregate is encountered.

2. Lightly sprinkle surface to prevent from drying out.

3. Compact material with a compactor/roller making 3 to 4 passes (do not use a vibratory unit). Upon thorough moisture penetration, compact aggregate to 85% relative compaction using a 1-5 ton double drum roller or a 1,000 lb single drum roller.

4. Water the surface area with a light spray following compaction. Contractor shall take care as to not disturb the aggregate surface with the spay action.

SECTION 306 – UNDERGROUND CONDUIT CONSTRUCTION

306-1 **OPEN TRENCH OPERATIONS.** To the City Supplement, CORRECT certain section numbering as follows:

OLD SECTION NUMBER	TITLE	NEW SECTION NUMBER
306-1.8	**House Connection Sewer (Laterals) and Cleanouts**	**306-1.9**
306-1.7.1	**Payment**	**306-1.9.1**
306-1.7.2	**Sewer Lateral with Private Replumbing**	**306-1.9.2**
306-1.7.2.1	**Location**	**306-1.9.2-1**
306-1.7.2.2	**Permits**	**306-1.9.2-2**
306-1.7.2.3	**Submittals**	**306-1.9.2-3**
306-1.7.2.4	**Trenchless Construction**	**306-1.9.2-4**
306-1.7.2.5	**Payment**	**306-1.9.2-5**
306-1.7.3.6	**Private Pump Installation**	**306-1.9.2-6**
306-1.7.3.7	**Payment**	**306-1.9.2-7**

306-1.6 **Basis of Payment for Open Trench Installations.** ADD the following:

Payment for imported backfill when the Contractor elects to import material from a source outside the project limits and when authorized by the Engineer shall be included in the Bid unit price for Imported Backfill. The price shall include the removal and disposal of unsuitable materials.

SECTION 308-LANDSCAPE AND IRRIGATION INSTALLATION

308-2 EARTHWORK AND TOPSOIL PLACEMENT.

308-2.1 General. ADD the following:

Moisture Content: Do not perform soil preparation and earthwork if soil moisture content is such that excessive soil compaction will result. Apply water to control dust, break up soil clods, and provide suitable moisture content for tilling and planting.

308-2.2 Trench Excavation and Backfill. To the Greenbook, REPLACE the last paragraph with the following:

Trenches shall not be backfilled, except to anchor pipe, until required tests are completed and accepted by the City. Pipe joints shall remain exposed until satisfactory completion of testing. Lateral trenches, and mainline trenches after initial sand backfill, shall be carefully backfilled with approved fine select material, consisting of loam, sandy clay, sand, and other approved materials-free from large clods of earth and stones. Backfill shall be mechanically compacted in landscaped areas to dry density equal to adjacent undisturbed soil in planting areas. Backfill shall conform to adjacent grades without settlement, sunken areas, humps, and other surface irregularities.

Flooding of trenches will be permitted only with approval of the City, in accordance with subsection 306-1.3.3.

If trench settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, drip emitters, planting, and other installations are necessary, then Contractor shall make required adjustments at no extra cost to the City.

ADD:

308-2.2.1 Trenching and Backfilling Under Paving. PVC Schedule 40 sleeves shall be placed for irrigation pipe installed below paving.

Trenches located below paving (asphaltic concrete and concrete) shall be backfilled with sand (six inches above and below the pipe). Compact backfill in layers to 95% relative density (minimum) with manual or mechanical tamping devices.

Trenches shall be flush with adjoining subgrade. Contractor shall set in place, cap and pressure test piping under pavement prior to start of paving work.

308-2.3.1 General. To the second paragraph, ADD the following:

Grading and soil preparation work shall be performed only during periods when beneficial and optimum results may be obtained. If soil moisture content reaches a level so that working it would destroy soil structure, then soil preparation and grading operations shall be suspended. Resume work when soil moisture content is increased or reduced to acceptable levels and desired results of soil conditioning are likely to be obtained.

REMOVE fourth paragraph.

ADD the following:

Soil preparation for plant pits for trees shall be imported amended class 'A' topsoil per the planting notes.

Soil preparation for shrub areas and slopes shall be class 'A' topsoil. Remove cobble over 4" in size from plant pits only, stockpile cobbles for use in other parts of the project.

Finish grading shall include removal of all cobble over 1/2" from the surface. Stockpile cobble on site for re-use in other parts of the project.

308-2.3.2 **Fertilizing and Conditioning Procedures.** To the second paragraph, ADD the following:

Prior to initiation of work, the Contractor shall submit an Agricultural Suitability test in accordance with section 212-1.1.2.

Amendments are provided on plans for bidding purposes only. Actual types and quantities shall be based upon Agricultural Suitability test.

ADD after the last paragraph:

Weed Control: Upon completion of the irrigation system and after existing weeds and growth have been removed from planting areas, weed abatement program shall begin. The weed abatement period may be waived or reduced with Engineer's written approval.

ADD:

308-2.5 **Bioretention Soil Media.** Bioretention Soil Media shall be thorough mixed prior to delivery using mechanical mixing. BSM shall be lightly tamped by hand and placed in loose lifts no greater than 6" to ensure proper compaction. Compaction within the BSM area will not exceed 75% standard proctor within the designed depth of the BSM.

Machinery shall not be used in the bioretention facility to place the BSM. A conveyor or spray system shall be used for media placement in large facilities.

308-4.1 **General.** DELETE this section in its entirety and ADD the following:

1) Irrigation work shall be inspected and accepted prior to start of planting.

2) Plant material quantities, species, and sizes shall be provided as shown on Plans. Plants shall be inspected and accepted by the City before removal from containers and excavating soil for planting holes.

3) Planting areas shall be irrigated to a minimum depth of six inches prior to planting installation. Planting pits shall be filled and water allowed to percolate a minimum of three times prior to planting installation. If water is not completely absorbed within 24 hours during any of the three percolation tests, contact the Resident Engineer for further instruction prior to planting.

4) Plant quantities on Plans are for Contractor's convenience only. Symbols shall take precedence over written numeric quantities.

5) Scarify sides of plant root balls with sharp tool to depth of one inch to girdle circular root growth prior to planting.

6) Planting shall be performed with materials, equipment, and procedures most favorable to establishment and growth of plants.

7) Containers shall be opened and removed so that plant root balls are not injured.

308-4.3 Layout and Plant Location. ADD the following:

If underground construction work and obstructions are encountered during the planting operations, alternate locations for plant material will be selected by the City. Plant relocation shall be performed at no extra cost to the City.

308-4.4 Specimen Planting. Before the first paragraph, ADD the following:

Planting pits for trees 24-inch box size and larger shall be excavated at least 12 inches larger than the original plant container. Scarify soil at sides and bottom of planting pit.

308-4.6.1 Method A Tree Staking. DELETE the section in its entirety and ADD the following:

24-inch box size trees, shall be staked in accordance with planting details.

308-4.6.3 Guying. ADD the following:

36-inch box size trees and larger shall be guyed.

308-4.8.1 General. ADD the following:

In addition to any other certificates specified, the Contractor shall furnish a certificate with delivery of seed material stating the source; quantity; type of material; and that the material conforms to the specification requirement. A copy of this certificate shall be submitted to the Engineer prior to the start of the maintenance period.

Provide notification of the delivery schedule in advance so material may be inspected upon arrival at the job site. Remove unacceptable material from the job site immediately. Protect seed during delivery to prevent damage.

Hydroseeding shall not be done when the ground is muddy or in an unsatisfactory condition for planting.

308-4.8.2. Seed. To item b), "Method B," ADD the following:

STEP ONE:

1. Apply stolons at a rate of 80 bushels/acre with wood pulp.

2. "Wood pulp" shall be per materials section or approved equal, at a rate of 500 lbs./acre. Include granular fertilizer at a rate specified by the soils report.

3. Equipment and Application: Hydraulic equipment used for the application of slurry shall have a built in agitation system with an operating capacity sufficient to agitate, suspend and homogeneously mix the above slurry. Distribution lines shall be large enough to prevent stoppage and to provide even distribution of the slurry over the ground. The pump shall be capable of exerting at least 150 psi at the nozzle or sufficient additional pressure for proper coverage. The slurry tank shall have a minimum capacity of 1,500 gallons and shall be mounted on a traveling unit which will place the slurry tank and spray nozzles within sufficient proximity to the areas to be seeded so as to provide uniform distribution without waste and shall be thoroughly clean and free of seed species that are not specified.

4. Application: The operator shall spray the surfaces with a uniform, visible coat by using the green color of the wood pulp as a guide. The slurry shall be applied in a sweeping motion, in an arched stream allowing the wood fibers to build on each other until a good coat is achieved and the material is spread.

5. Time Limit: All slurry mixture which has not been applied to the surfaces within two hours after mixing will be rejected and removed from the project at the Contractor's expense.

STEP TWO:

1. Wood pulp and tackifier shall be applied together at the following rates: wood pulp at a rate of 1500 lbs./acre, tackifier at a rate of 120 lbs./acre.

2. Equipment and application: repeat processes “3 and 4” above.

"Tackifier" shall be m-binder from Stover Seed or approved equal, at a rate of 120 lbs./acre.

Note that the above mixture is to be used as the basis for bids - the final mixture to be used shall conform to recommendations made by the Engineer based upon the soils report furnished by the Contractor.

Special care is to be exercised by the Contractor to prevent the slurry from being sprayed onto any adjacent property, or onto drainage ditches and cobble boiswales. Any slurry sprayed onto these areas should be cleaned off by the Contractor.

All hydroseeding is subject to approval by the Engineer or his representative, and they shall, if necessary, be adjusted or relocated as directed, as part of the contract. The Engineer may make inspections during seeding. Seed that has not been handled or applied properly shall be subject to re-application, if required by the Engineer.

ADD:

308-4.11 **Mulching.** Spread mulch uniformly in planting areas as indicated on Plans, to a minimum depth of two inches.

308-5 IRRIGATION SYSTEM INSTALLATION.

308-5.1 General. Between second and third paragraphs, ADD the following:

Existing Trees: If excavating adjacent to existing trees, Contractor shall exercise caution to avoid injury to trees and tree roots. Excavation near roots 1-1/2 inches and larger shall be done by hand. Tunnel under roots 1-1/2 inches and larger in diameter, except directly in the path of pipe and conduit. Roots shall be heavily wrapped with burlap to prevent scarring and excessive drying. If a trenching machine is run close to trees with roots smaller than 1-1/2 inches in diameter, wall of the trench adjacent to tree shall be hand trimmed, making clean cuts through roots. Trenches adjacent to trees should be closed within twenty-four hours; if not possible, side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

SECTION 700 – EXTENDED REVEGETATION, MAINTENANCE, AND MONITORING

700-1.7.2 Project Biologist. To the City Supplement, ADD the following:

The City will retain a qualified Project Biologist to perform biological monitoring work for this contract. The Contractor must coordinate activities and schedule with the activities and schedules of the Biologist Monitor.

SECTION 701 – WATER POLLUTION CONTROL

701-11 Post-Construction Requirements. To the City Supplement, second paragraph, ADD the following:

Comply with the following post-construction requirements:

Maintenance of all post-construction Best Management Practice measures at all outdoor storage area and storm drain inlets and drainage channel within the limits of work.

Protection of all drainage inlets on Home Avenue within the limits of work.

SECTION 705 – WATER DISCHARGES

705-2.6.1 General. Paragraph (3), CORRECT reference to Section 803 to read “Section 703.”

705-2.6.3 Community Health and Safety Plan. To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

705-2.6.3 Community Health and Safety Plan. See 703-2, “Community Health and Safety Plan.”

SECTION 707 – RESOURCE DISCOVERIES

ADD:

707-1.1 **Environmental Document.** The City of San Diego Environmental Analysis Section (EAS) of the Development Services Department has prepared a **Site Development Permit** (**SDP**) for Home Avenue Neighborhood Park (also known as Charles Lewis III Memorial Park), as referenced in the Contract Appendix. You must comply with all requirements of the SDP requirements as set forth in the Contract Appendix.

Compliance with the City's environmental document is included in the various Bid items, unless a bid item has been provided.

END OF SUPPLEMENTARY SPECIAL PROVISIONS (SSP)

SUPPLEMENTARY SPECIAL PROVISIONS

APPENDICES

APPENDIX A

SUPPLEMENTAL CSI SPECIFICATIONS

SECTION 116813 - PLAYGROUND EQUIPMENT

PART 1-GENERAL

1.01 SCOPE OF WORK

A. Materials, labor and equipment for complete installation of play equipment as shown on the Plans.

1.02 RELATED SECTIONS

A. SECTION 321816.13 - PLAYGROUND PROTECTIVE SURFACING

1.03 QUALITY ASSURANCE

A. Licensing: Contractor's license for play equipment installers shall be either "A" or "C61-D34."

B. Contractor shall have demonstrated at least three years experience in installation of play equipment and resilient surfacing to recognized safety and workmanship standards.

C. Contractor shall provide materials, install play equipment, and construct playground areas in accordance with the following standards and guidelines. In case of conflict, the most restrictive-and highest quality standards and guidelines shall apply to the work.

1. "Standard Consumer Safety Performance Specification for Playground Equipment for Public Use," ASTM F1487-98, published by the American Society for Testing and Materials (ASTM).
2. "Standard Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment," ASTM F1292-99.
3. "Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment," ASTM Fl 951-99.
4. U.S. Consumer Products Safety Commission, Handbook for Public Playground Safety, published by the Consumer Product Safety Commission (CPSC), latest edition.
5. "Americans with Disabilities Act" Accessibility Guidelines (ADAAG).
6. All products shall bear the certification seal of the International Play Equipment Manufacturers Association (IPEMA).
7. All designs shall meet or exceed the Americans with Disabilities Act (ADA) “Final Accessibility Guidelines for Play Areas” regulations as published on October 18, 2000.
8. All manufacturers must be ISO 9001 certified.

D. References and Standards.

- **CPSC:** Consumer Product Safety Commission
- **IPEMA:** International Playground Equipment Manufacturers Association
- **ADA:** Americans with Disabilities Act
- **ISO:** International Organization for Standardization

E. Installation of play equipment and resilient surfacing shall be in full conformance with California Administrative Code Title 24 disabled access requirements.

1.04 DELIVERY, STORAGE AND HANDLING

A. Play area equipment and materials shall be ordered and delivered to the job site, and protected from construction operations and vandalism throughout the construction of the project.

B. Damaged, vandalized or broken equipment and materials shall be cause for rejection as determined by the City's representative.

1.05 GUARANTEES AND WARRANTIES

A. Contractor shall provide manufacturers' written certification that play equipment, resilient fill, and accessible resilient surfacing have been installed in accordance with manufacturers' recommendations and Contract Documents.

B. Contractor shall provide the City with manufacturers' written warranties for accessible resilient surfacing and play equipment.

C. The equipment manufacturer shall warrant material and workmanship against defects, from the date of shipment, for the period of time as follows:

a. **LIMITED LIFETIME WARRANTY** on all steel deck posts, clamping/fastening system and associated fastening hardware against structural failure caused by corrosion or deterioration from exposure to weather, or defective materials or defective workmanship.

b. **LIMITED FIFTEEN (15) YEAR WARRANTY** on main support materials and decks against structural failure caused by corrosion, defective materials or defective workmanship.

c. **LIMITED TEN (10) YEAR WARRANTY** on all steel playsystem components including railings, loops, and rungs against structural failure caused by defective materials or defective workmanship.

d. **LIMITED TEN (10) YEAR WARRANTY** on all rotomolded plastic against structural failure caused by defective materials or defective workmanship.

e. **LIMITED ONE (1) YEAR WARRANTY** on all products not listed above against structural failure caused by defective materials or defective workmanship.

D. The Contractor shall guarantee installation workmanship for a period of one year from the date of Substantial Completion of the Project. The Contractor shall be responsible for coordinating manufacturer material warranty items with the manufacturer/distributor and for the installation of replacement material(s) at no additional cost to the owner.

E. Provide copy of contractor's installation warranty on company letterhead.

1.06 SUBMITTALS

A. Contractor shall provide the following materials for review and acceptance by the Resident Engineer.

1. Play equipment Product Data: The Contractor shall submit within ten (10) calendar days after receipt of Notice to Proceed, five (5) complete sets of the material and equipment submittals, including:

a. Play Equipment Manufacturer and Manufacturer's Representative's name(s) and address(s)

b. Plan view drawings with model numbers; descriptive labels (including component names,) deck heights, and notations of compliance with CPSC, ASTM F1487-98 and ADA.

c. Detailed component list with model numbers and catalog descriptions

d. Color Chart

e. Written material specifications for all components

f. IPEMA certification certificate from the IPEMA Website

g. Copy of Manufacturer Warranty in Certificate format

h. Copy of Manufacturer's ISO 9001 Certification

2. Approval of the submittals shall be the Contractor's authorization to order the required material and equipment. There will be no deviation from the approved submittals without the written authorization of the Owner's representative.

1.07 STAKING

A. Contractor shall provide staking and layout at the site for placement of play equipment. Safety zones shall be evaluated and accepted by the City's and manufacturer's representatives prior to play equipment installation.

1.08 SAFETY

A. Contractor shall provide for the complete protection and closure of play areas during and after installation, throughout the maintenance period until final acceptance, and at no additional cost to the City. Any injury, claim or vandalism arising from the

insufficient closure and protection of the play areas shall be responsibility of the Contractor.

1.09 AVAILABILITY AND ORDERING OF SPECIFIED ITEMS

A. Availability: Verify prior to bidding that all specified items, including but not limited to play equipment, accessible resilient surfacing, structures, and park furnishings will be available in time for installation during orderly and timely progress of the work.

In the event specified item or items will not be available, notify the City prior to receipt of bids.

B. Ordering: Specified items shall be ordered within 10 days of receipt of the "Notice To Proceed." Provide written evidence of timely ordering of specified items to the Resident Engineer.

PART 2-PRODUCTS

2.01 PLAY EQUIPMENT. Equipment shall be in accordance with Construction Legend and Construction Plans, or approved substitution.

2.02 The layout shown in the plan view is based upon equipment and measurements from Coast Recreation. Acceptable manufacturer is Landscape Structures or approved equal. Other products may be considered equal if all of the parameters, specifications and design intent of the drawings are met. Mike Eisert at Coast Recreation can be contacted at (714) 619-0100 x206, or meisert@coastrecreation.net.

2.03 Playground equipment and modular units submitted for consideration shall be equivalent in design, layout, deck size, post size, clamping/fastening system, deck/slide/climber height, ADA accessibility, appearance, color and construction detail of the playground equipment, structure or modular unit, specified in the drawings. Reasonable variations in size/height (no more than +/- 5%) and manufacturers standard colors may be allowed at the owner's discretion. Color schemes are to match as closely as possible to the original specified colors. Play value and safety features of components must be equal or superior to specified design as judged by the owner or owner's representative.

2.04 Any expense of modification, adjustment or revision required to ensure compliance of furnished equipment to specified equipment and playground design shall be the sole expense and responsibility of the Contractor.

2.05 Designs and specifications are based upon equipment from Landscape Structures equipment. Equals will be considered against this standard of quality and design and will be determined at the owner's discretion.

PART 3 - EXECUTION

a. INSTALLATION

A. Play equipment shall be installed in accordance with manufacturers' recommendations.

B. Play equipment shall be completely surrounded by unobstructed safety zones as recommended by the manufacturers. Resilient play surfaces only shall be located within safety zones. Play equipment safety zones shall not overlap one another.

C. Explicit installation instructions shall be provided by the manufacturer, which shall include detailed, scaled plan view; elevations; footing drawings and details; as well as, written instructions to assure proper installation of the playground equipment, structure or modular unit.

D. Playground equipment shall be installed by a manufacturer certified installer and be installed in accordance with the manufacturer's installation specifications. Installation crew leader shall be CPSI certified. An independent inspector, provided by the Contractor, shall inspect the final installation prior to acceptance. Independent inspector shall be a Certified Playground Safety Inspector and not employed by the installer.

E. Close Out: Contractor shall provide the owner with one copy of complete manufacturers installation instructions and maintenance kit. Each manufacturer sends at least two sets of installation manuals with each order. Additional sets of install instructions should be purchased from the manufacturer if originals are lost or damaged. It is the contractor's responsibility to secure the installation instructions from the installer.

F. Clean up: The site shall be kept clean and free of tools, trash, debris and installation materials on a daily basis. Material may be stored on site during installation with appropriate protective measures and approval by the Owner's representative.

b. MAINTENANCE

A. Contractor shall maintain play equipment, resilient fill, and accessible resilient surfaces throughout the maintenance period.

B. Scratches, dents and other damage to play equipment resulting from Contractor's operations shall be repaired to original condition, or play equipment shall be replaced as determined by the City's representative.

END OF SECTION 116813

SECTION 26 05 11 - REQUIREMENTS FOR ELECTRICAL INSTALLATIONS

PART 1 - GENERAL

1.1 DESCRIPTION

A. This section applies to all sections of Division 26.

B. Furnish and install electrical wiring, systems, equipment and accessories in accordance with the specifications and drawings. Capacities and ratings of motors, transformers, cable, switchboards, switchgear, panelboards, and other items and arrangements for the specified items are shown on drawings.

C. Electrical service entrance equipment (arrangements for temporary and permanent connections to the utility's system) shall conform to the utility's requirements. Coordinate fuses, circuit breakers and relays with the utility's system, and obtain utility approval for sizes and settings of these devices.

D. Wiring ampacities specified or shown on the drawings are based on copper conductors, with the conduit and raceways accordingly sized. Aluminum conductors are prohibited.

1.2 MINIMUM REQUIREMENTS

A. References to the International Building Code (IBC), National Electrical Code (NEC), Underwriters Laboratories, Inc. (UL) and National Fire Protection Association (NFPA) are minimum installation requirement standards.

B. Drawings and other specification sections shall govern in those instances where requirements are greater than those specified in the above standards.

1.3 TEST STANDARDS

A. All materials and equipment shall be listed, labeled or certified by a nationally recognized testing laboratory to meet Underwriters Laboratories, Inc., standards where test standards have been established. Equipment and materials which are not covered by UL Standards will be accepted provided equipment and material is listed, labeled, certified or otherwise determined to meet safety requirements of a nationally recognized testing laboratory. Equipment of a class which no nationally recognized testing laboratory accepts, certifies, lists, labels, or determines to be safe, will be considered if inspected or tested in accordance with national industrial standards, such as NEMA, or ANSI. Evidence of compliance shall include certified test reports and definitive shop drawings.

B. Definitions:

1. Listed; Equipment, materials, or services included in a list published by an organization that is acceptable to the authority having jurisdiction and concerned with evaluation of products or services, that maintains periodic inspection of production or listed equipment or materials or periodic evaluation of services, and whose listing states that the equipment, material, or services either meets appropriate designated standards or has been tested and found suitable for a

specified purpose.

2. Labeled; Equipment or materials to which has been attached a label, symbol, or other identifying mark of an organization that is acceptable to the authority having jurisdiction and concerned with product evaluation, that maintains periodic inspection of production of labeled equipment or materials, and by whose labeling the manufacturer indicates compliance with appropriate standards or performance in a specified manner.

3. Certified; equipment or product which:

   a. Has been tested and found by a nationally recognized testing laboratory to meet nationally recognized standards or to be safe for use in a specified manner.

   b. Production of equipment or product is periodically inspected by a nationally recognized testing laboratory.

   c. Bears a label, tag, or other record of certification.

4. Nationally recognized testing laboratory; laboratory which is approved, in accordance with OSHA regulations, by the Secretary of Labor.

1.4 QUALIFICATIONS (PRODUCTS AND SERVICES)

A. Manufacturers Qualifications: The manufacturer shall regularly and presently produce, as one of the manufacturer's principal products, the equipment and material specified for this project, and shall have manufactured the item for at least three years.

B. Product Qualification:

1. Contractor shall have previously completed a minimum of three successful installations of similar size and type as this project. The Contractor must submit the following with their Bid:

   a. Contractor’s experience and past project documentation

   b. Manufacturer certification

   c. Authorized installer certification

2. The City reserves the right to require the Contractor to submit a list of installations where the products have been in operation before approval.

1.5 APPLICABLE PUBLICATIONS

Applicable publications listed in all Sections of Division are the latest issue, unless otherwise noted.

1.6 MANUFACTURED PRODUCTS

A. Materials and equipment furnished shall be of current production by manufacturers

regularly engaged in the manufacture of such items, for which replacement parts shall be available.

B. When more than one unit of the same class or type of equipment is required, such units shall be the product of a single manufacturer.

C. Equipment Assemblies and Components:

1. Components of an assembled unit need not be products of the same manufacturer.

2. Manufacturers of equipment assemblies, which include components made by others, shall assume complete responsibility for the final assembled unit.

3. Components shall be compatible with each other and with the total assembly for the intended service.

4. Constituent parts which are similar shall be the product of a single manufacturer.

D. Factory wiring shall be identified on the equipment being furnished and on all wiring diagrams.

E. When Factory Testing Is Specified:

1. The City shall have the option of witnessing factory tests. The contractor shall notify the Resident Engineer a minimum of 15 working days prior to the manufacturers making the factory tests.

2. Four copies of certified test reports containing all test data shall be furnished to the Resident Engineer prior to final inspection and not more than 90 days after completion of the tests.

3. When equipment fails to meet factory test and re-inspection is required, the contractor shall be liable for all additional expenses, including expenses of the City.

1.7 EQUIPMENT REQUIREMENTS

Where variations from the contract requirements are requested the connecting work and related components shall include, but not be limited to additions or changes to branch circuits, circuit protective devices, conduits, wire, feeders, controls, panels and installation methods.

1.8 EQUIPMENT PROTECTION

A. Equipment and materials shall be protected during shipment and storage against physical damage, vermin, dirt, corrosive substances, fumes, moisture, cold and rain.

1. Store equipment indoors in clean dry space with uniform temperature to prevent condensation. Equipment shall include but not be limited to switchgear, switchboards, panelboards, transformers, motor controllers, uninterruptible power systems, enclosures, controllers, circuit protective devices, cables, wire,

light fixtures, electronic equipment, and accessories.

2. During installation, equipment shall be protected against entry of foreign matter; and be vacuum-cleaned both inside and outside before testing and operating. Compressed air shall not be used to clean equipment. Remove loose packing and flammable materials from inside equipment.

3. Damaged equipment shall be, as determined by the Resident Engineer, placed in first class operating condition or be returned to the source of supply for repair or replacement.

4. Painted surfaces shall be protected with factory installed removable heavy kraft paper, sheet vinyl or equal.

5. Damaged paint on equipment and materials shall be refinished with the same quality of paint and workmanship as used by the manufacturer so repaired areas are not obvious.

1.9 WORK PERFORMANCE

A. All electrical work shall comply with the requirements of NFPA 70 (NEC), NFPA 70B, NFPA 70E, OSHA Part 1910 subpart J, OSHA Part 1910 subpart S and OSHA Part 1910 subpart K in addition to other references required by contract.

B. Job site safety and worker safety shall be the responsibility of the contractor.

C. Electrical work shall be accomplished with all affected circuits or equipment de-energized. When an electrical outage cannot be accomplished in this manner for the required work, the following requirements are mandatory:

1. Electricians shall use full protective equipment (i.e., certified and tested insulating material to cover exposed energized electrical components, certified and tested insulated tools, etc.) while working on energized systems in accordance with NFPA 70E.

2. Electricians shall wear personal protective equipment while working on energized systems in accordance with NFPA 70E.

3. Before initiating any work, a job specific work plan shall be developed by the contractor with a peer review conducted and documented by the Resident Engineer. The work plan must include procedures to be used on and near the live electrical equipment, barriers to be installed, safety equipment to be used and exit pathways.

4. Work on energized circuits or equipment shall not begin until prior written approval is obtained from the Resident Engineer.

D. For work on existing stations, arrange, phase and perform work to assure electrical service for other buildings at all times.

E. New work shall be installed and connected to existing work neatly, safely and

professionally. Disturbed or damaged work shall be replaced or repaired to its prior conditions.

F. Coordinate location of equipment and conduit with other trades to minimize interferences.

1.10 EQUIPMENT INSTALLATION AND REQUIREMENTS

A. Equipment location shall be as close as practical to locations shown on the drawings.

B. Working spaces shall not be less than specified in the NEC for all voltages specified.

C. Inaccessible Equipment:

1. Where the City determines that the Contractor has installed equipment not conveniently accessible for operation and maintenance, the equipment shall be removed and reinstalled as directed at no additional cost to the City.

2. "Conveniently accessible" is defined as being capable of being reached quickly for operation, maintenance, or inspections without the use of ladders, or without climbing or crawling under or over obstacles such as, but not limited to, motors, pumps, belt guards, transformers, piping, ductwork, conduit and raceways.

1.11 EQUIPMENT IDENTIFICATION

A. In addition to the requirements of the NEC, install an identification sign which clearly indicates information required for use and maintenance of items such as panelboards, cabinets, motor controllers (starters), safety switches, separately enclosed circuit breakers, individual breakers and controllers in switchboards, switchgear and motor control assemblies, control devices and other significant equipment.

B. Nameplates for Normal Power System equipment shall be laminated black phenolic resin with a white core with engraved lettering. Lettering shall be a minimum of 1/2 inch high. Nameplates shall indicate equipment designation, rated bus amperage, voltage, number of phases and number of wires. Secure nameplates with screws.

1.12 SUBMITTALS

A. Submit in accordance with Greenbook 2-5.3 Submittals.

B. The City approval shall be obtained for all equipment and material before delivery to the job site. Delivery, storage or installation of equipment or material which has not had prior approval will not be permitted at the job site.

C. All submittals shall include adequate descriptive literature, catalog cuts, shop drawings and other data necessary for the City to ascertain that the proposed equipment and materials comply with specification requirements. Catalog cuts submitted for approval shall be legible and clearly identify equipment being submitted.

D. Submittals for individual systems and equipment assemblies which consist of more than one item or component shall be made for the system or assembly as a whole.

Partial submittals will not be considered for approval.

1. Mark the submittals, "SUBMITTED UNDER SECTION_____".

2. Submittals shall be marked to show specification reference including the section and paragraph numbers.

3. Submit each section separately.

E. The submittals shall include the following:

1. Information that confirms compliance with contract requirements. Include the manufacturer's name, model or catalog numbers, catalog information, technical data sheets, shop drawings, pictures, nameplate data and test reports as required.

2. Submittals are required for all equipment anchors and supports. Submittals shall include weights, dimensions, center of gravity, standard connections, manufacturer's recommendations and behavior problems (e.g., vibration, thermal expansion,) associated with equipment or piping so that the proposed installation can be properly reviewed. Include sufficient fabrication information so that appropriate mounting and securing provisions may be designed and/or attached to the equipment.

3. Parts list which shall include those replacement parts recommended by the equipment manufacturer.

F. Manuals:

1. Maintenance and Operation Manuals: Submit as required for systems and equipment specified in the technical sections. Furnish four copies, bound in hardback binders, (manufacturer's standard binders) or an approved equivalent. Furnish one complete manual as specified in the technical section but in no case later than prior to performance of systems or equipment test, and furnish the remaining manuals prior to contract completion.

2. Inscribe the following identification on the cover: the words "MAINTENANCE AND OPERATION MANUAL," the name and location of the system, equipment, building, name of Contractor, and contract number. Include in the manual the names, addresses, and telephone numbers of each subcontractor installing the system or equipment and the local representatives for the system or equipment.

3. Provide a "Table of Contents" and assemble the manual to conform to the table of contents, with tab sheets placed before instructions covering the subject. The instructions shall be legible and easily read, with large sheets of drawings folded in.

4. The manuals shall include:

a. Internal and interconnecting wiring and control diagrams with data to explain detailed operation and control of the equipment.

b. A control sequence describing start-up, operation, and shutdown.

c. Description of the function of each principal item of equipment.

d. Installation instructions.

e. Safety precautions for operation and maintenance.

f. Diagrams and illustrations.

g. Periodic maintenance and testing procedures and frequencies, including replacement parts numbers and replacement frequencies.

h. Performance data.

i. Pictorial "exploded" parts list with part numbers. Emphasis shall be placed on the use of special tools and instruments. The list shall indicate sources of supply, recommended spare parts, and name of servicing organization.

j. List of factory approved or qualified permanent servicing organizations for equipment repair and periodic testing and maintenance, including addresses and factory certification qualifications.

G. Approvals will be based on complete submission of manuals together with shop drawings.

H. After approval and prior to installation, furnish the Resident Engineer with one sample of each of the following:

1. A 12 inch length of each type and size of wire and cable along with the tag from the coils of reels from which the samples were taken.

2. Each type of conduit coupling, bushing and termination fitting.

3. Conduit hangers, clamps and supports.

4. Duct sealing compound.

5. Each type of receptacle, toggle switch, occupancy sensor, outlet box, manual motor starter, device wall plate, engraved nameplate, wire and cable splicing and terminating material, and branch circuit single pole molded case circuit breaker.

1.13 SINGULAR NUMBER

Where any device or part of equipment is referred to in these specifications in the singular number (e.g., "the switch"), this reference shall be deemed to apply to as many such devices as are required to complete the installation as shown on the drawings.

1.14 ACCEPTANCE CHECKS AND TESTS

The contractor shall furnish the instruments, materials and labor for field tests.

1.15 TRAINING

A. Training shall be provided for the particular equipment or system as required in each associated specification.

B. A training schedule shall be developed and submitted by the contractor and approved by the Resident Engineer at least 30 days prior to the planned training.

PART 2 – NOT USED

PART 3 – NOT USED

END OF SECTION 26 05 11

SECTION 26 05 21 - LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES (600 VOLTS AND BELOW)

PART 1 - GENERAL

1.1 DESCRIPTION

This section specifies the furnishing, installation, and connection of the low voltage power and lighting wiring.

1.2 RELATED WORK

A. General electrical requirements that are common to more than one section in Division 26: Section 26 05 11, REQUIREMENTS FOR ELECTRICAL INSTALLATIONS.

B. Conduits for cables and wiring: Section 26 05 33, RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS.

C. Requirements for personnel safety and to provide a low impedance path for possible ground fault currents: Section 26 05 26, GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS.

1.3 SUBMITTALS

A. In accordance with Section 26 05 11, REQUIREMENTS FOR ELECTRICAL INSTALLATIONS, furnish the following:

1. Manufacturer's Literature and Data: Showing each cable type and rating.

2. Certificates: Two weeks prior to final inspection, deliver to the Resident Engineer four copies of the certification that the material is in accordance with the drawings and specifications and has been properly installed.

1.4 APPLICABLE PUBLICATIONS

A. Publications listed below (including amendments, addenda, revisions, supplements and errata) form a part of this specification to the extent referenced. Publications are reference in the text by the basic designation only.

B. American Society of Testing Material (ASTM):

D2301-04..... Standard Specification for Vinyl Chloride Plastic Pressure Sensitive Electrical Insulating Tape

C. Federal Specifications (Fed. Spec.):

A-A-59544-00 ..... Cable and Wire, Electrical (Power, Fixed Installation)

D. National Fire Protection Association (NFPA):

70-05..... National Electrical Code (NEC)

E. Underwriters Laboratories, Inc. (UL):

44-02	Thermoset-Insulated Wires and Cables
83-03	Thermoplastic-Insulated Wires and Cables
467-01	Electrical Grounding and Bonding Equipment
486A-01	Wire Connectors and Soldering Lugs for Use with Copper Conductors
486C-02	Splicing Wire Connectors
486D-02	Insulated Wire Connector Systems for Underground Use or in Damp or Wet Locations
486E-00	Equipment Wiring Terminals for Use with Aluminum and/or Copper Conductors
493-01	Thermoplastic-Insulated Underground Feeder and Branch Circuit Cable
514B-02	Fittings for Cable and Conduit
1479-03	Fire Tests of Through-Penetration Fire Stops

PART 2 - PRODUCTS

2.1 CABLE AND WIRE (POWER AND LIGHTING)

A. Cable and Wire shall be in accordance with Fed. Spec. A-A-59544, except as hereinafter specified.

B. Single Conductor:

1. Shall be annealed copper.

2. Shall be stranded for sizes No. 8 AWG and larger, solid for sizes No. 10 AWG and smaller.

3. Shall be minimum size No. 12 AWG, except where smaller sizes are allowed herein.

C. Insulation:

1. THW, XHHW, or dual rated THHN-THWN shall be in accordance with UL 44, and 83.

2. Direct burial: UF or USE shall be in accordance with UL 493.

3. Isolated power system wiring: Type XHHW with a dielectric constant of 3.5 or less.

D. Color Code:

1. Secondary service, feeder and branch circuit conductors shall be color coded as

follows:

208/120 volt	Phase	480/277 volt
Black	A	Brown
Red	B	Orange
Blue	C	Yellow
White	Neutral	Gray *
* or white with colored (other than green) tracer.		

a. The lighting circuit “switch legs” and 3-way switch “traveling wires” shall have color coding unique and distinct (i.e. pink and purple) from the color coding indicated above. The unique color codes shall be solid and in accordance with the NEC. Field coordinate for a final color coding with the Resident Engineer.

2. Use solid color compound or solid color coating for No. 12 AWG and No. 10 AWG branch circuit conductors and neutral sizes.

3. Phase conductors No. 8 AWG and larger shall be color-coded using one of the following methods:

a. Solid color compound or solid color coating.

b. Stripes, bands, or hash marks of color specified above.

c. Color as specified using 3/4 inch wide tape. Apply tape in half overlapping turns for a minimum of three inches for terminal points, and in junction boxes, pull boxes, troughs, manholes, and handholes. Apply the last two laps of tape with no tension to prevent possible unwinding. Where cable markings are covered by tape, apply tags to cable stating size and insulation type.

4. For modifications and additions to existing wiring systems, color coding shall conform to the existing wiring system.

5. Color code for isolated power system wiring shall be in accordance with the NEC.

2.2 SPLICES AND JOINTS

A. In accordance with UL 486A, C, D, E and NEC.

B. Branch circuits (No. 10 AWG and smaller):

1. Connectors: Solderless, screw-on, reusable pressure cable type, 600 volt, 105 degree C with integral insulation, approved for copper and aluminum conductors.

2. The integral insulator shall have a skirt to completely cover the stripped wires.

3. The number, size, and combination of conductors, as listed on the manufacturers packaging shall be strictly complied with.

C. Feeder Circuits:

1. Connectors shall be indent, hex screw, or bolt clamp-type of high conductivity and corrosion-resistant material.

2. Field installed compression connectors for cable sizes 250 kcmil and larger shall have not less than two clamping elements or compression indents per wire.

3. Insulate splices and joints with materials approved for the particular use, location, voltage, and temperature. Insulate with not less than that of the conductor level that is being joined.

4. Plastic electrical insulating tape: ASTM D2304 shall apply, flame retardant, cold and weather resistant.

2.3 CONTROL WIRING

A. Unless otherwise specified in other sections of these specifications, control wiring shall be as specified for power and lighting wiring, except the minimum size shall be not less than No. 14 AWG.

B. Control wiring shall be large enough so that the voltage drop under inrush conditions does not adversely affect operation of the controls.

2.4 WIRE LUBRICATING COMPOUND

A. Suitable for the wire insulation and conduit it is used with, and shall not harden or become adhesive.

B. Shall not be used on wire for isolated type electrical power systems.

2.5 WARNING TAPE

A. The tape shall be standard, 3 inch wide, 4-Mil polyethylene type.

B. The tape shall be red with black letters indicating “CAUTION BURIED ELECTRIC LINE BELOW”.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

A. Install in accordance with the NEC, and as specified.

B. Install all wiring in raceway systems, except where direct burial or HCF Type AC cables are used.

C. Splice cables and wires only in outlet boxes, junction boxes, pull boxes, manholes, or handholes.

D. Wires of different systems (i.e. 120V, 277V) shall not be installed in the same conduit or junction box system.

E. Install cable supports for all vertical feeders in accordance with the NEC. Provide split wedge type which firmly clamps each individual cable and tightens due to cable weight.

F. For panelboards, cabinets, wireways, switches, and equipment assemblies, neatly form, train, and tie the cables in individual circuits.

G. Seal cable and wire entering a building from underground, between the wire and conduit where the cable exits the conduit, with a non-hardening approved compound.

H. Wire Pulling:

1. Provide installation equipment that will prevent the cutting or abrasion of insulation during pulling of cables.

2. Use ropes made of nonmetallic material for pulling feeders.

3. Attach pulling lines for feeders by means of either woven basket grips or pulling eyes attached directly to the conductors, as approved by the Resident Engineer.

4. Pull in multiple cables together in a single conduit.

I. No more than (3) single-phase branch circuits shall be installed in any one conduit.

J. The wires shall be derated in accordance with NEC Article 310. Neutral wires, under conditions defined by the NEC, shall be considered current-carrying conductors.

3.2 SPLICE INSTALLATION

A. Splices and terminations shall be mechanically and electrically secure.

B. Where the City determines that unsatisfactory splices or terminations have been installed, remove the devices and install approved devices at no additional cost to the Government.

3.3 CONTROL AND SIGNAL WIRING INSTALLATION

A. Unless otherwise specified in other sections, install wiring and connect to equipment/devices to perform the required functions as shown and specified.

B. Except where otherwise required, install a separate power supply circuit for each system so that malfunctions in any system will not affect other systems.

C. Where separate power supply circuits are not shown, connect the systems to the nearest panelboards of suitable voltages, which are intended to supply such systems and have suitable spare circuit breakers or space for installation.

D. Install a red warning indicator on the handle of the branch circuit breaker for the power supply circuit for each system to prevent accidental de-energizing of the systems.

E. System voltages shall be 120 volts or lower where shown on the drawings or as required by the NEC.

3.4 CONTROL AND SIGNAL SYSTEM IDENTIFICATION

A. Install a permanent wire marker on each wire at each termination.

B. Identifying numbers and letters on the wire markers shall correspond to those on the wiring diagrams used for installing the systems.

C. Wire markers shall retain their markings after cleaning.

D. In each manhole and handhole, install embossed brass tags to identify the system served and function.

3.5 FEEDER IDENTIFICATION

A. In each interior pullbox and junction box, install metal tags on each circuit cables and wires to clearly designate their circuit identification and voltage.

B. In each manhole and handhole, provide tags of the embossed brass type, showing the cable type and voltage rating. Attach the tags to the cables with slip-free plastic cable lacing units.

3.6 FIELD TESTING

A. Feeders and branch circuits shall have their insulation tested after installation and before connection to utilization devices such as fixtures, motors, or appliances.

B. Tests shall be performed by megger and conductors shall test free from short-circuits and grounds.

C. Test conductor phase-to-phase and phase-to-ground.

D. The Contractor shall furnish the instruments, materials, and labor for these tests.

END OF SECTION 26 05 21

SECTION 26 05 26 - GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS

PART 1 - GENERAL

1.1 DESCRIPTION

A. This section specifies general grounding and bonding requirements of electrical equipment operations and to provide a low impedance path for possible ground fault currents.

B. “Grounding electrode system” refers to all electrodes required by NEC, as well as including made, supplementary, lightning protection system grounding electrodes.

C. The terms “connect” and “bond” are used interchangeably in this specification and have the same meaning.

1.2 RELATED WORK

A. Section 26 05 11, REQUIREMENTS FOR ELECTRICAL INSTALLATIONS: General electrical requirements and items that are common to more than one section of Division 26.

B. Section 26 05 21, LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES (600 VOLTS AND BELOW): Low Voltage power and lighting wiring.

1.3 SUBMITTALS

A. Submit in accordance with Section 26 05 11, REQUIREMENTS FOR ELECTRICAL INSTALLATIONS.

B. Shop Drawings:

1. Sufficient information, clearly presented, shall be included to determine compliance with drawings and specifications.

2. Include the location of system grounding electrode connections and the routing of aboveground and underground grounding electrode conductors.

C. Test Reports: Provide certified test reports of ground resistance.

D. Certifications: Two weeks prior to final inspection, submit four copies of the following to the Resident Engineer:

1. Certification that the materials and installation is in accordance with the drawings and specifications.

2. Certification, by the Contractor, that the complete installation has been properly installed and tested.

1.4 APPLICABLE PUBLICATIONS

Publications listed below (including amendments, addenda, revisions, supplements, and

errata) form a part of this specification to the extent referenced. Publications are referenced in the text by the basic designation only.

A. American Society for Testing and Materials (ASTM):

B1-2001 ..... Standard Specification for Hard-Drawn Copper Wire

B8-2004 ..... Standard Specification for Concentric-Lay-Stranded Copper Conductors, Hard, Medium-Hard, or Soft

B. Institute of Electrical and Electronics Engineers, Inc. (IEEE):

81-1983..... IEEE Guide for Measuring Earth Resistivity, Ground Impedance, and Earth Surface Potentials of a Ground System

C. National Fire Protection Association (NFPA):

70-2005..... National Electrical Code (NEC)

99-2005..... Health Care Facilities

D. Underwriters Laboratories, Inc. (UL):

44-2005 ..... Thermoset-Insulated Wires and Cables

83-2003 ..... Thermoplastic-Insulated Wires and Cables

467-2004 ..... Grounding and Bonding Equipment

486A-486B-2003..... Wire Connectors

PART 2 - PRODUCTS

2.1 GROUNDING AND BONDING CONDUCTORS

A. Equipment grounding conductors shall be UL 83 insulated stranded copper, except that sizes 10 AWG and smaller shall be solid copper. Insulation color shall be continuous green for all equipment grounding conductors, except that wire sizes 4 AWG and larger shall be permitted to be identified per NEC.

B. Bonding conductors shall be ASTM B8 bare stranded copper, except that sizes 10 AWG and smaller shall be ASTM B1 solid bare copper wire.

C. Isolated Power System: Type XHHW-2 insulation with a dielectric constant of 3.5 or less.

D. Electrical System Grounding: Conductor sizes shall not be less than what is shown on the drawings and not less than required by the NEC, whichever is greater.

2.2 GROUND RODS

A. Copper clad steel, 3/4-inch diameter by 10 feet long, conforming to UL 467.

B. Quantity of rods shall be as required to obtain the specified ground resistance.

2.3 SPLICES AND TERMINATION COMPONENTS

Components shall meet or exceed UL 467 and be clearly marked with the manufacturer, catalog number, and permitted conductor size(s).

2.4 GROUND CONNECTIONS

A. Below Grade: Exothermic-welded type connectors.

B. Above Grade:

1. Bonding Jumpers: compression type connectors, using zinc-plated fasteners and external tooth lockwashers.

2. Ground Busbars: Two-hole compression type lugs using tin-plated copper or copper alloy bolts and nuts.

3. Rack and Cabinet Ground Bars: one-hole compression-type lugs using zinc-plated or copper alloy fasteners.

2.5 EQUIPMENT RACK AND CABINET GROUND BARS

Provide solid copper ground bars designed for mounting on the framework of open or cabinet-enclosed equipment racks with minimum dimensions of 3/8 inch x ¾ inch.

2.6 GROUND TERMINAL BLOCKS

At any equipment mounting location (e.g. backboards and hinged cover enclosures) where rack-type ground bars cannot be mounted, provide screw lug-type terminal blocks.

2.7 SPLICE CASE GROUND ACCESSORIES

Splice case grounding and bonding accessories shall be supplied by the splice case manufacturer when available. Otherwise, use 6 AWG insulated ground wire with shield bonding connectors.

PART 3 - EXECUTION

3.1 GENERAL

A. Ground in accordance with the NEC, as shown on drawings, and as hereinafter specified.

B. System Grounding:

1. Secondary service neutrals: Ground at the supply side of the secondary disconnecting means and at the related transformers.

2. Separately derived systems (transformers downstream from the service entrance): Ground the secondary neutral.

C. Equipment Grounding: Metallic structures (including ductwork and building steel), enclosures, raceways, junction boxes, outlet boxes, cabinets, machine frames, and other conductive items in close proximity with electrical circuits shall be bonded and grounded.

3.2 INACCESSIBLE GROUNDING CONNECTIONS

Make grounding connections, which are buried or otherwise normally inaccessible (except connections for which periodic testing access is required) by exothermic weld.

3.3 SECONDARY EQUIPMENT AND CIRCUITS

A. Main Bonding Jumper: Bond the secondary service neutral to the ground bus in the service equipment.

B. Metallic Piping, Building Steel, and Supplemental Electrode(s):

1. Provide a grounding electrode conductor sized per NEC between the service equipment ground bus and all metallic water and gas pipe systems, building steel, and supplemental or made electrodes. Jumper insulating joints in the metallic piping. All connections to electrodes shall be made with fittings that conform to UL 467.

2. Provide a supplemental ground electrode and bond to the grounding electrode system.

C. Service Disconnect (Separate Individual Enclosure): Provide a ground bar bolted to the enclosure with lugs for connecting the various grounding conductors.

D. Switchgear, Switchboards, Unit Substations, and Motor Control Centers:

1. Connect the various feeder equipment grounding conductors to the ground bus in the enclosure with suitable pressure connectors.

2. For service entrance equipment, connect the grounding electrode conductor to the ground bus.

3. Connect metallic conduits, which terminate without mechanical connection to the housing, by grounding bushings and grounding conductor to the equipment ground bus.

E. Transformers:

1. Exterior: Exterior transformers supplying interior service equipment shall have the neutral grounded at the transformer secondary. Provide a grounding electrode at the transformer.

2. Separately derived systems (transformers downstream from service equipment): Ground the secondary neutral at the transformer. Provide a grounding electrode conductor from the transformer to the nearest component of the grounding electrode system.

F. Conduit Systems:

1. Ground all metallic conduit systems. All metallic conduit systems shall contain an equipment grounding conductor.

2. Non-metallic conduit systems shall contain an equipment grounding conductor, except that non-metallic feeder conduits which carry a grounded conductor from exterior transformers to interior or building-mounted service entrance equipment need not contain an equipment grounding conductor.

3. Conduit containing only a grounding conductor, and which is provided for mechanical protection of the conductor, shall be bonded to that conductor at the entrance and exit from the conduit.

G. Feeders and Branch Circuits: Install equipment grounding conductors with all feeders and power and lighting branch circuits.

H. Boxes, Cabinets, Enclosures, and Panelboards:

1. Bond the equipment grounding conductor to each pullbox, junction box, outlet box, device box, cabinets, and other enclosures through which the conductor passes.

2. Provide lugs in each box and enclosure for equipment grounding conductor termination.

3. Provide ground bars in panelboards, bolted to the housing, with sufficient lugs to terminate the equipment grounding conductors.

I. Motors and Starters: Provide lugs in motor terminal box and starter housing or motor control center compartment to terminate equipment grounding conductors.

J. Receptacles shall not be grounded through their mounting screws. Ground with a jumper from the receptacle green ground terminal to the device box ground screw and the branch circuit equipment grounding conductor.

K. Ground lighting fixtures to the equipment grounding conductor of the wiring system when the green ground is provided; otherwise, ground the fixtures through the conduit systems. Fixtures connected with flexible conduit shall have a green ground wire included with the power wires from the fixture through the flexible conduit to the first outlet box.

L. Fixed electrical appliances and equipment shall be provided with a ground lug for termination of the equipment grounding conductor.

M. Panelboard Bonding: The equipment grounding terminal buses of the normal and essential branch circuit panelboards serving the same individual patient vicinity shall be bonded together with an insulated continuous copper conductor not less than 10 AWG. These conductors shall be installed in rigid metal conduit.

3.4 CORROSION INHIBITORS

When making ground and ground bonding connections, apply a corrosion inhibitor to all contact surfaces. Use corrosion inhibitor appropriate for protecting a connection between the metals used.

3.5 CONDUCTIVE PIPING

A. Bond all conductive piping systems, interior and exterior, to the building to the grounding electrode system. Bonding connections shall be made as close as practical to the equipment ground bus.

3.6 ELECTRICAL ROOM GROUNDING

Building Earth Ground Busbars: Provide ground busbar hardware at each

electrical room and connect to pigtail extensions of the building grounding ring.

3.7 WIREWAY GROUNDING

A. Ground and Bond Metallic Wireway Systems as follows:

1. Bond the metallic structures of wireway to provide 100 percent electrical continuity throughout the wireway system by connecting a 6 AWG bonding jumper at all intermediate metallic enclosures and across all section junctions.

2. Install insulated 6 AWG bonding jumpers between the wireway system bonded as required in paragraph 1 above, and the closest building ground at each end and approximately every 50 feet.

3. Use insulated 6 AWG bonding jumpers to ground or bond metallic wireway at each end at all intermediate metallic enclosures and cross all section junctions.

3.8 GROUND RESISTANCE

A. Grounding system resistance to ground shall not exceed 5 ohms. Make necessary modifications or additions to the grounding electrode system for compliance without additional cost to the Government. Final tests shall assure that this requirement is met.

B. Resistance of the grounding electrode system shall be measured using a four-terminal fall-of-potential method as defined in IEEE 81. Ground resistance measurements shall be made before the electrical distribution system is energized and shall be made in normally dry conditions not less than 48 hours after the last rainfall. Resistance measurements of separate grounding electrode systems shall be made before the systems are bonded together below grade. The combined resistance of separate systems may be used to meet the required resistance, but the specified number of electrodes

must still be provided.

C. Services at power company interface points shall comply with the power company ground resistance requirements.

D. Below-grade connections shall be visually inspected by the Resident Engineer prior to backfilling. The Contractor shall notify the Resident Engineer 24 hours before the connections are ready for inspection.

3.9 GROUND ROD INSTALLATION

A. Drive each rod vertically in the earth, not less than 10 feet in depth.

B. Where permanently concealed ground connections are required, make the connections by the exothermic process to form solid metal joints. Make accessible ground connections with mechanical pressure type ground connectors.

C. Where rock prevents the driving of vertical ground rods, install angled ground rods or grounding electrodes in horizontal trenches to achieve the specified resistance.

END OF SECTION 26 05 26

SECTION 26 05 33 - RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS

PART 1 - GENERAL

1.1 DESCRIPTION

A. This section specifies the furnishing, installation, and connection of conduit, fittings, and boxes to form complete, coordinated, grounded raceway systems. Raceways are required for all wiring unless shown or specified otherwise.

B. Definitions: The term conduit, as used in this specification, shall mean any or all of the raceway types specified.

1.2 RELATED WORK

A. General electrical requirements and items that is common to more than one section of Division 26: Section 26 05 11, REQUIREMENTS FOR ELECTRICAL INSTALLATIONS.

B. Requirements for personnel safety and to provide a low impedance path for possible ground fault currents: Section 26 05 26, GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS.

1.3 SUBMITTALS

A. In accordance with Section 26 05 11, REQUIREMENTS FOR ELECTRICAL INSTALLATIONS, furnish the following:

B. Shop Drawings:

1. Size and location of main feeders;

2. Size and location of panels and pull boxes

3. Layout of required conduit penetrations through structural elements.

4. The specific item proposed and its area of application shall be identified on the catalog cuts.

C. Certification: Prior to final inspection, deliver to the Resident Engineer four copies of the certification that the material is in accordance with the drawings and specifications and has been properly installed.

1.4 APPLICABLE PUBLICATIONS

A. Publications listed below (including amendments, addenda, revisions, supplements and errata) form a part of this specification to the extent referenced. Publications are referenced in the text by the basic designation only.

B. National Fire Protection Association (NFPA):

70-05..... National Electrical Code (NEC)

C. Underwriters Laboratories, Inc. (UL):

1-03..... Flexible Metal Conduit

5-01..... Surface Metal Raceway and Fittings

6-03..... Rigid Metal Conduit

50-03..... Enclosures for Electrical Equipment

360-03..... Liquid-Tight Flexible Steel Conduit

467-01..... Grounding and Bonding Equipment

514A-01..... Metallic Outlet Boxes

514B-02..... Fittings for Cable and Conduit

514C-05..... Nonmetallic Outlet Boxes, Flush-Device Boxes and Covers

651-02..... Schedule 40 and 80 Rigid PVC Conduit

651A-03..... Type EB and A Rigid PVC Conduit and HDPE Conduit

797-03..... Electrical Metallic Tubing

1242-00..... Intermediate Metal Conduit

D. National Electrical Manufacturers Association (NEMA):

TC-3-04..... PVC Fittings for Use with Rigid PVC Conduit and Tubing

FB1-03..... Fittings, Cast Metal Boxes and Conduit Bodies for Conduit, Electrical Metallic Tubing and Cable

PART 2 - PRODUCTS

2.1 MATERIAL

A. Conduit Size: In accordance with the NEC, but not less than 1/2 inch unless otherwise shown. Where permitted by the NEC, 1/2 inch flexible conduit may be used for tap connections to recessed lighting fixtures.

B. Conduit:

1. Rigid galvanized steel: Shall Conform to UL 6, ANSI C80.1.

2. Rigid aluminum: Shall Conform to UL 6A, ANSI C80.5.

3. Rigid intermediate steel conduit (IMC): Shall Conform to UL 1242, ANSI C80.6.

4. Electrical metallic tubing (EMT): Shall Conform to UL 797, ANSI C80.3. Maximum size not to exceed 4 inch and shall be permitted only with cable rated 600 volts or less.

5. Flexible galvanized steel conduit: Shall Conform to UL 1.

6. Liquid-tight flexible metal conduit: Shall Conform to UL 360.

7. Direct burial plastic conduit: Shall conform to UL 651 and UL 651A, heavy wall PVC or high density polyethylene (PE).

8. Surface metal raceway: Shall Conform to UL 5.

C. Conduit Fittings:

1. Rigid steel and IMC conduit fittings:

a. Fittings shall meet the requirements of UL 514B and ANSI/ NEMA FB1.

b. Standard threaded couplings, locknuts, bushings, and elbows: Only steel or malleable iron materials are acceptable. Integral retractable type IMC couplings are also acceptable.

c. Locknuts: Bonding type with sharp edges for digging into the metal wall of an enclosure.

d. Bushings: Metallic insulating type, consisting of an insulating insert molded or locked into the metallic body of the fitting. Bushings made entirely of metal or nonmetallic material are not permitted.

e. Erickson (union-type) and set screw type couplings: Approved for use in concrete are permitted for use to complete a conduit run where conduit is installed in concrete. Use set screws of case hardened steel with hex head and cup point to firmly seat in conduit wall for positive ground. Tightening of set screws with pliers is prohibited.

f. Sealing fittings: Threaded cast iron type. Use continuous drain type sealing fittings to prevent passage of water vapor. In concealed work, install fittings in flush steel boxes with blank cover plates having the same finishes as that of other electrical plates in the room.

2. Rigid aluminum conduit fittings:

a. Standard threaded couplings, locknuts, bushings, and elbows: Malleable iron, steel or aluminum alloy materials; Zinc or cadmium plate iron or steel fittings. Aluminum fittings containing more than 0.4 percent copper are prohibited.

b. Locknuts and bushings: As specified for rigid steel and IMC conduit.

c. Set screw fittings: Not permitted for use with aluminum conduit.

3. Electrical metallic tubing fittings:

    a. Fittings shall meet the requirements of UL 514B and ANSI/ NEMA FB1.

    b. Only steel or malleable iron materials are acceptable.

    c. Couplings and connectors: Concrete tight and rain tight, with connectors having insulated throats. Use gland and ring compression type couplings and connectors for conduit sizes 2 inches and smaller. Use set screw type couplings with four set screws each for conduit sizes over 2 inches. Use set screws of case-hardened steel with hex head and cup point to firmly seat in wall of conduit for positive grounding.

    d. Indent type connectors or couplings are prohibited.

    e. Die-cast or pressure-cast zinc-alloy fittings or fittings made of "pot metal" are prohibited.

4. Flexible steel conduit fittings:

    a. Conform to UL 514B. Only steel or malleable iron materials are acceptable.

    b. Clamp type, with insulated throat.

5. Liquid-tight flexible metal conduit fittings:

    a. Fittings shall meet the requirements of UL 514B and ANSI/ NEMA FB1.

    b. Only steel or malleable iron materials are acceptable.

    c. Fittings must incorporate a threaded grounding cone, a steel or plastic compression ring, and a gland for tightening. Connectors shall have insulated throats.

6. Direct burial plastic conduit fittings:

    a. Fittings shall meet the requirements of UL 514C and NEMA TC3.

    b. As recommended by the conduit manufacturer.

7. Surface metal raceway fittings: As recommended by the raceway manufacturer.

8. Expansion and deflection couplings:

    a. Conform to UL 467 and UL 514B.

    b. Accommodate, 0.75 inch deflection, expansion, or contraction in any direction, and allow 30 degree angular deflections.

    c. Include internal flexible metal braid sized to guarantee conduit ground continuity and fault currents in accordance with UL 467, and the NEC code tables for ground conductors.

d. Jacket: Flexible, corrosion-resistant, watertight, moisture and heat resistant molded rubber material with stainless steel jacket clamps.

D. Conduit Supports:

1. Parts and hardware: Zinc-coat or provide equivalent corrosion protection.

2. Individual Conduit Hangers: Designed for the purpose, having a pre-assembled closure bolt and nut, and provisions for receiving a hanger rod.

3. Multiple conduit (trapeze) hangers: Not less than 1-1/2 by 1-1/2 inch, 12 gage steel, cold formed, lipped channels; with not less than 3/8 inch diameter steel hanger rods.

4. Solid Masonry and Concrete Anchors: Self-drilling expansion shields, or machine bolt expansion.

E. Outlet, Junction, and Pull Boxes:

1. UL-50 and UL-514A.

2. Cast metal where required by the NEC or shown, and equipped with rustproof boxes.

3. Sheet metal boxes: Galvanized steel, except where otherwise shown.

4. Flush mounted wall or ceiling boxes shall be installed with raised covers so that front face of raised cover is flush with the wall. Surface mounted wall or ceiling boxes shall be installed with surface style flat or raised covers.

F. Wireways: Equip with hinged covers, except where removable covers are shown.

G. Warning Tape: Standard, 4-Mil polyethylene 3 inch wide tape non-detectable type, red with black letters, and imprinted with “CAUTION BURIED ELECTRIC LINE BELOW”.

PART 3 - EXECUTION

3.1 PENETRATIONS

A. Cutting or Holes:

1. Locate holes in advance where they are proposed in the structural sections such as ribs or beams. Obtain the approval of the Resident Engineer prior to drilling through structural sections.

2. Cut holes through concrete and masonry in new and existing structures with a diamond core drill or concrete saw. Pneumatic hammer, impact electric, hand or manual hammer type drills are not allowed, except where permitted by the Resident Engineer as required by limited working space.

B. Fire Stop: Where conduits, wireways, and other electrical raceways pass through fire partitions, fire walls, smoke partitions, or floors, install a fire stop that provides an effective barrier against the spread of fire, smoke and gases, with rock wool fiber or silicone foam sealant only. Completely fill and seal clearances between raceways and openings with the fire stop material.

C. Waterproofing: At floor, exterior wall, and roof conduit penetrations, completely seal clearances around the conduit and make watertight.

3.2 INSTALLATION, GENERAL

A. In accordance with UL, NEC, as shown, and as hereinafter specified.

B. Install conduit as follows:

1. In complete runs before pulling in cables or wires.

2. Flattened, dented, or deformed conduit is not permitted. Remove and replace the damaged conduits with new undamaged material.

3. Assure conduit installation does not encroach into the ceiling height head room, walkways, or doorways.

4. Cut square with a hacksaw, ream, remove burrs, and draw up tight.

5. Mechanically and electrically continuous.

6. Independently support conduit at 8’0” on center. Do not use other supports i.e., (suspended ceilings, suspended ceiling supporting members, lighting fixtures, conduits, mechanical piping, or mechanical ducts).

7. Support within 1 foot of changes of direction, and within 1 foot of each enclosure to which connected.

8. Close ends of empty conduit with plugs or caps at the rough-in stage to prevent entry of debris, until wires are pulled in.

9. Conduit installations under fume and vent hoods are prohibited.

10. Secure conduits to cabinets, junction boxes, pull boxes and outlet boxes with bonding type locknuts. For rigid and IMC conduit installations, provide a locknut on the inside of the enclosure, made up wrench tight. Do not make conduit connections to junction box covers.

11. Do not use aluminum conduits in wet locations.

12. Unless otherwise indicated on the drawings or specified herein, all conduits shall be installed concealed within finished walls, floors and ceilings.

D. Conduit Bends:

1. Make bends with standard conduit bending machines.

2. Conduit hickey may be used for slight offsets, and for straightening stubbed out conduits.

3. Bending of conduits with a pipe tee or vise is prohibited.

E. Layout and Homeruns:

1. Install conduit with wiring, including homeruns, as shown.

2. Deviations: Make only where necessary to avoid interferences and only after drawings showing the proposed deviations have been submitted approved by the Resident Engineer.

3.3 CONCEALED WORK INSTALLATION

A. In Concrete:

1. Conduit: Rigid steel, IMC or EMT. Do not install EMT in concrete slabs that are in contact with soil, gravel or vapor barriers.

2. Align and run conduit in direct lines.

3. Install conduit through concrete beams only when the following occurs:

a. Where shown on the structural drawings.

b. As approved by the Resident Engineer prior to construction, and after submittal of drawing showing location, size, and position of each penetration.

4. Installation of conduit in concrete that is less than 3 inches thick is prohibited.

a. Conduit outside diameter larger than 1/3 of the slab thickness is prohibited.

b. Space between conduits in slabs: Approximately six conduit diameters apart, except one conduit diameter at conduit crossings.

c. Install conduits approximately in the center of the slab so that there will be a minimum of 3/4 inch of concrete around the conduits.

5. Make couplings and connections watertight. Use thread compounds that are UL approved conductive type to insure low resistance ground continuity through the conduits. Tightening set screws with pliers is prohibited.

B. Furred or Suspended Ceilings and in Walls:

1. Conduit for conductors above 600 volts:

a. Rigid steel or rigid aluminum.

b. Aluminum conduit mixed indiscriminately with other types in the same system is prohibited.

2. Conduit for conductors 600 volts and below:

    a. Rigid steel, IMC, rigid aluminum, or EMT. Different type conduits mixed indiscriminately in the same system is prohibited.

3. Align and run conduit parallel or perpendicular to the building lines.

4. Connect recessed lighting fixtures to conduit runs with maximum six feet of flexible metal conduit extending from a junction box to the fixture.

5. Tightening set screws with pliers is prohibited.

3.4 EXPOSED WORK INSTALLATION

A. Unless otherwise indicated on the drawings, exposed conduit is only permitted in mechanical and electrical rooms.

B. Conduit for conductors above 600 volts:

1. Rigid steel or rigid aluminum.

2. Aluminum conduit mixed indiscriminately with other types in the same system is prohibited.

C. Conduit for Conductors 600 volts and below:

1. Rigid steel, IMC, rigid aluminum, or EMT. Different type of conduits mixed indiscriminately in the system is prohibited.

D. Align and run conduit parallel or perpendicular to the building lines.

E. Install horizontal runs close to the ceiling or beams and secure with conduit straps.

F. Support horizontal or vertical runs at not over eight foot intervals.

G. Painting:

1. Paint exposed conduit.

2. Paint all conduits containing cables rated over 600 volts safety orange. In addition, paint legends, using two inch high black numerals and letters, showing the cable voltage rating. Provide legends where conduits pass through walls and floors and at maximum 20 foot intervals in between.

3.5 DIRECT BURIAL INSTALLATION

A. Exterior routing of Lighting Systems and Other Branch circuits (600 Volt and Less, and 5 feet) from the buildings):

1. Conduit: Thick wall PVC or high density PE, unless otherwise shown.

2. Mark conduit at uniform intervals to show the kind of material, direct burial type, and the UL approval label.

3. Install conduit fittings and terminations as recommended by the conduit manufacturer.

4. Tops of conduits shall be as follows unless otherwise shown:

   a. Not less than 24 inches below finished grade.

   b. Not less than 30 inches below road and other paved surfaces.

5. Work with extreme care near existing ducts, conduits, cables, and other utilities to avoid damaging them.

6. Excavation for conduit bedding and back-filling of trenches is specified in Section 306 of Greenbook and Whitebook.

   a. Cut the trenches neatly and uniformly.

   b. Do not kink the conduits.

7. Seal conduits, including spare conduits, at building entrances and at outdoor terminations for equipment with a suitable compound that prevents the entrance of moisture and gases.

8. Where metal conduit is shown, install threaded heavy wall rigid steel galvanized conduit or type A20 rigid steel galvanized conduit coated with 20 mil bonded PVC, or rigid steel or IMC, PVC coated or standard coated with bituminous asphaltic compound.

9. *Warning tape shall be continuously placed 12 inches above conduits or electric lines.*

B. Exterior routing of lighting systems and other branch circuits (600 volts and less-under buildings slab on grade to 5 feet from the building):

   1. Pre-coated rigid galvanized steel conduit in accordance with the requirements of Section 26 05 41, UNDERGROUND ELECTRICAL CONSTRUCTION.

3.6 HAZARDOUS LOCATIONS

A. Use rigid steel conduit only, notwithstanding requirements otherwise specified in this or other sections of these specifications.

B. Install UL approved sealing fittings, that prevent passage of explosive vapors, in hazardous areas equipped with explosive proof lighting fixtures, switches, and receptacles, as required by the NEC.

3.7 WET OR DAMP LOCATIONS

A. Unless otherwise shown, use conduits of rigid steel or IMC.

B. Provide sealing fittings, to prevent passage of water vapor, where conduits pass from warm to cold locations, i.e., (refrigerated spaces, constant temperature rooms, air conditioned spaces building exterior walls, roofs) or similar spaces.

C. Unless otherwise shown, use rigid steel or IMC conduit within 5 feet of the exterior and below concrete building slabs in contact with soil, gravel, or vapor barriers. Conduit shall include an outer factory coating of 20 mil bonded PVC or field coat with asphaltum before installation. After installation, completely coat damaged areas of coating.

3.8 MOTORS AND VIBRATING EQUIPMENT

A. Use flexible metal conduit for connections to motors and other electrical equipment subject to movement, vibration, misalignment, cramped quarters, or noise transmission.

B. Provide liquid-tight flexible metal conduit for installation in exterior locations, moisture or humidity laden atmosphere, corrosive atmosphere, water or spray wash-down operations, inside (air stream) of HVAC units, and locations subject to seepage or dripping of oil, grease or water. Provide a green ground wire with flexible metal conduit.

3.9 CONDUIT SUPPORTS, INSTALLATION

A. Safe working load shall not exceed 1/4 of proof test load of fastening devices.

B. Use pipe straps or individual conduit hangers for supporting individual conduits. Maximum distance between supports is 8 foot on center.

C. Support multiple conduit runs with trapeze hangers. Use trapeze hangers that are designed to support a load equal to or greater than the sum of the weights of the conduits, wires, hanger itself, and 200 pounds. Attach each conduit with U-bolts or other approved fasteners.

D. Support conduit independently of junction boxes, pull boxes, fixtures, suspended ceiling T-bars, angle supports, and similar items.

E. Fasteners and Supports in Solid Masonry and Concrete:

1. New Construction: Use steel or malleable iron concrete inserts set in place prior to placing the concrete.

2. Existing Construction:

a. Steel expansion anchors not less than 1/4 inch bolt size and not less than 1-1/8 inch embedment.

b. Power set fasteners not less than 1/4 inch diameter with depth of penetration not less than 3 inches.

c. Use vibration and shock resistant anchors and fasteners for attaching to concrete ceilings.

F. Hollow Masonry: Toggle bolts are permitted.

G. Bolts supported only by plaster or gypsum wallboard are not acceptable.

H. Metal Structures: Use machine screw fasteners or other devices specifically designed and approved for the application.

I. Attachment by wood plugs, rawl plug, plastic, lead or soft metal anchors, or wood blocking and bolts supported only by plaster is prohibited.

J. Chain, wire, or perforated strap shall not be used to support or fasten conduit.

K. Spring steel type supports or fasteners are prohibited for all uses except: Horizontal and vertical supports/fasteners within walls.

L. Vertical Supports: Vertical conduit runs shall have riser clamps and supports in accordance with the NEC and as shown. Provide supports for cable and wire with fittings that include internal wedges and retaining collars.

3.10 BOX INSTALLATION

A. Boxes for Concealed Conduits:

1. Flush mounted.

2. Provide raised covers for boxes to suit the wall or ceiling, construction and finish.

B. In addition to boxes shown, install additional boxes where needed to prevent damage to cables and wires during pulling in operations.

C. Remove only knockouts as required and plug unused openings. Use threaded plugs for cast metal boxes and snap-in metal covers for sheet metal boxes.

D. Outlet boxes in the same wall mounted back-to-back are prohibited. A minimum 24 inch, center-to-center lateral spacing shall be maintained between boxes.

E. Minimum size of outlet boxes for ground fault interrupter (GFI) receptacles is 4 inches square by 2-1/8 inches deep, with device covers for the wall material and thickness involved.

F. Stencil or install phenolic nameplates on covers of the boxes identified on riser diagrams; for example "SIG-FA JB No. 1".

G. On all Branch Circuit junction box covers, identify the circuits with black marker.

END OF SECTION 26 05 33

SECTION 26 05 41 - UNDERGROUND ELECTRICAL CONSTRUCTION

PART 1 - GENERAL

1.1 DESCRIPTION

A. This section specifies the furnishing, installation and connection of manholes, handholes and ducts to form a complete underground raceway system.

B. "Duct" and "conduit", and "rigid metal conduit" and "rigid steel conduit are used interchangeably in this specification and have the same meaning.

1.2 RELATED WORK

A. Section 26 05 11, REQUIREMENTS FOR ELECTRICAL INSTALLATIONS: General electrical requirements and items that are common to more than one section of Division 26.

B. Section 26 05 33, RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS: Conduits, fittings and boxes for raceway systems.

C. Section 26 05 26, GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS: Requirements for personnel safety and to provide a low impedance path for possible ground fault currents.

1.3 SUBMITTALS

A. Submit in accordance with Section 26 05 11, REQUIREMENTS FOR ELECTRICAL INSTALLATIONS.

B. Shop Drawings:

1. Sufficient information, clearly presented, shall be included to determine compliance with drawings and specifications.

2. Include handholes, duct materials, and hardware. Proposed deviations from details on the drawings shall be clearly marked on the submittals.

   If necessary to locate handholes at locations other than shown on the drawings, show the proposed locations accurately on scaled site drawings, and submit four copies to the Resident Engineer for approval prior to construction.

3. Precast manholes and handholes: Submit plans on elevation showing openings, pulling irons cable supports, sump and other details. Also, submit detail drawings and design calculations for approval prior to installation. Submittal shall bear the seal of a registered structural engineer.

C. Certifications: Two weeks prior to final inspection, submit four copies of the following to the Resident Engineer:

1. Certification that the materials are in accordance with the drawings and specifications.

2. Certification, by the Contractor, that the complete installation has been properly installed and tested.

1.4 APPLICABLE PUBLICATIONS

Publications listed below (including amendments, addenda, revisions, supplements, and errata) form a part of this specification to the extent referenced. Publications are referenced in the text by the basic designation only.

A. American Concrete Institute (ACI):

Building Code Requirements for Structural Concrete

318/318M-2005 ..... Building Code Requirements for Structural Concrete & Commentary

SP-66-04 ..... ACI Detailing Manual

B. American Society for Testing and Materials (ASTM):

C478/C478M 2006(b)..... Standard Specification for Precast Reinforced Concrete Manhole Sections

C990 REV A 2003 ..... Standard Specification for joints concrete pipe, Manholes and Precast Box using performed flexible Joint sealants.

C. Institute of Electrical and Electronic Engineers (IEEE):

C2-2002 ..... National Electrical Safety Code

D. National Electrical Manufacturers Association (NEMA):

RNI 2005 ..... Polyvinyl Chloride (PVC) Externally Coated Galvanized Rigid Steel Conduit and Intermediate Metal Conduit

TC 2 2003 ..... Electrical Polyvinyl Chloride (PVC) Tubing And Conduit

TC 3-2004..... PVC Fittings for Use With Rigid PVC Conduit And Tubing

TC 6 & 8 2003..... PVC Plastic Utilities Duct For Underground Installations

TC 9-2004..... Fittings For PVC Plastic Utilities Duct For Underground Installation

E. National Fire Protection Association (NFPA):

70 2005 ..... National Electrical Code (NEC)

F. Underwriters Laboratories, Inc. (UL):

6-2004..... Electrical Rigid Metal Conduit-Steel

467-2004..... Standard for Grounding and Bonding Equipment

651-2005..... Standard for Schedule 40 and 80 Rigid PVC Conduit and Fittings

651A-2003..... Type EB and A Rigid PVC Conduit and HDPE Conduit, (RTRC)

651B-2002 ..... Continuous Length HDPE Conduit

G. U.S. General Services Administration (GSA):

A-A-60005-1998 ..... Frames, Covers, Gratings, Steps, Sump and Catch Basin, Manhole

SS-S-210A-1981..... Sealing Compound, Preformed Plastic for Expansion joints And Pipe Joints

PART 2 - PRODUCTS

2.1 CONCRETE HANDHOLES AND HARDWARE

A. Reinforced Concrete: ACI 318, 3000 psi minimum 28-day compressive strength.

B. Reinforcing Steel: Number 4 minimum.

C. Handhole Hardware:

1. Frames and covers configuration as shown on the drawings. Cast the words “Electric” and “Telephone” in the top face of the power and telephone handhole covers respectively.

2. Pulling irons, 7/8-inch diameter galvanized steel bar with exposed triangular shaped opening.

3. Cable supports are not required.

D. Ground Rod Sleeve: Provide a 3 inches PVC sleeve in handhole floors so that a driven ground rod may be installed.

2.2 DUCTS:

A. Number and sizes shall be as shown on drawings.

B. Ducts (direct burial):

1. Plastic duct:

a. NEMA TC2 and TC3

b. UL 651, 651A and 651B, Schedule 40.

c. Duct shall be suitable for use with 75 degree C rated conductors.

2. Rigid metal conduit, PVC-coated: UL6 and NEMA RN1 galvanized rigid steel, threaded type, coated with PVC sheath bonded to the galvanized exterior surface, nominal 0.040 inch thick.

2.3 GROUNDING

A. Rods: Per Section 26 05 26, GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS and UL 467

B. Ground Wire: Stranded bare copper 6 AWG minimum.

2.4 WARNING TAPE:

Standard 4-mil polyethylene 3 inch wide tape, non-detectable type, red with black letters, imprinted with "CAUTION BURIED ELECTRIC CABLE BELOW".

2.5 PULL ROPE:

Plastic with 200 pound minimum tensile strength.

PART 3 - EXECUTION

3.1 HANDHOLE CONSTRUCTION AND INSTALLATION

A. General Requirements:

1. Locate handholes at the approximate locations shown on the drawings with due consideration given to the location of other utilities, grades, and paving.

2. Steel reinforcing concrete cover, not less than 2 inches thick for exterior surfaces, 1 1/2 inches thick for interior surfaces, and 1 inch thick for the bottom surfaces of the top slabs.

3. Walls, floors, and top:

a. Construct monolithic walls and floors with window openings in walls for ducts.

4. Duct terminations: Provide windows at duct bank terminations and fill with concrete after duct placement. Terminations shall be sealed watertight.

5. Pulling irons:

a. Provide pulling irons opposite each duct entrance.

b. Cast pulling irons in the walls opposite duct windows approximately 6 inches above the top of the window.

3.2 TRENCHING

A. Work with extreme care near existing ducts, conduits, cables, and other utilities to avoid damaging them.

B. Cut the trenches neatly and uniformly.

C. Conduits to be installed under existing paved areas, roads, and railroad tracks that are not to be disturbed shall be jacked into place. Conduits shall be PVC-coated rigid metal.

3.3 DUCT INSTALLATION

A. General Requirements:

1. Ducts shall be in accordance with the NEC and IEEE C2, as shown on the drawings, and as specified.

2. Slope ducts to drain towards handholes, and away from building and equipment entrances. Pitch not less than 4 inches in 100 feet.

3. Underground conduit stub-ups and sweeps to equipment inside of buildings shall be PVC-coated galvanized rigid steel, and shall extend a minimum of 5 feet outside of building foundation.

4. Stub-ups, sweeps, and risers to equipment mounted on outdoor concrete slabs shall be PVC-coated galvanized rigid steel, and shall extend a minimum of 5 feet away from edge of slab.

5. Install insulated grounding bushings on the terminations.

6. PVC-coated rigid steel conduits shall be coupled to the ducts with suitable adapters, and the whole encased with 3 inches of concrete.

7. PVC coated rigid steel conduit turns of direction for all duct lines shall have minimum 4 feet radius in the horizontal and vertical directions. PVC conduit sweeps for all duct lines shall have a minimum 40 feet radius in the horizontal and 4 feet in the vertical directions. Where a 40 feet radius is not possible, horizontal turns of direction shall be rigid steel.

8. All multiple conduit runs shall have conduit spacers. Spacers shall securely support and maintain uniform spacing of the duct assembly a minimum of 3 inches above bottom of trench during the concrete pour. Spacer spacing shall not exceed 5 feet.

9. Duct lines shall be installed no less than 12 inches from other utility systems, such as water, sewer, and chilled water.

10. Clearances between individual ducts:

    a. For like services, not less than 3 inches.

b. For power and signal services, not less than 6 inches.

c. Provide plastic spacers to maintain clearances.

d. Provide nonferrous tie wires to prevent displacement of the ducts during pouring of concrete. Tie wires shall not act as substitute for spacers.

11. Couple the ducts with proper couplings. Stagger couplings in rows and layers to insure maximum strength and rigidity of the duct bank.

12. Keep ducts clean of earth, sand, or gravel during construction, and seal with tapered plugs upon completion of each portion of the work.

B. Direct Burial Duct and Conduits:

1. Install direct burial ducts and conduits only where shown on the drawings. Provide direct burial ducts only for low voltage systems.

2. Join and terminate ducts and conduits with fittings recommended by conduit manufacturer.

3. Direct burial ducts and conduits are prohibited under railroad tracks.

4. Tops of ducts and conduits shall be:

a. Not less than 24 inches and not less than shown on the drawings, below finished grade.

b. Not less than 30 inches and not less than shown on the drawings, below roads and other paved surfaces.

5. Do not kink the ducts or conduits.

C. Direct Burial Duct and Conduit Identification: Place continuous strip of warning tape approximately 12 inches above ducts or conduits before backfilling trenches. Warning tape shall be preprinted with proper identification.

D. Spare Ducts and Conduits: Where spare ducts are shown, they shall have a nylon pull rope installed. They shall be capped at each end and labeled as to location of the other end.

E. Duct and Conduit Cleaning:

1. Upon completion of the duct bank installation or installation of direct buried ducts, a standard flexible mandrel shall be pulled through each duct to loosen particles of earth, sand, or foreign material left in the line. The mandrel shall be not less than 12 inches long, and shall have a diameter not less than 1/2 inch less than the inside diameter of the duct. A brush with stiff bristles shall then be pulled through each duct to remove the loosened particles. The diameter of the brush shall be the same as, or slightly larger than the diameter of the duct.

2. Mandrel pulls shall be witnessed by the Resident Engineer.

F. Duct and Conduit Sealing: Seal the ducts and conduits at building entrances, and at outdoor terminations for equipment, with a suitable non-hardening compound to prevent the entrance of moisture and gases.

G. Connections to Existing Ducts: Where connections to existing duct banks are indicated, excavate around the duct banks as necessary. Cut off the duct banks and remove loose concrete from the conduits before installing new concrete-encased ducts. Provide a reinforced concrete collar, poured monolithically with the new duct bank, to take the shear at the joint of the duct banks.

H. Partially Completed Duct Banks: During construction wherever a construction joint is necessary in a duct bank, prevent debris such as mud and dirt from entering ducts by providing suitable conduit plugs. Fit concrete envelope of a partially completed duct bank with reinforcing steel extending a minimum of 2 feet back into the envelope and a minimum of 2 feet beyond the end of the envelope. Provide one No. 4 bar in each corner, 3 inches from the edge of the envelope. Secure corner bars with two No. 3 ties, spaced approximately 1 foot apart. Restrain reinforcing assembly from moving during pouring of concrete.

END OF SECTION 26 05 41

SECTION 26 09 23 - LIGHTING CONTROLS

PART 1 - GENERAL

1.1 DESCRIPTION

This section specifies the furnishing, installation and connection of the lighting controls.

1.2 RELATED WORK

A. Section 26 05 11, REQUIREMENTS FOR ELECTRICAL INSTALLATIONS: General requirements that are common to more than one section of Division 26.

B. Section 26 05 21, LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES (600 VOLTS AND BELOW): Cables and wiring.

C. Section 26 05 26, GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS: Requirements for personnel safety and to provide a low impedance path to ground for possible ground fault currents.

D. Section 26 24 16, PANELBOARDS: panelboard enclosure and interior bussing used for lighting control panels.

E. Section 26 27 26, WIRING DEVICES: Wiring devices used for control of the lighting systems.

1.3 QUALITY ASSURANCE

Refer to Paragraph, QUALIFICATIONS, in Section 26 05 11, REQUIREMENTS FOR ELECTRICAL INSTALLATIONS.

1.4 SUBMITTALS

A. In accordance with Section 26 05 11, REQUIREMENTS FOR ELECTRICAL INSTALLATIONS, submit the following:

B. Product Data: For each type of lighting control, submit the following information.

1. Manufacturer’s catalog data.

2. Wiring schematic and connection diagram.

3. Installation details.

C. Manuals:

1. Submit, simultaneously with the shop drawings companion copies of complete maintenance and operating manuals including technical data sheets, and information for ordering replacement parts.

2. Two weeks prior to the final inspection, submit four copies of the final updated maintenance and operating manuals, including any changes, to the Resident Engineer.

D. Certifications:

1. Two weeks prior to final inspection, submit four copies of the following certifications to the Resident Engineer:

a. Certification by the Contractor that the equipment has been properly installed, adjusted, and tested.

1.5 APPLICABLE PUBLICATIONS

A. Publications listed below (including amendments, addenda, revisions, supplements, and errata) form a part of this specification to the extent referenced. Publications are referenced in the text by designation only.

B. Green Seal (GS):

GC-12 ..... Occupancy Sensors

C. Illuminating Engineering Society of North America (IESNA):

IESNA LM-48 ..... Guide for Calibration of Photoelectric Control Devices

D. National Electrical Manufacturer's Association (NEMA)

C136.10 ..... American National Standard for Roadway Lighting Equipment-Locking-Type Photocontrol Devices and Mating Receptacles - Physical and Electrical Interchangeability and Testing

ICS-1 ..... Standard for Industrial Control and Systems General Requirements

ICS-2 ..... Standard for Industrial Control and Systems: Controllers, Contractors, and Overload Relays Rated Not More than 2000 Volts AC or 750 Volts DC: Part 8 - Disconnect Devices for Use in Industrial Control Equipment

ICS-6 ..... Standard for Industrial Controls and Systems Enclosures

E. Underwriters Laboratories, Inc. (UL):

20 ..... Standard for General-Use Snap Switches

773 ..... Standard for Plug-In Locking Type Photocontrols for Use with Area Lighting

773A .....Nonindustrial Photoelectric Switches for Lighting Control

98 .....Enclosed and Dead-Front Switches

917.....Clock Operated Switches

PART 2 - PRODUCTS

2.1 ELECTRONIC TIME SWITCHES

A. Electronic, solid-state programmable units with alphanumeric display; complying with UL 917.

1. Contact Configuration: //SPST// //DPST// //DPDT//.

2. Contact Rating: //30-A inductive or resistive, 240-V ac// //20-A ballast load, 120/240-V ac//.

3. Astronomical Clock: Capable of switching a load on at sunset and off at sunrise, and automatically changing the settings each day in accordance with seasonal changes of sunset and sunrise. Additionally, it shall be programmable to a fixed on/off weekly schedule.

4. Battery Backup: For schedules and time clock.

2.2 ELECTROMECHANICAL-DIAL TIME SWITCHES

A. Electromechanical-dial time switches; complying with UL 917.

1. Contact Configuration: //SPST// //DPST// //DPDT//.

2. Contact Rating: //30-A inductive or resistive, 240-V ac// //20-A ballast load, 120/240-V ac//.

3. Wound-spring reserve carryover mechanism to keep time during power failures.

2.3 OUTDOOR PHOTOELECTRIC SWITCHES

A. Solid state, with //SPST// //DPST// dry contacts rated for 1800 VA tungsten or 1000 VA inductive, complying with UL 773A.

1. Light-Level Monitoring Range: 1.5 to 10 fc [16.14 to 108 lx], with adjustable turn-on and turn-off levels.

2. Time Delay: 15-second minimum.

3. Surge Protection: Metal-oxide varistor.

4. Mounting: Twist lock, with base-and-stem mounting or stem-and-swivel mounting accessories as required.

2.4 TIMER SWITCHES

A. Digital switches with backlit LCD display, 120/277 volt rated, fitting as a replacement for standard wall switches.

1. Compatibility: Compatible with all ballasts.

2. Warning: Audible warning to sound during the last minute of “on” operation.

3. Time-out: Adjustable from 5 minutes to 12 hours.

4. Faceplate: Refer to wall plate material and color requirements for toggle switches, as specified in Section 26 27 26, WIRING DEVICES.

2.5 CEILING-MOUNTED PHOTOELECTRIC SWITCHES

A. Solid-state, light-level sensor unit, with separate relay unit.

1. Sensor Output: Contacts rated to operate the associated relay. Sensor shall be powered from the relay unit.

2. Relay Unit: Dry contacts rated for 20A ballast load at 120V and 277V, for 13A tungsten at 120V, and for 1 hp at 120V.

3. Monitoring Range: //10 to 200 fc [108 to 2152 lx]// //100 to 1000 fc [1080 to 10 800 lx]//, with an adjustment for turn-on and turn-off levels.

4. Time Delay: Adjustable from 5 to 300 seconds, with deadband adjustment.

5. Indicator: Two LEDs to indicate the beginning of on-off cycles.

2.6 SKYLIGHT PHOTOELECTRIC SENSORS

A. Solid-state, light-level sensor; housed in a threaded, plastic fitting for mounting under skylight; with separate relay unit.

1. Sensor Output: Contacts rated to operate the associated relay, complying with UL 773A. Sensor shall be powered from the relay unit.

2. Relay Unit: Dry contacts rated for 20A ballast load at 120V and 277V, for 13A tungsten at 120V, and for 1 hp at 120V.

3. Monitoring Range: 1000 to 10,000 fc [10,800 to 108,000 lx], with an adjustment for turn-on and turn-off levels.

4. Time Delay: Adjustable from 5 to 300 seconds, with deadband adjustment.

5. Indicator: Two LEDs to indicate the beginning of on-off cycles.

2.7 INDOOR OCCUPANCY SENSORS

A. Wall- or ceiling-mounting, solid-state units with a power supply and relay unit, suitable for the environmental conditions in which installed.

1. Operation: Unless otherwise indicated, turn lights on when covered area is occupied and off when unoccupied; with a 1 to 15 minute adjustable time delay for turning lights off.

2. Sensor Output: Contacts rated to operate the connected relay. Sensor shall be powered from the relay unit.

3. Relay Unit: Dry contacts rated for 20A ballast load at 120V and 277V, for 13A tungsten at 120V, and for 1 hp at 120V.

4. Mounting:

a. Sensor: Suitable for mounting in any position on a standard outlet box.

b. Time-Delay and Sensitivity Adjustments: Recessed and concealed behind hinged door.

5. Indicator: LED, to show when motion is being detected during testing and normal operation of the sensor.

6. Bypass Switch: Override the on function in case of sensor failure.

7. Manual/automatic selector switch.

8. Automatic Light-Level Sensor: Adjustable from 2 to 200 fc [21.5 to 2152 lx]; keep lighting off when selected lighting level is present.

9. Faceplate for Wall-Switch Replacement Type: Refer to wall plate material and color requirements for toggle switches, as specified in Section 26 27 26, WIRING DEVICES.

B. Dual-technology Type: Ceiling mounting; combination PIR and ultrasonic detection methods, field-selectable.

1. Sensitivity Adjustment: Separate for each sensing technology.

2. Detector Sensitivity: Detect occurrences of 6-inch [150mm] minimum movement of any portion of a human body that presents a target of not less than 36 sq. in. [232 sq. cm], and detect a person of average size and weight moving not less than 12 inches [305 mm] in either a horizontal or a vertical manner at an approximate speed of 12 inches/s [305 mm/s].

3. Detection Coverage: as scheduled on drawings.

2.8 OUTDOOR MOTION SENSOR (PIR)

A. Suitable for operation in ambient temperatures ranging from minus 40 to plus 130 deg F (minus 40 to plus 54 deg C).

1. Operation: Turn lights on when sensing infrared energy changes between background and moving body in area of coverage; with a 1 to 15 minute adjustable time delay for turning lights off.

2. Mounting:

a. Sensor: Suitable for mounting in any position on a standard outdoor junction box.

b. Relay: Internally mounted in a standard weatherproof electrical enclosure.

c. Time-Delay and Sensitivity Adjustments: Recessed and concealed behind hinged door.

3. Bypass Switch: Override the on function in case of sensor failure.

4. Automatic Light-Level Sensor: Adjustable from 1 to 20 fc [11 to 215 lx]; keep lighting off during daylight hours.

B. Detector Sensitivity: Detect occurrences of 6-inch [150mm] minimum movement of any portion of a human body that presents a target of not less than 36 sq. in. [232 sq. cm].

C. Detection Coverage: as scheduled on drawings.

D. Individually Mounted Sensor: Contacts rated to operate the connected relay, complying with UL 773A. Sensor shall be powered from the relay unit.

1. Relay Unit: Dry contacts rated for 20A ballast load at 120V and 277V, for 13A tungsten at 120V, and for 1 hp at 120V.

2. Indicator: LED, to show when motion is being detected during testing and normal operation of the sensor.

2.9 LIGHTING CONTROL PANEL – RELAY TYPE

A. Controller: Comply with UL 508; programmable, solid-state, astronomic 365-day control unit with non-volatile memory, mounted in preassembled relay panel with low-voltage-controlled, latching-type, single-pole lighting circuit relays. Controller shall be capable of receiving inputs from sensors and other sources, and capable of timed overrides and/or blink-warning on a per-circuit basis. Where indicated, a limited number of digital or analog, low-voltage control-circuit outputs shall be supported by control unit and circuit boards associated with relays.

B. Cabinet: Steel with hinged, locking door. Barriers separate low-voltage and line-voltage components.

C. Directory: Identifies each relay as to load controlled.

D. Control Power Supply: Transformer and full-wave rectifier with filtered dc output.

E. Single-Pole Relays: Mechanically held unless otherwise indicated; split-coil, momentary-pulsed type, rated 20 A, 125-V ac for tungsten filaments and 20 A, 277-V ac for ballasts, 50,000 cycles at rated capacity.

2.9 LIGHTING CONTROL PANEL – CIRCUIT BREAKER TYPE

A. Controller: Panelboard mounted in compliance with UL 916, programmable, solid-state, astronomic 365-day timing and control unit with non-volatile memory. Controller shall be capable of receiving inputs from sensors and other sources, and capable of timed overrides and/or blink-warning on a per-circuit basis. Panelboard shall use low-voltage-controlled, electrically operated, molded-case branch circuit breakers. Circuit breakers and a limited number of digital or analog, low-voltage control-circuit outputs shall be individually controlled by control module. Panelboard shall also comply with Section 26 24 16, PANELBOARDS.

B. Electrically Operated, Molded-Case Circuit-Breaker Panelboard: Per Section 26 24 16, PANELBOARDS.

C. Electrically Operated, Molded-Case Circuit Breakers: Per Section 26 24 16, PANELBOARDS.

D. Switching Endurance Ratings: Rated at least 20,000 open and close operations under rated load at 0.8 power factor.

PART 3 - EXECUTION

3.1 INSTALLATION:

A. Installation shall be in accordance with the NEC, manufacturer's instructions and as shown on the drawings or specified.

B. Aim outdoor photocell switch according to manufacturer's recommendations. Set adjustable window slide for 1 footcandle photocell turn-on.

C. Aiming for wall-mounted and ceiling-mounted motion sensor switches shall be per manufacturer’s recommendations.

D. Set occupancy sensor "on" duration to //5// //10// //15// minutes.

E. Locate light level sensors as indicated and in accordance with the manufacturer's recommendations. Adjust sensor for the scheduled light level at the typical work plane for that area.

F. Label time switches and contactors with a unique designation.

3.2 ACCEPTANCE CHECKS AND TESTS

A. Perform in accordance with the manufacturer's recommendations.

B. Upon completion of installation, conduct an operating test to show that equipment operates in accordance with requirements of this section.

C. Test for full range of dimming ballast and dimming controls capability. Observe for visually detectable flicker over full dimming range.

D. Test occupancy sensors for proper operation. Observe for light control over entire area being covered.

E. Program lighting control panels per schedule on drawings.

F. Upon completion of the installation, the system shall be commissioned by the manufacturer's factory-authorized technician who will verify all adjustments and sensor placements.

3.3 FOLLOW-UP VERIFICATION

Upon completion of acceptance checks and tests, the Contractor shall show by demonstration in service that the lighting control devices are in good operating condition and properly performing the intended function.

END OF SECTION 26 09 23

SECTION 26 24 11 - DISTRIBUTION SWITCHBOARDS

PART 1 - GENERAL

1.1 DESCRIPTION

This section specifies the furnishing, installation, and connection of the distribution switchboards.

1.2 RELATED WORK

A. Section 26 05 11, REQUIREMENTS FOR ELECTRICAL INSTALLATIONS: General electrical requirements and items that are common to more than one section of Division 26.

B. Section 26 05 21, LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES (600 VOLTS AND BELOW): Cables and wiring.

C. Section 26 05 26, GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS: Requirements for Personnel Safety and to provide a low impedance path for possible fault currents.

D. Section 26 05 33, RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS: Conduit and outlet boxes.

1.3 QUALITY ASSURANCE

Refer to Paragraph, QUALIFICATIONS, in Section 26 05 11, REQUIREMENTS FOR ELECTRICAL INSTALLATIONS.

1.4 FACTORY TESTS

A. Distribution switchboards shall be thoroughly tested at the factory to assure that there are no electrical or mechanical defects. Tests shall be conducted as per NEMA PB 2 and UL 891. Factory tests shall be certified.

B. The following additional tests shall be performed:

1. Verify that circuit breaker sizes and types correspond to drawings.

2. Verify tightness of bolted electrical connections by calibrated torque-wrench method in accordance with manufacturer's published data.

3. Exercise all active components.

4. Perform a dielectric withstand voltage test on each bus section, each phase-to-ground with phases not under test grounded, in accordance with manufacturer's published data.

5. Perform insulation-resistance tests on control wiring with respect to ground. Applied potential shall be 500 volts dc for 300-volt rated cable and 1000 volts dc for 600-volt rated cable, or as required if solid-state components or control devices cannot tolerate the applied voltage.

6. Verify correct function of control transfer relays located in the switchboard with multiple control power sources.

7. Perform phasing checks on double-ended or dual-source switchboards to insure correct bus phasing from each source.

C. Furnish four (4) copies of certified manufacturer's factory test reports to the Resident Engineer prior to shipment of the switchboards to ensure that the switchboards have been successfully tested as specified.

1.5 SUBMITTALS

Submit in accordance with Section 2-5.3 “SUBMITTALS,” Greenbook Standard.

A. Shop Drawings:

1. Sufficient information, clearly presented, shall be included to determine compliance with drawings and specifications.

2. Include electrical ratings, dimensions, mounting details, materials, required clearances, terminations, weight, temperature rise, wiring and connection diagrams, plan, front, side, and rear elevations, sectional views, bus work, circuit breaker frame sizes, trip and short-circuit rating, long-time, short-time, instantaneous and ground fault settings, coordinated breaker and fuse curves, accessories, and device nameplate data.

3. Show the size, ampere-rating, number of bars per phase and neutral in each bus run (horizontal and vertical), bus spacing, equipment ground bus, and bus material.

B. Manuals:

1. Submit, simultaneously with the shop drawings, companion copies of complete maintenance and operating manuals including technical data sheets, wiring diagrams, and information for ordering replacement parts.

a. Wiring diagrams shall have their terminals identified to facilitate installation, maintenance, and operation.

b. Wiring diagrams shall indicate internal wiring for each item of equipment and the interconnection between the items of equipment.

c. Provide a clear and concise description of operation, which gives, in detail, the information required to properly operate the equipment.

d. Approvals will be based on complete submissions of manuals together with shop drawings.

2. Two weeks prior to final inspection, deliver four copies of the final updated maintenance and operating manuals to the Resident Engineer.

a. The manuals shall be updated to include any information necessitated by shop drawing approval.

b. Complete "As Installed" wiring and schematic diagrams shall be included which show all items of equipment and their interconnecting wiring.

c. Show all terminal identification.

d. Include information for testing, repair, trouble shooting, assembly, disassembly, and recommended maintenance intervals.

e. Provide a replacement parts list with current prices. Include a list of recommended spare parts, tools, and instruments for testing and maintenance purposes.

f. Furnish manuals in loose-leaf binder or manufacturer's standard binder.

C. Certifications:

1. Two weeks prior to final inspection, submit four copies of the following to the Resident Engineer:

a. Certification by the Contractor that the assemblies have been properly installed, adjusted and tested, including circuit breakers settings.

b. Certified copies of all of the factory design and production tests, field test data sheets and reports for the assemblies.

1.6 APPLICABLE PUBLICATIONS

Publications listed below (including amendments, addenda, revisions, supplements and errata) form a part of this specification to the extent referenced. Publications are referenced in the text by basic designation only.

A. Institute of Engineering and Electronic Engineers (IEEE):

C37.13..... Low Voltage AC Power Circuit Breakers Used in Enclosures

C57.13..... Instrument Transformers

C62.41..... Surge Voltage in Low Voltage AC Power Circuits

C62.45..... Surge Testing for Equipment connected to Low-Voltage AC Power Circuits

B. National Electrical Manufacturer's Association (NEMA):

PB-2 ..... Dead-Front Distribution Switchboards.

PB-2.1 ..... Instructions for Proper Handling, Installation, Operation, and Maintenance of Switchboards

AB-1..... Molded Case Circuit Breakers, Molded Case Switches and Circuit Breaker Enclosures

C. National Fire Protection Association (NFPA):

70 ..... National Electrical Code (NEC)

D. Underwriters Laboratories, Inc. (UL):

67 ..... Panelboards

198E …….. (1988; R 1988, Bul. 1993 and 1994) Class R Fuses

489 ..... Molded Case Circuit Breakers and Circuit Breakers Enclosures

891 ..... Dead-Front Switchboards

1283..... Electromagnetic Interference Filters

1449..... Transient Voltage Surge Suppressors

PART 2 - PRODUCTS

2.1 GENERAL

A. Switchboards shall be in accordance with UL, NEMA, NEC, IEEE, and as shown on the drawings.

B. Switchboards shall be provided complete, ready for operation including, but not limited to housing, buses, circuit breakers, instruments and related transformers, fuses, and wiring.

C. Switchboard dimensions shall not exceed the dimensions shown on the drawings.

D. Manufacturer's nameplate shall include complete ratings of switchboard in addition to the date of manufacture.

2.2 BASIC ARRANGEMENT

A. Type I: Switchboard shall be front accessible with the following features:

1. Device mounting:

   a. Fused switch: Individually mounted and compartmented.

   b. Circuit breakers: Group mounted.

2. Section alignment: As shown on the drawings.

3. Accessibility:

   a. Main section line and load terminals: Front and side.

   b. Distribution section line and load terminals: Front.

c. Through bus connections: Front and end.

4. Bolted line and load connections.

5. Full height wiring gutter covers for access to wiring terminals.

6. Short Circuit Current Rating: 42,000 amperes rms symmetrical, minimum, or as shown on the drawings, whichever is higher.

2.3 HOUSING

A. Provide a completely enclosed, free standing, steel enclosure not less than the gage required by the ANSI and UL standards. The enclosure is to consist of the required number of vertical sections bolted together to form one metal enclosed rigid switchboard. The sides, top and rear shall be covered with removable screw on sheet steel plates.

B. Provide ventilating louvers where required to limit the temperature rise of current carrying parts. All openings shall be protected against entrance of falling dirt, water, or foreign matter.

C. Enclosure shall be thoroughly cleaned, phosphate treated, and primed with rust-inhibiting paint. Final finish coat to be the manufacturers standard gray. Provide a quart of finish paint for touch-up purposes.

2.4 BUSES

A. General: Buses shall be arranged for 3 phase, 4 wire distribution. Main phase buses (through bus), full size neutral bus, and ground bus shall be full capacity the entire length of the switchboard. Provide for future extensions by means of bolt holes or other approved method. Brace the bus to withstand the available short circuit current at the particular location and as shown on the drawings. No magnetic material shall be used between buses to form a magnetic loop.

B. Material and Size: Buses and connections shall be hard drawn copper of 98 percent conductivity. Bus temperature rise shall not exceed 65 degrees C (149 degrees F). Section busing shall be sized based on UL and NEMA Switchboard Standards.

C. Bus Connections: All contact surfaces shall be copper. Provide a minimum of two plated bolts per splice. Where physical bus size permits only one bolt, provide a means other than friction to prevent turning, twisting or bending. Torque bolts to the manufacturer's recommended values.

D. Neutral Bus: Provide bare or plated bus and mount on insulated bus supports. Provide neutral disconnect link to permit isolation of neutral bus from the common ground bus and service entrance conductors.

E. Ground Bus: Provide an un-insulated 1/4 inch by 2 inch copper equipment ground bus bar sized per UL 891 the length of the switchboard and secure at each section.

2.5 NAMEPLATES

A. Nameplates: For Normal Power system, provide laminated black phenolic resin with white core with 1/2 inch engraved lettered nameplates next to each circuit breaker. Nameplates shall indicate equipment served, spaces, or spares in accordance with one line diagram shown on drawings. Nameplates shall be mounted with plated screws on front of breakers or on equipment enclosure next to breakers. Mounting nameplates only with adhesive is not acceptable.

2.6 PROVISION FOR FUTURE

Where "provision for", "future", or "space" is noted on drawings, the space shall be equipped with bus connections to the future overcurrent device with suitable insulation and bracing to maintain proper short circuit rating and physical clearance. Provide buses for the ampere rating as shown for the future device.

2.7 CONTROL WIRING

Control wiring shall be 600 volt class B stranded SIS. Install all control wiring complete at the factory adequately bundled and protected. Wiring across hinges and between shipping units shall be Class C stranded. Size in accordance with NEC. Provide control circuit fuses.

2.8 FUSIBLE SWITCHES

Fusible Switches: Quick-make, quick-break, hinged –door type. (Switches serving as motor disconnects shall be horsepower rated.) Fuses shall be current-limiting cartridge type conforming to UL 198E, Class RK1 for 0 to 600 amperes.

2.9 CIRCUIT BREAKERS

A. Provide UL listed and labeled molded case circuit breakers, in accordance with the NEC, as shown on the drawings, and as herein specified.

B. Non-adjustable Trip Molded Case Circuit Breakers:

1. Molded case circuit breakers shall have automatic, trip free, non-adjustable, inverse time, and instantaneous magnetic trips for 100 ampere frame size or less. Magnetic trip shall be adjustable from 3X to 10X for breakers with 600 ampere frame size and higher. Factory setting shall be LOW unless otherwise noted.

2. Breaker features shall be as follows:

a. A rugged, integral housing of molded insulating material.

b. Silver alloy contacts.

c. Arc quenchers and phase barriers for each pole.

d. Quick-make, quick-break, operating mechanisms.

e. A trip element for each pole, thermal magnetic type with long time delay and instantaneous characteristics, a common trip bar for all poles and a single operator.

f. Electrically and mechanically trip free.

g. An operating handle which indicates ON, TRIPPED and OFF positions.

h. Line and load connections shall be bolted.

i. Interrupting rating shall not be less than the maximum short circuit current available at the line.

j. An overload on one pole of a multipole breaker shall automatically cause all the poles of the breaker to open.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Install the switchboard in accordance with the NEC, as shown on the drawings, and as recommended by the manufacturer.

B. Anchor switchboard to the slab with plated 1/2 inch minimum anchor bolts, or as recommended by the manufacturer.

B. In seismic areas, switchboard shall be adequately anchored and braced to withstand the seismic zone IV forces at the location where installed.

C. Interior Location. Mount switchboard on concrete slab. Unless otherwise indicated, the slab shall be at least 4 inches thick. The top of the concrete slab shall be approximately 4 inches above finished floor. Edges above floor shall have 1/2 inch chamfer. The slab shall be of adequate size to project at least 8 inches beyond the equipment. Provide conduit turnups and cable entrance space required by the equipment to be mounted. Seal voids around conduit openings in slab with water- and oil-resistant caulking or sealant. Cut off and bush conduits 3 inches above slab surface.

3.2 ACCEPTANCE CHECKS AND TESTS

A. Perform in accordance with the manufacturer's recommendations. Include the following visual and mechanical inspections and electrical tests:

1. Visual and Mechanical Inspection

a. Compare equipment nameplate data with specifications and approved shop drawings.

b. Inspect physical, electrical, and mechanical condition.

c. Confirm correct application of manufacturer's recommended lubricants.

d. Verify appropriate anchorage, required area clearances, and correct alignment.

e. Verify that fusible switch and circuit breaker sizes and types correspond to approved shop drawings.

f. Verifying tightness of accessible bolted electrical connections by calibrated torque-wrench method, or performing thermographic survey after energization.

g. Confirm correct operation and sequencing of electrical and mechanical interlock systems.

h. Clean switchboard.

i. Inspect insulators for evidence of physical damage or contaminated surfaces.

j. Verify correct shutter installation and operation.

k. Exercise all active components.

l. Verify the correct operation of all sensing devices, alarms, and indicating devices.

m. If applicable, verify that vents are clear.

n. If applicable, inspect control power transformers.

2. Electrical Tests

a. Perform insulation-resistance tests on each bus section.

b. Perform overpotential tests.

c. Perform insulation-resistance test on control wiring; do not perform this test on wiring connected to solid-state components.

d. Perform phasing check on double-ended switchboard to ensure correct bus phasing from each source.

3.3 FOLLOW-UP VERIFICATION

Upon completion of acceptance checks, settings, and tests, the Contractor shall show by demonstration in service that the switchboard is in good operating condition and properly performing the intended function. Each protective device shall be tripped by operation.

3.4 INSTRUCTION

Furnish the services of a factory certified instructor for one 4 hour period for instructing personnel in the operation and maintenance of the switchboard and related equipment on the date requested by the Resident Engineer.

END OF SECTION 26 24 11

SECTION 26 24 16 - PANELBOARDS

PART 1 - GENERAL

1.1 DESCRIPTION

This section specifies the furnishing, installation and connection of panelboards.

1.2 RELATED WORK

A. Section 26 05 11, REQUIREMENTS FOR ELECTRICAL INSTALLATIONS: General electrical requirements and items that are common to more than one Section of Division 26.

B. Section 26 05 33, RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS: Conduits and outlet boxes.

C. Section 26 05 21, LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES (600 VOLTS AND BELOW): Cables and wiring.

D. Section 26 05 26, GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS: Requirements for personnel safety and to provide a low impedance path for possible ground fault currents.

1.3 SUBMITTALS

A. Submit in accordance with Section 2-5.3, “SUBMITTALS”, Greenbook Standard.

B. Shop Drawings:

1. Sufficient information, clearly presented, shall be included to determine compliance with drawings and specifications.

2. Include electrical ratings, dimensions, mounting details, materials, wiring diagrams accessories and weights of equipment. Complete nameplate data including manufacturer’s name and catalog number.

C. Certification: Two weeks prior to final inspection, submit four copies of the following to the Resident Engineer:

1. Certification that the material is in accordance with the drawings and specifications has been properly installed, and that the loads are balanced.

1.4 APPLICABLE PUBLICATIONS

Publications listed below (including amendments, addenda, revisions, supplements and errata) form a part of this specification to the extent referenced. Publications are referenced in the text by the basic designation only.

A. National Electrical Manufacturers Association (NEMA):

PB-1-2006.....Panelboards

AB-1-2002 ..... Molded Case Circuit Breakers, Molded Case Switches and Circuit Breaker Enclosures

B. National Fire Protection Association (NFPA):

70-2005 ..... National Electrical Code (NEC)

70E-2004 ..... Standard for Electrical Life Safety in the Workplace

C. Underwriters Laboratories, Inc. (UL):

50-2003 ..... Enclosures for Electrical Equipment

67-2003 ..... Panel boards

489-2006 ..... Molded Case Circuit Breakers and Circuit Breaker Enclosures

PART 2 - PRODUCTS

2.1 PANELBOARDS

A. Panelboards shall be in accordance with UL, NEMA, NEC, and as shown on the drawings.

B. Panelboards shall be standard manufactured products. All components of the panelboards shall be the product and assembly of the same manufacturer. All similar units of all panelboards to be of the same manufacturer.

C. All panelboards shall be hinged “door in door” type with:

1. Interior hinged door with hand operated latch or latches as required to provide access to circuit breaker operating handles only, not to energized ports.

2. Outer hinged door shall be securely mounted to the panelboard box with factory bolts, screws, clips or other fasteners requiring a tool for entry, hand operated latches are not acceptable.

3. Push inner and outer doors shall open left to right.

D. All panelboards shall be completely factory assembled with molded case circuit breakers. Include one-piece removable, inner dead front cover independent of the panelboard cover.

E. Panelboards shall have main breaker or main lugs, bus size, voltage, phase, top or bottom feed, and flush or surface mounting as scheduled on the drawings.

F. Panelboards shall conform to NEMA PB-1, NEMA AB-1 and UL 67 and have the following features:

1. Nonreduced size copper or aluminum bus bars, complete with current ratings as shown on the panel schedules connection straps bolted together and rigidly supported on molded insulators.

2. Bus bar connections to the branch circuit breakers shall be the “distributed phase” or “phase sequence” type. Single-phase, three-wire panelboard busing shall be such that when any two adjacent single-pole breakers are connected to opposite phases, two-pole breakers can be installed in any location. Three-phase, four-wire busing shall be such that when any three adjacent single-pole breakers are individually connected to each of the three different phases, two-or three-pole breakers can be installed at any location. Current-carrying parts of the bus assembly shall be plated. Mains ratings shall be as shown.

3. Mechanical lugs furnished with panelboards shall be cast, stamped or machined metal alloys of sizes suitable for the conductors indicated to be connected thereto.

4. Neutral bus shall be 100% rated, mounted on insulated supports.

5. Grounding bus bar equipped with screws or lugs for the connection of grounding wires.

6. Buses braced for the available short circuit current, but not less than 22,000 amperes symmetrical for 120/208 volt and 120/240 volt panelboards, and 14,000 amperes symmetrical for 277/480-volt panelboards.

7. Branch circuit panels shall have buses fabricated for bolt-on type circuit breakers.

8. Protective devices shall be designed so that they can be easily replaced.

9. Where designated on panel schedule "spaces", include all necessary bussing, device support and connections. Provide blank cover for each space.

10. In two section panelboards, the main bus in each section shall be full size. The first section shall be furnished with subfeed lugs on the line side of main lugs only, or through-feed lugs for main breaker type panels, and with cable connections to the second section. Panelboard sections with tapped bus or crossover bus are not acceptable.

11. Series rated panelboards are not permitted.

2.2 CABINETS AND TRIMS

A. Cabinets:

1. Provide galvanized steel cabinets to house panelboards. Cabinets for outdoor panels shall be factory primed and suitably treated with a corrosion-resisting paint finish meeting UL 50 and UL 67.

2. Cabinet enclosure shall not have ventilating openings.

3. Cabinets for panelboards may be of one-piece formed steel or of formed sheet steel with end and side panels welded, riveted, or bolted as required.

2.3 MOLDED CASE CIRCUIT BREAKERS FOR PANELBOARDS

A. Breakers shall be UL 489 listed and labeled, in accordance with the NEC, as shown on the drawings, and as specified.

B. Circuit breakers in panelboards shall be bolt on type on phase bus bar or branch circuit bar.

C. Molded case circuit breakers shall have automatic, trip free, non-adjustable, inverse time, and instantaneous magnetic trips for 100-ampere frame or less. Magnetic trip shall be adjustable from 3X to 10X for breakers with 600 ampere frames and higher.

D. Breaker features shall be as follows:

1. A rugged, integral housing of molded insulating material.

2. Silver alloy contacts.

3. Arc quenchers and phase barriers for each pole.

4. Quick-make, quick-break, operating mechanisms.

5. A trip element for each pole, thermal magnetic type with long time delay and instantaneous characteristics, a common trip bar for all poles and a single operator.

6. Electrically and mechanically trip free.

7. An operating handle which indicates ON, TRIPPED, and OFF positions.

    a. Line connections shall be bolted.

    b. Interrupting rating shall not be less than the maximum short circuit current available at the line terminals as indicated on the drawings.

8. An overload on one pole of a multipole breaker shall automatically cause all the poles of the breaker to open.

9. Shunt trips shall be provided where indicated

2.4 SEPARATELY ENCLOSED MOLDED CASE CIRCUIT BREAKERS

A. Where separately enclosed molded case circuit breakers are shown on the drawings, provide circuit breakers in accordance with the applicable requirements of those specified for panelboards.

B. Enclosures are to be of the NEMA types shown on the drawings. Where the types are not shown, they are to be the NEMA type most suitable for the environmental conditions where the breakers are being installed.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Installation shall be in accordance with the Manufacturer's instructions, the NEC, as shown on the drawings, and as specified.

B. Locate panelboards so that the present and future conduits can be conveniently connected. Coordinate the sizes of cabinets with designated closet space.

C. Install a typewritten schedule of circuits in each panelboard after being submitted to and approved by the Resident Engineer. Schedules, after approval, shall be typed on the panel directory cards and installed in the appropriate panelboards, incorporating all applicable contract changes pertaining to that schedule. Include the room numbers and items served on the cards.

D. Mount the panelboard fully aligned and such that the maximum height of the top circuit breaker above finished floor shall not exceed 78 inches. For panelboards that are too high, mount panelboard so that the bottom of the cabinets will not be less than 6 inches above the finished floor.

E. For panelboards located in areas accessible to the public, paint the exposed surfaces of the trims, doors, and boxes with finishes to match surrounding surfaces after the panelboards have been installed.

F. Directory-card information shall be typewritten to indicate outlets, lights, devices, and equipment controlled and final room numbers served by each circuit and shall be mounted in holders behind protective covering.

G. Where new panels are to be installed in existing backboxes, backboxes shall have rust and scale removed from inside. Paint inside of backboxes with rust preventive paint before the new panel interior is installed. Provide new trim and doors for these panels. Covers shall fit tight to the box with no gaps between the cover and the box.

H. Provide ARC flash identification per NFPA 70E.

END OF SECTION 26 24 16

SECTION 26 27 26 - WIRING DEVICES

PART 1 - GENERAL

1.1 DESCRIPTION

This section specifies the furnishing, installation and connection of wiring devices.

1.2 RELATED WORK

A. Section 26 05 11, REQUIREMENTS FOR ELECTRICAL INSTALLATIONS: General electrical requirements that are common to more than one section of Division 26.

B. Section 26 05 33, RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS: Conduits and outlets boxes.

C. Section 26 05 21, LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES (600 VOLTS AND BELOW): Cables and wiring.

D. Section 26 05 26, GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS: Requirements for personnel safety and to provide a low impedance path to ground for possible ground fault currents.

1.3 QUALITY ASSURANCE

Refer to Paragraph, QUALIFICATIONS, in Section 26 05 11, REQUIREMENTS FOR ELECTRICAL INSTALLATIONS.

1.4 SUBMITTALS

A. In accordance with Section 2-5.3 “SUBMITTALS”, Greenbook Standard.

B. Shop Drawings:

1. Sufficient information, clearly presented, shall be included to determine compliance with drawings and specifications.

2. Include electrical ratings, dimensions, mounting details, construction materials, grade and termination information.

C. Manuals: Two weeks prior to final inspection, deliver four copies of the following to the Resident Engineer: Technical data sheets and information for ordering replacement units.

D. Certifications: Two weeks prior to final inspection, submit four copies of the following to the Resident Engineer: Certification by the Contractor that the devices comply with the drawings and specifications, and have been properly installed, aligned, and tested.

1.5 APPLICABLE PUBLICATIONS

A. Publications listed below (including amendments, addenda, revisions, supplements and errata) form a part of this specification to the extent referenced. Publications are referenced in the text by basic designation only.

B. National Fire Protection Association (NFPA):

70 ..... National Electrical Code (NEC)

C. National Electrical Manufacturers Association (NEMA):

WD 1 ..... General Color Requirements for Wiring Devices

WD 6 ..... Wiring Devices – Dimensional Requirements

D. Underwriter's Laboratories, Inc. (UL):

5 ..... Surface Metal Raceways and Fittings

20 ..... General-Use Snap Switches

231 ..... Power Outlets

467 ..... Grounding and Bonding Equipment

498 ..... Attachment Plugs and Receptacles

943 ..... Ground-Fault Circuit-Interrupters

PART 2 - PRODUCTS

2.1 RECEPTACLES

A. General: All receptacles shall be listed by Underwriters Laboratories, Inc., and conform to NEMA WD 6.

1. Mounting straps shall be plated steel, with break-off plaster ears and shall include a self-grounding feature. Terminal screws shall be brass, brass plated or a copper alloy metal.

2. Receptacles shall have provisions for back wiring with separate metal clamp type terminals (four min.) and side wiring from four captively held binding screws.

B. Duplex Receptacles: Hospital-grade, single phase, 20 ampere, 120 volts, 2-pole, 3-wire, and conform to the NEMA 5-20R configuration in NEMA WD 6. The duplex type shall have break-off feature for two-circuit operation. The ungrounded pole of each receptacle shall be provided with a separate terminal.

1. Bodies shall be ivory in color.

2. Switched duplex receptacles shall be wired so that only the top receptacle is switched. The remaining receptacle shall be unswitched.

3. Ground Fault Interrupter Duplex Receptacles: Shall be an integral unit, hospital-grade, suitable for mounting in a standard outlet box.

   a. Ground fault interrupter shall be consist of a differential current transformer, solid state sensing circuitry and a circuit interrupter switch. Device shall have nominal sensitivity to ground leakage current of five milliamperes and shall function to interrupt the current supply for any value of ground leakage current above five milliamperes (+ or – 1 milliamp) on the load side of the device. Device shall have a minimum nominal tripping time of 1/30th of a second.

   b. Ground Fault Interrupter Duplex Receptacles (not hospital-grade) shall be the same as ground fault interrupter hospital-grade receptacles except for the “hospital-grade” listing.

4. Safety Type Duplex Receptacles:

   a. Bodies shall be gray in color.

      1) Shall permit current to flow only while a standard plug is in the proper position in the receptacle.

      2) Screws exposed while the wall plates are in place shall be the tamperproof type.

5. Duplex Receptacles (not hospital grade): Shall be the same as hospital grade duplex receptacles except for the "hospital grade" listing and as follows.

   a. Bodies shall be brown phenolic compound supported by a plated steel mounting strap having plaster ears.

C. Receptacles; 20, 30 and 50 ampere, 250 volts: Shall be complete with appropriate cord grip plug. Devices shall meet UL 231.

D. Weatherproof Receptacles: Shall consist of a duplex receptacle, mounted in box with a gasketed, weatherproof, cast metal cover plate and cap over each receptacle opening. The cap shall be permanently attached to the cover plate by a spring-hinged flap. The weatherproof integrity shall not be affected when heavy duty specification or hospital grade attachment plug caps are inserted. Cover plates on outlet boxes mounted flush in the wall shall be gasketed to the wall in a watertight manner.

2.2 TOGGLE SWITCHES

A. Toggle Switches: Shall be totally enclosed tumbler type with bodies of phenolic compound. Toggle handles shall be ivory in color unless otherwise specified. The rocker type switch is not acceptable and will not be approved.

1. Shall be single unit toggle, butt contact, quiet AC type, heavy-duty general-purpose use with an integral self grounding mounting strap with break-off plasters ears and provisions for back wiring with separate metal wiring clamps and side wiring with captively held binding screws.

2. Ratings:

    a. 120 volt circuits: 20 amperes at 120-277 volts AC.

2.3 WALL PLATES

A. Wall plates for switches and receptacles shall be type smooth nylon. Oversize plates are not acceptable.

B. Color shall be ivory unless otherwise specified.

C. Standard NEMA design, so that products of different manufacturers will be interchangeable. Dimensions for openings in wall plates shall be accordance with NEMA WD 6.

D. For receptacles or switches mounted adjacent to each other, wall plates shall be common for each group of receptacles or switches.

E. Wall plates for data, telephone or other communication outlets shall be as specified in the associated specification.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Installation shall be in accordance with the NEC and as shown as on the drawings.

B. Ground terminal of each receptacle shall be bonded to the outlet box with an approved green bonding jumper, and also connected to the green equipment grounding conductor.

C. Outlet boxes for light switches shall be mounted on the strike side of doors.

D. Provide barriers in multigang outlet boxes to separate systems of different voltages, Normal Power and Emergency Power systems, and in compliance with the NEC.

E. Coordinate with other work, including painting, electrical boxes and wiring installations, as necessary to interface installation of wiring devices with other work. Coordinate the electrical work with the work of other trades to ensure that wiring device flush outlets are positioned with box openings aligned with the face of the surrounding finish material. Pay special attention to installations in cabinet work, and in connection with laboratory equipment.

F. Exact field locations of floors, walls, partitions, doors, windows, and equipment may vary from locations shown on the drawings. Prior to locating sleeves, boxes and chases for roughing-in of conduit and equipment, the Contractor shall coordinate exact field location of the above items with other trades. In addition, check for exact direction of door swings so that local switches are properly located on the strike side.

G. Install wall switches 48 inches above floor, OFF position down.

H. Install wall dimmers 48 inches above floor; derate ganged dimmers as instructed by manufacturer; do not use common neutral.

I. Install convenience receptacles 18 inches above floor, and 6 inches above counter backsplash or workbenches. Install specific-use receptacles at heights shown on the drawings.

J. Label device plates with a permanent adhesive label listing panel and circuit feeding the wiring device.

K. Test wiring devices for damaged conductors, high circuit resistance, poor connections, inadequate fault current path, defective devices, or similar problems using a portable receptacle tester. Correct circuit conditions, remove malfunctioning units and replace with new, and retest as specified above.

L. Test GFCI devices for tripping values specified in UL 1436 and UL 943.

END OF SECTION 26 27 26

SECTION 26 29 21 - DISCONNECT SWITCHES

PART 1 - GENERAL

1.1 DESCRIPTION

This section specifies the furnishing, installation and connection of low voltage disconnect switches.

1.2 RELATED WORK

A. General electrical requirements and items that is common to more than one section of Division 26: Section 26 05 11, REQUIREMENTS FOR ELECTRICAL INSTALLATIONS.

B. Conduits for cables and wiring: Section 26 05 33, RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS.

C. Cables and wiring: Section 26 05 21, LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES (600 VOLTS AND BELOW.

D. Requirements for personnel safety and to provide a low impedance path for possible ground faults: Section 26 05 26, GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS.

1.3 SUBMITTALS

A. Submit in accordance with Section 2-5.3, “SUBMITTALS”, Greenbook Standard.

B. Shop Drawings:

1. Include sufficient information, clearly presented to determine compliance with drawings and specifications.

2. Include electrical ratings, dimensions, mounting details, materials, enclosure types, fuse type and class.

3. Show the specific switch and fuse proposed for each specific piece of equipment or circuit.

C. Manuals:

1. Provide complete maintenance and operating manuals for disconnect switches, including technical data sheets, wiring diagrams, and information for ordering replacement parts. Deliver four copies to the Resident Engineer two weeks prior to final inspection.

2. Identify terminals on wiring diagrams to facilitate maintenance and operation.

3. Wiring diagrams shall indicate internal wiring and any interlocking.

D. Certification: Two weeks prior to final inspection, deliver to the Resident Engineer four copies of the certification that the equipment has been properly installed, adjusted, and tested.

1.4 APPLICABLE PUBLICATIONS

A. Publications listed below (including amendments, addenda, revisions, supplements and errata) form a part of this specification to the extent referenced. Publications are referenced in the text by the basic designation only.

B. National Electrical Manufacturers Association (NEMA):

KS l-01..... Enclosed and Miscellaneous Distribution Equipment Switches (600 Volts Maximum)

C. National Fire Protection Association (NFPA):

70-05..... National Electrical Code (NEC)

D. Underwriters Laboratories, Inc. (UL):

98-98..... Enclosed and Dead-Front Switches

198C-89..... High-Interrupting-Capacity Fuses, Current Limiting Types

198E-94 ..... Class R Fuses

977-99..... Fused Power-Circuit Devices

PART 2 - PRODUCTS

2.1 LOW VOLTAGE FUSIBLE SWITCHES RATED 600 AMPERES AND LESS

A. Shall be quick-make, quick-break type in accordance with UL 98, NEMA KS 1 and NEC.

B. Shall have a minimum duty rating, NEMA classification General Duty (GD) for 240 volts and NEMA classification Heavy Duty (HD) for 277/480 volts.

C. Shall be horsepower rated.

D. Shall have the following features:

1. Switch mechanism shall be the quick-make, quick-break type.

2. Copper blades, visible in the OFF position.

3. An arc chute for each pole.

4. External operating handle shall indicate ON and OFF position and shall have lock-open padlocking provisions.

5. Mechanical interlock shall permit opening of the door only when the switch is in the OFF position, defeatable by a special tool to permit inspection.

6. Fuse holders for the sizes and types of fuses specified.

7. Solid neutral for each switch being installed in a circuit which includes a neutral conductor.

8. Ground Lugs: One for each ground conductor.

9. Enclosures:

   a. Shall be the NEMA types shown on the drawings for the switches.

   b. Where the types of switch enclosures are not shown, they shall be the NEMA types which are most suitable for the environmental conditions where the switches are being installed. Unless otherwise indicated on the plans, all outdoor switches shall be NEMA 3R.

   c. Shall be finished with manufacturer's standard gray baked enamel paint over pretreated steel (for the type of enclosure required).

2.2 LOW VOLTAGE UNFUSED SWITCHES RATED 600 AMPERES AND LESS

Shall be the same as Low Voltage Fusible Switches Rated 600 Amperes and Less, but no fuses.

2.3 IDENTIFICATION SIGNS

A. Install nameplate identification signs on each disconnect switch to identify the equipment controlled.

B. Nameplates shall be laminated black phenolic resin with a white core, with engraved lettering, a minimum of 1/4-inch high. Secure nameplates with screws.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Install disconnect switches in accordance with the NEC and as shown on the drawings.

B. Fusible disconnect switches shall be furnished complete with fuses.

3.2 SPARE PARTS

Two weeks prior to the final inspection, furnish one complete set of spare fuses for each fusible disconnect switch installed on the project. Deliver the spare fuses to the Resident Engineer.

END OF SECTION 26 29 21

SECTION 26 56 00 - EXTERIOR LIGHTING

PART 1 - GENERAL

1.1 DESCRIPTION

This section specifies the furnishing, installation, and connection of exterior luminaries, controls, poles and supports.

1.2 RELATED WORK

A. Section 26 05 11, REQUIREMENTS FOR ELECTRICAL INSTALLATIONS: General electrical requirements and items that are common to more than one section of Division 26.

B. Section 26 05 33, RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS: Conduits, fittings, and boxes for raceway systems.

E. Section 26 05 21, LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES (600 VOLTS AND BELOW): Low voltage power and lighting wiring.

F. Section 26 05 41, UNDERGROUND ELECTRICAL CONSTRUCTION: Underground handholes and conduits.

G. Section 26 05 26, GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS: Requirements for personnel safety and to provide a low impedance path for possible ground fault currents.

1.3 SUBMITTALS

A. Submit in accordance with Section 2-5.3 “SUBMITTALS”, Greenbook Standard.

B. Shop Drawings:

1. Sufficient information, clearly presented, shall be included to determine compliance with drawings and specifications.

2. Include electrical ratings, dimensions, mounting, details, materials, required clearances, terminations, wiring and connection diagrams, photometric data, ballasts, poles, luminaries, lamps and controls.

C. Manuals: Two weeks prior to final inspection, submit four copies of operating and maintenance manuals to the Resident Engineer. Include technical data sheets, wiring and connection diagrams, and information for ordering replacement parts.

D. Certifications: Two weeks prior to final inspection, submit four copies of the following to the Resident Engineer:

1. Certification that the materials are in accordance with the drawings and specifications.

2. Certification, by the Contractor, that the complete installation has been properly installed and tested.

1.4 APPLICABLE PUBLICATIONS

Publications listed below (including amendments, addenda, revisions, supplements and errata) form a part of this specification to the extent referenced. Publications are referenced in the text by the basic designation only.

A. American National Standards Institute (ANSI):

C81.61-2005 ..... Electrical Lamp Bases

B. Illuminating Engineering Society of North America (IESNA)

HB-9-2000 ..... Lighting Handbook

RP-8-2000 (R-2005) ..... Roadway Lighting

C. National Electrical Manufacturers Association (NEMA):

C78.41-2001 ..... Electric Lamps – Guidelines for Low-Pressure Sodium Lamps

C78.42-2004 ..... Electric Lamps – Guidelines for High-Pressure Sodium Lamps

C78.43-2005 ..... Electric Lamps – Single-Ended Metal-Halide Lamps

C78.1381-1998 ..... (R 1997) Electric Lamps – 70-Watt M85 Metal-Halide Lamps

C82.4-2002 ..... Ballasts for High-Intensity-Discharge and Low-Pressure Sodium Lamps (Multiple-Supply Type)

C136.17-2005 ..... Roadway Lighting Equipment – Enclosed Side-Mounted Luminaries for Horizontal-Burning High-Intensity-Discharge Lamps

ICS 2-2005 ..... Industrial Control and Systems Controllers, Contactors and Overload Relays Rated 600 Volts

ICS 6-2001 ..... Industrial Control and Systems Enclosures

D. National Fire Protection Association (NFPA):

70-2005 ..... National Electrical Code (NEC)

E. Underwriters Laboratories, Inc. (UL):

496-2004 ..... Edison-Base Lamp holders

773-1995..... Plug-in, Locking Type Photo controls, for Use with Area Lighting

773A-2006 ..... Non-industrial Photoelectric Switches for Lighting Control

1029-1994..... High-Intensity-Discharge Lamp Ballasts

1598-2004 ..... Luminaries

PART 2 - PRODUCTS

2.1 MATERIALS AND EQUIPMENT

Materials and equipment shall be in accordance with NEC, UL, ANSI, and as shown on the drawings and specified.

2.2 LUMINAIRES

A. UL 1598 and NEMA C136.17. Luminaries shall be weatherproof, heavy duty, outdoor types designed for efficient light utilization, adequate dissipation of lamp and ballast heat and safe cleaning and relamping.

B. IESNA HB-9 and RP-8 light distribution pattern types shall be as shown on the drawings.

C. Incorporate ballasts in the luminaire housing except where otherwise shown on the drawings.

D. Lenses shall be frame-mounted heat-resistant, borosilicate glass, prismatic refractors. Attach the frame to the luminaire housing by hinges or chain. Use heat and aging resistant resilient gaskets to seal and cushion lenses and refractors in luminary doors.

E. Lamp sockets for high intensity discharge (H.I.D) fixture shall have locking type porcelain enclosures in conformance to the applicable requirements of ANSI C81.61 and UL 496.

F. Pre-wire internal components to terminal strips at the factory.

G. Bracket mounted luminaries shall have leveling provisions and clamp type adjustable slip-fitters with locking screws.

H. Materials shall be rustproof. Latches and fittings shall be non-ferrous metal.

I. IESNA Cutoff Category: cutoff

2.3 LAMPS

A. Install the proper lamps in every luminaire installed

B. Lamps to be general-service, outdoor lighting types.

C. High-Pressure Sodium (HPS) Lamps: NEMA C78.42, wattage as indicated. Lamps shall have average rated life of 16,000 hours minimum for 35 watt lamps and 24,000 hours minimum for all higher wattages.

D. Metal-Halide Lamps: NEMA C78.43 or NEMA C78.1381

E. Mercury vapor lamps shall not be used.

2.4 HIGH INTENSITY DISCHARGE BALLASTS

A. For low voltage systems, the ballasts shall be the high efficiency, high power factor, copper-wound constant wattage type and shall meet the requirements of UL 1029 and NEMA C82.4.

1. Ballasts shall operate the discharge lamp of the type, wattage, and voltage shown on the drawings.

2. Ballasts shall have individual overcurrent protection (inline fuse holder) as recommended by the ballast manufacturer.

3. Ballasts shall be capable of providing reliable starting of the lamps at minus 30°C.

4. Open-circuit operation shall not reduce the average life.

2.5 CONTROLS

A. Each Lighting System:

1. Shall be controlled by one of the following methods as shown for each system on the drawings:

a. A photocell to act as the pilot device. The photocell shall be the type which fails safe to the closed position meeting UL 773 or 773A.

b. A time clock to act as the pilot device.

c. A combination, photocell-time clock to act as dual pilot devices connected in series. The photocell shall provide the "on" function at dusk and the time clock(s) shall control specific circuit "off" functions during dark hours.

d. A time clock to act as the pilot device for a circuit (or circuits) when luminaries are individually photocell controlled.

e. The pilot devices shall control the power circuit through the contactor or relay as shown on the drawings.

2. Mount and connect photocells and time clocks as shown on the drawings.

3. Photocells shall have the following features:

   a. Quick-response, cadmium-sulfide type.

   b. A 15 to 30 second, built-in time delay to prevent response to momentary lightning flashes, car headlights or cloud movements.

   c. Energizes the system when the north sky light decreases to approximately 1.5 footcandles, and maintains the system energized until the north sky light increases to approximately 3 to 5 foot candles.

4. Time clocks shall have the following features:

   a. A 24-hour astronomic dial, motor-driven.

   b. A spring-actuated, reserve power mechanism for operating the timer during electrical power failures and that automatically winds the spring when the electrical power is restored.

5. The arrangement and method of control and the control devices shall be as shown on the drawings.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Install lighting in accordance with the NEC, as shown on the drawings, and in accordance with manufacturer's recommendations.

B. Photocell Switch Aiming: Aim switch according to manufacturer's recommendations.

3.2 GROUNDING

Ground noncurrent-carrying parts of equipment including metal poles, luminaries, mounting arms, brackets, and metallic enclosures as specified in Section 26 05 26, GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS. Where copper grounding conductor is connected to a metal other than copper, provide specially treated or lined connectors suitable and listed for this purpose.

END OF SECTION 26 56 00

SECTION 321816.13 - PLAYGROUND PROTECTIVE SURFACING

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes:

1. Poured-in-Place Playground Surfacing System: Super-7 with aliphatic urethane for the top surface is specified) with a 10-year warranty.

2. Play Sand.

3. Excavation and subdrainage for safety surfacing.

1.2 REFERENCES

A. American Society for Testing and Materials (ASTM):

1. ASTM D412 Standard Test Methods for Vulcanized Rubber and Thermoplastic Rubbers and Thermoplastic Elastomers-Tension.

2. ASTM D624 Standard Test Method for Tear Strength of Conventional Vulcanized Rubber and Thermoplastic Elastomers.

3. ASTM D2047 Standard Test Method for Static Coefficient of Friction of Polish-Coated Floor Surfaces as Measured by the James Machine.

4. ASTM D2859 Standard Test Method for Flammability of Finished Textile Floor Covering Materials.

5. ASTM E303 Standard Test Method for Measuring Surface Frictional Properties Using the British Pendulum Tester.

6. ASTM F1292 Standard Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment.

7. ASTM F1951 Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment.

1.3 SYSTEM DESCRIPTION

A. Performance Requirements: Provide a 2 layer rubber-urethane playground surfacing system which has been designed, manufactured and installed to meet the following criteria:

1. Shock Attenuation (ASTM F1292):

a. Gmax: Less than 200.

b. Head Injury Criteria: Less than 1000.

c. Flammability (ASTM D2859): Pass.

d. Tensile Strength (ASTM D412): 60 psi (413 kPa).

e. Tear Resistance (ASTM D624): 140%.

f. Water Permeability: 0.4 gal/yd^2/second.

g. Accessibility: Comply with requirements of ASTM F1951.

1.4 SUBMITTALS

A. General: Submit listed submittals in accordance with Greenbook 2-5.3 Submittals.

B. Product Data: Submit manufacturer's product data and installation instructions.

C. Verification Samples: Submit manufacturer's standard verification samples of 9" x 9" (229 x 229 mm) minimum.

D. Quality Assurance/Control Submittals: Submit the following:

1. Certificate of qualifications of the playground surfacing installer.

F. Closeout Submittals: Submit the following:

1. Warranty documents specified herein.

1.5 QUALITY ASSURANCE

A. Qualifications: Utilize an installer approved and trained by the manufacturer of the playground surfacing system, having experience with other projects of the scope and scale of the work described in this section.

B. Certifications: Certification by manufacturer that installer is an approved applicator of the playground surfacing system.

C. International Play Equipment Manufacturers Association (IPEMA) certified.

1.6 DELIVERY, STORAGE & HANDLING

A. General: Comply with Division 1 Product Requirement Section.

B. Delivery: Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.

C. Storage and Protection: Store materials protected from exposure to harmful environmental conditions and at a minimum temperature of 40° F (4° C) and a maximum temperature of 90° F (32° C).

1.7 PROJECT/SITE CONDITIONS

A. Environmental Requirements: Install surfacing system when minimum ambient temperature is 40° F (1° C) and maximum ambient temperature is 90° F (32° C). Do not install in steady or heavy rain.

1.8 WARRANTY

A. Project Warranty: Refer to Conditions of the Contract for project warranty provisions.

B. Manufacturer's Warranty: Submit, for Owner's acceptance, manufacturer's standard warranty document executed by authorized company official. Manufacturer's warranty is in addition to, and not a limitation of, other rights Owner may have under contract documents.

C. Proper drainage is critical to the longevity of the PlayBound Poured-in-Place surfacing system. Inadequate drainage will cause premature breakdown of the poured system in affected areas; and void the warranty.

D. Warranty Period: Super-7 System: 10 years from date of completion of work.

PART 2 - PRODUCTS

2.1 POURED-IN-PLACE PLAYGROUND SURFACING SYSTEM

A. Manufacturer: Surface America, Inc., or approved equal.

1. Contact: PO Box 157, Williamsville, NY 14231; Telephone: (800) 999-0555, (716) 632-8413; Fax: (716) 632-8324; E-mail: info@surfaceamerica.com; website: http://www.surfaceamerica.com.

2. Poured-in-place playground surfacing system, including the following:

a. PlayBound Poured-In-Place Primer:

1) Material: Urethane.

2) PlayBound Poured-in-Place Basemat:

a) Material: Blend of 100% recycled SBR (styrene butadiene rubber) and urethane.

b) Formulation Components: Blend of strand and granular material.

3. Surface America Poured-In-Place Top Surface:

a. Material: Blend of recycled EPDM (ethylene propylene diene monomer) rubber and aliphatic urethane binder.

b. Thickness: Nominal 1/2" (12.7 mm), minimum 3/8" (9.5 mm), maximum 5/8" (15.9 mm).

c. Color: Per Plan

d. Dry Static Coefficient of Friction (ASTM D2047): 1.0.

e. Wet Static Coefficient of Friction (ASTM D2047): 0.9.

f. Dry Skid Resistance (ASTM E303): 89.

g. Wet Skid Resistance (ASTM E303): 57.

2.2 PRODUCT SUBSTITUTIONS

A. Other products may be considered equal if all of the parameters, specifications and design intent of the drawings are met.

B. Any substitutions submitted for consideration shall be equivalent in design, layout, ADA accessibility, appearance, color and construction detail of the playground surfacing specified in the drawings. Reasonable variations in size/height (no more than +/- 5%) and manufacturers standard colors may be allowed at the owner's discretion. Color schemes are to match as closely as possible to the original specified colors. Play value and safety features of product must be equal or superior to specified design as judged by the owner or owner's representative.

C. Any expense of modification, adjustment or revision required to ensure compliance of furnished equipment to specified equipment and playground design shall be the sole expense and responsibility of the Contractor.

D. Designs and specifications are based upon products from Surface America. Equals will be considered against this standard of quality and design and will be determined at the owner's discretion.

2.3 MIXES

A. Required mix proportions by weight:

1. Basemat: 16+% urethane (as ratio: 14% urethane divided by 86% rubber). 14% urethane, 86% rubber (based on entire rubber & urethane mix).

2. Top Surface: 22% urethane (ratio: 18% urethane divided by 82% rubber). 18% urethane, 82% rubber (based on entire rubber & urethane mix).

PART 3 - EXECUTION

3.1 MANUFACTURER'S INSTRUCTIONS

A. Comply with the instructions and recommendations of the playground surfacing manufacturer.

3.2 EXAMINATION

A. Substrate preparation must be in accordance with surfacing manufacturer's specification. New asphalt must be fully cured – up to 30 days. New concrete must be fully cured – up to 7 days.

B. Proper drainage is critical to the longevity of the PlayBound Poured-in-Place surfacing system. Inadequate drainage will cause premature breakdown of the poured system in affected areas; and void the warranty.

3.3 PREPARATION

A. Surface Preparation: Using a brush or short nap roller, apply primer to the substrate perimeter and any adjacent vertical barriers such as playground equipment support legs, curbs or slabs that will contact the surfacing system at the rate of 300 ft^2/gal (7.5 m^2/L).

3.4 INSTALLATION

A. Do not proceed with playground surfacing installation until all applicable site work, including substrate preparation, fencing, playground equipment installation and other relevant work, has been completed.

B. Basemat Installation:

1. Using screeds and hand trowels, install the basemat at a consistent density of 29 pounds, 1 ounce per cubic foot (466 kg/m^3) to the specified thickness.

2. Allow basemat to cure for sufficient time so that indentations are not left in the basemat from applicator foot traffic or equipment.

3. Do not allow foot traffic or use of the basemat surface until it is sufficiently cured.

C. Primer Application: Using a brush or short nap roller, apply primer to the basemat perimeter and any adjacent vertical barriers such as playground equipment support legs, curbs or slabs that will contact the surfacing system at the rate of 300 ft2/gal (7.5 m2/L).

D. Top Surface Installation:

1. Using a hand trowel, install top surface at a consistent density of 58 pounds, 9 ounces per cubic foot (938 kg/m^3) to a nominal thickness of 1/2" (12.7 mm).

2. Allow top surface to cure for a minimum of 48 hours.

3. At the end of the minimum curing period, verify that the top surface is sufficiently dry and firm to allow foot traffic and use without damage to the surface.

4. Do not allow foot traffic or use of the surface until it is sufficiently cured.

3.5 PROTECTION

A. Protect the installed playground surface from damage resulting from subsequent construction activity on the site.

END OF SECTION 321816.13

APPENDIX B

PREFABRICATED RESTROOM SPECIFICATION

PREFABRICATED RESTROOM SPECIFICATION

RFL MODEL #B312DF OR APPROVED EQUAL

FLOOR / FOUNDATION

A. The floor/foundation for the modular restroom shall be a prefabricated 8-inch thick monolithic 5,000psi concrete mat slab shipped integral with the restroom building. The slab reinforcing shall be #3 and #5 grade 60 deformed rebar, placed and tied per the structural engineered drawings continuously throughout. #3 grade 60 vertical rebar for CMU walls shall be incorporated into the slab reinforcing rebar to a minimum length of 18", bent to vertical 90 degrees and extended above the concrete slab a minimum of 24". Doweling of the vertical CMU reinforcing steel into the mat slab is not permitted. The slab shall be designed to allow relocation of the slab and building intact at any future date with built-in lifting hardware.

B. Each floor/foundation module shall receive an L4x8x0.3125 structural steel angle perimeter.

C. Concrete shall cure for a minimum of 14 days before moving and have a minimum 28-day compressive strength of 5,000 psi.

D. The floor/foundation shall contain a concrete encased electrode consisting of 20' of bare copper conductor (No. 4 AWG) located near the bottom of the foundation, and encased in a minimum of 2" of concrete. Stub the ground conductor up through the foundation near the panel board location.

E. A 6-mil thick vapor and moisture barrier shall be placed on the leveled building pad prior to setting of the building. Barrier shall extend at least 12" beyond building footprint.

WALL SYSTEMS

A. Walls to 7'-4" above finish floor (AFF) shall be hollow load-bearing concrete masonry units and shall conform to UBC Standard 21-4, Grade N, and ASTM C-90. All units shall be medium weight. Wall system to be solid grout filled and to receive steel reinforcement throughout.

B. Walls above 7'4" shall be framed with 2x kiln dried, #2 or better, SYP at 16" on center, nominal. Framing to be coated with Eco Red Shield preservative which is a proprietary broad spectrum anti-fungal, mold and termite blend with fire inhibiting chemicals. Red Shield is an approved product treatment through testing in accordance with ICC-ES Acceptance Criteria AC433 demonstrating full compliance as stated with an Engineering Services Report (ESR-3255). Wall system shall be anchored to block wall with 5/8" diameter all-thread 16" minimum into block.

INTERIOR FINISHES

A. Restroom floors to receive a two coat 100% solids modified epoxy floor coating system at 30-50 mils in thickness. To have a compressive strength of 15,000 psi per ASTM C579, flexural strength of 17,000 psi per ASTM D790, tensile strength of 11,300 psi per ASTM D307, Hardness Shore D of 82-85 per ASTM D2240 and a Taber Abrasion per ASTM D4060 of loss/1000 cycles = 25mg using CS 17 wheels. Epoxy coating to be run 4" up the wall for an integral cove base. Owner to make color selection from manufacturer's provided color chart.

B. Chase floor to receive a light broom finish with no more than a 0.60 coefficient of friction. To receive a high solids, non-yellowing curing and sealing compound.

C. Restroom walls to 7’-4” AFF to be CMU block, precision finish. To receive one coat of prime & fill acrylic block filler, one coat of 100% acrylic primer and two finish coats of 100% acrylic semi-gloss enamel paint. Color to be White.

D. Chase walls to 7’-4” AFF to be CMU block, precision finish. To receive one coat of 100% acrylic primer. Color to be Gray.

E. Restroom walls above 7’-4” to be 3/32”, pebble grained, Class “A” fire rated fiberglass reinforced plastic (FRP) with integral anti-graffiti shield laminated to 5/8” structural OSB with two-part epoxy glue. FRP finish to be seamless from wall to wall and 7’-4” to ceiling. Color of FRP to be White.

F. Chase walls above 7’-4” to be 5/8” structural rated, exterior grade OSB glued and screwed to gable wall framing. To receive one coat of 100% acrylic primer. Color to be Gray.

G. Ceilings to be exposed plank and beam. To receive two coats of Superdeck stain or equal, color to be Redwood.

DOORS

A. Restroom Doors to be 1-1/2” square steel tube frame with 1-1/2” square steel tube cross bracing to create four panels. Panels to be 11 gauge with 3/8” perforations in offset pattern and welded to steel tube frame. Panels to receive ½” square steel tube trim on each side, welded to tube frame. Heavy-duty reinforcing at hardware locations. Door jambs shall be Door Components, Inc. or equal welded 14-gauge steel. Doors and jambs to receive one coat of DTM acrylic urethane Gray primer and two coats of DTM acrylic urethane tint base. Color to be 417 Oxford Brown by Kelly-Moore Paints or approved equal. Restroom Gate Doors to be locked open during park operating hours. To include “hold-open” clasp on the Block “I” Privacy Screen

B. Chase door to be 1 ¾” thick, full-flush, 16-gauge steel face with stiffening ribs, honeycomb-core, full edge seam welded with sealed tops and metal louvers at bottom of door. Door jambs shall be 14-gauge galvanized steel. Door and jambs to receive one coat of DTM acrylic urethane gray primer and two coats of DTM acrylic urethane tint base. Color to be 417 Oxford Brown by Kelly-Moore Paints or approved equal.

C. Hinges for all pass-through doors to receive Roton continuous geared fully concealed leaf to ANSI/BHMA A156.26, aluminum; manufactured of 3 interlocking aluminum extrusions. (2 hinge leafs and 1 cover channel), door leaf and jamb leaf geared together for entire hinge length and joined by cover channel.

D. Door hardware is as follows (or equal):

Restroom Gate Doors

Roton 780-111 hinge

Best #83T7MSTK626SH deadbolt, key/key

Hold open clasp (doors are to be locked open during operating hours)

Chase Door

Roton 780-224 hinge

Best #83T7KSTK626SH deadbolt, key/thumb turn

Gamco pull handle

Wright Door Retainer chain stop

City of San Diego Standard Door Hardware Specifications

Hardware

A. Mortise locks will be ANSI 156.3 Mortise Series 1000, Grade 1 Operational and Grade 1 Security and carry the approval of Federal Bureau of Prisons. Locks will meet UL 437 requirements.

B. Mortise locks will carry a standard 5 year warranty.

C. Locks will have separate springs which will be internal to the lock case. Lever return springs will operate interior and exterior hubs independently. No springs will be allowed outside of door or under escutcheon or rose.

D. Hubs will have roller bearing assembly.

E. All strikes will have a curved lip strike.

F. Deadbolts will be solid stainless steel (without internal riveted actuator), when deadbolt is extended 1", at least 2" will remain in the lock case.

G. All levers will be cast solid levers, hollow levers will not be allowed.

H. Cylindrical locksets may be used only on interior non-high-traffic openings. Locks will have a replaceable sheer lug which when broken will disable the lever. Clutch mechanisms will not be allowed. Locks will have 7-pin interchangeable cores. Cylindrical locks are not to be used on exterior doors.

I. All locks and hardware should be 626 finish (26D). Bright chromed or painted finishes should not be used.

J. All doors and hardware must meet Americans with Disabilities Act and Title 24.

K. Approved manufacturers are Best Lock or Folger Adams with Best Lock core.

L. Panic exit devices will be Von Duprin 99, Precision Apex Series or Dorma and have Best cylinders.

M. Closers will be Dorma 8900 or Norton 7500 Series or Sargent 351 or approved equal. All closers to have back check and be field adjusted to not more than 5lb. opening force. Closers will be through-bolt to door jamb if possible.

N. Hinges will be Stanley, McKinney or Hager. All hinges to be ball bearing type 630 finish. Exterior doors that swing out will have NRP hinges. High traffic doors will be continuous type 'Roton'.

O. Doors in the following locations will have locks which are ANSI Series 1000 Grade 1 Security and Grade 1 Operational. Locks will meet UL437 requirements.

   a) Rooms with narcotics

   b) Rooms that contain an armory

   c) Exterior doors for Police facilities

   d) Exterior doors for Court facilities

   e) Doors to Judges chambers

   f) Any exterior door which could be in a remote location or subject to high vandalism

Keys and Keying

A. All cylinders will be Best 7-pin, interchangeable core and keyed into an existing factory-registered Grand Master Key System. All seven pins to be operational.

B. Best Locks to furnish keys and permanent cores to City Lock shop for final installation.

C. Temporary cores (construction cores) will be installed by Contractor for security purposes. Temporary cores will be keyed alike and interchangeable with Best cores. Cores to be provided by manufacturer.

D. Contractor will provide to the City Lock shop copies of Control key and Operating key upon completion.

E. All keys and cores will have visual key control.

F. All keys will be stamped "Do Not Duplicate".

G. If applicable, the Electric Meter Room will have S.D.G. & E. lock installed. The cylinder to be keyed to Schlage key way VTQP AA-10. Three keys are provided with lock. All keys are to be turned over to the City of San Diego lock shop at completion of the project. The contractor will obtain lock from any contracted S.D.G. & E. locksmith for installation.

ROOF

A. Roof structure to be 5/8" exterior grade structural OSB (coated with Eco Red Shield preservative which is a proprietary broad spectrum anti-fungal, mold and termite blend with fire inhibiting chemicals. Red Shield is an approved product treatment through testing in accordance with ICC-ES Acceptance Criteria AC433 demonstrating full compliance as stated with an Engineering Services Report ESR-3255) over 6", 20-gauge galvanized "C" channel on 16" centers, nominal. Perimeter wall caps to be 3/16" tube steel anchored to block walls with 20" threaded rod on 16" centers. All rafter to beam connections to be welded. Wall cap to receive one coat of DTM acrylic urethane gray primer and two coats of DTM acrylic urethane tint base. Color to be 417 Oxford Brown by Kelly-Moore Paints or approved equal.

B. Roof finish to be Metal Sales Image II or equal 26-gauge standing seam metal panels over 30lb. felt paper. Owner to make color selection from manufacturer's provided color chart.

C. Rake and fascia trim to be 24 gauge galvanized metal. To receive one coat of DTM acrylic urethane gray primer and two coats of DTM acrylic urethane tint base. Color to be 417 Oxford Brown by Kelly-Moore Paints or approved equal.

EXTERIOR FINISHES

A. Exterior of block to 32" AFF to be precision block with a wainscot of stacked cobble stone veneer (per Plans) over the precision block. Block color to be Saddle Tan (Hill Country Stone) by Featherlite, an Acme Brick Company or approved equal.

B. Finish above wainscot to 7'-4" to be split-face block. Split-face block to receive one coat of prime & fill acrylic block filler, one coat of 100% acrylic primer and two finish coats of 100% acrylic semi-gloss enamel paint. Block color to be Saddle Tan (Hill Country Stone) by Featherlite, an Acme Brick Company or approved equal.

C. Exterior finish above 7'-4" to be James Hardie Hardiplank® or equal fiber reinforced cement horizontal lap siding, 7" weather. To receive one coat of 100% acrylic primer and two finish coats of 100% acrylic semi-gloss enamel paint. Color to be 417 Oxford Brown by Kelly-Moore Paints or approved equal.

VENTILATION

A. Vent screens shall be 1/8" thick 9-gauge expanded ¾"x1¼", type #304 stainless steel, in a flattened de-burred pattern.

ACCESSORIES AND SIGNAGE

A. All wall mounted toilet accessories to be installed with stainless steel tamper-resistant screws.

B. Toilet partitions to be 1" high-density polyethylene plastic (HDPE). Partitions to receive custom stainless steel pilasters and mounting hardware. Color of partitions and doors to be Black Paisley. Each toilet stall door to receive one (1) Bobrick B-212 coat hook or equal.

C. Accessories are as follows (or equal):

36" Stainless Steel Grab Bar	Bobrick B6806.36
48" Stainless Steel Grab Bar	Bobrick B6806.48
Stainless Steel 2-Roll TP holder	Aslin #TPD0250SR-SS
Concealed Soap Dispenser	Bobrick B-4063
Concealed Hand-Dryer	Fastaire HDO-3
Baby Changing Station	Koala, horizontal **(OPTION)**

D. Signage to be in compliance with California Title 24 and ADA for restroom entrances.

PLUMBING

A. Plumbing drain, waste, and vent piping shall be schedule 40 PVC with solvent welded connections. All vents through the roof shall be cast iron and capped.

B. Water lines shall be Type L copper above ground and Type K copper below ground. Water supply in building shall have a built-in valve combo including a pressure-reducing valve to 125 psi, an in-line 10-micron filter, and two 125 psi pressure gauges.

C. Incoming water service shall be a 1-1/2" line, 50 gpm and 60psi minimums.

D. Each fixture shall be isolated with a ball valve or plumbing fixture flush valve. All flush valves and P-traps shall be concealed in chase.

E. Plumbing fixtures shall be Type 304, 16-gauge stainless steel as follows (or equal):

Water Closet	DuraWare #2100-W-1-HET 1.28 GPF-FVH-ADA-HET
Urinal	DuraWare #2158-1-FM-FVH 0.5 GPF
Lavatory	DuraWare #1953-1-CSG-9-GE, single hole
Metering Faucet	Chicago 333-665PSHCP

F. A single hose bibb for restroom maintenance shall be in the plumbing chase, installed with a vacuum breaker, to code. Hose bibb to be Woodford 24 - ¾" or equal.

G. Floors shall drain to an integral floor drain with trap primers. Floor drains to be Zurn Z415-90-2NH w/ 5" B strainer or equal.

ELECTRICAL

PART 1

PVC

A. All conduits in the ground will be schedule 40 PVC, at least ¾" inside diameter.

B. All PVC will be buried below ground level and never be in a concrete slab or concrete floor.

C. All stub-ups in PVC will be changed to EMT in walls. Exceptions are outside block walls – can be PVC. No flexible conduit will be used.

EMT Conduit

A. All wiring inside the building shall be run in EMT conduit.

B. All EMT connectors, couplings, and other fittings will be non-cast steel compression type.

C. No BX or MC cables allowed.

Rigid Conduit

A. All conduit exposed on salt air to be PVC coated.

B. All conduit exposed below 4 feet of finish grade on walls.

Flexible Steel Conduit

A. Only on motor connection and fixture tails, not over 6 feet in length.

Boxes

A. Any exposed wiring device boxes will be steel or cast iron only. No cast aluminum.

B. All exterior light fixture junction boxes will be steel or cast iron only. No cast aluminum.

C. All outside outlets will be in a recessed stainless steel box with a flush, lockable cover and a 20amp GFI receptacle. (Cole TL310)

D. Inside wiring device boxes and junction boxes will be at least 4" square by 1-1/8" deep.

E. Electrical, phone, and data floor boxes will be brass type (RFB style Walker) with tamper-proof screw cap only. All brass covers will be flush with the floor. Floor monuments are not acceptable.

F. Flat wiring will not be used.

Wire

A. All wiring will be stranded, copper THHN type, including all #12 AW wire.

B. Minimum wiring size will be #12 AWC stranded. (Exception – wiring for control units will be #14 AWC stranded wire) No solid wire.

C. One neutral for every one circuit pulled. No sharing on neutral wires.

Marking and Nameplates

A. Name plates: Furnish and install a minimum size of 1" high and 3" wide by 3/32" thick matte black (for normal power) and red (for emergency power) laminated phenolic nameplates with ¼" white characters engraved in the plastic for all items of electrical equipment including, but not limited to switchboards, panel boards, automatic transfer switches, motor control centers, feeder circuit breakers, relays, time switches, disconnect switches, exposed pull or junction boxes, and all control equipment. Name plates will be

attached with (2) cadmium-plated screws. Adhesive attachment will not be acceptable. Punch strip tape type name plates with card holders in any form are prohibited.

B. Provide wire marker on each conductor in electrical panel pull box, outlet, and junction box. This includes all disconnects a nd connections. If more than one neutral conductor is present, mark each related circuit and panel number.

C. Label outside of all cover plates of wiring devices and junction boxes with circuit and panel number. Each branch circuit device cover plate will be labeled (engraved or silk screen) to indicate the branch circuit and panel number. Devices will include, but not be limited to, the following: toggle switches, dimmer switches and receptacles.

Grounding

A. All raceways will include a full size green insulated ground wire terminated at each outlet box, device enclosure, etc. and connected back at the panel boards, switchboard or cabinet on the appropriate ground bus.

B. The green insulated ground (bond) wire will be spliced together within the outlet box. A green insulated bonding jumper will be provided from the splice to the box body. Attachment to the box body will be provided using a tapped #10-32 x 3/8" screw minimum. A green insulated bonding jumper will be provided from the splice to the receptacle ground screw even with self grounding receptacles.

C. Building shall be fitted with integral cast in-ground wire(s) to code, a buried secondary ground rod to code, and a lightning rod properly grounded.

Devices and Cover Plates

A. Wall switches – 20A, 120v,/277v, Specify:

1. Hubbell #1221-G
2. Bryant #1221-G
3. P&S #1221-G

B. Duplex Receptacles – 15A and 20A, 120v/277v, Specify:

1. Hubbell: (20 Amp) #5362
2. Bryant: (20 Amp) #5362
3. P&S: (20 Amp) #5362ALA
4. Leviton: (20Amp) #16362

C. All devices are to have clamp style side/back connections for stranded wire only.

D. All receptacles and switches on emergency power will be RED.

PART 2

Hand Dryers

A. Install at least one hand dryer 2000 watt in each restroom. City standard is the World Hand Dryer. When a pipe chase is available, use Fastaire HD03 thru-wall units.

Exit Signs

A. If required, all exit signs will be Atomic 20-year life with polycarbonate lens. City standard

is Permex exit sign.

B. L.E.D. exit signs are good, but the battery only lasts 3 to 5 years.

Emergency Battery Systems

A. If required, batteries shall be 10-year full warranty (not to be pro-rated) or independent battery pack. (i.e. Dual-light).

Low Voltage System for Title 24

A. Avoid low voltage programmable systems (i.e., Malcolm X. Library). If a system must be installed use it for only large rooms over 5,000 square feet, in all other areas use normal switching. Use Tork time clock 7200KL. Also, all software manuals and training to program the system must be given to Facilities Division Electrician no later than on final walk-thru. Brand name system

PART 3

Light Fixtures

A. Reduce the number of decorative and display light fixtures where possible.

B. Light fixtures will be high quality, long lasting, brand name, Energy Efficient and made in the USA, with easy to replace lamps. The number of different types of fixtures shall be kept to a minimum and the ease of re-lamping shall be a major consideration in fixture selection.

C. Standard 4 foot fluorescent fixtures are most desirable in the general area.

D. Metal Halide, indirect light fixtures are great in high ceiling areas.

E. Recessed floor cans with P.L. lamps are good in restrooms.

F. Do not use low voltage light fixtures.

Outside Light Fixtures

A. All outside light fixtures will be 18 watt LED by Kenall MS11EL-PP-DB-18L40K-1-DV or equal in a marine grade die-cast aluminum base with integral heat sinks and a die-cut, closed cell EPDM self adhesive gasket sealing baseplate to mounting surface. Lens to be UV stabilized, high impact resistant, virgin injection molded pearlescent polycarbonate. To be wall mounted.

B. Install light fixtures for library sign, book drop and all outside door openings.

C. Wall mounted light fixtures will be used for general outside area for security and safety.

D. Avoid low voltage light fixtures.

E. Heavy duty mounting will be needed for all outside light fixtures.

F. We encourage wall mounted light fixtures on the building.

G. All exterior building lighting will have separate circuits from exterior pole lighting.

Interior Light Fixtures

A. All restroom light fixtures will be 18 watt LED by Kenall MS11EL-PP-MW-18L40K-1-DV or equal in a marine grade die-cast aluminum base with integral heat sinks and a die-cut, closed cell EPDM self adhesive gasket sealing baseplate to mounting surface. Lens to be UV stabilized, high impact resistant, virgin injection molded pearlescent polycarbonate. To be

wall mounted.

B. Plumbing Chase light will be a Lithonia LB-2-32-120-ES, wrap style 2-32 watt bulb, fluorescent fixture. To be 10”W x 48”L with an acrylic prismatic diffuser and die formed steel frame or equal. To be wall mounted.

Light Fixtures Commonly Used by The City of San Diego

Indoor Lighting

A. Compact fluorescent – Eclipse 26 watt CMK series.

B. Ceiling mount fluorescent – Kenall S1212LPMW132MB120.

Outdoor Security Lighting

A. High pressure sodium (HPS) – Kenall, “Millenium” 50 watt, minimum.

B. High pressure sodium (HPS) – Kenall, 50 watt, minimum.

Time Clocks

A. All time clocks will be City Standard Tork 7200ZL. Astonomic, 40 amp contact.

B. Lighting contactor will be necessary if more than 2 circuits for outside lights. Install hand, off, automatic switch for testing during the day for outside lights.

C. Do not install programmable time clock (problem with different clocks).

D. Interior lights will be on lighting contactor controlled by separate time clocks or switches.

Lamps

A. Provide a spare case of lamps for every type used, including M.H., incandescent, H.P.S., L.P.S. and fluorescent lamps. Provide no later than final walk thru.

B. Avoid incandescent lamp.

C. Low pressure sodium lamps are used only in parking lot lights.

D. Standardize with 4 foot fluorescent energy 35 watt cool white T-8 lamps.

E. Use brand name electronic ballast, 5 year warranty.

F. Reduce the number of decorative and display lamps.

G. Provide fixture location that allows easy lamp replacement, this is a major problem.

H. Brand name lamps are a must.

I. Outside lamps will be high pressure sodium, (general lighting) fluorescent (signs) and metal halide (for security).

PART 4

Conduits, Raceways and Boxes

A. All flexible conduit will have a green ground wire. It will only be used for motor connections, fixture tails, or used in existing walls (6 inches or less). Non-metallic or sealtite will be used in damp locations and machinery rooms.

B. Conduit run above suspended ceilings will be supported from the building structure independently and will be run with sufficient clearance from the ceiling system to permit the tiles to be removed and to allow full access to the space above.

C. Roof top conduits (rigid steel) will be neatly grouped nd installed parallel to the building lines. Support conduit on minimum 2x4 redwood sleepers at minimum 5-foot spacing.

D. Home runs will be a minimum of ¾-inch conduit. ½-inch can be used to supply a single termination (e.g., conduit going from switch box to single light fixture).

E. Junction and switch boxes shall be a minimum of 4-inch square in sized and a minimum of 2-5/8 inches deep.

Wires and Conductors

A. All insulation in AWG sizes 10 and below will be impregnated with color according to the following:

	480/277 Volts	208/120 Volts
Phase "A"	Brown	Black
Phase "B"	Orange	Red
Phase "C"	Yellow	Blue
Neutral	Gray	White
Ground	Green	Green

Where color other than black is not an integral part of insulation, use 3M No. 35 tapes in the same color code to identify both ends of conductors No. 8 and larger. Use other colors as required to identify control or other special circuits. Ground conductor will have green insulation for I/O or smaller conductors, green tapes on other colors of insulation are NOT acceptable.

Light Fixtures Commonly Used by The City of San Diego

Indoor / Outdoor

A. Compact fluorescent – Eclipse 26 watt CMK series.

B. Ceiling mount fluorescent – Kenall S1212LPMW132MB120.

Outdoor Security Lighting

A. High pressure sodium (HPS) – Kenall, "Millenium" 50 watt, minimum.

B. High pressure sodium (HPS) – Kenall, 50 watt, minimum.

Switchgear and Electrical Panels

A. A single panel board (125 amp, 120/240V, 1-phase, 3-wire, 18-circuit, NEMA type 1. Panel board to be Siemens P1A18ML125ATS or equal. All breakers shall be bolt-on type, minimum 10,000 A.I.C. RMS (Sym) at 120/240 vac.

1. Supply 10% spare breaker space in all panels and copper buss.
2. Provide 10% more ampacity for electric panel above calculated load requirements.
3. Panel will have bolt-on breaker, copper buss, and bull size neutral-ground bar.
4. Provide on ¾ inch conduit for each three spares or spaces in all flush mounted power or lighting panelboards. Route conduit to accessible space above the ceiling.
5. Main switch and all circuit breakers will be supplied with a name plate on or adjacent to each device as specified under "Marking and Name Plates".

6. Fusible Switches: (heavy duty) switches, with fuses of classes and current ratings indicated. See section Fuses for specifications. Where current limiting fuses are indicated, provide switches with non-interchangeable feature suitable only for current limiting type fuses. Each fusible disconnect switch will be equipped with a blown fuse indicator module.

Fuses

A. Fuses will be class ARK rejection type.

B. Fuses serving motor loads will be dual element with a minimum time delay of 10 seconds at 500 percent rating. Fuses will be current limiting time delay type with interrupting capacity of 200,000 ampere RMS symmetrical minimum.

C. Fuses will be Bussman or Gould, low peak only.

Provide spare fuses in the amount of ten percent of each size and type installed, but not less than three; delivered to the Owner upon final acceptance of the project. Provide and install fuse cabinet in the electrical room for storing these extra fuses.

PART 5

Design

A. The manufacturer's design team shall consult with the City of San Diego's Facilities Division personnel during the design phase and throughout the project. The City staff has developed standards that shall be incorporated into the plans and specifications.

Submittals

A. All electrical submittals will be reviewed thru Facilities Division Electrical crew. All comments will be in writing within five days. This is very important to us in Maintenance so that we get the item that is equal or specified. Especially light fixture, switches, receptacles and electrical equipment.

Final Walk Thru

A. All manuals and training on all electrical systems will be done at this time, which includes, but not limited to: testing of emergency systems, time clocks, lights, and any other electrical hardware. Provide one set of As-Built plans, spec books, and submittals.

Manuals and Documentation

The Contractor will furnish operation and maintenance manuals for each electrical system and each piece of equipment. The complete manual, bound in hardback binders, or an approved equivalent will be provided to the Owner's Representative. The number of copies will be as indicated in Division 1. One manual will be furnished prior to the time that the system or equipment tests are performed to the electrical shop:

City of San Diego
General Services / Facilities Division
Electrical Crew, Suite A, Bldg 38
San Diego, CA 92102

The remaining manuals will be furnished before the contract is completed. The following identification will be inscribed on the cover; the words "OPERATING AND MAINTENANCE MANUAL", the name and location of the building, the name of the Contractor and the contract number.

The manual will include the names, address, and telephone numbers of each Subcontractor installing equipment and systems, and of the local representatives for each item of equipment and each system. The manual will have a table of contents and be assembled to conform to the table of contents with tab sheets placed before instructions covering each subject. The instruction sheets will be legible with large sheets of drawings folded in. The manual will include, but not limited to, the following:

A. System layout showing components.

B. Devices and controls.

C. Wiring and control diagrams showing operation and control of each component.

D. Sequence of operation describing start-up, operation, and shutdown.

E. Functional description of the principal system components.

F. Installation instructions.

G. Maintenance and overhaul instructions.

H. Lubrication schedule including type, grade, temperature range, and frequency.

I. Safety precautions, diagrams and illustrations.

Training:

User staff and maintenance personnel will be thoroughly trained (minimum of 4 hours) in the use of each system or major piece of equipment installed. The training will be provided as a part of the Contractors bid to supply the system of equipment. Additional training requirements, will be as specified in the subsequent sections of Division 16.

It will be the responsibility of the Contractor to provide equipment with the proper electrical characteristics for the electrical service provided. All necessary electrical components to provide a complete system will be furnished.

PART 6 – SCOPE OF WORK FOR GENERAL CONTRACTOR

Survey Stakes

A. Provide 10-foot offset stakes and locate front corners of building, existing utilities, and inverts within the area of construction. Locate and mark final slab elevation.

Subgrade Pad

A. Preparing the site is fairly simple. Detailed instruction to prepare the building site are as follows:

    1. Excavate down ten inches below the finish floor elevation (the slab is eight inches thick on top of a two inch sand bed).

    2. If soils are poor, it may be necessary to import six inches of Class II base rock. (This is not necessary if native soils will compact)

    3. Compact to 95%, or to local code requirement.

    4. Compact one foot over in all directions (over build).

    5. Supply approximately fourteen (14) cubic yards of clean sand, on side of site, for fine grading.

    6. Excavate and backfill trenches for underground plumbing and utility kit.

7. Depending on weather, all irrigation should be turned off prior to delivery to allow the surrounding soils to dry and bear the weight of the truck and crane.

8. Check corner locations against plans for proper sizing.

9. Verify finish floor elevation for concrete slab **(shipped fully attached to the building.)**

10. Excavate one foot perimeter footing if required by local code to specified depth.

Site Access and Storage

A. Provide suitable safe clear access to allow a crane (up to 110 tons), and the building on a semi-trailer (up to 40 tons) to reach site (14' width, 70' length and 14' in height).

B. If path to site is over existing utilities, sidewalks, or other damageable areas, proper marking, plating or other appropriate protection must be provided by GENERAL.

C. GENERAL is responsible for removing any overhead obstructions (i.e. power lines, trees, etc).

Utilities

A. Bring water, sewer, and power (if applicable) utilities into point of connection Christy boxes (supplied by manufacturer), within six feet of the building line at the location shown on building construction drawings.

1. Water: Manufacturer will furnish and install a water point of connection (isolation valve), from mechanical chase to a Christy box six feet from the building line. GENERAL must connect service to valve.

2. Sewer: Manufacturer will furnish and install a sewer point of connection from mechanical chase to a Christy box six feet from the building line. GENERAL must connect service.

3. Electrical: Manufacturer will furnish and install a PVC conduit and a Christy box to the point of connection six feet from the building line. GENERAL to pull the electrical service line through the conduit and connect to the main panel lugs inside the building. All electrical inside the building will be furnished and installed by Manufacturer, except as noted above in exclusions.

4. If the utilities are not available when we depart the site, testing and minor leaks will be the responsibility of the GENERAL.

END OF SECTION

APPENDIX C

PREFABRICATED BRIDGE SPECIFICATION

PREFABRICATED BRIDGE SPECIFICATION

1.0 GENERAL

1.1 These specifications are for a fully engineered clear span bridge of welded steel construction & shall be regarded as minimum standards for design & construction as manufactured by: EXCEL BRIDGE MANUFACTURING CO., 12001 Shoemaker Avenue, Santa Fe Springs, CA 90670. Tel: 800-548-0054, Model: 28 x 10 P1, WS, CN, 4SR, AC or approved equal.

1.2 The bridge manufacturer shall have been in the business of design & fabrication of bridges for a minimum of five years & provide a list of five successful bridge projects of similar construction, each of which has been in service for at least three years.

- ❒ The specific type of bridge required will be a Excel Standard (Pratt) Truss

1.3 style bridge as manufactured by EXCEL BRIDGE MANUFACTURING CO:

Fabricated from:

- ❒ Atmospheric Corrosion Resistant Steel (Weathering steel)

2.0 DIMENSIONS

2.1 Width: Inside clear width between trusses shall be: 10 feet 0 inches.

2.2 Span: End to End of bridge shall be 28 feet 0 inches.

2.3 Camber:

- ❒ Bridge shall be cambered 1% of the total span length.

At a minimum, the end vertical truss members shall be perpendicular to the ground (horizon) after the bridge is erected & dead loads applied.

3.0 DESIGN

3.1 Open Truss bridges shall be designed by a professional engineer experienced in Pony truss bridge design & top chord stability criteria utilizing elastic lateral restraints.

IN ADDITION to normal dead loads, the bridge shall be designed for the following:

3.2 Uniform Live Load: Pedestrian Bridges shall be designed for an evenly distributed live load of 85 pounds per square foot, with AASHTO live load pedestrian bridge guidelines.

3.3 Vehicle Load: Bridges will also be designed to withstand a moving concentrated load equal to 1,000 pounds per foot of width (up to 10,000 pounds). The vehicle load shall be distributed such that 60% of the load is on the rear axle (per AASHTO).

3.4 Wind Load: All bridges shall be designed for a minimum wind load of **25** pounds per square foot. The wind is calculated on the entire vertical surface of the bridge as if fully enclosed.

3.5 Design Criteria: The design of the bridge shall be in accordance with the "American Institute of Steel Construction"; "Allowable Stress Design"; June 1, 1989 or the latest edition. Tubular members & their connections shall be designed per the AISC "Hollow Structural Sections Connections Manual" latest edition.

3.6 Seismic: All bridges shall be designed for a seismic load of the intensity required by local codes.

3.7 Temperature: Bridge shall be designed to accommodate a temperature differential of 120 degrees Fahrenheit. Slip pads of UHMW polyethylene shall be placed between the smooth surface of this setting plate & the smooth bearing plate of the bridge. At least 1" clearance shall be provided between the bridge & concrete abutments.

3.8 Deflection: The vertical deflection of the bridge due to pedestrian live load shall not exceed 1/400 of the span length. The maximum deflection due to vehicular loads shall not exceed 1/800 of the span length.

For pedestrian comfort, the minimum load used for the deflection check shall be a minimum of 500 pounds per lineal foot of the bridge.

The Horizontal deflection due to lateral wind load shall not exceed 1/500 of the span length.

4.0 MATERIALS

4.1 All structural members shall have a minimum thickness of material of at least 3/16".

4.2 ❒ **Unpainted Weathering Steel** bridges shall be fabricated from ASTM A242 or ASTM A588 steel for plates & structural shapes & ASTM A606 or ASTM A847 for tubular sections. Minimum yield (Fy) shall be greater than 50,000 psi.

4.3 ❒ **Concrete Deck** shall be completely formed by the bridge manufacturer with a minimum of 22 gauge galvanized (G60) composite floor deck. The floor deck shall be manufactured by a member of the Steel Deck Institute or have their deck properties certified by the Steel Deck Institute. The composite slab shall carry a 200 pound per square foot superimposed live load. The pouring & finishing of the reinforcement shall be the responsibility of the contractor or owner. After the concrete has cured, an appropriate sealer should be applied by the contractor or owner.

4.4 Field splices shall be bolted with High Strength ASTM A325 bolts; type 3 bolts are required for weathering steel bridges.

4.5 Welding materials shall be in strict accordance with the American Welding Society (AWS). Structural welding code, D1.1 Filler metal as specified in 4.1 shall be used for the particular welding process required. Welders will be certified in accordance with AWS D1.1.

5.0 FABRICATION

5.1 Bridge fabricator shall be certified by the American Institute of Steel Construction to have the personnel, organization, experience, capability & commitment to produce fabricated structural steel for Conventional Steel Structures & Simple Steel Bridge Structures with both Major Bridge & Sophisticated Paint Endorsement as set forth in the AISC Certification Program.

5.2 Workmanship, fabrication & shop connections shall be in accordance with American Association of State Highway and Transportation Officials Specifications (AASHTO).

5.3 Welding operators shall be properly accredited experienced operators, each of whom shall submit satisfactory evidence of experience & skill in welding structural steel with the kind of welding to be used in the work, & who have demonstrated the ability to make good uniform welds meeting the size & type of weld required.

5.4 All welding shall utilize E70 or E80 series electrodes. The weld process used shall be Flux Core Arc Welding (FCAW) or Shielded Manual Arc Welding (SMAW).

6.0 RAILINGS & ACCESSORIES

6.1 All railing shall have a smooth inside surface with no protrusions or depressions. All ends of angles & tubes shall be closed & ground smooth. In accordance with AASHTO, railings for:

- ❒ Primarily Pedestrian use shall be a minimum height of 42" above the floor deck.

6.2 Safety Rails- Continuous rails shall be located on the inside or outside of Trusses.

- ❒ Horizontal Safety Rails with a maximum opening of _4_inches.

6.3 ❒ Toe Plate: A 5" steel channel shall be located 2" above the floor deck.

7.0 FINISHES

- ❒ All boldly exposed surfaces of weathering steel bridges shall be cleaned to SSPC per paint manufacturer's standards.

8.0 DELIVERY AND ERECTION

8.1 Bridges will be delivered by truck to a location nearest to the site accessible by roads. Hauling permits and freight charges are the responsibility of the manufacturer.

8.2 The manufacturer will notify the customer in advance of the expected arrival time. Information regarding delays after the trucks depart the plant such as inclement weather, delays in permits, re-routing by public agencies or other circumstances will be passed on to the customer as soon as possible but the expense of such unavoidable delays will not be accepted by the manufacturer.

8.3 The manufacturer will advise the customer of the actual lifting weights, attachment points and all necessary information to install the bridge. Unloading, splicing, bolting, and proper lifting equipment is the responsibility of others.

8.4 The owner shall procure all necessary information about the site and soil conditions. Soil tests shall be procured by the owner. The engineering design and construction of the bridge abutments, piers and/or footing shall be by the owner. The owner shall install the anchor bolts in accordance with the manufacturer's anchor bolt spacing dimensions. All grounding and lightning protection shall be the responsibility of the owner.

9.0 LIMITED WARRANTY

9.1 Bridge manufacturer shall carry a ten year warranty against defects in material and workmanship in its manufacture and when used within stated capacity.

The warranty does not cover wood decking, thread fasteners, bolt-in-place attachments, scratching or marring of finish, painted surface's deliberate destruction from vandalism, shipping damage or damage resulting from installation.

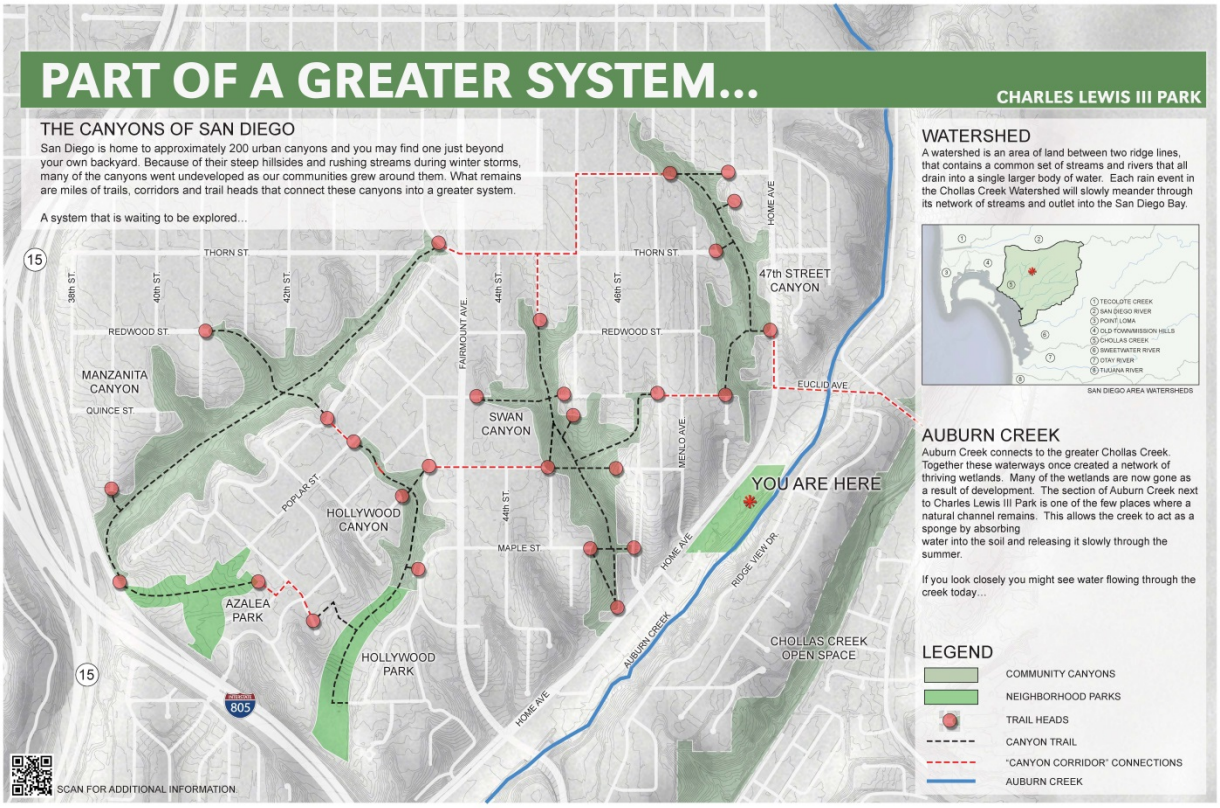
Any alteration of the bridge invalidates the warranty. Any claim under this warranty shall be made directly to the bridge manufacturer, which shall have the option to repair, replace or adjust without charge to the original Purchaser.

APPENDIX D

INTERPRETIVE PANEL SPECIFICATION

INTERPRETIVE PANEL SPECIFICATION

The following images reflect the design of the project's interpretive panels. The panels shall be 24" x 36" in size. The Contractor will be provided (by the Landscape Architect) digital high resolution imagery of the below images upon award of the contract. It is the Contractor's responsibility to provide and install the interpretive panels as specified in the Plans.




WHAT LIVES WITHIN...
CHARLES LEWIS III PARK
A LIVING CANYON
San Diego County is one of the most biodiverse regions in North America. This biodiversity, or large variety of plants and animals, can be seen thoughout our canyon and creek systems. Many of San Diego's endangered species depend on these canyon habitats for survival.
This part of Auburn Creek was once filled with invasives or non-native plants. Through a recent restoration effort these invasive plants, which provide no habitat value, have been removed and replaced with native plants. The restored creek now provides a new home to countless native plants and animals.
Just a few are listed here...
California Sagebrush
LISTEN
California Sagebrush (artemesia californica) is a coastal sage scrub plant that provides a home for the California Gnatcatcher (polioptila californica). These birds have a unique call in the spring and summer that sounds like a kitten meowing.
You just might hear a meow if you listen closely...
California Gnatcatcher
Black Sage
SMELL
Male Orange-throated whiptails (Aspidoscelis hyperythra) are brightly colored lizards with yellow and black stripes and bright orange throats. Youngsters have bright blue tails. It makes its home in plants like Black Sage (Salvia mellifera). This sage has a distinct herbal scent that you can smell without even touching the plant.
Can you smell the scent of sage in the air...
Orange-throated Whiptail
Mission Manzanita
LOOK
Mission Manzanita (Xylococcus bicolor) is a native shrub that provides a home to Anna's Hummingbird (Calypte anna), which is among the most common hummingbird along the Pacific Coast. With their iridescent emerald feathers and sparkling rose-pink throats, they are more like flying jewelry than birds.
If you look closely you just might see a sparkle in the sky...
Anna's Hummingbird

APPENDIX E

GEOTECHNICAL INVESTIGATION

GEOTECHNICAL INVESTIGATION

PROPOSED CHARLES LEWIS III PARK

HOME AVENUE

SAN DIEGO, CALIFORNIA

(K2 Engineering Job No. G2012009-1)

Prepared for:

SCHMIDT DESIGN GROUP

October 15, 2012

K2 ENGINEERING, INC.
GEOTECHNICAL CONSULTANTS

GEOTECHNICAL INVESTIGATION

PROPOSED CHARLES LEWIS III PARK

HOME AVENUE

SAN DIEGO, CALIFORNIA

(K2 Engineering Job No. G2012009-1)

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K2 ENGINEERING, INC.
GEOTECHNICAL CONSULTANTS

October 15, 2012

Mr. Jeffrey Barr
Schmidt Design Group
2655 Fourth Avenue
San Diego, California 92103

(K2 Engineering Job No. G2012009-1)

Dear Mr. Barr:

We are pleased to submit our report "Geotechnical Investigation, Proposed Charles Lewis III Park, Home Avenue, San Diego, California"."

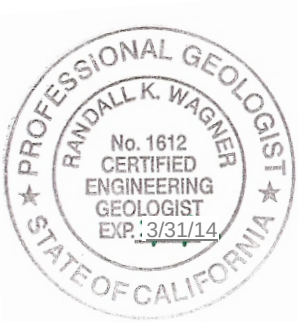
The results of our field explorations, geologic-hazards evaluation along with recommendations for earthwork and for design of foundations are presented in the report.

Please call us if you have any questions or if we can be of further service to you on this or future projects. It has been a pleasure working with you.

Respectfully submitted,

K2 ENGINEERING, INC.





Randall K. Wagner, CEG 1612
Project Engineering Geologist

Susana Kemmerrer, RGE 2287
President

K2/REPORTS/Schmidt Design/Charles Lewis III Park G2012009-1 Final.doc
(3 copies submitted)

1.0 SUMMARY

This report presents the results of a geotechnical investigation performed to provide earthwork and foundation recommendations for the proposed Charles Lewis III Park (formerly known as Home Avenue Park). The project site is located on the south side of Home Avenue between Menlo Avenue and 47th Street in San Diego, California. The proposed improvements and approximate locations of the exploratory borings are presented on Plate 1, Site Plan and Geologic Map. A summary of our findings and recommendations is presented below.

- Loose to dense fill and overburden natural soils extending to depths of up to 40 feet were encountered at the locations explored. Formational materials of the San Diego formation consisting of moderately cemented, dense to very dense silty sandstone and siltstone were encountered beneath the overburden soils in Boring HA-2. Groundwater was not encountered within the depth explored.

- No active or potentially active faults are known to exist within the site boundaries. Accordingly, the possibility of surface rupture at the site due to faulting is considered low. The site could be subject to severe ground shaking in the event of a major earthquake, but this hazard is common to southern California. The effects of the shaking can be reduced if the structures are designed and constructed in accordance with current engineering practice and building codes. The fill and alluvium soils are loose to dense. The loose to medium dense soils have low to moderate potential for seismic settlement. The probability of other geologic hazards, such as tsunamis, seiches, flooding, subsidence, deep seated landslides, lurching or liquefaction, affecting the site is considered low.

- At their present condition, the existing fill soils are not considered suitable for support of the proposed facilities without improvement. To provide more uniform support, the existing fill soils may be overexcavated and replaced as compacted fill. The proposed improvements may be supported on compacted fill.

- The proposed structures may be supported on spread footings embedded into non-expansive compacted fill. Geogrid reinforcement is recommended within the fill.

2.0 SCOPE

This report presents the results of a geotechnical investigation performed to provide design criteria for the proposed Charles Lewis III Park to be located on Home Avenue in San Diego, California. To investigate the subsurface conditions, we drilled three borings to depths of 11½ to 51½ feet. The approximate location of the exploratory borings is presented on Plate 1, Site Plan and Geologic Map.

The purpose of this investigation was to determine the static physical characteristics of the soils beneath the proposed park and to provide recommendations for foundation design, grading, excavation and backfill for the proposed improvements. More specifically, the scope of the investigation included the following:

- To evaluate the existing surface and subsurface conditions, including the ground water conditions (if encountered), within the area of proposed construction.
- To provide recommendations for grading.
- To present the results of the geologic hazards evaluation
- To recommend foundation systems together with the associated design parameters.
- To present general recommendations concerning construction procedures and quality control measures relating to earthwork.

Our recommendations are based on the results of our field explorations, laboratory tests and associated engineering analyses. The results of our field explorations and laboratory tests are presented in Appendix A. This investigation did not include studies to assess environmental hazards that may affect the site however, this does not imply that such hazards affect the site.

Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable geotechnical consultants practicing in this or similar localities. No other warranty, express or implied, is made as to the professional advice included in this report. This report has been prepared for Schmidt Design Group and their design consultants to be used solely in the evaluation of the subject project. The report has not been prepared for use by other parties, and may not contain sufficient information for purposes of other parties or other uses.

3.0 PROJECT DESCRIPTION

The proposed Charles Lewis III Park will be located on the south side of Home Avenue between Menlo Avenue and 47th Street in San Diego, California. Based on the information provided, the proposed park will include a restroom facility, picnic and playground areas, a basketball court, and pedestrian paths. A footbridge is proposed over the drainage feature located on the west side of site. As currently planned, no significant changes in grades are anticipated.

4.0 SITE CONDITIONS

The site is located on the south side of Home Avenue between Menlo Avenue and 47th Street. It is bound to the south by Chollas Creek and to the east and west by apartment buildings. The site is currently vacant with abundant weeds, scattered shrubs and trees. The site slopes gently to the west from about elevation 200 feet above mean sea level (m.s.l.) on the east to about elevation 187 feet m.s.l. on the west side. The south side of the site slopes down 10 to 15 feet to the adjacent Chollas Creek. A north-south drainage channel crosses the site on the west side of the site.

5.0 SUBSURFACE CONDITIONS

Fill soils 10 to 11½ feet in thickness were encountered at the locations explored. The fill soils consisted of loose to dense, silty sand with some gravel, clay, and minor amounts of organic debris. The fill soils did not appear to be uniformly compacted. Deeper and/or poorer quality fill may be encountered across the site in areas outside the limits of the boring locations. Documentation regarding fill placement was not available.

Alluvium/slope wash deposits were encountered beneath the fill soils to a depth of approximately 40 feet in Boring HA-2. These soils consisted of silty sand and sand that were medium dense and moist. At depth, dense to very dense sandy siltstone and silty sandstone of the San Diego Formation were encountered to the maximum depth explored of 51½ feet. Groundwater was not encountered.

6.0 GEOLOGIC EVALUATION

6.1 GEOLOGIC MATERIALS

6.1.1 General

The site is underlain by Pliocene-aged silty sandstone and sandy siltstone that have been mapped by Kennedy and Tan (1977) as belonging to the San Diego Formation. At the subsurface explorations, the San Diego Formation is mantled by alluvium/slopewash and artificial fill. Each of these units is described below from oldest to youngest.

6.1.2 San Diego Formation

The San Diego Formation was encountered at a depth of approximately 40 feet in Boring HA-2. It consisted of dense to very dense, poorly cemented, light greenish grey, fine grained silty sandstone and sandy siltstone. Geologic mapping by others (Kennedy and Tan, 1977), indicates that the San Diego Formation appears to be medium to thinly bedded, poorly indurated and horizontally bedded to gently dipping 2 to 6 degrees to the south/southwest. The San Diego Formation extended beyond the maximum depth explored.

6.1.3 Alluvium/Slope Wash

In Boring HA-2, the San Diego Formation was mantled by a relatively thick layer of alluvium/slope wash about 30 feet in thickness. It was composed of medium dense light grey to light brown silty fine sand. The alluvium/slope wash appeared moist to very moist and poorly consolidated.

6.1.4 Artificial Fill

Artificial fill was encountered in the three boring locations to a maximum depth of 10 to 11½ feet. The fill materials consisted of brown, light to dark reddish brown and light reddish brown silty sand with occasional gravel, cobbles. Based on our field observations, these soils do not appear to be uniformly compacted.

6.2 GROUNDWATER

Groundwater was not encountered in the exploratory borings which extended to a maximum depth of 51½ feet. However, groundwater conditions could develop and/or seepage may occur depending on annual precipitation and irrigation. Seepage may occur at lithologic changes within the overburden soils and at the interface between the alluvial soils and the fill.

6.3 GEOLOGIC HAZARDS

6.3.1 General

The geologic hazards at the site are essentially limited to those caused by earthquakes. The major cause of damage from earthquakes is violent shaking from earthquake waves; damage due to actual displacement or fault movement beneath a structure occurs much less frequently. The violent shaking would occur not only immediately adjacent to the earthquake epicenter, but for many miles in all directions.

6.3.2 Faults

The southern California region has long been recognized as being seismically active. The seismic activity results from a number of active faults that cross the region, all of which are related to the San Andreas transform system, a broad zone of right lateral faults that extend from Baja California to Cape Mendocino. The numerous faults in Southern California include active, potentially active, and inactive faults. The definitions of fault activity terms used here are based on those developed for the Alquist-Priolo Special Studies Zone Act of 1972.

Active faults are those faults that have had surface displacement within Holocene time (approximately the last 11,000 years) and/or have been included within an Alquist-Priolo Special Studies Zone. Faults are considered potentially active if they show evidence of surface displacement since the beginning of Quaternary time (about two million years ago), but not since Holocene time. Inactive faults are those which have not had surface movement since the beginning of Quaternary time.

The site is not within a currently established Alquist-Priolo Earthquake Fault Zone for fault rupture hazard (formerly Special Studies Zones for fault rupture hazard). Based on a review of geologic

literature, no active or potentially active faults are known to occur beneath the project site. Accordingly, it appears that there is little probability of surface rupture due to faulting beneath the site. There are, however, several faults located in sufficiently close proximity that movement associated with them could cause significant ground motion at the site.

Regional active faults that occur within San Diego area includes the Rose Canyon fault zone, the Elsinore and San Jacinto faults to the east, the Coronado Bank and San Diego Trough faults offshore to the west, and the San Miguel-Vallecitos and Agua Blanca faults to the south. The local Rose Canyon fault zone trends north-northwest through downtown San Diego and San Diego Bay. The closest known active faults to the site are: the Rose Canyon fault zone located 3 miles to the west, the Coronado Bank fault zone located 17 miles to the southwest, and the Newport-Inglewood fault zone approximately 35 miles northwest.

Nearby fault zones that are considered to be potentially active include the La Nacion fault zone situated 0.9 miles to the east.

Rose Canyon Fault Zone

Evidence suggesting movement along the Rose Canyon fault zone during the Holocene has been presented by Moore and Kennedy (1975). The State of California has zoned portions of the Rose Canyon fault zone as active under the Alquist-Priolo Senate Bill. This has come about as a result of faulted paleosols in Rose Canyon that are considered to be unquestionably of Holocene age (Rockwell, 1989). In addition, work performed by several consultants prior to and during construction of the Police Administration and Technical Center in downtown San Diego have indicated displacement of Holocene soil units (dated between 5,000 and 10,00 years before present) by what they have concluded to be a continuation of the Rose Canyon fault zone (Shleman et al, 1989). Evaluations by Treiman (1993) have concluded that the main Holocene-aged section of the Rose Canyon fault zone occurs from Mount Soledad through Rose Canyon and adjacent to Mission Bay. As the fault zone extends southward it splays into a broad zone of parallel normal faults that define a structural graben. It has been suggested that the Point Loma fault zone and La Nacion fault zone represent now-inactive margins of this graben (Treiman, 1993).

Coronado Bank Fault Zone

The Coronado Bank fault zone, is a complex series of left-and-right stepping en-echelon faults. Marine geophysical studies performed by Kennedy and others (1980) have provided evidence that Holocene sediments have been offset by several faults associated with the Coronado Bank fault zone. Therefore this fault system should also be considered active.

Newport-Inglewood Fault Zone

The Newport–Inglewood fault zone runs sub-parallel to the southern California coast from west (offshore) of San Clement to north of Long Beach and into Los Angeles Basin. On March 10, 1933 a magnitude 6.4 earthquake occurred near Long Beach along an off-shore portion of this fault zone.

La Nacion Fault Zone

Presently, the La Nacion fault zone is considered to be potentially active. This is based on the observed displacement of Pleistocene sediments (Foster, 1973). Furthermore, the offset of Holocene age alluvium has been suggested by Artim and Pinckney (1973). However, findings reported by others (Kuper 1989, Elliot 1989) have presented conclusions suggesting that activity along the La Nacion fault zone ceased prior to Holocene time.

6.4.3 Earthquake Ground Motions

The deterministic Maximum Credible Earthquake (MCE) is defined as the maximum magnitude earthquake that appears to be reasonably capable of occurring under the conditions of the presently known geologic framework. Deterministic horizontal peak ground accelerations (PGA) at the site due to earthquakes on regional faults have been estimated and are presented in Table 1, Seismicity of Major Faults. These accelerations are based on the assumption that the maximum earthquake occurs on specific faults at the closest point on that particular fault to the site. Ground motions are dependent primarily on the earthquake magnitude and distance to the seismogenic (rupture) zone. Accelerations are also dependent upon attenuation by rock and soil deposits, direction of rupture and type of fault; therefore, ground motions may vary considerably in the same general area.

Table 1 was developed using the program EQFAULT (Blake, 2000). The site accelerations were estimated using the attenuation relationship NEHRP D 250 developed by Boore (Boore et. al., 1997) for stiff soil profiles (Site Class “D”). The deterministic PGA was estimated to be 0.56g.

TABLE 1 – SEISMICITY OF MAJOR FAULTS
DETERMINISTIC SITE PARAMETERS

ABBREVIATED FAULT NAME	APPROXIMATE DISTANCE mi (km)	ESTIMATED MAX. EARTHQUAKE EVENT: MAXIMUM EARTHQUAKE MAG.(Mw)	ESTIMATED MAX. EARTHQUAKE EVENT: PEAK SITE ACCEL. g	ESTIMATED MAX. EARTHQUAKE EVENT: EST. SITE INTENSITY MOD.MERC.
LA NACION	0.9(1.4)	6.5	0.562	X
ROSE CANYON	3.0(4.8)	6.9	0.471	X
CORONADO BANK	17.0(27.4)	7.4	0.217	VIII
NEWPORT-INGLEWOOD (Offshore)	35.0(56.4)	6.9	0.096	VII
ELSINORE-JULIAN	38.3(61.6)	7.1	0.100	VII
EARTHQUAKE VALLEY	42.9(69.0)	6.5	0.067	VI
ELSINORE-TEMECULA	44.6(71.8)	6.8	0.076	VII
ELSINORE-COYOTE MOUNTAIN	45.4(73.0)	6.8	0.075	VII
SAN JACINTO-COYOTE CREEK	59.5(95.7)	6.8	0.061	VI
SAN JACINTO-ANZA	60.6(97.5)	7.2	0.074	VII
SAN JACINTO - BORREGO	61.3(98.7)	6.6	0.053	VI
PALOS VERDES	62.0(99.8)	7.1	0.069	VI
ELSINORE-GLEN IVY	64.5(103.8)	6.8	0.057	VI
SAN JACINTO-SAN JACINTO VALLEY	70.2(113.0)	6.9	0.056	VI
SUPERSTITION MTN. (San Jacinto)	70.3(113.2)	6.6	0.048	VI
LAGUNA SALADA	70.4(113.3)	7.0	0.059	VI
ELMORE RANCH	74.8(120.4)	6.6	0.046	VI
SUPERSTITION HILLS (San Jacinto)	75.4(121.4)	6.6	0.045	VI
NEWPORT-INGLEWOOD (L.A.Basin)	77.2(124.2)	6.9	0.052	VI
CHINO-CENTRAL AVE. (Elsinore)	79.3(127.6)	6.7	0.056	VI
WHITTIER	83.5(134.4)	6.8	0.047	VI
SAN ANDREAS - Southern	86.5(139.2)	7.4	0.062	VI
SAN ANDREAS - Coachella	86.5(139.2)	7.1	0.053	VI
COMPTON THRUST	86.7(139.5)	6.8	0.055	VI
SAN ANDREAS - San Bernardino	88.2(141.9)	7.3	0.058	VI
SAN JACINTO-SAN BERNARDINO	89.0(143.2)	6.7	0.042	VI
IMPERIAL	89.5(144.1)	7.0	0.049	VI
ELYSIAN PARK THRUST	90.6(145.8)	6.7	0.050	VI
BRAWLEY SEISMIC ZONE	90.7(146.0)	6.4	0.035	V
BURNT MTN.	93.4(150.3)	6.4	0.035	V
PINTO MOUNTAIN	93.9(151.1)	7.0	0.047	VI
EUREKA PEAK	95.9(154.3)	6.4	0.034	V

-END OF SEARCH- 32 FAULTS FOUND WITHIN THE SPECIFIED SEARCH RADIUS.

THE LA NACION FAULT IS CLOSEST TO THE SITE.
IT IS ABOUT 0.9 MILES (1.4 km) AWAY.

LARGEST MAXIMUM-EARTHQUAKE SITE ACCELERATION: 0.5625 g

The maximum earthquake is defined as the maximum magnitude earthquake that appears to be reasonably capable of occurring under the conditions of the presently known geologic framework. The probability of a maximum credible earthquake occurring during the lifetime of this project is considered low. The severity of ground motion is not anticipated to be significantly greater at this location than in other areas in San Diego County.

6.3.3 Liquefaction

The potential for seismically induced liquefaction is greatest where shallow ground water and poorly consolidated, well sorted, fine grained sands and silts are present. Liquefaction potential decreases with increasing density, grain size, and clay and gravel content, but increases as the ground acceleration and duration of seismic shaking increases.

The project site is underlain by alluvial/slope wash deposits consisting of loose to dense silty sand to a depth of 40 feet, and dense to very dense sandstone and siltstone extendending beyond the maximum depth explored of 51½ feet. Ground water was not encountered within the depths explored. Accordingly, the potential for generalized liquefaction in the event of a strong to moderate earthquake on a nearby fault is considered low.

6.3.4 Landslides and Slope Stability

No evidence indicating the presence of deep seated landslides was observed on or in the immediate vicinity of the site. The sedimentary units exposed within the project area appeared nearly horizontally bedded (i.e. slightly dipping 2 to 6 degrees to the south/southwest). The potential for deep seated slope stability problems at the site is considered low.

6.3.5 Seismic Settlement and Differential Settlement

Seismic settlement occurs when loose to medium dense granular soils densify during ground shaking. Such seismically induced settlement can occur in both dry and partially saturated granular soils, as well as in saturated granular soils. Due to lithologic variations, such settlement can occur differentially across a site. Differential settlement may also be induced by ground failures, such as liquefaction, flow slides, and surface ruptures. The materials beneath the site consist of dense to very dense sandstone and siltstone, mantled by poorly consolidated sand and silty sand soils up to 40 feet

in thickness. The potential for significant seismically induced settlement within the formational materials is very low. The potential for seismic settlement within the loose to medium dense alluvial deposits is considered low to moderate.

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 GEOLOGY

Based on the geologic findings, no active or potentially active faults are known to exist within the site. Accordingly, the possibility of surface rupture at the site due to faulting is considered low. The site could be subject to severe ground shaking in the event of a major earthquake, but this hazard is common to southern California, and the effects of the shaking can be reduced if the structures are designed and constructed in accordance with current engineering practice and building codes. There is a low to moderate potential for seismic settlement of the loose to medium dense alluvium deposits. The probability of other geologic hazards, such as tsunamis, seiches, flooding, subsidence, deep seated landslides, lurching or liquefaction, affecting the site is considered low.

7.2 FOUNDATIONS

7.2.1 General

Fill soils up to 11½ feet in thickness were encountered at the boring locations. The natural soils consist of loose to dense overburden soils and dense to very dense formational materials. At Boring HA-2 the overburden soils extended to a depth of 40 feet.

The fill soils are of variable consistency and therefore are not considered suitable for support of the proposed structures without improvement. To provide more uniform support, we recommend that the fill soils be overexcavated and replaced as compacted fill.

To provide more uniform support, and to reduce the potential for damaging differential settlement, we recommend that the building be supported entirely on non-expansive compacted fill. As an alternative to complete removal, if the risk of some settlement is acceptable, the existing fill soils may

be overexcavated to allow the placement of at least 2 feet of compacted fill beneath the foundations or 3½ feet below the bottom of the slab, whichever is greater. The limits of overexcavation should extend at least 5 feet beyond the building footprint. To provide more uniform support and to reduce the potential for differential movement, it is recommended that two layers of geogrid layers at 1-foot spacing be placed within the compacted fill.

A minimum of 12 inchs of non-expansive compacted fill soils are recommended beneath concrete slabs or walks.

7.2.2 Bearing Value

To provide more uniform support and to reduce the potential for damage due to differential movement, we recommend that footings for the proposed structures extend at least 1½ feet below the lowest adjacent final grade. A bearing value of 2,000 pounds per square foot may be used for footings at least 12 inches in width.

A one-third increase in the bearing value may be used for wind or seismic loads. Since the recommended bearing value is a net value, the weight of the concrete in the footings may be taken as equal to 50 pounds per cubic foot, and the weight of the soil backfill may be neglected.

7.2.3 Settlement

If the footings are supported on fill materials that are recompacted in accordance with this report or on the undisturbed formational materials, the total settlement is estimated to be within acceptable limits for the proposed structure.

7.2.4 Lateral Loads

Lateral loads may be resisted by friction and by the passive resistance of the compacted fill soils beneath the footings. A coefficient of friction of 0.35 may be used between the foundations and the supporting materials. The passive resistance of the compacted fill soils may be assumed to be equal to the pressure developed by an equivalent fluid with a density of 300 pounds per cubic foot. The frictional resistance and the passive resistance of the materials may be combined without reduction in determining the total lateral resistance.

7.2.5 Footing Observation

To verify that footings are supported in accordance with our recommendations, all foundation excavations should be observed by a qualified geotechnical firm. Foundations should be deepened if necessary to reach satisfactory bearing materials. Any unsuitable materials including, undocumented fill, organic, loose or disturbed natural materials should be removed prior to placement of any steel or concrete.

All applicable requirements of the local governing bodies, the Occupational Safety and Health Act of 1970, and the Construction Safety Act should be met. Inspection of footing excavations may be required by the appropriate reviewing governmental agencies. The contractor should familiarize himself with the inspection requirements of the reviewing agencies.

7.2.6 Backfill

All required fill around the foundations and all utility trench backfill should be mechanically compacted in layers, not more than 8 inches in loose thickness; flooding should not be permitted. Utility trench backfill should be compacted to at least 90% of the maximum density obtainable by ASTM Designation D1557 method of compaction. The exterior grades should be graded to drain away from the structures in order to reduce ponding of water adjacent to structures.

Compaction of the backfill as recommended in this report will be necessary to reduce settlement of the backfill and consequent settlement of the overlying improvements and buried utilities. Even at 90% compaction (ASTM D1557), some settlement of the backfill may be anticipated. Accordingly, any utilities supported therein should be designed to accept differential settlement, particularly at connection points to the structure.

In order to reduce the amount of backfill required, the foundations may be cut neat and poured against the excavated fill soils.

7.3 EXCAVATION

Temporary unsurcharged vertical excavations less than 5 feet in height may be excavated without shoring. Where the necessary space is available, temporary unsurcharged excavations, may be sloped back in lieu of using shoring. Temporary unsurcharged excavations may be sloped back at 1:1 (horizontal to vertical). The exposed excavations should be observed by a competent geotechnical firm so that modifications of the excavation criteria may be made if necessary. All applicable requirements of the local governments, the Occupational Safety and Health Act of 1970, and the Construction Safety Act should be met.

Conventional earth moving/excavation equipment may be used to excavate the fill soils and the overburden natural soils.

7.4 SEISMIC DESIGN PARAMETERS

The materials beneath the site consist of loose to dense overburden soils to 40 feet in thickness and dense to very dense formational materials. Based on the results of the field explorations and geologic evaluation, stiff soil classification "D" was assigned to the site. The coordinates of the proposed park are N32.7349º and W117.093º.

The design of the proposed structures should be performed in accordance with the codes and regulations appropriate to the project. In accordance with Section 1613 of the 2009 IBC Guidelines for New Buildings and Other Structures, the following design parameters may be used for design of the proposed buildings.

S_S = 1.23% g	Maximum Considered Ground Motion for 0.2 second Spectral Response Acceleration, 5% of Critical Damping, Site Class B
S_1 = 45% g	Maximum Considered Ground Motion for 1.0 second Spectral Response Acceleration, 5% of Critical Damping, Site Class B

The following spectral acceleration factors may be used to develop the response spectra for the deterministic Maximum Considered Earthquake.

$F_a = 1.008$

$F_v = 1.547$

$S_{ms} = F_a S_s$

$S_{m1} = F_v S_1$

7.5 GRADING

7.5.1 General

Fill soils to 11½ feet in thickness were encountered at the borings locations. These soils consist of silty sand with a low expansion potential and may be used as compacted fill. At their present condition, the existing fill soils are not considered suitable for support of the proposed improvements.

To provide more uniform support and to reduce the potential for differential settlement, we recommend that the on-site soils be overexcavated and replaced as compacted fill. Overexcavation and recompaction should extend at least 5 feet beyond the building footprint and 3½ feet below the lowest adjacent grade.

To reduce moisture infiltration beneath the structures, proper site drainage compatible with existing or proposed storm drain systems should be provided. Finished grades should be sloped to drain away from the structures.

Beneath concrete walks or slabs, at least 12 inches of compacted fill should be provided.

7.5.2 Site Preparation

Prior to placement of any new fill within the building area, the existing soils, debris or disturbed natural soils should be overexcavated to a minimum depth of 3½ feet below the bottom of the proposed floor slab. Removal in other areas should extend to a minimum depth of 12 inches beneath the proposed finished subgrade. Prior to fill placement, the exposed materials should be proof-rolled to disclose any soft and/or yielding areas. Any soft and/or yielding areas should be removed and replaced with compacted fill. After removal of unsuitable materials, the exposed soils should be scarified to a depth of 6 inches, moisture conditioned and compacted to at least 90% of the maximum dry density. A qualified geotechnical firm should observe the exposed materials to verify the complete removal of unsuitable deposits.

7.5.3 Fill Placement and Compaction

After removal of unsuitable materials, all required fill should be placed in loose lifts not more than 8 inches thick. Any new fill should be compacted to at least 90% of the maximum dry density (ASTM D1557). The moisture content of the non-expansive fill materials should be maintained within 2% of optimum moisture content during compaction. The moisture content of the clayey materials should be maintained 2% to 4% above optimum moisture content during compaction.

Two geogrid layers at 1-foot spacing are recommended within the fill. The first layer may be placed at the bottom of the excavation after subgrade preparation is completed as noted in Section 7.4.2. The geogrids may consist of Tensar BX Type 2 or approved equivalent.

7.5.4 Material for Fill

The on-site soils minus any debris, organic matter or contaminated materials may be used in the required fills. Any required imported fill material should consist of non-expansive soils with an Expansion Index of less than 20, an angle of internal friction of at least 33 degrees and a minimum R-value of 40. The material should contain sufficient fines (binder material) so as to be relatively impermeable when compacted and result in a stable subgrade. The fill materials should be evaluated for suitability prior to importing.

7.5.5 Grading Observation

The reworking of the upper soils and the compaction of all required fill should be observed and tested by a qualified geotechnical engineering firm. Imported fill material should be approved prior to use as fill.

7.6 SLOPES AND EROSION CONTROL

A slope 10 to 15 feet in height descends from the site to Chollas Creek along the south site boundary. To reduce the potential for erosion of the proposed slope face, permanent erosion control and drainage devices should be provided at the top of the slope to prevent surface runoff from eroding the face of the embankment. Slope erosion, including sloughing, riling and slumping of surface soils may be anticipated if the slopes are left unprotected for a long period of time, especially during the rainy season. We understand that the slope is within the limits of restoration and thus grading to the slope is not planned.

Drainage devices designed to carry surface water from overlying areas should not be blocked or destroyed, and should be maintained regularly. Water should be prevented from ponding in pad areas, or from overtopping and flowing down graded or natural slopes. Concrete drainage swales should be installed at a minimum at the top of the slopes to prevent surface runoff over the top of the slope and to reduce the erosion at the face and toe of the slope.

Animal burrows can serve to collect normal sheet flow on slopes and cause rapid and destructive erosion, and should be controlled or eliminated.

7.7 FLOOR SLAB SUPPORT

If the soils are prepared as recommended, concrete slabs-on-grade may be supported entirely on the non-expansive compacted fill soils. To provide more uniform support and reduce the potential for damaging differential settlement, the proposed floor slab should be underlain by at least 3½ feet of compacted fill as recommended in this report. No cut/fill transitions should be allowed. The limits of removal should extend at least 5 feet beyond the building footprint.

To reduce the potential for water entrapment and to provide protection against vapor or water transmission through the slabs, we recommend that, at a minimum, the slabs-on-grade be underlain by a layer of Caltrans Class 2 permeable material or crushed rock at least 6 inches thick. A suggested gradation for the gravel layer is provided in Table 2.

Table 2, Recommended Aggregate Gradation below Floor Slabs

Sieve Size	Percent Passing
¾″ (19 mm)	90 – 100
No. 4	0- 10
No. 100	0-3

If the anticipated floor loads are light, the gravel layer may be replaced by a layer of clean concrete sand at least 4 inches thick.

To provide additional protection against water vapor transmission through the slab in areas where vinyl, moisture-sensitive floor covering or storage of moisture-sensitive equipment is planned, we recommend that a 10-mil-thick impermeable plastic membrane (visqueen) be installed below the slab. To protect the membrane during later concrete work and to facilitate curing of the concrete and to reduce slab curling, a 2-inch-thick layer of clean sand should be placed over the membrane. The vapor barrier should be installed in accordance with the manufacturer's instructions. We recommend that at least a 2-foot lap be provided at the membrane edges or that the edges be sealed. As an

alternative, for floor slabs not subject to heavy loads, a 4-inch layer of clean sand with visqueen placed at the midpoint may be used in-lieu of the crushed aggregate.

Care should be taken during concrete placement to prevent displacement of the sand. A low-slump concrete (4-inch maximum slump) should be used to further minimize possible curling of the slabs. The concrete slabs should be allowed to cure properly before placing vinyl or other moisture-sensitive floor covering.

Concrete slab thickness should be provided in accordance with the anticipated use and loadings on the slab and as recommended by the Structural Engineer. As a minimum, slabs-on-grade should be 4 inches in thickness and shall contain No. 3 reinforcing bars placed at mid-height in the slab at 18 inches on center both horizontal directions. These recommendations are minimums only and should be verified by the Structural Engineer. The required thickness and reinforcing of the concrete slabs will depend on the imposed loadings as well as the structural characteristics of the concrete. Construction joint spacing and placement should be provided by the Structural Engineer.

8.0 SOIL CORROSIVITY

Selected chemical analyses for corrosivity were conducted on a sample of the near surface soil from the project site. The test results are presented in Appendix A. The native soils have low levels of sulfate ion concentrations (100 ppm), and moderate levels of chloride ion concentrations (50 ppm), therefore Type II cement may be used during construction.

Resistivity determination (990 ohm-cm) on the soil indicate a severe potential for metal loss because of electrochemical corrosion processes. Mitigation of the corrosion of steel can either be achieved by using steel pipes coated with epoxy corrosion inhibitors, asphaltic coatings, cathodic protection or by encapsulating the portion of the pipe with densely consolidated concrete. A minimum concrete cover of three (3) inches is recommended around steel reinforcing or embedded components (anchor bolts, hold-downs, etc.) exposed to native soil or landscape water (to 18 inches above grade). The concrete should also be thoroughly vibrated during placement.

The above recommendations are minimum requirements. We recommend that a corrosion engineer be consulted for final corrosion protection recommendations.

9.0 BASIS FOR RECOMMENDATIONS

The recommendations provided in this report are based on our understanding of the described project information and on our interpretation of the data collected during the subsurface exploration. We have made our recommendations based on experience with similar subsurface conditions under similar loading conditions. The recommendations apply to the specific project discussed in this report; therefore, any change in the facility loads, expected traffic conditions, facility location, or site grades shall be provided to us so we may review our conclusions and recommendations and make any necessary modifications.

We request an opportunity to review the final construction documents and specifications for the proposed facility to verify that the recommendations presented are incorporated into the final design. This also provides a means whereby the Client can be advised of changed conditions.

10.0 REFERENCES

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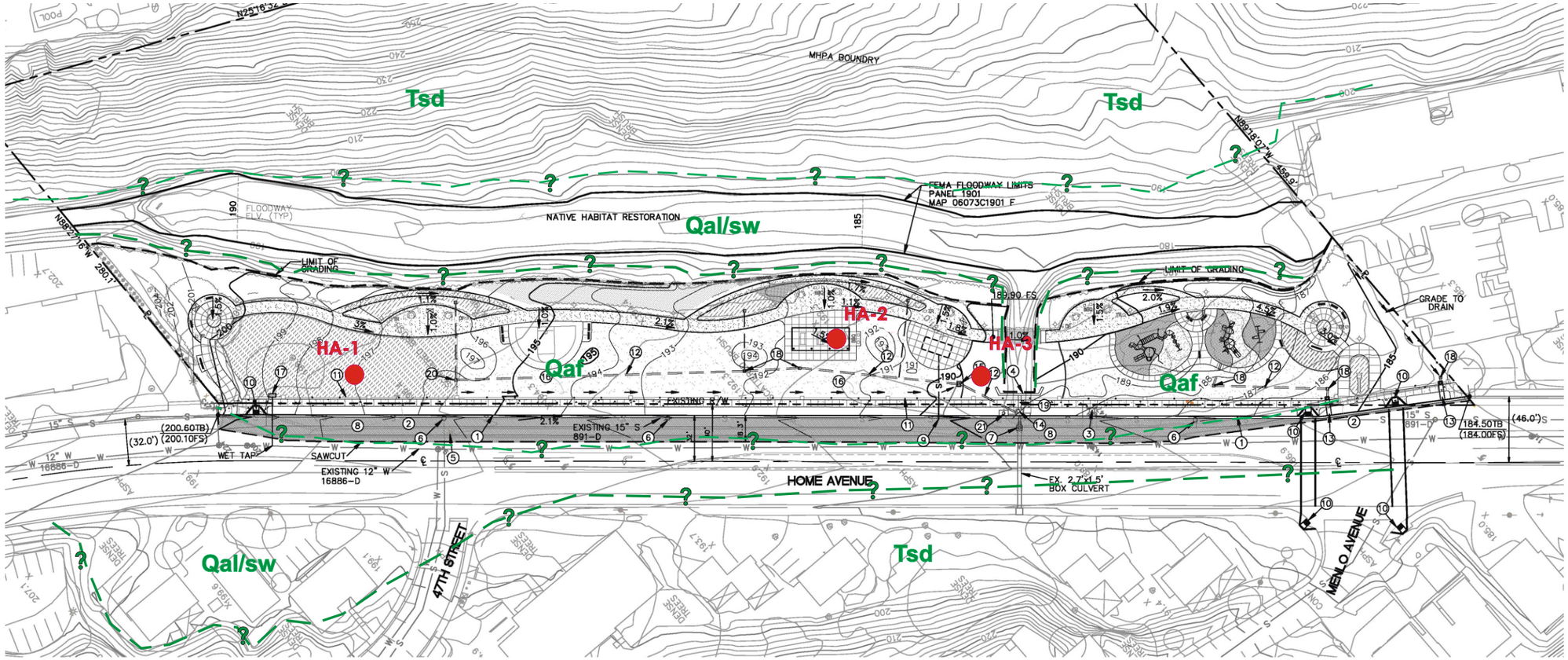
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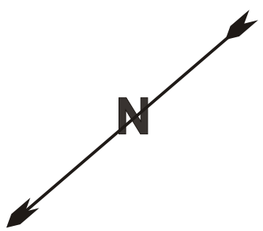
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JOB G2012009-1 DATE 9/12/2012 BY Sck ENGR SCK REV





(SCALE 1" = 100')

SITE PLAN AND GEOLOGIC MAP

PROPOSED CHARLES LEWIS III PARK SAN DIEGO, CALIFORNIA

KEY:

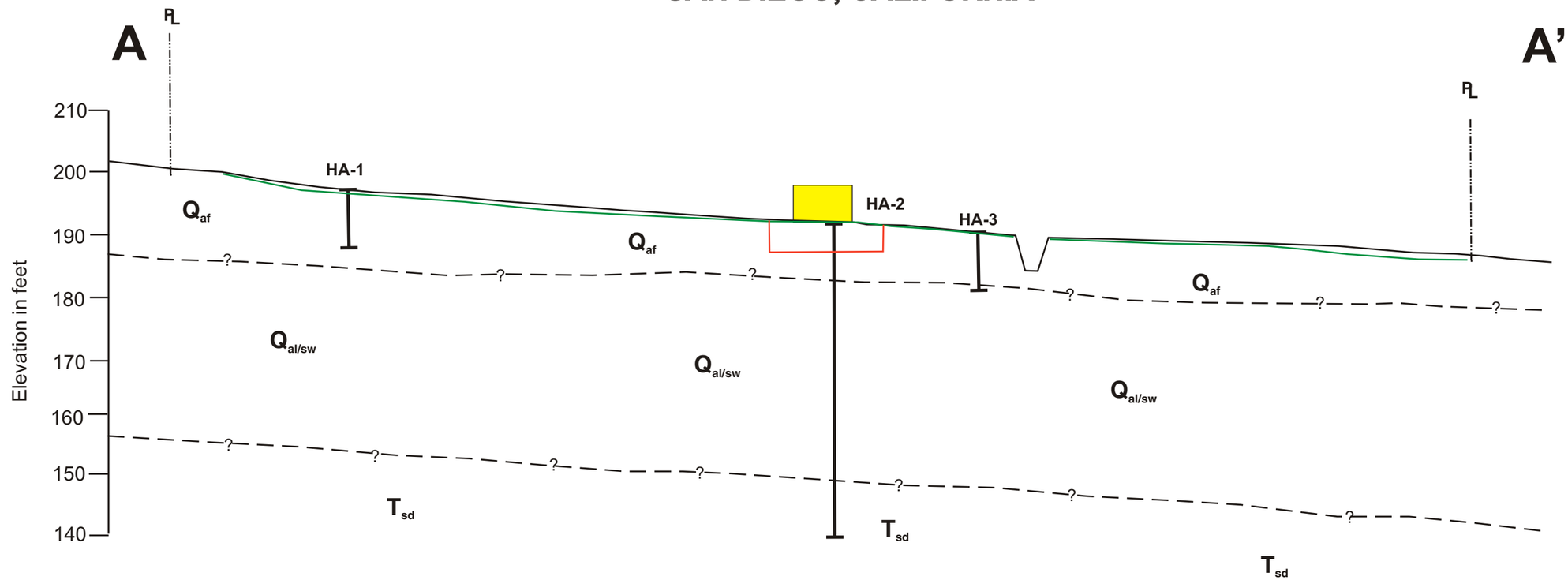
HA-3 ●	Approximate Boring Location
Qaf	Artificial Fill
Qal/sw	Alluvium and Slope Wash Deposits
Tsd	San Diego Formation
?	Approximate Geologic Contact (queried where uncertain)

REFERENCE: Preliminary Grading Plan (dated 3/30/10) by Nasland Engineering

K2 ENGINEERING, INC.

JOB G2012009-1 DATE 10/11/2012 BY RKW ENGR SCK REV

PROPOSED
CHARLES LEWIS III PARK
SAN DIEGO, CALIFORNIA



KEY:

HA-3 — Approximate Boring Location and Number

Proposed Restroom

Approximate Overexcavation Limits

Existing Grade

Proposed Grade

—?— –? Approximate Geologic Contact (queried where uncertain)

Q_{af} Artificial Fill

$Q_{al/sw}$ Alluvium and Slope Wash Deposits

T_{sd} San Diego Formation

GEOLOGIC CROSS SECTION

SCALE
(HORIZONTAL 1"= 80')
(VERTICAL 1" = 20')

REFERENCE: Grading Plan (Dated 03/30/2010) by NASLAND Engineering

K2 ENGINEERING, INC.

APPENDIX A

FIELD EXPLORATIONS AND LABORATORY TESTS

APPENDIX A
FIELD EXPLORATIONS AND LABORATORY TESTS

FIELD EXPLORATIONS

The soil conditions beneath the site were explored by drilling three borings at the locations shown on Plate 1. The borings were drilled to depths of 11½ to 51½ feet below the existing grade using 8-inch-diameter hollow-stem auger drilling equipment. After completion of drilling, Borings HA-1 and HA-3 wee backfilled using the soil cuttings. Boring HA-2 was backfilled using bentonite grout.

The soils encountered were logged by our field geologist, who obtained relatively undisturbed and bulk samples for laboratory observation and testing. The boring logs are presented on Plates A-1.1 through A-1.3; the depths at which relatively undisturbed samples were obtained are indicated to the left of the boring logs.

A modified California sampler was used to retrieve relatively undisturbed samples. This sampler consisted of a brass-ring-lined split-tube with an inside diameter of 2-1/2 inches and an outside diameter of 3 inches. In addition to obtaining relatively undisturbed samples Standard Penetration Tests (SPTs) were performed using a standard split barrel sampler with a 1-3/8-inch inside diameter and a 2-inch outside diameter. The hammer used to drive the samplers weighed 140 pounds and was dropped from a nominal height of 30 inches. The number of blows required to drive the sampler 12 inches (N value) is indicated on the logs. Sampling and retrieval of drive samples was completed in general compliance with ASTM Test Method D-1586.

A portion of each sample was placed in a resealable plastic bag. The head space within the bag was subsequently evaluated for the presence of volatile organic vapors using a photoionization detector (PID). The PID was calibrated prior to use with a standard gas. The results of the head space analyses are presented on the logs.

The soils are classified in accordance with the Unified Soil Classification System described on Plate A-2.

LABORATORY TESTS

The field moisture content and dry density of the soils encountered were determined by performing tests on the relatively undisturbed samples. The results of the tests are shown to the left of the boring logs.

To aid in classifying the soils, three samples were tested to determine the percent passing the No. 200 sieve. The results are presented in the Boring Logs.

To determine the approximate strength of the on-site soils, direct shear tests were performed on one remolded sample compacted to 90% of the maximum dry density. The tests were performed at various surcharge pressures after saturation. The yield-point values determined from the direct shear tests are presented on Plate A-3, Direct Shear Test Data.

The optimum moisture content and maximum dry density of the soils were determined by performing compaction tests on one sample. The results of the tests are presented on Plate A-4, Compaction Test Data.

The Expansion Index of the soils was determined by testing one sample in accordance with ASTM D4829. The results of the test are shown on Plate A-5, Expansion Index Test Data.

To determine the particle size distribution of the soils and to aid in classifying the soils, mechanical analyses were performed on two samples. The results of the mechanical analyses are presented on Plate A-6.1 and A-6.2, Particle Size Distribution.

To evaluate the corrosion potential of the on-site soils, these soil samples were as tested at an analytical laboratory for pH, resistivity, sulfate and chloride content in accordance with the standards noted below. The test results are presented on Plates A-7, Corrosivity Test Data.

Resistivity and pH – California Test 643
Soluble Chlorides – California Test 417
Soluble Sulfates – California Test 422

BORING HA-1

DATE DRILLED: 9/26/2012
EQUIPMENT USED: 8-inch diameter Hollow-stem-auger

ELEVATION 189 EAST 117.0940 NORTH 32.7340

*ELEVATION (ft.)	DEPTH (ft.)	PID READINGS (ppm)	MOISTURE (% of dry wt.)	DRY DENSITY (lbs./cu. ft.)	**BLOWS/FOOT SPT "N" VALUES	SAMPLE LOC.		
		ND	10.5	107	54		SM	FILL - SILTY SAND - fine to medium, medium dense to dense, moist, some gravel, brown and dark reddish brown
								Dense
185		ND	10.9	101	34			Medium dense, few gravel and cobbles, brown and light reddish brown
	5	ND	12.9	100	14			Loose to medium dense
180	10	ND	16.6	84	14			Fine, dark brown
175	15							NOTES: Groundwater not encountered. Boring backfilled with soil cuttings.
170	20							
165	25							
160	30							
155	35							
150	40							

JOB G2012009-1 DATE 10/14/2012 F.T. rkw BY sck ENGR. sck REV.

Note: The log of subsurface conditions shown hereon applies only at the specific boring location and at the date indicated. It is not warranted to be representative of subsurface conditionsat other locations and times.

LOG OF BORING

BORING HA-2

DATE DRILLED: 9/26/2012
EQUIPMENT USED: 8-inch diameter Hollow-stem-auger

ELEVATION 191 EAST 117.0930 NORTH 32.7349

JOB G2012009-1 DATE 10/14/2012 F.T. rkw BY sck ENGR. sck REV.

Note: The log of subsurface conditions shown hereon applies only at the specific boring location and at the date indicated. It is not warranted to be representative of subsurface conditionsat other locations and times.

*ELEVATION (ft.)	DEPTH (ft.)	PID READINGS (ppm)	MOISTURE (% of dry wt.)	DRY DENSITY (lbs./cu. ft.)	**BLOWS/FOOT SPT "N" VALUES	SAMPLE LOC.		
190	0	ND	9.4	113	84		SM	FILL - SILTY SAND - fine to medium, moist, dense, some Clay, dark brown and light brown
		ND	5.4	116	85			
	5	ND	11.5	118	48			
185	10						SM	ALLUVIUM/SLOPEWASH (Qal/sw)
180		ND	10.3	101	19			SILTY SAND - fine, medium dense, moist, oxide stains, light greyish brown
	15	ND	23.3	96	28			Light greyish brown 18% Passing #200 sieve
175	20	ND	13.6	81	30			
170	25	ND	9.1	93	25		SP-SM	SAND, slightly Silty - fine, medium dense, moist, light grey 10% Passing #200 sieve
165	30	ND	19.5	87	14			
160	35	ND	14.0	86	27		SM	SILTY SAND - fine, medium dense, some oxide stains, light brown 30% Passing #200 sieve
155	40							SAN DIEGO FORMATION (Tsd)
150		ND	12.0	97	53		SM	SILTY SANDSTONE - fine grained, dense to very dense, highly weathered, oxide staining, light greenish grey

(CONTINUED ON FOLLOWING PLATE)

LOG OF BORING

BORING HA-2 (Continued)

DATE DRILLED: 9/26/2012
EQUIPMENT USED: 8-inch diameter Hollow-stem-auger

ELEVATION 191 EAST 117.0930 NORTH 32.7349

*ELEVATION (ft.)	DEPTH (ft.)	PID READINGS (ppm)	MOISTURE (% of dry wt.)	DRY DENSITY (lbs./cu. ft.)	**BLOWS/FOOT SPT "N" VALUES	SAMPLE LOC.
145	45	ND	15.0	99	85	ML
140	50	ND	12.7	96	61	
135	55					
130	60					
125	65					
120	70					
115	75					
110	80					

SANDY SILTSTONE - very dense, light greenish grey

83% Passing #200 sieve

NOTES: Groundwater not encountered. Boring backfilled with bentonite grout.

JOB G2012009-1 DATE 10/14/2012 F.T. rkw DR. O.E. CHKD

Note: The log of subsurface conditions shown hereon applies only at the specific boring location and at the date indicated. It is not warranted to be representative of subsurface conditionsat other locations and times.

LOG OF BORING

BORING HA-3

DATE DRILLED: 9/26/2012
EQUIPMENT USED: 8-inch diameter Hollow-stem-auger

ELEVATION 190 EAST 117.0938 NORTH 32.7341

*ELEVATION (ft.)	DEPTH (ft.)	PID READINGS (ppm)	MOISTURE (% of dry wt.)	DRY DENSITY (lbs./cu. ft.)	**BLOWS/FOOT SPT "N" VALUES	SAMPLE LOC.		
		ND	6.5	107	60		SM	FILL - SILTY SAND - fine to medium, medium dense to dense, moist, some gravel, brown and dark brown
		ND	10.4	111	45			Dense
185	5				80			Some organic matter, dark brown and light orangish brown
								Abundant gravel
180	10	ND	15.1	117	23		SM	ALLUVIUM (Qal) SILTY SAND - fine to medium, medium dense, moist, some gravel, brown
175	15							
170	20							
165	25							
160	30							
155	35							
150	40							

NOTES: Groundwater not encountered. Boring backfilled with soil cuttings.

JOB G2012009-1 DATE 10/14/2012 F.T. rkw BY sck ENGR. sck REV.

Note: The log of subsurface conditions shown hereon applies only at the specific boring location and at the date indicated. It is not warranted to be representative of subsurface conditionsat other locations and times.

LOG OF BORING

MAJOR DIVISIONS			GROUP SYMBOLS		TYPICAL NAMES
COARSE GRAINED SOILS (More than 50% of material is LARGER than No. 20 sieve size)	GRAVELS (More than 50% of coarse fraction is LARGER than the No. 4 seive size)	CLEAN GRAVELS (Little or no fines)		GW	Well graded gravels or gravel - sand mixtures, little or no fines.
				GP	Poorly graded gravels or gravel - sand mixtures, little or no fines.
		GRAVELS WITH FINES (Appreciable amount of fines)		GM	Silty gravels, gravel - sand - silt mixtures.
				GC	Clayey gravels, gravel - sand - clay mixtures.
	SANDS (More than 50% of coarse fraction is SMALLER than the No. 4 seive size)	CLEAN SANDS (Little or no fines)		SW	Well graded sands, gravelly sands, little or no fines.
				SP	Poorly graded sands, gravelly sands, little or no fines.
		SANDS WITH FINES (Appreciable amount of fines)		SM	Silty sands, sand - silt mixtures.
				SC	Clayey sands, sand - clay mixtures.
FINE GRAINED SOILS (More than 50% of material is SMALLER than No. 200 sieve size)	SILTS AND CLAYS (Liquid limit LESS than 50)			ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.
				CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
				OL	Organic silts and organic silty clays of low plasticiy.
	SILTS AND CLAYS (Liquid limit GREATER than 50)			MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.
				CH	Inorganic clays of high plasticity, fat clays.
				OH	Organic clays of medium to high plasticity, organic silts.
HIGHLY ORGANIC SOILS				Pt	Peat and other highly organic soils.

BOUNDARY CLASSIFICATIONS: Soils possessing characteristics of two groups are designated by combinaions of group symbols.

PARTICLE SIZE LIMITS

SILT OR CLAY	SAND			GRAVEL		COBBLES	BOULDERS
	Fine	Medium	Coarse	Fine	Coarse		

No. 200 No. 40 No.10 No. 4 3/4" 3" 12"

US STANDARD SIEVE SIZE

Key:

 California Sampler

 Standard Penetration

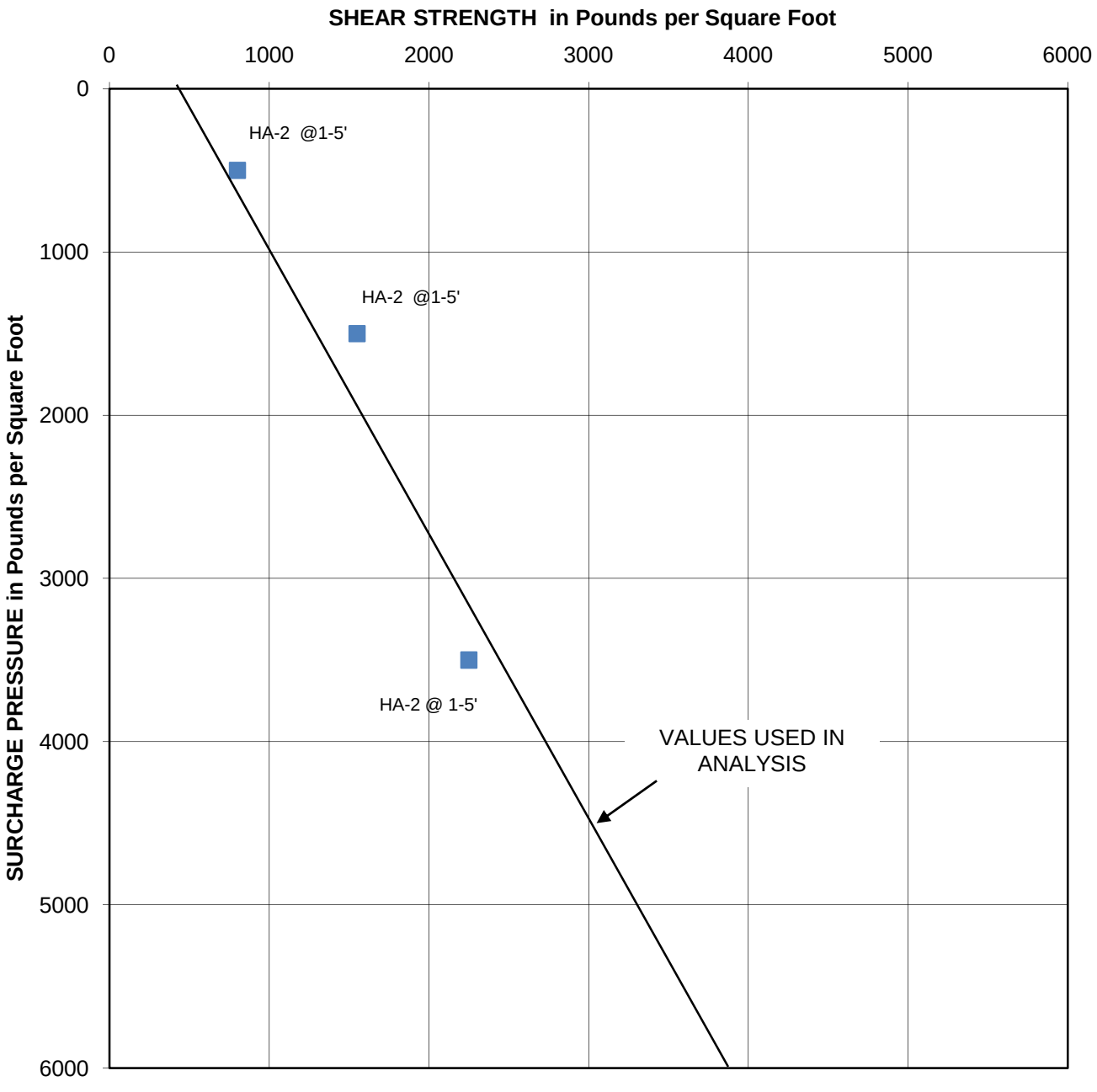
 No Recovery

 Continuous Auger Coring

 HQ Coring

 Bulk or Chunk Sample

K2 ENGINEERING, INC. GEOTECHNICAL CONSULTANTS



KEY:

■ Remolded samples (On-site soils: Compacted to 90%)
All samples tested after saturation

SHEAR SUMMARY

BORING NUMBER AND SAMPLE DEPTH	HA-2 @ 1 - 5'
SOIL TYPE	FILL - SILTY SAND
MAXIMUM DRY DENSITY (lbs per cubic foot)	131
OPTIMUM MOISTURE CONTENT (% of dry weight)	7.5

COMPACTION TEST DATA

(ASTM D1557)

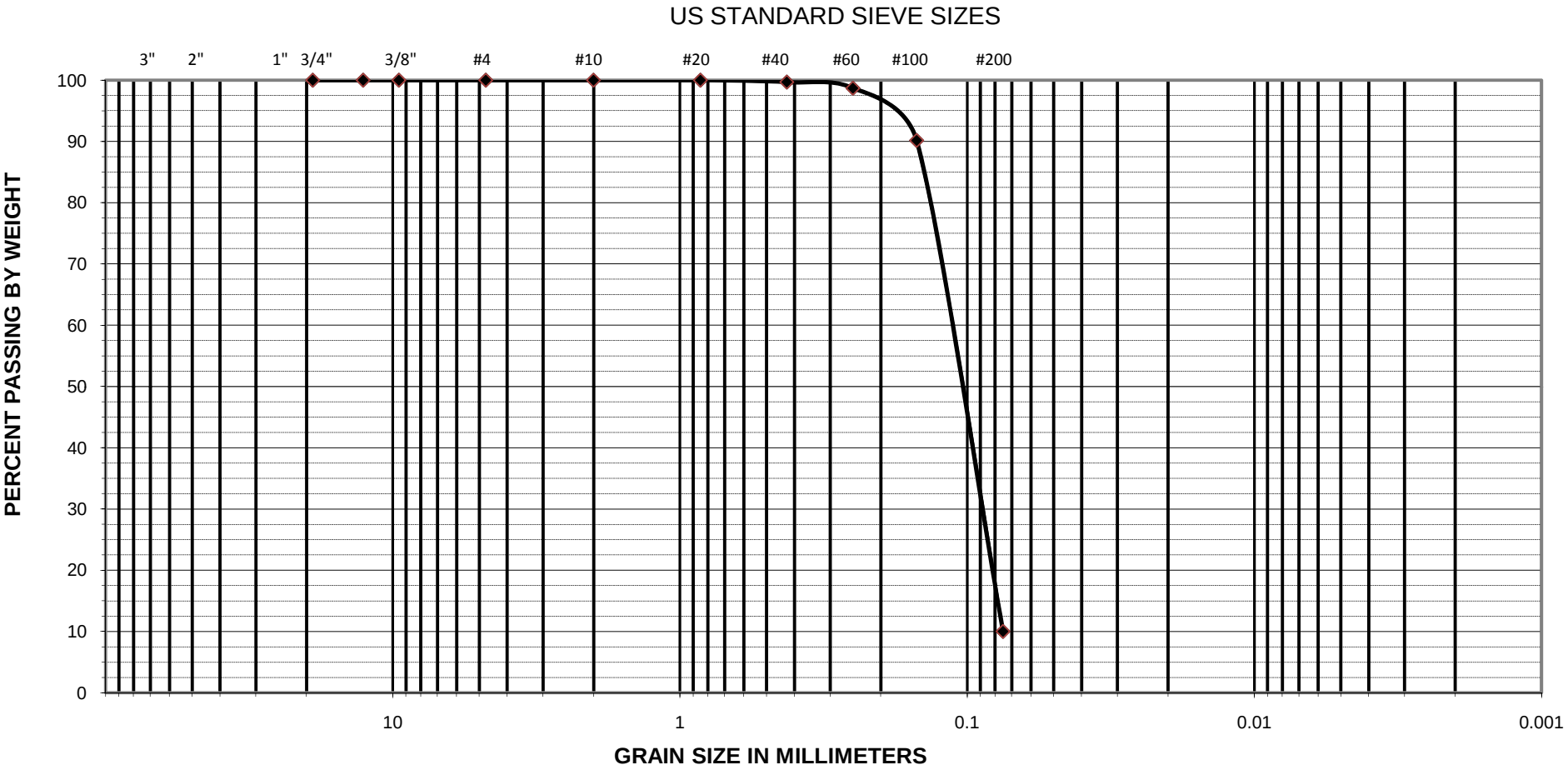
BORING NUMBER AND SAMPLE DEPTH	HA-2 @ 1 - 5'
SOIL TYPE	FILL - SILTY SAND
FINAL MOISTURE CONTENT	16.4
DRY DENSITY (in pounds per cubic foot)	114
EXPANSION INDEX	29
EXPANSION POTENTIAL	LOW

EXPANSION INDEX TEST DATA

(ASTM D4829)

UNIFIED SOIL CLASSIFICATION

GRAVEL		SAND			SILT AND CLAY
COARSE	FINE	COARSE	MEDIUM	FINE	HYDROMETER



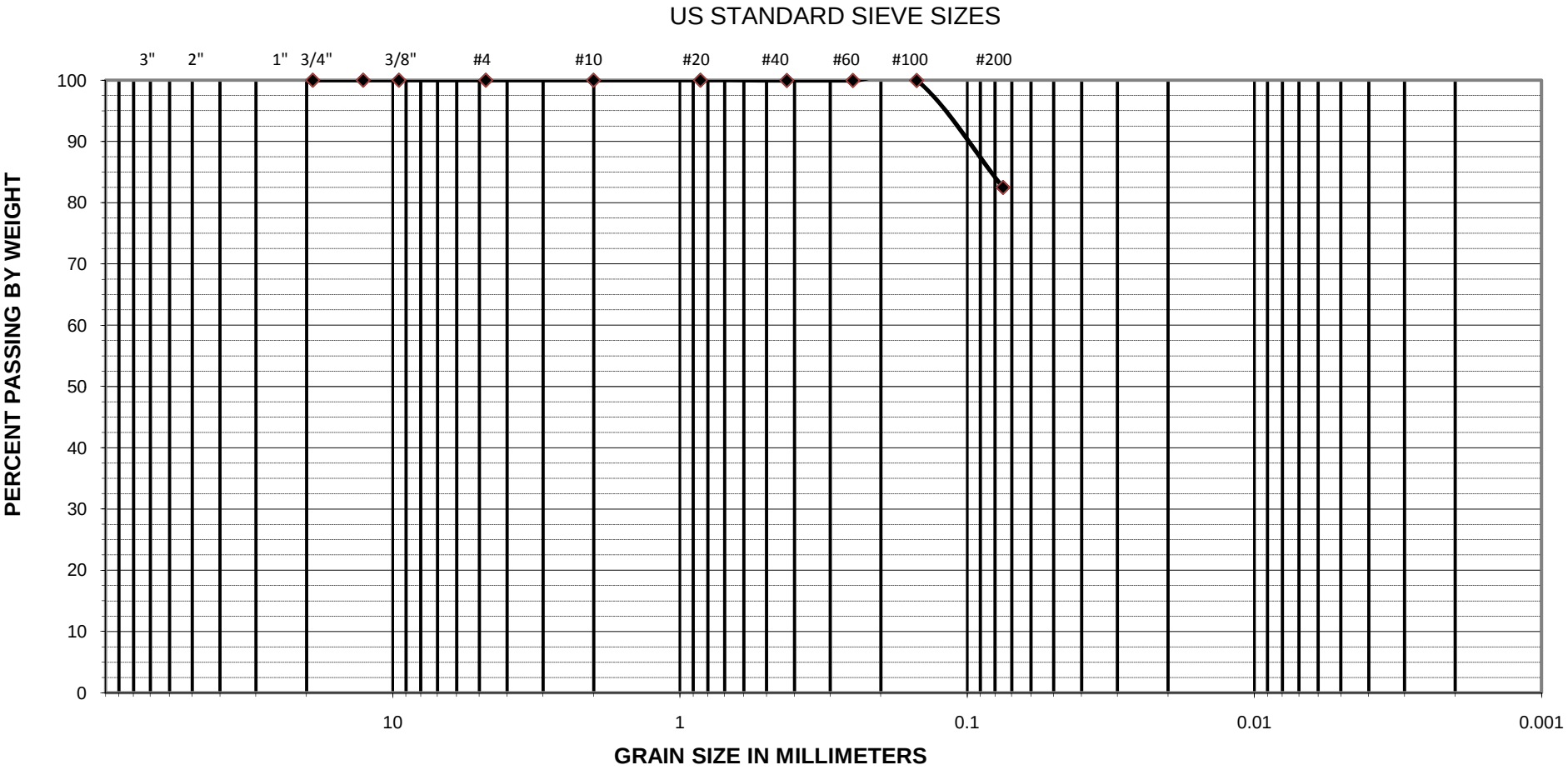
PARTICLE SIZE DISTRIBUTION

BORING	HA-2	**SOIL TYPE**
DEPTH	25'	**SAND, slightly Silty**
Job No.		G2012009-1

K2 ENGINEERING, INC.

UNIFIED SOIL CLASSIFICATION

GRAVEL		SAND			SILT AND CLAY
COARSE	FINE	COARSE	MEDIUM	FINE	HYDROMETER



PARTICLE SIZE DISTRIBUTION

BORING	HA-2	**SOIL TYPE**
DEPTH	50'	**SANDY SILT**
Job No.		G2012009-1

K2 ENGINEERING, INC.

BORING NUMBER AND SAMPLE DEPTH	HA-2 @ 1 - 5'	Caltrans Method
SOIL TYPE	FILL - SILTY SAND	
pH	8.6	643
Resistivity (in ohms-cm)	990	643
Soluble Sulfate (%)	0.010	417
Soluble Chloride (%)	0.005	422

CORROSIVITY TEST RESULTS

Job No. G2012009-1

K2 ENGINEERING, INC.

APPENDIX F

HOME AVENUE PARK HABITAT MITIGATION PLAN

Conceptual Habitat Restoration Mitigation Plan for the Home Avenue Park Project Located in the City of San Diego, California

Prepared for

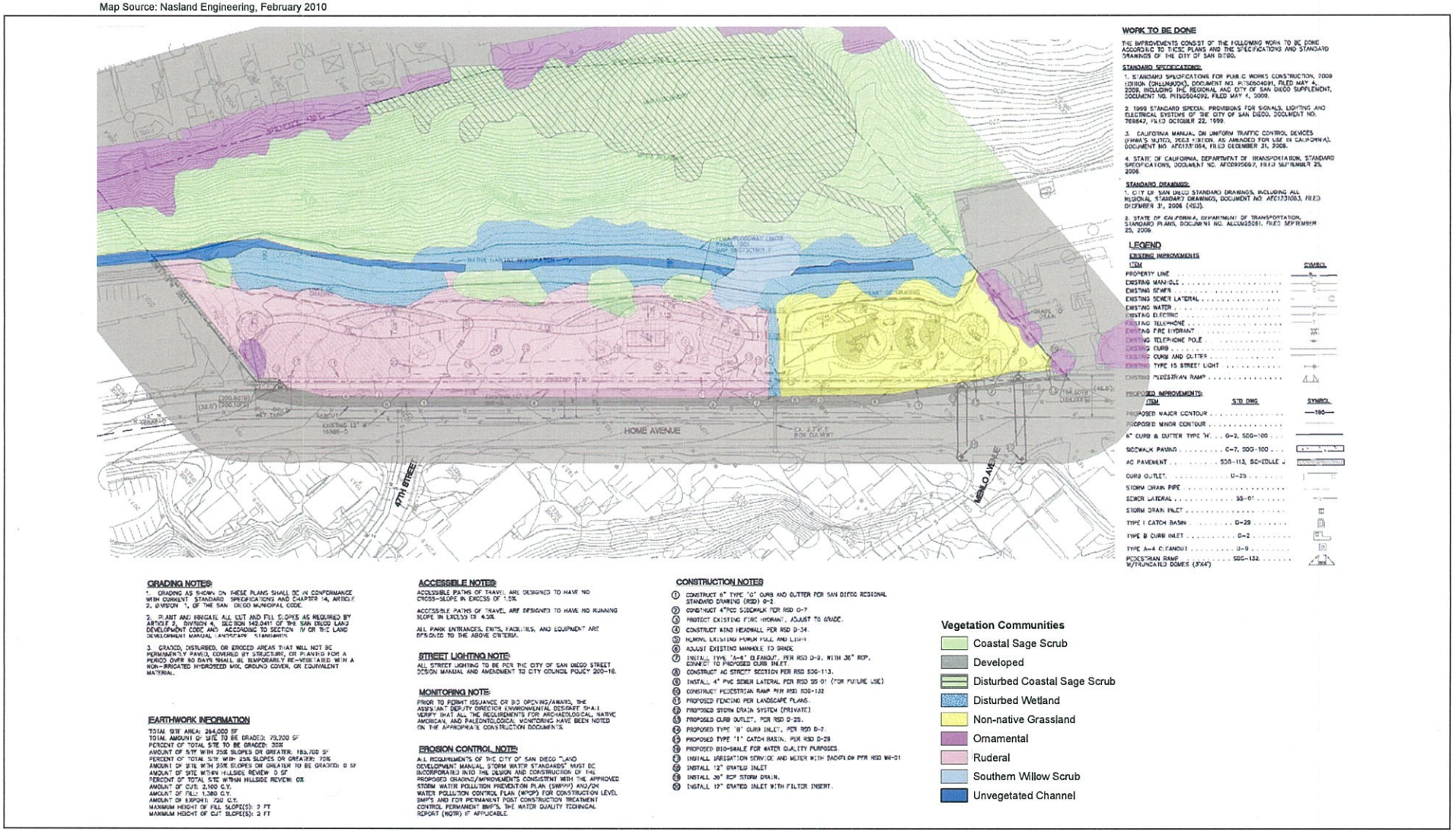
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March 25, 2010

Jeannine Ross, Restoration Biologist

Map Source: Nasland Engineering, February 2010



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FIGURE 11

Site Grading Plan and Exisiting Vegetation Communities within the Home Avenue Park Project

Map Source: Nasland Engineering, February 2010

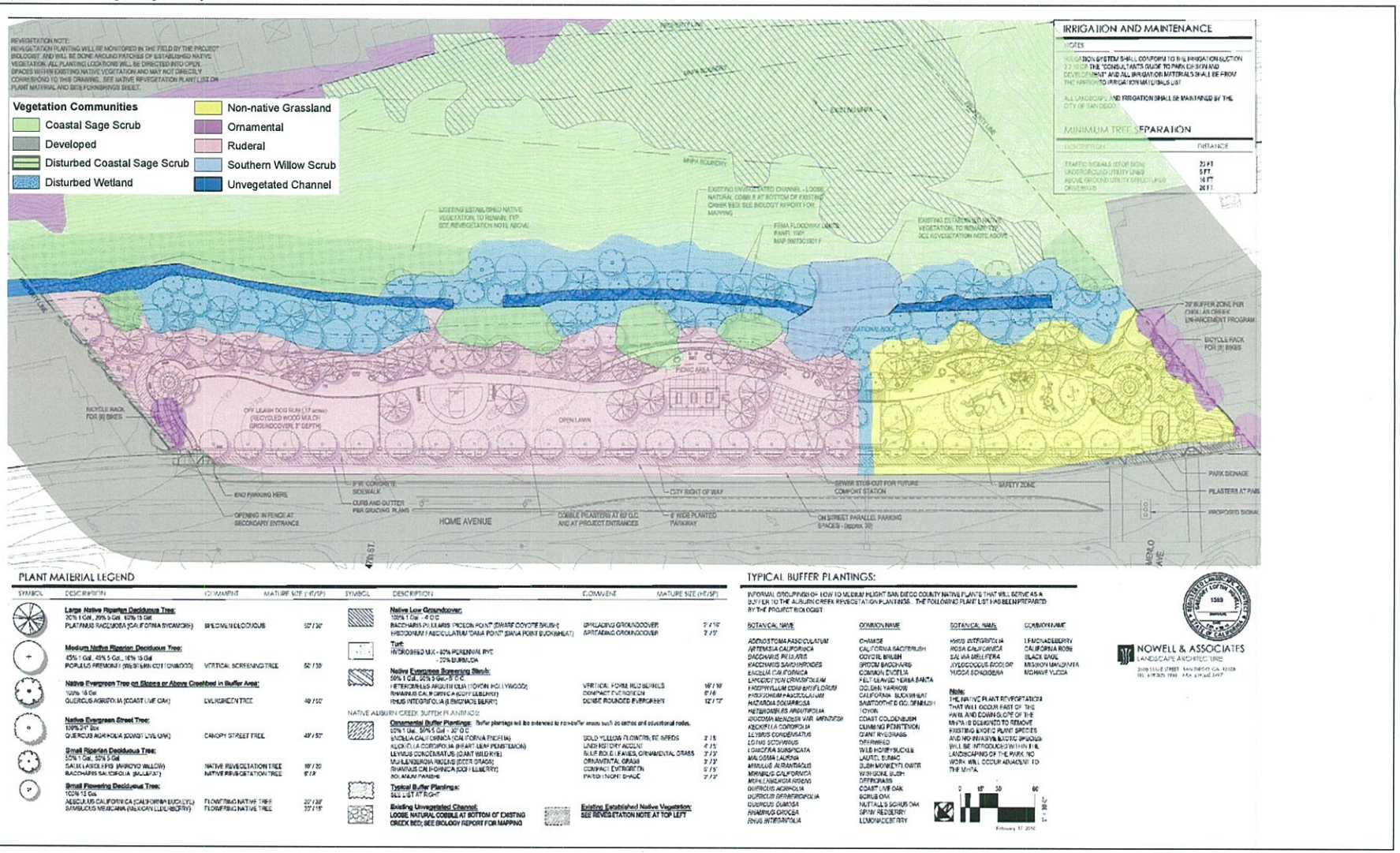


FIGURE 12
Site Landscape Planting Plan and Exisiting Vegetation Communities within the Home Avenue Park Project

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PROPOSED PLANT MATERIAL



AESCULUS CALIFORNICA
(CALIFORNIA BUCKEYE)



BACCHARIS SALICIFOLIUS
(MULEFAT)



ERIOGONUM FASCICULATUM
(FLAT-TOP BUCKWHEAT)



QUERCUS AGRIFOLIA
(COAST LIVE OAK)



HETEROMELES ARBUTIFOLIA
(TOYON, HOLLYWOOD)



LEYMUS CONDENSATUS
(GIANT WILD RYE)

NATIVE AUBURN CREEK REVEGETATION PLANTS

CONTAINER PLANTINGS FOR THE AUBURN CREEK WETLAND RESTORATION:

SCIENTIFIC NAME	COMMON NAME
BACCHARIS SALICIFOLIA	MULE FAT
PLATANUS RACEMOSA	WESTERN SYCAMORE
POPULUS FREMONTII	FREMONT COTTONWOOD
ROSA CALIFORNICA	CALIFORNIAROSE
SAMBUCUS MEXICANA	MEXICAN ELDERBERRY
SALIX EXIGUA	NARROW-LEAVED WILLOW
SALIX GOODDINGII	GOODDING'S BLACK WILLOW
SALIX LAEVIGATA	RED WILLOW
SALIX LASIOLEPIS	ARROYO WILLOW
VITIS GIRDIANA	DESERT WILD GRAPE



MUHLENBERGIA RIGENS
(DEER GRASS)



PLATANUS RACEMOSA /
CALIFORNIA SYCAMORE



POPULUS FREMONTII /
WESTERN COTTONWOOD



SALIX LASIOLEPIS
(WILLOW)



SAMBUCUS MEXICANA
(MEXICAN ELDERBERRY)



RHUS INTEGRIFOLIA
(LEMONADE BERRY)

NOTE: SEE WETLAND MITIGATION / REVEGETATION REPORT PREPARED BY PROJECT BIOLOGIST FOR REVEGETATION PROCEDURES

PROPOSED SITE FURNISHINGS



PICNIC SHELTER w/ SOLID ROOF



PLAY EQUIPMENT (2-5 YEAR OLDS)



PLAY EQUIPMENT (6-12 YEAR OLDS)



PEDESTRIAN BRIDGE



BASKETBALL NET & BACKBOARD



8' RECTANGULAR ADA COMPLIANT PICNIC TABLE



TRAILSIDE 62" DIAMETER ADA COMPLIANT ROUND PICNIC TABLE



PRE-CAST CONCRETE POST AND RAIL FENCE



5' CONCRETE BENCH



BBQ & HOT COALS
RECEPTACLE



TRASH RECEPTACLE



DRINKING FOUNTAIN



BICYCLE RACK



CHOLLAS CREEK SIGNAGE
(WITH PLEXI COVER)



SECURITY
LIGHTING

April 16, 2010

REGISTERED LANDSCAPE ARCHITECT
GREGORY LOFTIN NOWELL
1599
STATE OF CALIFORNIA

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LANDSCAPE ARCHITECTURE
2605 STATE STREET SAN DIEGO, CA 92103
TEL 619.325.1990 FAX 619.325.1997

PLANT MATERIAL AND SITE FURNISHINGS SHEET FOR:

HOME AVENUE PARK
NEIGHBORHOOD PARK

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 5 OF 8 SHEETS

W.O. No. *CIP #298650*

FOR CITY ENGINEER _____ DATE _____

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	NA			

1846-6298
NAD 83 COORDINATES

206-1737
LAMBERT COORDINATES

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

-D

PROPOSED PLANT MATERIAL



AESCULUS CALIFORNICA
(CALIFORNIA BUCKEYE)



BACCHARIS SALICIFOLIUS
(MULEFAT)



ERIOGONUM FASCICULATUM
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WESTERN COTTONWOOD



SALIX LASIOLEPIS
(WILLOW)



SAMBUCUS MEXICANA
(MEXICAN ELDERBERRY)



RHUS INTEGRIFOLIA
(LEMONADE BERRY)

NOTE: SEE WETLAND MITIGATION / REVEGETATION REPORT PREPARED BY PROJECT BIOLOGIST FOR REVEGETATION PROCEDURES

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PICNIC SHELTER w/ SOLID ROOF



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DRINKING FOUNTAIN



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CHOLLAS CREEK SIGNAGE
(WITH PLEXI COVER)



SECURITY
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April 16, 2010

REGISTERED LANDSCAPE ARCHITECT GREGORY LOFTIN NOWELL 1599 RENEWAL 08-31-11 STATE OF CALIFORNIA

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1.0 Introduction

This document serves as the upland and wetland restoration/revegetation plan for the City of San Diego Home Avenue Park Project. The plan has been developed in accordance with the City of San Diego Guidelines for Conducting Biology Surveys Appendix III (City of San Diego 2002a) and the City of San Diego Chollas Creek Enhancement Program (City of San Diego 2002b).

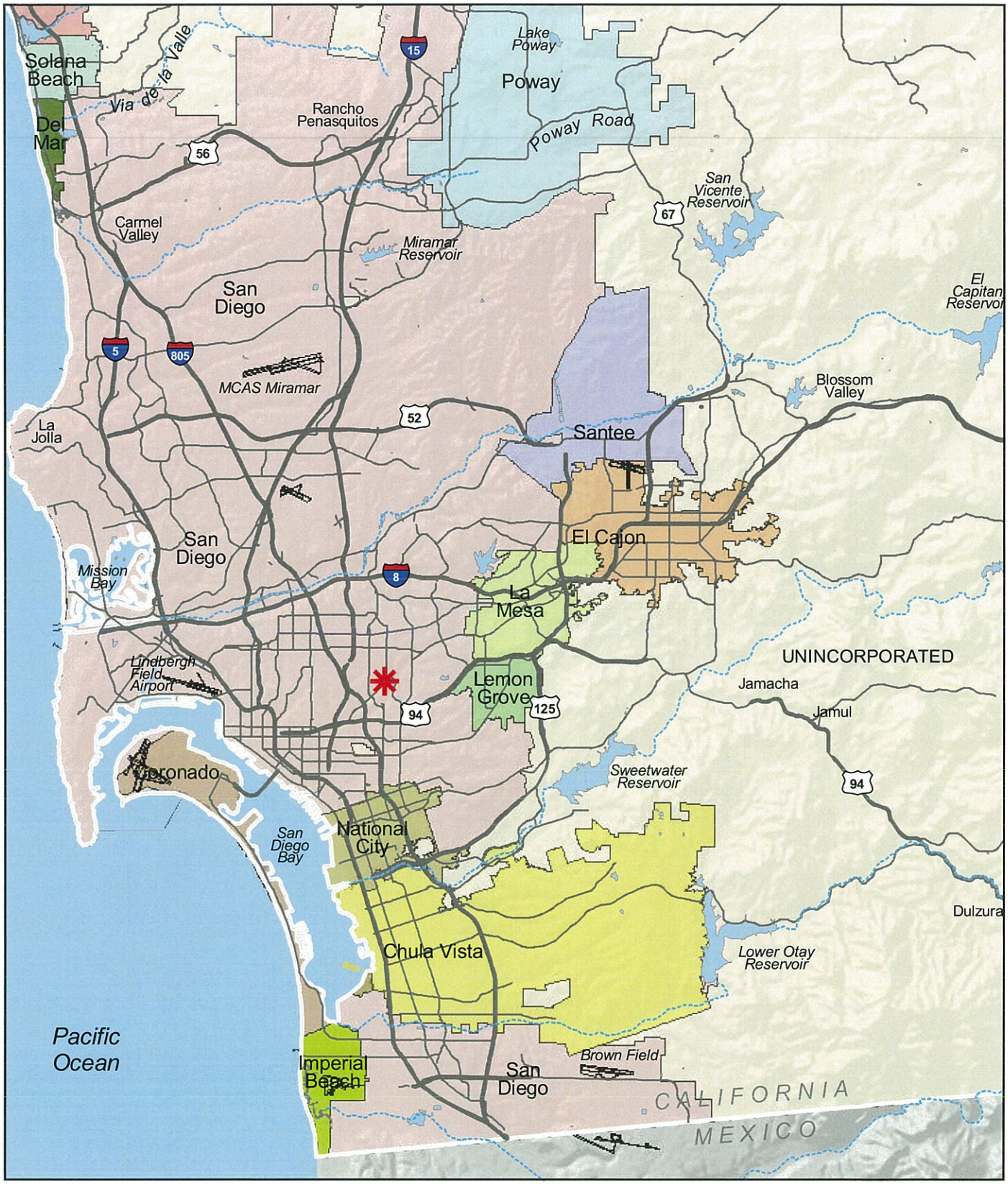
1.1 Project Location

The Home Avenue project (Project), which includes Auburn Creek, is located in the City of San Diego, California, Mid-City Community Planning Area (Figure 1). The site is in the San Diego Land Grant: Township 16 South, Range 2 West, of the U.S. Geological Survey (USGS) 7.5-minute topographic map, National City quadrangle (Figure 2; USGS 1975). The site is east of Home Avenue, south of Euclid Avenue (Figure 3).

1.2 Project Background and Purpose

The Home Avenue project will be a neighborhood park (Park) featuring space for picnicking, barbeques, walking paths, lawn areas, and childrens' play areas. Habitat restoration of Auburn Creek and associated educational interpretive signage is also proposed.

Auburn Creek is the northern branch of the City Heights portion of the Chollas Creek Watershed, and is surrounded by residential neighborhoods that have expressed interest in natural creek and canyon restoration (Figure 4). Chollas Creek is a natural drainage system that crosses inner-city neighborhoods within the Greater Mid-City (City Heights, Eastern), Encanto Neighborhoods, Southeastern San Diego, and Barrio Logan communities, from La Mesa and Lemon Grove down to San Diego Bay (City of San Diego 2002b). The potential of the development of Chollas Creek as an urban park asset was identified in the late 1970's when work was initiated to update the first community plan prepared for the Southeastern San Diego communities. With the growing population of Mid-City and Southeastern Diego communities, and relative inadequacy of parks and open space in the inner city, and below City of San Diego average income level of these areas, the development of Chollas Creek as a resource has been proposed as a catalyst for community revitalization. The community vision for the Chollas Creek system includes: maintaining the natural areas in an undisturbed state, promoting integration of buildings, open space, and the creek into useable areas for the community, and restoring channeled creeks in urbanized areas to more natural and safe conditions (City of San Diego, 2002b).



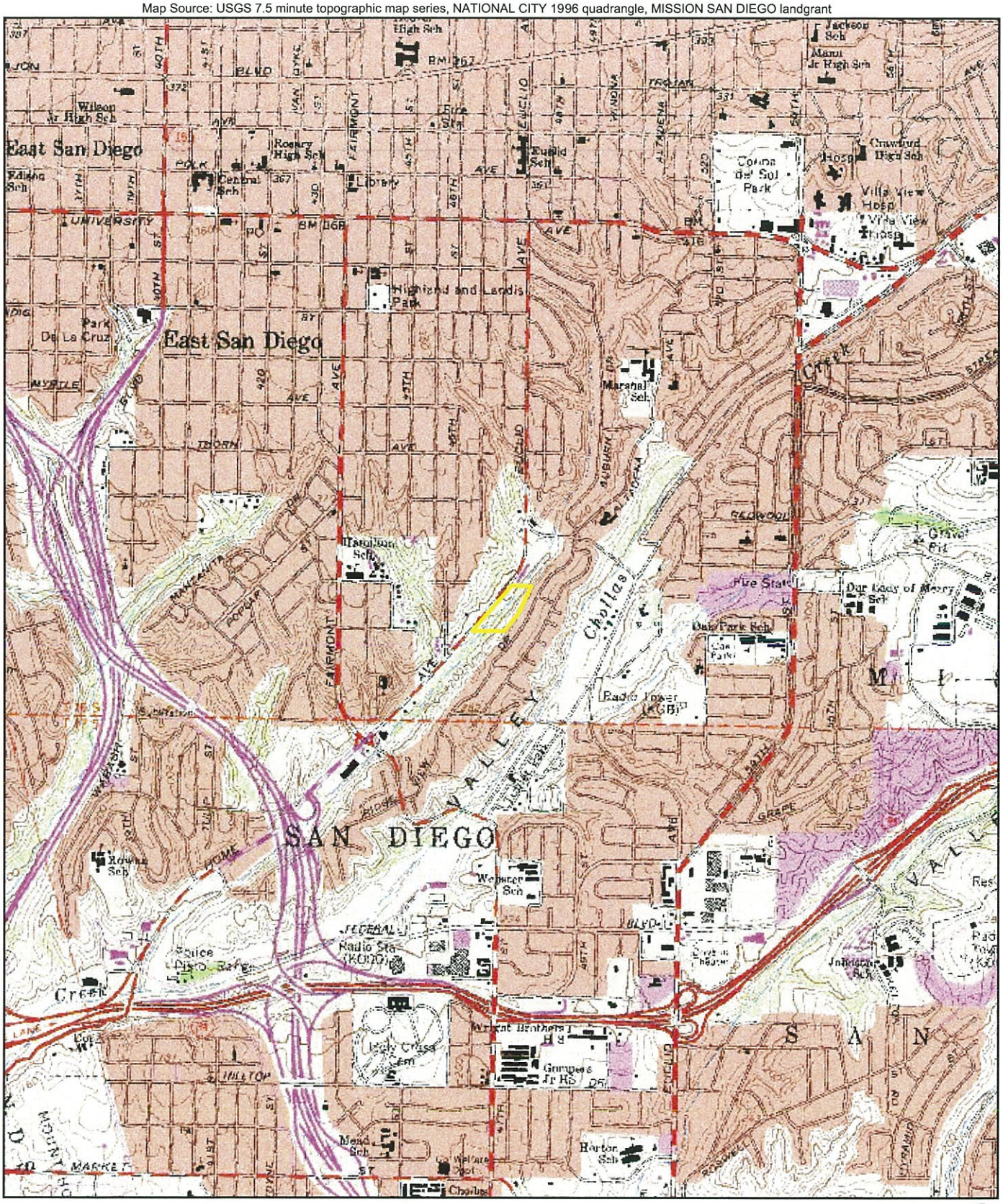
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FIGURE 1

Regional Location

Map Source: USGS 7.5 minute topographic map series, NATIONAL CITY 1996 quadrangle, MISSION SAN DIEGO landgrant



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FIGURE 2

Project Location on USGS Map

Map Source: City of San Diego, Engineering and Development Department, City 800' Maps, Number 202-1737

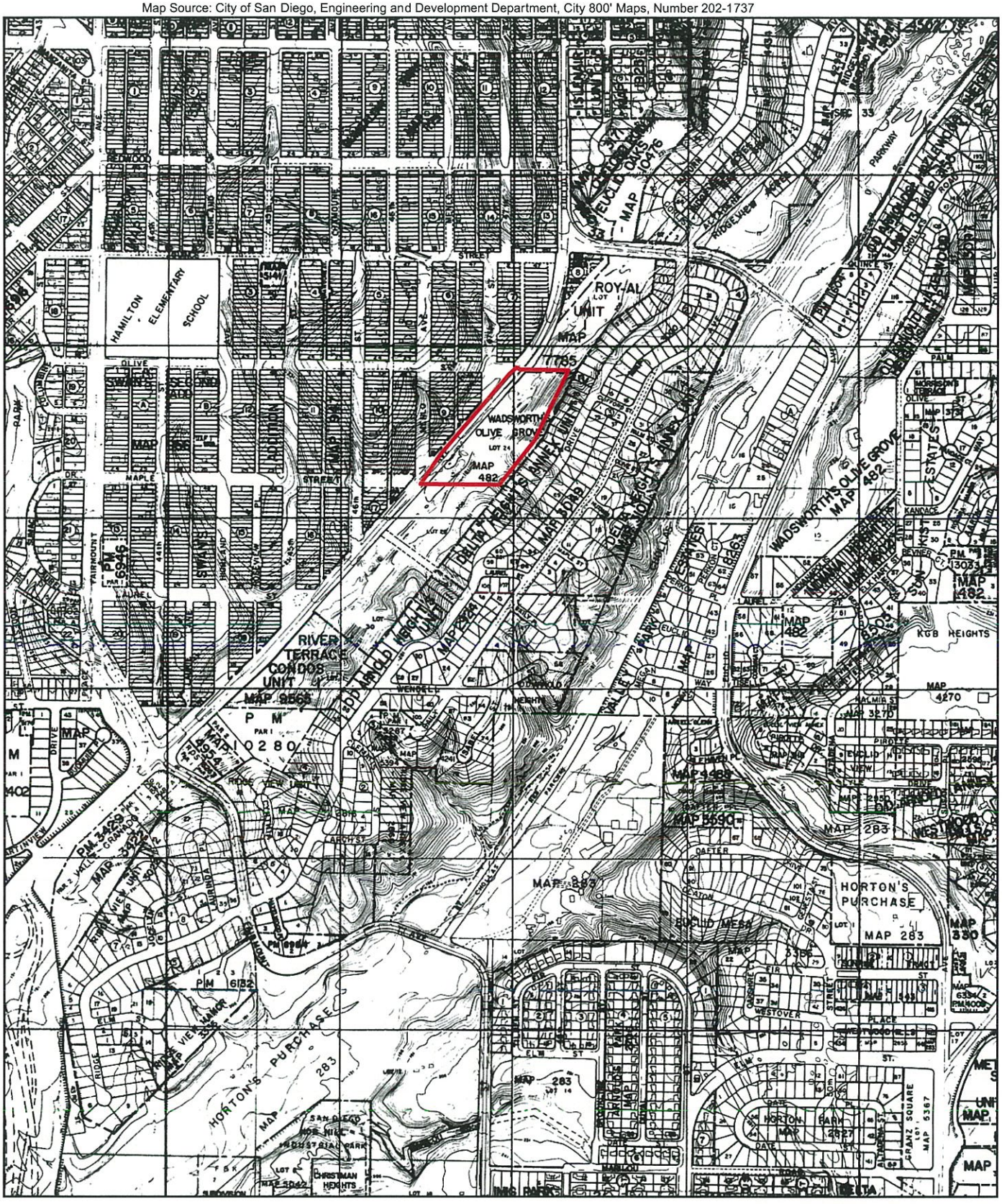


FIGURE 3

Project Location on City 800' Map

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Image source: Courtesy of Microsoft Virtual Earth

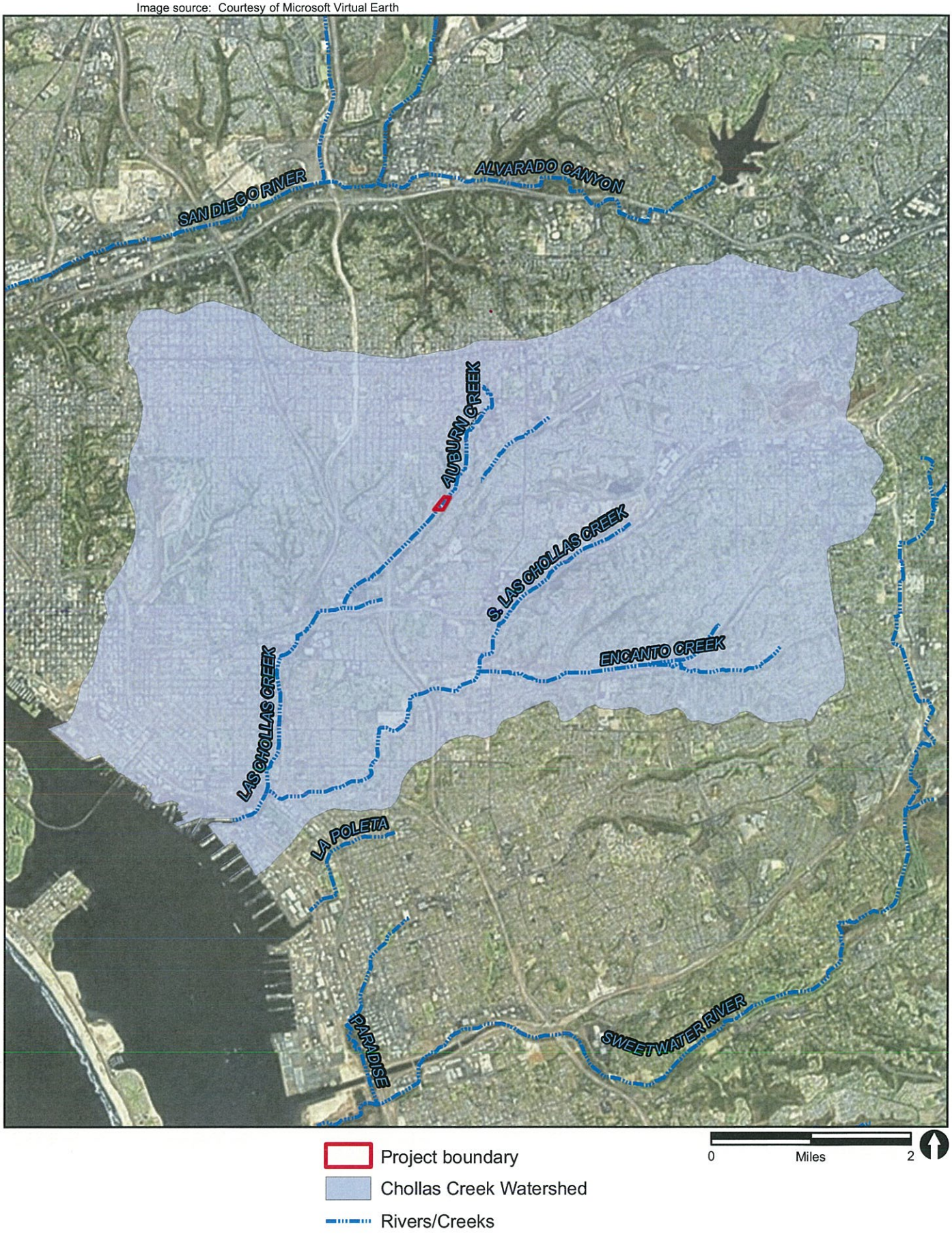


FIGURE 4
Auburn Creek is the Northern Branch
of the City Heights Portion of Chollas Creek

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1.3 Restoration Goals and Objectives/ Mitigation Requirements

The proposed project will result in impacts to sensitive upland and wetland vegetation communities totaling 0.58 acre, and will require 0.59 acre of mitigation. Mitigation will take place on-site in the form of habitat restoration of Auburn Creek. The area of habitat restoration totals 1.26 acres, exceeding the project mitigation requirements.

The intent of the Chollas Creek Enhancement Program is to restore the remaining Chollas Creek wetland, using existing wetland remnants as the source for wetland mitigation and enhancement for projects that disrupt wetland environments within the communities that are part of the Chollas Creek watershed (City of San Diego, 2002b). The long-term goal of the Chollas Creek watershed restoration is to establish a self-sustainable, functioning ecosystem that is in equilibrium with the surrounding landscape. The specific goals of the mitigation or enhancement projects in the Chollas Creek watershed, including Auburn Creek restoration are to:

- Increase the quality and quantity of riparian habitat.
- Increase the abundance of woody vegetation in riparian corridors to improve habitat structure and cover for wildlife along the creek.
- Provide erosion control
- Promote revegetation with native species appropriate for the project area.
- Remove concrete where feasible to create permeable soils for aquifer recharge.

Restoration and enhancement of Auburn Creek should achieve:

- instream restoration including improved water quality, reduced discharge and water velocity.
- riparian restoration including preservation and establishment of wetland habitats and creation and enhancement of habitat corridors.
- upland restoration including upland buffers and wildlife corridors that help to control hydrological runoff.

2.0 Existing Conditions

2.1 Vegetation Acreages, Functions, and Values

Six vegetation communities were identified in the approximately 6.57-acre survey area: southern willow scrub, disturbed riparian vegetation, coastal sage scrub, disturbed coastal sage scrub, non-native grassland, and ruderal vegetation. Ornamental vegetation, unvegetated channel, and developed lands are also present. Table 1 lists the acres of each vegetation community and land cover type and Figure 5 illustrates the location of each within the survey area. For more information regarding the existing biological conditions, refer to the *Biological Technical Report for the Home Avenue Park Project Located in the City of San Diego, California* prepared by RECON (RECON 2009).

TABLE 1
VEGETATION COMMUNITIES AND LAND COVER TYPES
WITHIN THE HOME AVENUE PARK SURVEY AREA

Community or Type (Holland Code)	Tier	Acres
Southern willow scrub (63320)	#	0.11
Disturbed riparian vegetation (11200)	#	0.76
Unvegetated channel (13200)	#	0.15
Coastal sage scrub (32500)	II	1.98
Disturbed coastal sage scrub (32500)	II	1.04
Non-native grassland (42200)	IIIB	0.64
Ruderal vegetation (11000)	IV	1.44
Ornamental vegetation (11000)	IV	0.22
Developed land	N/A	0.23
TOTAL		6.57

Wetland/Riparian vegetation communities do not have an assigned Tier, but are considered sensitive under Federal, State, and local jurisdictions.

2.1.1 Southern Willow Scrub

The portion of Auburn Creek within the Project site is characterized by southern willow scrub containing a cluster of arroyo willow (*Salix lasiolepis*) and Goodding's black willow (*S. gooddingii*) trees. These representative species typically grow in loose, sandy, or fine gravelly alluvium deposited near stream channels during flood flows. In a functioning wetland, the shade provided by clusters of willows in this vegetation community prevents a dense understory of smaller plants from growing, and cools and aerates the associated water. This vegetation community provides the structure and substrate that filters the creek water and causes it to meander, reducing discharge and water velocity, and improving water quality. Currently, all of these natural processes are disrupted by large chunks of concrete, trash, and the invasive plant species, giant reed (*Arundo donax*) lining of the Auburn Creek drainage. Riparian vegetation communities also



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FIGURE 5
Vegetation Communities within the
Home Avenue Park Project

typically support a high diversity of bird species, but the southern willow scrub vegetation on-site is highly disturbed, low quality habitat, and birds typical of riparian habitat such as the common yellowthroat (*Geothlypis trichas*) were not observed during the biological surveys.

2.1.2 Disturbed Riparian Vegetation

The disturbed riparian vegetation along the main channel (running northeast to southwest) is comprised primarily of giant reed (*Arundo donax*), a robust perennial grass that grows in many-stemmed, cane-like clumps, nine to thirty feet tall. Giant reed is a California Invasive Plant Council (Cal-IPC) List A-1 species, a classification reserved for the most invasive and damaging species that are widespread in California. Giant reed is more effective at uptake of water and soil nutrients than are the native species that compose southern willow scrub, and is capable of choking out native species if left untreated. Giant reed, in contrast to the native riparian species, prevents water flow in drainages due to its comparatively dense biomass, and does not provide habitat for native bird species. Removal and control of this invasive plant will be critical to successful wetland and upland restoration of Auburn Creek.

2.1.3 Unvegetated Channel

The drainage channel running through the center of the survey area is largely unvegetated. Throughout much of the survey area, this channel is bordered by giant reed (disturbed riparian vegetation) on either side; however, small sections of southern willow scrub and coastal sage scrub are adjacent to the channel in a few locations. If feasible, removal of any large pieces of concrete within the Auburn Creek channel would help to cool creek water temperature, allowing for precipitation of dissolved solids, restore natural filtration, and slow water velocity, all of which would improve water quality.

2.1.4 Coastal Sage Scrub

The upland habitat at the Home Avenue Project site is characterized by high quality Diegan coastal sage scrub of 80 percent native cover and by disturbed coastal sage scrub of 40–60 percent native cover. Diegan coastal sage scrub is a vegetation community comprised of low-growing, drought-deciduous, aromatic shrubs that occur along the coastal upland from Los Angeles County south into Baja California, Mexico (Holland 1986).

The coastal sage scrub on the Project site is dominated by California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), Chamise (*Adenostoma fasciculatum*), and black sage (*Salvia* mellifera). Other common species within this habitat on the project site include laurel sumac (*Malosma laurina*), coast

goldenbush (*Isocoma menziesii*), lemonadeberry (*Rhus integrifolia*), and sawtooth goldenbush (*Hazardia squarrosa*).

Coastal sage scrub provides habitat for a variety of native birds that were observed on site, including California quail (*Callipepla californica californica*), western scrub-jay (*Aphelocoma californica*), Bewick's wren (*Thyromanes bewickii*), California towhee (*Pipilo crissalis*) and wrentit (*Chamaea fasciata henshawi*). A coastal California gnatcatcher (*Polioptila californica californica*), a federally listed threatened species, was also detected on-site within the coastal sage scrub. The primary cause of decline in numbers of the coastal California gnatcatcher is loss and degradation of coastal sage scrub habitat.

2.1.5 Additional Habitats on the Project Site

Other habitats that occur at the Home Avenue Project site include non-native grassland, ruderal vegetation, ornamental vegetation, and developed land (see Table 1). These habitats provide less functional value for native animal and bird species and contribute less to the enhancement of natural processes.

2.2 Reference Site for Revegetation Specifications

2.2.1 Southern Willow Scrub and Upland Restoration

As the Project site does not have high quality riparian habitat, it is recommended that high quality southern willow scrub and upland habitats at a site within the Chollas Creek watershed serve as the reference habitats for wetland and upland restoration success standards.

2.3 Site Constraints and Regulatory Requirements

2.3.1 MHPA (Multi Habitat Planning Area)

The project site is partially within the City of San Diego Multi-Habitat Planning Area (MHPA) (Figure 6). The City manages all land uses within and adjacent to the MHPA in order to minimize impacts to the preserved lands.

The City of San Diego Multiple Species Conservation Plan (MSCP) provides Land Use Adjacency Guidelines that must be addressed by project proponents in order to

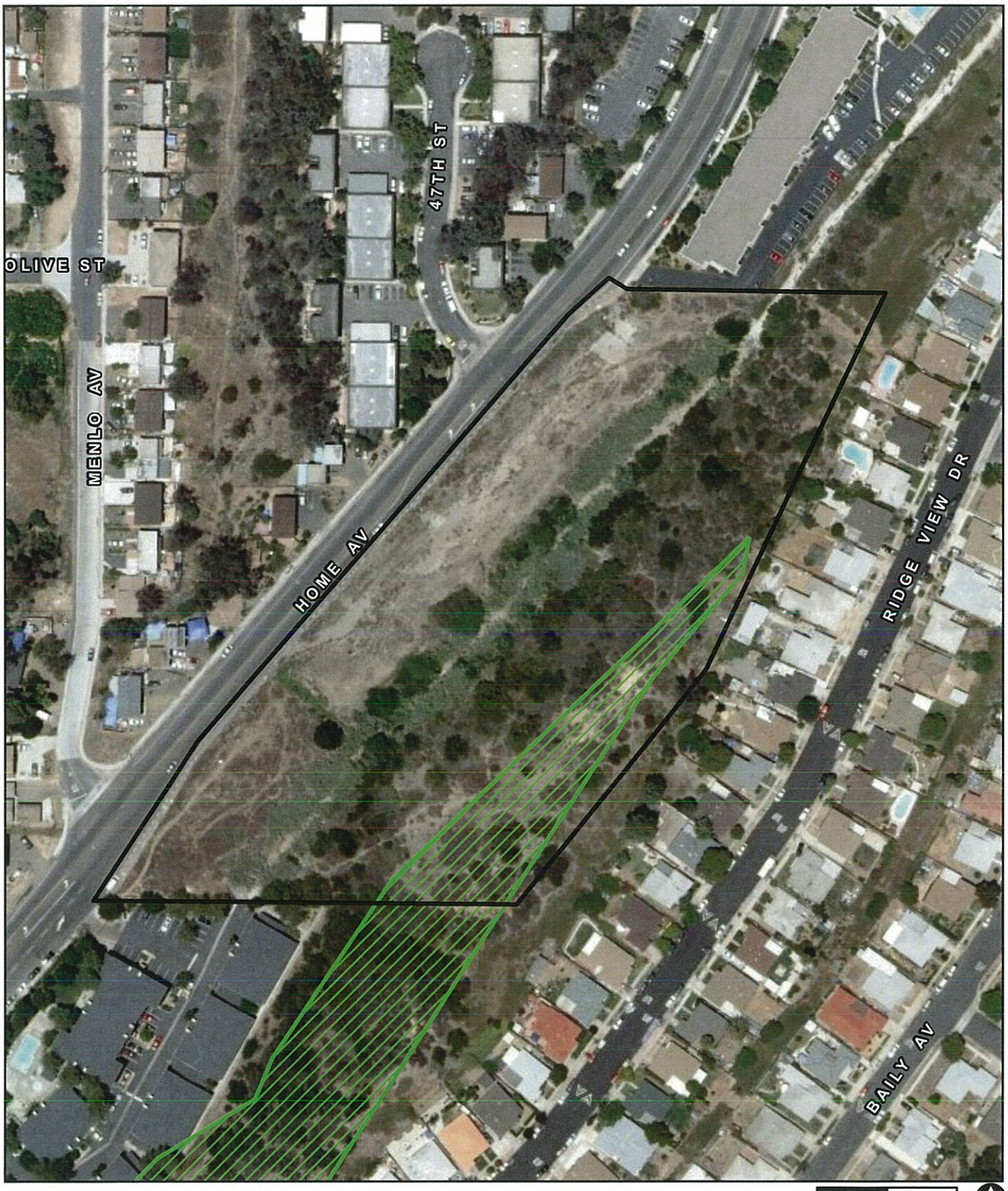


FIGURE 6
Home Avenue Project in Relation to the City of San Diego MHPA

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demonstrate compliance with the MSCP (City of San Diego 1997). These guidelines include project design restrictions regarding drainage, toxins, lighting, noise, barriers, invasive species, and grading.

2.3.2 Sensitive Vegetation Communities

Southern willow scrub, disturbed riparian vegetation, coastal sage scrub, disturbed coastal sage scrub, and non-native grassland vegetation communities identified on-site are considered sensitive by the MSCP, Holland (1986), and the State of California (2007a).

Impacts to disturbed riparian (0.01 acre) and non-native grassland vegetation (0.57 acre) total 0.58 acre. These impacts occur to sensitive biological resources under the MSCP, and are considered significant and require mitigation.

2.3.4 Sensitive Plants

One wart-stemmed ceanothus (*Ceanothus verrucosus*) individual was observed within the coastal sage scrub vegetation on the east side of the survey area (see Figure 5). Wart-stemmed ceanothus is an MSCP covered species and a CNPS List 2 species. One coast barrel cactus (*Ferocactus viridescens*) was observed immediately south of the survey area (see Figure 5). Coast barrel cactus is a CNPS List 2 species, and is a covered species under the MSCP.

2.3.5 Jurisdictional Resources

U.S. Army Corps of Engineers (USACE) non-wetland waters and California Department of Fish and Game (CDFG) jurisdictional resources were delineated within the survey area (RECON 2005) (Figure 7).

All wetland areas are considered sensitive, as are wetland buffer areas. USACE regulates the discharge of dredged or fill material into waters of the U.S. (wetland and non-wetland jurisdictional waters) according to Section 404 of the Clean Water Act.

CDFG regulates all changes to the natural flow or bed, channel, or bank of any river, stream, or lake that supports fish or wildlife. With a few exceptions, CDFG jurisdictional areas overlap USACE jurisdictional areas on a given site. However, riparian habitat, regardless of USACE jurisdiction, is regulated by CDFG. Isolated waters are also protected by the state of California.

Habitat restoration, including giant reed removal is expected to occur within approximately 1.26 acre of jurisdictional resources. Impacts to jurisdictional resources due to culvert improvements and construction of the park are anticipated to total

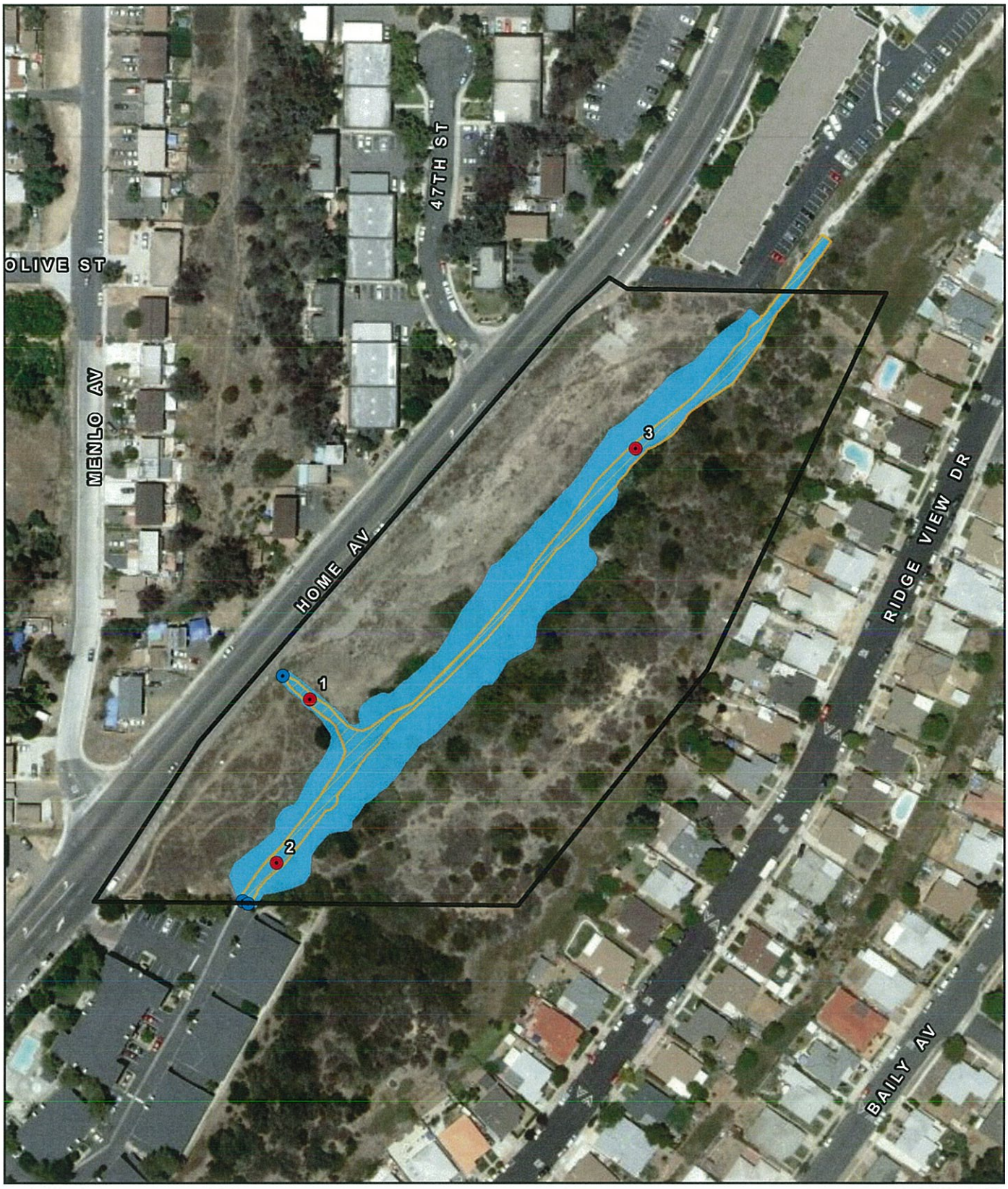


FIGURE 7
Jurisdictional Resources
on the Home Avenue Park Project

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0.01 acre. In accordance with city, state, and federal "no net-loss" policies, for impacts to jurisdictional resources due to culvert improvements, a minimum of 1:1 ratio of wetland creation would be required either on or off-site, and an additional 1:1 ratio of habitat must be preserved to reach the required 2:1 mitigation ratio. Required mitigation for impacts to jurisdictional resources for culvert improvements is expected to total 0.02 acre.

2.3.6 Sensitive Wildlife

The coastal sage scrub vegetation on-site provides moderate quality habitat for wildlife, while the disturbed riparian, ruderal vegetation, and non-native grassland on-site provides low value habitat for wildlife species. A list of the wildlife species detected and sensitive species observed within the survey area or potentially occurring on-site has been provided in a previous report (RECON, 2009). The federally listed coastal California gnatcatcher (*Polioptila californica californica*) was detected within the coastal sage scrub adjacent to the MHPA on-site (Figure 8).

3.0 Mitigation Roles and Responsibilities

3.1 City of San Diego, Engineering and Capital Projects Department

The City of San Diego Engineering and Capital Projects Department (E&CP) shall be responsible for coordination. E&CP shall manage project activities in the best interest of restoration goals. Decisions to stop work are the responsibility of the E&CP, except where noted herein. E&CP shall have sole authority in decisions to suspend payment or terminate such contracts. This includes all phases of project installation, maintenance, and biological monitoring. For the Home Avenue Habitat Restoration Mitigation Project, E&CP has contracted landscape architecture firm, Nowell and Associates, to prepare landscape concept plans. Nowell and Associates has contracted Nasland Engineering to provide grading plan drawings, and RECON Environmental to provide the biological and wetland technical studies, the wetland and upland mitigation plan (this document), and the project biologist.



Project boundary
City of San Diego Road Easement
Permanent Impacts
Proposed Habitat Restoration
Work Area Buffer

Vegetation Communities

Coastal Sage Scrub
Developed
Disturbed Coastal Sage Scrub
Disturbed Wetland
Non-native Grassland
Ornamental
Ruderal
Southern Willow Scrub
Unvegetated Channel

Sensitive Species

Coast Barrel Cactus
Wart-stemmed Ceanothus
Coastal California Gnatcatcher

RECON

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FIGURE 8
Impacts to Biological Resources
on the Home Avenue Park Project

3.2 Project Biologist

The project biologist will be an individual or team of individuals with a minimum of two years' experience in wetland and upland restoration. The project biologist will perform the following tasks, and be responsible for monitoring the restoration in accordance with the habitat mitigation plan specifications:

- Consult with the contractor on any activities that may be disruptive to revegetation.
- Monitor qualified subcontractors in execution of plan implementation and maintenance.
- Oversee and perform the required monitoring and reporting in accordance with the procedures established in this plan.

3.3 Revegetion Installation (Landscape) Contractor

The landscape contractor shall have a minimum of two years' experience in wetland and upland restoration. The landscape contractor will be responsible for implementing the tasks outlined in this plan under the supervision of the project biologist.

- Prepare revegetation areas for planting.
- Maintain site as outlined in this plan.

3.4 Seed Supplier

Native seed for restoration may be acquired from an outside supplier with at least two years' experience collecting wetland and coastal sage scrub seed for restoration projects.

- Only species specified by the project biologist will be collected.
- Seed will be collected from the immediate vicinity of the project site whenever possible. The range of seed collection will be limited to coastal San Diego County (within 25 miles of the ocean) and preferably within a 30-mile radius of the revegetation site, if possible.
- If locally available seed does not exist for a particular species, the landscape contractor shall consult with the project biologist to determine alternatives.

- The seed supplier will be responsible for removal of non-native plants from seeded areas, collection of replacement seed, or the replacement of container stock, if it is definitively determined that the exotic species were present in the seed collection.

3.5 Container Plant Production

Container plants should be propagated from seed collected within 25 miles of the project site in quantities directed by the landscape contractor. Container plants are to be inoculated with mycorrhizae (mutualistic fungi) by using native soil that contains the fungi and other microorganisms. Providing the necessary microorganisms can increase seedling survival rates (Allen 1988).

4.0 Revegetation Implementation

4.1 Site Resource Protection

4.1.1 Sensitive Vegetation Communities

Southern willow scrub, disturbed riparian vegetation, coastal sage scrub, disturbed coastal sage scrub, and non-native grassland vegetation communities identified on-site are considered sensitive by the MSCP, Holland (1986), and the State of California (2007a). Restoration shall not involve the removal of any native species. The monitoring biologist and landscape contractor will take measures to ensure that all native species present on site will remain, and that new plantings occur around already established native species.

4.1.2 Sensitive Plants

The MSCP covered and CNPS List 2 species, the wart-stemmed ceanothus (*Ceanothus verrucosus*) individual observed within the coastal sage scrub vegetation on the east side of the survey area, and the barrel cactus (*Ferocactus viridescens*) observed immediately south of the survey area will be flagged and identified to the landscape contractor by the monitoring biologist so that no take of these individuals occurs.

4.1.3 Sensitive Wildlife

To avoid impacting the federally listed coastal California gnatcatcher detected within the coastal sage scrub adjacent to the MHPA on-site, brush clearing, and all other construction within or adjacent (within 500 feet) to the MHPA should be conducted

outside of the coastal California gnatcatcher breeding season of March 1 to August 15 (Figure 9).

4.1.4 Jurisdictional Resources

All wetland areas, U.S. Army Corps of Engineers (USACE) non-wetland waters, and California Department of Fish and Game (CDFG) jurisdictional resources, and wetland buffer areas delineated within the survey area will be protected from the introduction of soil or contaminants due to restoration or construction activities, by the installation of best management practices such as silt fencing, sand bags, or straw wattles (Figure 10).

The monitoring biologist will instruct the landscape contractor to avoid all take of wetland vegetation.

4.1.5 Erosion Control Measures

Erosion control measures, such as straw wattles and silt fencing, will be installed as necessary, to help protect against erosion while the container plantings and seed establish.

4.2 Site Preparation and Weed Eradication

4.2.1 Best Management Practices and Weed Control Implementation

Prior to start of weed removal, the project biologist should oversee exotic removal procedures and compliance with wetlands permits requirements by:

- Marking access routes to avoid impacts to native woody riparian vegetation during exotics removal
- Coordinating with the City and contractor in the field to review weed removal areas, access flagging, and disposal methods
- Timing weed removal such that periods of seed production and dispersal are avoided
- Scheduling weed removal to begin in the upper portion of the watershed and continue downstream to avoid contaminating areas in which weed removal has been completed

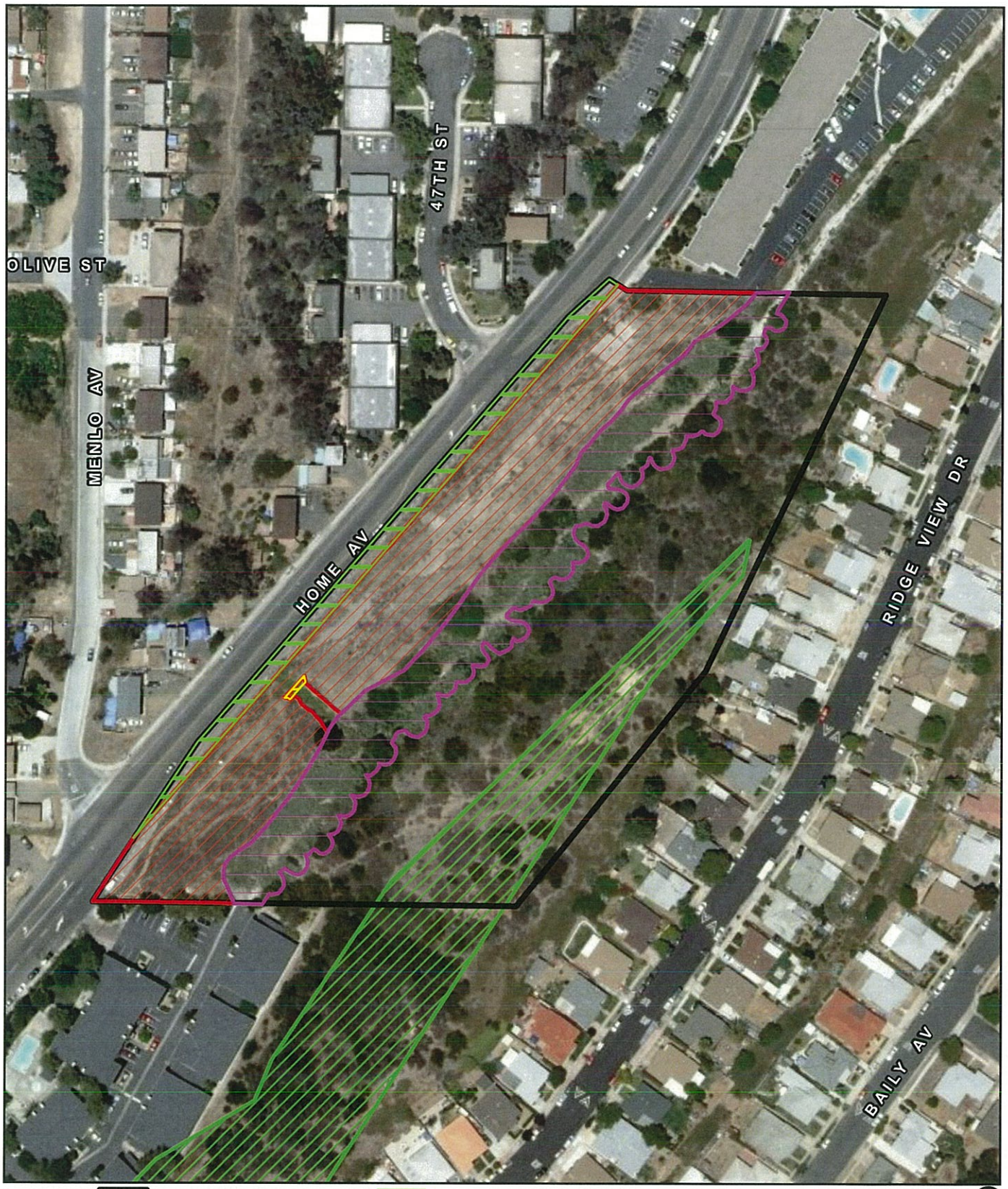
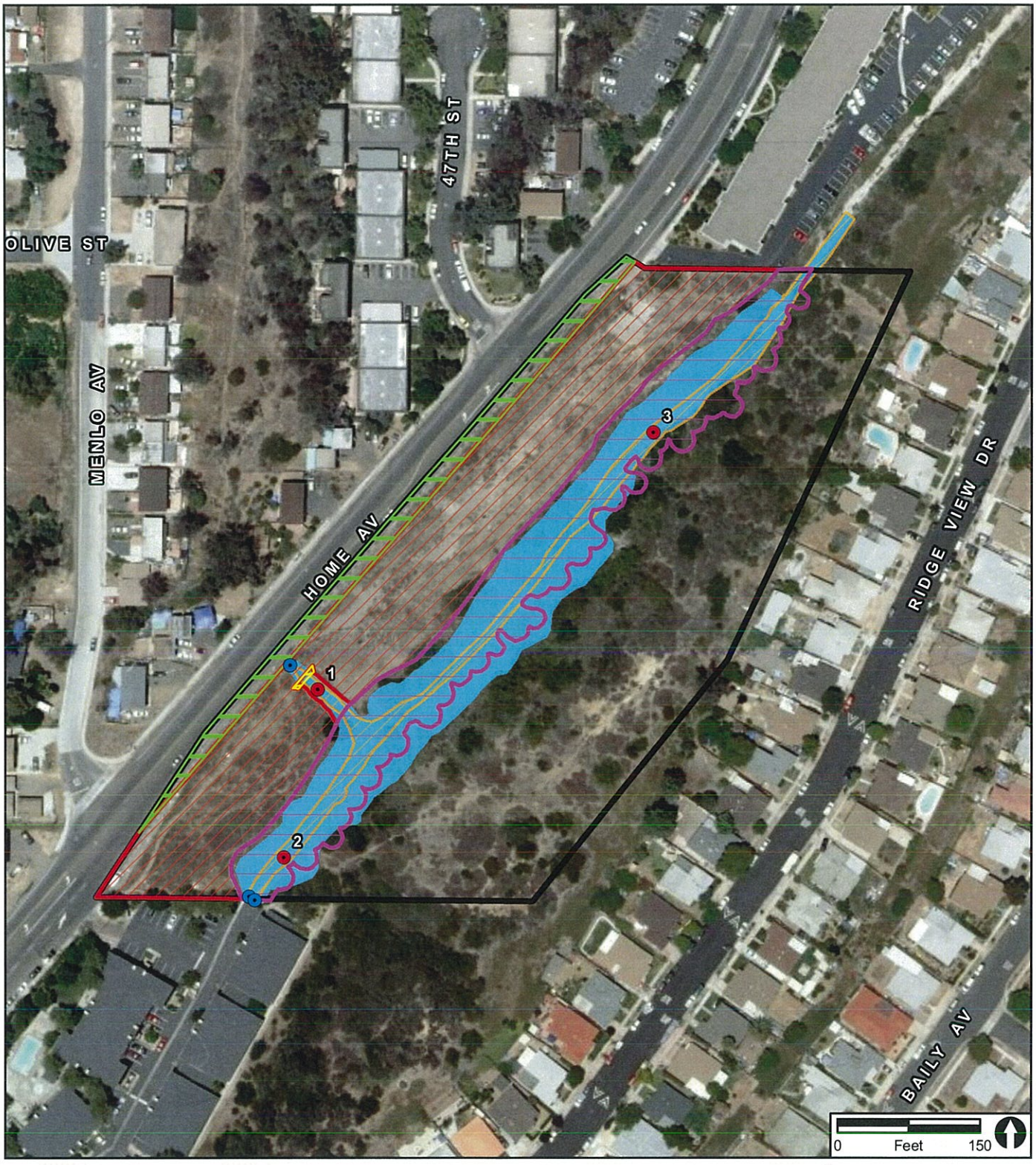


FIGURE 9
Impacts to the City of San Diego MHPA
for the Home Avenue Park Project

RECON

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RECON

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FIGURE 10
Impact to Jurisdictional Resources
on the Home Avenue Park Project

Prior to the start of and during weed removal, the contractor should:

- Ensure that adjacent site neighbors are informed of the use of herbicide
- Document safe operating procedures including an emergency clean-up plan
- Clean equipment, shoes, and tools after use in noxious weed infested areas prior to moving to new, un-infested areas

4.2.2 Auburn Creek and Buffer Zone Restoration

Site preparation within the southern willow scrub, disturbed wetland, coastal sage scrub, disturbed coastal sage scrub, non-native grassland, and ruderal habitats that are within the Auburn Creek wetland restoration or the 20-foot buffer zone areas, will begin with weeding. The areas will be dethatched followed by treatment with a water-safe, City of San Diego-approved herbicide. Dethatching would consist of removing the existing non-native plant material by hand or with use of line trimmers to cut the weeds down to the ground. The weeded material would be raked up and hauled to a landfill. After dethatching, a water-safe, City of San Diego-approved herbicide, such as Aqua Master™ will be applied to remaining weeds.

4.2.3 Auburn Creek and Buffer Zone Arrundo Removal

The Home Avenue site contains large stands of giant reed, which is a highly invasive exotic species. Giant reed readily displaces native plants and associated wildlife species because of the massive stands it forms (Bossard, Randall, and Hoshovsky 2000). Presence of giant reed can lead to habitat loss for aquatic species, as well, including a number of protected amphibians and fishes (Franklin 1996). Furthermore, giant reed can reduce groundwater availability; alter stream flow and channel morphology, and increase potential for wildfires and flood risk (Plant Conservation Alliance 2005).

In order to adequately ensure native species establishment and survival in these areas over time, the entirety of all stands of giant reed should undergo weed control. Giant reed is resilient and grows back readily after burning, cutting, or grazing. Growth can be extremely rapid, and under favorable conditions, a plant can exhibit growth rates up to four inches per day (Perdue 1958). To control giant reed in Auburn Creek and in the adjacent buffer zone, these areas will require regular, intensive herbicide treatments, which may incidentally affect the establishment, health, and survival of planted or seeded native species.

There are several widely accepted methods to control giant reed. The appropriateness of a specific method for a site depends on the presence or absence of native plants, size of the stand, amount of biomass that must be dealt with, terrain, and season.

Regardless of which method is ultimately used, continued monitoring to ensure that giant reed has been effectively removed is required.

The herbicide treatment method for control of giant reed is dependent upon both the time of treatment and the seasonal growth stage of this plant. Reproduction of giant reed is vegetative via rhizomes and occurs throughout the year. Plants can also resprout from fragments, which are distributed downstream by regular stream flow and during floods (Dudley 2000).

4.2.3.1 Post-flowering and Pre-dormancy Foliar Application Method

The key to giant reed removal over the long-term is killing the root mass. This requires treatment of the plant with a systematic herbicide at appropriate times of year to ensure translocation to the roots. Currently, aquatic glyphosate and aquatic imazapyr are the only effective herbicides that are approved for use in riverine ecosystems. During the post-flowering and pre-dormancy period (usually mid-August to early November), the plants are actively translocating nutrients to the root mass in preparation for winter dormancy. Applying herbicide at this time facilitates the movement of herbicide to the roots. Two to three weeks after foliar herbicide application, the leaves and stems should begin to brown and soften. The herbicide should take full effect within four months and the stalks should be completely brown. Once the plant is dead, either the biomass may be left in place where populations are sparse, or mowed and chipped material left in place where dense stands occur.

This method of treatment has proven to be very effective and comparison trials indicate that foliar application during the appropriate season results in almost 100 percent control, compared with only 5–50 percent control using the cut-stump treatment (Bell 2002, Omori 1996). The majority of the giant reed treatments throughout the project area will use this approach for weed control.

4.2.3.2 Cut-stump Treatment Method

The cut-stump treatment involves cutting the giant reed stems by machete, chainsaw, or shears near the base of the stalk. The cut stalks must be removed from the site, and flowering stalks should be bagged in plastic. Because cut stems left on moist ground will sprout vegetatively, thorough cleanup is essential. After the stems are cut, a concentrated herbicide must be applied to the cut stem within one to two minutes in order to ensure uptake into the plant's tissues (Monsanto Company 1989). The cut-stem treatment is more costly than herbicide application, because it requires more man-hours to be effective. However, this method may be implemented during more months out of the year than the foliar herbicide application method as long as cutting occurs post-flowering (Bell 1997).

This method of control will be used sparingly at the project site, as more effective methods of control are available. This method may be used in areas where a trail must be cut through a dense stand of giant reed in order to obtain access and treat the interior portion of the stand with foliar application as described above.

Since the Home Avenue Project site occurs within Park and Recreation land, any alternative treatments supported by the community will require coordination with and approval from the Park and Recreation Department of Open Space Division.

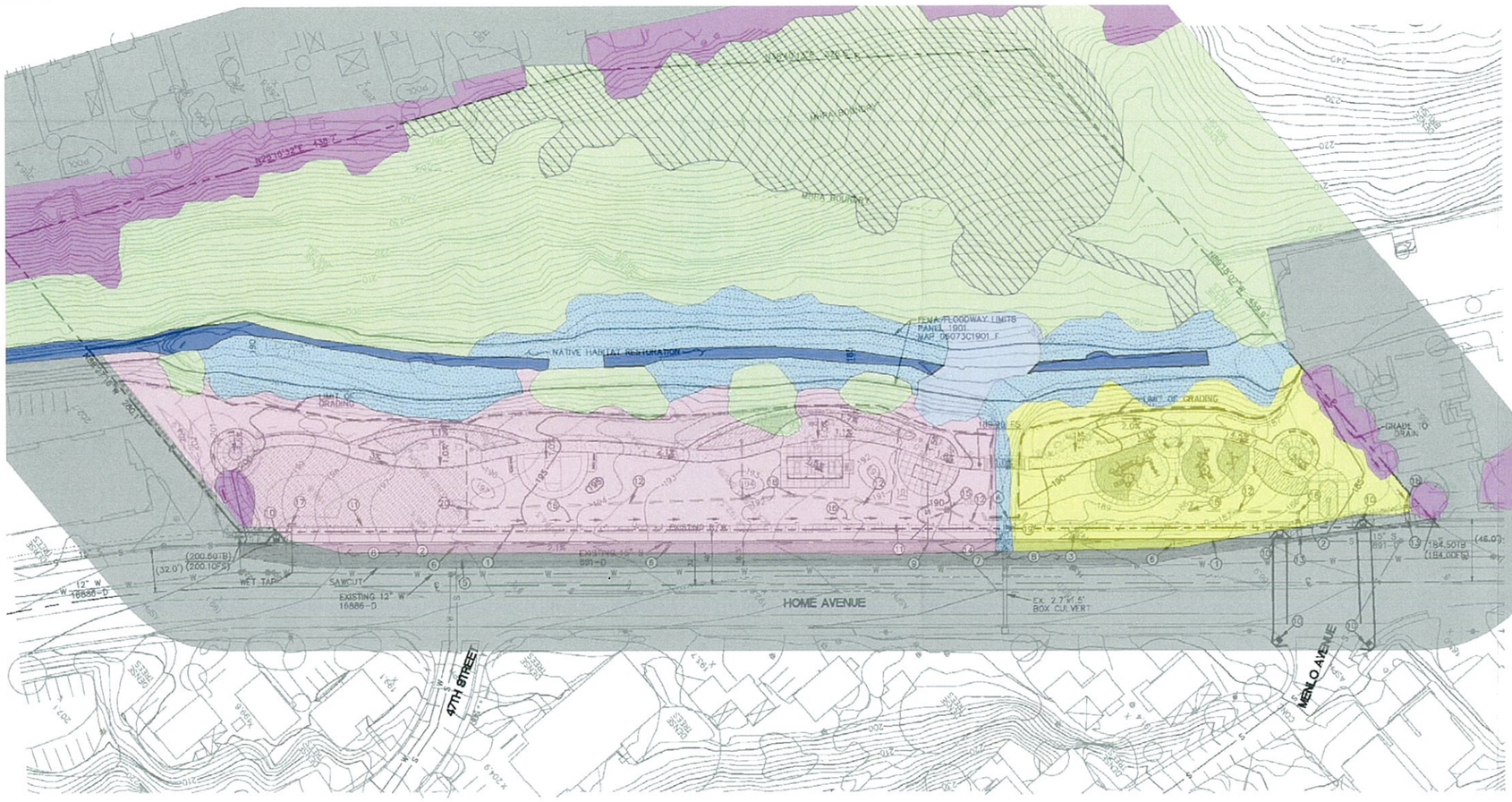
4.2.4 Grading and Recontouring

A grading plan has been prepared by Nasland Engineering for the Home Avenue Park Project site (Figure 11). Grading as shown in the Nasland plan is in conformance with the current standard specifications of the City of San Diego Municipal Code, the San Diego Land Development Code, and the Land Development Manual Landscape Standards (City of San Diego 2004). A Storm Water Pollution Protection Plan (SWPPP) will be prepared to minimize potential effects of the grading activities on water quality. All requirements of the City of San Diego Land Development Manual, Storm Water Standards will be incorporated into the design and construction of the proposed grading improvements consistent with the approved SWPPP and/or Water Pollution Control Plan (WPCP) for construction level BMP's, and consistent with the Water Quality Technical Report (WQTR) if applicable, for permanent post construction treatment control BMP's. Post-grading BMP's shall be implemented to preserve site resources, such as covering of open storm water drains.

Grading will be limited to 1) the portion of the project site that is for public use, which includes features such as sidewalks, open lawn, and dog run areas, and 2) a portion of the restored riparian habitat and the Auburn Creek buffer zone. Grading has been designed to enhance or create the hydrological conditions necessary to support efficient drainage into Auburn Creek, park features, and the desired habitats. In the Auburn Creek riparian and buffer zone areas, grading activities are proposed to reduce compaction or to lower elevations for riparian habitats to allow the roots to reach the groundwater. Alteration of the topography to the desired elevations should achieve the hydrological conditions necessary to create self-sustaining riparian and upland habitats over the long-term.

Grading and excavation work will remain within the limits of work shown in the site grading plan and those set in the field by the project surveyors and restoration biologist prior to the commencement of grading. Native vegetation within the limits of grading is not to be removed to achieve grading contours, as this is counter to the restorative process. The restoration biologist will survey nonnative trees and shrubs prior to their removal to check for potential nests. Native vegetation that is to remain on site will also be surveyed for nests. If a nest is encountered, the tree or shrub will not be disturbed

Map Source: Nasland Engineering, February 2010



WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

1. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2009 EDITION (GREENBOOK), DOCUMENT NO. PITS0504091, FILED MAY 4, 2009, INCLUDING THE REGIONAL AND CITY OF SAN DIEGO SUPPLEMENT, DOCUMENT NO. PITS0504092, FILED MAY 4, 2009.

2. 1999 STANDARD SPECIAL PROVISIONS FOR SIGNALS, LIGHTING AND ELECTRICAL SYSTEMS OF THE CITY OF SAN DIEGO, DOCUMENT NO. 769842, FILED OCTOBER 22, 1999.

3. CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FHWA'S MUTCD, 2003 EDITION, AS AMENDED FOR USE IN CALIFORNIA), DOCUMENT NO. AFC1231064, FILED DECEMBER 31, 2006.

4. STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DOCUMENT NO. AFC0925062, FILED SEPTEMBER 25, 2006.

STANDARD DRAWINGS:

1. CITY OF SAN DIEGO STANDARD DRAWINGS, INCLUDING ALL REGIONAL STANDARD DRAWINGS, DOCUMENT NO. AFC1231063, FILED DECEMBER 31, 2006 (RSD).

2. STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD PLANS, DOCUMENT NO. AEC0925061, FILED SEPTEMBER 25, 2006.

LEGEND

EXISTING IMPROVEMENTS

ITEM	SYMBOL
PROPERTY LINE	P
EXISTING MANHOLE	
EXISTING SEWER	S
EXISTING SEWER LATERAL	
EXISTING WATER	W
EXISTING ELECTRIC	E
EXISTING TELEPHONE	T
EXISTING FIRE HYDRANT	
EXISTING TELEPHONE POLE	
EXISTING CURB	
EXISTING CURB AND GUTTER	
EXISTING TYPE 15 STREET LIGHT	
EXISTING PEDESTRIAN RAMP	

PROPOSED IMPROVEMENTS:

ITEM	STD DWG	SYMBOL
PROPOSED MAJOR CONTOUR		190
PROPOSED MINOR CONTOUR		
6" CURB & GUTTER TYPE 'H'	G-2, SDG-100	
SIDEWALK PAVING	G-7, SDG-100	
AC PAVEMENT	SDG-113, SCHEDULE J	
CURB OUTLET	D-25	
STORM DRAIN PIPE		
SEWER LATERAL	SS-01	
STORM DRAIN INLET		
TYPE I CATCH BASIN	D-29	
TYPE B CURB INLET	D-2	
TYPE A-4 CLEANOUT	D-9	
PEDESTRIAN RAMP W/TRUNCATED DOMES (3'X4')	SDG-132	

GRADING NOTES:

1. GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.

2. PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OR THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.

3. GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL.

EARTHWORK INFORMATION

TOTAL SITE AREA: 264,000 SF
TOTAL AMOUNT OF SITE TO BE GRADED: 79,200 SF
PERCENT OF TOTAL SITE TO BE GRADED: 30%
AMOUNT OF SITE WITH 25% SLOPES OR GREATER: 185,700 SF
PERCENT OF TOTAL SITE WITH 25% SLOPES OR GREATER: 70%
AMOUNT OF SITE WITH 25% SLOPES OR GREATER TO BE GRADED: 0 SF
AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0 SF
PERCENT OF TOTAL SITE WITHIN HILLSIDE REVIEW: 0%
AMOUNT OF CUT: 2,100 C.Y.
AMOUNT OF FILL: 1,380 C.Y.
AMOUNT OF EXPORT: 720 C.Y.
MAXIMUM HEIGHT OF FILL SLOPE(S): 2 FT
MAXIMUM HEIGHT OF CUT SLOPE(S): 2 FT

ACCESSIBLE NOTES:

ACCESSIBLE PATHS OF TRAVEL ARE DESIGNED TO HAVE NO CROSS-SLOPE IN EXCESS OF 1.5%.

ACCESSIBLE PATHS OF TRAVEL ARE DESIGNED TO HAVE NO RUNNING SLOPE IN EXCESS OF 4.5%.

ALL PARK ENTRANCES, EXITS, FACILITIES, AND EQUIPMENT ARE DESIGNED TO THE ABOVE CRITERIA.

STREET LIGHTING NOTE:

ALL STREET LIGHTING TO BE PER THE CITY OF SAN DIEGO STREET DESIGN MANUAL AND AMENDMENT TO CITY COUNCIL POLICY 200-18.

MONITORING NOTE:

PRIOR TO PERMIT ISSUANCE OR BID OPENING/AWARD, THE ASSISTANT DEPUTY DIRECTOR ENVIRONMENTAL DESIGNEE SHALL VERIFY THAT ALL THE REQUIREMENTS FOR ARCHAEOLOGICAL, NATIVE AMERICAN, AND PALEONTOLOGICAL MONITORING HAVE BEEN NOTED ON THE APPROPRIATE CONSTRUCTION DOCUMENTS.

EROSION CONTROL NOTE:

ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND FOR PERMANENT POST CONSTRUCTION TREATMENT CONTROL PERMANENT BMP'S. THE WATER QUALITY TECHNICAL REPORT (WQTR) IF APPLICABLE.

CONSTRUCTION NOTES

1. CONSTRUCT 6" TYPE 'G' CURB AND GUTTER PER SAN DIEGO REGIONAL STANDARD DRAWING (RSD) G-2.
2. CONSTRUCT 4"PCC SIDEWALK PER RSD G-7.
3. PROTECT EXISTING FIRE HYDRANT, ADJUST TO GRADE.
4. CONSTRUCT WING HEADWALL PER RSD D-34.
5. REMOVE EXISTING POWER POLE AND LIGHT.
6. ADJUST EXISTING MANHOLE TO GRADE.
7. INSTALL TYPE 'A-4' CLEANOUT, PER RSD D-9, WITH 36" RCP, CONNECT TO PROPOSED CURB INLET.
8. CONSTRUCT AC STREET SECTION PER RSD SDG-113.
9. INSTALL 4" PVC SEWER LATERAL PER RSD SS-01 (FOR FUTURE USE).
10. CONSTRUCT PEDESTRIAN RAMP PER RSD SDG-132.
11. PROPOSED FENCING PER LANDSCAPE PLANS.
12. PROPOSED STORM DRAIN SYSTEM (PRIVATE).
13. PROPOSED CURB OUTLET, PER RSD D-25.
14. PROPOSED TYPE 'B' CURB INLET, PER RSD D-2.
15. PROPOSED TYPE 'I' CATCH BASIN, PER RSD D-29.
16. PROPOSED BIO-SWALE FOR WATER QUALITY PURPOSES.
17. INSTALL IRRIGATION SERVICE AND METER WITH BACKFLOW PER RSD WR-01.
18. INSTALL 12" GRATED INLET.
19. INSTALL 36" RCP STORM DRAIN.
20. INSTALL 12" GRATED INLET WITH FILTER INSERT.

Vegetation Communities

- Coastal Sage Scrub
- Developed
- Disturbed Coastal Sage Scrub
- Disturbed Wetland
- Non-native Grassland
- Ornamental
- Ruderal
- Southern Willow Scrub
- Unvegetated Channel

0 Feet 120

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FIGURE 11
Site Grading Plan and Exisiting Vegetation Communities within the Home Avenue Park Project

until a biologist has determined the nest to be inactive. The project biologist will supervise grading in the restoration areas to verify that the appropriate grades are met and that native vegetation within or beyond the limits of grading is not disturbed.

During grading operations, desirable topsoil, as specified by the restoration biologist, may be stockpiled and redistributed after grading is completed. All excavated soil shall be re-distributed (balanced) on-site.

4.2.5 Irrigation

An irrigation system will be designed at the Home Avenue Project site to provide the plants with water as they establish and acclimate to the site. A water source will be required for the irrigation system. The irrigation design will be approved by the restoration biologist and must demonstrate appropriate coverage and frequency of watering for plant establishment. The irrigation system shall conform to the irrigation section, Section 2.2.16, of the City of San Diego Park and Recreation Department Consultant's Guide to Park Design and Development, and all irrigation materials shall be from Appendix E, the Approved Irrigation Materials List, from the same document (City of San Diego, 2009).

The goal of habitat restoration is to create habitats that will persist over time and be self-supporting. Planting should be timed to occur during the winter and spring months in order to take advantage of cooler temperatures and seasonal rainfall. The restoration areas will naturally have saturated soils and adequate water during winter season conditions to provide enough moisture to allow the container plants to become established. However, supplemental water may be used in select locations to assure survival of container plantings until root systems have developed sufficiently to access groundwater in the dry season. In these cases, water use is expected to be highest during the first growing season, tapering off gradually until no supplemental water is necessary. An irrigation schedule, to be modified based on the season of planting, and rainfall patterns, will be determined by the project biologist. Supplemental watering in the restoration areas will be discontinued at least two years prior to the end of the five-year maintenance program. Watering of lawn and ornamental planting areas at the project site will continue past irrigation shut off in the restoration areas, and this schedule will be determined by the City of San Diego.

As-built drawings of the completed wetland, buffer zone, and ornamental planting and irrigation will be submitted to the City of San Diego within 120 days of completed installation. All irrigation will be maintained by the City of San Diego.

4.3 Plant Installation Specifications

One-gallon or larger container stock will be planted in the Auburn Creek and wetland buffer zone restoration Areas. Figure 12 depicts the Auburn Creek and wetland buffer zone restoration areas, and Table 2 summarizes the acreages.

In order to optimize plant establishment, planting is typically performed immediately prior to or during the rainy season.

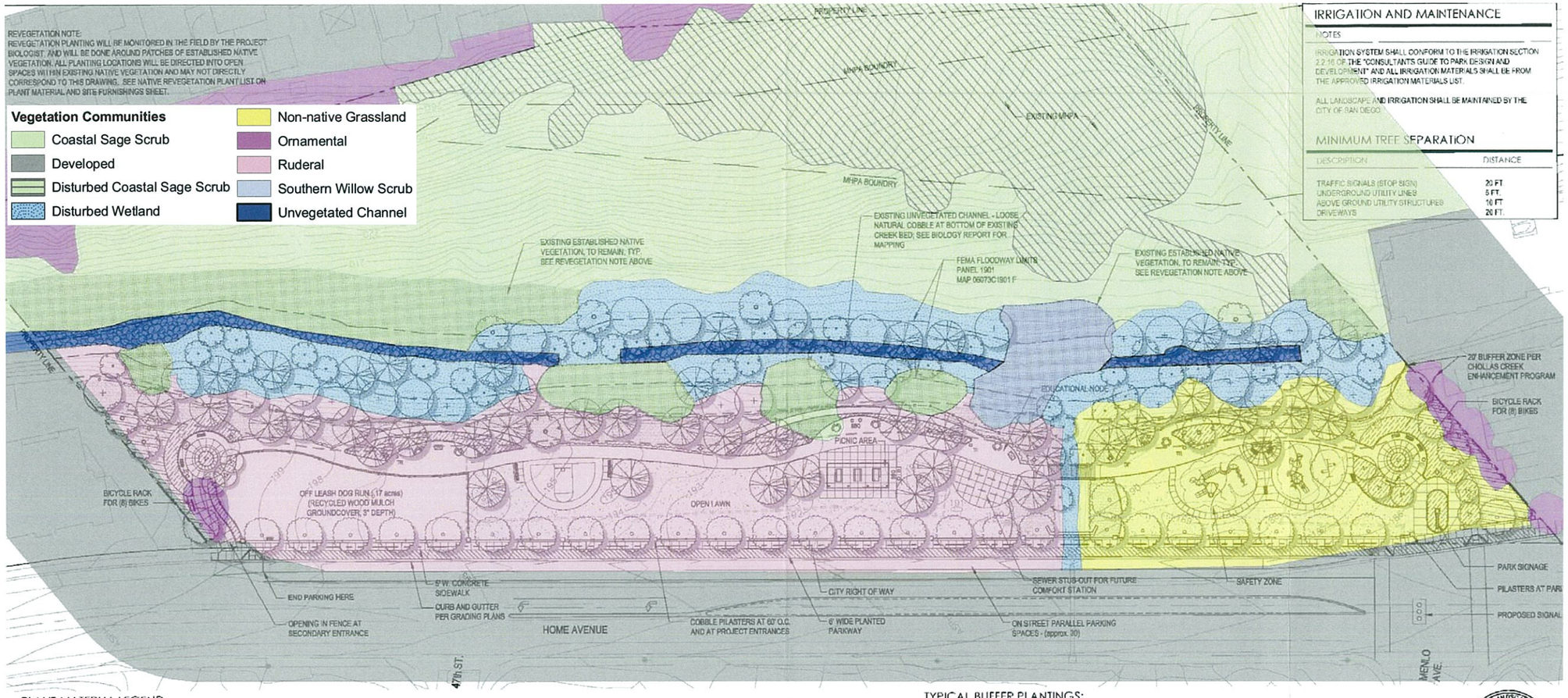
Standard plant installation procedures shall be followed for this project. This involves digging a hole approximately twice the size (width and depth) of the rootball of the plant. The hole is then filled with water and allowed to drain. Plants are then positioned so that the surface of the soil in the container is at ground level, with backfill from the excavation of the hole added carefully beneath and around the installed plant's rootball. The soil is then firmly tamped in around the plant.

TABLE 2
PROPOSED HOME AVENUE WETLAND AND UPLAND/WETLAND BUFFER ZONE RESTORATION AREAS

Restoration Area	Acreage (acre)
Wetland	**0.83**
Southern willow scrub	0.08
Disturbed wetland	0.61
Unvegetated channel	0.14
Upland/Wetland Buffer Zone	**0.42**
Coastal sage scrub	0.25
Non-native grassland	0.07
Ruderal	0.10
TOTAL RESTORATION	**1.26**

.69
.14
.83

The areas will be planted and seeded with species that are appropriate for wetland and wetland buffer habitats (Tables 3 - 5). The planting densities will be approximately 3,000 plants per acre. Any changes to the proposed plant palette shall be determined by the project biologist and approved by City of San Diego Engineering and Capital Projects Department or the City of San Diego Park and Recreation Open Space Division.



PLANT MATERIAL LEGEND

SYMBOL	DESCRIPTION	COMMENT	MATURE SIZE (HT/SP)
	Large Native Riparian Deciduous Tree: 20% 1 Gal., 20% 5 Gal., 60% 15 Gal. PLATANUS RACEMOSA (CALIFORNIA SYCAMORE)	SPECIMEN DECIDUOUS	50' / 30'
	Medium Native Riparian Deciduous Tree: 45% 1 Gal., 45% 5 Gal., 10% 15 Gal. POPULUS FREMONTII (WESTERN COTTONWOOD)	VERTICAL SCREENING TREE	50' / 30'
	Native Evergreen Tree on Slopes or Above Creekbed in Buffer Area: 100% 15 Gal. QUERCUS AGRIFOLIA (COAST LIVE OAK)	EVERGREEN TREE	40' / 50'
	Native Evergreen Street Tree: 100% 24" Box QUERCUS AGRIFOLIA (COAST LIVE OAK)	CANOPY STREET TREE	40' / 50'
	Small Riparian Deciduous Tree: 50% 1 Gal., 50% 5 Gal. SALIX LASIOLEPIS (ARROYO WILLOW)	NATIVE REVEGETATION TREE	10' / 20'
	BACCHARIS SALICIFOLIA (MULEFAT)	NATIVE REVEGETATION TREE	8' / 8'
	Small Flowering Deciduous Tree: 100% 15 Gal. AESCULUS CALIFORNICA (CALIFORNIA BUCKEYE)	FLOWERING NATIVE TREE	20' / 30'
	SAMBUCUS MEXICANA (MEXICAN ELDERBERRY)	FLOWERING NATIVE TREE	20' / 15'

SYMBOL	DESCRIPTION	COMMENT	MATURE SIZE (HT/SP)
	Native Low Groundcover: 100% 1 Gal. - 4' O.C.		
	BACCHARIS PILULARIS 'PIGEON POINT' (DWARF COYOTE BRUSH)	SPREADING GROUNDCOVER	2' / 10'
	ERIOGONUM FASCICULATUM 'DANA POINT' (DANA POINT BUCKWHEAT)	SPREADING GROUNDCOVER	2' / 5'
	Turf: HYDROSEED MIX - 80% PERENNIAL RYE - 20% BURMUDA		
	Native Evergreen Screening Shrub: 50% 1 Gal., 50% 5 Gal.- 5' O.C.		
	HETEROMELES ARBUTIFOLIA (TOYON, HOLLYWOOD)	VERTICAL FORM, RED BERRIES	16' / 10'
	RHAMNUS CALIFORNICA (COFFEEBERRY)	COMPACT EVERGREEN	6' / 6'
	RHUS INTEGRIFOLIA (LEMONADE BERRY)	DENSE ROUNDED EVERGREEN	12' / 12'
	NATIVE AUBURN CREEK BUFFER PLANTINGS:		
	Ornamental Buffer Plantings: Buffer plantings will be extended to non-buffer areas such as entries and educational nodes. 50% 1 Gal., 50% 5 Gal - 30" O.C.		
	ENCELIA CALIFORNICA (CALIFORNIA ENCELIA)	BOLD YELLOW FLOWERS, RE-SEEDS	3' / 5'
	KECKIELLA CORDIFOLIA (HEART-LEAF PENSTEMON)	UNDERSTORY ACCENT	4' / 5'
	LEYMUS CONDENSATUS (GIANT WILD RYE)	BLUE BOLD LEAVES, ORNAMENTAL GRASS	3' / 3'
	MUHLENBERGIA RIGENS (DEER GRASS)	ORNAMENTAL GRASS	3' / 3'
	RHAMNUS CALIFORNICA (COFFEEBERRY)	COMPACT EVERGREEN	6' / 6'
	SOLANUM PARISHII	PARISH NIGHT SHADE	3' / 3'
	Typical Buffer Plantings: SEE LIST AT RIGHT		
	Existing Unvegetated Channel: LOOSE NATURAL COBBLE AT BOTTOM OF EXISTING CREEK BED; SEE BIOLOGY REPORT FOR MAPPING		
	Existing Established Native Vegetation: SEE REVEGETATION NOTE AT TOP LEFT		

TYPICAL BUFFER PLANTINGS:

INFORMAL GROUPINGS OF LOW TO MEDIUM HEIGHT SAN DIEGO COUNTY NATIVE PLANTS THAT WILL SERVE AS A BUFFER TO THE AUBURN CREEK REVEGETATION PLANTINGS. THE FOLLOWING PLANT LIST HAS BEEN PREPARED BY THE PROJECT BIOLOGIST:

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
ADENOSTOMA FASCICULATUM	CHAMISE	*RHUS INTEGRIFOLIA*	LEMONADEBERRY
ARTEMESIA CALIFORNICA	CALIFORNIA SAGEBRUSH	*ROSA CALIFORNICA*	CALIFORNIA ROSE
BACCHARIS PILULARIS	COYOTE BRUSH	*SALVIA MELLIFERA*	BLACK SAGE
BACCHARIS SAROTHROIDES	BROOM BACCHARIS	*XYLOCOCCUS BICOLOR*	MISSION MANZANITA
ENCELIA CALIFORNICA	COMMON ENCELIA	*YUCCA SCHIDIGERA*	MOHAVE YUCCA
ERIODICTYON CRASSIFOLIUM	FELT-LEAVED YERBA SANTA		
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW		
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT		
HAZARDIA SQUARROSA	SAWTOOTHED GOLDENBUSH		
HETEROMELES ARBUTIFOLIA	TOYON		
ISOCOMA MENZIESII VAR. MENZIESII	COAST GOLDENBUSH		
KECKIELLA CORDIFOLIA	CLIMBING PENSTEMON		
LEYMUS CONDENSATUS	GIANT RYEGRASS		
LOTUS SCOPARIUS	DEERWEED		
LONICERA SUBSPICATA	WILD HONEYSUCKLE		
MALOSMA LAURINA	LAUREL SUMAC		
MIMULUS AURANTIACUS	BUSH MONKEYFLOWER		
MIRABILIS CALIFORNICA	WISHBONE BUSH		
MUHLENBERGIA RIGENS	DEERGRASS		
QUERCUS AGRIFOLIA	COAST LIVE OAK		
QUERCUS BERBERIDIFOLIA	SCRUB OAK		
QUERCUS DUMOSA	NUTTALL'S SCRUB OAK		
RHAMNUS CROCEA	SPINY REDBERRY		
RHUS INTEGRIFOLIA	LEMONADEBERRY		

Note:
THE NATIVE PLANT REVEGETATION THAT WILL OCCUR EAST OF THE PARK AND DOWN-SLOPE OF THE MHPA IS DESIGNED TO REMOVE EXISTING EXOTIC PLANT SPECIES AND NO INVASIVE EXOTIC SPECIES WILL BE INTRODUCED WITHIN THE LANDSCAPING OF THE PARK. NO WORK WILL OCCUR ADJACENT TO THE MHPA.

0 15' 30' 60'
1" = 30'-0"
February 17, 2010

REGISTERED LANDSCAPE ARCHITECT GREGORY LOFTIN NOWELL 1559 RENEWAL 08/31/11 STATE OF CALIFORNIA

NOWELL & ASSOCIATES
LANDSCAPE ARCHITECTURE
2009 STATE STREET SAN DIEGO, CA 92103
TEL 619.325.1990 FAX 619.325.1997

0 Feet 60

FIGURE 12
Site Landscape Planting Plan and Exisiting Vegetation Communities within the Home Avenue Park Project

RECON

M:\JOBS3\4716\env\graphics\fig12.ai 02/17/10

TABLE 3
CONTAINER PLANTINGS FOR THE AUBURN CREEK WETLAND RESTORATION

Scientific Name	Common Name	Approximate Planting Density (plants/acre)
Baccharis salicifolia	Coyote brush	200
Platanus racemosa	Western sycamore	30
Populus fremontii	Fremont cottonwood	30
Rosa californica	California rose	100
Sambucus mexicana	Mexican elderberry	40
Salix exigua	Narrow-leaved willow	50
Salix gooddingii	Goodding's black willow	50
Salix laevigata	Red willow	100
Salix lasiolepis	Arroyo willow	200
Vitis girdiana	Desert wild grape	500

TABLE 4
CONTAINER PLANTINGS FOR THE AUBURN CREEK UPLAND OR BUFFER ZONE RESTORATION

Scientific Name	Common Name	Approximate Planting Density (plants/acre)
Adenostoma fasciculatum	Chamise	200
Artemisia californica	California sagebrush	200
Baccharis pilularis	Coyote brush	50
Baccharis sarothroides	Broom baccharis	100
Encelia californica	Common encelia	200
Eriodictyon crassifolium	Felt-leaved yerba santa	200
Eriophyllum confertiflorum	Golden-yarrow	50
Eriogonum fasciculatum	California buckwheat	300
Hazardia squarrosa	Sawtoothed goldenbush	50
Heteromeles arbutifolia	Toyon	50
Isocoma menziesii var. *menziesii*	Coast goldenbush	200
Keckiella cordifolia	Climbing penstemon	200
Leymus condensatus	Giant ryegrass	50
Lotus scoparius	Deerweed	200
Lonicera subspicata	Wild honeysuckle	50
Malosma laurina	Laurel sumac	100
Mimulus aurantiacus	Bush monkeyflower	200
Mirabilis californica	Wishbone bush	200
Muhlenbergia rigens	Deergrass	150
Quercus agrifolia	Coast live oak	20
Quercus berberidifolia	Scrub oak	20
Quercus dumosa	Nuttall's scrub oak	20
Rhamnus crocea	Spiny redberry	50
Rhus integrifolia	Lemonadeberry	100
Rosa californica	California rose	50
Solanum parishii	Parish's nights	50
Salvia mellifera	Black sage	200
Xylococcus bicolor	Mission manzanita	20
Yucca schidigera	Mohave yucca	20

4.3.1 Native Seed Collection

A seed mix, consisting of native, low-growing (mostly herbaceous) wetland transition and upland species, will be applied to the wetland buffer zone area (Table 5). Any changes to the proposed seed mix for the Home Avenue Park must be approved by the City of San Diego Park and Recreation Open Space Division.

TABLE 5
SEED MIX FOR UPLAND AND
WETLAND BUFFER AREA AND APPLICATION RATES

Scientific Name	Common Name	Application Rate (pounds/acre)
Adenostoma fasciculatum	Chamise	0.5
Ambrosia psilostachya	Western ragweed	0.5
Astragalus trichopodus var. *lonchus*	Coast locoweed	1.0
Artemisia californica	California sagebrush	1.0
Baccharis pilularis	Coyote brush	0.5
Dienandra fasciculata	Golden tarplant	2.0
Encelia californica	California encelia	1.0
Eriophyllum confertiflorum	Golden yarrow	1.0
Eriogonum fasciculatum	California buckwheat	1.0
Eschscholzia californica	California poppy	1.0
Isocoma menziesii	Coast goldenbush	1.0
Gnaphalium californicum	Green everlasting	0.5
Leymus condensatus	Giant wild rye	1.0
Lotus scoparius	Deerweed	0.5
Nassella pulchra	Purple needlegrass	3.0
Phacelia grandiflora	Large-flowered phacelia	0.5
Salvia mellifera	Black sage	1.0

4.3.1.1 Seed Application

When the Auburn Creek, and Upland/Wetland Buffer Areas have been prepared, these will be hand-seeded with the seed mix specified in Table 5. Typically, seed should be applied at the onset of winter rains (October–December), but deviations from this schedule due to variation in seasonal rainfall can be made by the project biologist.

5.0 Maintenance and Monitoring

The objectives of the maintenance and monitoring program are to ensure successful native species establishment and development of an information base, which documents the maintenance and monitoring efforts. To achieve these objectives, the project biologist will observe and direct revegetation implementation, maintenance, and monitoring activities.

5.1 120-Day Plant Establishment Period

To ensure that conditions of this revegetation plan are adhered to, all implementation activities will be monitored and recorded by the project biologist. The biologist will be available on-site during revegetation implementation to assist in making necessary plan modifications so that the work may proceed. Records kept will include dates of seeding and planting and any significant problems encountered or necessary changes.

A 120-day plant establishment period (PEP) will commence upon planting of the container plants in the active restoration areas. During this period, relatively intensive maintenance activities will be conducted to aid in the establishment of container plantings under the direction of the restoration biologist. The maintenance crew will control emerging weed seedlings, replace dead plants, and remove any trash from the restoration sites. A 120-day PEP letter will be submitted to the City of San Diego and to the applicable jurisdictions. Upon submittal of the 120-day PEP letter, the project will transition to year 1 of maintenance and monitoring.

5.2 General Maintenance Procedures

5.2.1 Weed Control

Weeds will be controlled throughout the two-year maintenance and monitoring period for the Revegetation, Restoration, and Weeding and Seed Buffer Areas. Hand weeding or other weed control methods will be performed by maintenance workers familiar with and trained to distinguish weeds from native species. The maintenance workers will be supervised by the project biologist. During the first four months of Year 1, the revegetation areas will be weeded at a minimum of two times, to be conducted at least a month apart. During the remainder of the first year, workers will weed the site quarterly (or more often as determined by the project biologist) to keep weeds from producing seeds and to control weed competition during the establishment period of native plants.

Table 6 summarizes weed species detected within the vegetation communities at the Home Avenue site or anticipated to grow along the Chollas Creek watershed. In the event that additional invasive species are encountered, the project biologist shall refine control measures to include them.

5.2.2 Trash Removal

Trash will be removed from the Home Avenue Project site by hand on a quarterly basis for the duration of the project. Trash consists of all man-made materials, equipment, or debris left within the restoration areas and not serving a function related to revegetation.

The Home Avenue site has been subject to trash disposal and transient encampments that generate trash in concentrated areas. Trash removal, as part of the maintenance program for this canyon, will be limited to the restoration areas. The trash to be removed will be limited to small, man-made materials and litter. Extraordinarily large items, whether they were discarded prior to, during, or after the restoration efforts were implemented, will not be included. Such items may include, but would not be limited to, cars, shopping carts, appliances, and mattresses. To ensure proper disposal, arrangements for removal of such items must be made by the City of San Diego.

TABLE 6
ANTICIPATED EXOTIC AND WEEDY HERBACIOUS PLANT SPECIES

Scientific Name	Common Name
Acacia sp.	Acacia
Aptenia sp.	Red apple iceplant
Arundo donax	Giant reed
Atriplex semibaccata	Australian saltbush
Avena barbata	Slender wild oat
Brassica nigra	Black mustard
Bromus diandrus	Ripgut brome grass
Carpobrotus edulis	Hottentot fig
Centaurea melitensis	Star thistle
Chrysanthemum coronarium	Crown daisy
Conyza bonariensis	Flax-leaf fleabane
Conyza Canadensis	Horseweed
Crassula argentea	Jade plant
Cynodon dactylon	Bermuda grass
Erodium botrys	Filaree, storksbill
Eucalyptus sp.	Eucalyptus
Foeniculum vulgare	Sweet fennel
Heterotheca grandiflora	Telegraph weed
Hirschfeldia incana	Short-pod mustard
Lactuca serriola	Prickly lettuce
Lolium multiflorum	Italian ryegrass
Malva parviflora	Little mallow
Medicago polymorpha	California burclover
Melilotus indica	Sourclover
Nerium oleander	Oleander
Nicotiana glauca	Tree tobacco
Opuntia ficus-indica	Indian fig
Picris echioides	Bristly ox-tongue
Ricinus communis	Castor bean
Salsola tragus	Russian thistle
Silybum marianum	Milk thistle
Sonchus asper	Prickly sow thistle
Xanthium strumarium	Cocklebur
Washingtonia robusta	Mexican fan palm

5.3 Long-Term Monitoring

The monitoring and maintenance period for the revegetation areas will begin immediately upon completion of seed and plant installation and last for three to five years (Table 7). Maintenance will include trash removal, weed control, site protection, and if necessary, reseeding and replanting. Maintenance measures will be conducted by the landscape contractor under the supervision of the project biologist as outlined below.

The monitoring program would include qualitative and quantitative vegetation sampling in the restoration areas. Table 7 outlines the monitoring schedule. Vegetation sampling would be conducted at reference sites, and restoration areas. The reference sites would provide information concerning the average plant cover and composition of the surrounding plant community. Vegetation sampling in the restoration areas would be compared to the reference sites providing information on the progress of the restoration site. All monitoring activities would be conducted by the project biologist.

TABLE 7
MAINTENANCE AND MONITORING SCHEDULE*

Type/Task	PEP	Year 1	Year 2	Year 3	Year 4	Year 5
Maintenance						
Weed control	Minimum Bi-monthly	Minimum Quarterly	Quarterly	Quarterly	Quarterly	Once after final monitoring visit
Trash removal	Minimum Bi-monthly	Quarterly	Quarterly	Quarterly	Quarterly	Quarterly
Replanting	--	Fall	Fall	--	--	--
Irrigation**	As needed	As needed	As needed	--	--	--
Monitoring						
Qualitative	Monthly	Quarterly	Quarterly	Quarterly	Quarterly	Quarterly
Quantitative	--	Once during Spring Season	Once during Spring Season	Once during Spring Season	Once during Spring Season	Once during Spring Season

* Approximate
**Irrigation will be directed by the project biologist and maintained by the City of San Diego.

5.3.1 Qualitative Vegetation Monitoring

The project biologist shall monitor all phases of implementation and maintenance during the maintenance and monitoring period. The biologist shall examine the status of the sites at least monthly during the first four months of Year 1 and quarterly thereafter. Observation of weed infestations, native plant health, and seed germination would be recorded. In addition, the monitor will assess the successful establishment of hydrology, hydric soils, and note evidence of wildlife use as described in the Chollas Creek

Enhancement Program long term maintenance and monitoring section Program (City of San Diego 2002b). The results of these surveys will be reported to the City.

5.3.2 Quantitative Vegetation Monitoring

At the end of Year 1, permanent vegetation sampling stations would be established within wetland and upland restoration areas, as well as reference sites. Vegetation cover will be measured at each of the sampling stations based on the protocol of the California Native Plant Society Plant Communities Project (Sawyer and Keeler-Wolf 1995). Transect data would be collected beginning at the end of Year 1. This data would be compared to reference data collected. Results would objectively determine if the restoration areas approach the performance standards set for the project.

The sampling method will use three to five 10-meter point transects located randomly throughout the site. Using this method, vegetation is sampled by the point method at 0.5-meter intervals along the 10-meter transect to determine cover. Sampling would be conducted in spring in order to record the maximum species diversity present. Each sampling station will be photo-documented to record the progress of the restoration effort over the monitoring period.

5.4 Monitoring Reports

At the end of the first four months of Year 1, a report summarizing the installation and maintenance activities and monitoring results will be submitted to the City of San Diego Engineering and Capital Projects. Upon submittal of the 120-day PEP letter, the project will transition to Year 1 of maintenance and monitoring.

At the end of each monitoring year, monitoring reports will be submitted to the City of San Diego Engineering and Capital Projects. The final annual report will include the results and analysis of the quantitative monitoring survey. The reports will include any recommended remedial actions and photodocumentation. Each report will compare findings of the current conditions with those in previous reports.

5.5 Performance Standards

The restoration effort will be considered successful when the performance standards shown in Tables 8 and 9 have been met.

TABLE 8
PERFORMANCE STANDARDS AS A RELATIVE PERCENTAGE OF REFERENCE AREA VALUES

Year	Native Cover (Trees, Shrubs, and Herbs)	Non-native Coverage (not to exceed)
1	No Quantitative Performance Goals	20%
2	20%*	20%
3	30%*	10%
4	50%*	5%
5	75 – 100%*	5%

* Or native cover equal to surrounding areas

In consideration of the invasiveness of giant reed and the measures that will be needed to control this species, special performance standards shall apply to the restoration areas in which giant reed has been removed (Table 9). In order to control giant reed, these areas will require regular, intensive herbicide treatments, which may incidentally affect the establishment, health, and survival of the seeded native species. Therefore, the performance standards for these areas will focus on control of giant reed and maintaining erosion control through the area.

TABLE 9
PERFORMANCE STANDARDS FOR THE GIANT REED REMOVAL RESTORATION AREAS

Stage	Revegetation Performance Standards
Year 1 (first four months)	Less than 20% exotic cover
Year 1 (remaining months)	Less than 20% exotic cover; No signs of erosion.
Year 2	Less than 20% exotic cover; No signs of erosion.
Year 3	Less than 10% exotic cover; No signs of erosion.

% = percent

6.0 Remediation Measures

If the minimum levels for any one of these performance measurements are not achieved, the project biologist will recommend remedial actions (such as replanting and/or seeding) to reach the following year's expected levels. If, at the end of two years, the revegetation areas fail to meet the standards, the monitoring and maintenance period may be extended an additional year and a specific set of remedial measures will be implemented per the direction of the biologist in coordination with the City of San Diego Mitigation Monitoring Coordination Section (MMC). Only areas which fail to meet the success standards shall require additional work and remedial measures. This process will continue, until the final standards are met or until MMC determines that other measures are appropriate.

7.0 Completion of Mitigation Notification

When the project performance standards have been met, or other remedial measures agreed upon by the project biologist and the MMC have been completed and approved, a Notice of Completion of Mitigation (NOC) will be issued to the Landscape Contractor to signify the completion of the Landscape Contractor's responsibility for the project.

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APPENDIX G

HOME AVENUE PARK SITE DEVELOPMENT PLANS

HOME AVENUE
NEIGHBORHOOD PARK
SAN DIEGO, CALIFORNIA

SITE DEVELOPMENT PLANS

DESCRIPTION

LEGAL DESCRIPTION: PORTION OF LOT 24 OF MAP NO. 482
APN: 476-58-02
ZONES: RM-1-1, OR-1-1
CONSTRUCTION TYPE: N/A
OCCUPANCY CLASSIFICATION: N/A

OWNER

CITY OF SAN DIEGO
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
600 B. STREET, SUITE 800
SAN DIEGO, CA 92101
P. 619.533.5200

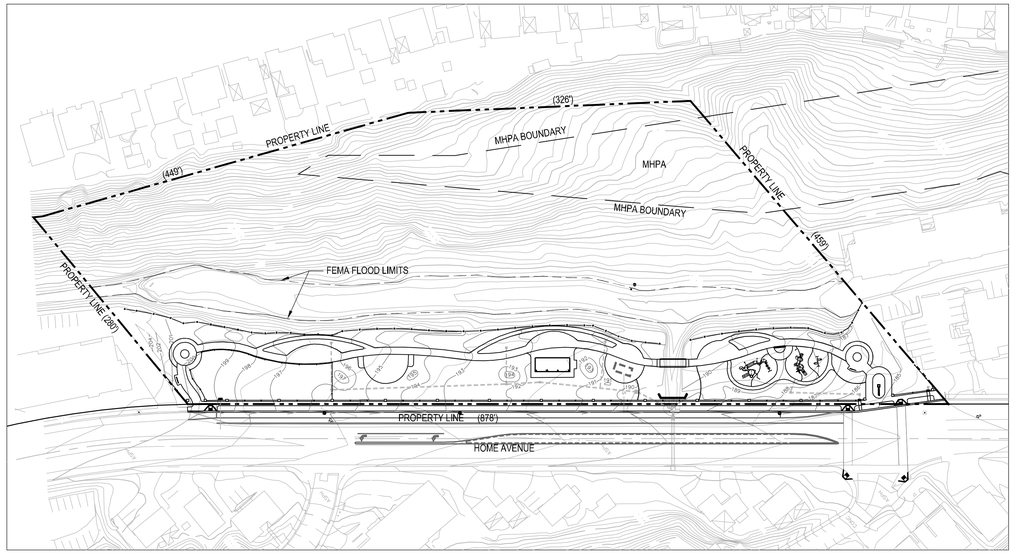
PROJECT TEAM

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SAN DIEGO, CA 92103
P. 619.325.1990

CIVIL ENGINEER:
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ENVIRONMENTAL ENGINEER:
RECON, INC.
1927 FIFTH AVENUE
SAN DIEGO, CA 92101
P. 619.308.9333

TRAFFIC ENGINEER:
URBAN SYSTEMS ASSOCIATES, INC.
4540 KEARNY VILLA ROAD #106
SAN DIEGO, CA 92123
P. 858.560.4911



OVERALL SITE PLAN

N.T.S.

SHEET INDEX

1	TITLE SHEET
2	SITE PLAN
3	PRELIMINARY GRADING PLAN
4	LANDSCAPE DEVELOPMENT PLAN
5	PLANT MATERIAL AND SITE FURNISHINGS
6	PARK IDENTIFICATION SIGNAGE
7	PROJECT CROSS SECTIONS
8	PRELIMINARY STRIPING PLAN

DESIGN CONCEPT

HOME AVENUE PARK IS A NEIGHBORHOOD PARK IN CITY HEIGHTS. THE SITE IS A CITY-OWNED 5.8 ACRE UNDEVELOPED PARCEL, DIVIDED BY AUBURN CREEK, WHICH IS PART OF THE CHOLLAS CREEK SYSTEM.

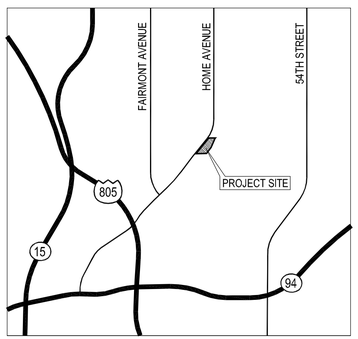
PROPOSED AMENITIES WITHIN THE PARK INCLUDE A HALF-COURT BASKETBALL COURT, SEPARATE PLAY STRUCTURES FOR AGES 2-5 AND 5-12 YEAR OLDS, A 0.17 ACRE FENCED DOG PARK, A PEDESTRIAN BRIDGE, A PRE-FABRICATED SHADE STRUCTURE, PICNIC AREAS WITH BBQ'S, EDUCATIONAL NODES WITH INFORMATIVE SIGNAGE, OPEN PLAY LAWN AREAS AND AN ADA ACCESSIBLE DECOMPOSED GRANITE WALKWAY CONNECTING ALL AMENITIES. A COMFORT STATION HAS BEEN INCLUDED; UTILITIES AND A PAD FOR IT HAVE BEEN PROVIDED. MAJOR PEDESTRIAN WALKWAYS WILL BE WELL LIT WITH THEMATIC LIGHT FIXTURES.

A TRAFFIC SIGNAL WILL BE INSTALLED AT THE INTERSECTION OF MENLO AND HOME AVENUE FOR INCREASED SAFETY AS DETERMINED BY A TRAFFIC STUDY. IMPROVEMENTS WILL INCLUDE PEDESTRIAN RAMPS PER SAN DIEGO REGIONAL STANDARDS. THE ENTIRE PROJECT IS BUFFERED FROM HOME AVENUE WITH A NON-CONTIGUOUS 5' SIDEWALK, A 6' WIDE PLANTED PARKWAY, A 4' HIGH FENCE AND STREET TREES.

APPROXIMATELY 30 ON-STREET PARALLEL PARKING SPACES WILL BE PROVIDED ALONG HOME AVENUE, WITH A NO PARKING ZONE AT THE NORTH END OF THE PROJECT TO DETER ALL-DAY RESIDENT PARKING.

THE PROJECT WILL INCLUDE REVEGETATION OF THE DEGRADED AUBURN CREEK HABITAT, INCLUDING THE REMOVAL OF INVASIVE PLANT MATERIAL TO BE REPLACED WITH NATIVE RIPARIAN SPECIES. THE DESIGN ELEMENTS WITHIN THE CREEK BUFFER CONFORM TO THE CHOLLAS CREEK ENHANCEMENT PROGRAM INCLUDING SETBACKS, BUFFERS, FENCING, TRAIL DESIGN, FURNISHINGS AND PLANT AND CONSTRUCTION MATERIALS. THE PLANT LIST CONTAINS NATIVE PLANTINGS, WHICH HAVE BEEN DEVELOPED IN CLOSE COORDINATION WITH THE PROJECT BIOLOGIST. BECAUSE THERE IS LIMITED GROUNDWATER, THE PLANT LIST IS NOT JUST OF RIPARIAN SPECIES; APPROPRIATE UPLAND NATIVES HAVE ALSO BEEN INCORPORATED.

UPON ITS COMPLETION, HOME AVENUE PARK WILL FULFILL THE LONG AWAITED NEED FOR A SENSIBLY DESIGNED NEIGHBORHOOD PARK IN THE CITY HEIGHTS AREA.



VICINITY MAP

N.T.S.

REGISTERED LANDSCAPE ARCHITECT
GREGORY LOFTIN NOWELL
1599
SIGNATURE
DATE
EXP. 8.30.10
STATE OF CALIFORNIA

NOWELL & ASSOCIATES
LANDSCAPE ARCHITECTURE
2605 STATE STREET SAN DIEGO, CA 92103
TEL 619.325.1990 FAX 619.325.1997

TITLE SHEET FOR:
HOME AVENUE PARK
NEIGHBORHOOD PARK

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 1 OF 8 SHEETS

W.O. NO. *CIP #298650*

FOR CITY ENGINEER _____ DATE _____

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	NA			

1846-6298
NAD 83 COORDINATES

206-1737
LAMBERT COORDINATES

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

-D

April 16, 2010

PROPERTY LINE
MHPA BOUNDRY
EXISTING MHPA
PROPERTY LINE
MHPA BOUNDRY
EXISTING UNVEGETATED CHANNEL - LOOSE NATURAL COBBLE AT BOTTOM OF EXISTING CREEK BED; SEE BIOLOGY REPORT FOR MAPPING
FEMA FLOODWAY LIMITS PANEL 1901 MAP 06073C1901 F
PROPERTY LINE
20' BUFFER ZONE PER CHOLLAS CREEK ENHANCEMENT PROGRAM
EDUCATIONAL NODE
BICYCLE RACK FOR (8) BIKES
PICNIC AREA
OFF LEASH DOG RUN (.17 acres) (RECYCLED WOOD MULCH GROUNDCOVER, 3" DEPTH)
OPEN LAWN
BICYCLE RACK FOR (8) BIKES
PARK SIGNAGE
PILASTERS AT PARK E
PROPOSED SIGNAL
END PARKING HERE
OPENING IN FENCE AT SECONDARY ENTRANCE
5' W. CONCRETE SIDEWALK
CURB AND GUTTER PER GRADING PLANS
32'-0"
40'-0"
18'-3"
HOME AVENUE
COBBLE PILASTERS AT 60' O.C. AND AT PROJECT ENTRANCES
CITY RIGHT OF WAY
6' WIDE PLANTED PARKWAY
SEWER STUB-OUT FOR COMFORT STATION
ON STREET PARALLEL PARKING SPACES - (approx. 30)
SAFETY ZONE
47th ST.
MENLO AVE.

SITE FURNISHINGS LEGEND

SYMBOL	DESCRIPTION
	Picnic Shelter: 20' X 40' METAL SHADE STRUCTURE WITH SOLID ROOF
	Comfort Station: 2 UNISEX RESTROOMS
	PLAY STRUCTURE FOR 6-12 YEAR OLDS SEE ATTACHED PLAY STRUCTURE PLAN FOR MODEL NUMBERS.
	PLAY STRUCTURE FOR 2-5 YEAR OLDS SEE ATTACHED PLAY STRUCTURE PLAN FOR MODEL NUMBERS.
	SWINGS FOR 2-5 YEAR OLDS
	PEDESTRIAN BRIDGE
	4' HIGH BLACK VINYL COATED CHAIN LINK FENCE
	4' HIGH WROUGHT IRON FENCE WITH COBBLESTONE PILASTERS AT 20' ON CENTER
	POST AND RAIL FENCE
	8' RECTANGULAR PICNIC TABLE (STANDARD)
	8' RECTANGULAR PICNIC TABLE (ADA ACCESSIBLE)
	4' ROUND PICNIC TABLE (STANDARD)
	4' ROUND PICNIC TABLE (ADA ACCESSIBLE)
	INTERPRETIVE SIGN
	5' BENCH
BBQ	BARBECUE & HOT COALS RECEPTACLE
TR	TRASH RECEPTACLE
DF	DRINKING FOUNTAIN
	BASKETBALL NET & BACKBOARD
	BICYCLE RACK
	SECURITY LIGHTING
	PARK IDENTIFICATION SIGN
	END WALL PER CIVIL PLANS
	PLAY SAND
	RESILIENT RUBBER PLAY SURFACE MODEL #
	ADA ACCESSIBLE STABILIZED DECOMPOSED GRANITE
	CONCRETE PAVING - NATURAL GREY WITH BROOM FINISH

SITE PLAN NOTES

DESCRIPTION

1. PROJECT LIGHTING WILL BE DIRECTED AWAY FROM THE MCSP AREA.

ACCESSIBILITY

▶▶▶▶▶ DENOTES ACCESSIBLE PATH OF TRAVEL

REGISTERED LANDSCAPE ARCHITECT GREGORY LOFTIN NOWELL 1599 SIGNATURE DATE EXP. 8-30-10 STATE OF CALIFORNIA

NOWELL & ASSOCIATES
LANDSCAPE ARCHITECTURE
2605 STATE STREET SAN DIEGO, CA 92103
TEL 619.325.1990 FAX 619.325.1997

0 15' 30' 60'
1" = 30'-0"

April 16, 2010

SITE PLAN FOR:

HOME AVENUE PARK

NEIGHBORHOOD PARK

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 2 OF 8 SHEETS

W.O. NO. CIP #298650

FOR CITY ENGINEER _____ DATE _____

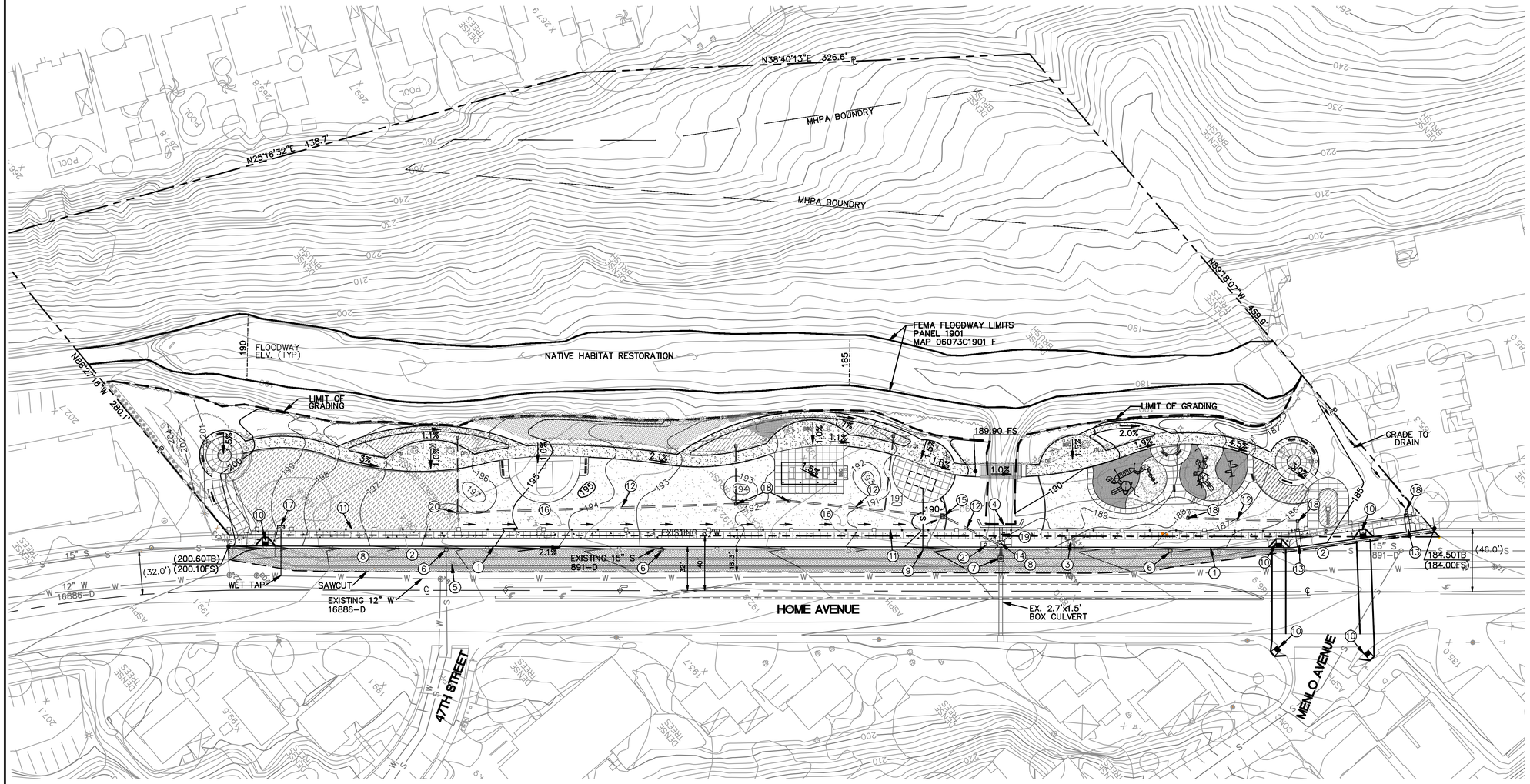
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	NA			

1846-6298 NAD 83 COORDINATES

206-1737 LAMBERT COORDINATES

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

-D



WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

1. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2009 EDITION (GREENBOOK), DOCUMENT NO. PITS0504091, FILED MAY 4, 2009, INCLUDING THE REGIONAL AND CITY OF SAN DIEGO SUPPLEMENT, DOCUMENT NO. PITS0504092, FILED MAY 4, 2009.

2. 1999 STANDARD SPECIAL PROVISIONS FOR SIGNALS, LIGHTING AND ELECTRICAL SYSTEMS OF THE CITY OF SAN DIEGO, DOCUMENT NO. 769842, FILED OCTOBER 22, 1999.

3. CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FHWA'S MUTCD, 2003 EDITION, AS AMENDED FOR USE IN CALIFORNIA), DOCUMENT NO. AEC1231064, FILED DECEMBER 31, 2006.

4. STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DOCUMENT NO. AEC0925062, FILED SEPTEMBER 25, 2006.

STANDARD DRAWINGS:

1. CITY OF SAN DIEGO STANDARD DRAWINGS, INCLUDING ALL REGIONAL STANDARD DRAWINGS, DOCUMENT NO. AEC1231063, FILED DECEMBER 31, 2006 (RSD).

2. STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD PLANS, DOCUMENT NO. AEC0925061, FILED SEPTEMBER 25, 2006.

LEGEND

EXISTING IMPROVEMENTS

ITEM	SYMBOL
PROPERTY LINE	P
EXISTING MANHOLE	
EXISTING SEWER	S
EXISTING SEWER LATERAL	S
EXISTING WATER	W
EXISTING ELECTRIC	E
EXISTING TELEPHONE	T
EXISTING FIRE HYDRANT	
EXISTING TELEPHONE POLE	
EXISTING CURB	
EXISTING CURB AND GUTTER	
EXISTING TYPE 15 STREET LIGHT	
EXISTING PEDESTRIAN RAMP	

PROPOSED IMPROVEMENTS:

ITEM	STD DWG	SYMBOL
PROPOSED MAJOR CONTOUR		190
PROPOSED MINOR CONTOUR		
6" CURB & GUTTER TYPE 'H'	G-2, SDG-100	
SIDEWALK PAVING	G-7, SDG-100	
AC PAVEMENT	SDG-113, SCHEDULE J	
CURB OUTLET	D-25	
STORM DRAIN PIPE		
SEWER LATERAL	SS-01	S
STORM DRAIN INLET		
TYPE I CATCH BASIN	D-29	
TYPE B CURB INLET	D-2	
TYPE A-4 CLEANOUT	D-9	
4'x6.5' FILTERRA BOX		
PEDESTRIAN RAMP W/TRUNCATED DOMES (3'X4')	SDG-132	

GRADING NOTES:

1. GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.

2. PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OR THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.

3. GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL.

EARTHWORK INFORMATION

TOTAL SITE AREA: 264,000 SF
TOTAL AMOUNT OF SITE TO BE GRADED: 79,200 SF
PERCENT OF TOTAL SITE TO BE GRADED: 30%
AMOUNT OF SITE WITH 25% SLOPES OR GREATER: 185,700 SF
PERCENT OF TOTAL SITE WITH 25% SLOPES OR GREATER: 70%
AMOUNT OF SITE WITH 25% SLOPES OR GREATER TO BE GRADED: 0 SF
AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0 SF
PERCENT OF TOTAL SITE WITHIN HILLSIDE REVIEW: 0%
AMOUNT OF CUT: 2,100 C.Y.
AMOUNT OF FILL: 1,380 C.Y.
AMOUNT OF EXPORT: 720 C.Y.
MAXIMUM HEIGHT OF FILL SLOPE(S): 2 FT
MAXIMUM HEIGHT OF CUT SLOPE(S): 2 FT

ACCESSIBLE NOTES:

ACCESSIBLE PATHS OF TRAVEL ARE DESIGNED TO HAVE NO CROSS-SLOPE IN EXCESS OF 1.5%.

ACCESSIBLE PATHS OF TRAVEL ARE DESIGNED TO HAVE NO RUNNING SLOPE IN EXCESS OF 4.5%.

ALL PARK ENTRANCES, EXITS, FACILITIES, AND EQUIPMENT ARE DESIGNED TO THE ABOVE CRITERIA.

STREET LIGHTING NOTE:

ALL STREET LIGHTING TO BE PER THE CITY OF SAN DIEGO STREET DESIGN MANUAL AND AMENDMENT TO CITY COUNCIL POLICY 200-18.

MONITORING NOTE:

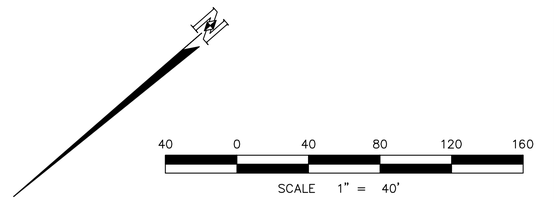
PRIOR TO PERMIT ISSUANCE OR BID OPENING/AWARD, THE ASSISTANT DEPUTY DIRECTOR ENVIRONMENTAL DESIGNEE SHALL VERIFY THAT ALL THE REQUIREMENTS FOR ARCHAEOLOGICAL, NATIVE AMERICAN, AND PALEONTOLOGICAL MONITORING HAVE BEEN NOTED ON THE APPROPRIATE CONSTRUCTION DOCUMENTS.

EROSION CONTROL NOTE:

ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND FOR PERMANENT POST CONSTRUCTION TREATMENT CONTROL PERMANENT BMP'S, THE WATER QUALITY TECHNICAL REPORT (WQTR) IF APPLICABLE.

CONSTRUCTION NOTES

1. CONSTRUCT 6" TYPE 'G' CURB AND GUTTER PER SAN DIEGO REGIONAL STANDARD DRAWING (RSD) G-2.
2. CONSTRUCT 4"PCC SIDEWALK PER RSD G-7.
3. PROTECT EXISTING FIRE HYDRANT, ADJUST TO GRADE.
4. CONSTRUCT WING HEADWALL PER RSD D-34.
5. REMOVE EXISTING POWER POLE AND LIGHT.
6. ADJUST EXISTING MANHOLE TO GRADE.
7. INSTALL TYPE 'A-4' CLEANOUT, PER RSD D-9, WITH 36" RCP, CONNECT TO PROPOSED CURB INLET.
8. CONSTRUCT AC STREET SECTION PER RSD SDG-113.
9. INSTALL 4" PVC SEWER LATERAL PER RSD SS-01.
10. CONSTRUCT PEDESTRIAN RAMP PER RSD SDG-132.
11. PROPOSED FENCING PER LANDSCAPE PLANS.
12. PROPOSED STORM DRAIN SYSTEM.
13. PROPOSED CURB OUTLET, PER RSD D-25.
14. PROPOSED TYPE 'B' CURB INLET, PER RSD D-2.
15. PROPOSED TYPE 'I' CATCH BASIN, PER RSD D-29.
16. PROPOSED BIO-SWALE FOR WATER QUALITY PURPOSES.
17. INSTALL IRRIGATION SERVICE AND METER WITH BACKFLOW PER RSD WR-01.
18. INSTALL 12" GRATED INLET.
19. INSTALL 36" RCP STORM DRAIN.
20. INSTALL 12" GRATED INLET WITH FILTER INSERT.
21. INSTALL 4'x6.5' BMP FILTERRA BOX.



NASLAND ENGINEERING
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4740 Ruffner Street, San Diego, California, 92111 •858-292-7770

REVISION	DATE	BY
ORIGINAL	3-30-10	N.E.

PROJECT ENGR: L. P. THORNBURGH
DESIGNED BY: ADAM PODLICH
DRAWN BY: A PODLICH
SCALE: AS SHOWN
JOB NO. 104-249.1

PRELIMINARY GRADING PLAN:

HOME AVENUE

CITY OF SAN DIEGO, CALIFORNIA
SHEET 3 OF 8 SHEETS

W.O. NO.: CIP #298650

FOR CITY ENGINEER ____ DATE ____ DIVISION HEAD

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	N.E.			

DESIGN ENGINEER
1846-6298
NAD 83 COORDINATES
206-1737
LAMBERT COORDINATES

CONTRACTOR ____ DATE STARTED ____
INSPECTOR ____ DATE COMPLETED ____

3-D

REVEGETATION NOTE:
REVEGETATION PLANTING WILL BE MONITORED IN THE FIELD BY THE PROJECT BIOLOGIST, AND WILL BE DONE AROUND PATCHES OF ESTABLISHED NATIVE VEGETATION. ALL PLANTING LOCATIONS WILL BE DIRECTED INTO OPEN SPACES WITHIN EXISTING NATIVE VEGETATION AND MAY NOT DIRECTLY CORRESPOND TO THIS DRAWING. SEE NATIVE REVEGETATION PLANT LIST ON PLANT MATERIAL AND SITE FURNISHINGS SHEET.

IRRIGATION AND MAINTENANCE

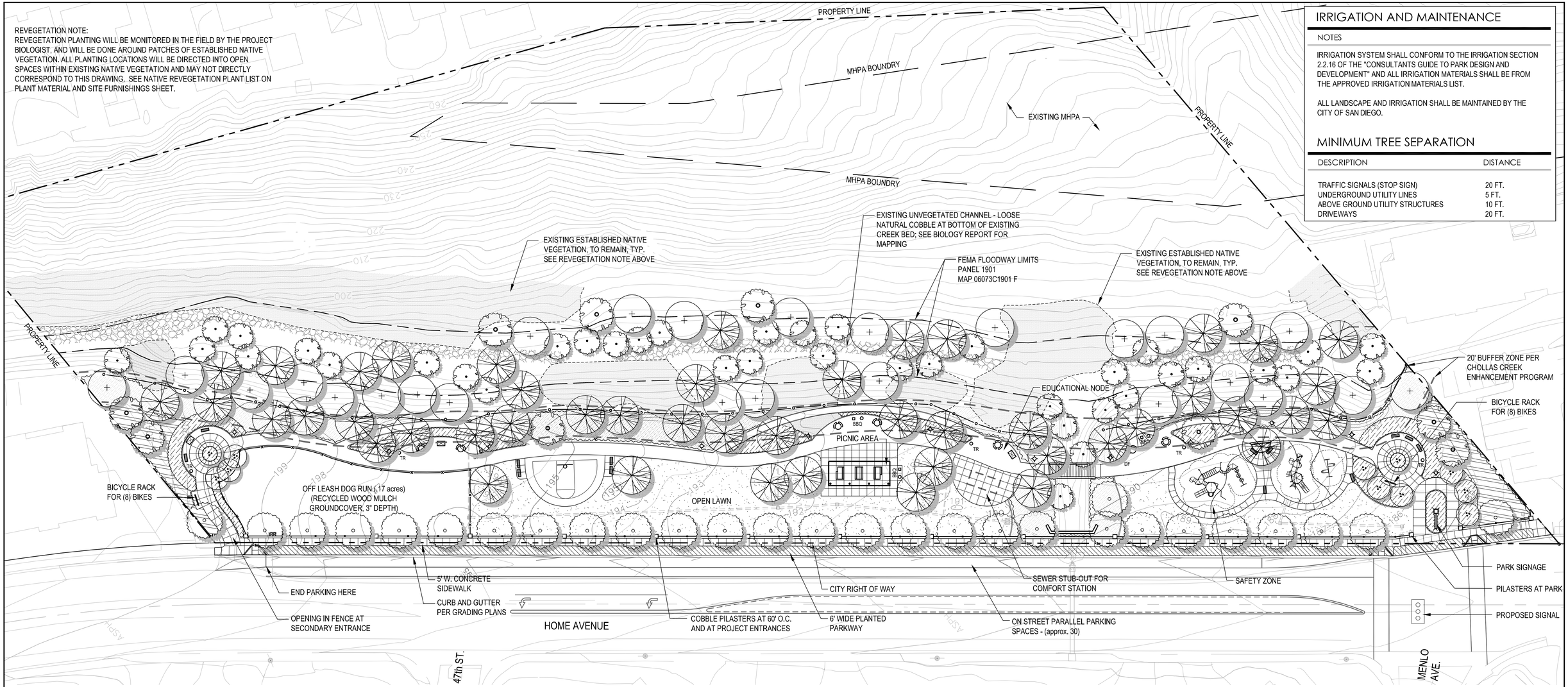
NOTES

IRRIGATION SYSTEM SHALL CONFORM TO THE IRRIGATION SECTION 2.2.16 OF THE "CONSULTANTS GUIDE TO PARK DESIGN AND DEVELOPMENT" AND ALL IRRIGATION MATERIALS SHALL BE FROM THE APPROVED IRRIGATION MATERIALS LIST.

ALL LANDSCAPE AND IRRIGATION SHALL BE MAINTAINED BY THE CITY OF SAN DIEGO.

MINIMUM TREE SEPARATION

DESCRIPTION	DISTANCE
TRAFFIC SIGNALS (STOP SIGN)	20 FT.
UNDERGROUND UTILITY LINES	5 FT.
ABOVE GROUND UTILITY STRUCTURES	10 FT.
DRIVEWAYS	20 FT.



PLANT MATERIAL LEGEND

SYMBOL	DESCRIPTION	COMMENT	MATURE SIZE (HT/SP)
	Large Native Riparian Deciduous Tree:		
	20% 1 Gal., 20% 5 Gal., 60% 15 Gal.		
	PLATANUS RACEMOSA (CALIFORNIA SYCAMORE)	SPECIMEN DECIDUOUS	50' / 30'
	Medium Native Riparian Deciduous Tree:		
	45% 1 Gal., 45% 5 Gal., 10% 15 Gal.		
	POPULUS FREMONTII (WESTERN COTTONWOOD)	VERTICAL SCREENING TREE	50' / 30'
	Native Evergreen Tree on Slopes or Above Creekbed in Buffer Area:		
	100% 15 Gal.		
	QUERCUS AGRIFOLIA (COAST LIVE OAK)	EVERGREEN TREE	40' / 50'
	Native Evergreen Street Tree:		
	100% 24" Box		
	QUERCUS AGRIFOLIA (COAST LIVE OAK)	CANOPY STREET TREE	40' / 50'
	Small Riparian Deciduous Tree:		
	50% 1 Gal., 50% 5 Gal.		
	SALIX LASIOLEPIS (ARROYO WILLOW)	NATIVE REVEGETATION TREE	10' / 20'
	BACCHARIS SALICIFOLIA (MULEFAT)	NATIVE REVEGETATION TREE	8' / 8'
	Small Flowering Deciduous Tree:		
	100% 15 Gal.		
	AESCULUS CALIFORNICA (CALIFORNIA BUCKEYE)	FLOWERING NATIVE TREE	20' / 30'
	SAMBUCUS MEXICANA (MEXICAN ELDERBERRY)	FLOWERING NATIVE TREE	20' / 15'

SYMBOL	DESCRIPTION	COMMENT	MATURE SIZE (HT/SP)
	Native Low Groundcover:		
	100% 1 Gal. - 4' O.C.		
	BACCHARIS PILULARIS 'PIGEON POINT' (DWARF COYOTE BRUSH)	SPREADING GROUNDCOVER	2' / 10'
	ERIOGONUM FASCICULATUM 'DANA POINT' (DANA POINT BUCKWHEAT)	SPREADING GROUNDCOVER	2' / 5'
	Turf:		
	HYDROSEED MIX - 80% PERENNIAL RYE - 20% BURMUDA		
	Native Evergreen Screening Shrub:		
	50% 1 Gal., 50% 5 Gal.- 5' O.C.		
	HETEROMELES ARBUTIFOLIA (TOYON, HOLLYWOOD)	VERTICAL FORM; RED BERRIES	16' / 10'
	RHAMNUS CALIFORNICA (COFFEEBERRY)	COMPACT EVERGREEN	6' / 6'
	RHUS INTEGRIFOLIA (LEMONADE BERRY)	DENSE ROUNDED EVERGREEN	12' / 12'
	NATIVE AUBURN CREEK BUFFER PLANTINGS:		
	Ornamental Buffer Plantings: Buffer plantings will be extended to non-buffer areas such as entries and educational nodes.		
	50% 1 Gal., 50% 5 Gal. - 30" O.C.		
	ENCELIA CALIFORNICA (CALIFORNIA ENCELIA)	BOLD YELLOW FLOWERS; RE-SEEDS	3' / 5'
	KECKIELLA CORDIFOLIA (HEART-LEAF PENSTEMON)	UNDERSTORY ACCENT	4' / 5'
	LEYMUS CONDENSATUS (GIANT WILD RYE)	BLUE BOLD LEAVES, ORNAMENTAL GRASS	3' / 3'
	MUHLENBERGIA RIGENS (DEER GRASS)	ORNAMENTAL GRASS	3' / 3'
	RHAMNUS CALIFORNICA (COFFEEBERRY)	COMPACT EVERGREEN	6' / 6'
	SOLANUM PARISHII	PARISH NIGHT SHADE	3' / 3'
	Typical Buffer Plantings: SEE LIST AT RIGHT		
	Existing Unvegetated Channel: LOOSE NATURAL COBBLE AT BOTTOM OF EXISTING CREEK BED; SEE BIOLOGY REPORT FOR MAPPING		
	Existing Established Native Vegetation: SEE REVEGETATION NOTE AT TOP LEFT		

TYPICAL BUFFER PLANTINGS:

INFORMAL GROUPINGS OF LOW TO MEDIUM HEIGHT SAN DIEGO COUNTY NATIVE PLANTS THAT WILL SERVE AS A BUFFER TO THE AUBURN CREEK REVEGETATION PLANTINGS . THE FOLLOWING PLANT LIST HAS BEEN PREPARED BY THE PROJECT BIOLOGIST:

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
ADENOSTOMA FASCICULATUM	CHAMISE	*RHUS INTEGRIFOLIA*	LEMONADEBERRY
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	*ROSA CALIFORNICA*	CALIFORNIA ROSE
BACCHARIS PILULARIS	COYOTE BRUSH	*SALVIA MELLIFERA*	BLACK SAGE
BACCHARIS SAROTHROIDES	BROOM BACCHARIS	*XYLOCOCCUS BICOLOR*	MISSION MANZANITA
ENCELIA CALIFORNICA	COMMON ENCELIA	*YUCCA SCHIDIGERA*	MOHAVE YUCCA
ERIODICTYON CRASSIFOLIUM	FELT-LEAVED YERBA SANTA		
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN-YARROW		
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT		
HAZARDIA SQUARROSA	SAWTOOTHED GOLDENBUSH		
HETEROMELES ARBUTIFOLIA	TOYON		
ISOCOMA MENZIESII VAR. *MENZIESII*	COAST GOLDENBUSH		
KECKIELLA CORDIFOLIA	CLIMBING PENSTEMON		
LEYMUS CONDENSATUS	GIANT RYEGRASS		
LOTUS SCOPARIUS	DEERWEED		
LONICERA SUBSPICATA	WILD HONEYSUCKLE		
MALOSMA LAURINA	LAUREL SUMAC		
MIMULUS AURANTIACUS	BUSH MONKEYFLOWER		
MIRABILIS CALIFORNICA	WISHBONE BUSH		
MUHLENBERGIA RIGENS	DEERGRASS		
QUERCUS AGRIFOLIA	COAST LIVE OAK		
QUERCUS BERBERIDIFOLIA	SCRUB OAK		
QUERCUS DUMOSA	NUTTALL'S SCRUB OAK		
RHAMNUS CROCEA	SPINY REDBERRY		
RHUS INTEGRIFOLIA	LEMONADEBERRY		

Note:
THE NATIVE PLANT REVEGETATION THAT WILL OCCUR EAST OF THE PARK AND DOWN-SLOPE OF THE MHPA IS DESIGNED TO REMOVE EXISTING EXOTIC PLANT SPECIES AND NO INVASIVE EXOTIC SPECIES, WILL BE INTRODUCED WITHIN THE LANDSCAPING OF THE PARK. NO WORK WILL OCCUR ADJACENT TO THE MHPA.

0 15' 30' 60'
1" = 30'-0"
April 16, 2010

REGISTERED LANDSCAPE ARCHITECT
GREGORY LOFTIN NOWELL
1599
SIGNATURE
DATE
EXP. 6-30-10
STATE OF CALIFORNIA

NOWELL & ASSOCIATES
LANDSCAPE ARCHITECTURE
2605 STATE STREET SAN DIEGO, CA 92103
TEL 619.325.1990 FAX 619.325.1997

LANDSCAPE DEVELOPMENT PLAN FOR:

HOME AVENUE PARK

NEIGHBORHOOD PARK

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 4 OF 8 SHEETS

W.O. NO. CIP #298650

FOR CITY ENGINEER ____ DATE ____

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	NA			

1846-6298 NAD 83 COORDINATES
206-1737 LAMBERT COORDINATES

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-D

PROPOSED PLANT MATERIAL



AESCULUS CALIFORNICA
(CALIFORNIA BUCKEYE)



BACCHARIS SALICIFOLIUS
(MULEFAT)



ERIOGONUM FASCICULATUM
(FLAT-TOP BUCKWHEAT)



QUERCUS AGRIFOLIA
(COAST LIVE OAK)



HETEROMELES ARBUTIFOLIA
(TOYON, HOLLYWOOD)



LEYMUS CONDENSATUS
(GIANT WILD RYE)

NATIVE AUBURN CREEK REVEGETATION PLANTS

CONTAINER PLANTINGS FOR THE AUBURN CREEK WETLAND RESTORATION:

SCIENTIFIC NAME	COMMON NAME
BACCHARIS SALICIFOLIA	MULE FAT
PLATANUS RACEMOSA	WESTERN SYCAMORE
POPULUS FREMONTII	FREMONT COTTONWOOD
ROSA CALIFORNICA	CALIFORNIAROSE
SAMBUCUS MEXICANA	MEXICAN ELDERBERRY
SALIX EXIGUA	NARROW-LEAVED WILLOW
SALIX GOODDINGII	GOODDING'S BLACK WILLOW
SALIX LAEVIGATA	RED WILLOW
SALIX LASIOLEPIS	ARROYO WILLOW
VITIS GIRDIANA	DESERT WILD GRAPE



MUHLENBERGIA RIGENS
(DEER GRASS)



PLATANUS RACEMOSA /
CALIFORNIA SYCAMORE



POPULUS FREMONTII /
WESTERN COTTONWOOD



SALIX LASIOLEPIS
(WILLOW)



SAMBUCUS MEXICANA
(MEXICAN ELDERBERRY)



RHUS INTEGRIFOLIA
(LEMONADE BERRY)

NOTE: SEE WETLAND MITIGATION / REVEGETATION REPORT PREPARED BY PROJECT BIOLOGIST FOR REVEGETATION PROCEDURES

PROPOSED SITE FURNISHINGS



PICNIC SHELTER w/ SOLID ROOF



PLAY EQUIPMENT (2-5 YEAR OLDS)



PLAY EQUIPMENT (6-12 YEAR OLDS)



PEDESTRIAN BRIDGE



BASKETBALL NET & BACKBOARD



8' RECTANGULAR ADA COMPLIANT PICNIC TABLE



TRAILSIDE 62" DIAMETER ADA COMPLIANT ROUND PICNIC TABLE



PRE-CAST CONCRETE POST AND RAIL FENCE



5' CONCRETE BENCH



BBQ & HOT COALS
RECEPTACLE



TRASH RECEPTACLE



DRINKING FOUNTAIN



BICYCLE RACK



CHOLLAS CREEK SIGNAGE
(WITH PLEXI COVER)



SECURITY
LIGHTING

April 16, 2010

REGISTERED LANDSCAPE ARCHITECT
GREGORY LOFTIN NOWELL
1599
SIGNATURE
DATE
EXP. 8-30-10
STATE OF CALIFORNIA

NOWELL & ASSOCIATES
LANDSCAPE ARCHITECTURE
2605 STATE STREET SAN DIEGO, CA 92103
TEL 619.325.1990 FAX 619.325.1997

PLANT MATERIAL AND SITE FURNISHINGS SHEET FOR:

HOME AVENUE PARK

NEIGHBORHOOD PARK

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 5 OF 8 SHEETS

W.O. NO. *CIP #298650*

FOR CITY ENGINEER _____ DATE _____

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	NA			

1846-6298
NAD 83 COORDINATES

206-1737
LAMBERT COORDINATES

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-D

Sign Character



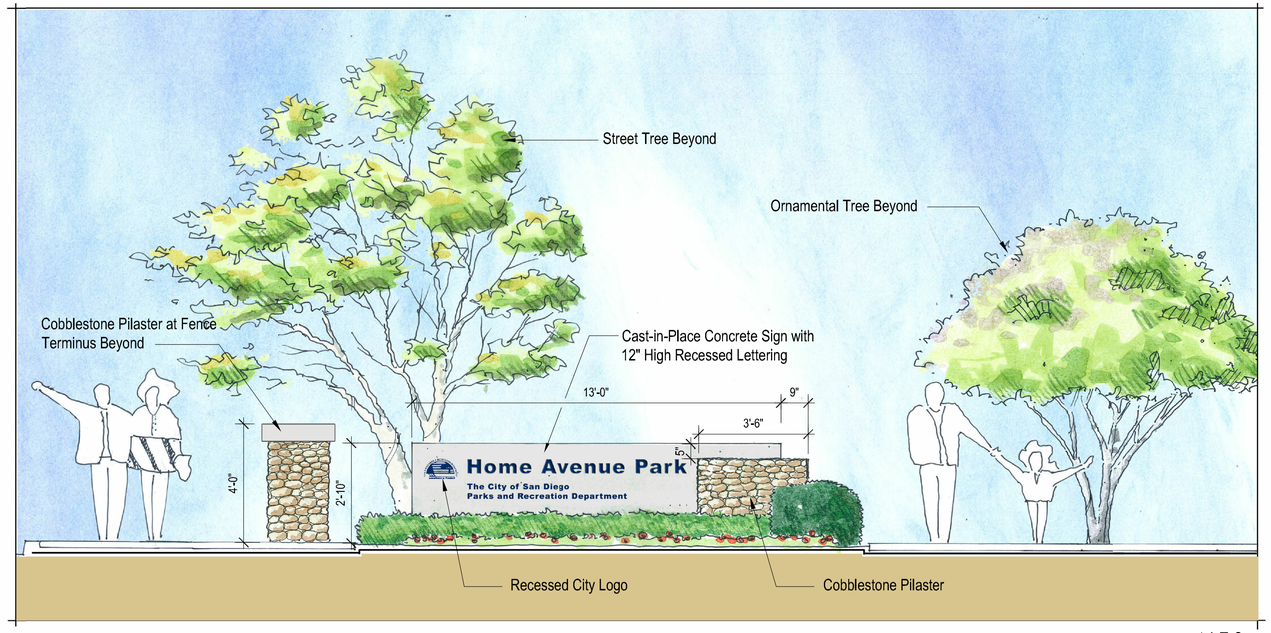
FENCE WITH COBBLESTONE PILASTERS



FORREST GREEN RECESSED LETTERING

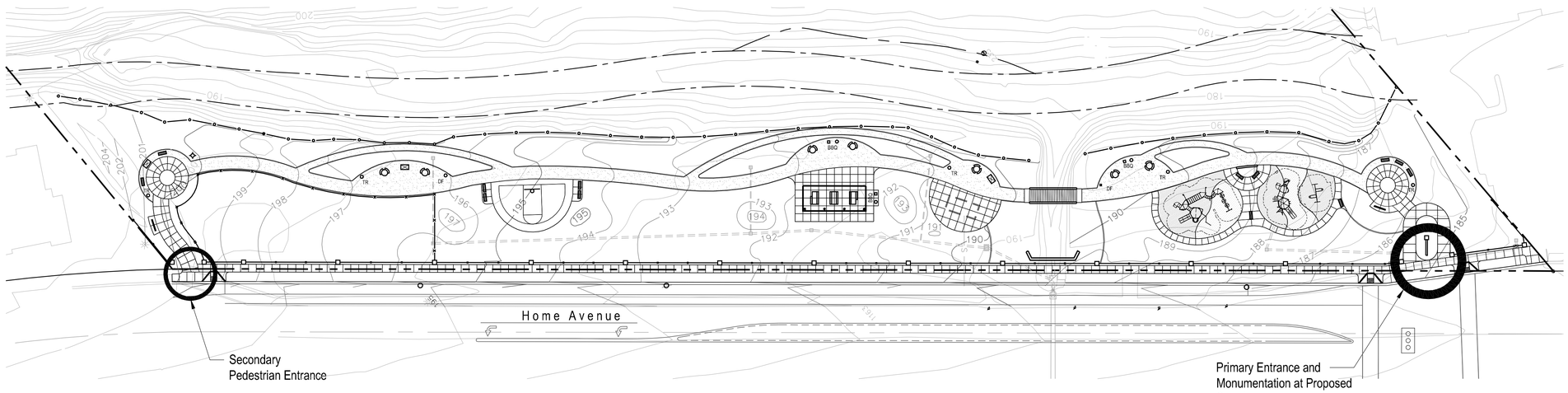
NOTE:
PHOTOS SHOWN FOR
CHARACTER ONLY.

Sign Monument at Primary Entrance



N.T.S

Park Entrance Plan



N.T.S

April 16, 2010

REGISTERED LANDSCAPE ARCHITECT
GREGORY LOFTIN NOWELL
1599
SIGNATURE
DATE
EXP. 8-30-10
STATE OF CALIFORNIA

NOWELL & ASSOCIATES
LANDSCAPE ARCHITECTURE
2605 STATE STREET SAN DIEGO, CA 92103
TEL 619.325.1990 FAX 619.325.1997

PARK IDENTIFICATION SIGN FOR:

HOME AVENUE PARK

NEIGHBORHOOD PARK

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 6 OF 8 SHEETS

W.O. NO. CIP #298650

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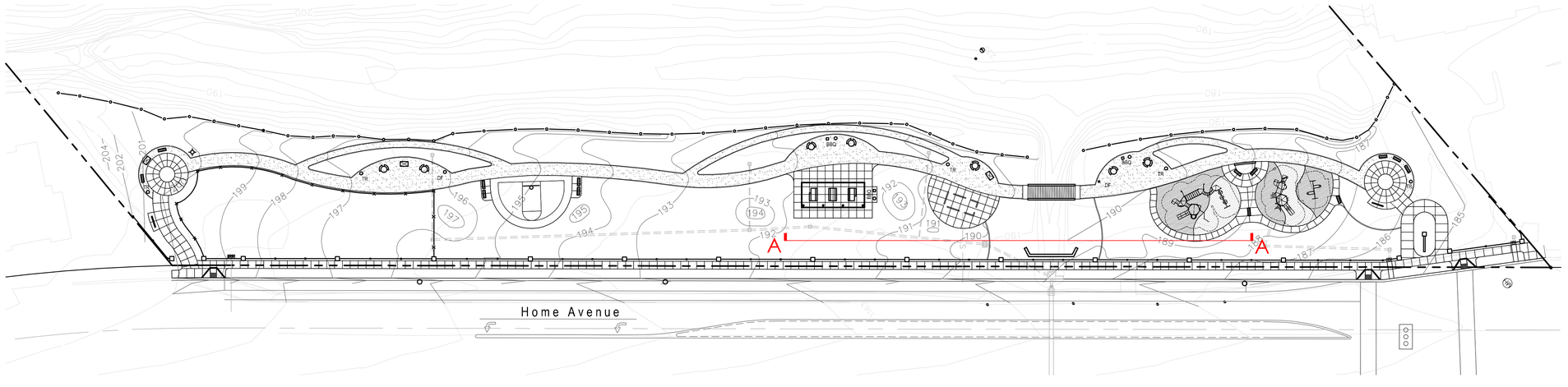
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SECTION A-A



HOME AVENUE PHOTO ELEVATION



HOME AVENUE PHOTO ELEVATION
N.T.S.

April 16, 2010

REGISTERED LANDSCAPE ARCHITECT
GREGORY LOFTIN NOWELL
1599
SIGNATURE
DATE
EXP. 6-30-10
STATE OF CALIFORNIA

NOWELL & ASSOCIATES
LANDSCAPE ARCHITECTURE
2605 STATE STREET SAN DIEGO, CA 92103
TEL 619.325.1990 FAX 619.325.1997

PROJECT CROSS SECTIONS FOR:

HOME AVENUE PARK

NEIGHBORHOOD PARK

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 7 OF 8 SHEETS

W.O. NO. CIP #298650

FOR CITY ENGINEER _____ DATE _____

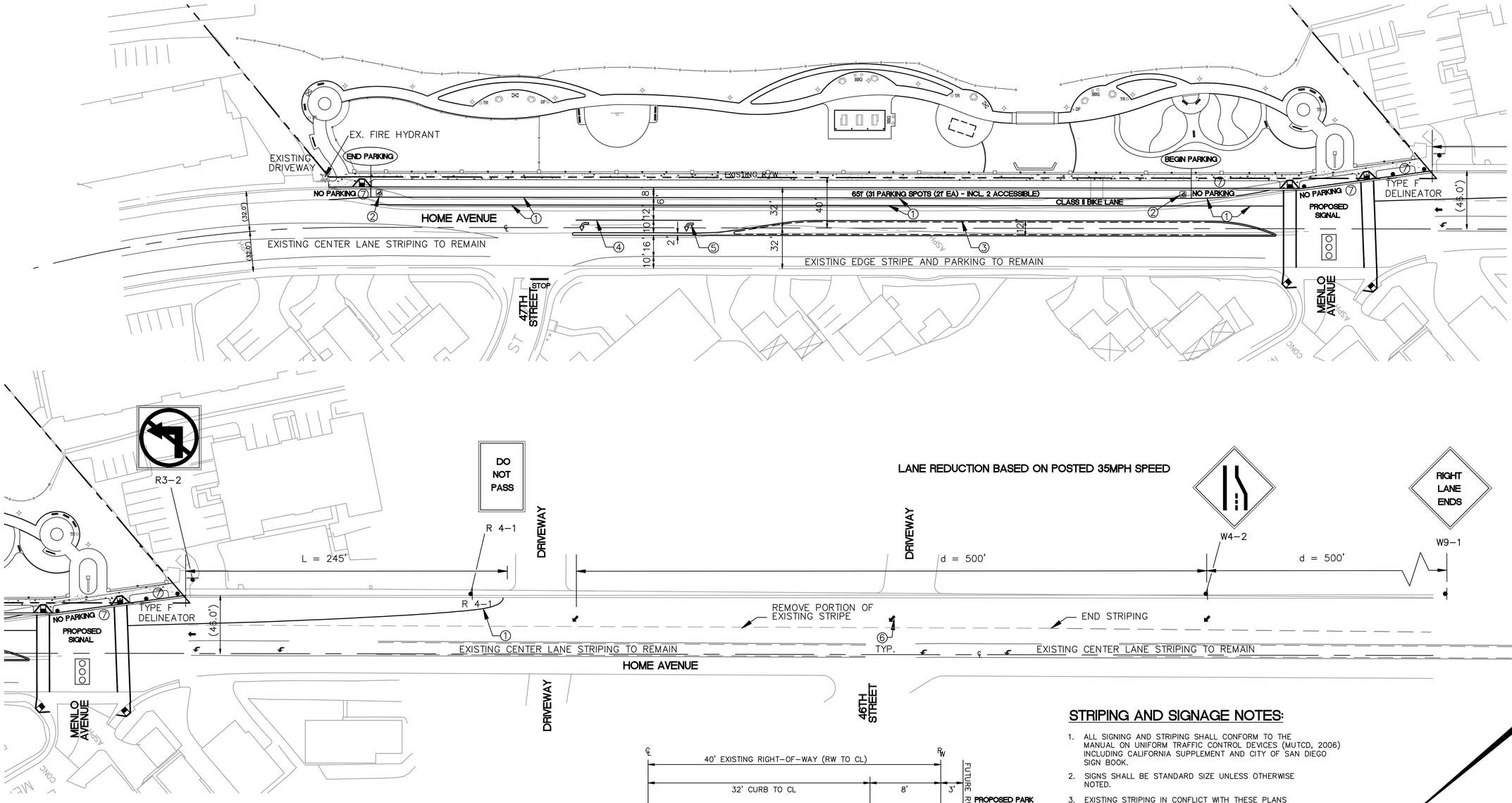
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	NA			

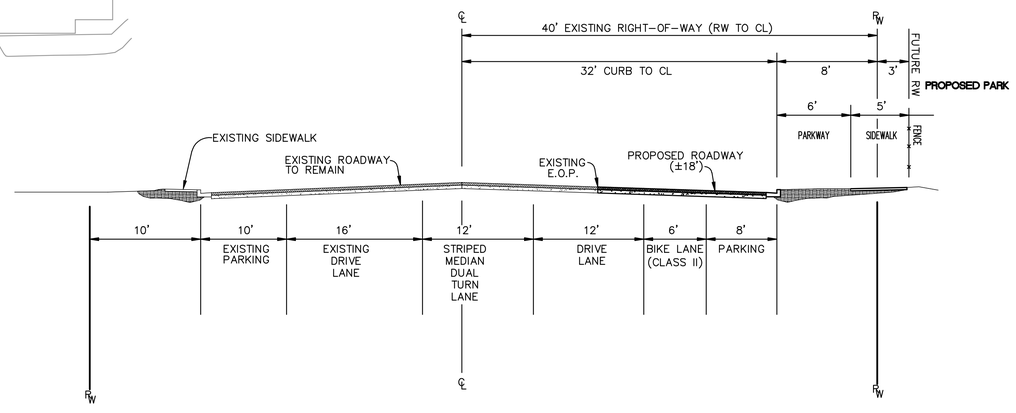
1846-6298
NAD 83 COORDINATES

206-1737
LAMBERT COORDINATES

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

-D





TYPICAL SECTION - HOME AVENUE

NO SCALE

PAVEMENT MARKING NOTES:

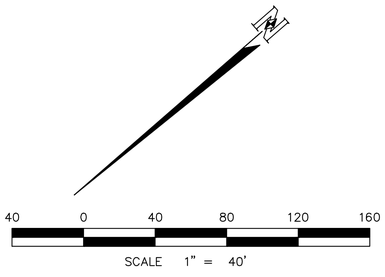
1. 4" SOLID WHITE RIGHT EDGE STRIPE PER DETAIL 25A, MUTCD
2. BLUE STRIPED "ACCESSIBLE PARKING" ZONE WITH SIGNAGE.
3. MEDIAN STRIPING PER DETAILS 28 AND 31, MUTCD.
4. 8" WHITE TURN LANE PER DETAIL 38A, MUTCD.
5. TYPE IV (L) LEFT TURN ARROW, MUTCD.
6. TYPE VI ARROW, MUTCD.
7. RED STRIPED "NO PARKING" ZONE WITH SIGNAGE.

EXISTING CURB UTILIZATION

THE EXISTING STREET EDGE ON THE PARK FRONTAGE IS A MIX OF AC BERM/PAVEMENT WITHOUT CURB MARKINGS. DUE TO THE NARROW WIDTH OF HOME AVENUE AT THIS FRONTAGE, ON-STREET PARKING DOES NOT CURRENTLY OCCUR.

STRIPING AND SIGNAGE NOTES:

1. ALL SIGNING AND STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD, 2006) INCLUDING CALIFORNIA SUPPLEMENT AND CITY OF SAN DIEGO SIGN BOOK.
2. SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE NOTED.
3. EXISTING STRIPING IN CONFLICT WITH THESE PLANS SHALL BE REMOVED BY THE CONTRACTOR BY SANDBLASTING AND SAND SEALING.
4. THERMOPLASTIC TO BE USED FOR ALL LEGENDS, CROSSWALKS AND LIMIT LINES.
5. ALL EXISTING SIGNS TO BE RESET.



NASLAND ENGINEERING

CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4740 Ruffner Street, San Diego, California, 92111 •858-292-7770

REVISION	DATE	BY
ORIGINAL	3/30/10	N.E.

PROJECT ENGR: L. P. THORNBURGH
DESIGNED BY: ADAM PODLICH
DRAWN BY: A PODLICH
SCALE:
JOB NO. 104-249.1

PRELIMINARY STRIPING PLAN:

HOME AVENUE

CITY OF SAN DIEGO, CALIFORNIA
SHEET 8 OF 8 SHEETS

W.O. NO. CIP #298650

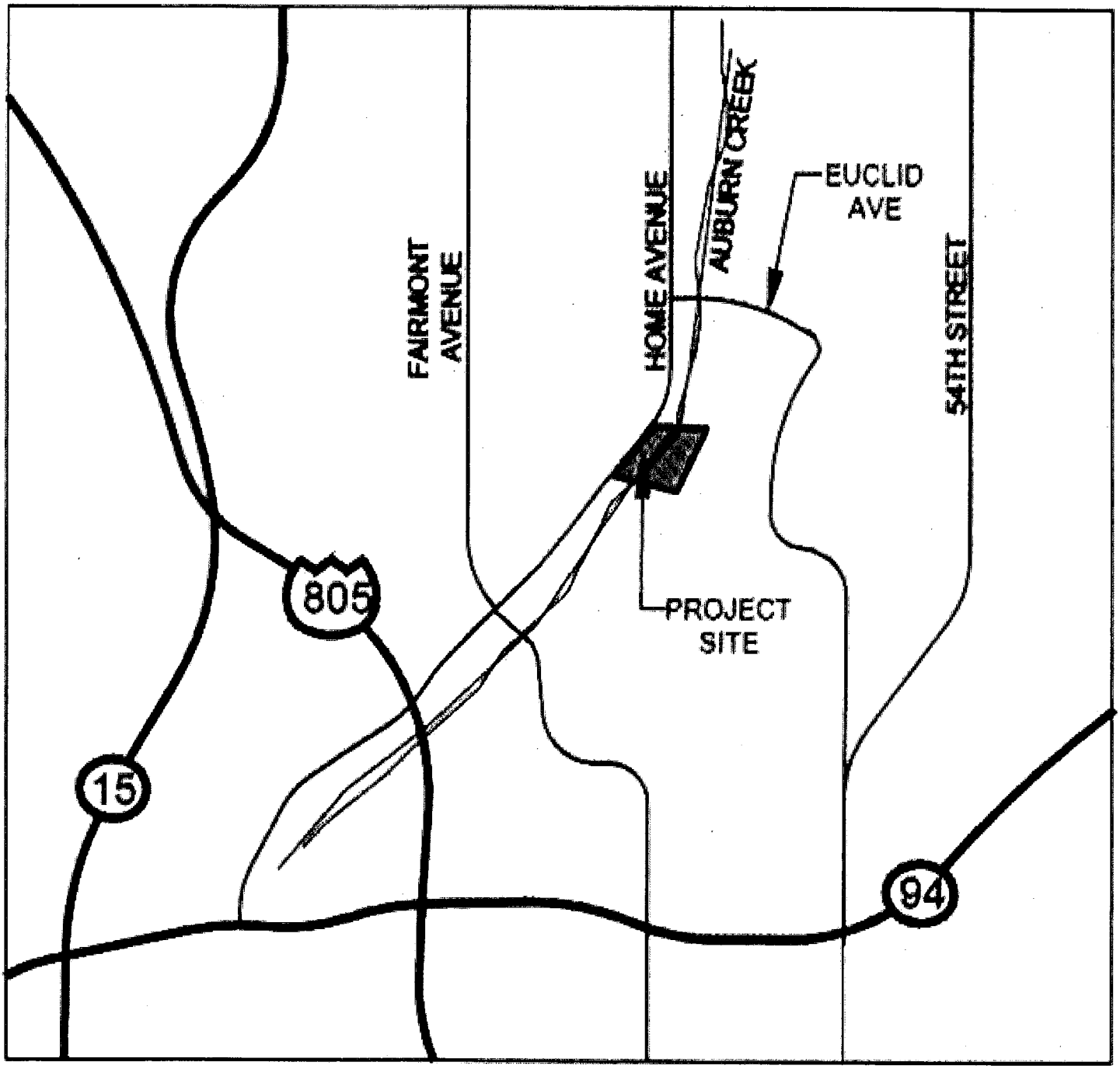
FOR CITY ENGINEER		DATE			DIVISION HEAD
DESCRIPTION	BY	APPROVED	DATE	FILMED	
ORIGINAL	N.E.				DESIGN ENGINEER
					1846-6298 NAD 83 COORDINATES
					206-1737 LAMBERT COORDINATES

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

8-D

APPENDIX H

VICINITY MAP



VICINITY MAP

NTS

APPENDIX I

MATERIALS TYPICALLY ACCEPTED BY CERTIFICATE OF COMPLIANCE

Materials Typically Accepted by Certificate of Compliance

1. Soil amendment
2. Fiber mulch
3. PVC or PE pipe up to 16 inch diameter
4. Stabilizing emulsion
5. Lime
6. Preformed elastomeric joint seal
7. Plain and fabric reinforced elastomeric bearing pads
8. Steel reinforced elastomeric bearing pads
9. Waterstops (Special Condition)
10. Epoxy coated bar reinforcement
11. Plain and reinforcing steel
12. Structural steel
13. Structural timber and lumber
14. Treated timber and lumber
15. Lumber and timber
16. Aluminum pipe and aluminum pipe arch
17. Corrugated steel pipe and corrugated steel pipe arch
18. Structural metal plate pipe arches and pipe arches
19. Perforated steel pipe
20. Aluminum underdrain pipe
21. Aluminum or steel entrance tapers, pipe downdrains, reducers, coupling bands and slip joints
22. Metal target plates
23. Paint (traffic striping)
24. Conductors
25. Painting of electrical equipment
26. Electrical components
27. Engineering fabric
28. Portland Cement
29. PCC admixtures
30. Minor concrete, asphalt
31. Asphalt (oil)
32. Liquid asphalt emulsion
33. Epoxy

APPENDIX J

SITE DEVELOPMENT PERMIT,
HOME AVENUE NEIGHBORHOOD PARK PROJECT NO. 194262

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON APR 08, 2011
DOCUMENT NUMBER 2011-0183999
Ernest J. Dronenburg, Jr., COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 9:30 AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: S-00673.02.06

SITE DEVELOPMENT PERMIT NO. 687206
HOME AVENUE NEIGHBORHOOD PARK PROJECT NO. 194262 [MMRP]
PLANNING COMMISSION

This Site Development Permit No. 687206 is granted by the Planning Commission of the City of San Diego to THE CITY OF SAN DIEGO, ENGINEERING AND CAPITAL PROJECTS DEPARTMENT, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.054. The 5.8 acre site is located at 4750 Home Avenue in the RM-1-1 and OR-1-1 zones in the City Heights Neighborhood of the Mid-City Communities Plan area. The project site is legally described as portions of Lot 24 of Map No. 482; and

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to construct a 5.8 acre public neighborhood park of which approximately 1.8 acres are useable land for park development. The approximately 4 acres of non-usable land would remain open space, consisting of a vegetated buffer between the active uses and Auburn Creek, a branch of Chollas Creek. Park amenities consists of a half-court basket ball court, children's playground structures, a dog park area, picnic areas with barbeque facilities and shade structures, a comfort station, open space areas, a pedestrian bridge and interpretative signage along Auburn Creek. A new traffic signal would be installed for pedestrians crossing at Home Avenue and Menlo Avenue and a sidewalk along the Home Avenue frontage will be provided, as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 17, 2011, on file in the Development Services Department.

The project shall include:

a. A 5.8 acre public neighborhood park of which approximately 1.8 acres are useable land for park development. The approximately 4 acres of non-usable land would remain open space, consisting of a 20-foot vegetated buffer between the active uses and Auburn Creek;

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b. A new traffic signal for pedestrian crossing at Home Avenue and Menlo Avenue;

c. A sidewalk along Home Avenue adjacent to the park;

d. Half-court basketball court, children's playground structures, a dog park area, picnic areas with barbeque facilities and shade structures and a comfort station;

e. A pedestrian bridge at the box culvert location;

f. Interpretative signage along Auburn Creek;

g. Thirty on-street parallel parking spaces along Home Avenue adjacent to the park, with a no parking zone at the north end of the park;

g. A deviation for the installation of a box culvert to encroach 0.01 acres into Auburn Creek;

h. Landscaping (planting, irrigation and landscape related improvements); and

i. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

a. The Permittee signs and returns the Permit to the Development Services Department; and

b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

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4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or

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obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

11. This Permit may be developed in phases.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 194262, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 194262, to the satisfaction of the Development Services Department and the City Engineer. Prior to the issuance of the "Notice to Proceed" with construction, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Biological Resources; Hazardous Materials; Noise and Land Use.

ENGINEERING REQUIREMENTS:

15. Prior to the issuance of any construction permits, the project shall include any construction Best Management Practices (BMP's) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications, satisfactory to the City Engineer.

16. The final construction drawings shall incorporate and show the type and location of all post-construction BMP's, in accordance with the approved Water Quality Technical Report, satisfactory to the City Engineer.

17. The drainage system proposed for this development is public and subject to approval by the City Engineer.

18. The project proposes to export 720 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a

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construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per the Land Development Code Section 141.0620(i).

19. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.

20. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 99 08 DWQ.

21. The Owner/Permittee shall construct City Standard curb ramps at the locations shown on the Exhibit "A", satisfactory to the City Engineer.

GEOLOGY REQUIREMENTS:

22. The Owner/Permittee shall submit a Geotechnical Investigation Report or update letter that specifically addresses the proposed construction plans. The Geotechnical Investigation Report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

23. The Owner/Permittee shall submit an as-graded Geotechnical Report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department.

LANDSCAPE REQUIREMENTS:

24. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Establishment and Maintenance Agreement shall be submitted for review by the Development Services Department.

25. Prior to issuance of any public improvement permit, landscape construction plans shall be submitted to the Development Services Department for approval. Improvement plans shall be designed so as not to prohibit the placement of street trees.

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26. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

MULTIPLE SPECIES CONSERVATION PROGRAM:

27. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service (USFWS) pursuant to Section 10(a) of the ESA and by the CDFG pursuant to Fish and Game Code Section 2835 as part of the Multiple Species Conservation Program (MSCP), the City of San Diego through the issuance of this Permit hereby confers upon Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement (IA), executed on July 17, 1997 and on File in the Office of the City Clerk as Document No. 00-18394. The issuance of this permit by the City of San Diego does not authorize the Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 (EAS) and any amendments thereto (16 U.S.C. Section 1531 et seq.). Third Party Beneficiary status is conferred upon Permittee by the City: (1) to grant Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this permit and the IA, and (2) to assure Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS or CDFG, except in the limited circumstances described in Section 9.6 and 9.7 of the IA. For lands identified as mitigation but not yet dedicated, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA

PLANNING/DESIGN REQUIREMENTS:

28. Sensitive biological resources that are outside of the proposed development area on the premises shall be left in a natural state and used only for those passive activities allowed in the OR-1-1 zone.

29. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

30. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

31. The project shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the

ORIGINAL

amendment to Council Policy 200-18 approved by City Council on February 26, 2002, (Resolution R-296141) satisfactory to the City Engineer. This may require, but not be limited to, installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.

32. The project shall install a traffic signal at the intersection of Home Avenue and Menlo Avenue, satisfactory to the City Engineer.

33. The project shall install curb, gutter, 6 feet wide parkway, 5 feet wide sidewalk, 8 feet wide parking lane, 6 feet wide class II bike lane, 12 feet wide northbound lane, and a 10 to 12 feet wide two-way-left-turn-lane/left-turn-lane along its frontage on Home Avenue with adequate transition to south and north as shown on the Preliminary Striping Plan for the project, satisfactory to the City Engineer.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

APPROVED by the Planning Commission of the City of San Diego on December 16, 2010 and Planning Commission Resolution No. 4674-PC.

ORIGINAL

Permit Type/PTS Approval No.: Site Development
Permit No. 687206
Date of Approval: February 17, 2011

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Patricia Grabski
Development Project Manager

NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

City of San Diego,
Engineering and Capital Projects Department
Owner/Permittee

By _____
Debbie Van Martin
Associate Civil Engineer

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Diego }

On April 1, 2011 (Date) before me Maribel A Martinez Notary Public (Here Insert Name and Title of the Officer)

personally appeared Debbie Van Marter, (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MARIBEL A. MARTINEZ
Commission # 1736157
Notary Public - California
San Diego County
My Comm. Expires Apr 2, 2011

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Maribel Martinez (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Home Avenue Neighborhood Park Pkt 194262

Document Date: February 17, 2011 Number of Pages: 8

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Diego }

On March 17, 2011 (Date) before me, Maribel A Martinez Notary Public (Here Insert Name and Title of the Officer)

personally appeared Patricia Grabeski (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MARIBEL A. MARTINEZ
Commission # 1736157
Notary Public - California
San Diego County
My Comm. Expires Apr 2, 2011

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Maribel A Martinez (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Home Avenue Neighborhood Park Pts 194262

Document Date: February 17, 2011 Number of Pages: 8

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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PLANNING COMMISSION RESOLUTION NO. 4674-PC
SITE DEVELOPMENT PERMIT NO. 687206
HOME AVENUE NEIGHBORHOOD PARK PROJECT NO. 194262 - [MMRP]

WHEREAS, THE CITY OF SAN DIEGO ENGINEERING AND CAPITAL PROJECTS DEPARTMENT, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a 5.8 acre public neighborhood park of which approximately 1.8 acres are useable land for park development. The approximately 4 acres of non-usable land would remain open space, consisting of a vegetated buffer between the active uses and Auburn Creek, a branch of Chollas Creek. Park amenities consists of a half-court basketball court, children's playground structures, a dog park area, picnic areas with barbeque facilities, a comfort station, open space areas, a pedestrian bridge at the box culver location and interpretative signage along Auburn Creek. A new traffic signal for pedestrians crossing at Home Avenue and Menlo Avenue will be installed, as well, as a sidewalk along the Home Avenue frontage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 687206), on portions of a 5.8 acre site;

WHEREAS, the project site is located at 4750 Home Avenue in the RM-1-1 and OR-1-1 zones in the City Heights Neighborhood of the Mid-City Communities Plan area;

WHEREAS, the project site is legally described as portions of Lot 24 of Map No. 482; and

WHEREAS, on February 17, 2011, the Planning Commission of the City of San Diego considered Site Development Permit No. 687206 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated February 17, 2011.

FINDINGS:

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. The proposed development will not adversely affect the applicable land use plan;

The subject property is located at 4750 Home Avenue just west of the 805 Interstate and north of State-Route 94. The project site is located in the City Heights Neighborhood of the Mid-City Communities Plan area and the Chollas Creek Enhancement Plan. The property is zoned RM-1-1 and OR-1-1. The proposed development is for the construction of a new 5.8 acre public neighborhood park of which approximately 1.8 acres are useable land for park development. The approximately 4 acres of non-usable land would remain open space, consisting of a vegetated buffer between the active uses and the creek. The active space would include play areas for children with playground equipment for 2-5 and 6-12 years-olds, a 0.17 acre fenced dog park, a half-court basketball court, a pedestrian bridge, a pre-fabricated shade structure, picnic areas with barbeques, comfort station, educational nodes with informative signage, open lawn areas and an ADA accessible decomposed granite walks connecting all amenities. The major pedestrian walkways will be lit with thematic light fixtures. A traffic signal will be installed for pedestrians crossing at the intersection of Menlo and Home Avenue. The entire project is

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buffered from Home Avenue with a non-contiguous five foot wide sidewalk, a six foot wide planted parkway; a four foot high fence and street trees. Approximately 30 on-street parallel parking spaces would also be provided along Home Avenue. A no parking zone at the north end of the project will be installed to deter all-day resident parking. The project will also include revegation of the degraded Auburn Creek habitat, including the removal of invasive plant materials to be replaced with native riparian species consistent with the Chollas Creek Enhancement Plan.

The site is designated as Residential (11-15 dwelling units per acre) and Open Space in the Community Plan. Multi-family residential developments are located immediately to the north, south, and west of the site, with single-family residences located to the east of the site, elevated from the creek. The proposed project would not adversely impact the Community Plan land use designation because the usable park space totals less than 2 acres. A neighborhood park with no athletic programming and less than 2 acres of usable area allows for the deferral of a community plan amendment per Administrative Regulation 1.60, Capital Improvements Programming. The regulation states that a community plan amendment for a park is not required to be processed concurrently with a Site Development Permit under this circumstance. In this case, a community plan amendment to change the portion of the site that is currently designated Residential to Park would be deferred to a future amendment; therefore, the proposed development is consistent with the Community Plan.

The Transportation Element of the Community Plan calls for widening Home Avenue to a four-lane collector street between Euclid Avenue and Fairmount Avenue as adjacent properties develop. The proposed park project would not preclude the future widening of Home Avenue by locating permanent park amenities outside of the ultimate right-of-way; therefore the proposed development is consistent with the Community Plan.

The active space within the proposed project would contain amenities that include play areas for children with playground equipment for 2-5 and 6-12 years-olds, a 0.17-acre fenced dog park, a half-court basketball court, barbeques, and a shade structure. The active park uses within the proposed project would help implement the City's General Plan Recreation Element which calls for the provision of population-based parks with a diverse range of activities. The proposed project would help implement the General Plan Urban Design Element by locating a small park and play area in a central, accessible location. In order to meet the General Plan Noise Element standard for neighborhood parks, the project proposes street improvements, including the use of rubberized asphalt pavement along Home Avenue between 47th Street and Euclid Avenue that will reduce the exterior noise to an acceptable level. The revegetation of Auburn Creek habitat and the removal of invasive plants would help implement the Recreation Element through the preservation and enhancement of open space areas. The proposed project would also implement the Mid-City Communities Plan by providing new and expanded population based park facilities, and by preserving and enhancing Auburn Creek as a linear open space system through the restoration of native riparian species.

2. The proposed development will not be detrimental to the public health, safety, and welfare; and

The approvals prepared for the proposed development include various conditions of approval relevant to achieving compliance with the regulations of the Municipal Code in effect for the project site; and that such conditions have been determined by the decision-maker as necessary to avoid adverse impacts upon the health, safety and welfare of the persons residing or working in the area. These conditions include standards that pertain to best management practices, traffic improvements, noise, and landscaping and

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require compliance with operational constraints and development controls intended to assure the continued health, safety and general welfare of persons residing or working in the area. All Building, Fire, Plumbing, Electrical, Mechanical Code and the City regulations governing the construction and continued operation of the development apply to the site to prevent adverse affects to those persons or other properties in the vicinity. Therefore, based on the above, the proposed development would not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The proposed development will comply with the applicable regulations of the Land Development Code (LDC) except for a deviation to environmentally sensitive lands. The proposed park development would encroach 0.01 acres into Auburn Creek for the installation of a drainage box culvert. This encroachment requires a deviation from the Environmentally Sensitive Lands (ESL) Regulations, pursuant to Section 143.0141(b) of the San Diego Municipal Code because it is impacted a wetlands.

The vacant 5.8 acre site is divided by Auburn Creek, which is a part of Chollas Creek. Currently there is an existing drainage inlet and box culvert on Home Avenue between 47th Street and Menlo Avenue, discharging runoff into Auburn Creek. The project is proposing to install a new headwall with ripraps and a new inlet to properly discharge the existing drainage runoff and reduce erosions in the drainage channel. Installation of the box culvert results in 0.01-acres of impacts to the creek (Attachment 8). A biological survey report was prepared by Recon Environmental, Inc. (*Biological Technical Report for the Home Avenue Park Project* March 25, 2010) to assess the impacts of the project on sensitive biological resources. Biological field surveys conducted included: vegetation mapping, a sensitive plant species assessment, and a general wildlife survey. Installation of the box culvert would result in impacts to 0.01 acres of southern willow scrub/riparian scrub (wetland habitat), less than 0.01 acres of Tier II coastal sage scrub, and 0.57 acres of Tier IIIB non-native grasslands. The total impact from the project to sensitive vegetation would equal 0.58 acres. In accordance with City of San Diego's Biological Resources Guidelines the impacts to southern willow scrub would be mitigated at a 2:1 ratio and the impacts to the sensitive upland habitat would be mitigated at a 1:1 ratio. Total sensitive biological impacts for the project would require 0.58 acres of mitigation. To mitigate for the impacts to the wetland and upland habitats the City of San Diego is required to comply with the approved *Conceptual Habitat Restoration Mitigation Plan for the Home Avenue Park Project located in the City of San Diego* (Recon Environmental, March 25, 2010). The restoration plan identifies a total of 1.26 acres of restoration to take place on-site along Auburn Creek and would mitigate impacts to both upland and wetland habitats.

B. Supplemental Findings--Environmentally Sensitive Lands

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;

While the site has physical constraints in the form of steep slopes and wetlands it has been designed and sited to minimize disturbance to these environmentally sensitive lands. The subject site ranges from approximately 189 to 260 feet AMSL with the steep slopes located in the eastern portion of the site, east of Auburn Creek. The western portion of the site, along Home Avenue, west of the creek is relatively flat and was previously graded. To minimize impacts to wetland habitat and steep slopes the proposed park development would be sited on the flattest portion of the site and a 20 foot buffer will be required between Auburn Creek and the useable portion of the park. While, an encroachment of 0.01 acres into

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wetland habitat for the box culvert proposed, a pedestrian bridge would be constructed over the culvert to void any additional impacts to wetlands. Therefore, as proposed the development has been designed to minimize disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;

Design of the proposed development would minimize the alternation of the natural landform and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. Implementation of the proposed development will result in no land form alteration due to minimal grading of the site; the project would also not increase or result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;

As required by the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and the Environmentally Sensitive Lands Ordinance (ESL) the proposed development would reduce or eliminate impacts to adjacent environmentally sensitive lands through the design and conditions of approval for drainage, grading, lighting, noise, public access, domestic animal predation, removal of non-native vegetation and limiting work during the breeding season for the California Gnatcatcher, as well as providing a 20 foot buffer between Chollas Creek and the useable area of the proposed park development.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan;

A small portion of the site, east of Auburn Creek, parallel to the multi-family residential development on Ridge View Drive, is located within the City's Multi Habitat Planning Area (MHPA). The proposed development is consistent with the MSCP Subarea Plan because impacts to it would reduced or eliminated through the design and conditions of approval for drainage, grading, lighting, noise, public access, domestic animal predation, removal of non-native vegetation and limiting work during the breeding season for the California Gnatcatcher. Therefore, the proposed development is consistent with the MSCP Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and

The proposed development is not located in close proximity to any beach or the shoreline. The proposed development includes both revegetation and erosion plans to address any potential erosional impacts. The proposed development will not contribute to the erosion of pubic beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

The City of San Diego conducted an environmental review of the proposed project in accordance with the California Environmental Quality Act (CEQA) and determined that a Mitigated Negative Declaration

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is the appropriate document. The mitigation required is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development for impacts to biological resources, noise, land use and hazardous materials.

The biological report prepared for the project determined that a 20-foot buffer from Auburn Creek to the useable portion of the park is adequate to protect the functions and values of the creek and that the required habitat restoration program would ultimately improve them. Furthermore, compliance with the restoration plan would satisfy the no net loss of wetlands as defined in the City of San Diego's Biological Guidelines.

Installation of the box culvert in the creek would result in 0.01 acres of impact to southern willow scrub/riparian scrub (wetland habitat), less than 0.01 acres of Tier II coastal sage scrub, and 0.57 acres of Tier IIIB non-native grasslands. The total impact from the proposed development to sensitive vegetation would equal 0.58 acres. In accordance with City of San Diego's Biological Resources Guidelines the impacts to southern willow scrub would be mitigated at a 2:1 ratio and the impacts to the sensitive upland habitat would be mitigated at a 1:1 ratio. Total sensitive biological impacts for the project would require 0.59 acres of mitigation. To mitigate for the impacts to the wetland and upland habitats the City of San Diego is required to comply with the approved *Conceptual Habitat Restoration Mitigation Plan for the Home Avenue Park Project located in the City of San Diego* (Recon Environmental, March 25, 2010). The restoration plan identifies a total of 1.26 acres of restoration to take place on-site along Auburn Creek and would mitigate impacts to both upland and wetland habitat.

Portions of the proposed park development are located within the City's MHPA. Development is required to conform to the applicable Land Use Adjacency Guidelines of the MSCP Subarea Plan. To implement the guidelines lighting would be low-level lights and directed away from native habitat; drainage would be directed away from the MHPA; no staging/storage areas are permitted within or adjacent to sensitive biological areas and no equipment maintenance would be permitted and landscaping would consist of only native plant species. In addition, due to the site's proximity to sensitive upland habitat in the MHPA, indirect noise impacts related to construction must be avoided during the breeding season of the California coastal gnatcatcher (March 1 through August 15). Also, the limits of grading would be clearly demarcated by the biological monitor to ensure no impacts occur outside those areas clearly delineated.

The proposed development is located along Home Avenue and as a result, current and future traffic volumes could result in a significant noise impact to those using the proposed park. Therefore, an acoustical analysis report titled *Home Avenue Park Noise Analysis* (Recon December 2009) was prepared to address the possible impacts and recommend appropriate measures to mitigate any impacts identified. The analysis was conducted in accordance with the City of San Diego's CEQA Significance Thresholds and the City of San Diego General Plan, Noise Element. To evaluate the potential noise impacts associated with the project, noise measurements were made on-site and current and future traffic noise were modeled. The analysis also considered the implications associated with the future potential widening of Home Avenue.

The proposed park project contains both active and passive uses and according to the General Plan, to be considered a compatible land use exterior noise could not raise above 65 CNEL. The acoustical analysis showed that traffic noise would result in a CNEL noise contour of 66-67 CNEL's across the site. To mitigate for the noise impact the project has been designed to incorporate the use of rubberized asphalt

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paving along Home Avenue between 47th Street and Euclid Avenue, which has been shown to reduce roadway traffic noise by 2-10 decibels relative to noise levels prior to repaving.

C. Supplemental Findings--Environmentally Sensitive Lands Deviations

1. There are no feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands; and

The proposed development requires installation of a box culvert and encroaches 0.01 acres into the wetlands habitat. The proposed box culvert is the most feasible drainage device and results in the minimal impacts to wetland habitat. To minimize any additional impacts to the creek, a pedestrian bridge would be constructed over the box culvert to further preserve and avoid any additional impacts to the wetland habitat. Therefore, the proposed park development has been designed to minimize the potential adverse effects on environmentally sensitive lands.

2. The proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land, not of the applicant's making.

The proposed deviation to impact 0.01 acres of wetlands habitat for the installation for a box culvert is the minimum necessary to afford relief from special conditions of the land, not of the applicant's making. The special conditions are steep slopes and wetlands habitat. Steep slopes are located in the eastern portion of the site ranging from approximately 189 to 260 feet AMSL. The site is also bifurcated by Auburn Creek rendering 1.8 acres of the 5.8 acre site useable for the park. The project has been designed and sited to minimize disturbance to environmentally sensitive lands by locating the proposed park in the previously graded and flattest portion of the site.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 687206 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 687206, a copy of which is attached hereto and made a part hereof.

Patricia Grabski
Development Project Manager
Development Services

Adopted on: February 17, 2011

WBS No. S-00673.02.06

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RESOLUTION NUMBER R-4674-PC
ADOPTED ON FEBRUARY 17, 2011

WHEREAS, on February 17, 2011, City of San Diego, Engineering and Capital Projects Department, Architectural Engineering and Parks Division submitted an application to the Development Services Department for a Site Development Permit (SDP);

WHEREAS, the permit was set for a public hearing to be conducted by the Planning Commission of the City of San Diego;

WHEREAS, the issue was heard by the Planning Commission on February 17, 2011; and

WHEREAS, the Planning Commission of the City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 194262 NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 194262 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administration Code Section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission; directing staff to file a Notice of Determination.

BE IT FURTHER RESOLVED that the Planning Commission finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that said Mitigated Negative Declaration, a copy of which is attached hereto and incorporated by reference, is hereby approved.

BE IT FURTHER RESOLVED that pursuant to California Public Resources Code, Section 21081.6, the Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto and incorporated herein by reference.

By: Patricia Grabski
Patricia Grabski
Development Project Manager

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

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EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM
SITE DEVELOPMENT PERMIT NO. 687206
PROJECT NO. 194262

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. All mitigation measures contained in the Mitigated Negative Declaration (Project No.194262) shall be made conditions of the Site Development Permit as may be further described below.

A. GENERAL REQUIREMENTS – PART I

Plan Check Phase (prior to permit issuance)

1. Prior to Bid Opening/Bid Award or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD) (plans, specification, details, etc.) to ensure the MMRP requirements have been incorporated.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS**."

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

   http://www.sandiego.gov/development-services/industry/standtemp.shtml

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

B. GENERAL REQUIREMENTS – PART II
Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Biologist

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Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:
a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division 858-627-3200**
b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 194262, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's ED, MMC and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

   Note:
   Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence that any other agency requirements or permits have been obtained or are in process shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

   California Department of Fish and Game (CDFG) - Streambed Alteration Permit, Regional Water Quality Control Board (RWQCB) - 401 Water Quality Certificate, and Army Corps of Engineers (ACOE) - preconstruction notification.

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

Issue Area	*Document submittal*	*Associated Inspection/Approvals/Note*
General	Consultant Qualification Letters	Prior to Pre-construction

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	Meeting	
General	Consultant Const. Monitoring	Prior to or at the Pre-Construction Meeting
Biology	Biology Reports	Limit of Work Verification
Biology	Habitat Restoration Reports	Habitat Restoration Inspection
Noise	Acoustical Report	Noise mitigation features inspection

SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS:

A. LAND USE- MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP)

I. Prior to Preconstruction meeting:

a. Prior to Permit Issuance or Bid Opening/Bid Award, the ADD Environmental Designee shall verify that all Multi-Habitat Planning Area (MHPA) boundaries and limits of work have been delineated on all construction documents.

b. Prior to the first pre-construction meeting, the Applicant Department shall provide a letter of verification to the Mitigation Monitoring Coordination (MMC) Section stating that a qualified Biologist, as defined in the City of San Diego Biology Guidelines, has been retained to implement the project's MSCP Monitoring Program. The letter shall include the names and contact information of all persons involved in the Biological Monitoring of the project.

c. At least thirty days prior to the pre-construction meeting, the qualified Biologist shall submit all required documentation to MMC, verifying that any special reports, maps, plans and time lines, such as, but not limited to, revegetation plans, plant relocation requirements and timing, MSCP requirements, avian or other wildlife protocol surveys, impact avoidance areas or other such information has been completed and updated.

II. Prior to Permit Issuance or Bid Opening/Bid Award:

a. The qualified biologist (project biologist) shall attend the first preconstruction Meeting and discuss the projects biological monitoring program.

b. The limits of work shall be clearly delineated by a survey crew prior to brushing, clearing or grading. The limits of work, as shown on the approved Exhibit A, shall be defined with silt fencing or orange construction fencing and checked by the biological monitor before initiation of construction grading. All native plants or species of special concern, as identified in the biological technical report, shall be staked, flagged and avoided within Brush Management Zone 2, if applicable.

c. **MONITORING EXHIBITS** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc, marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that

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discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

III. During Construction:

a. The Biological Monitor shall be present full-time during grading/excavation/trenching activities, which could result in impacts to biological resources as identified on the Biological Monitoring Exhibit.

b. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the RE to MMC the first day of monitoring, the last day of monitoring, monthly.

c. The Biological Monitor shall immediately notify MMC by phone of any unanticipated impacts outside the approved limits of work, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the impacts to biological resources in context, if possible.

In addition the following mitigation measures related to the MHPA Land Use Adjacency Guidelines shall be implemented during construction:

d. Prior to initiation of any demolition and/or construction-related grading, the project biologist shall discuss the sensitive nature of the adjacent habitat with the crew and subcontractor.

e. The limits of work shall be clearly delineated by a survey crew prior to brushing, clearing or grading. The limits of work, as shown on the approved Exhibit A, shall be defined with silt fencing or orange construction fencing and checked by the biological monitor before initiation of construction grading. All native plants or species of special concern, as identified in the biological technical report, shall be staked, flagged and avoided within Brush Management Zone 2, if applicable.

f. Invasive non-native plant species shall not be introduced into areas adjacent to the MHPA. Landscape plans shall contain non-invasive native species adjacent to sensitive biological areas as shown on the approved Exhibit A.

g. All lighting adjacent to the MHPA shall be shielded, unidirectional, low pressure sodium illumination (or similar) and directed away from preserve areas using appropriate placement and shields. If lighting adjacent to the MHPA is required for nighttime construction, it shall be directed away from the preserve and the tops of adjacent trees with potentially nesting raptors, using appropriate placement and shielding.

h. All construction activities (including staging areas and/or storage areas) shall be restricted to the development area as shown on the approved Exhibit A. No

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equipment maintenance shall be conducted within or near the adjacent open space and/or sensitive areas and shall be restricted to the development area, as shown on the approved Exhibit. All construction activities shall not encroach into sensitive biological areas within either the open-space and/or MHPA areas. The project biologist shall monitor construction activities, as needed, to ensure that construction activities do not encroach into biologically sensitive areas beyond the limits of work as shown on the approved Exhibit "A".

i. Natural drainage patterns shall be maintained as much as possible during construction. Erosion control techniques, including the use of sandbags, hay bales, and/or the installation of sediment traps, shall be used to control erosion and deter drainage during construction activities into the adjacent open space. Drainage from all development areas adjacent to the MHPA shall be directed away from the MHPA, or if not possible, must not drain directly into the MHPA, but instead into sedimentation basins, grassy swales, and/or mechanical trapping devices as specified by the City Engineer.

j. No trash, oil, parking or other construction related activities shall be allowed outside the established limits of grading, as shown on the approved Exhibit A. All construction related debris shall be removed off-site to an approved disposal facility.

IV. Coastal California Gnatcatcher

Prior to Permit Issuance or Bid Opening/Bid Award the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

a. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

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BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND

1. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

2. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB(A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

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* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

b. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:

1. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.

2. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

B. BIOLOGICAL RESOURCES

I. 1. Entitlements Plan Check

The applicant shall submit the following items to the City Prior to Permit Issuance or Bid Opening/Bid Award or any permits which affects on-site wetlands and uplands. Evidence shall include either copies of permits issued, letters of resolutions issued by the responsible agency documenting compliance, or other evidence documenting compliance and deemed acceptable by the City Manager: Evidence of compliance with Sections 401 and 404 of the Federal Clean Water Act, and Section 1601/1603 of the State of California Fish & Game Code.

II. 1. Prior to Permit Issuance or Bid Opening/Bid Award the Applicant shall provide detailed revegetation/ restoration plans and specifications, satisfactory to the City Manager to mitigate for impacts to on-site Disturbed Riparian Vegetation and Tier IIIB Non-Native Grassland. Specifications must be found to be in conformance with the conceptual restoration plan in the *Conceptual Habitat Restoration Mitigation Plan for the Home Avenue Park* (*Recon* Environmental (March 25, 2010)

ORIGINAL

a. Mitigation Goal The project shall mitigate for impacts to 0.01 acres of wetland habitat and 0.57 acres of upland impacts. The restoration plan identifies a total of 1.26 acres of restoration to take place on-site along Auburn Creek and would mitigate for both the impacts to uplands and wetlands and is detailed in the restoration plan.

b. Responsibilities The Contractor shall be responsible for all grading and contouring, clearing and grubbing, installation of plant materials and native seed mixes, and any necessary maintenance activities or remedial actions required during installation and the 120-day plant establishment period as detailed in the revegetation plans. Standard Best Management Practices shall be implemented to insure that sensitive biological resources would not be impacted by water run off.

c. Biological Monitoring Requirements All biological monitoring in or adjacent to wetlands shall be conducted by a qualified wetland biologist. The biologist shall conduct construction monitoring during all phases of the project. Orange flagging shall be used to protect sensitive habitat. Construction related activity shall be limited to the construction corridor areas as identified on the construction plans. Both a detailed Performance Criteria plan and all the maintenance requirements are found in the conceptual revegetation plans.

d. Notification of Completion: At the end of the fifth year, a final report shall be submitted to Mitigation Monitoring Coordination section evaluating the success of the mitigation. The report shall make a determination of whether the requirements of the mitigation plan have been achieved. If the final report indicates that the mitigation has been in part, or whole, unsuccessful, the Applicant shall be required to submit a revised or supplemental mitigation program to compensate for those portions of the original mitigation program which were not successful. At such time, the Applicant must consult with the Development Services Department. The Applicant understands that agreed upon remedial measures may result in extensions to the long-term maintenance and monitoring.

III. General Bird Mitigation

a. If project grading/brush management is proposed in or adjacent to native habitat during the typical bird breeding season (i.e. Feb. 1-Sept. 15), or an active nest is noted, the project biologist shall conduct a pregrading survey for active nests in the development area and within 300 feet of it, and submit a letter report to MMC prior to the preconstruction meeting.

b. If active nests are detected, or considered likely, the report shall include mitigation in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) to the

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satisfaction of the Assistant Deputy Director (ADD) of the Entitlements Division. Mitigation requirements determined by the project biologist and the ADD shall be incorporated into the project's Biological Construction Monitoring Exhibit (BCME) and monitoring results incorporated in to the final biological construction monitoring report.

c. If no nesting birds are detected per III.a above, mitigation under III a. is not required.

C. NOISE

I. Prior to Permit Issuance or Bid Opening/Bid Award – Plan Check

a. The Permit Holder shall incorporate the requirements for environmental noise mitigation on the appropriate construction documents as described in the *Home Avenue Park Noise Analysis* (Recon December 2009) report:

II. Prior to the completion of Park improvements ~~Construction~~

a. ~~A one-mile~~ The stretch of Home Avenue from 45th Street to Euclid Avenue located adjacent to the project site shall be repaved using rubberized asphalt satisfactory to the City Engineer.

D. PUBLIC HEALTH AND SAFETY/HAZARDOUS MATERIALS

Prior to the Permit Issuance or Bid Opening/Bid Award, the applicant shall provide verification, in letter form, to the Mitigation Monitoring and Coordination Section (MMC) that the County of San Diego, Department of Environmental Health has reviewed and approved the proposed Health and Safety Work Plan for the treatment and disposal of hazardous materials or contaminated soils that may be encountered within the project site.

The work plan shall contain specific procedures for encountering both expected and unexpected contaminants. The plan shall prescribe safe work practices, contaminant monitoring, personal protective equipment, emergency response procedures, and safety training requirements for the protection of construction workers and third parties. The health and safety plan shall meet the requirements of 29 CFR 1910 and 1926 and all other applicable federal, state, and local requirements.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

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City of San Diego
Development Services

ENTITLEMENTS DIVISION
(619) 446-5460

MITIGATED NEGATIVE DECLARATION

Project No. 194262
SCH No. 2010101051

SUBJECT: Home Avenue Neighborhood Park: SITE DEVELOPMENT PERMIT (SDP) and DEVIATION for the development of a neighborhood park on a vacant 5.8 acre site owned by the City of San Diego. The proposed park amenities consists of a half-court basket ball court, children's playground structures, a dog park area, shade structures, picnic areas with BBQ facilities, a comfort station, open space areas, a pedestrian bridge and interpretative signage along Auburn Creek. The project would also construct a new traffic signal, roadway crossing for pedestrian access and a concrete sidewalk along the street frontage. The site is located on the southerly side of Home Avenue across from Menlo Avenue and 47th Street in the OR-1-1 and RM-1-1 Zones of Central Urbanized Planned District and is located on dedicated park land within the City Heights Neighborhood of the Mid-City Communities Plan Area (Legal description: Portion of Lot 24 of Map No. 482. Assessor Parcel Number: (APN) 476-581-0200). Auburn Creek runs north and south through the site. Applicant: City of San Diego, Engineering and Capital Projects Department, Architectural Engineering and Parks Division.

Update 1/27/2011:

Minor revisions have been made to the draft Mitigated Negative Declaration (MND). Added language would appear in a ~~strikeout~~ and underlined format. Minor revisions included an addition the project description and a clarification of the noise mitigation. In response to comments regarding the location of park amenities within the wetland buffer, picnic and barbecues amenities have been relocated. Figure 2 (site plan) within the MND has not been updated to reflect these changes; however, the approved Exhibit "A" for the SDP will include the updated site plan depicting the barbeque and hot coal receptacles and picnic areas outside of the wetland buffer.

In accordance with the California Environmental Quality Act, Section 15073.5 (c)(4), the addition of new information that clarifies, amplifies, or makes insignificant modification does not require recirculation as there are no new impacts and no new mitigation identified. An environmental document need only be recirculated when there is identification of new significant environmental impact or the addition of a new mitigation measure required to avoid a significant environmental impact.

I. PROJECT DESCRIPTION: See attached Initial Study.

II. ENVIRONMENTAL SETTING: See attached Initial Study.

III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas(s): Biological Resources, Hazardous Materials, Noise and Land Use - Multi-Habitat Planning Area (MHPA). The project requires implementation of specific mitigation identified in Section V of this Mitigated Negative Declaration (MND). The project as presented now avoids or mitigates the potentially significant environmental effects identified and the preparation of an Environmental Impact Report (EIR) would not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP):

A. GENERAL REQUIREMENTS – PART I
Plan Check Phase (prior to permit issuance)

1. Prior to Bid Opening/Bid Award or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD) (plans, specification, details, etc.) to ensure the MMRP requirements have been incorporated.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

   http://www.sandiego.gov/development-services/industry/standtemp.shtml

4. The TITLE INDEX SHEET must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

B. GENERAL REQUIREMENTS – PART II
Post Plan Check (After permit issuance/Prior to start of construction)

1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff

from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Biologist

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:
a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division 858-627-3200**
b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 194262, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's ED, MMC and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

   Note:
   Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence that any other agency requirements or permits have been obtained or are in process shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.
   California Department of Fish and Game (CDFG) - Streambed Alteration Permit, Regional Water Quality Control Board (RWQCB) - 401 Water Quality Certificate, and Army Corps of Engineers (ACOE) - preconstruction notification.

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests

for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

Issue Area	*Document submittal*	*Associated Inspection/Approvals/Note*
General	Consultant Qualification Letters	Prior to Pre-construction meeting
General	Consultant Const. Monitoring	Prior to or at the Pre-Construction meeting
Biology	Biology Reports	Limit of Work Verification
Biology	Habitat Restoration Reports	Habitat Restoration Inspection
Noise	Acoustical Report	Noise mitigation features inspection

SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS:

A. **LAND USE- MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP)**

I. Prior to Preconstruction meeting:

a. Prior to Permit Issuance or Bid Opening/Bid Award, the ADD Environmental Designee shall verify that all Multi-Habitat Planning Area (MHPA) boundaries and limits of work have been delineated on all construction documents.

b. Prior to the first pre-construction meeting, the Applicant Department shall provide a letter of verification to the Mitigation Monitoring Coordination (MMC) Section stating that a qualified Biologist, as defined in the City of San Diego Biology Guidelines, has been retained to implement the project's MSCP Monitoring Program. The letter shall include the names and contact information of all persons involved in the Biological Monitoring of the project.

c. At least thirty days prior to the pre-construction meeting, the qualified Biologist shall submit all required documentation to MMC, verifying that any special reports, maps, plans and time lines, such as, but not limited to, revegetation plans, plant relocation requirements and timing, MSCP requirements, avian or other wildlife protocol surveys, impact avoidance areas or other such information has been completed and updated.

II. Prior to Permit Issuance or Bid Opening/Bid Award:

a. The qualified biologist (project biologist) shall attend the first preconstruction meeting and discuss the projects biological monitoring program.

b. The limits of work shall be clearly delineated by a survey crew prior to brushing, clearing or grading. The limits of work, as shown on the approved Exhibit A, shall be defined with silt fencing or orange construction fencing and checked by

the biological monitor before initiation of construction grading. All native plants or species of special concern, as identified in the biological technical report, shall be staked, flagged and avoided within Brush Management Zone 2, if applicable.

c. **MONITORING EXHIBITS** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc, marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

III. During Construction:

a. The Biological Monitor shall be present full-time during grading/excavation/trenching activities, which could result in impacts to biological resources as identified on the Biological Monitoring Exhibit.

b. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the RE to MMC the first day of monitoring, the last day of monitoring, monthly.

c. The Biological Monitor shall immediately notify MMC by phone of any unanticipated impacts outside the approved limits of work, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the impacts to biological resources in context, if possible.

In addition the following mitigation measures related to the MHPA Land Use Adjacency Guidelines shall be implemented during construction:

d. Prior to initiation of any demolition and/or construction-related grading, the project biologist shall discuss the sensitive nature of the adjacent habitat with the crew and subcontractor.

e. The limits of work shall be clearly delineated by a survey crew prior to brushing, clearing or grading. The limits of work, as shown on the approved Exhibit A, shall be defined with silt fencing or orange construction fencing and checked by the biological monitor before initiation of construction grading. All native plants or species of special concern, as identified in the biological technical report, shall be staked, flagged and avoided within Brush Management Zone 2, if applicable.

f. Invasive non-native plant species shall not be introduced into areas adjacent to the MHPA. Landscape plans shall contain non-invasive native species adjacent to sensitive biological areas as shown on the approved Exhibit A.

g. All lighting adjacent to the MHPA shall be shielded, unidirectional, low

pressure sodium illumination (or similar) and directed away from preserve areas using appropriate placement and shields. If lighting adjacent to the MHPA is required for nighttime construction, it shall be directed away from the preserve and the tops of adjacent trees with potentially nesting raptors, using appropriate placement and shielding.

h. All construction activities (including staging areas and/or storage areas) shall be restricted to the development area as shown on the approved Exhibit A. No equipment maintenance shall be conducted within or near the adjacent open space and/or sensitive areas and shall be restricted to the development area, as shown on the approved Exhibit. All construction activities shall not encroach into sensitive biological areas within either the open-space and/or MHPA areas. The project biologist shall monitor construction activities, as needed, to ensure that construction activities do not encroach into biologically sensitive areas beyond the limits of work as shown on the approved Exhibit "A".

i. Natural drainage patterns shall be maintained as much as possible during construction. Erosion control techniques, including the use of sandbags, hay bales, and/or the installation of sediment traps, shall be used to control erosion and deter drainage during construction activities into the adjacent open space. Drainage from all development areas adjacent to the MHPA shall be directed away from the MHPA, or if not possible, must not drain directly into the MHPA, but instead into sedimentation basins, grassy swales, and/or mechanical trapping devices as specified by the City Engineer.

j. No trash, oil, parking or other construction related activities shall be allowed outside the established limits of grading, as shown on the approved Exhibit A. All construction related debris shall be removed off-site to an approved disposal facility.

IV. Coastal California Gnatcatcher

Prior to Permit Issuance or Bid Opening/Bid Award the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

a. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60

DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND

1. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

2. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB(A) HOURLY

AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

b. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:

1. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.

2. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

B. BIOLOGICAL RESOURCES

I. 1. Entitlements Plan Check

The applicant shall submit the following items to the City Prior to Permit Issuance or Bid Opening/Bid Award or any permits which affects on-site wetlands and uplands. Evidence shall include either copies of permits issued, letters of resolutions issued by the responsible agency documenting compliance, or other evidence documenting compliance and deemed acceptable by the City Manager: Evidence of compliance with Sections 401 and 404 of the Federal Clean Water Act, and Section 1601/1603 of the State of California Fish & Game Code.

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a. Mitigation Goal The project shall mitigate for impacts to 0.01 acres of wetland habitat and 0.57 acres of upland impacts. The restoration plan identifies a total of 1.26 acres of restoration to take place on-site along Auburn Creek and would mitigate for both the impacts to uplands and wetlands and is detailed in the restoration plan.

b. Responsibilities The Contractor shall be responsible for all grading and contouring, clearing and grubbing, installation of plant materials and native seed mixes, and any necessary maintenance activities or remedial actions required during installation and the 120-day plant establishment period as detailed in the revegetation plans. Standard Best Management Practices shall be implemented to insure that sensitive biological resources would not be impacted by water run off.

c. Biological Monitoring Requirements All biological monitoring in or adjacent to wetlands shall be conducted by a qualified wetland biologist. The biologist shall conduct construction monitoring during all phases of the project. Orange flagging shall be used to protect sensitive habitat. Construction related activity shall be limited to the construction corridor areas as identified on the construction plans. Both a detailed Performance Criteria plan and all the maintenance requirements are found in the conceptual revegetation plans.

d. Notification of Completion: At the end of the fifth year, a final report shall be submitted to Mitigation Monitoring Coordination section evaluating the success of the mitigation. The report shall make a determination of whether the requirements of the mitigation plan have been achieved. If the final report indicates that the mitigation has been in part, or whole, unsuccessful, the Applicant shall be required to submit a revised or supplemental mitigation program to compensate for those portions of the original mitigation program which were not successful. At such time, the Applicant must consult with the Development Services Department. The Applicant understands that agreed upon remedial measures may result in extensions to the long-term maintenance and monitoring.

III. General Bird Mitigation

a. If project grading/brush management is proposed in or adjacent to native habitat during the typical bird breeding season (i.e. Feb. 1-Sept. 15), or an active nest is noted, the project biologist shall conduct a pregrading survey for active nests in the development area and within 300 feet of it, and submit a letter report to MMC prior to the preconstruction meeting.

b. If active nests are detected, or considered likely, the report shall include mitigation in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) to the satisfaction of the Assistant Deputy Director (ADD) of the Entitlements Division. Mitigation requirements determined by the project biologist and the ADD shall be incorporated into the project's Biological Construction Monitoring Exhibit (BCME) and monitoring results incorporated in to the final biological construction monitoring report.

c. If no nesting birds are detected per III.a above, mitigation under III a. is not required.

C. NOISE

I. Prior to Permit Issuance or Bid Opening/Bid Award – Plan Check

a. The Permit Holder shall incorporate the requirements for environmental noise mitigation on the appropriate construction documents as described in the *Home Avenue Park Noise Analysis* (Recon December 2009) report:

II. Prior to the completion of Park improvements ~~Construction~~

a. ~~A one-mile~~ The stretch of Home Avenue from 45th Street to Euclid Avenue located adjacent to the project site shall be repaved using rubberized asphalt satisfactory to the City Engineer.

D. PUBLIC HEALTH AND SAFETY/HAZARDOUS MATERIALS

Prior to the Permit Issuance or Bid Opening/Bid Award, the applicant shall provide verification, in letter form, to the Mitigation Monitoring and Coordination Section (MMC) that the County of San Diego, Department of Environmental Health has reviewed and approved the proposed Health and Safety Work Plan for the treatment and disposal of hazardous materials or contaminated soils that may be encountered within the project site.

The work plan shall contain specific procedures for encountering both expected and unexpected contaminants. The plan shall prescribe safe work practices, contaminant monitoring, personal protective equipment, emergency response procedures, and safety training requirements for the protection of construction workers and third parties. The

health and safety plan shall meet the requirements of 29 CFR 1910 and 1926 and all other applicable federal, state, and local requirements.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

United States Government
- U.S. Fish and Wildlife Service (23)
- U.S. Army Corps of Engineers (26)
- U.S. Environmental Protection Agency (19)

State of California
- California Department of Fish and Game (32A)
- State Clearinghouse (46)
- California Regional Water Control Board (44)

City of San Diego
- Council Member Gloria, District 3
- Historical Resource Board (87)
- City Planning and Community Investment Department
- City Heights/Weingart Branch Library (81G)
  - Kristen Forburger (MS 5A)
  - Michael Prinz (MS 4A)
  - Jeff Harkness (5A)
- City Attorney (MS 56A)
  - Shannon Thomas (MS 93C)
- Engineering and Capital Projects
  - Debbie Van Martin (MS 908A)
  - Marc Cass (MS 908A)
- Development Services Department
  - Patricia Grabski (MS 301)
  - Julius Ocen (MS 501)
  - Myra Herrmann (MS 501)
  - Kamran Khaligh (MS 501)
  - Corey Braun (MS 501)
  - Patrick Thomas (MS 501)
  - Glenn Spindell (MS 501)
- Library Dept.-Gov. Documents MS 17 (81)

Other
- Theresa Quiroz (294)
- John Stump (304)
- Chollas Restoration Enhancement and Conservancy (451)
- City Heights Area Planning Committee (287)
- Fairmount Park Neighborhood Association (303)
- San Diego Gas and Electric (114)
- Environmental Law Society (164)
- Sierra Club (165A)
- Wetland Advisory Board (171)

San Diego Audubon Society (167)
Jim Pugh (167A)
California Native Plant Society (170)
Endangered Habitat League (182 and 182A)
Carmen Lucas (206)
Clint Linton (215B)
South Coastal Information Center @ San Diego State University (210)
San Diego Historical Society (211)
San Diego Archaeological Center (212)
Save Our Heritage Organization (214)
Ron Christman (215)
Louie Guassac (215A)
San Diego County Archaeological Society (218)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution (NOTICE ONLY 225A-R)
Barona Group of Capitan Grande Band of Mission Indians (225A)
Campo Band of Mission Indians (225B)
Ewiiaapaayp Band of Mission Indians (225C)
Inaja and Cosmit Band of Mission Indians (225D)
Jamul Indian Village (225E)
La Posta Band of Mission Indians (225F)
Manzanita Band of Mission Indians (225G)
Sycuan Band of Mission Indians (225H)
Viejas Group of Capitan Grande Band of Mission Indians (225I)
Mesa Grande Band of Mission Indians (225J)
San Pasqual Band of Mission Indians (225K)
Santa Ysabel Band of Diegueño Indians (225L)
La Jolla Band of Mission Indians (225M)
Pala Band of Mission Indians (225N)
Pauma Band of Mission Indians (225O)
Pechanga Band of Mission Indians (225P)
San Luiseno Band of Mission Indians/Rincon (225Q)
Los Coyotes Band of Indians (225R)

VII. RESULTS OF PUBLIC REVIEW:

( ) No comments were received during the public input period.

( ) Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.

(x) Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration, the Mitigation, Monitoring and Reporting Program and any Initial Study material are available in the office of the Entitlements Division for review, or for purchase at the cost of reproduction.

Myra Herrmann, Senior Planner
Development Services Department

October 15, 2010
Date of Draft Report

Analyst: J. Szymanski

January 27, 2011
Date of Final Report

Attachments:

Figure 1 - Location/Vicinity Map
Figure 2 - Site Plan
Figure 3- Landscape Planting Plan and Existing Vegetation Communities
Initial Study Checklist

Fairmount Park
Neighborhood Association

1829 Parrot Street
San Diego, CA 92105

Fairmountpark92105@yahoo.com

November 2, 2010

Mr. Jeffery Szymanski

City of San Diego Development Services Department

1222 First Avenue, MS 501

San Diego, CA 92101

VIA EMAIL: jszymanski@sandiego.gov

Dear Mr. Szymanski,

Please find here comments regarding the Mitigated Negative Declaration for Home Avenue Neighborhood Park (Project 194262). These comments are referencing the Initial Study Checklist.

(1) Page 7: section IV a. Explain in more detail where the habitat mitigation on-site will be.

(2) Page: 13: section VIII b. When and how will DEH letter be included in final copy of MND?

(3) Page 18-19: section XIII a. Use of rubberized paving material may or may not be sufficient to reduce noise impact to acceptable level. Noise from park users are not in impact calculations. Specify remedies.

(4) Page 24: section XVII d. As stated, additional water use consumption will be minimal. Please explain and clarify since grass and additional landscaping will be planted that will increase water use beyond the zero use that is occurring on the property now.

Thank you for giving our Association the chance to comment on this document.

Sincerely,

Russ Connelly

President, Fairmount Park Neighborhood Association

Response to Comments

FAIRMOUNT PARK NEIGBORHOOD ASSOCIATION (November 2, 2010)

1. The habitat restoration/mitigation area runs north/south through the middle of the project site. A figure has been added to the document that depicts this area.

2. The letter from the DEH will not be included as part of the final MND. Submittal of the DEH verification letter will occur at the plan check stage prior to permit issuance or bid opening/bid award.

3. The noise study report (*Home Avenue Park Noise Analysis,* RECON December 2009) provided data from various locations where the use of rubberized pavement has shown to reduce traffic noise. These locations include Germany, Belgium, Paris, and Phoenix and Tucson Arizona. Locally, data was taken from San Dieguito Road, Sweetwater Road, Willow Glen Drive, and Paseo Delicias. The traffic noise reduction for all these locations demonstrated a reduction in decibels ranging from 2-10. The noise study report for the Home Avenue project concluded that the use of rubberized paving would reduce potential noise impacts by at least 2 decibels or more which would be sufficient to reduce noise level impacts to below a level of significance.

   The neighborhood park would generate noise from the half basketball court, dog run, and child play areas. However, the report showed that noise from these park users would not exceed traffic noise and; therefore, would not affect the MHPA or adjacent property owners.

4. Landscaping is a component of the project and includes minimal grassy areas which would require irrigation. However, the grassy area is minimized and native drought tolerant plants are being predominantly used across the site. Since the park would not exceed the equivalent water use of a 500 dwelling unit project, as described in the City's CEQA Significance Determination Thresholds, it was determined that no impacts to water supply would occur.

From: Theresa Quiroz [quiroz@cox.net]
Sent: Sunday, October 31, 2010 10:39 AM
To: Szymanski, Jeffrey
Cc: Mangonon, Liezl; Young, Anthony; Slack, Jimmie; Councilmember Todd Gloria; Marti Emerald
Subject: Home Avenue Park Draft MND

Jeffrey Szymanski
Environmental Planner
jszymanski@sandiego.gov

Dear Mr. Szymanski,

Please accept this as my comment regarding the draft Mitigated Negative Declaration for the Home Avenue Park WBS# S-00673.02.06.

(5) The 5.8 acre site of the proposed park is dedicated park land. This is not noted in the document. State law places specific regulations on land that has been dedicated as park land. Neither the City Council, nor the State Departments receiving this document, can make a decision as to the Declaration's adequacy without knowing that this is dedicated park land.

(6) The surrounding neighbors have requested that this park be named "The Charles Lewis Memorial Park". It is important to us and we ask that the city refer to it as such.

Theresa Quiroz

THERESA QUIROZ (October 31, 2010)

5. The park site was dedicated per Ordinance No. 0-19249, on January 13th, 2004. Reference to the park being located on "dedicated park land" has been added to the subject block of the environmental document.

6. Naming of the park is not a CEQA related issue. The request from surrounding neighbors regarding the naming of the park has been forwarded to the applicant department for consideration.

Szymanski, Jeffrey

From: Patrick_Gower@fws.gov
Sent: Tuesday, November 16, 2010 1:24 PM
To: Szymanski, Jeffrey
Subject: Home Avenue Park

In Reply Refer To:
FWS-SDG-11B0063-11TA0097

Mr. Szymanski:

1 We have reviewed the Draft Mitigated Negative Declaration (MND) for the Home Avenue Neighborhood Park. To be consistent with the MSCP we suggest including the gnatcatcher avoidance/ minimization measures into the MND . Although the California gnatcatcher was not found within the MHPA , the location was close enough to infer that the onsite MHPA may be utilized for forage and possibly nesting.

If you have any question please contact me.

Patrick Gower
Wildlife Biologist
U.S. Fish and Wildlife Service
Carlsbad Fish and Wildlife Office
(760) 431-9440 ex 352

1

U.S. FISH AND WILDLIFE SERVICE (November 16, 2010)

7. Please see section IV. under the Land Use/Multiple Species Conservation Program (MSCP) within the MND. This section contains specific mitigation language for the California gnatcatcher. Construction of the project would not occur within the gnatcatcher's breeding season without a biological survey to determine absence/presence of the bird. If gnatcatcher's are identified adjacent to construction areas then construction noise monitoring shall be employed at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

3

San Diego County Archaeological Society, Inc.
Environmental Review Committee

24 October 2010

To: Mr. Jeffrey Szymanski
Development Services Department
City of San Diego
1222 First Avenue, Mail Station 501
San Diego, California 92101

Subject: Draft Mitigated Negative Declaration
Home Avenue Neighborhood Park
Project No. 194262

Dear Mr. Szymanski:

I have reviewed the subject DMND on behalf of this committee of the San Diego County Archaeological Society.

(8) Based on the information contained in the DMND, initial study and cultural resources survey report for the project, we agree that no significant impacts to historical resources are likely to occur. Consequently, we also agree that no historical resources mitigation measures are necessary.

SDCAS appreciates being included in the City's environmental review process for this project.

Sincerely,

James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: RECON
SDCAS President
File

P.O. Box 81106 • San Diego, CA 92138-1106 • (858) 538-0935

SAN DIEGO COUNTY ARCHAEOLOGICAL SOCIETY (October, 24, 2010)

8. Comment noted.

4

STATE OF CALIFORNIA Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: ds_nahc@pacbell.net

November 3, 2010

Mr. Jeffrey Szymanski, Environmental Planner
City of San Diego Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Re: SCH#2010101051 CEQA Notice of Completion; proposed Mitigated Negative Declaration for the Project No. 194262, HOME AVENUE NEIGHBORHOOD PARK; located in the Mid-City Community Plan Area of the City of San Diego; San Diego County, California

Dear Mr. Szymanski:

The Native American Heritage Commission (NAHC) is the state 'trustee agency' pursuant to Public Resources Code §21070 for the protection and preservation of California's Native American Cultural Resources. (Also see *Environmental Protection Information Center v. Johnson (1985) 170 Cal App. 3rd 604).* The California Environmental Quality Act (CEQA - CA Public Resources Code §21000-21177, amendment effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the California Code of Regulations §15064.5(b)(c)(f) CEQA guidelines). Section 15382 of the CEQA Guidelines defines a significant impact on the environment as "a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ...objects of historic or aesthetic significance. The lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect. State law also addresses Native American Religious Expression in Public Resources Code §5097.9.

(9) The Native American Heritage Commission did perform a Sacred Lands File (SLF) search in the NAHC SLF Inventory, established by the Legislature pursuant to Public Resources Code §5097.94(a) and Native American Cultural Resources were not identified within one-half mile of the Area of Potential Effect (APE). It is important to do early consultation with Native American tribes in your area as the best way to avoid unanticipated discoveries once a project is underway and to learn of any sensitive cultural areas. Enclosed are the names of the culturally affiliated tribes and interested Native American individuals that the NAHC recommends as 'consulting parties,' for this purpose, that may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). A Native American Tribe or Tribal Elder may be the only source of information about a cultural resource.. Also, the NAHC recommends that a Native American Monitor or Native American culturally knowledgeable person be employed whenever a professional archaeologist is employed during the 'Initial Study' and in other phases of the environmental planning processes.

(10) Furthermore the NAHC recommends that you contact the California Historic Resources Information System (CHRIS) of the Office of Historic Preservation (OHP), for

NATIVE AMERICAN HERITAGE COMMISSION (NAHC) (November 3, 2010)

9. Because the project site is vacant and in close proximity to a recorded historical archaeological site an archaeological survey was conducted. The survey was conducted in the presence of a Native American monitor. The archaeological consultant corresponded with the NAHC at the time of the survey and the Commission did not identify Native American Cultural Resources within a one-half mile of the Area of Potential Effect (APE). The archaeological consultant sent letters on behalf of project to the list of contacts included in the Commission's comment letter for the Home Avenue Park project.

10. Site record searches were conducted at the South Coastal Information Center (SCIC), which included a search of CHRIS data. In addition, a record search was conducted at the San Diego Museum of Man. No historical resources were identified in or adjacent to the Home Avenue Park site.

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information on recorded archaeological data. This information is available at the OHP Office in Sacramento (916) 445-7000.

Consultation with tribes and interested Native American tribes and interested Native American individuals, as consulting parties, on the NAHC list ,should be conducted in compliance with the requirements of federal NEPA (42 U.S.C. 4321-43351) and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 [f]*et seq.)*, 36 CFR Part 800.3, the President's Council on Environmental Quality (CSQ; 42 U.S.C. 4371 *et seq.*) and NAGPRA (25 U.S.C. 3001-3013), as appropriate. The 1992 *Secretary of the Interior's Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including *cultural landscapes.* Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e).

(11) Lead agencies should consider avoidance, as defined in Section 15370 of the California Environmental Quality Act (CEQA) when significant cultural resources could be affected by a project. Also, Public Resources Code Section 5097.98 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery. Discussion of these should be included in your environmental documents, as appropriate.

(12) The authority for the SLF record search of the NAHC Sacred Lands Inventory, established by the California Legislature, is California Public Resources Code §5097.94(a) and is exempt from the CA Public Records Act (c.f. California Government Code §6254.10). The results of the SLF search are confidential. However, Native Americans on the attached contact list are not prohibited from and may wish to reveal the nature of identified cultural resources/historic properties. Confidentiality of "historic properties of religious and cultural significance' may also be protected the under Section 304 of the NHPA or at the Secretary of the Interior' discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C, 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APE and possibly threatened by proposed project activity.

(13) CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens. Although tribal consultation under the California Environmental Quality Act (CEQA; CA Public Resources Code Section 21000 – 21177) is 'advisory' rather than mandated, the NAHC does request 'lead agencies' to work with tribes and interested Native American individuals as 'consulting parties,' on the list provided by the NAHC in order that cultural resources will be protected. However, the 2006 SB 1059 the state enabling legislation to the Federal Energy Policy Act of 2005, does mandate tribal consultation for the 'electric transmission corridors. This is codified in the California Public Resources Code, Chapter 4.3, and §25330 to Division 15, requires consultation with California Native American tribes, and identifies both federally recognized and non-federally recognized on a list maintained by the NAHC

NATIVE AMERICAN HERITAGE COMMISSION (NAHC) (November 3, 2010) continued

11. Based upon the negative archaeological survey and background search, impacts to historical resources are not anticipated. However, should human remains be encountered during construction related activites, the City would comply with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5 which mandates the processes be followed in the event of an accidental discovery of human remains.

12. Comment acknowledged.

13. Comment acknowledged. However, the Initial Study did not identify the presence or likely presence of Native American human remains within the project's APE.

(14) Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that construction or excavation be stopped in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery until the county coroner or medical examiner can determine whether the remains are those of a Native American. . Note that §7052 of the Health & Safety Code states that disturbance of Native American cemeteries is a felony.

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,

Dave Singleton
Program Analyst

Attachment: List of Culturally Affiliated Native American Contacts

Cc: State Clearinghouse

3

NATIVE AMERICAN HERITAGE COMMISSION (NAHC) (November 3, 2010) continued

14. Comment acknowledged. See also Response to comment no. 11.

7

Native American Contacts
San Diego County
November 3, 2010

Barona Group of the Capitan Grande
Edwin Romero, Chairperson
1095 Barona Road Diegueno
Lakeside , CA 92040
sue@barona-nsn.gov
(619) 443-6612
619-443-0681

Sycuan Band of the Kumeyaay Nation
Danny Tucker, Chairperson
5459 Sycuan Road Diegueno/Kumeyaay
El Cajon , CA 92021
ssilva@sycuan-nsn.gov
619 445-2613
619 445-1927 Fax

La Posta Band of Mission Indians
Gwendolyn Parada, Chairperson
PO Box 1120 Diegueno/Kumeyaay
Boulevard , CA 91905
gparada@lapostacasino.
(619) 478-2113
619-478-2125

Viejas Band of Mission Indians
Bobby L. Barrett, Chairperson
PO Box 908 Diegueno/Kumeyaay
Alpine , CA 91903
jrothauff@viejas-nsn.gov
(619) 445-3810
(619) 445-5337 Fax

San Pasqual Band of Mission Indians
Allen E. Lawson, Chairperson
PO Box 365 Diegueno
Valley Center, CA 92082
allenl@sanpasqualband.com
(760) 749-3200
(760) 749-3876 Fax

Kumeyaay Cultural Historic Committee
Ron Christman
56 Viejas Grade Road Diegueno/Kumeyaay
Alpine , CA 92001
(619) 445-0385

Santa Ysabel Band of Diegueno Indians-Ipai
Johnny Hernandez, Spokesman
PO Box 130 Diegueno
Santa Ysabel, CA 92070
brandietaylor@yahoo.com
(760) 765-0845
(760) 765-0320 Fax

Campo Kumeyaay Nation
Monique LaChappa, Chairperson
36190 Church Road, Suite 1 Diegueno/Kumeyaay
Campo , CA 91906
(619) 478-9046
MLaChappa@campo-nsn.
gov
(619) 478-5818 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code. Also, federal National Environmental Policy Act (NEPA), National Historic Preservation Act, Section 103 and fed eral NAGPRA. And 36 CFR Part 800.

This list is only applicable for contacting local Native Americans for consultation purposes with regard to cultural resources impact by the proposed SCH#2010101051; CEQA Notice of Completion; proposed Mitigated Negative Declaration, City of San Diego Project No. 194262; located in the Mid-City Community Plan Area of the City of San Diego; San Diego County, California.

NATIVE AMERICAN HERITAGE COMMISSION (NAHC) (November 3, 2010) continued

No response is required

8

California Natural Resources Agency
DEPARTMENT OF FISH AND GAME

ARNOLD SCHWARZENEGGER, Governor
JOHN McCAMMAN, Director

South Coast Region
4949 Viewridge Avenue
San Diego, CA 92123
(858) 467-4201
http://www.dfg.ca.gov

November 15, 2010

Mr. Jeffery Szymanski
City of San Diego
Development Services Center
1222 First Avenue, MS 501
San Diego, CA 92101

Subject: Comments on the Draft Mitigated Negative Declaration for Home Avenue Neighborhood Park, City of San Diego, San Diego County, California (Project No. 194262; SCH #2010101051)

Dear Mr. Szymanski:

The Department of Fish and Game (Department) has reviewed the above-referenced draft Mitigated Negative Declaration (MND), dated October 15, 2010. The comments provided herein are based on information provided in the draft MND and associated documents (including the Biological Technical Report for the Home Avenue Park Project Located in the City of San Diego, California, prepared by RECON Environmental, Inc., dated March 25, 2010), our knowledge of sensitive and declining vegetation communities in the City of San Diego, and our participation in regional conservation planning efforts.

The following statements and comments have been prepared pursuant to the Department's authority as Trustee Agency with jurisdiction over natural resources affected by the project (CEQA Guidelines §15386) and pursuant to our authority as a Responsible Agency under CEQA Guidelines Section 15381 over those aspects of the proposed project that come under the purview of the California Endangered Species Act (Fish and Game Code §2050 et seq.) and Fish and Game Code Section 1600 et seq. The Department also administers the Natural Community Conservation Planning Program (NCCP). The City of San Diego (City) participates in the NCCP program by implementing its approved Multiple Species Conservation Program (MSCP) Subarea Plan.

The proposed project involves the construction of a neighborhood park on a vacant 5.8 acre site owned by the City of San Diego. The park site is located on the southerly side of Home Avenue across from Menlo Avenue and 47th Street. The park amenities would include a half-court basketball court, playground structures, a dog run area, shade structures, picnic areas with barbeque facilities, a comfort station, open space area, a pedestrian bridge and environmental interpretative signage along the wetland buffer area for Auburn Creek. The project would include restoration/enhancement of disturbed riparian habitat within a portion of Auburn Creek (northern branch of the City Heights section of Chollas Creek). The project site is partially located within the City's Multi-Habitat Planning Area (MHPA).

The vegetation communities mapped on the project site included southern willow scrub, disturbed riparian vegetation, coastal sage scrub, disturbed coastal sage scrub, non-native grassland, and ruderal vegetation. Ornamental vegetation, unvegetated drainage channel and developed lands were also mapped on the property. A jurisdictional wetland delineation was

CALIFORNIA DEPARTMENT OF FISH AND GAME (November 15, 2010)

No response is required

also conducted in association with the project. The federally listed coastal California gnatcatcher (*Polioptila california*) was detected within the coastal sage scrub habitat adjacent to the defined MHPA. The sensitive plants recorded on-site were limited to one wart-stemmed ceanothus (*Ceanothus verrucosus*) and one coast barrel cactus (*Ferocactus viridescens*), both located on the southern side of the Auburn Creek. Both plants are outside of the project's impact footprint. Project impacts would occur within 100 feet of the MHPA. The biological technical report cited impacts to sensitive vegetation communities totaling 0.58 acres. Approximately 1.26 acres of habitat restoration/enhancement would occur with this project.

We offer our recommendations and comments to assist the City in avoiding, minimizing, and adequately mitigating project related impacts to biological resources, and to ensure that the project is consistent with ongoing regional habitat planning efforts:

(15) 1. While the Department acknowledges the benefits of this project with the removal of invasive non-native plants and the accompanying habitat restoration/enhancement component for the affected portion of Auburn Creek, we are unclear for the basis provided in the CEQA analysis to limiting the wetland buffer to 20 feet. The initial study refers to the conclusion provided in the biological technical report (BTR) which references that "CDFG and USACE typically require a 50 to 100-foot buffer adjacent to the wetland/riparian resource to ensure it will not receive indirect impacts from the proposed project," however, the BTR concludes that a 20-foot buffer would be applied in this instance. The Department is particularly concerned with the proposal to place barbeques and picnic tables within the defined buffer (including one picnic area located on the buffers edge). Given that habitat restoration/enhancement is associated with this project (along with the need to ensuring long-term biological viability), the resultant recreational activities in such close proximity to the riparian corridor is of concern. Project priority should be given to establishing an adequate buffer that will protect the adjacent riparian areas and associated wildlife by reducing disturbance from human activities (e.g., line-of-sight disturbance and increased noise effecting sensitive faunal resources). We recommend that the City remove the picnic and barbeque features from the defined buffer and relocate them a sufficient distance elsewhere in the park setting.

(16) Although the BTR cites that the MSCP land use adjacency guidelines will apply to address the MHPA impacts (given that the MHPA boundary is located on the south side of Auburn Creek), the CEQA analysis lacks a clear discussion on the justification for the reduction in the wetland buffer and the potential effects of human disturbance in proximity to Auburn Creek. Biological buffers are crucial for the protection of wetland habitat in urban areas by providing foraging habitat for wildlife, reducing edge effects such as artificial noise and light, minimizing domestic animal intrusion, and inhibiting invasive species encroachment. The Department believes that the long-term viability of the habitat enhancement area would benefit by establishing at a minimum a 50 foot buffer for the purpose of reducing long-term edge effects. Although the Chollas Creek Enhancement Plan recognizes buffers to at least 20 feet, the plan further cites that "Wetland buffers should be provided at a minimum 100 feet in width adjacent to all identified wetlands." Additionally, we recommend that consideration be directed to reducing the likelihood of attracting nuisance animals to forage in the picnicking areas, by installing trash receptacles that are animal proof (i.e., always closed). Furthermore, the project would benefit by replacing the post and rail fence design along the buffer and instead utilizing a fence design that prevents encroachment by humans and domestic animals into the riparian corridor and/or planting a denser shrub barrier along the fence perimeter, in order to reduce the likelihood for encroachment into these areas.

CALIFORNIA DEPARTMENT OF FISH AND GAME (November 15, 2010) continued

15. The basis for the 20 foot wetland buffer for the project comes directly from the recommendation found in the Chollas Creek Enhancement Plan (CCEP), the analysis contained within the biological technical report (*Biological Technical Report (BTR) for the Home Avenue Park*, RECON Environmental March 25, 2010) and the City of San Diego's Biological Guidelines. The CCEP recommends a minimum of a 20 foot wetland buffer from the edge of an urban creek to development, which this project is proposing.

    The City of San Diego's Biological Guidelines do not identify a minimum wetland buffer for projects located outside of the Coastal Overlay Zone, but do require that a buffer be maintained around all wetlands as appropriate to protect the functions and values of the wetland. The Guidelines only require a 100 foot wetland buffer in the Coastal Overlay Zone. The BTR analyzed the 20 foot buffer and determined that since the restoration effort would remove exotic species and would introduce native species to the creek, the natural functions of the creek would be increased. The BTR went on to conclude that because of the project's adherence to the MHPA Land Use Adjacency Guidelines and the planting of native species, the functions and values of the creek would be improved by the on-site habitat restoration plan.

    The barbeque receptacles and picnic tables within the buffer area have either been relocated outside the buffer area or eliminated. The set of amenities in the middle of the site have been relocated outside the buffer area and the set of amenities closer to the children's play area have been removed from the scope of the project. Figure 2 (site plan) within the MND has not been updated to reflect these changes; however, the approved exhibit "A" for the SDP will include the updated site plan depicting the barbeque and hot coal receptacles and picnic areas outside of the wetland buffer.

16. The Chollas Creek Enhancement Program identifies a minimum setback from wetlands to be 20 feet which has been discussed in Response #15. In addition, the CCEP recommends that linear parks be developed adjacent to wetlands and its tributaries to so that an organic The development of linear parks is keeping. Increasing the wetland buffer to 50 feet would reduce the size of the park substantially and would result in an inferior park.

    It should be noted that an early consultation meeting was held on November 10, 2009 with members of City Staff and the Wildlife Agencies, including several members of the California Department of Fish and Game. At that meeting, City staff gave a presentation that included a discussion of wetland impacts and the wetland buffer. No concerns regarding the wetland buffer were raised by any members of the Wildlife Agencies during this meeting. City staff acted in good faith by consulting with the Agencies early in the design process in an effort to identify potentially significant issues. Additionally, an increase to the wetland

Comment number 16 continued

buffer of 50 feet would reduce the size of the park substantially and would result in an inferior park.

The intent of the proposed post and rail fence design is to delineate a boundary to prevent encroachment into the riparian corridor. Providing the post and rail fence would reduce the probability of encroachment and would also add aesthetic value to the park and is recommended in the CCEP.

All trash receptacles would be aluminum and solid all the way around and have a functioning, removable lid as described in the Consultant's Guide to Park Design which states: "All Trash receptacles shall have a protective "hood" cover."

(17) 2. Due to the lack of recorded occurrences of California buckeye (*Aesculus california*) within San Diego County (http://www.calflora.org/cgi-bin/species_query.cgi) the Department recommends removing this plant from the proposed plant materials list. We suggest that the project only utilizing native plants endemic to the region (http://www.calflora.org/cgi-bin/species_query.cgi).

(18) 3. The Chollas Creek Enhancement Plan identifies the need to assess faunal utilization of a site (per guidance provided under Programmatic Habitat Restoration and Management Actions). We suggest that the finalized long-term monitoring measure as specified in the conceptual habitat mitigation plan include a category within the quarterly/annual reports that records/reports evidence of any wildlife use and sightings within this section of the Auburn Creek.

(19) 4. Given that the success of this restoration/enhancement component of this project is reliant upon effectively controlling the re-growth of giant reed (*Arundo donax*), the conceptual restoration plan should provide a general overview/status for the occurrence of *A. donax* within the upper reach of Auburn Creek. Depending on the composition of *A. donax* within the upper portion of the creek there is a potential for vegetative parts of the plant to be carried downstream during flood events with the plant reestablishing itself along the channel. Consequently, this will lead to reducing the long-term biological viability of the restoration/enhancement activities (i.e., beyond the five-year performance criteria). Please provide further guidance with the final conceptual habitat restoration plan to identify this concern and its potential to jeopardize the success of the restoration/enhancement activities.

The Department requests the opportunity to review the revised MND prior to finalization to ensure that the comments and recommendations, contained herein, are adequately addressed. We appreciate the opportunity to comment on the MND for this project and to assist the City in further minimizing and mitigating project impacts to biological resources. If you have questions or comments regarding this letter, please contact Paul Schlitt of the Department at (858) 637-5510.

Sincerely,

Edmund Pert
Regional Manager
South Coast Region

cc: State Clearinghouse, Sacramento
Patrick Gower, USFWS, Carlsbad
Kelly Fisher, CDFG, San Diego
Paul Schlitt, CDFG, San Diego

CALIFORNIA DEPARTMENT OF FISH AND GAME (November 15, 2010) continued

17. The plant has been removed from the proposed plant materials list.

18. The CCEP provides "Step by Step Restoration Guidelines" (page 91) which outlines guidelines that may be necessary to restore and create functional wetlands. The long term monitoring of this site includes measurable performance criteria for wetland restoration and wetland creation and does not provide for long term monitoring for wildlife use or sighting. However, during the Initial Study review of the project, a survey for sensitive species was conducted and concluded to be negative with the exception of the California Gnatcatcher. Therefore, appropriate mitigation was included in Section V of the MND to mitigate indirect impacts to the California Gnatcatcher and additional wildlife monitoring requirements are not warranted.

19. Comment acknowledged; however, the Home Avenue Park project is only responsible for on-site impacts and any potential downstream effects. A component of the habitat mitigation plan would implement special performance treatment standards to the areas containing on-site Arundo donax. As documented in the habitat mitigation plan, the monitoring of the removal of Arundo will continue for 5 years immediately after the completion of seed and plant installation. As dedicated park land, after the 5 year long-term monitoring period has ended the City of San Diego Park and Recreation Department shall inherit the responsibility of controlling the Arundo donax within Auburn Creek. By implementing the habitat restoration efforts which would eliminate Arundo donax on-site, downstream conditions currently experiencing problems with these invasive plants would be improved.

November 17, 2010

Chollas Recreation Council

C/O Colina Del Sol Recreation Center

5319 Orange Avenue

San Diego, CA 92105

Mr. Jeffery Szymanski

City of San Diego Development Services Department

1222 First Avenue, MS 501

San Diego, CA 92101

VIA EMAIL: jszymanski@sandiego.gov

Dear Mr. Szymanski,

Please find here comments regarding the Mitigated Negative Declaration for Home Avenue Neighborhood Park (Project 194262). These comments are referencing the Initial Study Checklist.

(20) Page 7: section IV a. Explain in more detail and specify where the habitat mitigation on-site will be.

(21) Page: 13: section VIII b. When and how will DEH letter be included in final copy of MND?

(22) Page 14; section IX a & f. Untreated storm water will be carried through the proposed park and discharged into Auburn Creek, a known impacted water body. Please clarify impact to water quality standards in Auburn Creek as a result of this untreated discharge through the project area.

(23) Page 18-19: section XIII a. Use of rubberized paving material may or may not be sufficient to reduce noise impact to acceptable level. Noises from park users are not in impact calculations. Specify remedies. Also state what impact on noise the stone retaining wall along Home Avenue as indicated in the design drawings will have on noise levels.

(24) Page 22; section XVI a. Please note that a light controlled crosswalk HAS been added as a condition of this project and should be noted as a design element.

CHOLLAS RECREATION COUNCIL (November 17, 2010)

20. Please see response to comment No. 1, a graphic has been included that identifies the location of the mitigation area.

21. Please see response to comment No. 2.

22. Storm water that leaves the site will be treated by appropriate Best Management Practices to ensure that the water is substantially free of pollutants. Filter inserts would be installed in the proposed storm drain system and a bio-swale would be installed to ensure that all pollutants generated from the park are effectively removed before discharging into Auburn Creek.

23. Please see response to comment No. 3. With respect to the stone retaining wall, the project does not propose a stone retaining wall. Any potential changes in the dynamics of the noise environment from the cobblestone pilasters for the wrought iron fence or the park sign at the south entrance of the site would be minimal.

24. The light controlled crossing signal was disclosed in the subject block of the MND and in the project description on page 1 of the CEQA Initial Study Checklist.

(25) Page 24: section XVII d. As stated, additional water use consumption will be minimal. Please explain and clarify since grass and additional landscaping will be planted that will increase water use beyond the zero use that is occurring on the property now.

(26) Page 25: section XVIII b. The land use designation for this project should be as "dedicated park lands" under City charter section 55 and should be accomplished as a permit requirement. Former park projects have not fulfilled this requirement and that has impacted the ability to develop and maintain park design projects in the past. This is a cumulative impact and has resulted in the lack of parks built to accommodate requirements of the City's General Plan and the Mid City Community Plan.

Thank you for giving the Chollas Recreation Council the opportunity to comment on this document.

Sincerely,

Russ Connelly

Vice-Chair, Chollas Recreation Council

Cc: John Stump, Recording secretary

CHOLLAS RECREATION COUNCIL (November 17, 2010) continued

25. Please see response to comment No. 4.

26 a. There are no community plan land use designations identified as "Dedicated Parklands". Land use designations are either 'Parks'and/or "Open Space". Also, per Administrative Regulation 1.60, Capital Improvements Programming, a community plan amendment for a park land use is not required for a park that is less than 2 acres in size, and also, is not required to be processed concurrently with a Site Development Permit. Therefore, a permit requirement to change the land use designation for this park is not necessary.

26 b. A park's status as dedicated or designated parkland does not affect its ability to be developed, or maintained. Dedication, per City Charter Section 55, is a mechanism used to protect in perpetuity parkland for recreational purposes; to "undedicate" parkland would require a two thirds vote of the qualified electorate.

26 c. Staff does not agree that a park's dedication, or designation, is a cumulative impact that has resulted in a lack of parks built to accommodate the requirements of the City's General Plan and the Mid City Community Plan. All cumulative impacts related to this projects are less than significant after mitigation or less than significant and do not require mitigation. The incremental effects of this project are not considerable when considered in connection with the effects of past, current, and probable future projects.

CHOLLAS RESTORATION, ENHANCEMENT AND CONSERVANCY CDC, Inc.
Brown Building
4133 Poplar
City Heights, California 92105
chollas-creac@cox.net

Tuesday, March 24, 2009

Mr. Jeffery Szymanski By First Class Mail and E-Mail to: jszymanski@sandiego.gov
City of San Diego Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

RE: Mitigated Negative Declaration for Home Avenue Neighborhood Park (Project 194262)

Dear Mr. Szymanski,

(27) Our organization supports efforts to develop and a park at Home Avenue. As you may be aware, this park location was acquired to replace the dedicated parkland lost when the city of San Diego determined to re-locate the Central Police Garage from its Downtown location to its current Home & Federal Blvd. Site. City Heights made a significant contribution to the redevelopment of Downtown and the construction of the new Central Library; when its park site was used for the relocation of the police maintenance yard.

(28) You may also be aware that the acquisition and formal park dedication of the substitute Home Avenue park site was one of the last official acts of former Councilman Charles Lewis. When this park is finally completed Councilman Charles Lewis's contribution should be recognized.

(29) Our organization is concerned with the sensate nature of the watershed and habitats located at the proposed Home Avenue park site. As you are aware the site is bi-sected by the Auburn Creek, a tributary of the Chollas Creek, which empties into the San Diego Bay some 2 miles from this location. Both the Chollas Creek and the San Diego Bay are impaired waters and listed. The Regional Water Quality board has adopted specific orders for the clean up and remediation of theses waters. The City of San Diego has adopted specific and substantial mitigation measures to preserve the habitats of listed species that use the Auburn Creek, at the Police Garage within ½ mile of this project.

(30) We request that your analysis and review specifically include the environmental studies, findings and mitigation measures requires for the nearby Central Police Garage and the measures required by the Stormwater Permits and TMDLs with the Regional Water Quality Board. Specifically, we are very concerned about your plans to route road wash and other stormwaters through an open channel into the Auburn Creek with out detention and filtering. Further, we are concerned that your report has not included provisions for preservation of the known feeding pairs of California Gnat Catchers in this area – see Environmental studies SD Central Police Garage.

(31) We also raise concerns regarding the park users crossing pedestrians. As you are aware the majority of the potential park users reside on the North side of busy Home Avenue. There already has been one recent pedestrian death crossing at this location. A marked, lit, and controlled crosswalk is indicated for this neighborhood park. Additionally, please clarify the "dedicated park' status of this land under the City Charter.

(32) We fully support and incorporate the comments submitted by the Chollas Lake Recreation Council and incorporate them by reference in these comments. We request written responses to both sets of comments and notice of further actions and hearing on this environmental document.

Respectfully submitted
Chollas Restoration, Enhancement, and Conservancy

John Stump, President

Copy: CREAC Board of Directors & Chollas Lake Recreation Council,
Family of Charles Lewis & Councilman Young
San Diego Regional Water Quality Board

1

CHOLLAS RESTORATION, ENHANCEMENT AND CONSERVACNY CDC, Inc.

(March 24, 2009)

27. Comment noted.

28. Please response to comment No.6

29. Comment noted.

30. Please see response to comment No.7 regarding mitigation for the California gnatcatcher.

    The project's scope of work does not propose to route storm water from Home Avenue or the park itself into an open channel draining into Auburn Creek without detention and filtering. The Home Avenue park project is required to comply with the City's Storm Water Standards and would implement Permanent Priority Best Management Practices and Standard Best Management Practices.

    The project would incorporate a bio-swale and site-design BMPs that are specific to the Home Avenue Park site. Additionally, filter inserts would be installed in the proposed storm drain system. Prior to the construction of the park the project would be reviewed by the City's Storm Water Department to ensure compliance with the Storm Water Standards and the Municipal Storm Water Permit.

31. Comment noted. As mentioned in the subject block of the MND and page 1 of the Initial Study Checklist, the project would construct a new traffic signal and roadway crossing for a safer pedestrian access to the new park site. The project site is located on dedicated park land. This reference has been added to the subject block of the MND and page 1 of the Initial Study Checklist.

32. Comment noted.

15

SAN DIEGO CANYONLANDS

San Diego Canyonlands

• 3552 Bancroft Street San Diego, CA 92104 • 619-284-9399 •

November 17,2010

Jeffrey Szymanski
Environmental Planner
City of San Diego Development Services Dept.
1222 First Avenue, MS 501
San Diego, CA 92101
Via E-mail: jszymanski@sandiego.gov

Project No. 194262, Home Avenue Park

Dear Jeffrey,

Thank you for the providing the documentation and the opportunity to comment on the above referenced project. This project is the development of an active park at approximately the 4600 block of Home Avenue, adjacent to Auburn Creek -a tributary to Chollas Creek.

(33) In general, because of their important resource values to wildlife and as green infrastructure serving important water quality and flood and erosion control needs, it is incumbent upon the City to maximize wetlands restoration and creation wherever possible in our constrained urban areas. This Home Avenue location is an ideal location for wetlands creation. We ask that the project be modified to allow for wetlands creation to the maximum extent possible.

(34) **Flood and Erosion Control Needs** The city is currently developing a program for maintenance of creek channels, (removal of sediment and vegetation), to reduce flooding problems. During a site visit with the City Storm Water Department staff and their hired hydrology consultants we learned that many creek channels have been so narrowed that they will continue to overflow during peak storm water flows, even after maintenance occurs. Auburn Creek is a tributary to a highly urbanized, residential and business section of Chollas creek where, according to the city consultant, flooding currently occurs during five-year storms. After maintenance of this creek segment, (at ~33rd Street and National Avenue), the channel can be expected to still flood approximately every twenty years. Because the wetlands serve to slow down peak flows and absorb the runoff, it is incumbent upon the city to protect the remaining wetlands and widen the creek channels where possible allowing peak flows to spread out, slow down and infiltrate reducing downstream flooding and embankment erosion.

(35) **The City must clean up our polluted waters. Wetlands can help.** Chollas Creek and the receiving waters, San Diego Bay, are impaired water bodies exceeding EPA and Federal Clean Water Act standards for a number of pollutants. State and local authorities are required to implement strategies to clean up these waterways. Without taking proactive measures now, such as restoring wetlands to increase polluted runoff infiltration, this deferred compliance could ultimately cost the City billions of dollars.

SAN DIEGO CANYONLANDS (November 17, 2010)

33. Pursuant to the City of San Diego's Biological Guidelines the Home Avenue project is required to provide 0.02 acres of wetland mitigation. The project is providing 0.83 acres of wetland restoration which exceeds City requirements.

34. Comment noted. The Park project does not include a proposal to widen the creek and the CEQA initial study did not identify a mitigation measure to require any such widening. In addition, because the project would not substantially alter drainage patterns, which would send storm water into Auburn Creek, the construction of the park would not result in downstream impacts.

35. Comment noted. As mentioned above this project is mitigating impacts to wetland habitat and incorporates permant priority BMPs and standard BMPs in accordance with the City's Storm Water Regulations.

(36) **Wetland Mitigation Areas Are Getting Harder to Find** In 2008, the City placed a moratorium on the efforts of non-profits and citizen groups seeking grant funds to restore blighted and degraded wetlands because it would preclude opportunities to use these areas for future mitigation needs. It is incumbent upon the city to avoid development to the maximum extent possible that would preclude wetlands creation and restoration. The proposed project should be designed to maximize wetlands creation.

Please answer the following Questions.

The documentation indicates that the impacts to wetlands is .01 acre and to uplands is .57 acre and the mitigation area is a total of 1.26 acre.

(37) • What is the total mitigation area of each habitat type?
(38) • Is the 20' wetland buffer area measured from the center or the edge of the creek?
(39) • Will mature willows and mule fat in the creek channel be avoided during construction?

Studies have shown that the invasive weed, arundo donax, is spread by the fragmentation of live rhizomes during bulldozing operations. Killing the arundo donax with a safe herbicide program will result in lower maintenance costs in the long run.

(40) • Will the arundo donax rhizomes in this creek channel be thoroughly killed before re-contouring of the creek occurs?

(41) • Are there any non-native plants proposed for the park that could spread into the creek if the seed is carried by wind or water? If so, please eliminate the plant from the pallet.

(42) Environmental groups have been told by city staff that the amendments to the Environmentally Sensitive Lands Regulations (ESL) for wetlands, (Wetlands Deviations), will require all projects qualifying for a deviation to have monitoring and maintenance in perpetuity.

• If the ESL amendment is adopted as proposed in December by the Planning Commission, will this project have this requirement?

Once again, we thank you for this opportunity to comment on this project and we look forward to your responses.

Sincerely,

Eric Bowlby

Eric Bowlby
Executive Director
San Diego Canyonlands
619-284-9399
eric@sdcanyonlands.org
www.sdcanyonlands.org

SAN DIEGO CANYONLANDS (November 17, 2010) continued

36. Comment noted.

37. The project would restore .83 acres of wetlands and .42 acres of uplands. The wetland buffer is measured from the edge of the wetland.

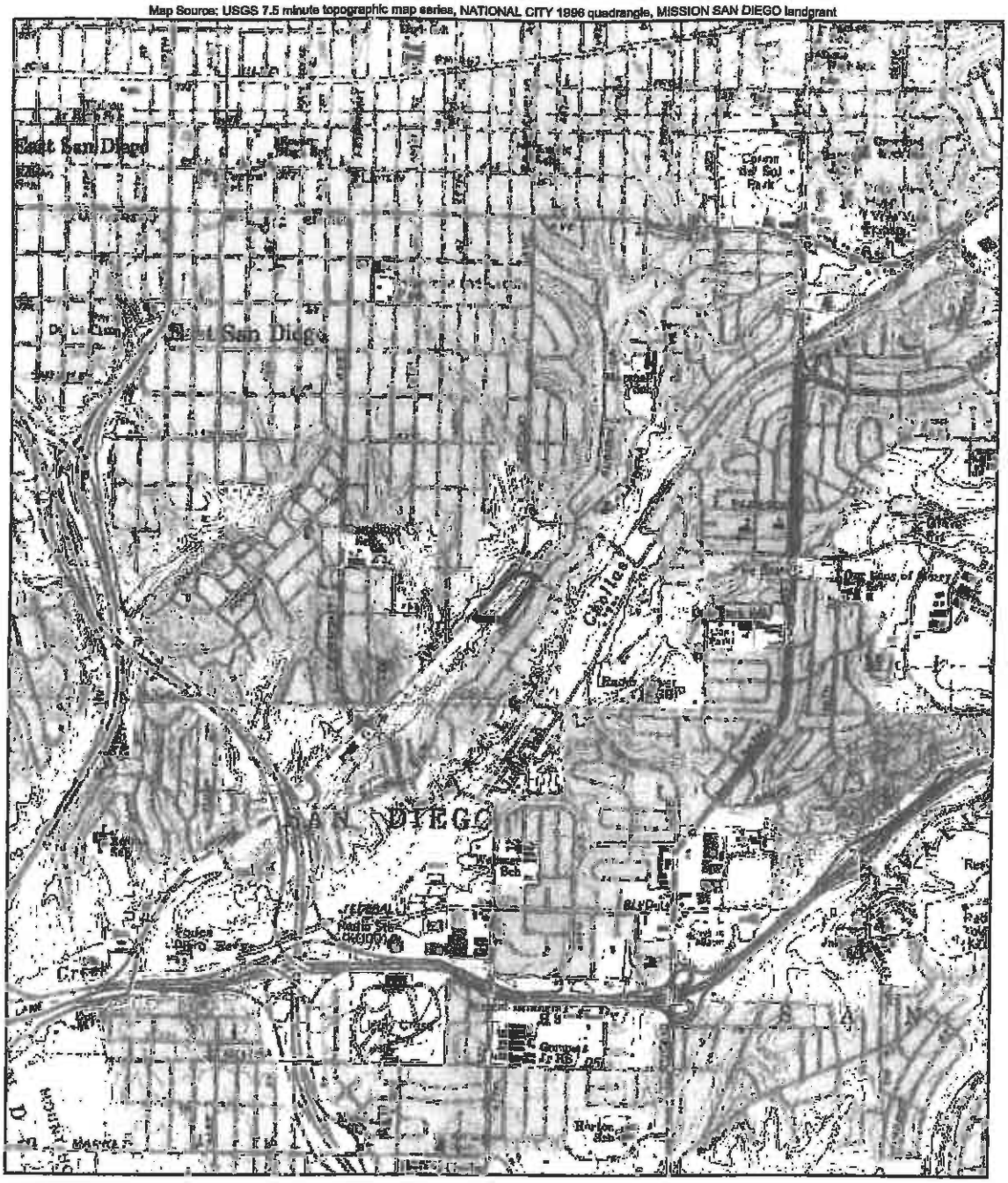
39. No mature willows or mule fat will be impacted during the construction of this project.

40. The removal of the arundo donax would occur before the revegetation of the site. The maintenance activities that involve removal of arundo shall occur through one, or a combination, of the following methods: (1) foliar spray (spraying herbicide on leaves and stems without cutting first) when arundo occurs in monotypic stands, or (2) cut and paint (cutting stems close to the ground and spraying or painting herbicide on cut stem surface) when arundo is intermixed with native plants. When sediment supporting arundo must be removed, the sediment shall be excavated to a depth sufficient to remove the rhizomes, wherever feasible. Following removal of sediment containing rhizomes, loose rhizome material shall be removed from the channel and disposed of offsite. In addition, please see response to comment No. 19.

41. No invasive non-native plants are being used in or directly adjacent to the wetlands or the wetland buffer.

42. Amendments to the ESL Regualtions are not currently in effect. Therefore, the maintenance in perpetuity of these wetlands is not a requirement of this project. However, as dedicated park land, after the 5 year long-term monitoring period has ended the City of San Diego Park and Recreation Department shall br responsibile for maintaining all resources located at the park site.

Map Source: USGS 7.5 minute topographic map series, NATIONAL CITY 1996 quadrangle, MISSION SAN DIEGO landgrant



Project Boundary

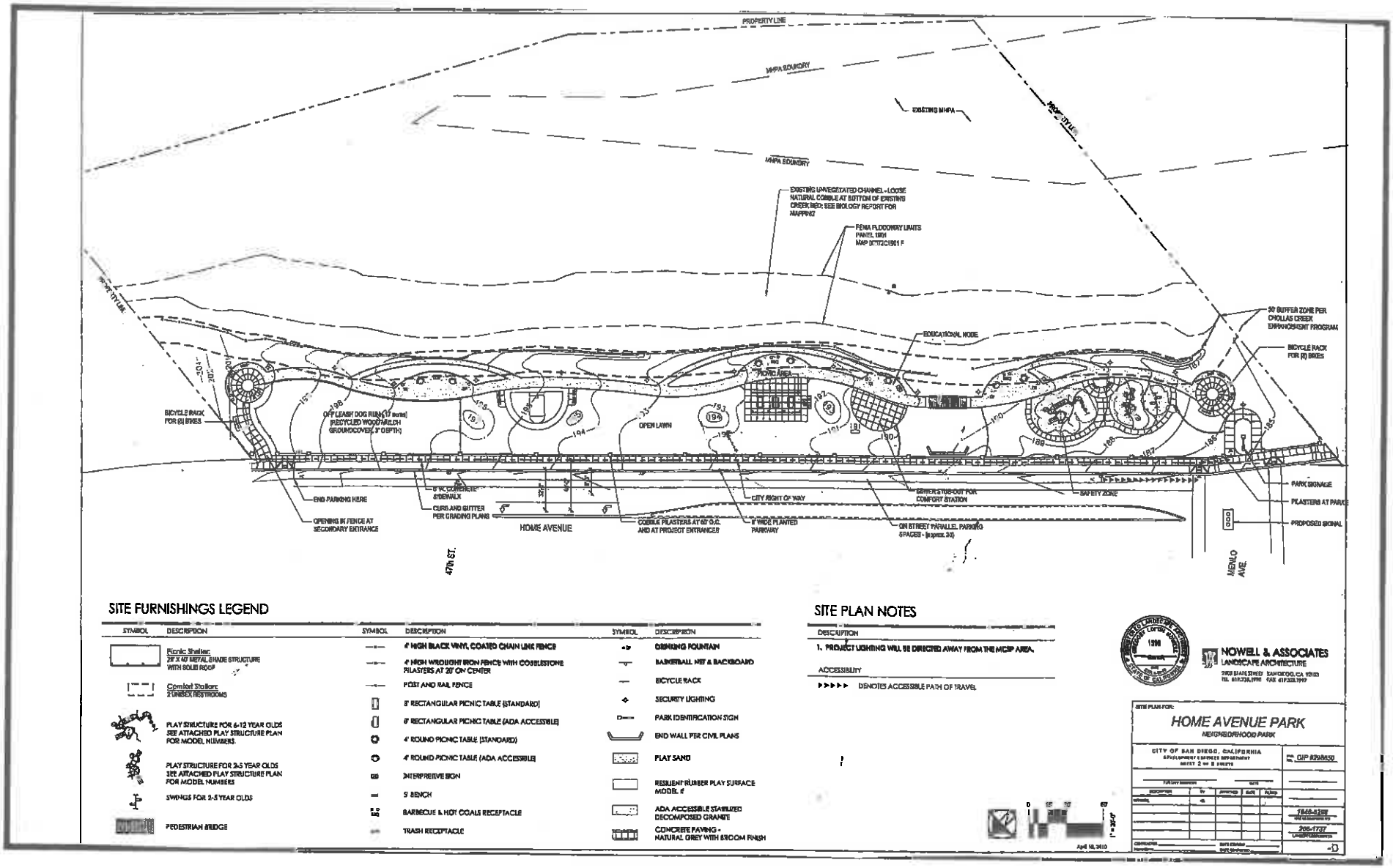
Location Map

Home Avenue Neighborhood Park/Project No. 194262

City of San Diego – Development Services Department

FIGURE

No. 1



SITE FURNISHINGS LEGEND

SYMBOL	DESCRIPTION
	Picnic Shelter: 20' X 40' METAL SHADE STRUCTURE WITH SOLID ROOF
	Comfort Station: 2 UNISEX RESTROOMS
	PLAY STRUCTURE FOR 6-12 YEAR OLDS SEE ATTACHED PLAY STRUCTURE PLAN FOR MODEL NUMBERS.
	PLAY STRUCTURE FOR 2-5 YEAR OLDS SEE ATTACHED PLAY STRUCTURE PLAN FOR MODEL NUMBERS
	SWINGS FOR 2-5 YEAR OLDS
	PEDESTRIAN BRIDGE
	6' HIGH BLACK VINYL COATED CHAIN LINK FENCE
	4' HIGH WROUGHT IRON FENCE WITH COBBLESTONE PILASTERS AT 20' ON CENTER
	POST AND RAIL FENCE
	8' RECTANGULAR PICNIC TABLE (STANDARD)
	8' RECTANGULAR PICNIC TABLE (ADA ACCESSIBLE)
	4' ROUND PICNIC TABLE (STANDARD)
	4' ROUND PICNIC TABLE (ADA ACCESSIBLE)
	INTERPRETIVE SIGN
	6' BENCH
	BARBECUE & HOT COALS RECEPTACLE
	TRASH RECEPTACLE
	DRINKING FOUNTAIN
	BASKETBALL NET & BACKBOARD
	BICYCLE RACK
	SECURITY LIGHTING
	PARK IDENTIFICATION SIGN
	END WALL PER CIVIL PLANS
	PLAY SAND
	RESILIENT RUBBER PLAY SURFACE MODEL #
	ADA ACCESSIBLE STABILIZED DECOMPOSED GRANITE
	CONCRETE PAVING - NATURAL GREY WITH BROOM FINISH

SITE PLAN NOTES

DESCRIPTION

1. PROJECT LIGHTING WILL BE DIRECTED AWAY FROM THE MCIP AREA.

ACCESSIBILITY

▸▸▸▸▸ DENOTES ACCESSIBLE PATH OF TRAVEL

NOWELL & ASSOCIATES
LANDSCAPE ARCHITECTURE

SITE PLAN FOR:
HOME AVENUE PARK
NEIGHBORHOOD PARK
CITY OF SAN DIEGO, CALIFORNIA

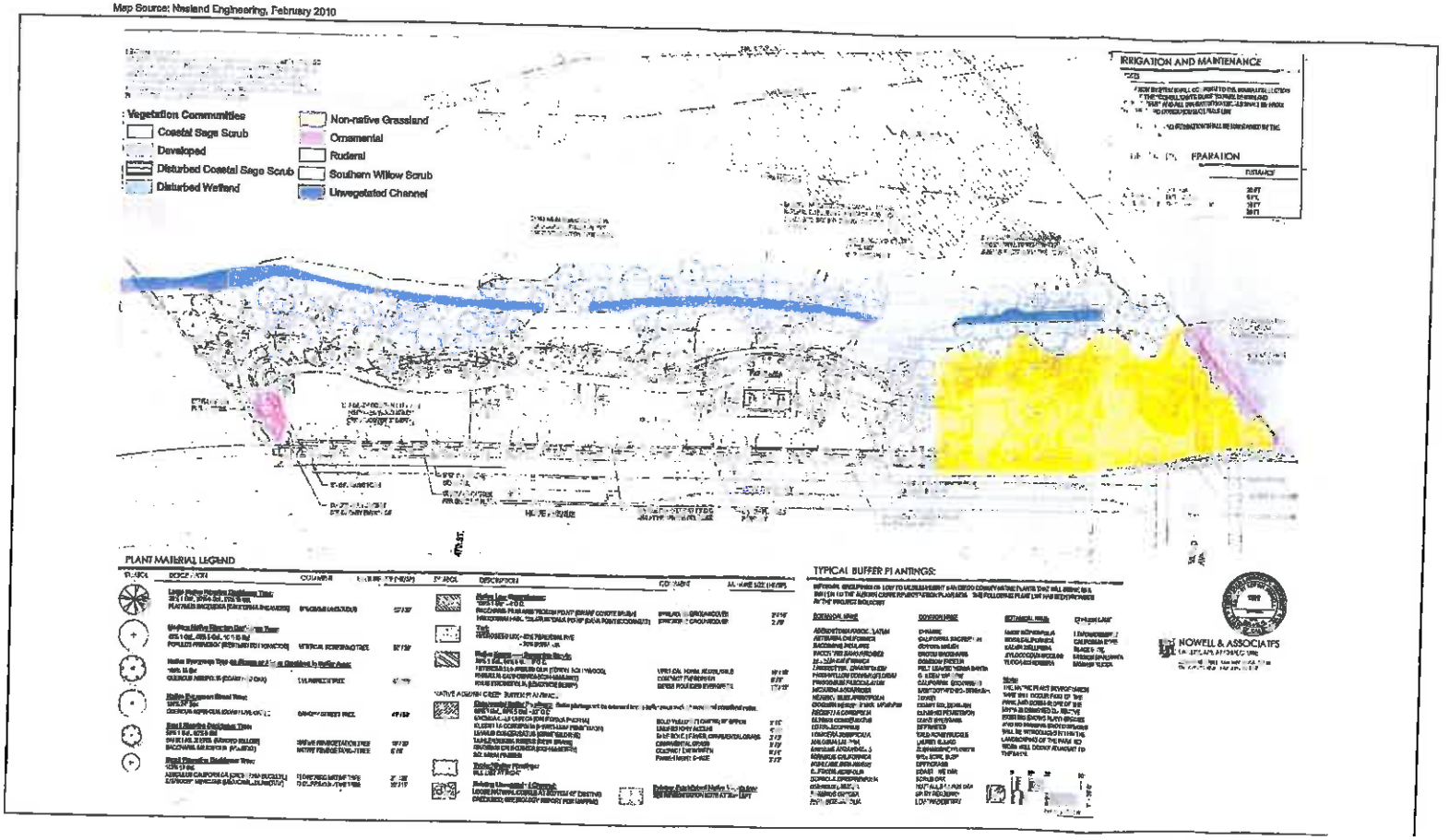
Site Plan

Home Avenue Neighborhood Park / Project No. 194262

City of San Diego – Development Services Department

FIGURE
No. 2

Map Source: Nasland Engineering, February 2010



Landscape Planting Plan and Existing Vegetation Communities
Home Avenue Neighborhood Park / Project No. 194262
City of San Diego – Development Services Department

FIGURE
No. 3

INITIAL STUDY CHECKLIST

1. Project Title/Project Number: Home Avenue Neighborhood Park/PTS 194262

2. Lead Agency Name and Address: City of San Diego, Development Services Department, 1222 First Avenue, MS 501, San Diego, CA 92101

3. Contact Person and Phone Number: Jeff Szymanski, Associate Planner (619) 446-5324

4. Project Location: The proposed park would be located on a vacant 5.8 acre site owned by the City of San Diego. The site is located on the southerly side of Home Avenue across from Menlo Avenue and 47th Street. Auburn Creek runs north and south through the site. The park is within the Mid-City Community Plan area and is located on dedicated park land (Figure 1).

5. Project Applicant/Sponsor's Name and Address: City of San Diego, Engineering and Capital Projects Department, Architectural Engineering and Parks Division/Debbie Van Martin/600 B Street, Suite 800 (MS 908A) San Diego, CA 92101 (619) 533-5414

6. General Plan Designation: Multi-Unit Residential and Open Space

7. Zoning: RM-1-1 (Residential) and OR-1-1 (Open Space)

8. Description of Project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.): Site Development Permit (SDP) and deviations for the development of a neighborhood park on a vacant 5.8 acre site owned by the City of San Diego. The proposed park amenities consists of a half-court basket ball court, children's playground structures, a dog park area, shade structures, picnic areas with BBQ facilities, a comfort station, open space areas, a pedestrian bridge and interpretative signage along Auburn Creek. The project would also construct a new traffic signal, roadway crossing for pedestrian access and a concrete sidewalk along the street frontage.

   The vacant site runs parallel to Auburn Creek and is approximately 5.8 acres; however, due to physical site constraints the park improvements would be approximately 880 feet long by 100 feet wide for a total of 88,000 square feet or 2.01 acres. Site constraints include elevations which range from 160 to 220 feet above mean sea level (AMSL). The topography of the area west of Auburn Creek is relatively flat and was previously graded. The topography of the project area east of the creek varies from a steep slope (over 30 percent) on the north end to rolling hills on the south end. Given, the site's physical constraints and the necessity for the installation of a box culvert, 0.01-acre of impacts would occur to wetland habitat. Since the project site contains Environmentally Sensitive Lands (ESL) in the form of sensitive biological habitat a SDP will be required. Additionally, since the proposed park would encroach into this habitat a deviation from the ESL Regulations, pursuant to Section 143.0141(b) of the San Diego Municipal Code will be also be required.

9. Surrounding land uses and setting: Briefly describe the project's surroundings: Predominately single and multi unit residential

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): California Department of Fish and Game (CDFG) - Streambed Alteration Permit, Regional Water Quality Control Board (RWQCB) - 401 Water Quality Certificate, and Army Corps of Engineers (ACOE) - preconstruction notification.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐	Aesthetics	☐	Greenhouse Gas Emissions	☐	Population/Housing
☐	Agriculture and Forestry Resources	☒	Hazards & Hazardous Materials	☐	Public Services
☐	Air Quality	☐	Hydrology/Water Quality	☒	Recreation
☒	Biological Resources	☒	Land Use/Planning	☐	Transportation/Traffic
☐	Cultural Resources	☐	Mineral Resources	☐	Utilities/Service System
☐	Geology/Soils	☒	Noise	☒	Mandatory Findings Significance

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial evaluation:

☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

I) AESTHETICS – Would the project:

a) Have a substantial adverse effect on a scenic vista? ☐ ☐ ☐ ☒

Currently, the project site is vacant and primarily surrounded by residential development. Auburn Creek and City owned Open Space are located up slope to the east. There are no scenic vistas located within the view shed of the project site; therefore, the proposed park project would not adversely affect scenic vistas.

b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? ☐ ☐ ☐ ☒

There are no scenic resources such as designated trees, rock outcroppings or historic buildings within the project's Area of Potential Effect (APE). Auburn Creek is located on the eastern portion of the site; however, the project would improve the scenic quality of this feature by the removing non-native invasive vegetation and replacing it with native plants and habitat in accordance with the Chollas Creek Enhancement Plan. Therefore, the project would not damage scenic resources.

c) Substantially degrade the existing visual character or quality of the site and its surroundings? ☐ ☐ ☐ ☒

Please see I a. In addition, the project site is currently vacant with trash, debris and spoil piles strewn intermittently across the area. By removing these items and developing the park, the visual character of the site would be improved and the visual quality of the park's surroundings would not be negatively impacted.

d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? ☐ ☐ ☐ ☒

The project site would comply with all City lighting standards and the development of the project is limited to park improvements with a limited amount of structures. The project does not have the scope to adversely affect day or nighttime views in the area.

II) AGRICULTURAL AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:

a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide ☐ ☐ ☐ ☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

The project site is located within a City owned vacant lot and is not classified as farmland by the Farmland Mapping and Monitoring Program (FMMP). Similarly, land surrounding the project site is not in agricultural production and is not classified as farmland by the FMMP. Therefore, the project would not convert farmland to non-agricultural uses.

b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? ☐ ☐ ☐ ☒

Please see II a.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? ☐ ☐ ☐ ☒

The park site and land surrounding the project is not zoned as forest land. Therefore, the project would not conflict with existing zoning for forest land.

d) Result in the loss of forest land or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

The park project is located on a disturbed vacant lot and the land surrounding the project is not designated forest land. Therefore, the project would not convert forest land to non-forest use.

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

No existing agricultural uses are located in proximity of the project site that could be affected by the project, and therefore, the park project would not result in the conversion of farmland to non-agricultural uses.

III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determinations - Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒

Construction of the project could increase the amount of harmful pollutants entering the air basin. However, construction emissions would be temporary. In addition, construction Best Management Practices (BMP's), such as watering for dust abatement, would reduce construction dust emissions by 75 percent. Operational emissions would be minimal. With the implementation of project BMP's during construction as detailed in the contract specifications, and the lack of operational emissions the project would not result in a conflict with any of air quality plans.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒

Please see III a.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒

As described above, construction operations could temporarily increase the emissions of dust and other pollutants. However, construction emissions would be temporary and it is anticipated that implementation of BMPs would reduce potential impacts related to construction activities to a level less than significant. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards.

d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒

Construction operations could temporarily increase the emissions of harmful pollutants, which could affect sensitive receptors adjacent to the project site. However, implementation of construction BMP's would reduce potential impacts related to temporary construction activities to minimal levels. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations.

e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Operation of construction equipment and vehicles could generate odors associated with fuel combustion. However, these odors would dissipate into the atmosphere upon release and would only remain temporarily in proximity to the construction equipment and vehicles. Therefore, the project would not create substantial amounts of objectionable odors affecting a substantial number of people.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

IV. BIOLOGICAL RESOURCES – Would the project:

a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐

The project would be located on a vacant City owned lot which contains Environmentally Sensitive Lands (ESL) in the form of uplands and wetland habitat. Therefore, a biological survey report was prepared by Recon Environmental, Inc. (*Biological Technical Report for the Home Avenue Park Project* March 25, 2010) to assess the impacts of the project on these sensitive habitats. Biological field surveys conducted included: vegetation mapping, a sensitive plant species assessment, and a general wildlife survey. The biological survey report is available for review at the offices of the Entitlements Division.

The project would result in impacts to 0.01 acres of disturbed riparian vegetation (wetland habitat), less than 0.01 acres of Tier II coastal sage scrub, and .57 acres of Tier IIIB non-native grasslands. The total impact from the project to sensitive vegetation would equal .58 acres. In accordance with City of San Diego's Biological Resources Guidelines the impacts to southern willow scrub would be mitigated at a 2:1 ratio and the impacts to the sensitive upland habitat would be mitigated at a 1:1 ratio. Total sensitive biological impacts for the project would require 0.59 acres of mitigation and detailed in the table below.

IMPACTS AND MITIGATION REQUIREMENTS FOR WETLAND AND UPLAND VEGETATION COMMUNITIES/LAND TYPES

	MSCP Tier	Proposed Park and Work Area Impacts (acres)	Mitigation Ratio For Impacts*	Total Mitigation Required (acres)
Wetland Vegetation Communities				
Southern willow scrub	**	--	--	--
Disturbed riparian vegetation	**	0.01	2:1[#]	0.02
Unvegetated Channel	**	-	--	-
Wetland Impacts Total		**0.01**	2:1	**0.02**
Upland Vegetation Communities/Land Types				
Coastal sage scrub	II	<0.01	1:1	<0.01
Non-native grassland	IIIB	0.57	1:1	0.57
Ruderal vegetation	IV	1.36	--	-
Ornamental vegetation	IV	0.04	--	-
Developed land	N/A	0.23	--	-
Upland Impacts Total		**2.38**	-	**0.57**

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Total Project Impacts	-	2.39	-	0.59

*Both impacts and mitigation will take place outside of the MHPA. Mitigation will be in the form of on-site habitat restoration.
**While wetland vegetation communities do not have an assigned Tier, they are considered sensitive under federal, state, and local regulatior
#Impacts to ACOE/CDFG Jurisdictional Wetlands or Waters requires a minimum 1:1 mitigation ratio to comply with Agencies' "no net loss policies

To mitigate for the impacts to the wetland and upland habitats the City of San Diego is required to comply with the approved *Conceptual Habitat Restoration Mitigation Plan for the Home Avenue Park Project located in the City of San Diego* (Recon Environmental, March 25, 2010). The restoration plan identifies a total of 1.26 acres of restoration to take place on-site along Auburn Creek and would mitigate impacts for upland and wetland habitats. The 1.26 acres of mitigation exceeds what is required. Compliance with the restoration plan would reduce impacts to below a level of CEQA significance.

b) Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? ☐ ☒ ☐ ☐

As described in section IV.a, the park project would result in impacts to .01 acres of wetland habitat and would provide a 20-foot buffer from Auburn Creek. For projects outside the Coastal Zone, the City's Biology Guidelines and ESL Regulations requires a buffer which provides functions and values in order to achieve a no net loss of wetland habitat. The biological report concluded that the 20-foot buffer was adequate to protect the functions and values of the creek and that the required habitat restoration program would ultimately improve their condition. Furthermore, compliance with the restoration plan discussed in Section IV.b, would satisfy the no net loss of wetlands as defined in the City of San Diego's Biological Guidelines.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ☐ ☒ ☐ ☐

Please see section IV b. The project would mitigate for the impacts to wetlands and therefore would not contribute to a substantial effect on federally protected wetlands.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife ☐ ☐ ☐ ☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

nursery sites?

The project is aligned parallel to Home Avenue and would not substantially interfere with the movement of migratory wildlife. Furthermore, the biological technical report concluded that the site does not function as a wildlife corridor.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ☐ ☐ ☐ ☒

Please see section IV a. The project would comply with all applicable policies and ordinances which protect biological resources.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? ☐ ☒ ☐ ☐

The project is located partially within the City's Multi-Habitat Planning Area (MHPA), and is required to comply with the MHPA Land Use Adjacency Guidelines. Implementation of these guidelines and mitigation at ratios required pursuant to the City's MSCP Subarea plan and Biology Guidelines, would reduce all impacts to below a level of significance.

V. CULTURAL RESOURCES – Would the project:

a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5? ☐ ☐ ☐ ☒

The purpose and intent of the *Historical Resources Regulations of the Land Development Code (Chapter14, Division 3, and Article 2*) is to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises. CEQA requires that before approving discretionary projects, the Lead Agency must identify and examine the significant adverse environmental effects, which may result from that project. A project that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (Sections 15064.5(b) and 21084.1). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities, which would impair historical significance (Sections 15064.5(b)(1)). Any historical resource listed in, or eligible to be listed in the California Register of Historical Resources, including archaeological resources, is considered to be historically or culturally significant.

The project site is located on a vacant lot along a tributary of Chollas Creek and north of the Home Avenue historic dump site. Due to the presence of recorded archaeological sites along Chollas Creek and the historic dump site to the south the preparation of a cultural resources study was required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

The survey report and record search was prepared by Recon Environmental, Inc. (*Results of Cultural Resources Survey for the Home Avenue Neighborhood Park Project* August 20, 2009) to assess potential impacts of the project on sensitive historical resources. The report is available for review at the offices of the Entitlements Division.

The record search was conducted at the South Coastal Information Center and the Museum of Man which indicated that no previously recorded prehistoric or historic resources are present within the project's boundaries. However, six prehistoric sites, seven historic sites, and one prehistoric isolate within a one mile radius of the project site were identified. Recon archaeologists, along with a Native American observer conducted a field survey on July 30, 2009. Results of the survey identified modern trash, concrete, asphalt, and other debris along with evidence of soil disturbance across the site. Based upon the negative survey, record search and disturbed nature of project site it was determined that the park project would not impact any historical or archaeological resources and therefore, no further cultural resource work would be required.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒

Please see V. a). No archaeological sites were identified; therefore, the park project would not cause a substantial adverse change in the significance of an archaeological resource.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

The geologic San Diego formation underlies the project area and is assigned a moderate fossil sensitivity. In accordance with the City of San Diego's CEQA Significance Determination Thresholds projects which would not exceed excavation depths greater than 10 feet, would not have the potential to impact paleontological resources. Since the project's grading plan would not require excavation depths greater than 10 feet impacts to paleontological resources are not anticipated and mitigation is not required.

d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

Based on records search results and a field survey with a Native American observer, the potential to encounter human remains are not likely in this area. Please refer to section V.a).

VI. GEOLOGY AND SOILS – Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

The project site is not located within an Alquist-Priolo Fault Zone and it is not located in proximity to any faults. The project would utilize proper engineering design and utilization of standard construction practices for construction. There would be no risk from rupture of a known earthquake fault in this category.

ii) Strong seismic ground shaking? ☐ ☐ ☐ ☒

The project site is located in a seismically active region of California, and therefore, the potential exists for geologic hazards, such as earthquakes and ground failure. According to the City of San Diego's *Seismic Safety Study,* the project area lies within Geologic Hazard Category 52 and 32. Category 52 is characterized as having a favorable geologic structure with low risk for instability and Category 32 is characterized as a potential liquefaction area with fluctuating ground water.

A *Geological and Geotechnical Report, Home Avenue (*Pacific Soils Engineering January 15, 2009) and an *Addendum Geotechnical Report* (Alta California Geotechnical Inc. February 12, 2010) report addressed the potential geologic hazards and determined that no geotechnical conditions were encountered, including seismic shaking, which would preclude the development of the site as proposed. Furthermore, proper engineering design of all new structures would ensure that the potential for geologic impacts from regional hazards would be insignificant.Based upon the results of the report the proposed project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. The design of the proposed project would utilize proper engineering design and utilization of standard construction practices. There would be no impacts.

iii) Seismic-related ground failure, including liquefaction? ☐ ☐ ☐ ☒

The potential for susceptibility for liquefaction has been identified on the City Seismic Safety Study Geologic Hazard Maps. The geotechnical reports concluded that the project would utilize proper engineering design and standard construction practices that would address the liquefaction issue, such as removal and recompaction of the upper soils, appropriate foundation design, and in-situ ground modification.

The following requirement was made a condition of the SDP: The project applicant shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits. Implementation of this permit condition and incorporation of standard construction practices would ensure that people or structures are not exposed to geologic hazards and mitigation would not be required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iv) Landslides?	☐	☐	☐	☒

The project would not expose people or structures to the risk of loss, injury, or death involving landslides. The project would utilize proper engineering design and utilization of standard construction practices. There would be no impacts in this category.

b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒

Construction of the project would require the removal of top soil; however, the soil would be redeposited and recompacted across the site. Therefore, the project would not result in the loss of topsoil or a substantial erosion problem.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒

Please see VI a ii and iii.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒

The project site is underlain with undocumented fill and in an area known to be susceptible to liquefaction. Construction of the project would require the removal of top soil; however, the soil would be redeposited and recompacted across the site. The grading plan would utilize proper engineering practices and would ensure that there would be no expansive soil issues.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

The project would develop a vacant site for the purposes of constructing a neighborhood park. As a result, septic tanks or alternative wastewater systems would not be used. Therefore, no impact with regard to the capability of soils to adequately support the use of septic tanks or alternative wastewater disposal systems would result.

VII. GREENHOUSE GAS EMISSIONS - Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the	☐	☐	☒	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

environment?

The City of San Diego is utilizing the California Air Pollution Control Officers Association (CAPCOA) report "CEQA and Climate Change" (CAPCOA 2009) to determine whether a GHG analysis would be required for submitted projects. The CAPCOA report references a 900 metric ton guideline as a conservative threshold for requiring further analysis and possible mitigation. This emission level is based on the amount of vehicle trips, the typical energy and water use associated with projects, and other factors.

CAPCOA identifies project types that are estimated to emit approximately 900 metric tons of GHG's annually. This 900 metric ton threshold is roughly equivalent to 36,000 square feet of office space, 11,000 square feet of retail, 50 residential units, and 6,300 square feet of supermarkets. Since the park project being considered in this CEQA document does not fit the categories listed above, the project applicant conducted an independent modeling analysis to determine the level of GHG emissions from the respective project. The URBEMIS model was employed to quantify construction and operational emissions related GHGs (i.e. Carbon Dioxide). URBEMIS stands for "Urban Emissions Model" and was originally developed by the California Air Resources Board (CARB) as a modeling tool to assist local public agencies with estimating air quality impacts from land use projects when preparing a CEQA environmental analysis.

The results from the URBEMIS modeling demonstrated that the total construction of the project would be expected to equal 105.68 metric tons of GHGs and the operation of the project would equal 132.73 metric tons annually. The output for the project falls well below the 900 metric ton figure. Therefore, based upon the analysis showed above the project would result in a less than significant CEQA Greenhouse gas impact and mitigation would not be required.

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Please also see VII a. The project would not conflict with any applicable plans, policies, or regulations related to greenhouse gases.

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐

Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal; however, the project would not routinely transport, use or dispose of hazardous materials. Therefore, the project would not create a significant hazard to the public or environment.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous	☐	☒	☐	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

materials into the environment?

A *Hazardous Materials Technical Study Home Avenue Neighborhood Park* report was prepared for the proposed park project (Ninyo and Moore, August 25, 2009). The purpose of the study was to evaluate evidence of potential environmental concerns within the project area. The study included a review of topographic and geologic maps and historical site photos, a review of federal, state, and local regulatory hazardous waste site databases, and a review of local agency regulatory files for the project area and nearby properties of potential environmental concerns. The reviews of regulatory databases were largely inconclusive; however, records indicate that the project site is not associated with the historic Home Avenue dump site which lies to the south, and southwest of Fairmont Avenue.

In addition to the review outlined above, a project area reconnaissance was conducted which identified debris piles containing fragments of brick, concrete, metal, plastic, construction debris, an electrical appliance, along with other trash within the project's boundary. The debris piles are indicative of illegal dumping activities.

The report determined that overall the proposed improvements are not anticipated to result in the generation of hazardous emissions or handling of hazardous materials, substances, or wastes. However, based on evidence of dumping and debris-containing soils on the site, the soil in the project area could be considered waste. In an effort to mitigate potential impacts the applicant was advised by the Environmental Analysis Section to contact the San Diego County Department of Environmental Health (DEH) and participate in the Voluntary Assistance Program (VAP) of DEH which provides staff consultation, project oversight, and technical or environmental report evaluation and concurrence letters on projects pertaining to properties potentially contaminated with hazardous substances. The applicant would be required to provide a letter from DEH which concurs that human health, water resources and the environment are adequately protected from any contamination that may be present on the project site, thus precluding significant health and safety impacts.

Verification of the concurrence letter has been incorporated into the mitigation measures required for the project which would reduce potential impacts to below a level of significance.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐

The hazardous materials report did not identify schools within a one-quarter mile radius of the park site. In addition, a review of the State Sites database did not indicate proposed schools being constructed within one-quarter mile. Based upon the proposed scope of work and the lack of schools within the area of the site the project would not have the potential for the emissions of hazardous materials within one-quarter mile of an existing or proposed school.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

The project site is not included on the Government Code Section 65962.5.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two mile of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? ☐ ☐ ☐ ☒

The project site is not located within the boundaries of an airport land use plan. The project is not located within the flight path or within airport overlay zones and therefore would not introduce any new features that would create a flight hazard.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? ☐ ☐ ☐ ☒

The project is not located within 2 miles of a private airstrip. Therefore, the project would not result in a safety hazard that would create flight hazards.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☐ ☒

Construction of the project could temporarily affect traffic circulation within the project APE and adjacent roads. However, an approved Traffic Control Plan would be implemented during construction which would allow emergency plans to be employed. Therefore, the project would not physically interfere with an adopted emergency response plan or emergency evacuation plan.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? ☐ ☐ ☐ ☒

The project is located in a largely urbanized area; however, upland and wetland communities exist in, and adjacent to the park site. Since the project is not introducing habitable structures to the area the project would not have the potential to expose people and structures to a significant loss, injury or death from a wildland fire.

IX. HYDROLOGY AND WATER QUALITY - Would the project:

a) Violate any water quality standards or waste discharge requirements? ☐ ☐ ☒ ☐

A *Water Quality Technical Report For Home Avenue Park* (Nasland Engineering May 5, 2010) was

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

prepared to address potential impacts to existing water quality standards associated with the proposed project. The report was reviewed and approved by City Engineering Staff who determined that the project would not result in violations to water quality or discharge requirements and is consistent with the Chollas Creek Dissolved Metals TMDL Implementation Plan.

The report determined the project to be a "High Priority" due to its location adjacent to Auburn Creek a tributary of Chollas Creek. However, it was determined that the majority of the Home Avenue Park project site would remain an undeveloped natural area and that the project would not have the potential to violate water quality requirements. The portions of the site that would be developed are designed to incorporate bio-filtration swales, filter inserts, landscaping and permeable walkways. The report concluded that the projects BMPs would provide an effective means of treating targeted pollutants. With the implementation of the BMPs into the design of the project impacts to water quality would be less than significant and no mitigation would be required.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒

The project does not propose the use of groundwater. Furthermore, the project would not introduce a substantially large amount of new impervious surfaces over ground that could interfere with groundwater recharge. Therefore, the park project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒

The park project is designed to augment and use the existing drainage features of the land. The overall drainage pattern would continue to drain to Auburn Creek. Therefore the project would not substantially alter any existing drainage patterns.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	☐	☐	☐	☒

Please see IX.c. Since the project would not substantially alter the existing drainage patterns and would

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

not introduce a large quantity of impermeable surfaces the rate of surface runoff would not be substantially increased.

e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? ☐ ☐ ☐ ☒

Conformance with the approved Water Quality Technical Report (WQTR) which includes implementation of approved BMP's, and compliance with the City Stormwater Regulations would prevent or effectively minimize short-term construction and long-term runoff operational impacts. Therefore, the park project would not contribute runoff water that would exceed the capacity of existing storm water systems.

f) Otherwise substantially degrade water quality? ☐ ☐ ☐ ☒

Conformance to BMPs outlined in the approved WQTR for the project and compliance with the City's Stormwater Regulations would prevent or effectively minimize and preclude impacts to water quality.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? ☐ ☐ ☐ ☒

The project would construct a park and no housing is being proposed.

h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows? ☐ ☐ ☐ ☒

The Flood Insurance Rate Map depicts the Special Flood Hazard Area (SFHA) to be confined to the existing graded channel. Grading would be required for a portion of the restored riparian habitat and the Auburn Creek buffer zone. Grading has been designed to enhance and create the hydrological conditions necessary to support efficient drainage into Auburn Creek. Alteration of the topography to the desired elevations would achieve the hydrological conditions necessary to create self-sustaining riparian habitat over the long-term.

However, all other park improvements would vary from 6 feet to 10 feet above the channel. Since the project is not proposing structures within the SFHA and the recontouring in the riparian area would improve existing conditions, the construction and operation of the neighborhood park would not impede or redirect flood flows.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? ☐ ☐ ☐ ☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

The park project is not proposing to construct a levee or dam nor would the project be located adjacent to one of these features; therefore, the neighborhood park would not expose people or structures to a significant risk of loss, injury or death involving or resulting from flooding.

Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

The project would not include any new project features that would increase the risk associated with a seiche, tsunami, or mudflow beyond those of the existing conditions.

X. LAND USE AND PLANNING – Would the project:

a) Physically divide an established community?	☐	☐	☐	☒

Implementation of the project would involve the development of public park on a vacant City owned parcel. The park project is not proposing any features that would physically divide a community; furthermore, the project is proposing new sidewalks and crossing signals that would facilitate walkability within the community. Therefore, the project would not divide an established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

The project is consistent with the Chollas Creek Enhancement Plan which includes various setbacks, buffers, fencing, trail design, and construction material requirements. City staff has reviewed the proposed plant pallet and has determined that it is consistent with the Plan.

In addition, the project has been reviewed for consistency with the Mid-City Communities Plan and it was determined that the park is consistent with this plan as well. The Circulation Element of the Community plan identifies Home Avenue to be widened to a 4-lane Collector Street between Euclid Avenue and Fairmount Avenue. Although, the park project is not proposing to implement road widening at this time, the current park design would not preclude the widening at a later date.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☒	☐	☐

Portions of the proposed park project are located within the Multi-Habitat Planning Area (MHPA) of the City of San Diego Multiple Species Conservation Program (MSCP) Subarea Plan. The project development is required to conform to the applicable Land Use Adjacency Guidelines (Sections 1.4.3) of the MSCP Subarea Plan.

Potential indirect effects from lighting, drainage, invasives/landscaping, noise, edge treatments/fences

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

from project construction and operation must not adversely affect the MHPA. More specifically, lighting would be directed away from the MHPA and be consistent with the City's lighting regulations which would require exterior lighting to be low-level lights and directed away from native habitat or shielded to minimize light pollution. Drainage would be directed away from the MHPA, and/or would not drain directly into these areas. No staging/storage areas would be allowed to be located within or adjacent to sensitive biological areas and no equipment maintenance would be permitted. Landscape plantings would consist of only native plant species.

In addition, due to the site's proximity to sensitive upland habitat in the MHPA, indirect noise impacts related to construction must be avoided during the breeding season of the California coastal gnatcatcher (March 1 through August 15). Also, the limits if grading would be clearly demarcated by the biological monitor to ensure no impacts occur outside those areas clearly delineated.

Because of the potential to impact such resources, the Mitigation, Monitoring and Reporting Program (MMRP) detailed in Section V of the Mitigated Negative Declaration (MND) is required. Implementation of this MMRP would reduce the project's indirect impacts to Land Use to below a level of significance.

XI. MINERAL RESOURCES – Would the project?

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

The area surrounding the project is not being used for the recovery of mineral resources. Similarly, the area surrounding the project site is not designated for the recovery of mineral resources on the City of San Diego General Plan Land Use Map. Therefore, the park project would not result in the loss of availability of a known mineral resource.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

The areas surrounding the project site is not designated for the recovery of mineral resources on the City of San Diego General Plan Land Use Map. Therefore, the park project would not result in the loss of availability of a locally important mineral resource recovery site.

XII. NOISE – Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐

Noise is defined as an unwanted or objectionable sound. The City of San Diego has implemented significance thresholds to insure that noise levels would not reach an unacceptable level. The maximum compatible exterior noise level for active parks is 65 decibels (dB-A) Community Noise Equivalent

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

(CNEL). The CNEL is a 24-hour cumulative measure of community noise levels based on the A-weighted decibel. If exterior noise levels exceed the maximum compatible levels, measures should be examined to reduce the impacts to below a level of significance. Specific design techniques could be incorporated to reduce noise levels to below a level of significance.

The park project is located along Home Avenue and as a result, current and future traffic volumes could result in a significant noise impact to those using the proposed park. Therefore, an acoustical analysis report titled *Home Avenue Park Noise Analysis* (Recon December 2009 and updated October 2010) was prepared to address the possible impacts and recommend appropriate measures to mitigate any impacts identified.

The analysis was conducted in accordance with the City of San Diego's CEQA Significance Thresholds and the City of San Diego General Plan, Noise Element. To evaluate the potential noise impacts associated with the project, noise measurements were made on-site and current and future traffic noise were modeled. The analysis also considered the implications associated with the future potential widening of Home Avenue.

The park project contains both active and passive uses and according to the General Plan to be considered a compatible land use exterior noise could not raise above 65 CNEL. The acoustical analysis showed that traffic noise would result in a CNEL noise contour of 66-67 CNELs across the site. The updated acoustical analysis demonstrated that to mitigate for the noise impact the project has been designed to incorporate the use of rubberized asphalt paving along ~~a one mile stretch of~~ Home Avenue from 45th Street to Euclid Avenue. ~~which~~ Rubberized asphalt paving has been shown to reduce roadway traffic noise by 2-10 decibels relative to noise levels prior to repaving. The rubberized asphalt in the least, would reduce the noise level to 65 CNEL which is considered compatible.

Therefore, the asphalt paving will become a requirement of the Mitigation, Monitoring and Reporting Program (MMRP) detailed in Section V of the Mitigated Negative Declaration (MND). Implementation of this MMRP would reduce the project's noise impacts to below a level of significance.

b) Exposure of persons to or generation of, excessive ground borne vibration or ground borne noise levels?	☐	☐	☐	☒

Please see XII a. The noise study did not identify excessive ground borne vibration or ground borne noise levels.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐

Please see XII a.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project?	☐	☐	☒	☐

Construction of the proposed project would result in a temporary increase in the ambient noise levels in the project vicinity. However, based upon the temporary nature of the construction of the park and

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

surrounding noise levels in the area resulting from traffic along the streets the increase in ambient noise would be less than significant.

e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the area to excessive noise levels? ☐ ☐ ☐ ☒

The proposed project is not located within the boundaries of an existing airport land use plan and therefore the project could not expose people residing or working in the project area to excessive noise levels beyond those associated with the existing conditions.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? ☐ ☐ ☐ ☒

The project is not located within proximity to a private airstrip and therefore the project could not expose people residing or working in the project area to excessive noise levels beyond those associated with the existing conditions. No impacts would result.

XIII. POPULATION AND HOUSING – Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? ☐ ☐ ☐ ☒

The project would develop a vacant City-owned lot for a new neighborhood park. The proposed project would not extend any existing roadways into an undeveloped area or introduce any new roadways that could induce growth. Therefore, the project would not induce substantial population growth.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? ☐ ☐ ☐ ☒

Because the project would construct a park and is not removing any existing housing the action would not result in the displacement of any existing housing, or otherwise affect existing housing in any way that would necessitate the construction of replacement housing.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? ☐ ☐ ☐ ☒

Because the project would construct a park on a vacant lot, the action would not result in the displacement of people which would necessitate the construction of replacement housing.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

XIV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:

i) Fire Protection ☐ ☐ ☐ ☒

Since the park project would not result in population growth the project would not trigger the need to construct or alter governmental facilities including fire protection facilities.

ii) Police Protection ☐ ☐ ☐ ☒

The project would not physically alter any police protection facilities. The construction of a park would not trigger the need to construct or alter police protection facilities.

iii) Schools ☐ ☐ ☐ ☒

The project would not trigger the need to physically alter any schools. Additionally, the project would not include construction of future housing or induce growth that could increase demand for schools in the area.

v) Parks ☐ ☐ ☐ ☒

The project involves construction of a new neighborhood park in a community which is currently park deficient. Construction of this facility would not in and of itself result in the need for additional park facilities.

vi) Other public facilities ☐ ☐ ☐ ☒

The park would not increase the demand for electricity, gas, or other public facilities.

XV. RECREATION –

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? ☐ ☐ ☐ ☒

The project would build a park; therefore, the use of other existing parks in the area may be reduced, but

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

would not result in the substantial physical deterioration or adverse effects on the other facilities.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☒	☐	☐

The project is building a park which contains recreational facilities. The construction of the park would result in impacts to the environment. The project is incorporating an MMRP which reduces all impacts to below a level of significance.

XVI. TRANSPORTATION/TRAFFIC – Would the project?

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☒

A traffic study was prepared (*Traffic Impact Analysis for Home Avenue Park,* Urban Systems Associates, Inc. March 30, 2010) to evaluate potential impacts resulting from the development of the park to Home Avenue and nearby street segments and intersections.

The traffic study examined the following intersections, Home Avenue at Menlo Avenue, Home Avenue and 47th Street, Home Avenue at Fairmont Avenue, and Home Avenue at Euclid Avenue. In addition, the following street segments were studied, Home Avenue west of Fairmount Avenue, Home Avenue between Fairmount Avenue and Euclid Avenue, and Euclid Avenue north of Home Avenue.

The study determined that the traffic generated from the park would not result in significant or long term circulation impacts. Furthermore, it was shown that the offsite lane transitions and striping along Home Avenue is feasible and that the parking along the park frontage would be adequate. However, the study did reveal that a crossing signal and marked crosswalk would be required at the intersection of Home Avenue and Menlo Avenue. The signal and crosswalk would allow pedestrians to safely cross Home Avenue to gain access to the park. Installation of the signal is a condition of the permit approval and not required for the mitigation of any traffic related impacts.

The traffic study has been reviewed and approved by City Staff and based upon the review no significant environmental impacts have been identified and no mitigation would be required.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				

The traffic study did not reveal any level of service issues that would conflict with any such management programs.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒

The park project does not include any structures or new features that would exceed height requirements. Therefore, the project would not affect air traffic patterns or introduce new safety hazards related to air traffic.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒

The project was designed to meet City design standards and, therefore, would meet existing levels of safety.

e) Result in inadequate emergency access?	☐	☐	☐	☒

Construction of the project would temporarily affect traffic circulation adjacent to the park and its adjoining roads. However, an approved Traffic Control Plan would be implemented during construction so that there would be adequate emergency access.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

The project is consistent with the community plan designation and underlying zone and would not result in any conflicts regarding policies, plans, or programs regarding public transit, bicycle or pedestrian facilities. In addition, the project also includes installation of a traffic signal at the corner of Home Avenue and Menlo Avenue which would improve pedestrian access to the new park site.

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒

The project would result in standard consumption and not anticipated to result in additional impacts and

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

would not exceed the requirements of the Regional Water Quality Control Board.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? ☐ ☐ ☐ ☒

Please see XVII, the construction of new water or wastewater facilities would not be required.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? ☐ ☐ ☐ ☒

The project would not result in a substantial increase in impervious surface area and would not result in substantial quantities of runoff which would require new or expanded treatment facilities. Therefore, the proposed project would not require the construction of new storm water drainage facilities or expansion of existing facilities.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? ☐ ☐ ☐ ☒

The project would not require a substantial need for water resources and consumption would be minimal therefore the park would not impact existing water supplies.

e) Result in a determination by the wastewater treatment provided which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ☐ ☐ ☐ ☒

The project would generate minimal wastewater and, therefore, would not impact existing wastewater treatment provider.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? ☐ ☐ ☐ ☒

Construction of the project would likely generate waste associated with construction activities. This waste would be disposed of in conformance with all applicable local and state regulations pertaining to solid waste including permitting capacity of the landfill serving the project area. Materials able to be recycled shall be done to local standards regulating such activity. Operation of the project would generate minimal solid waste associated with this category and, therefore, would not affect the permitted capacity of the landfill serve the project area.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Comply with federal, state, and local statutes and regulation related to solid waste?	☐	☐	☐	☒

Please see XVII.f. Any waste generated by the project would comply with all related statutes and regulations. No impacts would occur in this category.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

The project would result in impacts to Biological Resources and Land Use (MHPA). However, implementation of the MMRP in section IV if the MND would reduce potential impacts to these resources to below a level of significance and would not result in degradation to the environment.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable futures projects)?	☐	☒	☐	☐

As mentioned above the neighborhood park would result in impacts to Biological Resources and Land Use (MHPA). Mitigation for upland and wetland impacts has been incorporated. On-site wetland restoration would ensure that there would be no net loss of wetlands; therefore, impacts associated with this project combined with other closely related past, present, and reasonably foreseeable future projects would not result in a considerable incremental contribution to any cumulative impact.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas: Biological Resources, Hazardous Materials, Noise and Land Use (MHPA). However, with the implementation of mitigation identified in Section V of this MND the project would not have environmental effects which would cause substantial direct or

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

indirect adverse effects on human beings.

INITIAL STUDY CHECKLIST

REFERENCES

I. **AESTHETICS / NEIGHBORHOOD CHARACTER**

X City of San Diego General Plan.

X Community Plan.

___ Local Coastal Plan.

II. **AGRICULTURAL RESOURCES & FOREST RESOURCES**

X City of San Diego General Plan.

___ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

___ California Agricultural Land Evaluation and Site Assessment Model (1997)

___ Site Specific Report:

III. **AIR QUALITY**

___ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

X Regional Air Quality Strategies (RAQS) - APCD.

___ Site Specific Report:

IV. **BIOLOGY**

X City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

X City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996.

X City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

___ Community Plan - Resource Element.

___ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.

___ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.

X City of San Diego Land Development Code Biology Guidelines.

X Site Specific Report: *Biological Technical Report for the Home Avenue Park Project* RECON March 25, 2010

V. CULTURAL RESOURCES (INCLUDES HISTORICAL RESOURCES)

_X_ City of San Diego Historical Resources Guidelines.

_X_ City of San Diego Archaeology Library.

____ Historical Resources Board List.

____ Community Historical Survey:

_X_ Site Specific Report: *Results of Cultural Resources Survey for the Home Avenue Neighborhood Park Project* August 20, 2009 RECON Environmental

VI. GEOLOGY/SOILS

_X_ City of San Diego Seismic Safety Study.

____ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.

_X_ Site Specific Reports: A *Geological and Geotechnical Report, Home Avenue (*Pacific Soils Engineering January 15, 2009) and an *Addendum Geotechnical Report* (Alta California Geotechnical Inc. February 12, 2010)

VII. GREENHOUSE GAS EMISSIONS

_X_ Site Specific Report: 'URBEMIS Model prepared for The Home Avenue Park Project'

VIII. HAZARDS AND HAZARDOUS MATERIALS

_X_ San Diego County Hazardous Materials Environmental Assessment Listing

____ San Diego County Hazardous Materials Management Division

____ FAA Determination

____ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized.

____ Airport Land Use Compatibility Plan.

_X_ Site Specific Report: A *Hazardous Materials Technical Study Home Avenue Neighborhood Park* (Ninyo and Moore, August 25, 2009)

IX. HYDROLOGY/WATER QUALITY

_X_ Flood Insurance Rate Map (FIRM).

____ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.

____ Clean Water Act Section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html).

_X_ Site Specific Report: *Water Quality Technical Report for Home Avenue Park* (Nasland Engineering ~~May 5, 2010~~ March 30, 2010)

X. LAND USE AND PLANNING

X City of San Diego General Plan.

X Community Plan.

X Airport Land Use Compatibility Plan

X City of San Diego Zoning Maps

___ FAA Determination

XI. MINERAL RESOURCES

___ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

___ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

___ California Geological Survey - SMARA Mineral Land Classification Maps.

___ Site Specific Report:

XII. NOISE

X Community Plan

X San Diego International Airport Master Plan CNEL Maps.

___ MCAS Miramar ACLUP

___ Brown Field Airport Master Plan CNEL Maps.

___ Montgomery Field CNEL Maps.

___ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.

___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

X City of San Diego General Plan.

X Site Specific Report: *Home Avenue Park Noise Analysis* (Recon December 2009 updated October 2010)

XIII. PALEONTOLOGICAL RESOURCES

X City of San Diego Paleontological Guidelines.

___ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.

X Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

___ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

___ Site Specific Report:

XIV. POPULATION / HOUSING

_X_ City of San Diego General Plan.

_X_ Community Plan.

___ Series 11 Population Forecasts, SANDAG.

___ Other:

XV. PUBLIC SERVICES

_X_ City of San Diego General Plan.

_X_ Community Plan.

XVI. RECREATIONAL RESOURCES

_X_ City of San Diego General Plan.

_X_ Community Plan.

___ Department of Park and Recreation

___ City of San Diego - San Diego Regional Bicycling Map

___ Additional Resources:

XVII. TRANSPORTATION / CIRCULATION

_X_ City of San Diego General Plan.

_X_ Community Plan.

___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

___ San Diego Region Weekday Traffic Volumes, SANDAG.

_X_ Site Specific Report: *Traffic Impact Analysis for Home Avenue Park,* Urban Systems Associates, Inc. March 30, 2010

XVIII. UTILITIES

_X_ City of San Diego General Plan.

_X_ Community Plan.

___ Site Specific Report:

XIX. WATER CONSERVATION

___ City of San Diego General Plan.

___ Community Plan.

___ Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.

___ Site Specific Report:

APPENDIX K

LONG-TERM REVEGETATON MAINTENANCE CONTRACT

LONG-TERM REVEGETATION MAINTENANCE CONTRACT

This Long-Term Revegetation Maintenance Contract [Contract] is made and entered into by and between the City of San Diego [City], a municipal corporation, and [insert name of the Contractor, to be identified after award] [Contractor], who may be individually or collectively referred to herein as a "Party" or the "Parties."

RECITALS

A. Concurrent with the Contract execution, the Parties entered into an agreement [Agreement] for the construction of Charles Lewis III Memorial Park [Project], WBS/IO number S-00673, Bid No. K-14-5940-DBB-3.

B. In accordance with the Agreement, the Contractor shall enter into this contract with the City for the purpose of implementing and fulfilling long-term revegetation maintenance and monitoring requirements in accordance with the City of San Diego Municipal Code and the Contract Documents for the specified elopement(s) of Charles Lewis III Memorial Park [Maintenance Requirements].

C. The Contractor is ready and willing to fulfill its maintenance requirements in accordance with the terms of this contract i.e., Maintenance Requirements.

NOW, THEREFORE, in consideration of the above recitals and the mutual covenants and conditions set forth herein, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby set forth their mutual covenants and understandings as follows:

INTRODUCTORY PROVISIONS

A. **Recitals Incorporated.** The above referenced Recitals are true and correct and are incorporated into this contract by this reference.

B. **Exhibits Incorporated.** All Exhibits and Attachments referenced in this contract are incorporated into this contract by this reference.

C. **Contract Term.** This contract shall be effective on the date the Notice of Completion for the Agreement is executed, and it shall be effective until completion of the Work, described in Section 1.1 below.

D. **Terms and Conditions.** This contract is subject to the terms and conditions of the Agreement included in The GREENBOOK and The WHITEBOOK i.e., Part 1, Sections 212, 308, and 700 through Section 708 and The WHITEBOOK EOCP Section except as follows.

SECTION 1: SCOPE OF WORK

1.1 **General.** The Contractor shall fulfill the Project's Maintenance Requirements [Work] as identified in the scope of work attached as Exhibit A in a manner satisfactory to the City.

The Contractor shall provide all equipment, labor, and materials necessary to perform the **Work** as described in the written in Exhibit A, at the direction of the City.

1.2 Work Schedule. After receiving notification from the City, the Contractor shall create a comprehensive schedule of Work for performance of this contract [Schedule] for the City's approval. The Schedule shall include routine work and inspection and infrequent operations such as repairs, fertilization, aerification, watering, and pruning.

The City will approve the Schedule prior to the commencement of the Work. The City may require the Contractor to revise the Schedule. The Contractor shall not revise the Schedule unless the revisions have received the prior written approval of the City.

1.3 Commencement of Work & Maintenance Period. The Contract shall begin on the date indicated in the field notification to be issued by City to the Contractor in accordance with the Project's Agreement [Field Notification], and shall continue for **[60]** months. A copy of the Field Notification shall be attached hereto as Exhibit B.

1.4 Performance of Work. The Work shall be performed in accordance with the manufacturer's recommendations.

1.5 License. The Contractor shall hold the following licenses in good standing:

a) C-27 State Contractor's License. Alternatively, the Contractor shall retain the services of a Subcontractor with a C-27 State Contractor's License.

b) Pest Control Advisor's License. Alternatively, the Contractor shall retain the services of a licensed Pest Control Advisor.

c) Registration with the County Agriculture Commission.

d) Qualified Applicator's Certificate for Category B. This shall apply to any person supervising the use of pesticides, herbicides, or rodenticides.

e) City of San Diego Business License.

Prior to performing the Work, the Contractor shall complete and submit to the City the License Data Sheet. See Exhibit C.

1.6 Hours of Performance. The Contractor shall perform the Work between the hours of 6:00 a.m. and 6:00 p.m., Monday through Friday [Working Hours]. The City may, in its sole discretion, grant permission to Contractor to perform Work during non-Working Hours. Maintenance functions that generate excess noise, e.g., operations of power equipment which would cause annoyance to area residents, shall not begin before 7:00 a.m.

SECTION 2: ADMINISTRATION

2.1 Contract Administrator. The Public Works Department, Parks & Recreation Division is the Contract Administrator for the Contract. The Contractor shall perform the Work under the direction of a designated representative of the Public Works Department. The City will communicate with the Contractor on all matters related to the administration of this contract and the Contractor's performance of the Work rendered hereunder. When this contract refers to communications to or with City, those communications shall be with the City, unless the

City or this contract specifies otherwise. Further, when this contract requires an act or approval by City, that act or approval will be performed by the City.

2.2 Local Office. The Contractor shall maintain a local office with a competent company representative who can be reached during Normal Working Hours and who is authorized to discuss matters pertaining to this contract with the City. A local office is one located in San Diego County that can be reached by telephone and facsimile. An answering service in conjunction with a company email address for the designated company representative would fulfill this requirement. A mobile telephone shall not fulfill the requirement for a local office. All calls from the City shall be returned within a 1 hour period.

2.3 Emergency Calls. The Contractor shall have the capability to receive and to respond immediately to calls of an emergency nature. The City shall refer emergency calls to Contractor for immediate disposition. The Contractor shall provide City with a 24 hour emergency telephone number for this purpose.

2.4 Staffing. The Contractor shall furnish sufficient supervisory and working personnel capable of promptly accomplishing on schedule, and to the satisfaction of City, all Work required under this contract.

2.5 Contractor Inspections. The Contractor shall perform inspections of the Work site and prepare and submit to the City a Punchlist and dates of correction. The Punchlist shall include a comprehensive report of Work performed at the Work site to ensure 100% cover.

PART 3: WORK SITE MAINTENANCE

3.1 Use of Chemicals. The Contractor shall submit to City for approval sample labels and MSDS for all chemical herbicides, rodenticides and pesticides proposed for use under this contract. Materials included shall be limited to chemicals approved by the State of California Department of Agriculture.

The use of any chemical shall be based on the recommendations of a licensed pest control advisor. Annual PCA Pesticide Recommendations are required for each pesticide proposed to be used for the Work site covered by this contract. The use of chemicals shall conform to the current San Diego County Department of Agriculture regulations.

No chemical herbicide, rodenticide, or pesticide shall be applied until its use is approved, in writing, by City as appropriate for the purpose and area proposed.

The Contractor shall submit a monthly pesticide use report to City along with Contractor's invoices for payment. This report shall include a statement of all applications of herbicides, rodenticides, and pesticides, detailing the chemical used, undiluted quantity, rate of application, applicator's name, and the date and purpose of the application. For months in which no pesticides are applied, state "No Pesticide Used" on the report.

3.2 Irrigation Water. The Contractor shall diligently practice water conservation, including minimizing run-off or other waste. The Contractor shall turn off irrigation systems, if any, during periods of rainfall and at such other times when suspension of irrigation is desirable to conserve water and to remain within the guidelines of good horticulturally acceptable

landscape maintenance practices. The Contractor's failure to properly manage and conserve water may result in deductions or other penalties.

If Contractor causes excessive use or waste of irrigation water, the estimated cost of that water shall be deducted from the monthly payment. Further, any monetary fines or other damages assessed to City for Contractor's failure to follow water conservation regulations imposed by the City, the State of California, the County Water Authority, or other legal entity shall be Contractor's responsibility and may be deducted from the monthly payment.

3.3 **Payment for Water.** The Contractor shall pay for the water used in the maintenance of the Work site unless specified otherwise.

3.4 **Satisfactory Progression.** If the Revegetation Area is not progressing towards the required 100% Cover, as defined in the Scope of Work, in accordance with the Work Schedule, as determined by City, City may adjust monthly payments to Contractor accordingly.

SECTION 4: COMPENSATION

4.1 **Maximum Compensation.** The compensation for this contract shall not exceed $**[the Contractor's lump sum bid amount for this long-term maintenance contract; will be established during the award process]** [Contract Price].

4.2 **Wage Rates.** Refer to the Agreement for Prevailing wages requirements for this contract.

4.3 **Method of Payment and Reports.** The payments will be made monthly as a linear percentage of the Contract Price. As conditions precedent to payment, the Contractor shall submit every month a detailed invoice and report of maintenance work performed. The Contractor's failure to submit the required reports or certified payrolls as described in the Agreement shall constitute a basis for withholding of payment by the City.

4.4 **Final Payment.** The Contractor shall not receive the final payment until the following conditions have been completed to the City's satisfaction:

The item(s) of the work subject to this maintenance coverage as specified in Exhibit A [Maintenance Items] have been determined to be in compliance with the Agreement and this contract.

The Contractor has provided to the City a signed and notarized Affidavit of Disposal, a copy of which is attached to the Agreement, stating that all brush, trash, debris, and surplus materials resulting from the Work have been disposed of in a legal manner.

The Contractor has performed comprehensive and successful testing and checks of the Maintenance Items.

4.5 Notwithstanding sections 3.3 and 3.4, the Contractor may request that the City pay all or some of the compensation for the Contract at a time earlier than provided in those sections if the Contractor provides a surety bond acceptable to the City which secures performance of

the Contract for the full remaining term. Early payment under this section and acceptability of such bond shall be at the City's sole discretion.

SECTION 5: BONDS AND INSURANCE

5.1 **Contract Bonds.** Prior to commencement of the Work, Contractor, at its sole cost and expense, shall provide to City the following bonds issued by a surety authorized to issue bonds in California and otherwise satisfactory to City:

A Payment Bond (Material and Labor Bond) in an amount not less than the Contract Price, to satisfy claims of material suppliers and mechanics and laborers employed by it on the Work. The Payment Bond shall be maintained by the Contractor in full force and effect until the Work is accepted by City and until all claims for materials and labor are paid, and shall otherwise comply with the California Civil Code.

A Performance Bond in an amount not less than the Contract Price to guarantee faithful performance of all Work, within the time prescribed, in a manner satisfactory to the City, and that all materials and workmanship will be free from original or developed defects. The Performance Bond shall remain in full force and effect until performance of the Work is completed as set forth in this contract.

5.2 **Insurance.** At all times during the term of this contract, the Contractor shall maintain insurance coverage as specified in the Agreement, Section 7-3, "LIABILITY INSURANCE."

The Contractor shall not begin the Work under this contract until it has complied with the following:

a) Obtain insurance certificates reflecting evidence of insurance as specified in the Agreement, Section 7-3, "LIABILITY INSURANCE" for:

   1. Commercial General Liability

   2. Commercial Automobile Liability

   3. Worker's Compensation

   The Contractor shall submit copies of any policy upon request by the City.

b) Confirm that all policies contain the specific provisions required in Section 7-3, "LIABILITY INSURANCE."

The Contractor shall not modify any policy or endorsement thereto which increases the City's exposure to loss for the duration of this contract.

SECTION 6: MISCELLANOUS

6.1 Illness and Injury Prevention Program. The Contractor shall comply with all the mandates of Senate Bill 198 and specifically shall have a written Injury Prevention Program on file with the City in accordance with all applicable standards, orders, or requirements of California Labor Code, Section 6401.7. This Program shall be on file prior to performance of any Work.

6.2 City Standard Provisions. This contract is subject to the following standard provisions. See The WHITEBOOK for details.

1. The City of San Diego Resolution No. R-277952 adopted on May 20, 1991 for a Drug-Free Workplace.

2. The City of San Diego Resolution No. R-282153 adopted on June 14, 1993 related to the Americans with Disabilities Act.

3. The City of San Diego Municipal Code §22.3224 as amended 11/24/08 by ordinance O-19808 for Pledge of Compliance.

4. The City of San Diego's Labor Compliance Program and the State of California Labor Code §§1771.5(b) and 1776 (Stats. 1978, Ch. 1249).

5. Sections 1777.5, 1777.6, and 1777.7 of the State of California Labor Code concerning the employment of apprentices by contractors and subcontractors performing public works contracts.

6. The City's Equal Benefits Ordinance (EBO), Chapter 2, Article 2, Division 43 of The San Diego Municipal Code (SDMC).

7. The City's Information Security Policy (ISP) as defined in the City's Administrative Regulation 90.63.

6.3 **Taxpayer Identification Number.** I.R.S. regulations require the City to have the correct name, address, and Taxpayer Identification Number (TIN) or Social Security Number (SSN) on file for businesses or persons who provide services or products to the City. This information is necessary to complete Form 1099 at the end of each tax year. As such, the Contractor shall provide the City with a Form W-9 upon execution of this contract.

6.4 **Assignment.** The Contractor shall not assign the obligations under this contract, whether by express assignment or by sale of the company, nor any monies due or to become due, without City's prior written approval. Any assignment in violation of this Section shall constitute a Default and is grounds for immediate termination of this contract, at the sole discretion of City. In no event shall any putative assignment create a contractual relationship between City and any putative assignee.

6.5 **Independent Contractors.** The Contractor and any Subcontractors employed by Contractor shall be independent contractors and not agents of City. Any provisions of this contract that may appear to give City any right to direct Contractor concerning the details of performing the Work, or to exercise any control over such performance, shall mean only that Contractor shall follow the direction of City concerning the end results of the performance.

6.6 **Covenants and Conditions.** All provisions of this contract expressed as either covenants or conditions on the part of the City or the Contractor shall be deemed to be both covenants and conditions.

6.7 **Jurisdiction, Venue, and Attorney's Fees**. The venue for any suit or proceeding concerning this contract, the interpretation or application of any of its terms, or any related disputes shall be in the County of San Diego, State of California. The prevailing Party in any such suit or

proceeding shall be entitled to a reasonable award of attorney's fees in addition to any other award made in such suit or proceeding.

6.8 Successors in Interest. This Contract and all rights and obligations created by this contract shall be in force and effect whether or not any Parties to the Contract have been succeeded by another entity, and all rights and obligations created by this contract shall be vested and binding on any Party's successor in interest.

6.9 Integration. This Contract and the exhibits, attachments, and references incorporated into this contract fully express all understandings of the Parties concerning the matters covered in this contract. No change, alteration, or modification of the terms or conditions of this contract, and no verbal understanding of the Parties, their officers, agents, or employees shall be valid unless made in the form of a written change agreed to in writing by both Parties or an amendment to this contract agreed to by both Parties. All prior negotiations and agreements are merged into this contract.

6.10 Counterparts. This Contract may be executed in counterparts, which when taken together shall constitute a single signed original as though all Parties had executed the same page.

6.11 No Waiver. No failure of either the City or the Contractor to insist upon the strict performance by the other of any covenant, term or condition of this contract, nor any failure to exercise any right or remedy consequent upon a breach of any covenant, term, or condition of this contract, shall constitute a waiver of any such breach or of such covenant, term or condition. No waiver of any breach shall affect or alter this contract, and each and every covenant, condition, and term hereof shall continue in full force and effect to any existing or subsequent breach.

6.12 Severability. The unenforceability, invalidity, or illegality of any provision of this contract shall not render any other provision of this contract unenforceable, invalid, or illegal.

6.13 Drafting Ambiguities. The Parties agree that they are aware that they have the right to be advised by counsel with respect to the negotiations, terms and conditions of this contract, and the decision of whether to seek advice of counsel with respect to this contract is a decision which is the sole responsibility of each Party. This Contract shall not be construed in favor of or against either Party by reason of the extent to which each Party participated in the drafting of the Contract.

6.14 Signing Authority. The representative for each Party signing on behalf of a corporation, partnership, joint venture or governmental entity hereby declares that authority has been obtained to sign on behalf of the corporation, partnership, joint venture, or entity and agrees to hold the other Party or Parties hereto harmless if it is later determined that such authority does not exist.

Project Manager: To ensure that all signatures and at least one section of contract appear on the same page.

IN WITNESS WHEREOF, this Contract is executed by the City of San Diego, acting by and through its Public Works Department Director in accordance with Resolution No. R-**[*insert number of Resolution authorizing advertising and award of underlying construction contract*]**, and by Contractor.

Dated this _____ day of _____,__**[insert year]**.

THE CITY OF SAN DIEGO

By:_____

Mayor or designee

I HEREBY CERTIFY I can legally bind **[name of Contractor to be determined during DBB or RFP award process]** and that I have read this entire contract, this _____ day of _____, **[insert year]**.

By:_____

Printed Name:_____

Title:_____

I HEREBY APPROVE the form and legality of the foregoing Contract this

_____ day of _____, **[*insert year*]**.

Jan I. Goldsmith, City Attorney

By:_____

Printed Name:_____

Deputy City Attorney

EXHIBIT A

SCOPE OF WORK

I. Location of Work. The location of the Work to be performed [Revegetation Area] is shown on those Specifications and Drawings numbered **37351-1-D** through **37351-54-D** [Specifications], which are incorporated into this contract by this reference as though fully set forth herein.

II. Description of Work. The Contractor shall maintain and monitor the Revegetation Area during the Monitoring Program in accordance with this contract and the Specifications such that the Revegetation Area meets the success criteria specified in the Revegetation Plan at each of the milestones listed and on the last date of the Monitoring Program as set forth in the Work Schedule. The Work includes complete landscape maintenance consisting of irrigation, pruning, shaping and training of trees, shrubs, and ground cover plants; fertilization; weed control; control of all plant diseases and pests; and trash removal, and all other maintenance listed in this contract and as required to maintain the Revegetation Area in a safe, attractive and useable condition and to maintain the plant material in good ecologically healthy and viable condition.

The work also includes biological monitoring of the Revegetation Area according to the schedule and methods specified in the Revegetation Plan. The monitoring work shall include all reporting tasks specified in the Revegetation plan.

III. Method of Performing Work.

A. Irrigation. Irrigation shall be applied to container and salvaged plants at the discretion of the Project Biologist. Delivery techniques and schedules will vary depending on the availability of a sprinkler irrigation system and weather patterns. Timing of implementation is intended to use natural precipitation, but supplemental watering shall be applied when needed. Failure of an existing irrigation system to provide full and proper coverage shall not relieve Contractor of the responsibility to provide adequate irrigation with full and proper coverage to all areas.

1. In areas where an automatic sprinkler system is installed, Contractor shall periodically inspect the operation of the system for any malfunction. The maximum interval between inspections shall not exceed 7 days. The Contractor shall maintain all sprinkler systems in such a way as to guarantee proper coverage and full working capability, and shall make whatever adjustments may be necessary to prevent excessive run-off into streets, rights-of-way, or other areas not meant to be irrigated. The cost of wasted water may be charged to Contractor.

2. All areas not adequately covered by a sprinkler system shall be irrigated by a portable irrigation method, ie: tank sprayer, backpack sprayer, etc**.** The Contractor shall furnish all hoses, nozzles, sprinklers, etc. necessary to accomplish this supplementary irrigation. Care shall be exercised to prevent water waste, erosion, and/or detrimental seepage into existing underground improvements or structures.

3. Irrigation shall be accomplished as follows:

    a) Landscaped improved banks and slopes (if any) shall be irrigated Monday through Friday as required to maintain horticulturally acceptable growth and color, and to encourage deep rooting.

    b) Shrub beds (if any) shall be irrigated as required to maintain horticulturally acceptable growth and color, and to promote deep rooting. Shrub areas shall be irrigated at a rate which keeps surface runoff to a minimum. The irrigation rate shall be adjusted to the needs of shrub types, seasons and weather conditions.

    c) Planted and seeded areas shall be irrigated as required to maintain ecologically acceptable growth, form and health, and to promote deep rooting. Planted and seeded areas shall be irrigated at a rate which keeps surface runoff to a minimum. The irrigation rate shall be adjusted to the needs of plant types, seasons and weather conditions.

4. Maintenance of Irrigation System. The Contractor shall keep controller and valve boxes (if any) clear of soil and debris and shall maintain the irrigation system at no additional cost to City, including replacement, repair, adjustment, raising or lowering, straightening and any other operation required for the continued proper operation of the system from the "cold" side of the water meter throughout the Revegetation Area. The Contractor shall also be responsible for maintaining the painted surfaces of irrigation and lighting controller cabinets as well as the corresponding automatic irrigation battery numbers on the lids of the automatic control valve boxes (if any). The Contractor shall be responsible for light bulb replacements in controller cabinets as necessary.

    a) Repair or replacement includes: sprinkler system laterals (piping), sprinkler mains (pressure lines), vacuum breakers, sprinkler control valves, sprinkler controllers, sprinkler heads, sprinkler caps, sprinkler head risers, valve covers, boxes and lids (including electrical pull boxes and lids), valve sleeves and lids, quick coupler valves and hose bibs. Any replacement shall conform to the type and kind of existing system. Any deviation shall be approved in writing by City.

    b) Contractor shall repair irrigation systems which are damaged or altered in any way, including by acts of God, vandalism, vehicular damage, or theft.

5. Operation of Automatic Irrigation Controllers. Where the operation of automatic irrigation controllers is required as part of this contract, Contractor shall:

    i) Not duplicate any coded City key furnished by City for access and operation of the controller;

    ii) surrender all keys furnished by City, promptly at the end of the Contract term, or at any time deemed necessary by City to prevent serious loss to City;

iii) protect the security of City's property by keeping controller cabinet and building doors locked at all times; and

iv) refrain from using premises behind locked doors for storage of materials, supplies, or tools except as approved by City.

B. Shrub and Groundcover Maintenance. The Contractor shall remove dead or damaged limbs with sharp pruning tools, with no stubs remaining. The Contractor shall seal any pruning cut which exceeds 2" in diameter with an approved pruning paint when required by City. The Contractor shall perform pruning to permit plants to grow naturally in accordance with their normal growth characteristics except where box hedging is required by City. The Contractor shall not shear, hedge, or severely prune plants, unless authorized by City. The Contractor shall not use growth regulators. Pruning Shrubs and Ground Cover Plants. The Contractor shall prune all shrubs and ground cover plants growing in the Revegetation Area as required to:

i) maintain plants in a healthy, growing condition;
ii) maintain plant growth within reasonable bounds;
iii) prevent encroachment of passage ways, walks, streets, or view of signs; and
iv) prevent encroachment in any manner deemed objectionable by the City.

2. Potential Hazards. The Contractor shall notify City within 24 hours of any shrub that is in any manner a potential safety hazard. The Contractor shall immediately reestablish shrubs that are uprooted due to storms, if possible. If shrubs cannot be reestablished, Contractor shall remove them immediately (including roots) and fill the holes until replacement planting is complete.

3. Replacement. The Contractor shall completely remove and replace shrubs and groundcovers lost due to Contractor's faulty maintenance or negligence, as determined by City. The Contractor shall replace shrubs and groundcovers in kind and size as determined by City. If there is a difference in value between the shrub or groundcover lost and the replacement shrub or groundcover, City will deduct the difference from the Contract payment. The City shall determine the value of the shrub and groundcover lost.

C. Tree Maintenance. Contractor shall maintain all trees in the revegetation area in their natural shapes. The Contractor shall perform pruning to promote the best growth habits, appearance, and health of the tree, and to prevent encroachment which blocks vision or is in any manner deemed undesirable by City. The Contractor is responsible for tree pruning that can be accomplished with a 12' pole saw by a worker standing on the ground. The Contractor shall not top trees.

1. Potential Hazards. The Contractor shall notify City within 24 hours of any tree that shows signs of root heaving or leaning, or is in any manner a potential safety hazard. The Contractor shall immediately reestablish trees and shrubs that are uprooted due to storms, if possible. If trees or shrubs cannot be reestablished, Contractor shall remove them immediately (including roots) and fill the holes until replacement planting is complete.

2. Replacement. The Contractor shall completely remove and replace trees lost due to Contractor's faulty maintenance or negligence, as determined by City. The Contractor shall replace trees in kind and size as determined by City. If there is a difference in value between the tree lost and the replacement tree, City will deduct the difference from the Contract payment. The City shall determine the value of the tree lost using the latest International Society of Arboriculture (I.S.A.) guidelines for value determination.

3. Staking. The Contractor shall securely stake any newly planted trees and other trees needing support with 2 "lodge pole" type stakes placed on opposite sides of the tree outside the root ball and secured to the tree with at least two flexible rubber tree ties. The Contractor shall regularly inspect tree ties and stakes and reposition them as necessary to ensure against girdling and abrasion.

D. Weed Removal. Contractor shall completely remove weeds from the Revegetation Area, within the limits shown on the revegetation plans. For the purposes of this Section, "Weed" means any undesirable or misplaced plant. The Contractor shall control Weeds by manual, mechanical, or chemical methods. The City or Project Biologist may restrict the use of chemical weed control in certain areas.

E. Disease and Pest Control. The Contractor shall regularly inspect the Revegetation Area for the presence of disease and insect or rodent infestation. The Contractor shall notify City within 4 days if disease or insect or rodent infestation is discovered. In its notice to City, Contractor shall identify the disease, insect, or rodent and specify the control measures to be taken. Upon approval of City, Contractor shall implement the approved control measures, exercising extreme caution in the application of all sprays, dusts, or other materials utilized. The Contractor shall continue the approved control measures until the disease, insect, or rodent is controlled to the satisfaction of City.

1. All individuals who supervise the mixing and application of herbicides, pesticides, and rodenticides on behalf of Contractor shall possess valid Qualified Applicators Certificate for Category B issued to them by the State Department of Food and Agriculture.

2. Contractor shall utilize all safeguards necessary during disease, insect or rodent control operations to ensure safety of the public and the employees of Contractor, in accordance with current standard practices accepted by the State of California Department of Food and Agriculture. If Contractor is unable to control the pest or disease, a pest control company will be hired and the cost shall be deducted from Contractor's monthly payment.

F. Plant Replacement. Except as provided in Section H below, Contractor shall notify City within 4 days of the loss of plant material due to any cause.

1. Contractor shall at no cost to City replace any tree, shrub, ground cover, or other plant which is damaged or lost as a result of Contractor's faulty maintenance or negligence. The size and species of replacement plant materials shall be as directed by City.

2. If so directed by City, Contractor shall replace any plant damaged or lost that is not a result of Contractor's faulty maintenance or negligence. The size and species of replacement plant materials shall be as directed by City. The City will pay for materials and labor.

3. City may determine that certain plants should be replaced in order to ensure maximum ecological health and overall aesthetic appearance of planting in the Revegetation Area. When City determines such replacement should occur, Contractor shall replace the plants as directed by City. City will pay for materials and labor.

G. Damage Reports. The Contractor shall notify City within 24 hours of any damage to the Work Area caused by accident, vandalism or theft.

H. Litter. The Contractor shall promptly dispose of all trash and debris at an appropriate City disposal site. The Contractor shall pay any and all fees associated with the disposal of debris or trash accumulated under the terms of this contract. The Contractor understands that disposal of refuse at City landfills is subject to a fee and that the Refuse Disposal Division can be contacted at (619) 573-1418 for fee information.

1. Contractor Generated Litter. The Contractor shall promptly remove all debris generated by Contractor's pruning, trimming, weeding, edging and other Work required by this contract. Immediately after working in streets, park walks, gutters, driveways, and paved areas, Contractor shall clean them in accordance with all applicable laws.

2. Third Party Generated Litter. Upon discovery Contractor shall remove all litter, including bottles, glass, cans, paper, cardboard, fecal matter, leaves, branches, metallic items, and other debris, from the Work site.

I. Monitoring: The Project Biologist will oversee all maintenance operations and conduct qualitative and quantitative biological monitoring of the revegetation area according to the schedule and methods described in the Revegetation Plan. The Project Biologist will be responsible for preparing and submitting monitoring reports according to the schedule and instructions in the Revegetation Plan. The Project Biologist will be an individual or team of individuals with 4-year degree(s) in botany, ecology, landscape architecture or a related field, and demonstrated experience in upland and riparian community restoration.

EXHIBIT B

FIELD NOTIFICATION

[Insert a copy of the Engineer's Field Notification which establishes the commencement date of the monitoring program, see City Supplement, section 700-2.12]

EXHIBIT C

LICENSE DATA SHEET

State Contractor License Classification and Number: _____

Name of License Holder: _____

Expiration Date: _____

Pest Control Applicator's Name: _____

License Number: _____

Expiration Date: _____

Pest Control Advisor's Name: _____

License Number: _____

Expiration Date: _____

City of San Diego Business License Number: _____

Expiration Date: _____

1/9/14 CW

City of San Diego

CONTRACTOR'S NAME: Atlas Development
ADDRESS: 991C Lomas Santa Fe Dr #115 Solana Beach 92075
TELEPHONE NO.: 619-200-0902 FAX NO.: 858-350-9337
CITY CONTACT: Clementina Giordano, Contract Specialist, Email: Cgiordano@sandiego.gov
Phone No. (619) 533-3481, Fax No. (619) 533-3633
DVanMartin/KA/egz

CONTRACT DOCUMENTS

FOR

CHARLES LEWIS III MEMORIAL PARK

VOLUME 2 OF 2

BID NO.:	K-14-5940-DBB-3-C
SAP NO. (WBS/IO/CC):	S-00673
CLIENT DEPARTMENT:	1714
COUNCIL DISTRICT:	4
PROJECT TYPE:	GE

THIS CONTRACT IS SUBJECT TO THE FOLLOWING:

- THE CITY'S SUBCONTRACTING PARTICIPATION REQUIREMENTS FOR SLBE PROGRAM.
- PREVAILING WAGE RATES APPLY: STATE ☒ FEDERAL ☐
- THIS IS A STATE GRANT PROPOSITION 84 FUNDED CONTRACT.

THIS BIDDING DOCUMENT TO BE SUBMITTED IN ITS ENTIRETY
REFER TO VOLUME 1 COVER PAGE FOR TIME, DATE, AND LOCATION

TABLE OF CONTENTS

Volume 2 - Bidding Documents

The following forms must be completed in their entirety and submitted with the Bid. Include the form(s) even if the information does not apply. Where the information does not apply write in N/A. Failure to include any of the forms may cause the Bid to be deemed **non-responsive.** If you are uncertain or have any questions about any required information, contact the City no later than 14 days prior to Bid due date.

1. Bid/Proposal 3
2. Bid Bond 7
3. Non-Collusion Affidavit to be executed by Bidder and Submitted with Bid under 23 USC 112 and PCC 7106 8
4. Contractors Certification of Pending Actions 9
5. Equal Benefits Ordinance Certification of Compliance 10
6. Proposal (Bid) 11
7. Form AA35 - List of Subcontractors 14
8. Form AA40 - Named Equipment/Material Supplier List 15

PROPOSAL

Bidder's General Information

To the City of San Diego:

Pursuant to "Notice Inviting Bids", specifications, and requirements on file with the City Clerk, and subject to all provisions of the Charter and Ordinances of the City of San Diego and applicable laws and regulations of the United States and the State of California, the undersigned hereby proposes to furnish to the City of San Diego, complete at the prices stated herein, the items or services hereinafter mentioned. The undersigned further warrants that this bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

The undersigned bidder(s) further warrants that bidder(s) has thoroughly examined and understands the entire Contract Documents (plans and specifications) and the Bidding Documents therefore, and that by submitting said Bidding Documents as its bid proposal, bidder(s) acknowledges and is bound by the entire Contract Documents, including any addenda issued thereto, as such Contract Documents incorporated by reference in the Bidding Documents.

IF A SOLE OWNER OR SOLE CONTRACTOR SIGN HERE:

(1) Name under which business is conducted_____

(2) Signature (Given and surname) of proprietor _____

(3) Place of Business (Street & Number) _____

(4) City and State _____ Zip Code _____

(5) Telephone No. _____ Facsimile No. _____

(6) E-Mail Address: _____

IF A PARTNERSHIP, SIGN HERE:

(1) Name under which business is conducted _____

(2) Name of each member of partnership, indicate character of each partner, general or special (limited):

_____

_____

(3) Signature (Note: Signature must be made by a general partner)

_____

Full Name and Character of partner

_____

_____

(4) Place of Business (Street & Number) _____

(5) City and State _____ Zip Code _____

(6) Telephone No. _____ Facsimile No. _____

(7) E-Mail Address: _____

IF A CORPORATION, SIGN HERE:

(1) Name under which business is conducted Atlas Development

(2) Signature, with official title of officer authorized to sign for the corporation:

M Atefi
(Signature)

Mark Atefi
(Printed Name)

President
(Title of Officer)

(Impress Corporate Seal Here)

(3) Incorporated under the laws of the State of California

(4) Place of Business (Street & Number) 991C Lomas Santa Fe Dr #115

(5) City and State Solana Beach CA Zip Code 92075

(6) Telephone No. 619-200-0902 Facsimile No. 858-350-9337

(7) E-Mail Address: mark.atefi@atlas-corp.net

THE FOLLOWING SECTIONS MUST BE FILLED IN BY ALL PROPOSERS:

In accordance with the "**NOTICE INVITING BIDS**", the bidder holds a California State Contractor's license for the following classification(s) to perform the work described in these specifications:

LICENSE CLASSIFICATION A & B

LICENSE NO. 858038 EXPIRES 4-30-15

This license classification must also be shown on the front of the bid envelope. Failure to show license classification on the bid envelope may cause return of the bid unopened.

TAX IDENTIFICATION NUMBER (TIN): [redacted]

E-Mail Address: mark.atefi@atlas-corp.net

THIS PROPOSAL MUST BE NOTARIZED BELOW:

I certify, under penalty of perjury, that the representations made herein regarding my State Contractor's license number, classification and expiration date are true and correct.

Signature M Ahn Title 1, 7, 14

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF January, 2014.

Notary Public in and for the County of San Diego, State of California

Jung Ran Choi

(NOTARIAL SEAL)

JUNG RAN CHOI
Comm. No.1893143
NOTARY PUBLIC CALIFORNIA
SAN DIEGO COUNTY
Commission Expires June 19, 2014

BID BOND

KNOW ALL MEN BY THESE PRESENTS,

That Atlas Development Corporation as Principal, and

Great American Insurance Company as Surety, are held and firmly bound unto The City of San Diego hereinafter called "OWNER," in the sum of **10% OF THE TOTAL BID AMOUNT** for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, said Principal has submitted a Bid to said OWNER to perform the WORK required under the bidding schedule(s) of the OWNER's Contract Documents entitled

Bid No. K-14-5940-DBB-3-C; Charles Lewis III Memorial Park

NOW THEREFORE, if said Principal is awarded a contract by said OWNER and, within the time and in the manner required in the "Notice Inviting Bids" enters into a written Agreement on the form of agreement bound with said Contract Documents, furnishes the required certificates of insurance, and furnishes the required Performance Bond and Payment Bond, then this obligation shall be null and void, otherwise it shall remain in full force and effect. In the event suit is brought upon this bond by said OWNER and OWNER prevails, said Surety shall pay all costs incurred by said OWNER in such suit, including a reasonable attorney's fee to be fixed by the court.

SIGNED AND SEALED, this 2nd day of January, 2014

Atlas Development Corporation (SEAL)
(Principal)

By: _____
(Signature)

Great American Insurance Company (SEAL)
(Surety)

By: _____
(Signature)
Tara Bacon, Attorney-in-Fact

(SEAL AND NOTARIAL ACKNOWLEDGEMENT OF SURETY)

ACKNOWLEDGMENT

State of California
County of San Diego

On January 2, 2014 before me, Maria Hallmark, Notary Public, personally appeared Tara Bacon, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____

(Seal)

THE GUARANTEE™

The Guarantee Company of North America USA
Southfield, Michigan

POWER OF ATTORNEY

KNOW ALL BY THESE PRESENTS: That **THE GUARANTEE COMPANY OF NORTH AMERICA USA**, a corporation organized and existing under the laws of the State of Michigan, having its principal office in Southfield, Michigan, does hereby constitute and appoint

Kyle King, Dale Harshaw, Tara Bacon, John R. Qualin
BB&T Insurance Services of California, Inc.

its true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise.

The execution of such instrument(s) in pursuance of these presents, shall be as binding upon **THE GUARANTEE COMPANY OF NORTH AMERICA USA** as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at the principal office.

The Power of Attorney is executed and may be certified so, and may be revoked, pursuant to and by authority of Article IX, Section 9.03 of the By-Laws adopted by the Board of Directors of **THE GUARANTEE COMPANY OF NORTH AMERICA USA** at a meeting held on the 31st day of December, 2003. The President, or any Vice President, acting with any Secretary or Assistant Secretary, shall have power and authority:

1. To appoint Attorney(s)-in-fact, and to authorize them to execute on behalf of the Company, and attach the Seal of the Company thereto, bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof; and
2. To revoke, at any time, any such Attorney-in-fact and revoke the authority given, except as provided below
3. In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.
4. In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner – Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

Further, this Power of Attorney is signed and sealed by facsimile pursuant to resolution of the Board of Directors of the Company adopted at a meeting duly called and held on the 6th day of December 2011, of which the following is a true excerpt:

RESOLVED that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, contracts of indemnity and other writings obligatory in the nature thereof, and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, **THE GUARANTEE COMPANY OF NORTH AMERICA USA** has caused this instrument to be signed and its corporate seal to be affixed by its authorized officer, this 23rd day of February, 2012.

THE GUARANTEE COMPANY OF NORTH AMERICA USA

Stephen C. Ruschak, Vice President **Randall Musselman, Secretary**

STATE OF MICHIGAN
County of Oakland

On this 23rd day of February, 2012 before me came the individuals who executed the preceding instrument, to me personally known, and being by me duly sworn, said that each is the herein described and authorized officer of The Guarantee Company of North America USA; that the seal affixed to said instrument is the Corporate Seal of said Company; that the Corporate Seal and each signature were duly affixed by order of the Board of Directors of

Cynthia A. Takai
Notary Public, State of Michigan
County of Oakland
My Commission Expires February 27, 2018
Acting in Oakland County

IN WITNESS WHEREOF, I have hereunto set my hand at The Guarantee Company of North America USA offices the day and year above written.

Cynthia A. Takai

I, Randall Musselman, Secretary of **THE GUARANTEE COMPANY OF NORTH AMERICA USA**, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by **THE GUARANTEE COMPANY OF NORTH AMERICA USA**, which is still in full force and effect.

IN WITNESS WHEREOF, I have thereunto set my hand and attached the seal of said Company this 2nd day of January ,2014

Randall Musselman, Secretary

NON-COLLUSION AFFIDAVIT TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID UNDER 23 UNITED STATES CODE 112 AND PUBLIC CONTRACT CODE 7106

State of California)
) ss.
County of San Diego)

Mark Atefi, being first duly sworn, deposes and says that he or she is President of the party making the foregoing bid that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Signed: M Atefi

Title: President

Subscribed and sworn to before me this 7th day of January, 2014

Jung Ran Choi
Notary Public

(SEAL)

JUNG RAN CHOI
Comm. No.1893143
NOTARY PUBLIC CALIFORNIA
SAN DIEGO COUNTY
Commission Expires June 19, 2014

CONTRACTORS CERTIFICATION OF PENDING ACTIONS

As part of its bid or proposal (Non-Price Proposal in the case of Design-Build contracts), the Bidder shall provide to the City a list of all instances within the past 10 years where a complaint was filed or pending against the Bidder in a legal or administrative proceeding alleging that Bidder discriminated against its employees, subcontractors, vendors or suppliers, and a description of the status or resolution of that complaint, including any remedial action taken.

CHECK ONE BOX ONLY.

☒ The undersigned certifies that within the past 10 years the Bidder has NOT been the subject of a complaint or pending action in a legal administrative proceeding alleging that Bidder discriminated against its employees, subcontractors, vendors or suppliers.

☐ The undersigned certifies that within the past 10 years the Bidder has been the subject of a complaint or pending action in a legal administrative proceeding alleging that Bidder discriminated against its employees, subcontractors, vendors or suppliers. A description of the status or resolution of that complaint, including any remedial action taken and the applicable dates is as follows:

DATE OF CLAIM	LOCATION	DESCRIPTION OF CLAIM	LITIGATION (Y/N)	STATUS	RESOLUTION/REMEDIAL ACTION TAKEN

Contractor Name: Atlas Development

Certified By Mark Atefi Title President
Name

M Atefi Date 1/7/14
Signature

USE ADDITIONAL FORMS AS NECESSARY

EQUAL BENEFITS ORDINANCE CERTIFICATION OF COMPLIANCE

For additional information, contact:
CITY OF SAN DIEGO
EQUAL BENEFITS PROGRAM
202 C Street, MS 9A, San Diego, CA 92101
Phone (619) 533-3948 Fax (619) 533-3220

COMPANY INFORMATION

Company Name: Atlas Development Contact Name: Mark Atefi

Company Address: 991C Lomas Santa Fe Dr #115 Contact Phone: 619-200-0902

Solana Beach CA 92075 Contact Email: mark.atefi@atlas-corp.net

CONTRACT INFORMATION

Contract Title: Charles Lewis III Memorial Park Start Date:

Contract Number (if no number, state location): K-14-5940-DBB-3-C End Date:

SUMMARY OF EQUAL BENEFITS ORDINANCE REQUIREMENTS

The Equal Benefits Ordinance [EBO] requires the City to enter into contracts only with contractors who certify they will provide and maintain equal benefits as defined in SDMC §22.4302 for the duration of the contract. To comply:

- Contractor shall offer equal benefits to employees with spouses and employees with domestic partners.
  - Benefits include health, dental, vision insurance; pension/401(k) plans; bereavement, family, parental leave; discounts, child care; travel/relocation expenses; employee assistance programs; credit union membership; or any other benefit.
  - Any benefit not offer an employee with a spouse, is not required to be offered to an employee with a domestic partner.
- Contractor shall post notice of firm's equal benefits policy in the workplace and notify employees at time of hire and during open enrollment periods.
- Contractor shall allow City access to records, when requested, to confirm compliance with EBO requirements.
- Contractor shall submit *EBO Certification of Compliance*, signed under penalty of perjury, prior to award of contract.

NOTE: This summary is provided for convenience. Full text of the EBO and Rules Implementing the EBO are available at *www.sandiego.gov/administration*.

CONTRACTOR EQUAL BENEFITS ORDINANCE CERTIFICATION

Please indicate your firm's compliance status with the EBO. The City may request supporting documentation.

☒ I affirm **compliance** with the EBO because my firm *(contractor must select one reason):*

- ☐ Provides equal benefits to spouses and domestic partners.
- ☒ Provides no benefits to spouses or domestic partners.
- ☐ Has no employees.
- ☐ Has collective bargaining agreement(s) in place prior to January 1, 2011, that has not been renewed or expired.

☐ I request the City's approval to pay affected employees a cash equivalent in lieu of equal benefits and verify my firm made a reasonable effort but is not able to provide equal benefits upon contract award. I agree to notify employees of the availability of a cash equivalent for benefits available to spouses but not domestic partners and to continue to make every reasonable effort to extend all available benefits to domestic partners.

It is unlawful for any contractor to knowingly submit any false information to the City regarding equal benefits or cash equivalent associated with the execution, award, amendment, or administration of any contract. [San Diego Municipal Code §22.4307(a)]

Under penalty of perjury under laws of the State of California, I certify the above information is true and correct. I further certify that my firm understands the requirements of the Equal Benefits Ordinance and will provide and maintain equal benefits for the duration of the contract or pay a cash equivalent if authorized by the City.

Mark Atefi / President — M Ati

Name/Title of Signatory — Signature

FOR OFFICIAL CITY USE ONLY

Receipt Date: EBO Analyst: ☐ Approved ☐ Not Approved – Reason:

rev 02/15/2011

PROPOSAL (BID)

The Bidder agrees to the construction of **Charles Lewis III Memorial Park**, for the City of San Diego, in accordance with these contract documents for the prices listed below. The Bidder guarantees the Contract Price for a period of 120 days (90 days for federally funded contracts and contracts valued at $500,000 or less) from the date of Bid opening to Award of the Contract. The duration of the Contract Price guarantee shall be extended by the number of days required for the City to obtain all items necessary to fulfill all conditions precedent e.g., bond and insurance.

Item	Quantity	Unit	NAICS	Payment Reference	Description	Unit Price	Extension
BASE BID							
1	1	LS	524126	2-4.1	Bonds (Payment and Performance)		$50,000.00
2	1	AL	236220	7-5.3	Building Permits - Type I		$15,000.00
3	1	AL	236220	7-5.3	SDG&E Permit and Connection Service Fee - Type I		$50,000.00
4	1	LS	237310	300-2.9	Earthwork and Grading		$70,000.00
5	1	LS	237990	9-3.1	Construction of Charles Lewis III Memorial Park		$1,493,000.00
6	1	LS	237310	9-3.1	Construction of Home Avenue Improvements		$404,000.00
7	1	LS	237990	9-3.4.1	Mobilization		$50,000.00
8	1	AL		9-3.5	Field Orders - Type II		$125,000.00
9	1	LS	238390	700-2.15	Clearing and Grubbing		$37,000.00
10	1	LS	237990	700-2.15	Construction Fencing and Access Route		$191,500.00
11	1	LS	561730	700-2.15	Revegetation and Erosion Control		$61,000.00
12	1	LS	541330	700-2.15	Revegetation Maintenance and Monitoring Program		$140,000.00
13	1	LS	541330	701-13.8.4	Water Pollution Control Program Development		$5,000.00

Item	Quantity	Unit	NAICS	Payment Reference	Description	Unit Price	Extension
14	1	LS	237990	701-13.8.4	Water Pollution Control Program Implementation		$ 10,000.00
15	1	LS	541330	701-13.8.4	Permit Fee – Type 1		$ 5,000.00
					ESTIMATED TOTAL BASE BID:		$ 2,706,500.00

TOTAL BID PRICE FOR BID (Items 1 through 15 inclusive) amount written in words:
Two milion seven hundred six thousand five hundred dollars.

The Bid shall contain an acknowledgment of receipt of all addenda, the numbers of which shall be filled in on the Bid form. If an addendum or addenda has been issued by the City and not noted as being received by the Bidder, this proposal shall be rejected as being **non-responsive**. The following addenda have been received and are acknowledged in this bid: A & B

The names of all persons interested in the foregoing proposal as principals are as follows:

Mark Atefi
Zohreh Sadatrafiei

IMPORTANT NOTICE: If Bidder or other interested person is a corporation, state secretary, treasurer, and manager thereof; if a co-partnership, state true name of firm, also names of all individual co-partners composing firm; if Bidder or other interested person is an individual, state first and last names in full.

Bidder: Mark Atefi

Title: President

Business Address: 991C Lomas Santa Fe Dr #115 Solana Beach

Place of Business: Solana Beach

Place of Residence: San Diego

Signature: M Ath.

NOTES:

A. The City shall determine the low Bid based on the Base Bid alone.

B. Prices and notations shall be in ink or typewritten. All corrections (which have been initiated by the Bidder using erasures, strike out, line out, or "white-out") shall be typed or written in with ink adjacent thereto, and shall be initialed in ink by the person signing the bid proposal.

C. Failure to initial all corrections made in the bidding documents shall cause the Bid to be rejected as **non-responsive** and ineligible for further consideration.

D. Blank spaces must be filled in, using figures. Bidder's failure to submit a price for any Bid item that requires the Bidder to submit a price shall render the Bid **non-responsive** and shall be cause for its rejection.

E. Unit prices shall be entered for all unit price items. Unit prices shall not exceed two (2) decimal places. If the Unit prices entered exceed two (2) decimal places, the City will only use the first two digits after the decimal points without rounding up or down.

F. All extensions of the unit prices bid will be subject to verification by the City. In the case of inconsistency or conflict between the product of the Quantity x Unit Price and the Extension, the product shall govern.

G. In the case of inconsistency or conflict, between the sums of the Extensions with the estimated total Bid, the sum of the Extensions shall govern.

H. Bids shall not contain any recapitulation of the Work. Conditional Bids will be rejected as being **non-responsive**. Alternative proposals will not be considered unless called for.

LIST OF SUBCONTRACTORS

In accordance with the requirements provided in the "Subletting and Subcontracting Fair Practices Act", Division 2, Part 1, Chapter 4 of the Public Contract Code, the Bidder shall list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of 0.5% of the Contractor's total Bid. The Bidder shall also list below the portion of the work which will be done by each subcontractor under this Contract. The Contractor shall list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed shall be stated for all subcontractors listed. Failure to comply with this requirement shall result in the Bid being rejected as **non-responsive** and ineligible for award. The Bidder's attention is directed to the Special Provisions - General; Paragraph 2-3 Subcontracts, which stipulates the percent of the Work to be performed with the Bidders' own forces. The Bidder shall list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, SDB, WoSB, HUBZone, and SDVOSB Subcontractors that Bidders are seeking recognition towards achieving any mandatory, voluntary, or both subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE PARTNERSHIP
Name: Epic Pest Control & Landscape Service Inc. Address: 7614 Lemon Ave City: Lemon Grove State: Ca Zip: 91945 Phone: 619-446-3033	Subcontractor	Landscaping	$368,935.90			
Name: RAP Engineering Inc Address: 420 olive Ave City: Vista State: Ca Zip: 92083 Phone: 760-233-2980	Subcontractor	Asphalt, Paving	$82,561.00			
Name: Address: City: State: Zip: Phone:						

① As appropriate, Bidder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Bidder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

The Bidder will not receive any subcontracting participation percentages if the Bidder fails to submit the required proof of certification.

0.4714 CW

LIST OF SUBCONTRACTORS

In accordance with the requirements provided in the "Subletting and Subcontracting Fair Practices Act", Division 2, Part 1, Chapter 4 of the Public Contract Code, the Bidder shall list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of 0.5% of the Contractor's total Bid. The Bidder shall also list below the portion of the work which will be done by each subcontractor under this Contract. The Contractor shall list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed shall be stated for all subcontractors listed. Failure to comply with this requirement shall result in the Bid being rejected as **non-responsive** and ineligible for award. The Bidder's attention is directed to the Special Provisions - General; Paragraph 2-3 Subcontracts, which stipulates the percent of the Work to be performed with the Bidders' own forces. The Bidder shall list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, SDB, WoSB, HUBZone, and SDVOSB Subcontractors that Bidders are seeking recognition towards achieving any mandatory, voluntary, or both subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE PARTNERSHIP
Name: Bay Smart Surfacing INC. Address: 1125 Research Dr # A City: Redlands State: Ca Zip: 92374 Phone: 909-799-8100	Subcontractor	Safety Surfacing	$448,612			
Name: Perry Electric Address: P.O.Box 710130 City: Santee State: Ca Zip: 92072 Phone: 619-449-0045	Subcontractor	Electrical	$209,533.00			
Name: QSB Construction Address: 365 W. Second Ave #215 City: Escondido State: Ca Zip: 92025 Phone: 888-600-1748	Subcontractor	Concrete	$262,421.00			

① As appropriate, Bidder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Bidder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

The Bidder will not receive any subcontracting participation percentages if the Bidder fails to submit the required proof of certification.

LIST OF SUBCONTRACTORS

In accordance with the requirements provided in the "Subletting and Subcontracting Fair Practices Act", Division 2, Part 1, Chapter 4 of the Public Contract Code, the Bidder shall list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of 0.5% of the Contractor's total Bid. The Bidder shall also list below the portion of the work which will be done by each subcontractor under this Contract. The Contractor shall list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed shall be stated for all subcontractors listed. Failure to comply with this requirement shall result in the Bid being rejected as **non-responsive** and ineligible for award. The Bidder's attention is directed to the Special Provisions - General; Paragraph 2-3 Subcontracts, which stipulates the percent of the Work to be performed with the Bidders' own forces. The Bidder shall list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, SDB, WoSB, HUBZone, and SDVOSB Subcontractors that Bidders are seeking recognition towards achieving any mandatory, voluntary, or both subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE PARTNERSHIP
Name: n/a Address: n/a City: n/a State: CA Zip: n/a Phone: n/a	n/a	n/a	$665,470.00			
Name: Greenfield Fence Inc. Address: 4051 Oceanside Blvd City: Oceanside State: CA Zip: 92056 Phone: 760-724-8423	Subcontractor	Fence	$171,466.00			
Name: TOT LOT Address: 14660 Mallory Dr. City: Fontana State: CA Zip: 92335 Phone: 909-350-9500	Subcontractor	Play structure installation	$36,200.00			

① As appropriate, Bidder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Bidder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

The Bidder will not receive any subcontracting participation percentages if the Bidder fails to submit the required proof of certification.

Form Title: LIST OF SUBCONTRACTORS (Rev. July 2012)
Form Number: AA35
Charles Lewis III Memorial Park

NAMED EQUIPMENT/MATERIAL SUPPLIER LIST

The Bidder seeking the recognition of equipment, materials, or supplies obtained from Suppliers towards achieving any mandatory, voluntary, or both subcontracting participation percentages shall list the Supplier(s) on the Named Equipment/Material Supplier List. The Named Equipment/Material Supplier List, at a minimum, shall have the name, locations (City) and the **DOLLAR VALUE** of the Suppliers. The Bidder will be credited up to 60% of the amount to be paid to the Suppliers for such materials and supplies unless vendor manufactures or substantially alters materials and supplies in which case 100% will be credited. The Bidder is to indicate (Yes/No) whether listed firm is a supplier or manufacturer. In calculating the subcontractor participation percentages, vendors/suppliers will receive 60% credit of the listed **DOLLAR VALUE**, whereas manufacturers will receive 100% credit. If no indication provided, listed firm will be credited at 60% of the listed dollar value for purposes of calculating the Subcontractor Participation Percentage, Suppliers will receive 60% credit of the listed **DOLLAR VALUE**, whereas manufacturers will receive 100% credit. If no indication provided, listed firm will be credited at 60% of the listed **DOLLAR VALUE** for purposes of calculating the subcontractor participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF VENDOR/SUPPLIER	MATERIALS OR SUPPLIES	DOLLAR VALUE OF MATERIAL OR SUPPLIES	SUPPLIER (Yes/No)	MANUFACTURER (Yes/No)	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED ②
Name: Public Restroom Company Address 9390 Gateway Dr. City: Reno State: NV Zip: 89521 Phon 888-888-2666	Supplier	$114,000.00	Yes			
Name: Game Time Great Western Parks & playground Address: P.O. Box 97 City: Wellsville State: UT Zip: 84339 Phone: 800-453-2735	Supplier	$45,328.49	Yes	NO		
Name: Coast Recreation, Inc. Address: 3151 Airway Ave # A-3 City: Costa mesa State: Ca Zip: 92626 Phone: 714-619-0100	Supplier	$11,880.00	Yes	no		

① As appropriate, Bidder shall identify Vendor/Supplier as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Bidder shall indicate if Vendor/Supplier is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

The Bidder will not receive any subcontracting participation percentages if the Bidder fails to submit the required proof of certification.

City of San Diego

CITY CONTACT: Clementina Giordano, Contract Specialist, Email: Cgiordano@sandiego.gov
Phone No. (619) 533-3481 Fax No. (619) 533-3633

ADDENDUM "A"

FOR

CHARLES LEWIS III MEMORIAL PARK

BID NO.: K-14-5940-DBB-3-C
SAP NO. (WBS/IO/CC): S-00673
CLIENT DEPARTMENT: 1714
COUNCIL DISTRICT: 4
PROJECT TYPE: GE

BID DUE DATE:

2:00 PM
JANUARY 8, 2014
CITY OF SAN DIEGO
PUBLIC WORKS CONTRACTING GROUP
1010 SECOND AVENUE, 14TH FLOOR, MS 614C
SAN DIEGO, CA 92101

ENGINEER OF WORK

The engineering Specifications and Special Provisions contained herein have been prepared by or under the direction of the following Registered Licensed Architect and Registered Engineer:

1) Registered Licensed Architect — 12/9/13 Date — Seal:



2) For City Engineer — 12/9/13 Date — Seal:

A. CHANGES TO CONTRACT DOCUMENTS

The following changes to the Contract Documents are hereby made effective as though originally issued with the bid package. Bidders are reminded that all previous requirements to this solicitation remain in full force and effect.

B. CLARIFICATIONS

1. The 1.5-inch Rubberized Asphalt Pavement overlay has been removed from the scope of this contract. Remove all references to rubberized asphalt pavement overlay from the Construction Documents.

C. VOLUME 1

1. To Appendix "G", Home Avenue Park Site Development Plans, **ADD** "Memorandum, subject: Deletion of a noise mitigation measure for the Home Avenue Park (PTS No. 194262), dated November 13, 2013", pages 4 of 10 through 5 of 10 of this Addendum.

D. PLANS

1. To Drawings numbered 37351-1-D, 37351-2-D, 37351-3-D, 37351-4-D and 37351-9-D, **DELETE** in their entirety and **REPLACE** with pages 6 of 10 through 10 of 10 of this Addendum.

Tony Heinrichs, Director
Public Works Department

Dated: *December 11, 2013*
San Diego, California

TH/KA/egz

THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: November 13, 2013

TO: Tom Tomlinson, Interim Development Services Director

FROM: Jeffrey Szymanski, Senior Planner, Environmental Analysis Section (EAS), Development Services Department

SUBJECT: Deletion of a noise mitigation measure for the Home Avenue Park (PTS No. 194262)

The above referenced project would construct a neighborhood park on a vacant 5.8 acre site owned by the City of San Diego. The proposed park amenities consists of a half-court basket ball court, children's playground structures, a dog park area, shade structures, picnic areas with BBQ facilities, a comfort station, open space areas, a pedestrian bridge and interpretative signage along Auburn Creek. The site is located on the southerly side of Home Avenue across from Menlo Avenue and 47th Street in the OR-1-1 and RM-1-1 Zones of Central Urbanized Planned District and is located on dedicated park land within the City Heights Neighborhood of the Mid-City Communities Plan Area.

In the course of conducting the California Environmental Quality Act (CEQA) review of the project a potential noise impact was identified. The impact resulted from traffic noise on the future sensitive receptors who would use the park. An acoustical analysis report was prepared and EAS concurred with the finding that noise mitigation would be required to reduce the noise impact to below a level of significance. The noise mitigation required that Home Avenue from 45th Street to Euclid Avenue would be repaved using rubberized asphalt satisfactory to the City Engineer. The City of San Diego prepared a Mitigated Negative Declaration (MND) that included the noise mitigation requirement. The project was approved and the MND was certified by the Planning Commission on February 17, 2011.

Subsequently in the *Ballona Wetlands Land Trust vs. the City of Los Angeles* the California's Second District Court of Appeal addressed provisions of the CEQA checklist questionnaire that appear to require analysis of the effects of environmental hazards *on* the proposed project. The court held that such impacts are not encompassed by CEQA. The court opinion draws an explicit distinction between the "project's exacerbation of environmental hazards [and] the effects on users of the project and structures in the project of preexisting environmental hazards."

It holds that "to the extent that such questions may encompass the latter effects, the questions do not relate to environmental impacts under CEQA and cannot support an argument that the effects of the environment on the project must be analyzed in an EIR."

Based upon the recent court case, EAS re-evaluated the Home Avenue Park project and it was concluded that the noise mitigation was only implemented because of the effects of a preexisting environmental condition on the project. When considering the *Ballona Wetlands Land Trust vs. the City of Los Angeles* case it was determined that the noise wall mitigation measure would no longer necessary. As shown in the *Mani Bros. Real Estate Group v City of Los Angeles* (2007) 153 CA4th 1385, 1388, 64 CR3d 79 case a mitigation measure may be changed or deleted without preparing a supplemental EIR if the agency determines that the measure is no longer necessary to mitigate a significant impact, and that determination is supported by substantial evidence. Therefore, EAS finds that the noise mitigation requirement may be removed from the project and that the preparation of a supplemental EIR would not be required.

APPROVED: Tom Tomlinson Date: 11/14/13
Tom Tomlinson
Interim Development Services Director

cc: Cathy Winterrowd, Interim Deputy Director, Development Services Department

CONSTRUCTION DOCUMENTS for:

CHARLES LEWIS III MEMORIAL PARK

SAN DIEGO, CALIFORNIA

DECEMBER 3, 2013

PROJECT ADDRESS & DESCRIPTION:

4750 HOME AVENUE, SAN DIEGO, CA 92105
LEGAL DESCRIPTION: PORTION OF LOT 24 OF MAP NO. 482
APN: 476-581-0200
ZONES: RM-1-1, OR -1-1

SURVEY DATA:

BENCH MARK:
THE BASIS OF ELEVATION FOR THIS SURVEY IS THE CITY OF SAN DIEGO BENCHMARK DESCRIBED AS:

DESCRIPTION: CITY OF SAN DIEGO STD. BRASS PLUG
LOCATION: NORTHEAST CURB RETURN OF HOME AVE & 47th St.
RECORD FROM: CITY OF SAN DIEGO, INDEX NO. 2079 17409
ELEVATION: 195.912
DATUM: MEAN SEA LEVEL

REFERENCE DOCUMENTS:

EXISTING DRAWINGS AFFECTING THE PROJECT.

1. GENERAL DEVELOPMENT PLAN (GDP), SITE DEVELOPMENT PERMIT (SDP), AND MITIGATED NEGATIVE DECLARATION (MND), SDP PERMIT 19462 FOR HOME AVENUE NEIGHBORHOOD PARK.

   A. DOCUMENTS, REPORTS AND PLANS ASSOCIATED WITH SDP PERMIT 19462: PRELIMINARY GEOLOGICAL REPORT, WQTR, TRAFFIC IMPACT ANALYSIS, PRELIMINARY SWPPP, SWMP, HAZARDOUS MATERIAL TECH STUDY, CONCEPTUAL HABITAT RESTORATION MITIGATION PLAN, CULTURAL RESOURCE SURVEY, JURISDICTIONAL DELINEATION REPORT, BIOLOGICAL TECHNICAL REPORT, AND CONCEPTUAL WETLAND MITIGATION PLAN.

2. AERIAL SURVEY: 03/16/05, HORIZONTAL DATUM=NAD83, CCS ZONE 6, 1991.35 EPOCH. VERTICAL DATUM=NGVD29. FIELD SURVEY: 2012.

3. AQUATIC RESOURCE PERMITS AUTHORIZED NOVEMBER 20, 2012:
   - 1602 STREAMBED ALTERATION AGREEMENT NO. 1600-2012-0160-RS.
   - 404 NWP 18 (NATIONWIDE PERMIT 18 MINOR DISCHARGES).
   - REGIONAL GENERAL PERMIT #401.

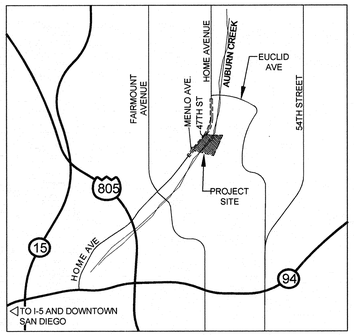
4. DRAINAGE REPORTS:
   - WQTR, DEC. 12, 2012
   - HYDROLOGY REPORT, DEC. 12, 2012

5. GEOTECHNICAL INVESTIGATION REPORT: PREPARED BY K2 ENGINEERING, INC., DOCUMENT #G2012009-1. DATED: OCTOBER 15, 2012.

CAUTION NOTE:

BEFORE EXCAVATING, VERIFY THE LOCATION OF UNDERGROUND UTILITIES. AT LEAST TWO (2) WORKING DAYS PRIOR TO EXCAVATION, THE CONTRACTOR SHALL REQUEST MARK-OUT OF UNDERGROUND UTILITIES BY CALLING THE BELOW LISTED REGIONAL NOTIFICATION CENTER FOR AN INQUIRY IDENTIFICATION NUMBER:

UNDERGROUND SERVICE ALERT: (GAS, ELECTRIC, TELEPHONE, WATER, SEWER, LIGHTING, AND TV)	(800) 422-4133
CITY OF SAN DIEGO MAINTENANCE DIVISION: IRRIGATION SYSTEMS:	(619) 533-5783
IRRIGATION CONTROL WIRES:	(619) 533-5783
FACILITIES MAINTENANCE DIVISION:	(619) 525-8500



LOCATION MAP

NTS

NORTH

PROJECT DIRECTORY:

OWNER'S NAME & ADDRESS:

CITY OF SAN DIEGO
ARCHITECTURAL ENGINEERING & PARKS
600 "B" STREET, SUITE 800 MS 908A
SAN DIEGO, CA 92101
PHONE: (619) 533-5414
CONTACT: DEBBIE VAN MARTIN, CITY PROJECT MANAGER
email: DVanMartin@sandiego.gov

PRIME CONSULTANT & LANDSCAPE ARCHITECT
SCHMIDT DESIGN GROUP, INC.
2655 FOURTH AVENUE
SAN DIEGO, CA 92103
PHONE: (619) 236-1462
CONTACT:
JEFFERY T. (JT) BARR, PM & PRINCIPAL
email: jtbarr@schmidtdesign.com

DESIGN CONSULTANT(S):

CIVIL ENGINEER
BURKETT & WONG ENGINEERS
3434 FOURTH AVENUE
SAN DIEGO, CA 92103
PHONE: (619) 299-5550
CONTACT: TOM EAGLING
email: teagling@burkett-wong.com

TRAFFIC CONSULTANT
URBAN SYSTEMS ASSOCIATED, INC.
4540 KEARNY VILLA ROAD, SUITE 106
SAN DIEGO, CA 92123
PH: (858) 560-4911
CONTACT: MORT VAHABZADEH
email: mort@urbansystems.net

ENVIRONMENTAL CONSULTANT
HELIX ENVIRONMENTAL PLANNING
7578 EL CAJON BOULEVARD
SUITE 200
LA MESA, CA 91942
PH: (619) 462-1515
CONTACT: MONICA BILODEAU
email: MonicaB@helixepi.com

GEOTECHNICAL CONSULTANT
K2 ENGINEERING, INC.
12595 RAGWEED STREET
SAN DIEGO, CA 92129
PH: (858) 484-2347
CONTACT: SUSANA KEMMERRER
email: skemmerrer@san.rr.com

STRUCTURAL ENGINEER
BURKETT & WONG ENGINEERS
3434 FOURTH AVENUE
SAN DIEGO, CA 92103
PHONE: (619) 299-5550
CONTACT: CHRIS COBB
email: ccobb@burkett-wong.com

ELECTRICAL ENGINEER
KANRAD ENGINEERS
9466 BLACK MOUNTAIN RD, SUITE 250
SAN DIEGO, CA 92126
PH: (858) 547-1100
CONTACT: TONY KAN
email: tony@kanrad.net

SCOPE OF WORK:

CITY-OWNED 5.8 ACRE UNDEVELOPED PARCEL TRANSECTED BY AUBURN CREEK (PART OF CHOLLAS CREEK SYSTEM).
APPROXIMATELY 1.9 ACRES (HOME AVENUE TO EDGE OF AUBURN CREEK) TO BE DEVELOPED AS A NEIGHBORHOOD PARK ON PORTION OF THE SITE THAT IS A VACANT LOT OF PREVIOUSLY GRADED AND DISTURBED SOILS. AUBURN CREEK TO UNDERGO RE-VEGETATION, AND MONITORED FOR 5-YEARS UNDER SUPERVISION OF CERTIFIED BIOLOGIST. SOUTH SLOPE (REMAINING ACREAGE) TO REMAIN UNDISTURBED. TRAFFIC SIGNAL AND STREET IMPROVEMENTS ALONG HOME AVENUE ALSO INCLUDED AS PART OF THE SCOPE.

PARK SITE TO INCLUDE THE FOLLOWING IMPROVEMENTS: PRIMARY DECOMPOSED GRANITE ADA WALKWAY CONNECTING PARK AMENITIES: HALF-COURT BASKETBALL COURT, FENCED DOG AREA, PICNIC AREA WITH PRE-FABRICATED SHADE STRUCTURE, TURF AREA, PRE-FABRICATED COMFORT STATION, PRE-FABRICATED BRIDGE, 2-5 PLAY STRUCTURE, 5-12 PLAY STRUCTURE, OVERLOOK NODES WITH INTERPRETIVE SIGNAGE AND SECURITY LIGHTING.

TRAFFIC SIGNAL TO BE INSTALLED AT INTERSECTION OF MENLO AVE. ROAD IMPROVEMENTS OF HOME AVENUE EXTEND FROM EUCLID AVENUE TO BEYOND MENLO AVENUE TO INCLUDE CURB & GUTTER, SIDEWALK ALONG PARK, ADA RAMPS, AND ADDITION OF 30 ON-STREET PARALLEL PARKING SPACES ADJACENT TO THE PARK.

PARK INSPECTION TEAM:

a. SITE SUPERINTENDENT (CONTRACTOR).
b. SUB CONTRACTOR(S).
c. RESIDENT ENGINEER FROM FIELD ENGINEERING DEPT.
d. CITY PROJECT MANAGER.
e. DESIGN CONSULTANT(S).
f. PARK & RECREATION DISTRICT MANAGER.
g. PARK & RECREATION ASSET MANAGER.

PARK INSPECTION STAGES:

IN ADDITION TO THE RESIDENT ENGINEER'S INSPECTIONS, PARK & RECREATION REPRESENTATIVE TO BE PRESENT AT THE FOLLOWING PARK INSPECTION STAGES:

1. PRE-CONSTRUCTION MEETING.
2. ROUGH GRADING AND DRAINAGE.
3. IRRIGATION MAINLINE PRESSURE TEST.
4. IRRIGATION LATERAL LINE PRESSURE TEST.
5. WIRING PRIOR TO BACKFILLING TRENCHES.
6. HARDSCAPE AT TIME OF FINISHED STAKING AND LAYOUT.
7. FINISH GRADING AND SOIL PREPARATION.
8. IRRIGATION COVERAGE TEST.
9. PLANT MATERIAL (WHEN DELIVERED) AND PLACEMENT APPROVAL.
10. PLAYGROUND INSPECTION.
11. PROJECT CONSTRUCTION 90% COMPLETE (DEVELOP PUNCH LIST AND SUBMIT RED-LINE AS-BUILT).
12. 90-DAY PLANT MAINTENANCE PERIOD (THIS INSPECTION TO BE HELD WHEN THE PUNCH LIST ITEMS ARE COMPLETE. IF TURF AREA IS PLANTED FROM SEED OR STOLONS THE PLANT MAINTENANCE PERIOD SHALL BE 120-DAYS).
13. FINAL WALK-THROUGH, ACCEPTANCE BY THE CITY. CONTRACTOR TO SUBMIT FINAL APPROVED AS-BUILTS TO THE CITY.

APPLICABLE STANDARD DRAWINGS & SPECIFICATIONS:

A. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2012. DOCUMENT NO. PITS070112-01. (THE 'GREENBOOK')

B. CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2012. (THE 'WHITEBOOK' SUPPLEMENT TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS 'GREENBOOK'.) DOCUMENT NO. PITS070112-02.

C. CITY OF SAN DIEGO STANDARD DRAWINGS, 2012. DOCUMENT NO. PITS070112-03.

D. DISABLED ACCESS REGULATIONS, TITLE 24, (CURRENT REVISION) AND CALIFORNIA STATE ACCESSIBILITY STANDARDS INTERPRETIVE MANUAL (CURRENT REVISION) PREPARED BY THE OFFICE OF THE STATE ARCHITECT AND DEPARTMENT OF REHABILITATION.

E. 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36).).

F. CALTRANS STANDARD SPECIFICATIONS, 2010. DOCUMENT NO. PITS070112-04. CALTRANS STANDARD PLANS, 2012. DOCUMENT NO. PITS070112-05.

G. CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), 2012. DOCUMENT NO. PITS070112-06.

H. MANUAL ON TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, DOCUMENT NO 769744 (CURRENT EDITION).

I. U.S. CONSUMER PRODUCTS SAFETY COMMISSION HANDBOOK FOR PLAYGROUND SAFETY (CURRENT EDITION.)

J. CSI SPECIFICATIONS PROVIDED FOR SPECIALTY ITEMS NOT COVERED IN THE 'GREENBOOK'.

NOTE:
THE MOST CURRENT EDITIONS OF THE PRECEDING DOCUMENTS SHALL BE USED. WHERE ONE OR MORE SETS OF SPECIFICATIONS OR DRAWINGS ARE APPLICABLE, THE MORE RESTRICTIVE WILL TAKE PRECEDENCE.

DECLARATION OF RESPONSIBLE CHARGE:

I HEREBY DECLARE THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF THE PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS THE LANDSCAPE ARCHITECT OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

SIGNATURE 12/03/13 DATE
JEFFREY T. BARR
REGISTRATION NO. 5209

JEFFREY T. BARR, PRINCIPAL
SCHMIDT DESIGN GROUP, INC.
2655 FOURTH AVENUE SAN DIEGO, CA 92103
PHONE NO. (619) 236-1462. FAX NO. (619) 236-8792
EMAIL: jtbarr@schmidtdesign.com

WATER FEES:

THE CITY OF SAN DIEGO PROJECT MANAGER AND THE CONSULTANT SHALL COORDINATE THE FOLLOWING: WATER AND SEWER CAPACITY FEES AND THE WET TAP FEES SHALL BE PRE-PAID BY THE CITY OF SAN DIEGO CONTRACTS; THE CONTRACTOR SHALL PAY ALL OTHER CONSTRUCTION AND MAINTENANCE WATER METER AND SEWER FEES, AND SHALL COORDINATE WITH THE WATER UTILITIES DEPARTMENT FOR INSTALLATION OF SERVICES. ALLOW THREE (3) MONTHS NOTICE TO THE WATER UTILITIES DEPARTMENT. FOR DEVELOPER-BUILT PROJECTS, ALL FEES SHALL BE PAID BY THE DEVELOPER.

UNDER SEPARATE PERMIT:

A. PRE-FABRICATED BRIDGE.
B. ACCESSIBLE RESTROOM / COMFORT STATION.
C. TRELLIS STRUCTURE.
D. ENTRY MONUMENT SIGN WITH FOOTINGS.

1. PRIOR TO FABRICATING OR INSTALLING ITEMS 'A','B','C', AND 'D'; THE CONTRACTOR SHALL PROVIDE DESIGN CALCULATIONS, PLANS, DETAILS, AND SPECIFICATIONS TO BE SUBMITTED TO AND APPROVED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT.
2. PLANS SHALL BE SUBMITTED IN A TIMELY MANNER THAT ALLOWS A MINIMUM OF 30 WORKING DAYS FOR INITIAL PLAN REVIEW. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE PLAN CHECK DIVISION PRIOR TO APPROVAL OF THE SUBMITTAL ITEMS.
3. IT IS UNDERSTOOD THAT THE PLANS FOR THE PROJECT HAVE, AT THIS TIME BEEN REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE STATE AND CITY REGULATIONS, AND THAT THE PROJECT AS A WHOLE HAS BEEN APPROVED BY THE CITY WITH THE EXCEPTION OF THE ITEMS 'A','B','C', AND 'D'.
4. WE UNDERSTAND THAT WE WILL NOT BE AUTHORIZED ANY INSPECTION OF THE ITEMS PROPOSED PRIOR TO THE SUBMITTAL AND APPROVAL OF THE PLANS AND/OR CALCULATIONS FOR ITEMS 'A','B','C', AND 'D'.

SPECIAL NOTICE:

NOTICE TO THE APPLICANT/OWNER OR ENGINEER OF RECORD: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION / INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

NOTICE TO THE CONTRACTOR / BUILDER / INSTALLER/ SUB-CONTRACTOR/OWNER-BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION / INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

CONSTRUCTION CHANGE / ADDENDUM

CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING
0 1
SHEET SIZE AND SCALE: IF SHEET SIZE IS LESS THAN 24" X 36" OR THIS BAR DOES NOT MEASURE 1", IT IS A REDUCED PRINT - SCALE ACCORDINGLY.

CITY OF SAN DIEGO
PUBLIC WORKS PROJECT

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___

SPEC. NO. 5940

CONSULTANT

SCHMIDT DESIGN GROUP, INC.
BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY
2655 Fourth Avenue, San Diego, CA 92103 Lic. CA 2138, NV 219, AZ 34139
telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 08/08/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARR No. 5209 SIGNATURE 12-31-13 RENEWAL DATE 12/03/13 DATE STATE OF CALIFORNIA

PUBLIC CONTRACT

T-1.0

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

TITLE SHEET

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 1 OF 54 SHEETS

FOR CITY ENGINEER 12/4/13 DATE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

CONTRACTOR ___ DATE STARTED ___
INSPECTOR ___ DATE COMPLETED ___

WBS NO. S-00673

SUBMITTED BY: SAMIR MAHMALJI PROJECT OFFICER

DEBBIE VAN MARTIN PROJECT MANAGER

206-1737 CCS27 COORDINATE

1846-6298 CCS83 COORDINATE

37351- 1 -D

ENVIRONMENTAL / MITIGATION REQUIREMENTS:

A. GENERAL REQUIREMENTS

1. PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. THE PERMIT HOLDER IS RESPONSIBLE TO ARRANGE AND PERFORM THIS MEETING BY CONTACTING THE CITY RESIDENT ENGINEER (RE) OF THE FIELD ENGINEERING DIVISION AND CITY STAFF FROM MITIGATION MONITORING COORDINATION (MMC). ATTENDEES MUST ALSO INCLUDE THE PERMIT HOLDER'S REPRESENTATIVE(S), JOB SITE SUPERINTENDENT AND THE CONSULTANTS LISTED ON T-1.0 UNDER THE PROJECT DIRECTORY.

NOTE:
FAILURE OF ALL RESPONSIBLE PERMIT HOLDER'S REPRESENTATIVES AND CONSULTANTS TO ATTEND SHALL REQUIRE AN ADDITIONAL MEETING WITH ALL PARTIES PRESENT.

CONTACT INFORMATION:
a) THE PRIMARY POINT OF CONTACT IS THE RE AT THE FIELD ENGINEERING DIVISION AT 858-627-3200.
b) IT IS ALSO REQUIRED TO CALL THE RE AND MMC AT 858-627-3360 FOR CLARIFICATION OF ENVIRONMENTAL REQUIREMENTS.

2. MMRP COMPLIANCE: THIS PROJECT, PROJECT TRACKING SYSTEM (PTS) #194262 AND/OR ENVIRONMENTAL DOCUMENT # 194262, SHALL CONFORM TO THE MITIGATION REQUIREMENTS CONTAINED IN THE ASSOCIATED ENVIRONMENTAL DOCUMENT AND SHALL BE IMPLEMENTED TO THE SATISFACTION OF DSD'S ENVIRONMENTAL DESIGNEE (MMC) AND THE RE. THE REQUIREMENTS MAY NOT BE REDUCED OR CHANGED BUT MAY BE ANNOTATED (I.E. TO EXPLAIN WHEN AND HOW COMPLIANCE IS BEING MET AND LOCATION OF VERIFYING PROOF, ETC.). ADDITIONAL CLARIFYING INFORMATION MAY ALSO BE ADDED TO OTHER RELEVANT PLAN SHEETS AND/OR SPECIFICATIONS AS APPROPRIATE (E.G. SPECIFIC LOCATIONS, TIMES OF MONITORING, METHODOLOGY, ETC.).

NOTE:
PERMIT HOLDER'S REPRESENTATIVES MUST ALERT THE RE AND MMC IF THERE ARE ANY DISCREPANCIES IN THE PLANS, NOTES OR ANY CHANGES DUE TO FIELD CONDITIONS. ALL CONFLICTS MUST BE APPROVED BY THE RE AND MMC BEFORE THE WORK IS PERFORMED.

3. OTHER AGENCY REQUIREMENTS: EVIDENCE OF COMPLIANCE WITH ALL OTHER AGENCY REQUIREMENTS OR PERMITS SHALL BE SUBMITTED TO THE RE AND MMC FOR REVIEW AND ACCEPTANCE PRIOR TO THE BEGINNING OF WORK OR WITHIN ONE (1) WEEK OF THE PERMIT HOLDER OBTAINING DOCUMENTATION OF THOSE PERMITS OR REQUIREMENTS. EVIDENCE SHALL INCLUDE COPIES OF PERMITS, LETTERS OF RESOLUTION OR OTHER DOCUMENTATION ISSUED BY THE RESPONSIBLE AGENCY.

PROJECT SPECIFIC REQUIRED PERMITS AND CIVIL PENALTY DOCUMENTS:

a) DOCUMENTS, REPORTS AND PLANS ASSOCIATED WITH PROJECT NO.194262:
PRELIMINARY GEOLOGICAL REPORT,
WQTR, TRAFFIC IMPACT ANALYSIS, PRELIMINARY SWPPP, SWMP, HAZARDOUS MATERIAL TECH STUDY, HOME AVENUE PARK NOISE ANALYSIS, CONCEPTUAL HABITAT RESTORATION MITIGATION PLAN, CULTURAL RESOURCE SURVEY, JURISDICTIONAL DELINEATION REPORT, BIOLOGICAL TECHNICAL REPORT, AND CONCEPTUAL WETLAND MITIGATION PLAN.

b) AQUATIC RESOURCE PERMITS AUTHORIZED NOVEMBER 20, 2012:
- 1602 STREAMBED ALTERATION AGREEMENT NO. 1600-2012-0160-RS.
- 404 NWP 18 (NATIONWIDE PERMIT 18 MINOR DISCHARGES).
- REGIONAL GENERAL PERMIT #401.

c) DRAINAGE REPORTS:
- WQTR, DEC. 12, 2012
- HYDROLOGY REPORT, DEC. 12, 2012

4. MONITORING EXHIBITS: ALL CONSULTANTS ARE REQUIRED TO SUBMIT TO THE RE AND MMC, A MONITORING EXHIBIT ON A 11"X17" REDUCTION OF THE APPROPRIATE CONSTRUCTION PLAN, SUCH AS SITE PLAN, GRADING, LANDSCAPE, ETC. MARKED TO CLEARLY SHOW THE SPECIFIC AREAS INCLUDING THE LIMIT OF WORK, SCOPE OF THAT DISCIPLINE'S WORK, AND NOTES INDICATING WHEN IN THE CONSTRUCTION SCHEDULE THAT WORK WILL BE PERFORMED. WHEN NECESSARY FOR CLARIFICATION, A DETAILED METHODOLOGY OF HOW THE WORK WILL BE PERFORMED SHALL BE INCLUDED.

NOTE:
SURETY AND COST RECOVERY - WHEN DEEMED NECESSARY BY THE DEVELOPMENT SERVICES DIRECTOR OR CITY MANAGER, THEY MAY REQUIRE ADDITIONAL SURETY INSTRUMENTS OR BONDS FROM THE PERMIT HOLDER TO ENSURE THE LONG TERM PERFORMANCE OR IMPLEMENTATION OF REQUIRED MITIGATION MEASURES OR PROGRAMS. THE CITY IS AUTHORIZED TO RECOVER ITS COST TO OFFSET THE SALARY, OVERHEAD, AND EXPENSES FOR CITY PERSONNEL AND PROGRAMS TO MONITOR QUALIFYING PROJECTS.

5. OTHER SUBMITTALS AND INSPECTIONS: THE PERMIT HOLDER'S REPRESENTATIVES SHALL SUBMIT ALL REQUIRED DOCUMENTATION, VERIFICATION, LETTERS, AND REQUESTS FOR ALL ASSOCIATED INSPECTIONS TO THE RE AND MMC FOR APPROVAL PER THE FOLLOWING SCHEDULE:

DOCUMENT SUBMITTAL / INSPECTION CHECKLIST		
ISSUE AREA	DOCUMENT SUBMITTAL	ASSOCIATED INSPECTION / APPROVALS/ NOTE
GENERAL	CONSULTANT QUALIFICATION LETTERS MEETING	PRIOR TO PRE-CONSTRUCTION
GENERAL	CONSULTANT CONSTRUCTION MONITORING	PRIOR TO OR AT THE PRE-CONSTRUCTION MEETING
BIOLOGY	BIOLOGY REPORTS	LIMIT OF WORK VERIFICATION
BIOLOGY	HABITAT RESTORATION REPORTS	HABITAT RESTORATION INSPECTION(S)
NOISE	ACOUSTICAL REPORT	NOISE MITIGATION FEATURES INSPECTION

SPECIFIC MMRP ISSUE AREA CONDITIONS / REQUIREMENTS:
A. LAND USE- MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP).
1. PRIOR TO PRE-CONSTRUCTION MEETING:
a) PRIOR TO PERMIT ISSUANCE OR BID OPENING, THE ADD ENVIRONMENTAL DESIGNEE SHALL VERIFY THAT ALL MULTI-HABITAT PLANNING AREA (MHPA) BOUNDARIES AND LIMITS OF WORK HAVE BEEN DELINEATED ON ALL CONSTRUCTION DOCUMENTS.
b) PRIOR TO THE FIRST PRE-CONSTRUCTION MEETING, THE APPLICANT DEPARTMENT SHALL PROVIDE A LETTER VERIFICATION TO THE MITIGATION MONITORING COORDINATION (MMC) SECTION STATING THAT A QUALIFIED BIOLOGIST, AS DEFINED IN THE CITY OF SAN DIEGO BIOLOGY GUIDELINES, HAS BEEN RETAINED TO IMPLEMENT THE PROJECT'S MSCP MONITORING PROGRAM. THE LETTER SHALL INCLUDE THE NAMES AND CONTACT INFORMATION OF ALL PERSONS INVOLVED IN THE BIOLOGICAL MONITORING OF THE PROJECT.
c) AT LEAST THIRTY DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING, THE QUALIFIED BIOLOGIST SHALL SUBMIT ALL REQUIRED DOCUMENTATION TO MMC, VERIFYING THAT ANY SPECIAL REPORTS, MAPS, PLANS AND TIME LINES, SUCH AS, BUT NOT LIMITED TO, REVEGETATION PLANS, PLANT RELOCATION REQUIREMENTS AND TIMING, MSCP REQUIREMENTS, AVIAN OR OTHER WILDLIFE PROTOCOL SURVEYS, IMPACT AVOIDANCE AREAS OR OTHER SUCH INFORMATION HAS BEEN COMPLETED AND UPDATED.
2. PRIOR TO PERMIT ISSUANCE OR BID OPENING:
a)THE QUALIFIED BIOLOGIST (PROJECT BIOLOGIST) SHALL ATTEND THE FIRST PRE-CONSTRUCTION MEETING AND DISCUSS THE PROJECTS BIOLOGICAL MONITORING PROGRAM.
b) THE LIMITS OF WORK SHALL BE CLEARLY DELINEATED BY A SURVEY CREW PRIOR TO BRUSHING, CLEARING OR GRADING. THE LIMITS OF WORK, AS SHOWN ON THE APPROVED EXHIBIT A, SHALL BE DEFINED WITH SILT FENCING OR ORANGE CONSTRUCTION FENCING AND CHECKED BY THE BIOLOGICAL MONITOR BEFORE INITIATION OF CONSTRUCTION GRADING. ALL NATIVE PLANTS OR SPECIES OF SPECIAL CONCERN, AS IDENTIFIED IN THE BIOLOGICAL TECHNICAL REPROT, SHALL BE STAKED, FLAGGED AND AVOIDED WITHIN BRUSH MANAGEMENT ZONE 2, IF APPLICABLE.
c) MONITORING EXHIBITS: (SEE ITEM 4, FIRST COLUMN)
3. DURING CONSTRUCTION:
a) THE BIOLOGICAL MONITOR SHALL BE PRESENT FULL-TIME DURING GRADING / EXCAVATION / TRENCHING ACTIVITIES, WHICH COULD RESULT IN IMPACTS TO BIOLOGICAL RESOURCES AS IDENTIFIED ON THE BIOLOGICAL MONITORING EXHIBIT.
b) THE MONITOR SHALL DOCUMENT FIELD ACTIVITY VIA THE CONSULTANT SITE VISIT RECORD (CSVR). THE CSVR'S SHALL BE FAXED BY THE RE TO MMC THE FIRST DAY OF MONITORING, THE LAST DAY OF MONITORING, MONTHLY.
c) THE BIOLOGICAL MONITOR SHALL IMMEDIATELY NOTIFY MMC BY PHONE OF ANY UNANTICIPATED IMPACTS OUTSIDE THE APPROVED LIMITS OF WORK, AND SHALL ALSO SUBMIT WRITTEN DOCUMENTATION TO MMC WITHIN 24 HOURS BY FAX OR EMAIL WITH PHOTOS OF THE IMPACTS TO BIOLOGICAL RESOURCES IN CONTEXT, IF POSSIBLE.

IN ADDITION THE FOLLOWING MITIGATION MEASURES RELATED TO THE MHPA LAND USE ADJACENCY GUIDELINES SHALL BE IMPLEMENTED DURING CONSTRUCTION:

d) PRIOR TO INITIATION OF ANY DEMOLITION AND/OR CONSTRUCTION -RELATED GRADING, THE PROJECT BIOLOGIST SHALL DISCUSS THE SENSITIVE NATURE OF THE ADJACENT HABITAT WITH THE CREW AND SUBCONTRACTOR.

e) THE LIMITS OF WORK SHALL BE CLEARLY DELINEATED BY A SURVEY CREW PRIOR TO BRUSHING, CLEARING OR GRADING. THE LIMITS OF WORK, AS SHOWN ON THE APPROVED EXHIBIT A, SHALL BE DEFINED WITH SILT FENCING OR ORANGE CONSTRUCTION FENCING AND CHECKED BY THE BIOLOGICAL MONITOR BEFORE INITIATION OF CONSTRUCTION GRADING. ALL NATIVE PLANTS OR SPECIES OF SPECIAL CONCERN, AS IDENTIFIED IN THE BIOLOGICAL TECHNICAL REPORT, SHALL BE STAKED, FAGGED AND AVOIDED WITH BRUSH MANAGEMENT ZONE 2, IF APPLICABLE.
f) INVASIVE NON-NATIVE PLANT SPECIES SHALL NOT BE INTRODUCED INTO AREAS ADJACENT TO THE MHPA. LANDSCAPE PLANS SHALL CONTAIN NON-INVASIVE NATIVE SPECIES ADJACENT TO SENSITIVE BIOLOGICAL AREAS AS SHOWN ON THE APPROVED EXHIBIT A.
g) ALL LIGHTING ADJACENT TO THE MHPA SHALL BE SHIELDED, UNIDIRECTIONAL, LOW PRESSURE SODIUM ILLUMINATION (OR SIMILAR) AND DIRECTED AWAY FROM PRESERVE AREAS USING APPROPRIATE PLACEMENT AND SHIELDS. IF LIGHTING ADJACENT TO THE MHPA IS REQUIRED FOR NIGHTTIME CONSTRUCTION, IT SHALL BE DIRECTED AWAY FROM THE RESERVE AND THE TOPS OF ADJACENT TREES WITH POTENTIALLY NESTING RAPTORS, USING APPROPRIATE PLACEMENT AND SHIELDING.
h) ALL CONSTRUCTION ACTIVITIES (INCLUDING STAGING AREAS AND /OR STORAGE AREAS) SHALL BE RESTRICTED TO THE DEVELOPMENT AREA AS SHOWN ON THE APPROVED EXHIBIT A. NO EQUIPMENT MAINTENANCE SHALL BE CONDUCTED WITHIN OR NEAR THE ADJACENT OPEN SPACE AND/OR SENSITIVE AREAS AND SHALL BE RESTRICTED TO THE DEVELOPMENT AREA, AS SHOWN ON THE APPROVED EXHIBIT. ALL CONSTRUCTION ACTIVITIES SHALL NOT ENCROACH INTO SENSITIVE BIOLOGICAL AREAS WITHIN EITHER THE OPEN-SPACE AND/OR MHPA AREAS. THE PROJECT BIOLOGIST SHALL MONITOR CONSTRUCTION ACTIVITIES AS NEEDED TO ENSURE THAT CONSTRUCTION ACTIVITIES DO NOT ENCROACH INTO BIOLOGICALLY SENSITIVE AREAS BEYOND THE LIMITS OF WORK AS SHOWN ON THE APPROVED EXHIBIT A.
i) NATURAL DRAINAGE PATTERNS SHALL BE MAINTAINED AS MUCH AS POSSIBLE DURING CONSTRUCTION. EROSION CONTROL TECHNIQUES, INCLUDING THE USE OF SANDBAGS, HAY BALES, AND/OR THE INSTALLATION OF SEDIMENT TRAPS, SHALL BE USED TO CONTROL EROSION AND DETER DRAINAGE DURING CONSTRUCTION ACTIVITIES INTO THE ADJACENT OPEN SPACE. DRAINAGE FROM ALL

DEVELOPMENT AREAS ADJACENT TO THE MHPA SHALL BE DIRECTED AWAY FROM THE MHPA, OR IF NOT POSSIBLE, MUST NOT DRAIN DIRECTLY INTO THE MHPA, BUT INSTEAD INTO SEDIMENTATION BASINS, GRASSY SWALES, AND/OR MECHANICAL TRAPPING DEVICES AS SPECIFIED BY THE CITY ENGINEER.
j) NO TRASH, OIL PARKING OR OTHER CONSTRUCTION RELATED ACTIVITIES SHALL BE ALLOWED OUTSIDE THE ESTABLISHED LIMITS OF GRADING, AS SHOWN ON THE APPROVED EXHIBIT A. ALL CONSTRUCTION RELATED DEBRIS SHALL BE REMOVED OFF-SITE TO AN APPROVED DISPOSAL FACILITY.

4. COASTAL CALIFORNIA GNATCHTCHER
PRIOR TO PERMIT ISSUANCE OR BID OPENING THE CITY MANAGER (OR APPOINTED DESIGNEE) SHALL VERIFY THAT THE MULTI-HABITAT PLANNING AREA (MHPA) BOUNDARIES AND THE FOLLOWING PROJECT REQUIREMENTS REGARDING THE COASTAL CALIFORNIA GNATCATCHER ARE SHOWN ON THE CONSTRUCTION PLANS:

ISSUE AREA - CONDITIONS

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

a) A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(A)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [DB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND

1. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 DB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 DB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST.

2. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (E.G., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60DB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 DB(A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

*CONSTRUCTION NOISE MONITORING SHALL CONTINUE TO BE MONITORED AT LEAST TWICE WEEKLY ON VARYING DAYS, OR MORE FREQUENTLY DEPENDING ON THE CONSTRUCTION ACTIVITY, TO VERIFY THAT NOISE LEVELS AT THE EDGE OF OCCUPIED HABITAT ARE MAINTAINED BELOW 60 DB(A) HOURLY AVERAGE OR TO THE AMBIENT NOISE LEVEL IF IT ALREADY EXCEEDS 60 DB(A) HOURLY AVERAGE. IF NOT, OTHER MEASURES SHALL BE IMPLEMENTED IN CONSULTATION WITH THE BIOLOGIST AND THE CITY MANAGER, AS NECESSARY, TO REDUCE NOISE LEVELS TO BELOW 60 DB(A) HOURLY AVERAGE OR TO THE AMBIENT NOISE LEVEL IF IT ALREADY EXCEEDS 60 DB(A) HOURLY AVERAGE. SUCH MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO, LIMITATIONS ON THE PLACEMENT OF CONSTRUCTION EQUIPMENT AND THE SIMULTANEOUS USE OF EQUIPMENT.

b) IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:

i. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.

ii. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

SPECIFIC MMRP ISSUE AREA CONDITIONS / REQUIREMENTS:
B. BIOLOGICAL RESOURCES
1. ENTITLEMENTS PLAN CHECK: THE APPLICANT SHALL SUBMIT THE FOLLOWING ITEMS TO THE CITY PRIOR TO PERMIT ISSUANCE OR BID OPENING OR ANY PERMITS WHICH AFFECTS ON SITE WETLANDS AND UPLANDS. EVIDENCE SHALL INCLUDE EITHER COPIES OF PERMITS ISSUED, LETTERS OF RESOLUTIONS ISSUED BY THE RESPONSIBLE AGENCY DOCUMENTING COMPLIANCE, OR OTHER EVIDENCE DOCUMENTING COMPLIANCE AND DEEMED ACCEPTABLE BY THE CITY MANAGER: EVIDENCE OF COMPLIANCE WITH SECT. 401 AND 404 OF THE FEDERAL CLEAN WATER ACT AND SECTION 1601/1603 OF THE STATE OF CA FISH & GAME CODE.
2. PRIOR TO PERMIT ISSUANCE OR BID OPENING: THE APPLICANT SHALL PROVED DETAILED REVEGETATION / RESTORATION PLANS AND SPECIFICATIONS, SATISFACTORY TO THE CIT MANAGER TO MITIGATE FOR IMPACTS TO ON SITE DISTURBED RIPARIAN VEGETATION AND TIER IIIB NON-NATIVE GRASSLAND. SPECIFICATIONS MUST BE FOUND TO BE IN CONFORMANCE WITH THE CONCEPTUAL RESTORATION MITIGATION PLAN FOR THE HOME AVENUE PARK (MARCH 25, 2010).

a) MITIGATION GOAL. THE PROJECT SHALL MITIGATE FOR IMPACTS TO 0.01 ACRES OF WETLAND HABITAT AND 0.57 ACRES OF UNLAND IMPACTS. THE RESTORATION PLAN IDENTIFIES A TOTAL OF 1.26 ACRES OF RESTORATION TO TAKE PLACE ON SITE ALONG AUBURN CREEK AND WOULD MITIGATE FOR BOTH THE IMPACTS TO UPLANDS AND WETLANDS AND IS DETAILED IN THE RESTORATION PLAN.

b) RESPONSIBILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GRADING AND CONTOURING, CLEARING AND GRUBBING, INSTALLATION OF PLANT MATERIALS AND NATIVE SEED MIXES, AND ANY NECESSARY MAINTENANCE ACTIVITIES OR REMEDIAL ACTIONS REQUIRED DURING INSTALLATION AND THE 120-DAY PLANT ESTABLISHMENT PERIOD AS DETAILED IN THE REVEGEATION PLANS. STANDARD BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO INSURE THAT SENSITIVE BIOLOGICAL RESOURCES WOULD NOT BE IMPACTED BY WATER RUN OFF.

c) BIOLOGICAL MONITORING REQUIREMENTS. ALL BIOLOGICAL MONITORING IN OR ADJACENT TO WETLANDS SHALL BE CONDUCTED BY A QUALIFIED WETLAND BIOLOGIST. THE BIOLOGIST SHALL CONDUCT CONSTRUCTION MONITORING DURING ALL PHASES OF THE PROJECT. ORANGE FLAGGING SHALL BE USED TO PROTECT SENSITIVE HABITAT. CONSTRUCTION RELATED ACTIVITY SHALL BE LIMITED TO THE CONSTRUCTION CORRIDOR AREAS AS IDENTIFIED ON THE CONSTRUCTION PLANS. BOTH A DETAILED PERFORMANCE CRITERIA PLAN AND ALL THE MAINTENANCE REQUIREMENTS ARE FOUND IN THE CONCEPTUAL REVEG. PLANS.

d) NOTIFICATION OF COMPLETION. END OF THE FIFTH YEAR A FINAL REPORT SHALL BE SUBMITTED TO MITIGATION MONITORING COORDINATION SECTION EVALUATING THE SUCCESS OF THE MITIGATION. THE REPORT SHALL MAKE A DETERMINATION IF REQUIREMENTS HAVE BEEN ACHIEVED. IF APPLICANT SHALL BE REQUIRED TO SUBMIT A REVISED OR SUPPLEMENTAL MITIGATION PROGRAM TO COMPENSATE FOR THOSE PORTION OF THE ORIGINAL MITIGATION PROGRAM WHICH WERE NOT SUCCESSFUL. AT SUCH TIME THE APPLICANT MUST CONSULT WITH DDS. THE APPLICANT UNDERSTANDS THAT THE AGREED UPON REMEDIAL MEASURES MAY RESULT IN EXTENSIONS TOT HE LONG-TERM MAINTENANCE AND MONITORING.

3. GENERAL BIRD MITIGATION.
a) IF PROJECT GRADING IS PROPOSED IN OR ADJACENT TO NATIVE HABITAT DURING THE TYPICAL BIRD BREEDING SEASON (FEB. 1 - SEPT 15), OR AN ACTIVE NEST IS NOTED, THE PROJECT BIOLOGIST SHALL CONDUCT A PREGRADING SURVEY FOR ACTIVE NESTS IN THE DEVELOPMENT AREA AND WITHIN 300' OF IT, AND SUBMIT A LETTER TO REPORT TO MMC PRIOR TO THE PRE-CONSTRUCITON MEETING.

b) IF ACTIVE NESTS ARE DETECTED, OR CONSIDERED LIKELY, THE REPORT SHALL INCLUDE MITIGATION IN CONFORMANCE WITH THE CITY'S BIOLOGY GUIDELINES AND APPLICABLE STAT AND FEDERAL LAW TO THE SATISFACTION OF THE ASSISTANT DEPUTY DIRECTOR (ADD) OF THE ENTITLEMENTS DIVISION. MITIGATION REQUIREMENTS DETERMINED BY THE PROJECT BIOLOGIST AND THE 'ADD' SHALL BE INCORPORATED INTO THE PROJECT'S BIOLOGICAL CONSTRUCTION MONITORING EXHIBIT (BCME) AND MONITORING RESULTS INCORPORATE INTO THE FINAL CONSTRUCTION MONITORING REPORT.
c) IF NO NESTING BIRDS ARE DETECTED PER '3, a)' ABOVE, MITIGATION '3, a)' IS NOT REQUIRED.

C. PUBLIC HEALTH AND SAFETY / HAZARDOUS MATERIALS

PRIOR TO THE PERMIT ISSUANCE OR BID OPENING/BID AWARD, THE APPLICANT SHALL PROVIDE VERIFICATION , IN LETTER FORM, TO THE MITIGATION MONITORING AND COORDINATION SECTION (MMC) THAT THE COUNTY OF SAN DIEGO, DEPARTMENT OF ENVIRONMENTAL HEALTH HAS REVIEWED AND APPROVED THE PROPOSED HEALTH AND SAFETY WORK PLAN FOR THE TREATMENT AND DISPOSAL OF HAZARDOUS MATERIALS OR CONTAMINATED SOILS THAT MAY BE ENCOUNTERED WITHIN THE PROJECT SITE.

THE WORK PLAN SHALL CONTAIN SPECIFIC PROCEDURES FOR ENCOUNTERING BOTH EXPECTED AND UNEXPECTED CONTAMINATES. THE PLAN SHALL PRESCRIBE SAFE WORK PRACTICES, CONTAMINANT MONITORING, PERSONAL PROTECTIVE EQUIPMENT, EMERGENCY RESPONSE PROCEDURES, AND SAFETY TRAINING REQUIREMENTS FOR THE PROTECTION OF CONSTRUCTION WORKERS AND THIRD PARTIES. THE HEALTH AND SAFETY PLAN SHALL MEET THE REQUIREMENTS OF 29 CFR 1910 AND 1926 AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS.

A COPY OF THE "ENVIRONMENTAL / MITIGATION REQUIREMENTS" WILL ALSO BE MADE AVAILABLE AS PART OF THE BID PACKAGE AND SHOULD BE REVIEWED FOR THE REQUIREMENTS REGARDING "PUBLIC HEATH & SAFETY / HAZARDOUS MATERIALS - PUBLIC REVIEW DISTRIBUTION LIST".

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH___MEDIUM___LOW___ SPEC. NO. 5940

CONSULTANT

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SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 08/08/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT — JEFFREY T. BARRIE 4328 — SIGNATURE 12-31-13 RENEWAL DATE — 12/03/13 DATE — STATE OF CALIFORNIA

PUBLIC CONTRACT

T-1.1

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

ENVMT. / MITIGATION REQUIREMENTS

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 2 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER — DATE 12/4/13

SUBMITTED BY: SAMIR MAHMALJI, PROJECT OFFICER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

DEBBIE VAN MARTIN, PROJECT MANAGER
206-1737 CCS27 COORDINATE
1846-6298 CCS83 COORDINATE

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

37351- 2 -D

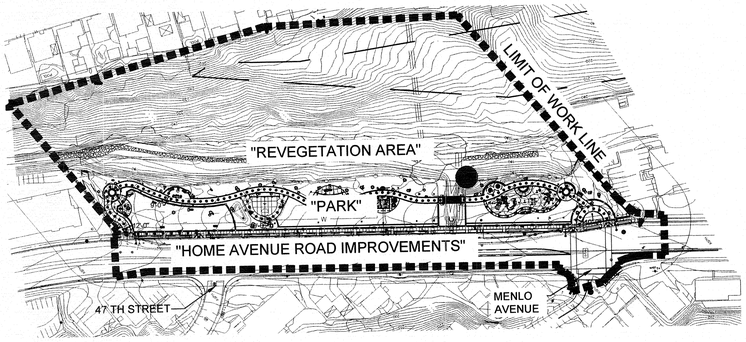
FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

CONSTRUCTION DOCUMENTS for:

CHARLES LEWIS III MEMORIAL PARK

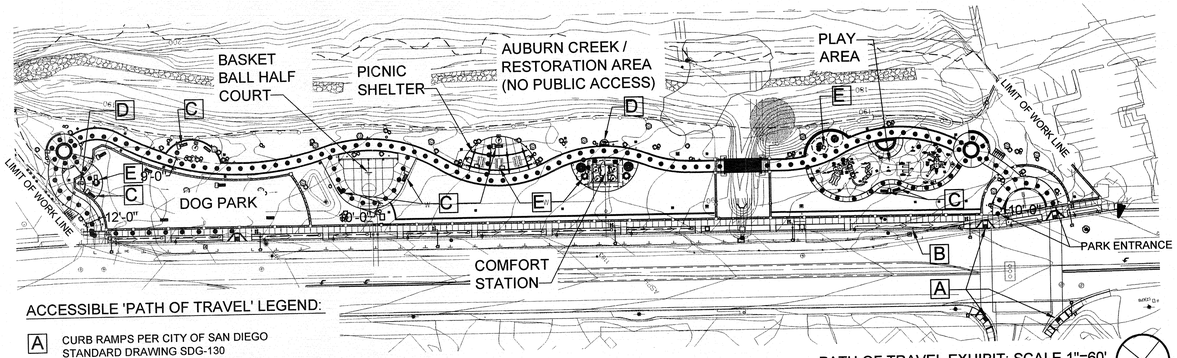
SAN DIEGO, CALIFORNIA

DECEMBER 3, 2013



SITE MAP: SCALE 1"=80'

NORTH



PATH OF TRAVEL EXHIBIT: SCALE 1"=60'

NORTH

ACCESSIBLE 'PATH OF TRAVEL' LEGEND:

- A — CURB RAMPS PER CITY OF SAN DIEGO STANDARD DRAWING SDG-130
- B — ACCESSIBLE OFF-SITE PARKING SPACE SIGN WITH ISA DIRECTIONAL SIGN-PATH OF TRAVEL.
- C — ADA COMPANION SEATING @ BENCH.
- D — DRINKING FOUNTAIN, SHALL COMPLY WITH CBC TITLE 24 SECTION 1117B.1
- E — ADA ACCESSIBLE TABLES
- • • • • — ACCESSIBLE PATH OF TRAVEL

ACCESSIBLE PATH OF TRAVEL

NOTES:
1. THE PARK IS TO PROVIDE A CONTINUOUS UNOBSTRUCTED ACCESSIBLE ROUTE OF TRAVEL CONNECTION TO ALL ACCESSIBLE ELEMENTS AND SPACES IN AN ACCESSIBLE BUILDING OR FACILITY THAT CAN BE NEGOTIATED BY A PERSON WITH A SEVER DISABILITY USING A WHEELCHAIR, AND THAT IS ALSO SAFE FOR AND USABLE BY PERSONS WITH OTHER DISABILITIES.

2. SITE DEVELOPMENT AND GRADING HAS BEEN DESIGNED TO PROVIDE ACCESS TO ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXITS, AND ACCESS TO NORMAL PATHS OF TRAVEL, AND WHERE NECESSARY THE DESIGN SHALL INCORPORATE PEDESTRIAN RAMPS, CURB RAMPS, ZERO CURB, ETC. TO PROVIDE ACCESS CONSISTENT WITH DEFINITION OF EXTERIOR ROUTE OF TRAVEL SECTION 1127B.

3. WHEN MORE THAN ONE BUILDING OR FACILITY IS LOCATED ON A SITE; AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED BETWEEN BUILDINGS AND OR ACCESSIBLE SITE FEATURES.

ACCESSIBILITY NOTES:

SITE PLAN REQUIREMENTS
1. SITE TO COMPLY WITH SECTION 1127B.1., 1127B.3. AND 1117B.5.7.

ACCESSIBLE PARKING SPACES
1. NO ON-SITE PARKING SPACE WILL BE DEVELOPED (ALL PARKING IS OFF-SITE; PARALLEL PARKING ALONG HOME AVENUE).

CURB RAMPS
1. PER CITY OF SAN DIEGO STANDARD DRAWING: SDG-130

WALKS AND SIDEWALKS
1. PROPOSED ONSITE WALKS DO NOT EXCEED 1:20 (5%).
2. WALKS ALONG AN ACCESSIBLE ROUTE OF TRAVEL ARE >48" WIDTH AND HAVE SLIP RESISTANT SURFACES. THE MAXIMUM PERMITTED CROSS SLOPE FOR THE ACCESSIBLE ROUTE OF TRAVEL SHALL BE ≤ ¼" PER FOOT (SECTION 1133B.7.1.3.)
3. ANY ABRUPT LEVEL CHANGES WILL BE ≤1/2" ALONG ANY ACCESSIBLE ROUTE OF TRAVEL. WHEN CHANGES OCCUR, THEY SHALL BE BEVELED WITH A SLOPE OF ≤1:12. LEVEL CHANGES OF ≤1/4" MAY BE VERTICAL.
4. HEADROOM OF >80" IS PROVIDED FROM AL WALKWAY SURFACES TO OBSTRUCTIONS PER SECTION 1133B.8.2.
5. PLANS DEPICT THAT A LEVEL 60" X 60" LEVEL AREA IS PROVIDED AT AREAS WHERE DOORS (OR GATE) SWINGS TOWARD THE ACCESSIBLE ROUTE OF TRAVEL, PER SECTION 1133B.7.5. WALK EXTENDS >24" BEYOND THE STRIKE EDGE OF ANY DOOR (OR GATE) THAT SWINGS TOWARD THE WALK.
6. WALKWAYS WITH CONTINUOUS GRADIENT SHALL PROVIDE A LEVEL AREA >5'0" LONG AT INTERVALS OF 400'0" MAXIMUM, PER SECTION 1133B.7.6.

ENTRANCES AND CIRCULATION
1. ALL ENTRANCES TO SITE BUILDINGS AND FEATURES ARE ACCESSIBLE PER SECTION 1133B.1.
2. ACCESSIBLE ROUTES OF TRAVEL ARE DEPICTED ON THE ACCESSIBLE ROUTE OF TRAVEL EXHIBIT.

EXTERIOR STAIRWAYS AND HANDRAILS
1. NO EXTERIOR STAIRWAYS ARE PROPOSED FOR THE PROJECT

SPECIAL HAZARDS
1. WHERE WALKS CROSS, OR ADJOIN A VEHICULAR WAY AND WALKING SURFACES ARE NOT SEPARATED BY CURBS OR OTHER ELEMENTS, PER SECTION 1133B.8.5, A CONTINUOUS DETECTABLE WARNING WITH THE FOLLOWING CRITERIA SHALL BE PROVIDED: ≥36" WIDTH AND A SURFACE OF RAISED TRUNCATED DOMES IN A STAGGERED PATTERN WITH A DIAMETER OF NOMINAL 0.9" AT THE BASE, TAPERING TO 0.45" AT TOP, HEIGHT OF 0.2", AND NOMINAL ON CENTER SPACING OF 2.35".

SIGNAGE
1. PERMANENT IDENTIFICATION SIGNS FOR COMFORT STATION SHALL INCLUDE RAISED LETTERS AND BE ACCOMPANIED BY BRAILLE, PER SECTION 1117B.5.

COUNTERS AND TABLES
1. PICNIC TABLES AND SEATING PROVIDED FOR THE PUBLIC MEET OR EXCEED THE REQUIREMENTS OF SECTION 1122B.1.
2. PICNIC TABLETOPS SHALL BE 28" TO 34" FROM FLOOR PER SECTION 1122B.4.

PARKS
1. ALL PICNIC AREAS, DAY USE AREAS, AND SIMILAR AREAS ARE ACCESSIBLE AS DEPICTED ON THE ACCESSIBLE ROUTE TRAVEL PATH EXHIBIT. NO NATURE TRAILS ARE PROPOSED FOR THE PROJECT.

NO.	SHEET INDEX	SHEET LABEL	D-SHEET ID
1	TITLE SHEET	T-1.0	37351-1-D
2	ENVIRONMENTAL / MITIGATION REQUIREMENTS	T-1.1	37351-2-D
3	INDEX & 'PATH OF TRAVEL' EXHIBIT	T-1.2	37351-3-D
4	GRADING & IMPROVEMENT PLAN TITLE SHEET	C-1.0	37351-4-D
5	GRADING NOTES & REQUIREMENTS	C-1.1	37351-5-D
6	GRADING PLANS FOR STREET CONSTRUCTION	C-1.2	37351-6-D
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8	GRADING PLANS FOR STREET CONSTRUCTION	C-1.4	37351-8-D
9	GRADING PLANS FOR STREET CONSTRUCTION	C-1.5	37351-9-D
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21	CONSTRUCTION LEGEND & NOTES	LC-1.0	37351-21-D
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23	CONSTRUCTION PLAN	LC-1.2	37351-23-D
24	CONSTRUCTION PLAN	LC-1.3	37351-24-D
25	CONSTRUCTION DETAILS	LC-2.1	37351-25-D
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NO.	SHEET INDEX	SHEET LABEL	D-SHEET ID
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30	CONSTRUCTION DETAILS	LC-2.6	37351-30-D
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32	CONSTRUCTION DETAILS	LC-2.8	37351-32-D
33	CONSTRUCTION DETAILS	LC-2.9	37351-33-D
34	STRUCTURAL GENERAL NOTES & DETAILS	S-1.0	37351-34-D
35	ELECTRICAL SITE PLAN	E-1	37351-35-D
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TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH_■_MEDIUM___LOW___ SPEC. NO. 5940

CONSULTANT

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SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS

PLT. DATE: 08/08/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARR No. 4293 SIGNATURE 12-31-13 RENEWAL DATE 12/03/13 DATE STATE OF CALIFORNIA

PUBLIC CONTRACT

T-1.2

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

INDEX & 'PATH OF TRAVEL' EXHIBIT

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 3 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER 12/4/13 DATE

SUBMITTED BY: SAMIR MAHMALJI PROJECT OFFICER

DEBBIE VAN MARTIN PROJECT MANAGER

206-1737 CCS27 COORDINATE

1846-6298 CCS83 COORDINATE

37351- 3 -D

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

CONTRACTOR _____ DATE STARTED _____

INSPECTOR _____ DATE COMPLETED _____

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

GENERAL NOTES

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A NOTICE TO PROCEED HAS BEEN ISSUED.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.

3. IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE 1-800-422-4133, TWO DAYS BEFORE YOU DIG.

4. CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD AND THE CITY OF SAN DIEGO MUNICIPAL CODE AND STORM WATER STANDARDS MANUAL.

5. PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO FIELD ENGINEERING DIVISION (858) 627-3200.

6. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.

7. AN AS-GRADED GEOTECHNICAL REPORT AND A SET OF THE REDLINE GRADING PLANS SHALL BE SUBMITTED AT AREA 3 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE RESIDENT ENGINEER OF THE FIELD ENGINEERING DIVISION AT 9485 AERO DR.

GRADING AND GEOTECHNICAL SPECIFICATIONS

1. ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND, IF REQUIRED, BOTH A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND AN ENGINEERING GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT OR GEOLOGICAL/GEOTECHNICAL INVESTIGATION ENTITLED

- GEOTECHNICAL INVESTIGATION, PROPOSED CHARLES LEWIS III PARK, HOME AVENUE, SAN DIEGO, CALIFORNIA BY K2 ENGINEERING, INC., DATED OCTOBER 15, 2012
- REVISED GEOLOGIC AND GEOTECHNICAL REPORT, HOME AVENUE PROJECT, SAN DIEGO, CALIFORNIA BY PACIFIC SOILS ENGINEERING, DATED JANUARY 15, 2009

2. ALL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.

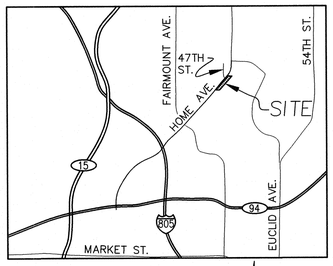
3. AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED SOILS REPORT, OR IF REQUIRED, AN AS-GRADED SOILS AND GEOLOGICAL REPORT WILL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO TECHNICAL GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT WILL BE SUBMITTED TO THE FIELD ENGINEERING SECTION OF PUBLIC WORKS AND A SECOND COPY TO THE GEOLOGY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 15 DAYS OF THE COMPLETION OF GRADING. WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT OR PROJECT PLANS, REPORTS OR SPECIFICATIONS, THE FINAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A CALIFORNIA CERTIFIED ENGINEERING GEOLOGIST.

4. IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THE RESPONSIBILITY WITHIN THE AREA OF THEIR TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE CITY ENGINEER AND THE LDR GEOLOGY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.

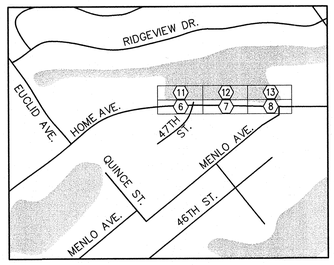
5. FOR SOIL FILE SEE CITY RECORD S - 180105

GRADING AND IMPROVEMENT PLANS FOR:

CHARLES LEWIS III MEMORIAL PARK



VICINITY MAP
NO SCALE



KEY MAP
NO SCALE

GRADING NOTES

1. GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.

2. PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OR THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.

3. GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL.

GROUND WATER DISCHARGE NOTES

1. ALL GROUND WATER EXTRACTION AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2008-0002 NPDES CAG919002.

2. THE ESTIMATED MAXIMUM DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED, AND DISCHARGE OPERATIONS MODIFIED TO ACCOMMODATE THE INCREASED RATES.

3. ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO 2009-2009-DWQ NPDES NO. CAS000002.

STORM WATER PROTECTION NOTES

1. THIS PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT ORDER NO. R9-2007-0001; AND RISK LEVEL/TYPE: CHECK ONE BELOW

- ☐ WPCP
- ☒ CGP RISK LEVEL 1 ☐ CGP LUP TYPE 1
- ☐ CGP RISK LEVEL 2 ☐ CGP LUP TYPE 2
- ☐ CGP RISK LEVEL 3 ☐ CGP LUP TYPE 3

2. CHECK ONE

- ☐ THIS PROJECT WILL EXCEED THE MAXIMUM DISTURBED AREA LIMIT, THEREFORE A WEATHER TRIGGERED ACTION PLAN (WTAP) IS REQUIRED.
- ☐ THIS PROJECT WILL FOLLOW PHASED GRADING NOT TO EXCEED FIVE (5) ACRES PER PHASE.
- ☒ NOT APPLICABLE

3. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE WPCP OR SWPPP AS APPLICABLE.

SHEET INDEX

SHEET NO.	SHEET CONTENT
C-1.0	TITLE SHEET
C-1.1	NOTES
C-1.2	IMPROVEMENT PLAN
C-1.3	IMPROVEMENT PLAN
C-1.4	IMPROVEMENT PLAN
C-1.5	IMPROVEMENT PLAN
C-1.6	IMPROVEMENT DETAILS
C-1.7	GRADING PLAN
C-1.8	GRADING PLAN
C-1.9	GRADING PLAN
C-1.10	GRADING DETAILS
EC-1.0	EROSION CONTROL PLAN
EC-1.1	EROSION CONTROL DETAILS

GRADING QUANTITIES

GRADED AREA	1.82 ACRES	MAX. CUT DEPTH:	2 FT
CUT QUANTITIES	2,100 CYD	MAX. CUT SLOPE RATIO:	VERTICAL
FILL QUANTITIES	1,380 CYD	MAX. FILL DEPTH:	2 FT
EXPORT	720 CYD	MAX. FILL SLOPE RATIO:	4:1

TOTAL DISTURBED AREA

1.82 ACRES

LEGEND

EXISTING CONDITIONS	SYMBOL
ROW/ PROPERTY LINE	
CONTOURS	190
SPOT ELEVATION	x191.20
TREE/BRUSH	
CENTERLINE	
GAS MAIN	G
SEWER MAIN	S
WATER MAIN	W
STORM DRAIN CULVERT	
SEWER MANHOLE	
CURB INLET	
FIRE HYDRANT	
POWER POLE	
WATER VALVE	
AREA LIGHT	
ELECTRIC METER	
GAS VALVE	

PROPOSED GRADING IMPROVEMENTS	STD. DWGS.	SYMBOL
CONTOURS		190
SPOT ELEVATION		FS 300.98
CUT/FILL LINE		CUT / FILL
DAYLIGHT LINE		
0" CONCRETE MOW CURB	(PER LANDSCAPE PLANS)	
SCREEN FENCE	(PER LANDSCAPE PLANS)	
DRAINAGE DIRECTION		
FLOWLINE		
12" SQUARE ATRIUM DRAIN	DETAIL 2, SHEET C-1.10	
12" SQUARE FLAT DRAIN	DETAIL 1, SHEET C-1.10	
PRECAST CATCH BASIN	DETAIL 4, SHEET C-1.10	
TYPE "A" CLEANOUT	D-9	
4" ATRIUM DRAIN	DETAIL 3, SHEET C-1.10	SD
PVC STORM CLEANOUT	DETAIL 10, SHEET C-1.10	SD
HEAD WALL	D-34	
STORM DRAIN PIPE	(PVT)	SD
PERFORATED STORM DRAIN PIPE	(PVT)	
CONCRETE PAVEMENT	(PER LANDSCAPE PLANS)	
DECOMPOSED GRANITE	(PER LANDSCAPE PLANS)	
BIORETENTION AREA		

PROPOSED ROADWAY IMPROVEMENTS	STD. DWGS.	SYMBOL
6" CONCRETE CURB	SDG 150	
6" CONCRETE CURB & GUTTER	SDG 151	
DRAINAGE DIRECTION		
CURB RAMP	SDG 132, TYPE B	
CURB RAMP	SDG 134	
NEW STREET LIGHT		SPD PBD
GRATE OVER CURB CUT	DETAIL 1, SHEET C-1.6	
TYPE "A" CLEANOUT	D-9	
TYPE "B" CURB INLET	SDD-116	
SAWCUT LINE		
STORM DRAIN PIPE		SD
CONCRETE SIDEWALK	SDG-155	
ASPHALT PAVEMENT	SCHEDULE J	
LANDSCAPE AREA	DETAIL 4, SHEET C-1.6	
BIOSWALE	DETAIL 2, SHEET C-1.6	
VEGETATED SWALE	DETAIL 3, SHEET C-1.6	

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

DOCUMENT NO.	DESCRIPTION
PITS070112-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2012 EDITION
PITS070112-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLICWORKS CONSTRUCTION (WHITEBOOK), 2012 EDITION
PITS070112-04	CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2012 EDITION
PITS070112-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S CUSTOMARY STANDARD SPECIFICATIONS, 2010 EDITION

STANDARD DRAWINGS:

DOCUMENT NO.	DESCRIPTION
PITS070112-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION
PITS070112-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S CUSTOMARY STANDARD PLANS, 2010 EDITION

OWNER/APPLICANT

CITY OF SAN DIEGO
PUBLIC WORKS DEPARTMENT
600 B STREET, SUITE 800
SAN DIEGO, CA 92101
(619) 533-5200

SITE ADDRESS

4750 HOME AVE. SAN DIEGO, CA 92105

BENCHMARK

DESCRIPTION: CITY OF SAN DIEGO STD. BRASS PLUG
LOCATION: NORTHEAST CURB RETURN OF HOME AVE. & 47TH ST.
RECORD FROM: CITY OF SAN DIEGO, INDEX NO. 2079 17409
ELEVATION: 195.912 DATUM: MEAN SEA LEVEL

BASIS OF BEARINGS

LEGAL DESCRIPTION

PORTIONS OF LOT 24 OF MAP NO. 482

ASSESSORS PARCEL NUMBER

476-581-02-00

REFERENCE DRAWINGS

CITY OF SAN DIEGO DWG:
21269-2-D, 15116-3-D, 16886-1-D, 186212-D, 17914-1-D, 17914-2-D, 891 D

C-1.0

DECLARATION OF RESPONSIBLE CHARGE:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND RPOFESSIONAL CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR THE PROJECT DESIGN.

ENGINEER OF WORK:

THOMAS R. EAGLING REG 75897

BURKETT&WONG ENGINEERS
ENGINEERS & SURVEYORS
3434 Fourth Ave. San Diego CA.
92103-5704 * (619) 299-5550

REGISTERED PROFESSIONAL ENGINEER THOMAS R. EAGLING No. C75897 CIVIL STATE OF CALIFORNIA

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

TITLE SHEET

STREET DATA TABLE

STREET NAME	CLASSIFICATION	SPEED (MPH)	ADT (VEHICLES)	R/W (FT)
HOME AVE	2-LANE COLLECTOR	35	>5,000	80
MENLO AVE	RESIDENTIAL LOCAL STREET	25	<5,000	56
47th ST.	RESIDENTIAL LOCAL STREET	25	<5,000	50

POST-CONSTRUCTION PERMANENT BMP OPERATION & MAINTENANCE PROCEDURE DETAILS

STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT APPROVAL NO.:

O&M RESPONSIBLE PARTY DESIGNEE: PROPERTY OWNER / HOA / CITY / OTHER

BMP DESCRIPTION	INSPECTION FREQUENCY	MAINTENANCE FREQUENCY	MAINTENANCE METHOD	QUANTITY	SHEET NUMBER(S)
BIORETENTION AREA	REGULARLY	BIANNUALLY	EVALUATE VEGETATION, MULCH, REMOVE WEEDS, SEDIMENT & DEBRIS REMOVAL	2,377 SF	37351-11-D THRU 13-D
BIOSWALE	REGULARLY	BIANNUALLY	EVALUATE VEGETATION, MULCH, REMOVE WEEDS, SEDIMENT & DEBRIS REMOVAL	550 LF	37351-6-D, 7-D AND 13-D
VEGETATED SWALE	REGULARLY	BIANNUALLY	REPAIR EROSION, REMOVE SEDIMENT & WEEDS	156 LF	37351-8-D
HMP FACILITY					

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___

SPEC. NO. 5940

CONSULTANT

SCHMIDT DESIGN GROUP, INC.
BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY
2655 Fourth Avenue, San Diego, CA 92103 Lic. CA 2138, NV 219, AZ 34139
telephone [619] 235-6462 facsimile [619] 235-8792
www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: TE, BDS
PLT. DATE: 03/07/13 CHECKED BY: TE

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 4 OF 54 SHEETS

FOR CITY ENGINEER 12/5/13 DATE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	BWE			

CONTRACTOR ___ DATE STARTED ___
INSPECTOR ___ DATE COMPLETED ___

WBS NO. S-00673

SUBMITTED BY:
SAMIR MAHMALJI
PROJECT OFFICER

DEBBIE VAN MARTIN
PROJECT MANAGER

206-1737
CCS27 COORDINATE

1846-6298
CCS83 COORDINATE

37351-4-D

CONSTRUCTION CHANGE / ADDENDUM

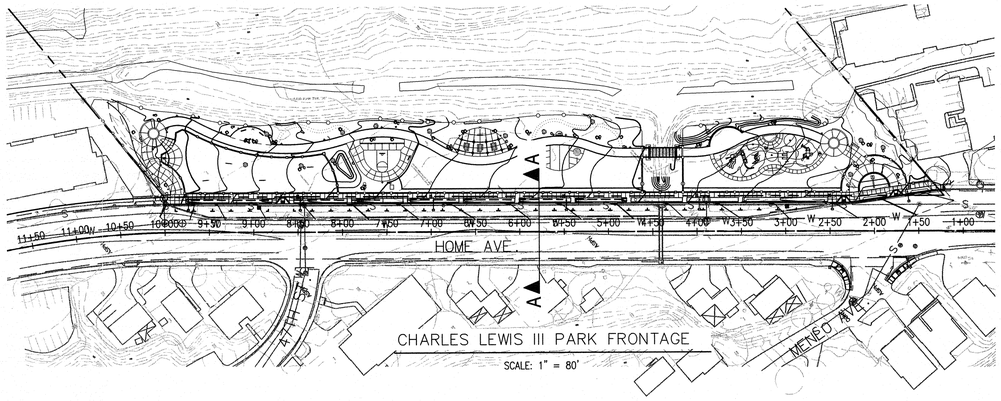
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

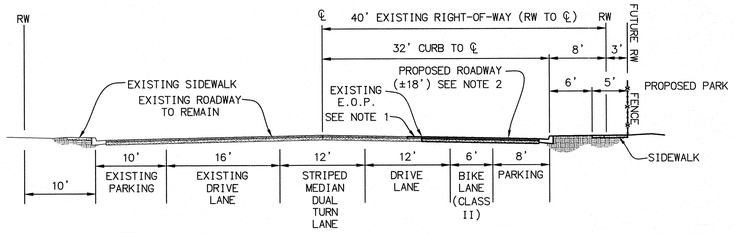
WARNING
0 1
SHEET SIZE AND SCALE: IF SHEET SIZE IS LESS THAN 24" X 36" OR THIS BAR DOES NOT MEASURE 1", IT IS A REDUCED PRINT - SCALE ACCORDINGLY.

CITY OF SAN DIEGO
PUBLIC WORKS PROJECT

M:\Projects\11000\11408u_1.00 Home Avenue Park\Dwgs\Sheet_Dwgs\11408 - SHEET 1 TITLE.dwg 12/05/2013 14:37

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

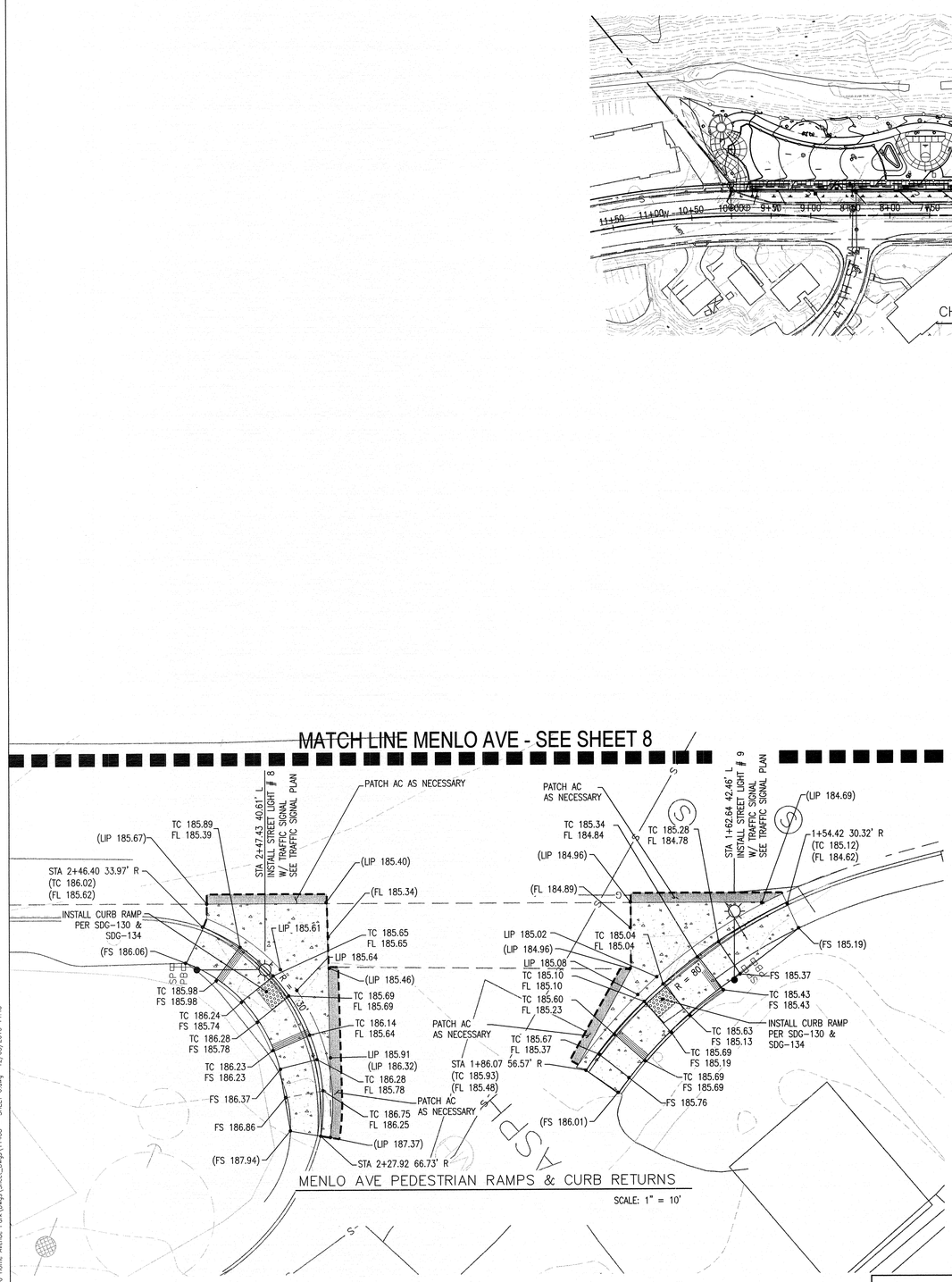


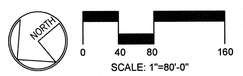


NOTES:
1. 2" MIN. PLANE & OVERLAY TO PROVIDE A SMOOTH TRANSITION.
2. PROPOSED ROADWAY SECTION PER SCHEDULE J (SDRSD SDG-113). R-VALUE TO BE DETERMINED IN THE FIELD.

TYPICAL SECTION A-A: HOME AVE.

NO SCALE





BURKETT&WONG ENGINEERS
ENGINEERS & SURVEYORS
3434 Fourth Ave. San Diego CA.
92103-5704 * (619) 299-5550

REGISTERED PROFESSIONAL ENGINEER
JAMES R. EARP
No. C75897
CIVIL
STATE OF CALIFORNIA

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___

SPEC. NO. 5940

CONSULTANT

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SDG PROJECT NO.: 12-402 DRAWN BY: TE, BDS
PLT. DATE: 03/07/13 CHECKED BY: TE

C-1.5

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

IMPROVEMENT PLAN

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 9 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER — DATE 12/5/13

SUBMITTED BY: SAMIR MAHMALJI — PROJECT OFFICER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	BWE			

DEBBIE VAN MARTIN — PROJECT MANAGER

206-1737 — CCS27 COORDINATE

1846-6298 — CCS83 COORDINATE

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

37351- 9 -D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

M:\Projects\11000\11408u.100 Home Avenue Park\Dwgs\Sheet_Dwgs\11408 - SHEET 6.dwg 12/05/2013 14:48

City of San Diego

CITY CONTACT: Clementina Giordano, Contract Specialist, Email: Cgiordano@sandiego.gov
Phone No. (619) 533-3481, Fax No. (619) 533-3633

ADDENDUM "B"

FOR

CHARLES LEWIS III MEMORIAL PARK

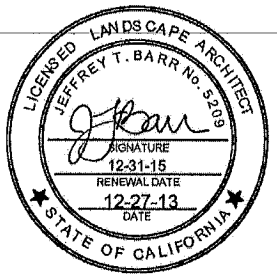
BID NO.: K-14-5940-DBB-3-C
SAP NO. (WBS/IO/CC): S-00673
CLIENT DEPARTMENT: 1714
COUNCIL DISTRICT: 4
PROJECT TYPE: GE

BID DUE DATE:

2:00 PM
JANUARY 8, 2014
CITY OF SAN DIEGO
PUBLIC WORKS CONTRACTING GROUP
1010 SECOND AVENUE, 14TH FLOOR, MS 614C
SAN DIEGO, CA 92101

ENGINEER OF WORK

The engineering Specifications and Special Provisions contained herein have been prepared by or under the direction of the following Registered Architect and Registered Engineer:



1) Registered Architect — 12/27/2013 Date — Seal:

2) For City Engineer — 12/30/13 Date — Seal:

A. CHANGES TO CONTRACT DOCUMENTS

The following changes to the Contract Documents are hereby made effective as though originally issued with the bid package. Bidders are reminded that all previous requirements to this solicitation remain in full force and effect.

B. BIDDER's QUESTIONS

Q1. SECTION 6-2.1, of the SSP, states: Do not work in the areas where there is currently a moratorium issued by the City. The areas subject to moratorium are listed here: in sub paragraph a) "Multiple Habitat Planning Area and open space areas as delineated per Exhibit A of the SDP from the 15th of February to the 15th of September (inclusive)". Our questions are: What is the SDP, the Site Development Permit, perhaps? Where can we find an exhibit delineating the MHPA in sufficient scale and detail to evaluate the impact on the progress of the work?

A1. Yes, the SDP is the Site Development Permit in Appendix "J" of the Contract Documents.

There are site development plans enclosed, but not limited to, in Appendix "G" and delineation maps in Appendix "F" of the Contract Documents that are to scale, showing the boundary and delineation of the Multiple Habitat Planning Area and jurisdictional resources.

In addition, refer to sheet 37351-45-D and the Conceptual Habitat Restoration Mitigation Plan prepared by RECON Environmental, Inc. on March 25, 2010 for the MHPA boundary delineation.

Q2. Appendix "J", the Site Development Permit, contains further restrictions on construction activity as a function of noise levels, to wit: "Between March 1 and August 1, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB(A) hourly average at the edge of occupied gnatcatcher habitat". How can the bidder determine the "edge of the gnatcatcher habitat" to determine the potential impact of this restriction on the cost of construction? Also, there are requirements stated for monitoring of the site by biologists and acousticians without mention of whether the contractor is responsible for the costs of these specialists or if the City is providing them. Please clarify.

A2. The project biologist will be provided by the City. The Contractor is responsible for providing an Acoustician for monitoring as required by the contract documents.

The edge of the gnatcatcher habitat is defined by a coastal sage scrub community. Refer to sheet 37351-45-D and the Conceptual Habitat Restoration Mitigation Plan prepared by RECON Environmental, Inc. on March 25, 2010.

Q3. Appendix “K”, Long-term revegetation maintenance contract, there is a requirement for a sixty (60) month maintenance period. This is an extraordinarily long maintenance period. Please clarify that you intend for this to be a five (5) year maintenance period.

A3. Confirmed, it is a sixty month maintenance period.

Q4. Appendix “E”, Geotechnical Investigation, section 7.2, FOUNDATIONS, states: “Fill soils up to 11 ½ feet in thickness were encountered at the boring locations. The natural soils consist of loose to dense overburden soils and dense to very dense formational materials. At boring HA-2 the overburden soils extended to a depth of 40 feet. The fill soils are of variable consistency and therefore are not considered suitable for support of the proposed structures without improvement. To provide more uniform support, we recommend that the fill soils be overexcavated and replaced as compacted fill. To provide more uniform support, and to reduce the potential for damaging differential settlement, we recommend that the building be supported entirely on non-expansive compacted fill. And as alternative to complete removal, if the risk of some settlement is acceptable, the existing fill soils may be overexcavated to allow the placement of at least 2 feet of compacted fill beneath the foundations or the 3 ½ feet below the bottom of the slab, whichever is greater.” Question: As this contract is being bid on a “lump sum” basis, please state which of these “recommedations” are contract requirements regarding overexcavation and recompaction under which improvement features, be they buildings, slabs, or sidewalks.

A4. The Project Geotechnical Report, Section 7.2.1, Foundations (paragraph 4), identifies the requirements for excavation and compaction for footings. This would apply to the site structures, i.e. restroom, bridge footing and trellis/shade structure footings.

Section 7.5.2 Site Preparation (sentence 2) outlines further excavation and compaction requirements for all other site areas (12” minimum). Over excavation is not required within the restoration area or shrub beds.

Q5. Regarding the pavement structural section, the contract plans only contain a note “per schedule “J”. Schedule “J” is a table of pavement structural sections as a function of “R” value and the traffic loading of the street. Again, as this contract is being bid on a “lump sum” basis, the City must state a specific pavement structural section for bidding purposes.

A5. Contractors are to assume 3.5 inches of AC over 14.5 inches of CTB for bidding purposes only. The “R” Value sampling and determination of the structural section shall be verified by the Resident Engineer in the field prior to construction.

Q6. On page LP-1.2 there is a note that states: existing vegetation to be pruned back under the direction of the project biologist. Since this is an unknown cost, in the interest of bid accuracy and bid equivalency amongst bidders, can the City create an allowance of what they assume to be the costs that their project biologist estimates or quantities of pruning that he/she estimates?

A6. Pruning shall occur where the Park Site and Restoration Area overlap per Sheet LD-1.0 as identified in keynote #10 and noted to be pruned. Pruning shall only occur on the Park Site.

Q7. On page LI-1.1, it states that the irrigation system in the restoration area shall be design/build - since this is not a design/build contract, can the City either create an allowance for this on the bid sheet or can the city design a system through their project biologist so bidders will have equivalency at the time of bid?

A7. The Bidding Contractors shall assume irrigation equipment as defined in the Restoration Area Irrigation Equipment Legend on Sheet LI-1.0 for the square footage defined to be restored. Contractor shall submit shop drawings to the Resident Engineer for review by the project biologist and landscape architect prior to implementation. Shop drawings will not require a landscape architect or civil engineer stamp.

Q8. On sheet C-1.9 construction note number 20, it directs you to sheet C-1.10 detail number 10 regarding the bio-retention area. That detail is not for a bio-retention. Please advise.

A8. Note 20 should reference Detail #9, Sheet C-1.10.

Q9. I received a request for a proposal from a contractor for this project, and cannot find anything in the specifications that states whether or not the City will be providing Surveying services. The only spec I can find that mentions “Survey” is Part 6 –Scope of Work for General Contractor, Survey Stakes, Item A. (Appendix B page 152). Can you verify whether the City forces will be providing Survey services, or if the Contractor will need to provide

A9. Survey Services in Section 2-9 of the Standard Specifications for Public Works Construction (the GREENBOOK and the WHITEBOOK) specifies the survey services are to be provided by the City. The Contractor shall provide a minimum of 7 day advance notice to the Resident Engineer.

Q10. On sheet LP-1.5 references a detail for a bat house. Where in the project is this going?

A10. The Bat House will be located within the Restoration Area. Exact placement will be defined by the project biologist in the field.

Q11. On sheet LC-1.0 item numbers 21A & 21B, HAWS does not make drinking fountains with the model #: 410SMSS & Model #: 410SM. Please advise.

A11. Replace HAWS with MDF (Most Dependable Fountains, Inc.) (800)552-6331, model numbers remain per plan.

Q12. On sheet LC-1.0 item number 19, Tomark Sports said with those specified models do not correspond with each other. Please advise.

A12. Replace Tomark item numbers with the following for the assembly of the basketball post, backboard and net: K32217 (Post), K31056 (Backboard), K32642 (Net)

Q13. What is the D load for the 30" RCP pipe and is it tongue and groove or rubber gasket?

A13. Segments 1 and 2 of the Storm Drain Data Table on Sheet C-1.8 (30" RCP), revise class to 1350-D.

Q14. Does the SDG&E service point include the installation of a 3312 hand hole on the south side of Home Avenue, across the street from the SDG&E power pole?

A14. Completed engineering plans prepared by SDG&E will be available for use by the Contractor after the bid. An allowance has been included to cover all SDG&E improvement costs for design permits and construction from the point of service to the service pedestal as shown on the contract documents, including all repairs to existing surface improvements in the ROW. The Service Order for this work will be provided to the successful contractor upon receipt by the City from SDG&E.

Q15. Are the 9 street lights on Home Avenue to be fed from the same service point?

A15. See response to Q14.

Q16. Is there an existing SDG&E service order that could be incorporated with the plans?

A16. See response to Q14.

Q17. We are requesting an additional 100 work days to the proposed contract duration due to the complexities of the restoration mitigation plan. This plan requires plant removals in sensitive areas with no machinery allowed, it must all be done by hand which significantly increases project time. Also, we would like more time in order to adequately survey/review the sensitive wetland area with the project biologist to evaluate all sensitive/protected species of plants and animals.

A17. Additional days are added to the Contract Time. The total Contract Time for completion will be 200 days.

Q18. On page 14D detail 8 reference is made to "Top soil per landscape specs." (1.5'). Is this for the entire turf area or only the bioretention area? Please provide a known supplier/manufacturer for the top soil which is acceptable to the City. 100 working days specified to complete this project is very low.

A18. Provide Class A topsoil per detail 8 & 9 on Sheet 14D at the Bioretention Areas in Turf per Whitebook Section 212-1.1.2. Provide Bioretention Soil Media per Details 5, 6, & 7 on Sheet 14D per supplemental conditions Section 212-4. All topsoil products are available through Agri-service (760)-643-4041 or approved equal. See A17 for project duration time.

Q19. Items under separate permit: Due to the design/build requirement of structural footings for the sign and possible revisions to the structural capability of restroom pad can the City determine the engineering for these items so all bidders are equivalent in their bid.

A19. It is the Contractor's responsibility to provide structural engineering services as defined in the contract documents. However, an allowance will be provided for DSD permit processing for the items identified as "under separate permit". See Bid Item 2.

C. VOLUME 1

1. To NOTICE INVITING BIDS, Item 3, SUBCONTRACTING PARTICIPATION PERCENTAGES, Sub-item 3.1, page 7, **DELETE** in its entirety and **SUBSTITUTE** with the following:

3.1. The City has incorporated **mandatory** SLBE-ELBE subcontractor participation percentages to enhance competition and maximize subcontracting opportunities. For the purpose of achieving the mandatory subcontractor participation percentages, a recommended breakdown of the SLBE and ELBE subcontractor participation percentages based upon certified SLBE and ELBE firms has also been provided to achieve the mandatory subcontractor participation percentages:

1.	SLBE participation	**8.3%**
2.	ELBE participation	**20.3%**
3.	Total mandatory participation	**28.6%**

2. To NOTICE INVITING BIDS, Item 6, CONSTRUCTION COST, page 8, **DELETE** in its entirety and **SUBSTITUTE** with the following:

6. CONSTRUCTION COST: The City's estimated construction cost for this contract is **$2,860,000.**

3. To NOTICE INVITING BIDS, Item 8, CONTRACT TIME, page 8, **DELETE** in its entirely and **SUBSTITUTE** with the following:

8. CONTRACT TIME: The Contract Time for completion of the Work shall be **200 Working Days.**

D. VOLUME 2

1. To BIDDING DOCUMENTS, PROPOSAL (BID), pages 11 through 13, **DELETE** in its entirety and **SUBSTITUTE** with Page 9 of 11 through 11 of 11 of this Addendum**.**

Tony Heinrichs, Director
Public Works Department

Dated: *December 30, 2013*
San Diego, California

TH/BD/lji

PROPOSAL (BID)

The Bidder agrees to the construction of **Charles Lewis III Memorial Park**, for the City of San Diego, in accordance with these contract documents for the prices listed below. The Bidder guarantees the Contract Price for a period of 120 days (90 days for federally funded contracts and contracts valued at $500,000 or less) from the date of Bid opening to Award of the Contract. The duration of the Contract Price guarantee shall be extended by the number of days required for the City to obtain all items necessary to fulfill all conditions precedent e.g., bond and insurance.

Item	Quantity	Unit	NAICS	Payment Reference	Description	Unit Price	Extension
BASE BID							
1	1	LS	524126	2-4.1	Bonds (Payment and Performance)		$
2	1	AL	236220	7-5.3	Building Permits - Type I		$15,000.00
3	1	AL	236220	7-5.3	SDG&E Permit and Connection Service Fee - Type I		$50,000.00
4	1	LS	237310	300-2.9	Earthwork and Grading		$
5	1	LS	237990	9-3.1	Construction of Charles Lewis III Memorial Park		$
6	1	LS	237310	9-3.1	Construction of Home Avenue Improvements		$
7	1	LS	237990	9-3.4.1	Mobilization		$
8	1	AL		9-3.5	Field Orders - Type II		$125,000.00
9	1	LS	238390	700-2.15	Clearing and Grubbing		$
10	1	LS	237990	700-2.15	Construction Fencing and Access Route		$
11	1	LS	561730	700-2.15	Revegetation and Erosion Control		$
12	1	LS	541330	700-2.15	Revegetation Maintenance and Monitoring Program		$
13	1	LS	541330	701-13.8.4	Water Pollution Control Program Development		$

Item	Quantity	Unit	NAICS	Payment Reference	Description	Unit Price	Extension
14	1	LS	237990	701-13.8.4	Water Pollution Control Program Implementation		$
15	1	LS	541330	701-13.8.4	Permit Fee – Type 1		$
					ESTIMATED TOTAL BASE BID:		**$**

TOTAL BID PRICE FOR BID (Items 1 through 15 inclusive) amount written in words:

_____

The Bid shall contain an acknowledgment of receipt of all addenda, the numbers of which shall be filled in on the Bid form. If an addendum or addenda has been issued by the City and not noted as being received by the Bidder, this proposal shall be rejected as being **non-responsive**. The following addenda have been received and are acknowledged in this bid: _____

The names of all persons interested in the foregoing proposal as principals are as follows:

_____

_____

_____

_____

IMPORTANT NOTICE: If Bidder or other interested person is a corporation, state secretary, treasurer, and manager thereof; if a co-partnership, state true name of firm, also names of all individual co-partners composing firm; if Bidder or other interested person is an individual, state first and last names in full.

Bidder: _____

Title: _____

Business Address: _____

Place of Business: _____

Place of Residence: _____

Signature: _____

NOTES:

A. The City shall determine the low Bid based on the Base Bid alone.

B. Prices and notations shall be in ink or typewritten. All corrections (which have been initiated by the Bidder using erasures, strike out, line out, or "white-out") shall be typed or written in with ink adjacent thereto, and shall be initialed in ink by the person signing the bid proposal.

C. Failure to initial all corrections made in the bidding documents shall cause the Bid to be rejected as **non-responsive** and ineligible for further consideration.

D. Blank spaces must be filled in, using figures. Bidder's failure to submit a price for any Bid item that requires the Bidder to submit a price shall render the Bid **non-responsive** and shall be cause for its rejection.

E. Unit prices shall be entered for all unit price items. Unit prices shall not exceed two (2) decimal places. If the Unit prices entered exceed two (2) decimal places, the City will only use the first two digits after the decimal points without rounding up or down.

F. All extensions of the unit prices bid will be subject to verification by the City. In the case of inconsistency or conflict between the product of the Quantity x Unit Price and the Extension, the product shall govern.

G. In the case of inconsistency or conflict, between the sums of the Extensions with the estimated total Bid, the sum of the Extensions shall govern.

H. Bids shall not contain any recapitulation of the Work. Conditional Bids will be rejected as being **non-responsive**. Alternative proposals will not be considered unless called for.

CONSTRUCTION DOCUMENTS for:

CHARLES LEWIS III MEMORIAL PARK

SAN DIEGO, CALIFORNIA

JULY 12, 2013

PROJECT ADDRESS & DESCRIPTION:

4750 HOME AVENUE, SAN DIEGO, CA 92105
LEGAL DESCRIPTION: PORTION OF LOT 24 OF MAP NO. 482
APN: 476-581-0200
ZONES: RM-1-1, OR -1-1

SURVEY DATA:

BENCH MARK:
THE BASIS OF ELEVATION FOR THIS SURVEY IS THE CITY OF SAN DIEGO BENCHMARK DESCRIBED AS:

DESCRIPTION: CITY OF SAN DIEGO STD. BRASS PLUG
LOCATION: NORTHEAST CURB RETURN OF HOME AVE & 47th St.
RECORD FROM: CITY OF SAN DIEGO, INDEX NO. 2079 17409
ELEVATION: 195.912
DATUM: MEAN SEA LEVEL

REFERENCE DOCUMENTS:

EXISTING DRAWINGS AFFECTING THE PROJECT.

1. GENERAL DEVELOPMENT PLAN (GDP), SITE DEVELOPMENT PERMIT (SDP), AND MITIGATED NEGATIVE DECLARATION (MND), SDP PERMIT 19462 FOR HOME AVENUE NEIGHBORHOOD PARK.

   A. DOCUMENTS, REPORTS AND PLANS ASSOCIATED WITH SDP PERMIT 19462: PRELIMINARY GEOLOGICAL REPORT, WQTR, TRAFFIC IMPACT ANALYSIS, PRELIMINARY SWPPP, SWMP, HAZARDOUS MATERIAL TECH STUDY, CONCEPTUAL HABITAT RESTORATION MITIGATION PLAN, CULTURAL RESOURCE SURVEY, JURISDICTIONAL DELINEATION REPORT, BIOLOGICAL TECHNICAL REPORT, AND CONCEPTUAL WETLAND MITIGATION PLAN.

2. AERIAL SURVEY: 03/16/05, HORIZONTAL DATUM=NAD83, CCS ZONE 6, 1991.35 EPOCH. VERTICAL DATUM=NGVD29. FIELD SURVEY: 2012.

3. AQUATIC RESOURCE PERMITS AUTHORIZED NOVEMBER 20, 2012:
   - 1602 STREAMBED ALTERATION AGREEMENT NO. 1600-2012-0160-RS.
   - 404 NWP 18 (NATIONWIDE PERMIT 18 MINOR DISCHARGES).
   - REGIONAL GENERAL PERMIT #401.

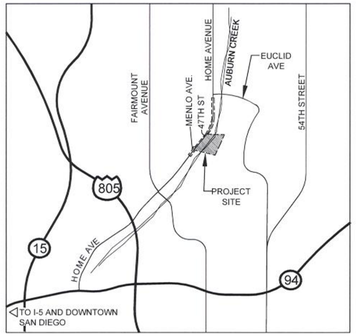
4. DRAINAGE REPORTS:
   - WQTR, DEC. 12, 2012
   - HYDROLOGY REPORT, DEC. 12, 2012

5. GEOTECHNICAL INVESTIGATION REPORT: PREPARED BY K2 ENGINEERING, INC., DOCUMENT #G2012009-1. DATED: OCTOBER 15, 2012.

CAUTION NOTE:

BEFORE EXCAVATING, VERIFY THE LOCATION OF UNDERGROUND UTILITIES. AT LEAST TWO (2) WORKING DAYS PRIOR TO EXCAVATION, THE CONTRACTOR SHALL REQUEST MARK-OUT OF UNDERGROUND UTILITIES BY CALLING THE BELOW LISTED REGIONAL NOTIFICATION CENTER FOR AN INQUIRY IDENTIFICATION NUMBER:

UNDERGROUND SERVICE ALERT: (GAS, ELECTRIC, TELEPHONE, WATER, SEWER, LIGHTING, AND TV)	(800) 422-4133
CITY OF SAN DIEGO MAINTENANCE DIVISION: IRRIGATION SYSTEMS:	(619) 533-5783
IRRIGATION CONTROL WIRES:	(619) 533-5783
FACILITIES MAINTENANCE DIVISION:	(619) 525-8500



LOCATION MAP
NTS

NORTH

PROJECT DIRECTORY:

OWNER'S NAME & ADDRESS:

CITY OF SAN DIEGO
ARCHITECTURAL ENGINEERING & PARKS
600 "B" STREET, SUITE 800 MS 908A
SAN DIEGO, CA 92101
PHONE: (619) 533-5414
CONTACT: DEBBIE VAN MARTIN, CITY PROJECT MANAGER
email: DVanMartin@sandiego.gov

PRIME CONSULTANT & LANDSCAPE ARCHITECT
SCHMIDT DESIGN GROUP, INC.
2655 FOURTH AVENUE
SAN DIEGO, CA 92103
PHONE: (619) 236-1462
CONTACT:
JEFFREY T. BARR, PM & PRINCIPAL
email: jtbarr@schmidtdesign.com

DESIGN CONSULTANT(S):

CIVIL ENGINEER
BURKETT & WONG ENGINEERS
3434 FOURTH AVENUE
SAN DIEGO, CA 92103
PHONE: (619) 299-5550
CONTACT: TOM EAGLING
email: teagling@burkett-wong.com

TRAFFIC CONSULTANT
URBAN SYSTEMS ASSOCIATED, INC.
4540 KEARNY VILLA ROAD, SUITE 106
SAN DIEGO, CA 92123
PH: (858) 560-4911
CONTACT: MORT VAHABZADEH
email: mort@urbansystems.net

ENVIRONMENTAL CONSULTANT
HELIX ENVIRONMENTAL PLANNING
7578 EL CAJON BOULEVARD
SUITE 200
LA MESA, CA 91942
PH: (619) 462-1515
CONTACT: MONICA BILODEAU
email: MonicaB@helixepi.com

GEOTECHNICAL CONSULTANT
K2 ENGINEERING, INC.
12595 RAGWEED STREET
SAN DIEGO, CA 92129
PH: (858) 484-2347
CONTACT: SUSANA KEMMERRER
email: skemmerrer@san.rr.com

STRUCTURAL ENGINEER
BURKETT & WONG ENGINEERS
3434 FOURTH AVENUE
SAN DIEGO, CA 92103
PHONE: (619) 299-5550
CONTACT: CHRIS COBB
email: ccobb@burkett-wong.com

ELECTRICAL ENGINEER
KANRAD ENGINEERS
9466 BLACK MOUNTAIN RD, SUITE 250
SAN DIEGO, CA 92126
PH: (858) 547-1100
CONTACT: TONY KAN
email: tony@kanrad.net

SCOPE OF WORK:

CITY-OWNED 5.8 ACRE UNDEVELOPED PARCEL TRANSECTED BY AUBURN CREEK (PART OF CHOLLAS CREEK SYSTEM).
APPROXIMATELY 1.9 ACRES (HOME AVENUE TO EDGE OF AUBURN CREEK) TO BE DEVELOPED AS A NEIGHBORHOOD PARK ON PORTION OF THE SITE THAT IS A VACANT LOT OF PREVIOUSLY GRADED AND DISTURBED SOILS. AUBURN CREEK TO UNDERGO RE-VEGETATION, AND MONITORED FOR 5-YEARS UNDER SUPERVISION OF CERTIFIED BIOLOGIST. SOUTH SLOPE (REMAINING ACREAGE) TO REMAIN UNDISTURBED. TRAFFIC SIGNAL AND STREET IMPROVEMENTS ALONG HOME AVENUE ALSO INCLUDED AS PART OF THE SCOPE.

PARK SITE TO INCLUDE THE FOLLOWING IMPROVEMENTS: PRIMARY DECOMPOSED GRANITE ADA WALKWAY CONNECTING PARK AMENITIES: HALF-COURT BASKETBALL COURT, FENCED DOG AREA, PICNIC AREA WITH PRE-FABRICATED SHADE STRUCTURE, TURF AREA, PRE-FABRICATED COMFORT STATION, PRE-FABRICATED BRIDGE, 2-5 PLAY STRUCTURE, 5-12 PLAY STRUCTURE, OVERLOOK NODES WITH INTERPRETIVE SIGNAGE AND SECURITY LIGHTING.

TRAFFIC SIGNAL TO BE INSTALLED AT INTERSECTION OF MENLO AVE. ROAD IMPROVEMENTS OF HOME AVENUE EXTEND FROM EUCLID AVENUE TO BEYOND MENLO AVENUE TO INCLUDE RUBBERIZED AC, CURB & GUTTER, SIDEWALK ALONG PARK, ADA RAMPS, AND ADDITION OF 30 ON-STREET PARALLEL PARKING SPACES ADJACENT TO THE PARK.

PARK INSPECTION TEAM:

a. SITE SUPERINTENDENT (CONTRACTOR).
b. SUB CONTRACTOR(S).
c. RESIDENT ENGINEER FROM FIELD ENGINEERING DEPT.
d. CITY PROJECT MANAGER.
e. DESIGN CONSULTANT(S).
f. PARK & RECREATION DISTRICT MANAGER.
g. PARK & RECREATION ASSET MANAGER.

PARK INSPECTION STAGES:

IN ADDITION TO THE RESIDENT ENGINEER'S INSPECTIONS, PARK & RECREATION REPRESENTATIVE TO BE PRESENT AT THE FOLLOWING PARK INSPECTION STAGES:

1. PRE-CONSTRUCTION MEETING.
2. ROUGH GRADING AND DRAINAGE.
3. IRRIGATION MAINLINE PRESSURE TEST.
4. IRRIGATION LATERAL LINE PRESSURE TEST.
5. WIRING PRIOR TO BACKFILLING TRENCHES.
6. HARDSCAPE AT TIME OF FINISHED STAKING AND LAYOUT.
7. FINISH GRADING AND SOIL PREPARATION.
8. IRRIGATION COVERAGE TEST.
9. PLANT MATERIAL (WHEN DELIVERED) AND PLACEMENT APPROVAL.
10. PLAYGROUND INSPECTION.
11. PROJECT CONSTRUCTION 90% COMPLETE (DEVELOP PUNCH LIST AND SUBMIT RED-LINE AS-BUILT).
12. 90-DAY PLANT MAINTENANCE PERIOD (THIS INSPECTION TO BE HELD WHEN THE PUNCH LIST ITEMS ARE COMPLETE. IF TURF AREA IS PLANTED FROM SEED OR STOLONS THE PLANT MAINTENANCE PERIOD SHALL BE 120-DAYS).
13. FINAL WALK-THROUGH, ACCEPTANCE BY THE CITY. CONTRACTOR TO SUBMIT FINAL APPROVED AS-BUILTS TO THE CITY.

APPLICABLE STANDARD DRAWINGS & SPECIFICATIONS:

A. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2012. DOCUMENT NO. PITS070112-01. (THE 'GREENBOOK')

B. CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2012. (THE 'WHITEBOOK' SUPPLEMENT TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS 'GREENBOOK'.) DOCUMENT NO. PITS070112-02.

C. CITY OF SAN DIEGO STANDARD DRAWINGS, 2012. DOCUMENT NO. PITS070112-03.

D. DISABLED ACCESS REGULATIONS, TITLE 24, (CURRENT REVISION) AND CALIFORNIA STATE ACCESSIBILITY STANDARDS INTERPRETIVE MANUAL (CURRENT REVISION) PREPARED BY THE OFFICE OF THE STATE ARCHITECT AND DEPARTMENT OF REHABILITATION.

E. 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36).).

F. CALTRANS STANDARD SPECIFICATIONS, 2010. DOCUMENT NO. PITS070112-04. CALTRANS STANDARD PLANS, 2012. DOCUMENT NO. PITS070112-05.

G. CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), 2012. DOCUMENT NO. PITS070112-06.

H. MANUAL ON TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, DOCUMENT NO 769744 (CURRENT EDITION).

I. U.S. CONSUMER PRODUCTS SAFETY COMMISSION HANDBOOK FOR PLAYGROUND SAFETY (CURRENT EDITION.)

J. CSI SPECIFICATIONS PROVIDED FOR SPECIALTY ITEMS NOT COVERED IN THE 'GREENBOOK'.

NOTE:
THE MOST CURRENT EDITIONS OF THE PRECEDING DOCUMENTS SHALL BE USED. WHERE ONE OR MORE SETS OF SPECIFICATIONS OR DRAWINGS ARE APPLICABLE, THE MORE RESTRICTIVE WILL TAKE PRECEDENCE.

DECLARATION OF RESPONSIBLE CHARGE:

I HEREBY DECLARE THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF THE PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS THE LANDSCAPE ARCHITECT OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

SIGNATURE 7/12/13 DATE

JEFFREY T. BARR
REGISTRATION NO. 5209

JEFFREY T. BARR, PRINCIPAL
SCHMIDT DESIGN GROUP, INC.
2655 FOURTH AVENUE SAN DIEGO, CA 92103
PHONE NO. (619) 236-1462. FAX NO. (619) 236-8792
EMAIL: jtbarr@schmidtdesign.com

WATER FEES:

THE CITY OF SAN DIEGO PROJECT MANAGER AND THE CONSULTANT SHALL COORDINATE THE FOLLOWING: WATER AND SEWER CAPACITY FEES AND THE WET TAP FEES SHALL BE PRE-PAID BY THE CITY OF SAN DIEGO CONTRACTS; THE CONTRACTOR SHALL PAY ALL OTHER CONSTRUCTION AND MAINTENANCE WATER METER AND SEWER FEES, AND SHALL COORDINATE WITH THE WATER UTILITIES DEPARTMENT FOR INSTALLATION OF SERVICES. ALLOW THREE (3) MONTHS NOTICE TO THE WATER UTILITIES DEPARTMENT. FOR DEVELOPER-BUILT PROJECTS, ALL FEES SHALL BE PAID BY THE DEVELOPER.

UNDER SEPARATE PERMIT:

A. PRE-FABRICATED BRIDGE.
B. ACCESSIBLE RESTROOM / COMFORT STATION.
C. TRELLIS STRUCTURE.
D. ENTRY MONUMENT SIGN WITH FOOTINGS.

1. PRIOR TO FABRICATING OR INSTALLING ITEMS 'A','B','C', AND 'D'; THE CONTRACTOR SHALL PROVIDE DESIGN CALCULATIONS, PLANS, DETAILS, AND SPECIFICATIONS TO BE SUBMITTED TO AND APPROVED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT.

2. PLANS SHALL BE SUBMITTED IN A TIMELY MANNER THAT ALLOWS A MINIMUM OF 30 WORKING DAYS FOR INITIAL PLAN REVIEW. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE PLAN CHECK DIVISION PRIOR TO APPROVAL OF THE SUBMITTAL ITEMS.

3. IT IS UNDERSTOOD THAT THE PLANS FOR THE PROJECT HAVE, AT THIS TIME BEEN REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE STATE AND CITY REGULATIONS, AND THAT THE PROJECT AS A WHOLE HAS BEEN APPROVED BY THE CITY WITH THE EXCEPTION OF THE ITEMS 'A','B','C', AND 'D'.

4. WE UNDERSTAND THAT WE WILL NOT BE AUTHORIZED ANY INSPECTION OF THE ITEMS PROPOSED PRIOR TO THE SUBMITTAL AND APPROVAL OF THE PLANS AND/OR CALCULATIONS FOR ITEMS 'A','B','C', AND 'D'.

SPECIAL NOTICE:

NOTICE TO THE APPLICANT/OWNER OR ENGINEER OF RECORD: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION / INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

NOTICE TO THE CONTRACTOR / BUILDER / INSTALLER/ SUB-CONTRACTOR/OWNER-BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION / INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

CONSTRUCTION CHANGE / ADDENDUM

CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING
0 1
SHEET SIZE AND SCALE: IF SHEET SIZE IS LESS THAN 24" X 36" OR THIS BAR DOES NOT MEASURE 1", IT IS A REDUCED PRINT - SCALE ACCORDINGLY.

CITY OF SAN DIEGO
PUBLIC WORKS PROJECT

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___

SPEC. NO. 5940

CONSULTANT

SCHMIDT DESIGN GROUP, INC.
BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY
2655 Fourth Avenue, San Diego, CA 92103 Lic. CA 2138, NV 219, AZ 34139
telephone (619) 236-1462 facsimile (619) 236-8792
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SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 07/12/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARR No. 5209 SIGNATURE 12-31-13 RENEWAL DATE 07/12/13 DATE STATE OF CALIFORNIA

PUBLIC CONTRACT

T-1.0

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

TITLE SHEET

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 1 OF 54 SHEETS

FOR CITY ENGINEER 8/20/13 DATE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

CONTRACTOR ___ DATE STARTED ___
INSPECTOR ___ DATE COMPLETED ___

WBS NO. S-00673

SUBMITTED BY:
SAMIR MAHMALJI
PROJECT OFFICER

DEBBIE VAN MARTIN
PROJECT MANAGER

206 -1737
CCS27 COORDINATE

1846 -6298
CCS83 COORDINATE

37351- 1 -D

CONSTRUCTION DOCUMENTS for:

CHARLES LEWIS III MEMORIAL PARK

SAN DIEGO, CALIFORNIA

AUGUST 8, 2013

ENVIRONMENTAL / MITIGATION REQUIREMENTS:

A. GENERAL REQUIREMENTS

1. PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. THE PERMIT HOLDER IS RESPONSIBLE TO ARRANGE AND PERFORM THIS MEETING BY CONTACTING THE CITY RESIDENT ENGINEER (RE) OF THE FIELD ENGINEERING DIVISION AND CITY STAFF FROM MITIGATION MONITORING COORDINATION (MMC). ATTENDEES MUST ALSO INCLUDE THE PERMIT HOLDER'S REPRESENTATIVE(S), JOB SITE SUPERINTENDENT AND THE CONSULTANTS LISTED ON T-1.0 UNDER THE PROJECT DIRECTORY.

NOTE:
FAILURE OF ALL RESPONSIBLE PERMIT HOLDER'S REPRESENTATIVES AND CONSULTANTS TO ATTEND SHALL REQUIRE AN ADDITIONAL MEETING WITH ALL PARTIES PRESENT.

CONTACT INFORMATION:
a) THE PRIMARY POINT OF CONTACT IS THE RE AT THE FIELD ENGINEERING DIVISION AT 858-627-3200.
b) IT IS ALSO REQUIRED TO CALL THE RE AND MMC AT 858-627-3360 FOR CLARIFICATION OF ENVIRONMENTAL REQUIREMENTS.

2. MMRP COMPLIANCE: THIS PROJECT, PROJECT TRACKING SYSTEM (PTS) #194262 AND/OR ENVIRONMENTAL DOCUMENT # 194262, SHALL CONFORM TO THE MITIGATION REQUIREMENTS CONTAINED IN THE ASSOCIATED ENVIRONMENTAL DOCUMENT AND SHALL BE IMPLEMENTED TO THE SATISFACTION OF DSD'S ENVIRONMENTAL DESIGNEE (MMC) AND THE RE. THE REQUIREMENTS MAY NOT BE REDUCED OR CHANGED BUT MAY BE ANNOTATED (I.E. TO EXPLAIN WHEN AND HOW COMPLIANCE IS BEING MET AND LOCATION OF VERIFYING PROOF, ETC.). ADDITIONAL CLARIFYING INFORMATION MAY ALSO BE ADDED TO OTHER RELEVANT PLAN SHEETS AND/OR SPECIFICATIONS AS APPROPRIATE (E.G. SPECIFIC LOCATIONS, TIMES OF MONITORING, METHODOLOGY, ETC.).

NOTE:
PERMIT HOLDER'S REPRESENTATIVES MUST ALERT THE RE AND MMC IF THERE ARE ANY DISCREPANCIES IN THE PLANS, NOTES OR ANY CHANGES DUE TO FIELD CONDITIONS. ALL CONFLICTS MUST BE APPROVED BY THE RE AND MMC BEFORE THE WORK IS PERFORMED.

3. OTHER AGENCY REQUIREMENTS: EVIDENCE OF COMPLIANCE WITH ALL OTHER AGENCY REQUIREMENTS OR PERMITS SHALL BE SUBMITTED TO THE RE AND MMC FOR REVIEW AND ACCEPTANCE PRIOR TO THE BEGINNING OF WORK OR WITHIN ONE (1) WEEK OF THE PERMIT HOLDER OBTAINING DOCUMENTATION OF THOSE PERMITS OR REQUIREMENTS. EVIDENCE SHALL INCLUDE COPIES OF PERMITS, LETTERS OF RESOLUTION OR OTHER DOCUMENTATION ISSUED BY THE RESPONSIBLE AGENCY.

PROJECT SPECIFIC REQUIRED PERMITS AND CIVIL PENALTY DOCUMENTS:

a) DOCUMENTS, REPORTS AND PLANS ASSOCIATED WITH SDP PERMIT NO. 687206 / PROJECT NO.194262:
PRELIMINARY GEOLOGICAL REPORT,
WQTR, TRAFFIC IMPACT ANALYSIS, PRELIMINARY SWPPP, SWMP, HAZARDOUS MATERIAL TECH STUDY, HOME AVENUE PARK NOISE ANALYSIS, CONCEPTUAL HABITAT RESTORATION MITIGATION PLAN, CULTURAL RESOURCE SURVEY, JURISDICTIONAL DELINEATION REPORT, BIOLOGICAL TECHNICAL REPORT, AND CONCEPTUAL WETLAND MITIGATION PLAN.

b) AQUATIC RESOURCE PERMITS AUTHORIZED NOVEMBER 20, 2012:
- 1602 STREAMBED ALTERATION AGREEMENT NO. 1600-2012-0160-RS.
- 404 NWP 18 (NATIONWIDE PERMIT 18 MINOR DISCHARGES).
- REGIONAL GENERAL PERMIT #401.

c) DRAINAGE REPORTS:
- WQTR, DEC. 12, 2012
- HYDROLOGY REPORT, DEC. 12, 2012

4. MONITORING EXHIBITS: ALL CONSULTANTS ARE REQUIRED TO SUBMIT TO THE RE AND MMC, A MONITORING EXHIBIT ON A 11"X17" REDUCTION OF THE APPROPRIATE CONSTRUCTION PLAN, SUCH AS SITE PLAN, GRADING, LANDSCAPE, ETC. MARKED TO CLEARLY SHOW THE SPECIFIC AREAS INCLUDING THE LIMIT OF WORK, SCOPE OF THAT DISCIPLINE'S WORK, AND NOTES INDICATING WHEN IN THE CONSTRUCTION SCHEDULE THAT WORK WILL BE PERFORMED. WHEN NECESSARY FOR CLARIFICATION, A DETAILED METHODOLOGY OF HOW THE WORK WILL BE PERFORMED SHALL BE INCLUDED.

NOTE:
SURETY AND COST RECOVERY - WHEN DEEMED NECESSARY BY THE DEVELOPMENT SERVICES DIRECTOR OR CITY MANAGER, THEY MAY REQUIRE ADDITIONAL SURETY INSTRUMENTS OR BONDS FROM THE PERMIT HOLDER TO ENSURE THE LONG TERM PERFORMANCE OR IMPLEMENTATION OF REQUIRED MITIGATION MEASURES OR PROGRAMS. THE CITY IS AUTHORIZED TO RECOVER ITS COST TO OFFSET THE SALARY, OVERHEAD, AND EXPENSES FOR CITY PERSONNEL AND PROGRAMS TO MONITOR QUALIFYING PROJECTS.

5. OTHER SUBMITTALS AND INSPECTIONS: THE PERMIT HOLDER'S REPRESENTATIVES SHALL SUBMIT ALL REQUIRED DOCUMENTATION, VERIFICATION, LETTERS, AND REQUESTS FOR ALL ASSOCIATED INSPECTIONS TO THE RE AND MMC FOR APPROVAL PER THE FOLLOWING SCHEDULE:

DOCUMENT SUBMITTAL / INSPECTION CHECKLIST

ISSUE AREA	DOCUMENT SUBMITTAL	ASSOCIATED INSPECTION / APPROVALS/ NOTE
GENERAL	CONSULTANT QUALIFICATION LETTERS MEETING	PRIOR TO PRE-CONSTRUCTION
GENERAL	CONSULTANT CONSTRUCTION MONITORING	PRIOR TO OR AT THE PRE-CONSTRUCTION MEETING
BIOLOGY	BIOLOGY REPORTS	LIMIT OF WORK VERIFICATION
BIOLOGY	HABITAT RESTORATION REPORTS	HABITAT RESTORATION INSPECTION(S)
NOISE	ACOUSTICAL REPORT	NOISE MITIGATION FEATURES INSPECTION

SPECIFIC MMRP ISSUE AREA CONDITIONS / REQUIREMENTS:
A. LAND USE- MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP).
1. PRIOR TO PRE-CONSTRUCTION MEETING:
a) PRIOR TO PERMIT ISSUANCE OR BID OPENING, THE ADD ENVIRONMENTAL DESIGNEE SHALL VERIFY THAT ALL MULTI-HABITAT PLANNING AREA (MHPA) BOUNDARIES AND LIMITS OF WORK HAVE BEEN DELINEATED ON ALL CONSTRUCTION DOCUMENTS.
b) PRIOR TO THE FIRST PRE-CONSTRUCTION MEETING, THE APPLICANT DEPARTMENT SHALL PROVIDE A LETTER VERIFICATION TO THE MITIGATION MONITORING COORDINATION (MMC) SECTION STATING THAT A QUALIFIED BIOLOGIST, AS DEFINED IN THE CITY OF SAN DIEGO BIOLOGY GUIDELINES, HAS BEEN RETAINED TO IMPLEMENT THE PROJECT'S MSCP MONITORING PROGRAM. THE LETTER SHALL INCLUDE THE NAMES AND CONTACT INFORMATION OF ALL PERSONS INVOLVED IN THE BIOLOGICAL MONITORING OF THE PROJECT.
c) AT LEAST THIRTY DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING, THE QUALIFIED BIOLOGIST SHALL SUBMIT ALL REQUIRED DOCUMENTATION TO MMC, VERIFYING THAT ANY SPECIAL REPORTS, MAPS, PLANS AND TIME LINES, SUCH AS, BUT NOT LIMITED TO, REVEGETATION PLANS, PLANT RELOCATION REQUIREMENTS AND TIMING, MSCP REQUIREMENTS, AVIAN OR OTHER WILDLIFE PROTOCOL SURVEYS, IMPACT AVOIDANCE AREAS OR OTHER SUCH INFORMATION HAS BEEN COMPLETED AND UPDATED.
2. PRIOR TO PERMIT ISSUANCE OR BID OPENING:
a)THE QUALIFIED BIOLOGIST (PROJECT BIOLOGIST) SHALL ATTEND THE FIRST PRE-CONSTRUCTION MEETING AND DISCUSS THE PROJECTS BIOLOGICAL MONITORING PROGRAM.
b) THE LIMITS OF WORK SHALL BE CLEARLY DELINEATED BY A SURVEY CREW PRIOR TO BRUSHING, CLEARING OR GRADING. THE LIMITS OF WORK, AS SHOWN ON THE APPROVED EXHIBIT A, SHALL BE DEFINED WITH SILT FENCING OR ORANGE CONSTRUCTION FENCING AND CHECKED BY THE BIOLOGICAL MONITOR BEFORE INITIATION OF CONSTRUCTION GRADING. ALL NATIVE PLANTS OR SPECIES OF SPECIAL CONCERN, AS IDENTIFIED IN THE BIOLOGICAL TECHNICAL REPROT, SHALL BE STAKED, FLAGGED AND AVOIDED WITHIN BRUSH MANAGEMENT ZONE 2, IF APPLICABLE.
c) MONITORING EXHIBITS: (SEE ITEM 4, FIRST COLUMN)
3. DURING CONSTRUCTION:
a) THE BIOLOGICAL MONITOR SHALL BE PRESENT FULL-TIME DURING GRADING / EXCAVATION / TRENCHING ACTIVITIES, WHICH COULD RESULT IN IMPACTS TO BIOLOGICAL RESOURCES AS IDENTIFIED ON THE BIOLOGICAL MONITORING EXHIBIT.
b) THE MONITOR SHALL DOCUMENT FIELD ACTIVITY VIA THE CONSULTANT SITE VISIT RECORD (CSVR). THE CSVR'S SHALL BE FAXED BY THE RE TO MMC THE FIRST DAY OF MONITORING, THE LAST DAY OF MONITORING, MONTHLY.
c) THE BIOLOGICAL MONITOR SHALL IMMEDIATELY NOTIFY MMC BY PHONE OF ANY UNANTICIPATED IMPACTS OUTSIDE THE APPROVED LIMITS OF WORK, AND SHALL ALSO SUBMIT WRITTEN DOCUMENTATION TO MMC WITHIN 24 HOURS BY FAX OR EMAIL WITH PHOTOS OF THE IMPACTS TO BIOLOGICAL RESOURCES IN CONTEXT, IF POSSIBLE.

IN ADDITION THE FOLLOWING MITIGATION MEASURES RELATED TO THE MHPA LAND USE ADJACENCY GUIDELINES SHALL BE IMPLEMENTED DURING CONSTRUCTION:

d) PRIOR TO INITIATION OF ANY DEMOLITION AND/OR CONSTRUCTION -RELATED GRADING, THE PROJECT BIOLOGIST SHALL DISCUSS THE SENSITIVE NATURE OF THE ADJACENT HABITAT WITH THE CREW AND SUBCONTRACTOR.
e) THE LIMITS OF WORK SHALL BE CLEARLY DELINEATED BY A SURVEY CREW PRIOR TO BRUSHING, CLEARING OR GRADING. THE LIMITS OF WORK, AS SHOWN ON THE APPROVED EXHIBIT A, SHALL BE DEFINED WITH SILT FENCING OR ORANGE CONSTRUCTION FENCING AND CHECKED BY THE BIOLOGICAL MONITOR BEFORE INITIATION OF CONSTRUCTION GRADING. ALL NATIVE PLANTS OR SPECIES OF SPECIAL CONCERN, AS IDENTIFIED IN THE BIOLOGICAL TECHNICAL REPORT, SHALL BE STAKED, FAGGED AND AVOIDED WITH BRUSH MANAGEMENT ZONE 2, IF APPLICABLE.
f) INVASIVE NON-NATIVE PLANT SPECIES SHALL NOT BE INTRODUCED INTO AREAS ADJACENT TO THE MHPA. LANDSCAPE PLANS SHALL CONTAIN NON-INVASIVE NATIVE SPECIES ADJACENT TO SENSITIVE BIOLOGICAL AREAS AS SHOWN ON THE APPROVED EXHIBIT A.
g) ALL LIGHTING ADJACENT TO THE MHPA SHALL BE SHIELDED, UNIDIRECTIONAL, LOW PRESSURE SODIUM ILLUMINATION (OR SIMILAR) AND DIRECTED AWAY FROM PRESERVE AREAS USING APPROPRIATE PLACEMENT AND SHIELDS. IF LIGHTING ADJACENT TO THE MHPA IS REQUIRED FOR NIGHTTIME CONSTRUCTION, IT SHALL BE DIRECTED AWAY FROM THE RESERVE AND THE TOPS OF ADJACENT TREES WITH POTENTIALLY NESTING RAPTORS, USING APPROPRIATE PLACEMENT AND SHIELDING.
h) ALL CONSTRUCTION ACTIVITIES (INCLUDING STAGING AREAS AND /OR STORAGE AREAS) SHALL BE RESTRICTED TO THE DEVELOPMENT AREA AS SHOWN ON THE APPROVED EXHIBIT A. NO EQUIPMENT MAINTENANCE SHALL BE CONDUCTED WITHIN OR NEAR THE ADJACENT OPEN SPACE AND/OR SENSITIVE AREAS AND SHALL BE RESTRICTED TO THE DEVELOPMENT AREA, AS SHOWN ON THE APPROVED EXHIBIT. ALL CONSTRUCTION ACTIVITIES SHALL NOT ENCROACH INTO SENSITIVE BIOLOGICAL AREAS WITHIN EITHER THE OPEN-SPACE AND/OR MHPA AREAS. THE PROJECT BIOLOGIST SHALL MONITOR CONSTRUCTION ACTIVITIES AS NEEDED TO ENSURE THAT CONSTRUCTION ACTIVITIES DO NOT ENCROACH INTO BIOLOGICALLY SENSITIVE AREAS BEYOND THE LIMITS OF WORK AS SHOWN ON THE APPROVED EXHIBIT A.
i) NATURAL DRAINAGE PATTERNS SHALL BE MAINTAINED AS MUCH AS POSSIBLE DURING CONSTRUCTION. EROSION CONTROL TECHNIQUES, INCLUDING THE USE OF SANDBAGS, HAY BALES, AND/OR THE INSTALLATION OF SEDIMENT TRAPS, SHALL BE USED TO CONTROL EROSION AND DETER DRAINAGE DURING CONSTRUCTION ACTIVITIES INTO THE ADJACENT OPEN SPACE. DRAINAGE FROM ALL

DEVELOPMENT AREAS ADJACENT TO THE MHPA SHALL BE DIRECTED AWAY FROM THE MHPA, OR IF NOT POSSIBLE, MUST NOT DRAIN DIRECTLY INTO THE MHPA, BUT INSTEAD INTO SEDIMENTATION BASINS, GRASSY SWALES, AND/OR MECHANICAL TRAPPING DEVICES AS SPECIFIED BY THE CITY ENGINEER.
j) NO TRASH, OIL PARKING OR OTHER CONSTRUCTION RELATED ACTIVITIES SHALL BE ALLOWED OUTSIDE THE ESTABLISHED LIMITS OF GRADING, AS SHOWN ON THE APPROVED EXHIBIT A. ALL CONSTRUCTION RELATED DEBRIS SHALL BE REMOVED OFF-SITE TO AN APPROVED DISPOSAL FACILITY.

4. COASTAL CALIFORNIA GNATCHTCHER
PRIOR TO PERMIT ISSUANCE OR BID OPENING THE CITY MANAGER (OR APPOINTED DESIGNEE) SHALL VERIFY THAT THE MULTI-HABITAT PLANNING AREA (MHPA) BOUNDARIES AND THE FOLLOWING PROJECT REQUIREMENTS REGARDING THE COASTAL CALIFORNIA GNATCATCHER ARE SHOWN ON THE CONSTRUCTION PLANS:

A COPY OF THE "ENVIRONMENTAL / MITIGATION REQUIREMENTS" WILL ALSO BE MADE AVAILABLE AS PART OF THE BID PACKAGE AND SHOULD BE REVIEWED FOR THE REQUIREMENTS REGARDING "PUBLIC HEATH & SAFETY / HAZARDOUS MATERIALS - PUBLIC REVIEW DISTRIBUTION LIST".

ISSUE AREA - CONDITIONS

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

a) A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(A)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [DB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND

1. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 DB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 DB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST.

2. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (E.G., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60DB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 DB(A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

*CONSTRUCTION NOISE MONITORING SHALL CONTINUE TO BE MONITORED AT LEAST TWICE WEEKLY ON VARYING DAYS, OR MORE FREQUENTLY DEPENDING ON THE CONSTRUCTION ACTIVITY, TO VERIFY THAT NOISE LEVELS AT THE EDGE OF OCCUPIED HABITAT ARE MAINTAINED BELOW 60 DB(A) HOURLY AVERAGE OR TO THE AMBIENT NOISE LEVEL IF IT ALREADY EXCEEDS 60 DB(A) HOURLY AVERAGE. IF NOT, OTHER MEASURES SHALL BE IMPLEMENTED IN CONSULTATION WITH THE BIOLOGIST AND THE CITY MANAGER, AS NECESSARY, TO REDUCE NOISE LEVELS TO BELOW 60 DB(A) HOURLY AVERAGE OR TO THE AMBIENT NOISE LEVEL IF IT ALREADY EXCEEDS 60 DB(A) HOURLY AVERAGE. SUCH MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO, LIMITATIONS ON THE PLACEMENT OF CONSTRUCTION EQUIPMENT AND THE SIMULTANEOUS USE OF EQUIPMENT.

b) IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:

i. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.

ii. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

SPECIFIC MMRP ISSUE AREA CONDITIONS / REQUIREMENTS:
B. BIOLOGICAL RESOURCES
1. ENTITLEMENTS PLAN CHECK: THE APPLICANT SHALL SUBMIT THE FOLLOWING ITEMS TO THE CITY PRIOR TO PERMIT ISSUANCE OR BID OPENING OR ANY PERMITS WHICH AFFECTS ON SITE WETLANDS AND UPLANDS. EVIDENCE SHALL INCLUDE EITHER COPIES OF PERMITS ISSUED, LETTERS OF RESOLUTIONS ISSUED BY THE RESPONSIBLE AGENCY DOCUMENTING COMPLIANCE, OR OTHER EVIDENCE DOCUMENTING COMPLIANCE AND DEEMED ACCEPTABLE BY THE CITY MANAGER:
EVIDENCE OF COMPLIANCE WITH SECT. 401 AND 404 OF THE FEDERAL CLEAN WATER ACT AND SECTION 1601/1603 OF THE STATE OF CA FISH & GAME CODE.
2. PRIOR TO PERMIT ISSUANCE OR BID OPENING: THE APPLICANT SHALL PROVED DETAILED REVEGETATION / RESTORATION PLANS AND SPECIFICATIONS, SATISFACTORY TO THE CIT MANAGER TO MITIGATE FOR IMPACTS TO ON SITE DISTURBED RIPARIAN VEGETATION AND TIER IIIB NON-NATIVE GRASSLAND. SPECIFICATIONS MUST BE FOUND TO BE IN CONFORMANCE WITH THE CONCEPTUAL RESTORATION MITIGATION PLAN FOR THE HOME AVENUE PARK (MARCH 25, 2010).

a) MITIGATION GOAL. THE PROJECT SHALL MITIGATE FOR IMPACTS TO 0.01 ACRES OF WETLAND HABITAT AND 0.57 ACRES OF UNLAND IMPACTS. THE RESTORATION PLAN IDENTIFIES A TOTAL OF 1.26 ACRES OF RESTORATION TO TAKE PLACE ON SITE ALONG AUBURN CREEK AND WOULD MITIGATE FOR BOTH THE IMPACTS TO UPLANDS AND WETLANDS AND IS DETAILED IN THE RESTORATION PLAN.

b) RESPONSIBILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GRADING AND CONTOURING, CLEARING AND GRUBBING, INSTALLATION OF PLANT MATERIALS AND NATIVE SEED MIXES, AND ANY NECESSARY MAINTENANCE ACTIVITIES OR REMEDIAL ACTIONS REQUIRED DURING INSTALLATION AND THE 120-DAY PLANT ESTABLISHMENT PERIOD AS DETAILED IN THE REVEGEATION PLANS. STANDARD BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO INSURE THAT SENSITIVE BIOLOGICAL RESOURCES WOULD NOT BE IMPACTED BY WATER RUN OFF.

c) BIOLOGICAL MONITORING REQUIREMENTS. ALL BIOLOGICAL MONITORING IN OR ADJACENT TO WETLANDS SHALL BE CONDUCTED BY A QUALIFIED WETLAND BIOLOGIST. THE BIOLOGIST SHALL CONDUCT CONSTRUCTION MONITORING DURING ALL PHASES OF THE PROJECT. ORANGE FLAGGING SHALL BE USED TO PROTECT SENSITIVE HABITAT. CONSTRUCTION RELATED ACTIVITY SHALL BE LIMITED TO THE CONSTRUCTION CORRIDOR AREAS AS IDENTIFIED ON THE CONSTRUCTION PLANS. BOTH A DETAILED PERFORMANCE CRITERIA PLAN AND ALL THE MAINTENANCE REQUIREMENTS ARE FOUND IN THE CONCEPTUAL REVEG. PLANS.

d) NOTIFICATION OF COMPLETION. END OF THE FIFTH YEAR A FINAL REPORT SHALL BE SUBMITTED TO MITIGATION MONITORING COORDINATION SECTION EVALUATING THE SUCCESS OF THE MITIGATION. THE REPORT SHALL MAKE A DETERMINATION IF REQUIREMENTS HAVE BEEN ACHIEVED. IF APPLICANT SHALL BE REQUIRED TO SUBMIT A REVISED OR SUPPLEMENTAL MITIGATION PROGRAM TO COMPENSATE FOR THOSE PORTION OF THE ORIGINAL MITIGATION PROGRAM WHICH WERE NOT SUCCESSFUL. AT SUCH TIME THE APPLICANT MUST CONSULT WITH DDS. THE APPLICANT UNDERSTANDS THAT THE AGREED UPON REMEDIAL MEASURES MAY RESULT IN EXTENSIONS TOT HE LONG-TERM MAINTENANCE AND MONITORING.

3. GENERAL BIRD MITIGATION.
a) IF PROJECT GRADING IS PROPOSED IN OR ADJACENT TO NATIVE HABITAT DURING THE TYPICAL BIRD BREEDING SEASON (FEB. 1 - SEPT 15), OR AN ACTIVE NEST IS NOTED, THE PROJECT BIOLOGIST SHALL CONDUCT A PREGRADING SURVEY FOR ACTIVE NESTS IN THE DEVELOPMENT AREA AND WITHIN 300' OF IT, AND SUBMIT A LETTER TO REPORT TO MMC PRIOR TO THE PRE-CONSTRUCITON MEETING.
b) IF ACTIVE NESTS ARE DETECTED, OR CONSIDERED LIKELY, THE REPORT SHALL INCLUDE MITIGATION IN CONFORMANCE WITH THE CITY'S BIOLOGY GUIDELINES AND APPLICABLE STAT AND FEDERAL LAW TO THE SATISFACTION OF THE ASSISTANT DEPUTY DIRECTOR (ADD) OF THE ENTITLEMENTS DIVISION. MITIGATION REQUIREMENTS DETERMINED BY THE PROJECT BIOLOGIST AND THE 'ADD' SHALL BE INCORPORATED INTO THE PROJECT'S BIOLOGICAL CONSTRUCTION MONITORING EXHIBIT (BCME) AND MONITORING RESULTS INCORPORATE INTO THE FINAL CONSTRUCTION MONITORING REPORT.
c) IF NO NESTING BIRDS ARE DETECTED PER '3, a)' ABOVE, MITIGATION '3, a)' IS NOT REQUIRED.

D. NOISE: PRIOR TO THE PERMIT ISSUANCE THE PERMIT HOLDER SHALL INCORPORATE THE REQUIREMENTS AS DESCRIBED IN THE HOME AVENUE PARK NOISE ANALYSIS (DEC. 2009) REPORT. PRIOR TO THE COMPLETION OF PARK IMPROVEMENTS, THE STRETCH OF HOME AVE. FROM 45TH ST TO EUCLID AVE. LOCATED ADJACENT TO THE PROJECT SITE SHALL BE RE-PAVED USING RUBBERIZED ASPHALT SATISFACTORY TO THE CITY ENGINEER.

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___ SPEC. NO. 5940

CONSULTANT

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SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 08/08/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARR No. 5319 SIGNATURE 12-31-13 RENEWAL DATE 08/8/13 DATE STATE OF CALIFORNIA

PUBLIC CONTRACT

T-1.1

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

ENVMT. / MITIGATION REQUIREMENTS

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 2 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER 8/20/13 DATE

SUBMITTED BY:
SAMIR MAHMALJI
PROJECT OFFICER
DEBBIE VAN MARTIN
PROJECT MANAGER
206 –1737
CCS27 COORDINATE
1846–6298
CCS83 COORDINATE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

37351- 2 -D

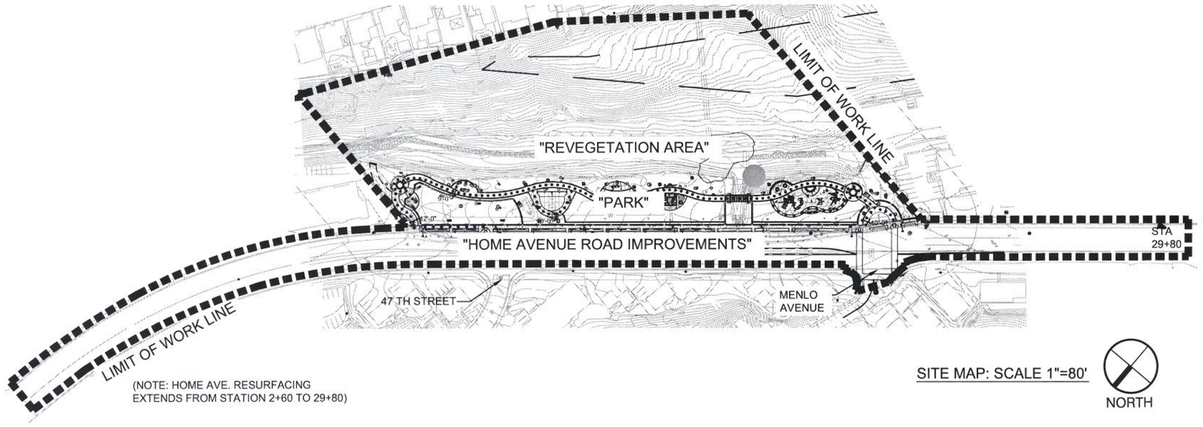
FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

CONSTRUCTION DOCUMENTS for:

CHARLES LEWIS III MEMORIAL PARK

SAN DIEGO, CALIFORNIA

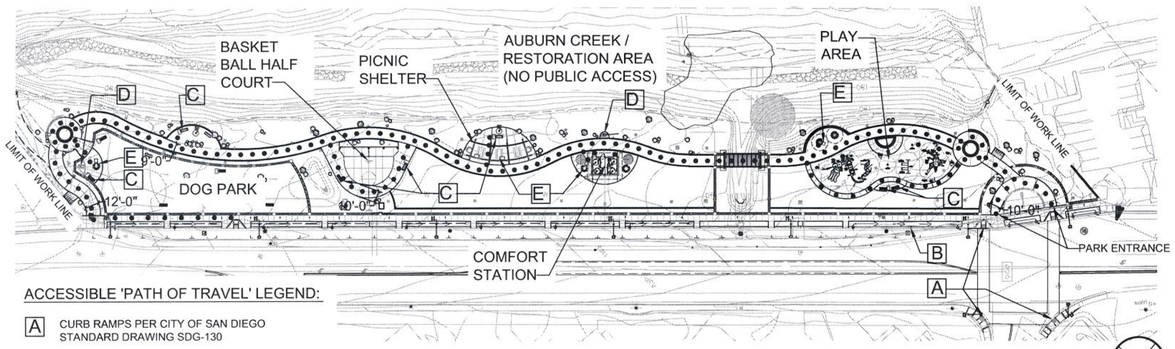
AUGUST 8, 2013



(NOTE: HOME AVE. RESURFACING EXTENDS FROM STATION 2+60 TO 29+80)

SITE MAP: SCALE 1"=80'

NORTH



PATH OF TRAVEL EXHIBIT: SCALE 1"=60'

NORTH

ACCESSIBLE 'PATH OF TRAVEL' LEGEND:

- [A] CURB RAMPS PER CITY OF SAN DIEGO STANDARD DRAWING SDG-130
- [B] ACCESSIBLE OFF-SITE PARKING SPACE SIGN WITH ISA DIRECTIONAL SIGN-PATH OF TRAVEL.
- [C] ADA COMPANION SEATING @ BENCH.
- [D] DRINKING FOUNTAIN, SHALL COMPLY WITH CBC TITLE 24 SECTION 1117B.1
- [E] ADA ACCESSIBLE TABLES
- • • • • ACCESSIBLE PATH OF TRAVEL

ACCESSIBLE PATH OF TRAVEL

NOTES:
1. THE PARK IS TO PROVIDE A CONTINUOUS UNOBSTRUCTED ACCESSIBLE ROUTE OF TRAVEL CONNECTION TO ALL ACCESSIBLE ELEMENTS AND SPACES IN AN ACCESSIBLE BUILDING OR FACILITY THAT CAN BE NEGOTIATED BY A PERSON WITH A SEVER DISABILITY USING A WHEELCHAIR, AND THAT IS ALSO SAFE FOR AND USABLE BY PERSONS WITH OTHER DISABILITIES.

2. SITE DEVELOPMENT AND GRADING HAS BEEN DESIGNED TO PROVIDE ACCESS TO ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXITS, AND ACCESS TO NORMAL PATHS OF TRAVEL, AND WHERE NECESSARY THE DESIGN SHALL INCORPORATE PEDESTRIAN RAMPS, CURB RAMPS, ZERO CURB, ETC. TO PROVIDE ACCESS CONSISTENT WITH DEFINITION OF EXTERIOR ROUTE OF TRAVEL SECTION 1127B.

3. WHEN MORE THAN ONE BUILDING OR FACILITY IS LOCATED ON A SITE; AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED BETWEEN BUILDINGS AND OR ACCESSIBLE SITE FEATURES.

ACCESSIBILITY NOTES:

SITE PLAN REQUIREMENTS
1. SITE TO COMPLY WITH SECTION 1127B.1., 1127B.3. AND 1117B.5.7.

ACCESSIBLE PARKING SPACES
1. NO ON-SITE PARKING SPACE WILL BE DEVELOPED (ALL PARKING IS OFF-SITE; PARALLEL PARKING ALONG HOME AVENUE).

CURB RAMPS
1. PER CITY OF SAN DIEGO STANDARD DRAWING: SDG-130

WALKS AND SIDEWALKS
1. PROPOSED ONSITE WALKS DO NOT EXCEED 1:20 (5%).
2. WALKS ALONG AN ACCESSIBLE ROUTE OF TRAVEL ARE ≥48" WIDTH AND HAVE SLIP RESISTANT SURFACES. THE MAXIMUM PERMITTED CROSS SLOPE FOR THE ACCESSIBLE ROUTE OF TRAVEL SHALL BE ≤ ¼" PER FOOT (SECTION 1133B.7.1.3.)
3. ANY ABRUPT LEVEL CHANGES WILL BE ≤1/2" ALONG ANY ACCESSIBLE ROUTE OF TRAVEL. WHEN CHANGES OCCUR, THEY SHALL BE BEVELED WITH A SLOPE OF ≤1:12. LEVEL CHANGES OF ≤1/4" MAY BE VERTICAL.
4. HEADROOM OF >80" IS PROVIDED FROM AL WALKWAY SURFACES TO OBSTRUCTIONS PER SECTION 1133B.8.2.
5. PLANS DEPICT THAT A LEVEL 60" X 60" LEVEL AREA IS PROVIDED AT AREAS WHERE DOORS (OR GATE) SWINGS TOWARD THE ACCESSIBLE ROUTE OF TRAVEL, PER SECTION 1133B.7.5. WALK EXTENDS >24" BEYOND THE STRIKE EDGE OF ANY DOOR (OR GATE) THAT SWINGS TOWARD THE WALK.
6. WALKWAYS WITH CONTINUOUS GRADIENT SHALL PROVIDE A LEVEL AREA >5'0" LONG AT INTERVALS OF 400'0" MAXIMUM, PER SECTION 1133B.7.6.

ENTRANCES AND CIRCULATION
1. ALL ENTRANCES TO SITE BUILDINGS AND FEATURES ARE ACCESSIBLE PER SECTION 1133B.1.
2. ACCESSIBLE ROUTES OF TRAVEL ARE DEPICTED ON THE ACCESSIBLE ROUTE OF TRAVEL EXHIBIT.

EXTERIOR STAIRWAYS AND HANDRAILS
1. NO EXTERIOR STAIRWAYS ARE PROPOSED FOR THE PROJECT

SPECIAL HAZARDS
1. WHERE WALKS CROSS, OR ADJOIN A VEHICULAR WAY AND WALKING SURFACES ARE NOT SEPARATED BY CURBS OR OTHER ELEMENTS, PER SECTION 1133B.8.5, A CONTINUOUS DETECTABLE WARNING WITH THE FOLLOWING CRITERIA SHALL BE PROVIDED: ≥36" WIDTH AND A SURFACE OF RAISED TRUNCATED DOMES IN A STAGGERED PATTERN WITH A DIAMETER OF NOMINAL 0.9" AT THE BASE, TAPERING TO 0.45" AT TOP, HEIGHT OF 0.2", AND NOMINAL ON CENTER SPACING OF 2.35".

SIGNAGE
1. PERMANENT IDENTIFICATION SIGNS FOR COMFORT STATION SHALL INCLUDE RAISED LETTERS AND BE ACCOMPANIED BY BRAILLE, PER SECTION 1117B.5.

COUNTERS AND TABLES
1. PICNIC TABLES AND SEATING PROVIDED FOR THE PUBLIC MEET OR EXCEED THE REQUIREMENTS OF SECTION 1122B.1.
2. PICNIC TABLETOPS SHALL BE 28" TO 34" FROM FLOOR PER SECTION 1122B.4.

PARKS
1. ALL PICNIC AREAS, DAY USE AREAS, AND SIMILAR AREAS ARE ACCESSIBLE AS DEPICTED ON THE ACCESSIBLE ROUTE TRAVEL PATH EXHIBIT. NO NATURE TRAILS ARE PROPOSED FOR THE PROJECT.

NO.	SHEET INDEX	SHEET LABEL	D-SHEET ID
1	TITLE SHEET	T-1.0	37351-1-D
2	ENVIRONMENTAL / MITIGATION REQUIREMENTS	T-1.1	37351-2-D
3	INDEX & 'PATH OF TRAVEL' EXHIBIT	T-1.2	37351-3-D
4	GRADING & IMPROVEMENT PLAN TITLE SHEET	C-1.0	37351-4-D
5	GRADING NOTES & REQUIREMENTS	C-1.1	37351-5-D
6	GRADING PLANS FOR STREET CONSTRUCTION	C-1.2	37351-6-D
7	GRADING PLANS FOR STREET CONSTRUCTION	C-1.3	37351-7-D
8	GRADING PLANS FOR STREET CONSTRUCTION	C-1.4	37351-8-D
9	GRADING PLANS FOR STREET CONSTRUCTION	C-1.5	37351-9-D
10	GRADING DETAILS	C-1.6	37351-10-D
11	GRADING PLANS FOR CONSTRUCTION	C-1.7	37351-11-D
12	GRADING PLANS FOR CONSTRUCTION	C-1.8	37351-12-D
13	GRADING PLANS FOR CONSTRUCTION	C-1.9	37351-13-D
14	GRADING DETAILS	C-1.10	37351-14-D
15	EROSION CONTROL PLAN	EC-1.0	37351-15-D
16	EROSION CONTROL DETAILS	EC-1.1	37351-16-D
17	TRAFFIC SIGNAL PLAN	TC-1.0	37351-17-D
18	SIGNING & STRIPING PLAN	TC-1.1	37351-18-D
19	SIGNING & STRIPING PLAN	TC-1.2	37351-19-D
20	LANDSCAPE DEMOLITION PLAN	LD-1.0	37351-20-D
21	CONSTRUCTION LEGEND & NOTES	LC-1.0	37351-21-D
22	CONSTRUCTION PLAN	LC-1.1	37351-22-D
23	CONSTRUCTION PLAN	LC-1.2	37351-23-D
24	CONSTRUCTION PLAN	LC-1.3	37351-24-D
25	CONSTRUCTION DETAILS	LC-2.1	37351-25-D
26	CONSTRUCTION DETAILS	LC-2.2	37351-26-D
27	CONSTRUCTION DETAILS	LC-2.3	37351-27-D
28	CONSTRUCTION DETAILS	LC-2.4	37351-28-D

NO.	SHEET INDEX	SHEET LABEL	D-SHEET ID
29	CONSTRUCTION DETAILS	LC-2.5	37351-29-D
30	CONSTRUCTION DETAILS	LC-2.6	37351-30-D
31	CONSTRUCTION DETAILS	LC-2.7	37351-31-D
32	CONSTRUCTION DETAILS	LC-2.8	37351-32-D
33	CONSTRUCTION DETAILS	LC-2.9	37351-33-D
34	STRUCTURAL GENERAL NOTES & DETAILS	S-1.0	37351-34-D
35	ELECTRICAL SITE PLAN	E-1	37351-35-D
36	ELECTRICAL DETAILS	E-2	37351-36-D
37	ELECTRICAL SYMBOLS, SINGLE LINE DIAGRAM & SCHEDULES	E-3	37351-37-D
38	TITLE 24 ENERGY CONSERVATION LIGHTING FORMS	E-4	37351-38-D
39	PLANTING LEGEND, NOTES & DETAILS	LP-1.0	37351-39-D
40	PLANTING PLAN	LP-1.1	37351-40-D
41	PLANTING PLAN	LP-1.2	37351-41-D
42	PLANTING PLAN	LP-1.3	37351-42-D
43	RESTORATION NOTES & TABLES	LP-1.4	37351-43-D
44	RESTORATION PLANTING AREA	LP-1.5	37351-44-D
45	FOR REFERENCE ONLY: BIOLOGICAL RESOURCES EXHIBIT	LP-1.6	37351-45-D
46	PLANTING DETAILS	LP-2.0	37351-46-D
47	IRRIGATION LEGEND, NOTES AND DETAILS	LI-1.0	37351-47-D
48	IRRIGATION PLAN	LI-1.1	37351-48-D
49	IRRIGATION PLAN	LI-1.2	37351-49-D
50	IRRIGATION PLAN	LI-1.3	37351-50-D
51	IRRIGATION RESTORATION AREA	LI-1.4	37351-51-D
52	IRRIGATION DETAILS	LI-2.1	37351-52-D
53	IRRIGATION DETAILS	LI-2.2	37351-53-D
54	IRRIGATION DETAILS	LI-2.3	37351-54-D

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH___MEDIUM___LOW___ SPEC. NO. 5940

CONSULTANT

SCHMIDT DESIGN GROUP, INC.

BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY
2655 Fourth Avenue, San Diego, CA 92103 Lic. CA 2138, NV 219, AZ 34139
telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS

PLT. DATE: 08/08/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARR No. 5209 SIGNATURE 12-31-13 RENEWAL DATE 08/8/13 DATE STATE OF CALIFORNIA

PUBLIC CONTRACT

T-1.2

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

INDEX & 'PATH OF TRAVEL' EXHIBIT

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 3 OF 54 SHEETS

FOR CITY ENGINEER 8/20/13 DATE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

CONTRACTOR _____ DATE STARTED _____

INSPECTOR _____ DATE COMPLETED _____

WBS NO. S-00673

SUBMITTED BY: SAMIR MAHMALJI PROJECT OFFICER

DEBBIE VAN MARTIN PROJECT MANAGER

206 – 1737 CCS27 COORDINATE

1846 – 6298 CCS83 COORDINATE

37351- 3 -D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

GENERAL NOTES

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL *A PERMIT/ *A NOTICE TO PROCEED HAS BEEN ISSUED.

2. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES, INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT OF 1973 AND AMENDMENTS THERETO (16 USC SECTION 1531 ET.SEQ.)

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.

4. IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE 1-800-422-4133, TWO DAYS BEFORE YOU DIG.

5. CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD AND THE CITY OF SAN DIEGO MUNICIPAL CODE AND STORM WATER STANDARDS MANUAL.

6. "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT- ISSUING AUTHORITY.

7. ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 144.0240 OF THE MUNICIPAL CODE.

8. PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO FIELD ENGINEERING DIVISION (858) 627-3200.

9. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.

10. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.

11. AN AS-GRADED GEOTECHNICAL REPORT AND A SET OF THE REDLINE GRADING PLANS SHALL BE SUBMITTED AT AREA 3 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE RESIDENT ENGINEER OF THE FIELD ENGINEERING DIVISION AT 9485 AERO DR.

12. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.

13. CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK. DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SDG&E, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT (FRICTION FACTOR >/= 0.50) AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALLY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.

GRADING AND GEOTECHNICAL SPECIFICATIONS

1. ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND, IF REQUIRED, BOTH A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND AN ENGINEERING GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT OR GEOLOGICAL/GEOTECHNICAL INVESTIGATION ENTITLED

- GEOTECHNICAL INVESTIGATION, PROPOSED CHARLES LEWIS III PARK, HOME AVENUE, SAN DIEGO, CALIFORNIA
  BY K2 ENGINEERING, INC., DATED OCTOBER 15, 2012
- REVISED GEOLOGIC AND GEOTECHNICAL REPORT, HOME AVENUE PROJECT, SAN DIEGO, CALIFORNIA
  BY PACIFIC SOILS ENGINEERING, DATED JANUARY 15, 2009

2. ALL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.

3. AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED SOILS REPORT, OR IF REQUIRED, AN AS-GRADED SOILS AND GEOLOGICAL REPORT WILL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO TECHNICAL GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT WILL BE SUBMITTED TO THE FIELD ENGINEERING SECTION OF PUBLIC WORKS AND A SECOND COPY TO THE GEOLOGY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 15 DAYS OF THE COMPLETION OF GRADING. WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT OR PROJECT PLANS, REPORTS OR SPECIFICATIONS, THE FINAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A CALIFORNIA CERTIFIED ENGINEERING GEOLOGIST.

4. IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THE RESPONSIBILITY WITHIN THE AREA OF THEIR TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE CITY ENGINEER AND THE LDR GEOLOGY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.

5. ~~THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.~~

~~SIGNATURE NUMBER EXPIRATION DATE R.C.E. OR G.E. DATE~~

~~SIGNATURE NUMBER EXPIRATION DATE R.C.E. OR G.E. DATE~~

~~COMPANY NAME K2 ENGINEERING, INC.~~
~~PHONE NO. (858) 484-2347~~

6. FOR SOIL FILE SEE CITY RECORD S - 180105

STREET DATA TABLE

STREET NAME	CLASSIFICATION	SPEED (MPH)	ADT (VEHICLES)	R/W (FT)
HOME AVE	2-LANE COLLECTOR	35	>5,000	80
MENLO AVE	RESIDENTIAL LOCAL STREET	25	<5,000	56
47th ST.	RESIDENTIAL LOCAL STREET	25	<5,000	50

CONSTRUCTION CHANGE / ADDENDUM

CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING

0 1

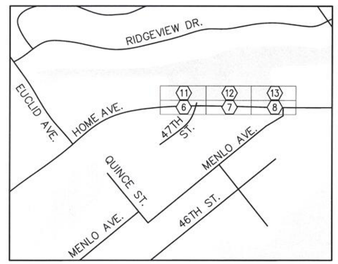
SHEET SIZE AND SCALE: IF SHEET SIZE IS LESS THAN 24" X 36" OR THIS BAR DOES NOT MEASURE 1", IT IS A REDUCED PRINT - SCALE ACCORDINGLY.

GRADING AND IMPROVEMENT PLANS FOR:

CHARLES LEWIS III MEMORIAL PARK



VICINITY MAP
NO SCALE



KEY MAP
NO SCALE

GRADING NOTES

1. GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.

2. PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OR THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.

3. GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. SEE SHEET ___ FOR MIX AND SPECIFICATIONS.

GROUND WATER DISCHARGE NOTES

1. ALL GROUND WATER EXTRACTION AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2008-0002 NPDES CAG919002.

2. THE ESTIMATED MAXIMUM DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED, AND DISCHARGE OPERATIONS MODIFIED TO ACCOMMODATE THE INCREASED RATES.

3. ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2007-0034 NPDES NO. CAG919001.

STORM WATER PROTECTION NOTES

1. THIS PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT ORDER NO._____; AND RISK LEVEL/TYPE: CHECK ONE BELOW

- ☐ WPCP
- ☒ CGP RISK LEVEL 1 ☐ CGP LUP TYPE 1
- ☐ CGP RISK LEVEL 2 ☐ CGP LUP TYPE 2
- ☐ CGP RISK LEVEL 3 ☐ CGP LUP TYPE 3

2. CHECK ONE

- ☐ THIS PROJECT WILL EXCEED THE MAXIMUM DISTURBED AREA LIMIT, THEREFORE A WEATHER TRIGGERED ACTION PLAN (WTAP) IS REQUIRED.
- ☐ THIS PROJECT WILL FOLLOW PHASED GRADING NOT TO EXCEED FIVE (5) ACRES PER PHASE.
- ☒ NOT APPLICABLE

3. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE WPCP OR SWPPP AS APPLICABLE.

SHEET INDEX

SHEET NO.	SHEET CONTENT
C-1.0	TITLE SHEET
C-1.1	NOTES
C-1.2	IMPROVEMENT PLAN
C-1.3	IMPROVEMENT PLAN
C-1.4	IMPROVEMENT PLAN
C-1.5	IMPROVEMENT PLAN
C-1.6	IMPROVEMENT DETAILS
C-1.7	GRADING PLAN
C-1.8	GRADING PLAN
C-1.9	GRADING PLAN
C-1.10	GRADING DETAILS
EC-1.0	EROSION CONTROL PLAN
EC-1.1	EROSION CONTROL DETAILS

GRADING QUANTITIES

GRADED AREA	*1.82 ACRES*	*MAX. CUT DEPTH: 2 FT*
CUT QUANTITIES	*2,100 CYD*	*MAX. CUT SLOPE RATIO: VERTICAL*
FILL QUANTITIES	*1,380 CYD*	*MAX. FILL DEPTH: 2 FT*
EXPORT	*720 CYD*	*MAX. FILL SLOPE RATIO: 4:1*

TOTAL DISTURBED AREA

1.82 ACRES

POST-CONSTRUCTION PERMANENT BMP OPERATION & MAINTENANCE PROCEDURE DETAILS

STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT APPROVAL NO.:

O&M RESPONSIBLE PARTY DESIGNEE: PROPERTY OWNER / HOA / CITY / OTHER

BMP DESCRIPTION	INSPECTION FREQUENCY	MAINTENANCE FREQUENCY	MAINTENANCE METHOD	QUANTITY	SHEET NUMBER(S)
BIORETENTION AREA	REGULARLY	BIANNUALLY	EVALUATE VEGETATION, MULCH, REMOVE WEEDS SEDIMENT & DEBRIS REMOVAL	2,377 SF	37351-11-D THRU 13-D
BIOSWALE	REGULARLY	BIANNUALLY	EVALUATE VEGETATION, MULCH, REMOVE WEEDS SEDIMENT & DEBRIS REMOVAL	550 LF	37351-6-D, 7-D AND 13-D
VEGETATED SWALE	REGULARLY	BIANNUALLY	REPAIR EROSION, REMOVE SEDIMENT & WEEDS	156 LF	37351-8-D
HMP FACILITY					

LEGEND

EXISTING CONDITIONS	SYMBOL
ROW/ PROPERTY LINE	
CONTOURS	190
SPOT ELEVATION	+ TOP 20
TREE/BRUSH	
CENTERLINE	
GAS MAIN	G
SEWER MAIN	S
WATER MAIN	W
STORM DRAIN CULVERT	
SEWER MANHOLE	S
CURB INLET	
FIRE HYDRANT	
POWER POLE	
WATER VALVE	W
AREA LIGHT	
ELECTRIC METER	
GAS VALVE	

PROPOSED GRADING IMPROVEMENTS	STD. DWGS.	SYMBOL
CONTOURS		190
SPOT ELEVATION		FS 300.98
CUT/FILL LINE		CUT / FILL
DAYLIGHT LINE		
0" CONCRETE MOW CURB	(PER LANDSCAPE PLANS)	
SCREEN FENCE	(PER LANDSCAPE PLANS)	
DRAINAGE DIRECTION		
FLOWLINE		
12" SQUARE ATRIUM DRAIN	DETAIL 2, SHEET C-1.10	
12" SQUARE FLAT DRAIN	DETAIL 1, SHEET C-1.10	
PRECAST CATCH BASIN	DETAIL 4, SHEET C-1.10	
TYPE "A" CLEANOUT	D-9	
4" ATRIUM DRAIN	DETAIL 3, SHEET C-1.10	SD
PVC STORM CLEANOUT	DETAIL 10, SHEET C-1.10	SD
HEAD WALL	D-34	
STORM DRAIN PIPE	(PVT)	SD
PERFORATED STORM DRAIN PIPE	(PVT)	
CONCRETE PAVEMENT	(PER LANDSCAPE PLANS)	
DECOMPOSED GRANITE	(PER LANDSCAPE PLANS)	
BIORETENTION AREA		

PROPOSED ROADWAY IMPROVEMENTS	STD. DWGS.	SYMBOL
6" CONCRETE CURB	SDG 150	
6" CONCRETE CURB & GUTTER	SDG 151	
DRAINAGE DIRECTION		
CURB RAMP	SDG 132, TYPE B	
CURB RAMP	SDG 134	
NEW STREET LIGHT		SPH PBB
GRATE OVER CURB CUT	DETAIL 1, SHEET C-1.6	
TYPE "A" CLEANOUT	D-9	
TYPE "B" CURB INLET	SDD-116	
SAWCUT LINE		
STORM DRAIN PIPE		SD
CONCRETE SIDEWALK	SDG-155	
ASPHALT PAVEMENT	SCHEDULE J	
RUBBERIZED ASPHALT PAVEMENT OVERLAY		
LANDSCAPE AREA	DETAIL 4, SHEET C-1.6	
BIOSWALE	DETAIL 2, SHEET C-1.6	
VEGETATED SWALE	DETAIL 3, SHEET C-1.6	

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

DOCUMENT NO.	DESCRIPTION
PITS070112-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2012 EDITION
PITS070112-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLICWORKS CONSTRUCTION (WHITEBOOK), 2012 EDITION
PITS070112-04	CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2012 EDITION
PITS070112-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S CUSTOMARY STANDARD SPECIFICATIONS, 2010 EDITION

STANDARD DRAWINGS:

DOCUMENT NO.	DESCRIPTION
PITS070112-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION
PITS070112-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S CUSTOMARY STANDARD PLANS, 2010 EDITION

OWNER/APPLICANT

CITY OF SAN DIEGO
PUBLIC WORKS DEPARTMENT
600 B STREET, SUITE 800
SAN DIEGO, CA 92101
(619) 533-5200

SITE ADDRESS

4750 HOME AVE. SAN DIEGO, CA 92105

BENCHMARK

DESCRIPTION: CITY OF SAN DIEGO STD. BRASS PLUG
LOCATION: NORTHEAST CURB RETURN OF HOME AVE. & 47TH ST.
RECORD FROM: CITY OF SAN DIEGO, INDEX NO. 2079 17409
ELEVATION: 195.912 DATUM: MEAN SEA LEVEL

BASIS OF BEARINGS

LEGAL DESCRIPTION

PORTIONS OF LOT 24 OF MAP NO. 482

ASSESSORS PARCEL NUMBER

476-581-02-00

REFERENCE DRAWINGS

CITY OF SAN DIEGO DWG:
21269-2-D, 15116-3-D, 16886-1-D, 186212-D, 17914-1-D, 17914-2-D, 891 D

C-1.0

DECLARATION OF RESPONSIBLE CHARGE:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND RPOFESSIONAL CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR THE PROJECT DESIGN.

ENGINEER OF WORK:

THOMAS R. EAGLING REC 75897

BURKETT&WONG ENGINEERS
ENGINEERS & SURVEYORS
3434 Fourth Ave. San Diego CA.
92103-5704 * (619) 299-5550

REGISTERED PROFESSIONAL ENGINEER THOMAS R. EAGLING No. C75897 CIVIL STATE OF CALIFORNIA

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

TITLE SHEET

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH_■_MEDIUM___LOW___

SPEC. NO. 5940

CONSULTANT

SCHMIDT DESIGN GROUP, INC.
BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY
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telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: TE, BDS
PLT. DATE: 03/07/13 CHECKED BY: TE

CITY OF SAN DIEGO
PUBLIC WORKS PROJECT

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 4 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER — DATE 8/20/13

SUBMITTED BY: SAMIR MAHMALJI, PROJECT OFFICER

DEBBIE VAN MARTIN, PROJECT MANAGER

CCS27 COORDINATE: --

CCS83 COORDINATE: --

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	BWE			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

37351-4-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

M:\Projects\11000\11408s_1.00 Home Avenue Park\Dwgs\Sheet_Dwgs\11408 - SHEET 1 TITLE.dwg 07/12/2013 09:55

SEWER NOTES

1. EACH LOT SHALL RECEIVE A 4-INCH SEWER HOUSE CONNECTION, UNLESS OTHERWISE INDICATED ON THE PLANS OR SPECIAL SPECIFICATIONS. LOCATION TO BE DETERMINED IN THE FIELD BY THE ENGINEER OF WORK. THE "AS-BUILT" LOCATIONS SHALL BE SHOWN ON THESE PLANS AND THE SEWER LATERAL TABLE COMPLETED PRIOR TO ACCEPTANCE OF THE WATER AND SEWER FACILITIES.

2. LOCATE SEWER HOUSE CONNECTIONS OUT OF DRIVEWAYS AND A MINIMUM TEN FEET FROM TREES. THE SEWER HOUSE CONNECTIONS SHALL BE A MINIMUM OF 5 FEET DOWNHILL FROM THE WATER SERVICE.

3. ALL HORIZONTAL AND VERTICAL SEPARATION DIMENSIONS SHOWN BETWEEN WATER AND SEWER MAINS SHALL BE MEASURED FROM THE NEAREST EDGE OF EACH PIPELINE PER STATE OF CALIFORNIA. DEPARTMENT OF HEALTH SERVICES, BASIC SPECIFICATION STANDARDS.

4. ALL PROPOSED PUBLIC SEWER FACILITY INSTALLATIONS SHALL BE CONSTRUCTED WITH MATERIALS CURRENTLY LISTED IN THE MOST CURRENT EDITION OF THE CITY OF SAN DIEGO WATER AND MUNICIPAL SEWER APPROVED MATERIALS LIST AS REFERENCED IN THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

5. ALL PRIVATE SEWER SHOWN SHALL BE INSTALLED UNDER SEPARATE PLUMBING PERMIT ISSUED BY THE CITY OF SAN DIEGO.

SEWER LATERAL TABLE

LOT NO.	INV. ELEV. AT MAIN	DROP TO MAIN	LENGTH IN FEET	INV. ELEV. AT P.L.	F.S. ELEV. AT P.L.	DEPTH BELOW P.L.	SEWER STATION
1	181.36	1.8'	8.27'	183.33'	191.53'	8.20'	14+05.34 29.72' L HOME AVE.

6. ALL EXISTING UNUSED SEWER LATERALS SHALL BE PLUGGED AT THE FACE OF SHORING BY THE CONTRACTOR.

7. NO TREES ALLOWED WITHIN 10 FEET OF ANY SEWER MAIN OR SEWER LATERAL.

8. ALL PROPOSED SEWER SHOWN ON THESE PLANS SHALL ADHERE TO THE REQUIREMENTS OF THE CITY OF SAN DIEGO, SEWER DESIGN GUIDE, CURRENT EDITION.

WATER NOTES

1. EACH LOT SHALL RECEIVE A 1-INCH WATER SERVICE, UNLESS INDICATED ON THE PLANS OR SPECIAL SPECIFICATIONS. LOCATIONS ARE TO BE DETERMINED IN THE FIELD BY THE ENGINEER OF WORK. THE "AS-BUILT" LOCATIONS SHALL BE SHOWN ON THESE PLANS AND THE SEWER LATERAL TABLE COMPLETED PRIOR TO ACCEPTANCE OF THE WATER FACILITIES.

2. LOCATE WATER SERVICE HOUSE CONNECTIONS OUT OF DRIVEWAYS. THE SEWER HOUSE CONNECTIONS SHALL BE A MINIMUM OF 5 FEET DOWNHILL FROM THE WATER SERVICE.

3. ALL CONNECTIONS TO EXISTING WATER MAINS ARE TO BE DONE BY THE CITY'S DEPARTMENT FOR WHICH THE FOLLOWING FEES WILL BE CHARGED. IF THE WATER CONNECTIONS ARE NOT READY TO BE MADE AND THE FEES PAID BEFORE %%u %%u, THE CITY RESERVES THE RIGHT TO ADJUST THE FEES ACCORDING TO THE FEE SCHEDULE IN EFFECT AT THE TIME THE CONNECTIONS ARE MADE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXPOSE THE EXISTING MAIN AT THE CONNECTION POINT AND TO INSTALL THE NEW MAIN AT THE ALIGNMENT AND GRADE WHICH WILL PERMIT THE CITY TO MAKE A "STRAIGHT-IN" CONNECTION WITHOUT USING MORE THAN 10 LINEAL FEET OF PIPE.

	COST	TYPE OF CONNECTION	SHEET
ITEM NO.1:	$254	1" WET TAP ONLY	C-1.2
ITEM NO.4:	$254	2" WET TAP ONLY	C-1.2

CONTRACTOR TO SET SADDLE/TAPPING SLEEVE AND CORPORATION STOP/TAPPING VALVE FOR ALL WET TAPS APPROVAL BY THE SHUTDOWN COMMITTEE IS REQUIRED FOR ALL MAJOR PIPELINES 16" AND LARGER. SHUTDOWN WINDOW PERIOD IS BETWEEN NOVEMBER 1 TILL APRIL 1 OF THE FOLLOWING YEAR, WHEN WATER DEMAND IS LOWER.

4. PROVIDING WATER FOR THIS DEVELOPMENT IS DEPENDENT UPON PRIOR CONSTRUCTION OF CERTAIN WATER FACILITIES IN PREVIOUSLY APPROVED DEVELOPMENTS. IF THESE FACILITIES HAVE NOT BEEN CONSTRUCTED AND ACCEPTED BY THE CITY AT THE TIME OF CONNECTION, THEN CERTAIN PORTIONS OF THESE PREVIOUSLY APPROVED OR PLANNED WATER FACILITIES, AS REQUIRED BY THE CITY ENGINEER, WILL BECOME OFF-SITE IMPROVEMENTS AS PART OF THIS DEVELOPMENT. PRIOR TO CONNECTION TO PUBLIC WATER FACILITIES, THESE OFF-SITE IMPROVEMENTS MUST BE CONSTRUCTED AND ACCEPTED BY THE CITY AND DOCUMENTED AS A CONSTRUCTION CHANGE TO THE ORIGINAL APPROVED MYLARS FOR THIS DEVELOPMENT. THIS DEVELOPMENT'S WATER FACILITIES ARE DEPENDENT UPON THE COMPLETION AND ACCEPTANCE OF THE FOLLOWING APPROVED WATER FACILITIES: (TITLE) (DRAWING NUMBER)

5. ALL VALVES WILL BE FLANGED TO CROSSES AND TEES. ONLY GATE VALVES SHALL BE USED IN FIRE HYDRANT INSTALLATIONS. ALL BURIED DUCTILE AND GRAY CAST IRON PIPE, FITTINGS, VALVES AND APPURTENANCES SHALL BE COATED WITH A DIELECTRIC COATING: A LIQUID EPOXY COATING SYSTEM PER AWWA C-210 AT 24 MILS MINIMUM DRY FILM THICKNESS (MDFT), OR A COLD APPLIED THREE PART SYSTEM PETROLEUM WAX TAPE PER AWWA C-217, OR A 100% POLYURETHANE COATING OF 24 MILS MDFT SUITABLE FOR BURIED USE.

6. ALL PROPOSED WATER FACILITY INSTALLATIONS SHALL BE CONSTRUCTED WITH MATERIALS CURRENTLY LISTED IN THE MOST CURRENT EDITION OF THE CITY OF SAN DIEGO WATER UTILITIES DEPARTMENT APPROVED MATERIALS LIST AS REFERENCED IN THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. RECENT REVISIONS INCLUDE BUT IS NOT LIMITED TO THE REQUIREMENT FOR POLYMER CONCRETE WATER METER BOXES INSTEAD OF THE STANDARD PRECAST WATER METER BOXES.

7. ALL HORIZONTAL AND VERTICAL SEPARATION DIMENSIONS SHOWN BETWEEN WATER AND SEWER MAINS SHALL BE MEASURED FROM THE NEAREST EDGE OF EACH PIPELINE PER STATE OF CALIFORNIA, DEPARTMENT OF HEALTH SERVICES, BASIC SEPARATION STANDARDS. MINIMUM SEPARATION BETWEEN WATER AND SEWER MAINS SHALL BE 10 FOOT HORIZONTAL AND 1 FOOT VERTICAL.

TRENCH DETAIL NOTES

1. TRENCH MUST BE COVERED FOR A MINIMUM OF SEVEN DAYS WITH A SKID RESISTANT STEEL PLATE, TO THE SATISFACTION OF THE CITY OF SAN DIEGO INSPECTOR.

2. PRIOR TO REMOVAL OF THE STEEL PLATE, THE CONCRETE SLURRY MUST REACH A MINIMUM STRENGTH THAT IS SATISFACTORY TO THE CITY OF SAN DIEGO INSPECTOR.

3. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION TO AN ACCURACY OF A TENTH OF AN INCH FROM THE NEAREST CURB, THE VERTICAL AND HORIZONTAL LOCATION OF THE FACILITIES. MEASUREMENTS SHALL BE TAKEN EVERY 100 FEET AS WELL AT POINTS WHERE THE FACILITY OR THE CURB LINE DEPARTS FROM BEING PARALLEL TO THE ROADWAY CENTERLINE.

4. TRENCH EXCAVATIONS GREATER THAN FIVE (5') IN DEPTH SHALL BE ADEQUATELY SHORED PER OSHA CONSTRUCTION INDUSTRY STANDARDS.

5. CONTRACTOR SHALL MAINTAIN A MINIMUM 10 FOOT HORIZONTAL EDGE TO EDGE SEPARATION BETWEEN ALL PROPOSED FIBER OPTIC CONDUITS AND ALL EXISTING PUBLIC SEWER MAINS AND SEWER LATERALS, AND A MINIMUM 5 FOOT HORIZONTAL EDGE TO EDGE SEPARATION BETWEEN ALL PROPOSED FIBER OPTIC CONDUITS AND ALL EXISTING PUBLIC WATER MAINS AND WATER SERVICES.

6. CONTRACTOR TO PROVIDE A MINIMUM OF 12" SAND CUSHION ABOVE OR BELOW ALL WATER AND WASTEWATER MAINS AND SERVICE LATERALS AT ALL CROSSINGS.

STREET LIGHT NOTES

1. CONTRACTOR INSTALLING THE STREET LIGHTING DISTRIBUTION SYSTEM SHALL NOTIFY THE CITY FIELD ENGINEER, AT (858) 627-3200, A MINIMUM OF THREE (3) DAYS PRIOR TO STARTING OF WORK FOR APPROVAL OF CONDUIT LOCATIONS AND REQUIREMENTS.

2. CONTRACTOR SHALL VERIFY THAT ALL STREET LIGHTS ARE ACTIVATED AND SHALL NOTIFY THE CITY FIELD ENGINEER, AT (858) 627-3200, A MAXIMUM OF FOUR (4) WEEKS AFTER FINAL ELECTRICAL INSPECTION.

3. NATIONAL ELECTRICAL CODE (NEC) WIRE COLOR CODING SHALL BE USED FOR ALL ELECTRICAL WORK.

4. THE IMPROVEMENT PLANS SHOULD SHOW ALL OF THE EXISTING AND PROPOSED STREET LIGHTS, PULL BOXES AND SERVICE POINTS IN THE VICINITY OF THE PROJECT AREA.

5. STREET LIGHT SCHEDULE (SAMPLE)

STREET LIGHT #	STREET NAME	LOCATION REFERENCE*	CORNER/ STREET SIDE	TYPE OF WORK/WATTAGE**	POLE TYPE
1	HOME AVE.	E/O MENLO AVE., 725'	S/S	(N) 250W HPS	15
2	HOME AVE.	E/O MENLO AVE., 600'	S/S	(N) 250W HPS	15
3	HOME AVE.	E/O MENLO AVE., 450'	S/S	(N) 250W HPS	15
4	HOME AVE.	E/O MENLO AVE., 300'	S/S	(N) 250W HPS	15
5	HOME AVE.	E/O MENLO AVE., 150'	S/S	(N) 250W HPS	15
6	HOME AVE.	@ MENLO AVE.	SEC	(N) 250W HPS	15
7	HOME AVE.	@ MENLO AVE.	SWC	(N) 250W HPS	15
8	HOME AVE.	@ MENLO AVE.	NEC	(N) 250W HPS	15
9	HOME AVE.	@ MENLO AVE.	NWC	(N) 250W HPS	15

*LOCATION REFERENCE FOR MID-BLOCK STREET LIGHTS: APPROXIMATE DISTANCE FROM CENTERLINE OF NEAREST CROSS STREET.
**TYPE OF WORK: NEW (N), UPGRADE (U), AND RELOCATE (R).

6. STREET LIGHT SCHEDULE GUIDELINES:

A. STREET LIGHT LUMINAIRES SHALL BE HIGH PRESSURE SODIUM VAPOR (HPS) WITH TYPE III DISTRIBUTION AND FULL CUT-OFF CONTROL OUTSIDE OF THE 30-MILE RADIUS OF MT. PALOMAR OBSERVATORY. LOW PRESSURE SODIUM VAPOR (LPS) SHALL BE USED WITHIN THE 30-MILE RADIUS OF MT. PALOMAR OBSERVATORY (CITY COUNCIL POLICY 200-18, ADOPTED MAY 30, 1995; AMENDED FEBRUARY 26, 2002).

B. STREET LIGHT STANDARDS SHALL BE EITHER TYPE 15 STEEL, ANCHOR BASE CONCRETE (AB), OR DIRECT BURIAL CONCRETE (DB), AND SHALL CONFORM TO CURRENT CITY STANDARD DRAWING, SDE-101.

C. MID-BLOCK STREET LIGHTING SHALL BE SPACED IN ACCORDANCE WITH THE CITY OF SAN DIEGO STREET DESIGN MANUAL, STREET LIGHTING SECTION (LT), PG. 94 AND CITY COUNCIL POLICY 200-18 (ADOPTED MAY 30, 1995; AMENDED JANUARY 10, 2000).

D. SUPPLEMENTAL AND SPECIAL ORNAMENTAL STREET LIGHTING SHALL BE INCLUDED IN A SPECIAL STREET LIGHTING ASSESSMENT DISTRICT OR MAINTENANCE ASSESSMENT DISTRICT AND SHALL BE DESIGNATED WITH AN ASTERISK NEXT TO THE STREET LIGHT NUMBER. THE DEVELOPER/APPLICANT WILL BE ASSESSED THE COST OF THE STREET LIGHTS FOR THE PERIOD FROM THE DATES THE LIGHTS ARE ENERGIZED TO THE DATE THE ASSESSMENT DISTRICT IS FORMED. THE FEE MUST BE PAID PRIOR TO THE ENERGIZING OF THE STREET LIGHTS. THE DEVELOPER/APPLICANT SHALL CONTACT ANDY FIELD, PARK & RECREATION MAINTENANCE ASSESSMENT DISTRICT, AT (619) 533-6724 TO DETERMINE THE TOTAL FEE.

E. ALL PRIVATE STREET LIGHTS SHALL HAVE SEPARATE SERVICE POINT AND SHALL NOT BE CONNECTED TO THE CITY CIRCUITS.

F. ANY PRIVATE STREET LIGHTS SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. PROPOSED PRIVATE STREET LIGHTS SHALL BE PERMITTED AND INSPECTED UNDER A SEPARATE ELECTRICAL PERMIT.

CURB RAMP NOTE

THE REQUIRED DETECTABLE WARNING (TRUNCATED DOMES) ON CURB RAMPS ARE TO COMPLY WITH THE CITY STANDARDS (SDG-130) AND SPECIFICATIONS. A 12" X 12" (MIN.) SAMPLE OF THE DETECTABLE WARNING, THE PRODUCTS' TEST REPORT AND A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTION MUST BE SUBMITTED TO THE DESIGNATED CITY RESIDENT ENGINEER FOR REVIEW PRIOR TO INSTALLATION. FAILURE TO COMPLY WITH THE STANDARDS, SPECIFICATIONS AND SAMPLE SUBMITTAL REVIEW PROCESS WILL RESULT IN THE REMOVAL OR REPLACEMENT OF THE DETECTABLE WARNING AND/OR CURB RAMP(S) AT CONTRACTOR AND/OR OWNER'S EXPENSE.

C-1.1

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

NOTES

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___

SPEC. NO. 5940

CONSULTANT

SCHMIDT DESIGN GROUP, INC.
BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY
2655 Fourth Avenue, San Diego, CA 92103 Lic. CA 2138, NV 219, AZ 34139
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www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: TE, BDS

PLT. DATE: 03/07/13 CHECKED BY: TE

BURKETT&WONG ENGINEERS
ENGINEERS & SURVEYORS
3434 Fourth Ave. San Diego CA.
92103-5704 * (619) 299-5550

REGISTERED PROFESSIONAL ENGINEER — THOMAS R. LARSEN — No. C75897 — CIVIL — STATE OF CALIFORNIA

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 5 OF 54 SHEETS

FOR CITY ENGINEER _____ DATE 8/20/13

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	BWE			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

WBS NO. S-00673

SUBMITTED BY:
SAMIR MAHMALJI
PROJECT OFFICER

DEBBIE VAN MARTIN
PROJECT MANAGER

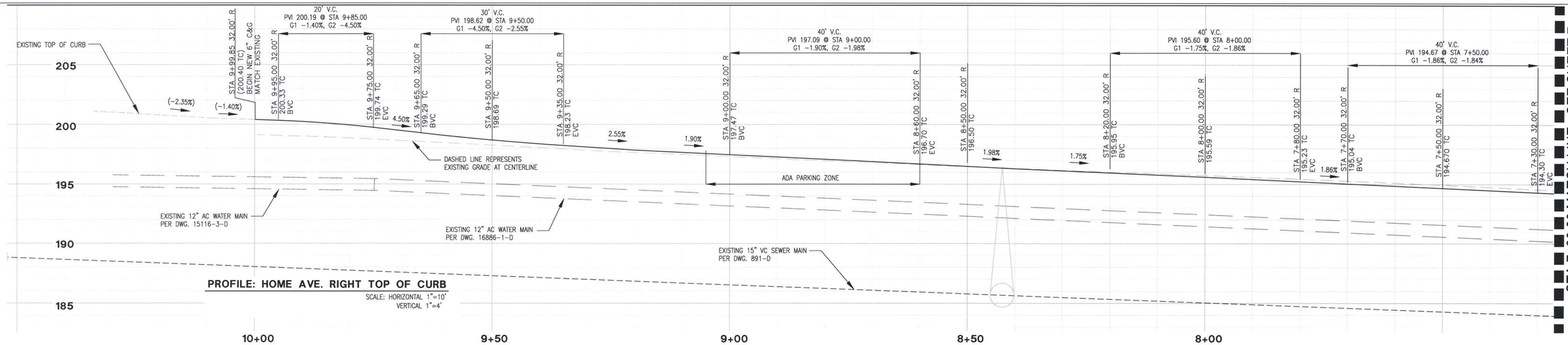
206 - 1737
CCS27 COORDINATE

1846 - 6298
CCS83 COORDINATE

37351- 5 -D

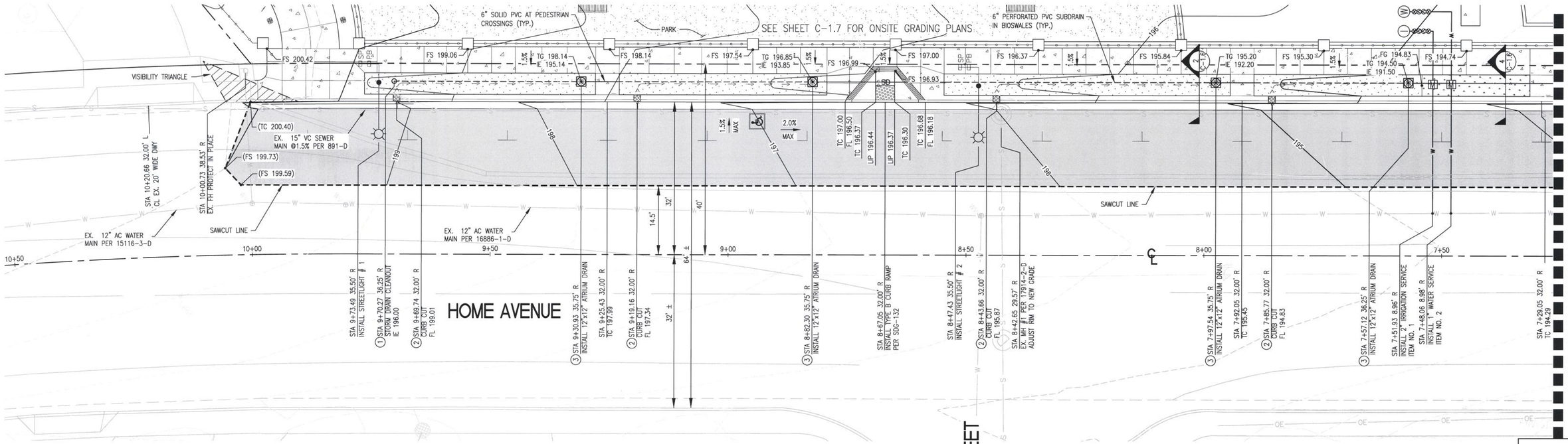
FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

M:\Projects\11000\11408a\00 Home Avenue Park\Dwgs\Sheet_Dwgs\11408 - SHEET 2 - NOTES.dwg 07/12/2013 09:55



PROFILE: HOME AVE. RIGHT TOP OF CURB

SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=4'



CONSTRUCTION NOTES

1. STORM DRAIN CLEANOUT PER DETAIL 6, SHEET C-1.6
2. GRATE PER DETAIL 1, SHEET C-1.6
3. ATRIUM DRAIN PER DETAIL 5, SHEET C-1.6

NORTH

0 5 10 20

SCALE: 1"=10'-0"

BURKETT&WONG ENGINEERS
ENGINEERS & SURVEYORS
3434 Fourth Ave. San Diego CA.
92103-5704 * (619) 299-5550

REGISTERED PROFESSIONAL ENGINEER
BRIAN R. EASTLUND
No. C75867
CIVIL
STATE OF CALIFORNIA

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH_■_MEDIUM___LOW___

SPEC. NO. 5940

CONSULTANT

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SDG PROJECT NO.: 12-402 DRAWN BY: TE, BDS
PLT. DATE: 07/03/13 CHECKED BY: TE

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

IMPROVEMENT PLAN

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 6 OF 54 SHEETS

FOR CITY ENGINEER — DATE 8/20/13

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	BWE			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

WBS NO. S-00673

SUBMITTED BY:
SAMIR MAHMALJI
PROJECT OFFICER

DEBBIE VAN MARTIN
PROJECT MANAGER

206 – 1737
CCS27 COORDINATE

1846-6298
CCS83 COORDINATE

37351- 6 -D

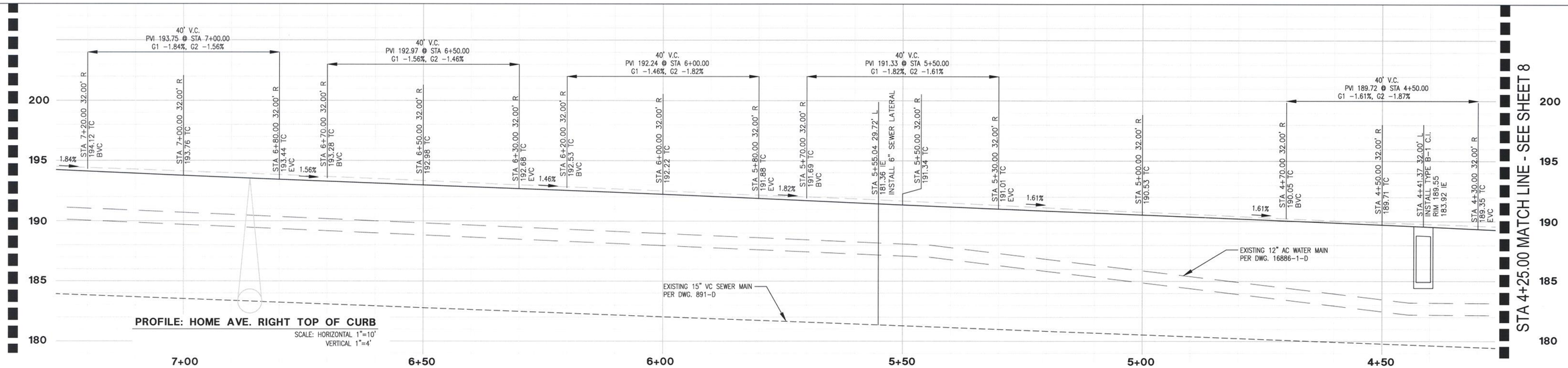
C-1.2

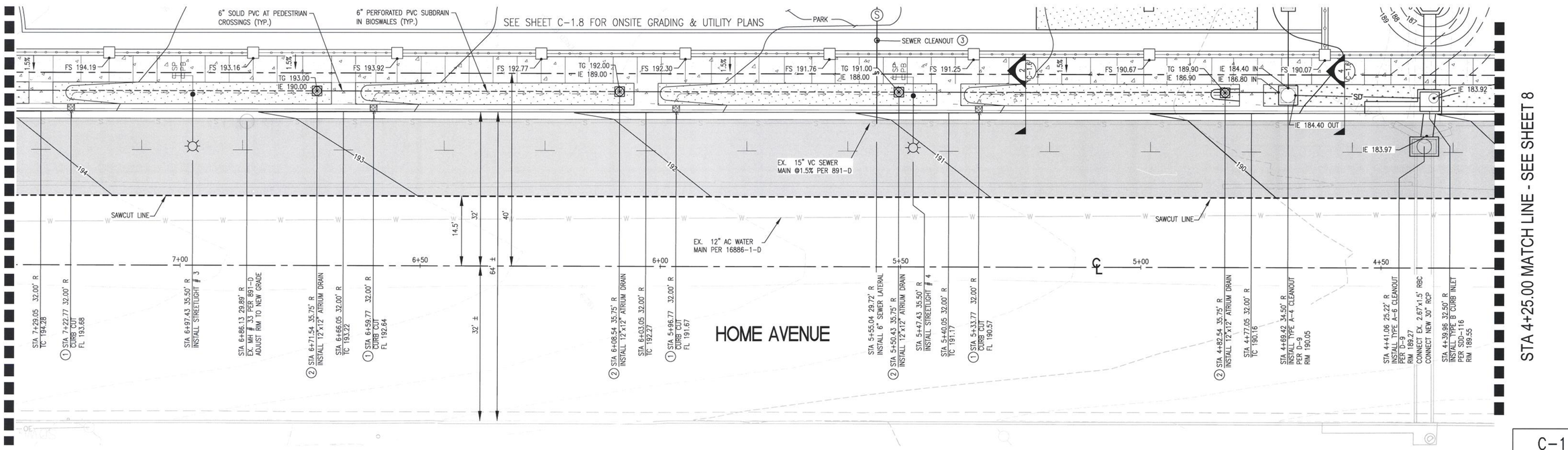
FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

M:\Projects\110001\11408u1.00 Home Avenue Park\Dwgs\Sheet_Dwgs\11408 - SHEET 3.dwg 07/12/2013 09:56

STA 7+30.00 MATCH LINE - SEE SHEET 6

STA 4+25.00 MATCH LINE - SEE SHEET 8





STA 7+30.00 MATCH LINE - SEE SHEET 6

STA 4+25.00 MATCH LINE - SEE SHEET 8

CONSTRUCTION NOTES

(1) GRATE PER DETAIL 1, SHEET C-1.6

(2) ATRIUM DRAIN PER DETAIL 5, SHEET C-1.6

(3) SEWER CLEANOUT, SEE SHEET C-1.8

NORTH

0 5 10 20

SCALE: 1"=10'-0"

BURKETT&WONG ENGINEERS

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3434 Fourth Ave. San Diego CA.
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REGISTERED PROFESSIONAL ENGINEER — THOMAS R. EARLY — No. C75897 — CIVIL — STATE OF CALIFORNIA

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___

SPEC. NO. 5940

CONSULTANT

SCHMIDT DESIGN GROUP, INC.
BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY
2655 Fourth Avenue, San Diego, CA 92103 Lic. CA 2138, NV 219, AZ 34139
telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: TE, BDS

PLT. DATE: 07/03/13 CHECKED BY: TE

C-1.3

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

IMPROVEMENT PLAN

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 7 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER — DATE 8/20/13

SUBMITTED BY: SAMIR MAHMALJI — PROJECT OFFICER

DEBBIE VAN MARTIN — PROJECT MANAGER

206-1737 — CCS27 COORDINATE

1846-6298 — CCS83 COORDINATE

37351-7-D

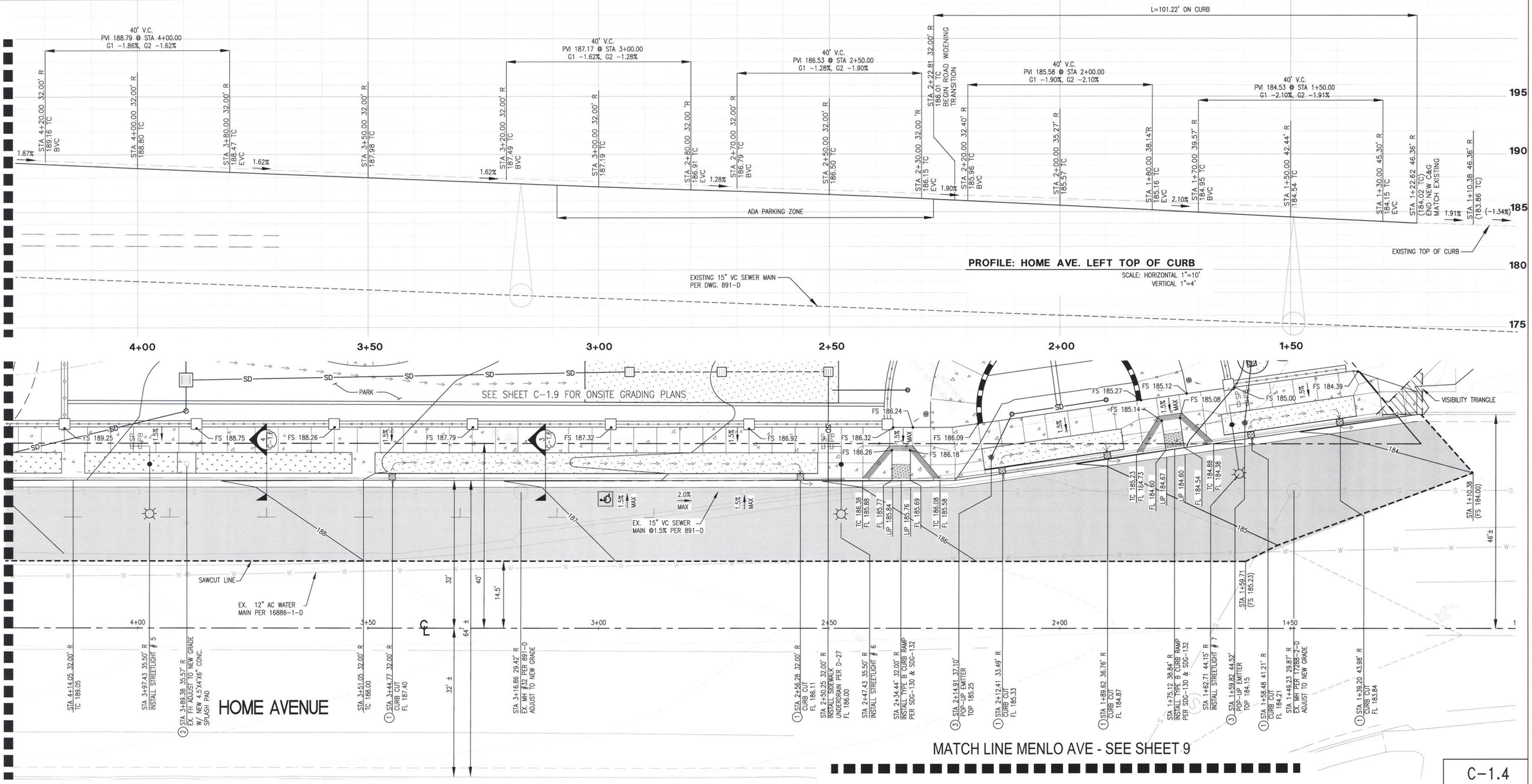
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	BWE			

CONTRACTOR _____ DATE STARTED _____

INSPECTOR _____ DATE COMPLETED _____

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

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C-1.4

CONSTRUCTION NOTES

1. GRATE PER DETAIL 1, SHEET C-1.6
2. FIRE HYDRANT SPLASH PAD PER WF-01
3. NDS POP-UP EMITTER PER DETAILS 3 & 7, SHEET C-1.6

NORTH

0 5 10 20

SCALE: 1"=10'-0"

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

IMPROVEMENT PLAN

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___

SPEC. NO. 5940

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SDG PROJECT NO.: 12-402 DRAWN BY: TE, BDS

PLT. DATE: 07/03/13 CHECKED BY: TE

BURKETT&WONG ENGINEERS
ENGINEERS & SURVEYORS
3434 Fourth Ave. San Diego CA.
92103-5704 * (619) 299-5550

REGISTERED PROFESSIONAL ENGINEER — THOMAS R. EASTMAN — No. C75897 — CIVIL — STATE OF CALIFORNIA

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 8 OF 54 SHEETS

FOR CITY ENGINEER 8/29/13 DATE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	BWE			

CONTRACTOR _____ DATE STARTED _____

INSPECTOR _____ DATE COMPLETED _____

WBS NO. S-00673

SUBMITTED BY:
SAMIR MAHMALJI
PROJECT OFFICER

DEBBIE VAN MARTIN
PROJECT MANAGER

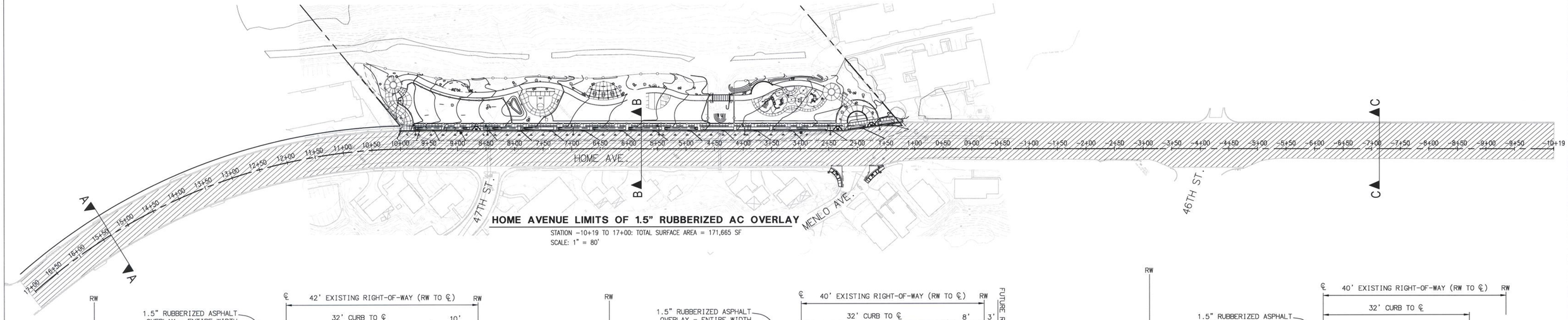
206 -1737
CCS27 COORDINATE

1846-6298
CCS83 COORDINATE

37351- 8 -D

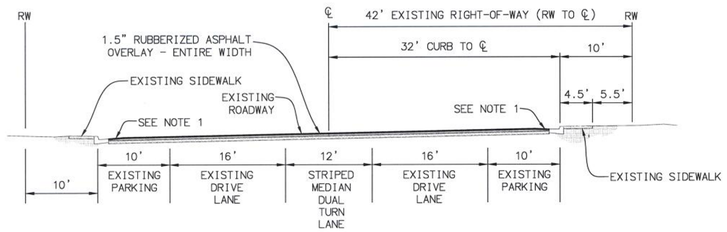
FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

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HOME AVENUE LIMITS OF 1.5" RUBBERIZED AC OVERLAY

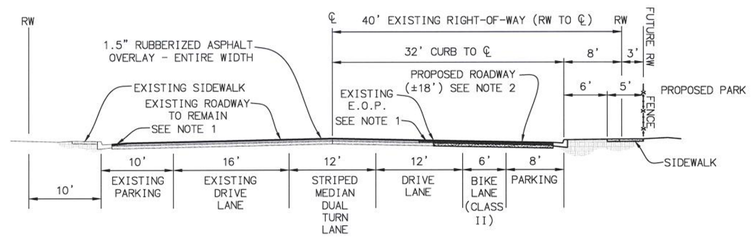
STATION -10+19 TO 17+00: TOTAL SURFACE AREA = 171,665 SF
SCALE: 1" = 80'



NOTES:
1. GRIND AND OVERLAY EXISTING PAVEMENT AT EXISTING CURBS AS NECESSARY TO PROVIDE SMOOTH TRANSITION FOR RUBBERIZED ASPHALT OVERLAY

TYPICAL SECTION A-A: HOME AVE. NEAR EUCLID AVE.

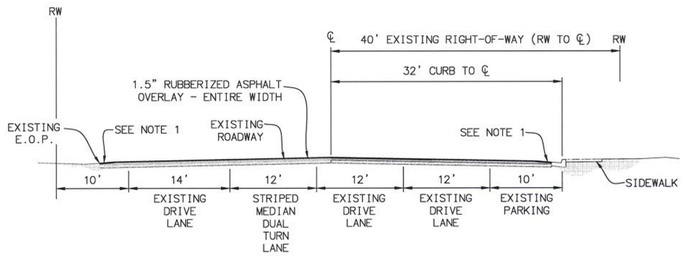
NO SCALE



NOTES:
1. GRIND AND OVERLAY EXISTING PAVEMENT AT EXISTING CURB AND AT SAWCUT LINES AS NECESSARY TO PROVIDE SMOOTH TRANSITION FOR RUBBERIZED ASPHALT OVERLAY
2. PROPOSED ROADWAY SECTION PER SCHEDULE J (SDRSD SDG-113). R-VALUE TO BE DETERMINED IN THE FIELD.

TYPICAL SECTION B-B: HOME AVE.

NO SCALE

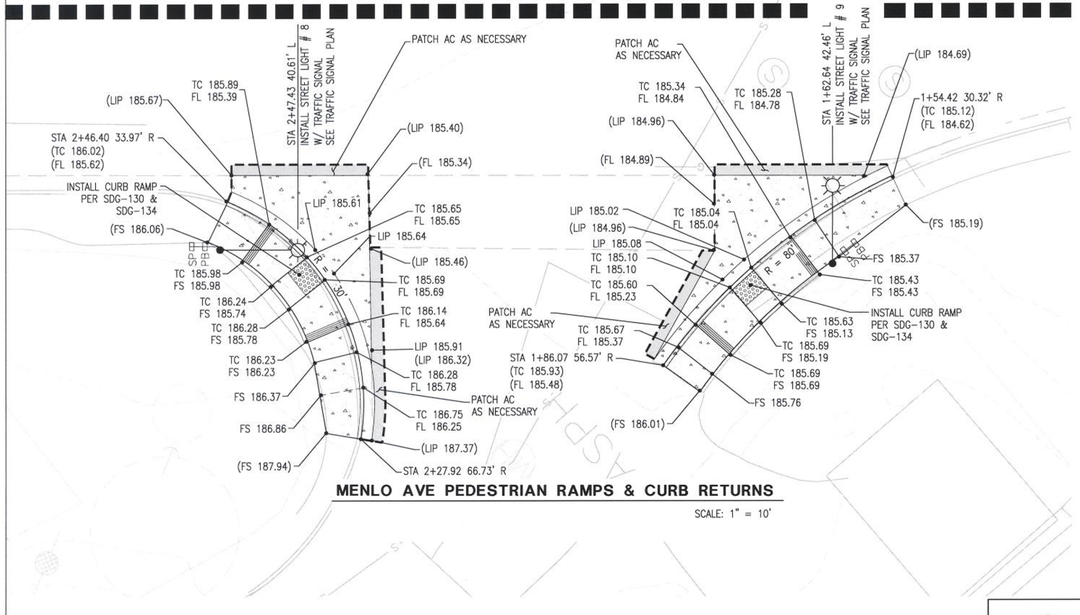


NOTES:
1. GRIND AND OVERLAY EXISTING PAVEMENT AT EXISTING CURB AND AT EXISTING EDGE OF PAVEMENT AS NECESSARY TO PROVIDE SMOOTH TRANSITION FOR RUBBERIZED ASPHALT OVERLAY

TYPICAL SECTION C-C: HOME AVE. NEAR 45TH ST.

NO SCALE

MATCH LINE MENLO AVE - SEE SHEET 8



MENLO AVE PEDESTRIAN RAMPS & CURB RETURNS

SCALE: 1" = 10'

NORTH

0 40 80 160

SCALE: 1"=80'-0"

BURKETT&WONG ENGINEERS
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92103-5704 * (619) 299-5550

REGISTERED PROFESSIONAL ENGINEER — THOMAS R. EASTMAN — No. C75897 — CIVIL — STATE OF CALIFORNIA

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___

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SDG PROJECT NO.: 12-402 DRAWN BY: TE, BDS
PLT. DATE: 03/07/13 CHECKED BY: TE

C-1.5

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

IMPROVEMENT PLAN

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 9 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER — DATE 8/20/13

SUBMITTED BY:
SAMIR MAHMALJI
PROJECT OFFICER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	BWE			

DEBBIE VAN MARTIN
PROJECT MANAGER

206-1737
CCS27 COORDINATE

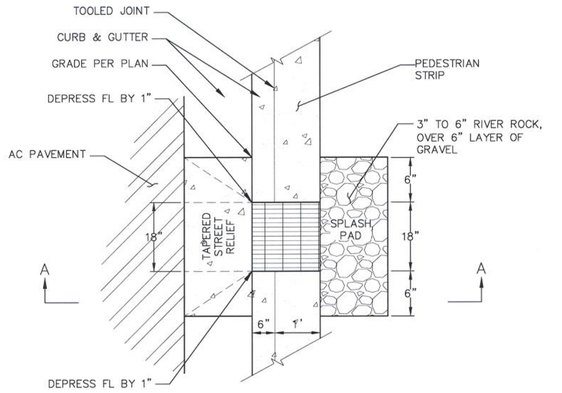
1846-6298
CCS83 COORDINATE

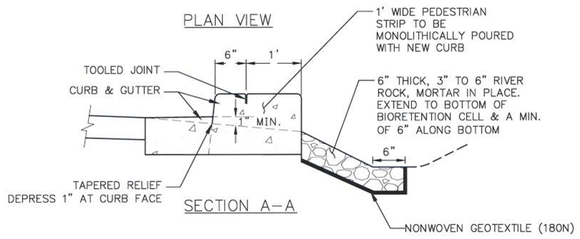
CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

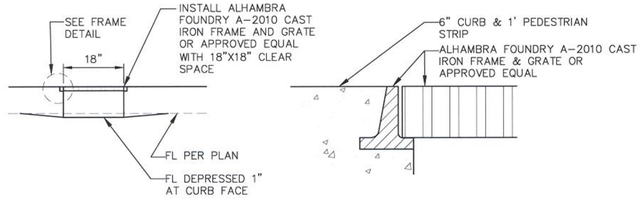
37351- 9 -D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

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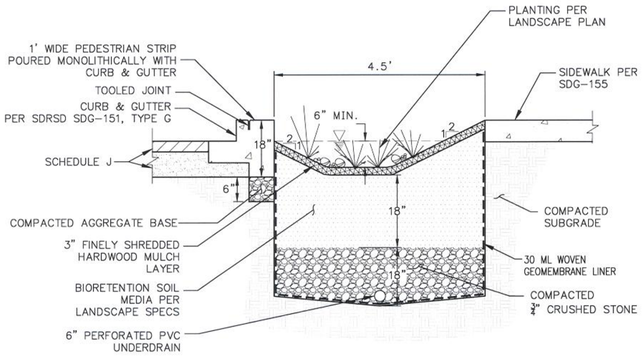




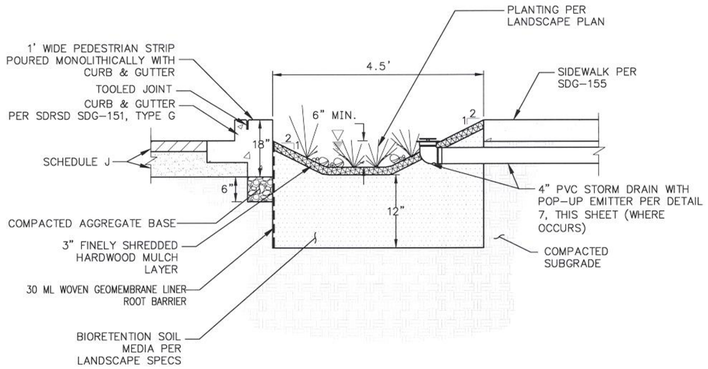


NOTES:
1. EMBED FRAME INTO CONCRETE PER MANUFACTURERS DIRECTIONS.
2. INSTALL MANUFACTURERS LOCK SCREWS TO LOCK GRATE IN PLACE.

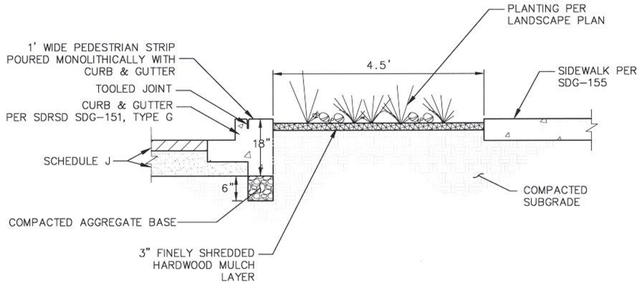
1 – CURB CUT WITH GRATE
NOT TO SCALE



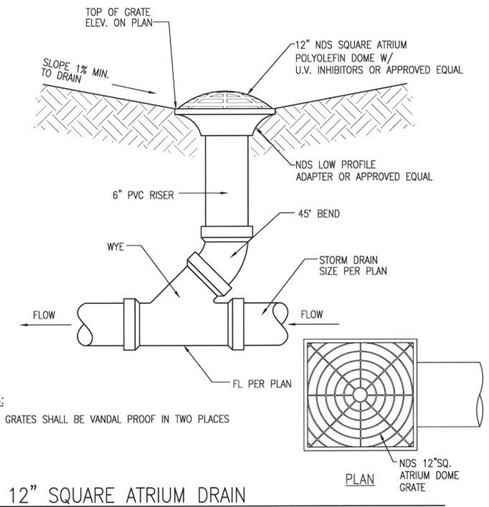
2 – BIOSWALE AT PARKWAY
NOT TO SCALE



3 – VEGETATED SWALE AT PARKWAY
NOT TO SCALE

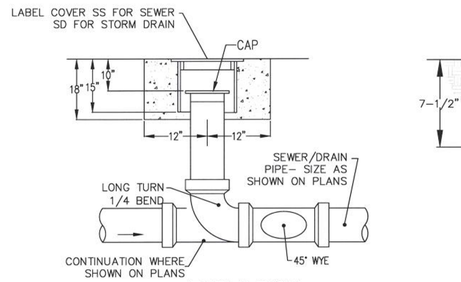


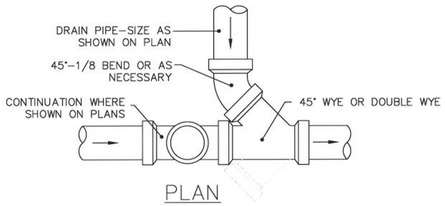
4 – SHRUB BED AT PARKWAY
NOT TO SCALE

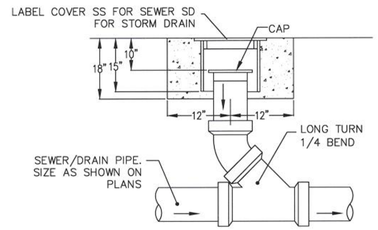


NOTES:
1. ALL GRATES SHALL BE VANDAL PROOF IN TWO PLACES

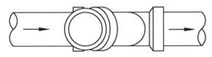
5 – 12" SQUARE ATRIUM DRAIN
NO SCALE







CLEANOUT W/ NO CHANGE IN DIRECTION

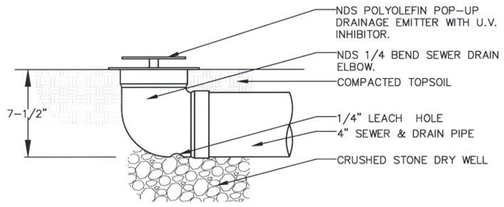


PLAN

CLEANOUT W/ CHANGE IN DIRECTION

NOTE: CLEANOUT SIZE EQUIVALENT TO PIPE SIZE UNLESS OTHERWISE NOTED ON GRADING AND UTILITIES PLANS

6 – PVC STORM/SEWER DRAIN CLEANOUT
NOT TO SCALE



7 – NDS POP-UP DRAINAGE EMITTER
NOT TO SCALE

BURKETT&WONG ENGINEERS
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92103-5704 * (619) 299-5550

REGISTERED PROFESSIONAL ENGINEER — THOMAS R. EASTON — No. C72887 — CIVIL — STATE OF CALIFORNIA

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH_■_MEDIUM___LOW___

SPEC. NO. 5940

CONSULTANT

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SDG PROJECT NO.: 12-402 DRAWN BY: TE, BDS
PLT. DATE: 03/07/13 CHECKED BY: TE

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 10 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER — DATE 8/20/13

SUBMITTED BY: SAMIR MAHMALJI, PROJECT OFFICER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	BWE			

DEBBIE VAN MARTIN, PROJECT MANAGER

206-1737 CCS27 COORDINATE

1846-6298 CCS83 COORDINATE

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

37351-10-D

C-1.6

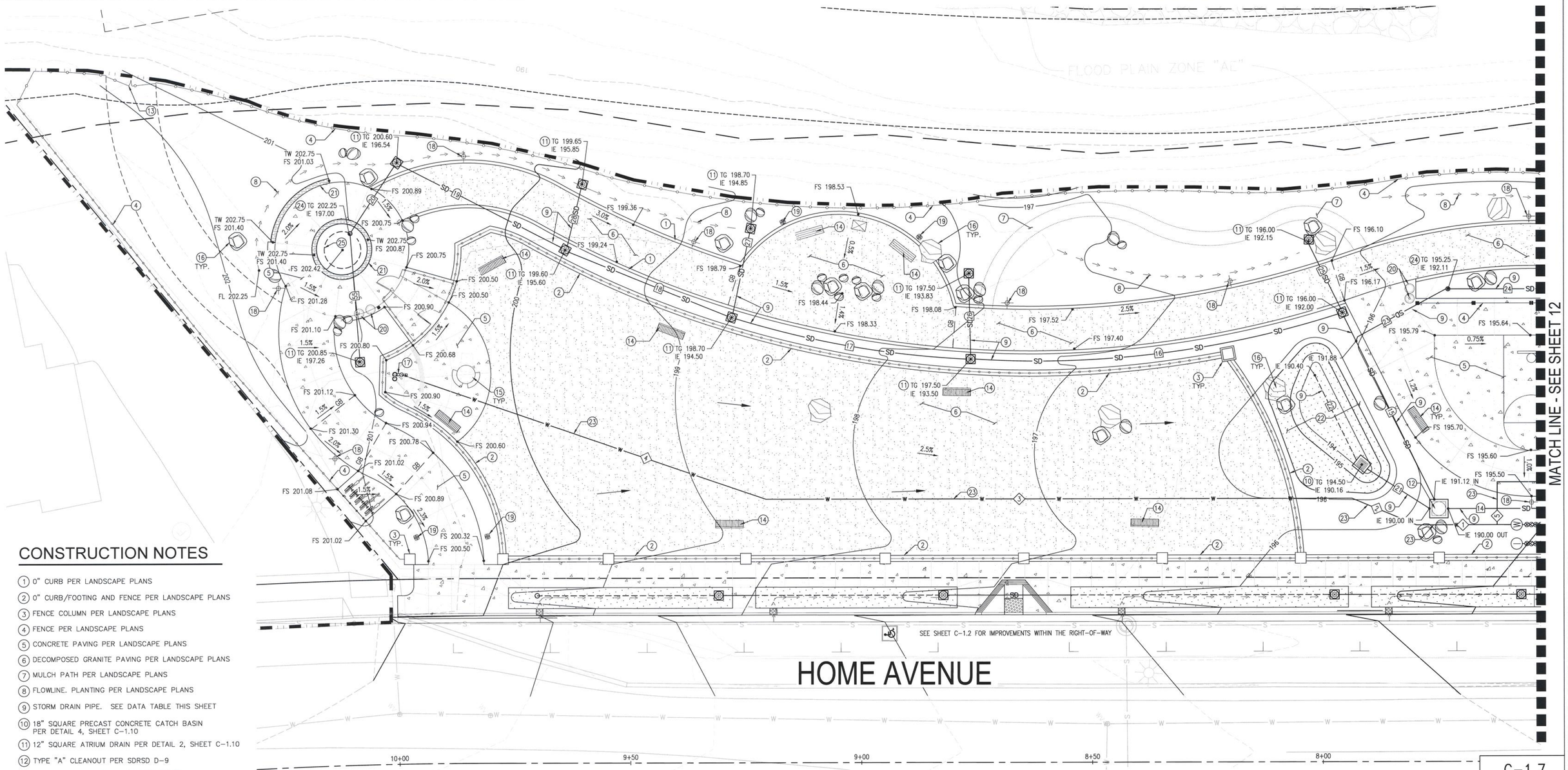
PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

IMPROVEMENT PLAN DETAILS

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

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CONSTRUCTION NOTES

1. 0" CURB PER LANDSCAPE PLANS
2. 0" CURB/FOOTING AND FENCE PER LANDSCAPE PLANS
3. FENCE COLUMN PER LANDSCAPE PLANS
4. FENCE PER LANDSCAPE PLANS
5. CONCRETE PAVING PER LANDSCAPE PLANS
6. DECOMPOSED GRANITE PAVING PER LANDSCAPE PLANS
7. MULCH PATH PER LANDSCAPE PLANS
8. FLOWLINE. PLANTING PER LANDSCAPE PLANS
9. STORM DRAIN PIPE. SEE DATA TABLE THIS SHEET
10. 18" SQUARE PRECAST CONCRETE CATCH BASIN PER DETAIL 4, SHEET C-1.10
11. 12" SQUARE ATRIUM DRAIN PER DETAIL 2, SHEET C-1.10
12. TYPE "A" CLEANOUT PER SDRSD D-9
13. VEHICULAR GATE PER LANDSCAPE PLANS
14. BENCH PER LANDSCAPE PLANS
15. PICNIC TABLE PER LANDSCAPE PLANS
16. PLACED BOULDER PER LANDSCAPE PLANS
17. DRINKING FOUNTAIN PER LANDSCAPE PLANS
18. LIGHT POST PER ELECTRICAL PLANS
19. BOLLARD LIGHT PER ELECTRICAL PLANS
20. TRASH/RECYCLING RECEPTACLE PER LANDSCAPE
21. SEAT WALL PER LANDSCAPE PLANS
22. BIORETENTION AREA PER DETAIL 5, SHEET C-1.10
23. WATER PIPE. SEE DATA TABLE THIS SHEET
24. 4" PLANTER ATRIUM DRAIN PER DETAIL 3, SHEET C-1.10
25. 4" PERFORATED PVC PLANTER UNDERDRAIN

STORM DRAIN DATA					
NO.	BEARING/DELTA	RADIUS	LENGTH	SLOPE (%)	SIZE/TYPE (CLASS)
14	N 41°01'48" E	--	33.70'	1.0	12" PVC (SDR 35)
15	N 75°08'53" W	--	44.16'	2.0	12" PVC (SDR 35)
16	D=21°22'46"	213.39'	79.62'	1.9	12" PVC (SDR 35)
17	D=14°21'08"	202.45'	50.71'	2.0	12" PVC (SDR 35)
18	N 63°04'33" E	--	36.93'	3.0	12" PVC (SDR 35)
19	N 68°07'31" E	--	39.05'	2.4	12" PVC (SDR 35)
20	N 13°31'57" W	--	17.23'	2.9	6" PVC (SDR 35)
21	N 73°40'11" E	--	16.06'	1.0	12" PVC (SDR 35)
22	N 76°04'51" W	--	21.39'	1.0	6" PVC (SDR 35)*
23	N 14°25'44" E	--	22.58'	1.0	6" PVC (SDR 35)
24	N 41°00'00" E	--	33.50'	1.0	6" PVC (SDR 35)
25	N 75°19'31" W	--	15.56'	1.0	6" PVC (SDR 35)
26	N 50°15'56" W	--	16.56'	2.0	6" PVC (SDR 35)
27	N 37°00'28" W	--	17.63'	2.0	6" PVC (SDR 35)
28	N 35°18'21" W	--	12.65'	2.0	6" PVC (SDR 35)
55	N 53°19'05" W	--	26.88'	1.0%	6" PVC (SDR 35)

*PERFORATED

WATER DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	SIZE/TYPE (CLASS)
1	N 41°00'19" E	--	20.44'	1" PVC (CL 150)
2	N 63°30'19" E	--	15.15'	1" PVC (CL 150)
3	N 41°00'19" E	--	126.94'	1" PVC (CL 150)
4	N 60°02'34" E	--	83.44'	1" PVC (CL 150)
5	N 48°54'35" W	--	9.28'	1" PVC (CL 150)

NORTH

0 5 10 20

SCALE: 1"=10'-0"

BURKETT&WONG ENGINEERS

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REGISTERED PROFESSIONAL ENGINEER — THOMAS R. LARSEN — No. C75897 — CIVIL — STATE OF CALIFORNIA

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH___MEDIUM___LOW___

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SDG PROJECT NO.: 12-402 DRAWN BY: TE, BDS

PLT. DATE: 07/03/13 CHECKED BY: TE

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

GRADING PLAN

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET **11** OF 54 SHEETS

FOR CITY ENGINEER 8/20/13 DATE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	BWE			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

WBS NO. S-00673

SUBMITTED BY: SAMIR MAHMALJI PROJECT OFFICER

DEBBIE VAN MARTIN PROJECT MANAGER

206-1737 CCS27 COORDINATE

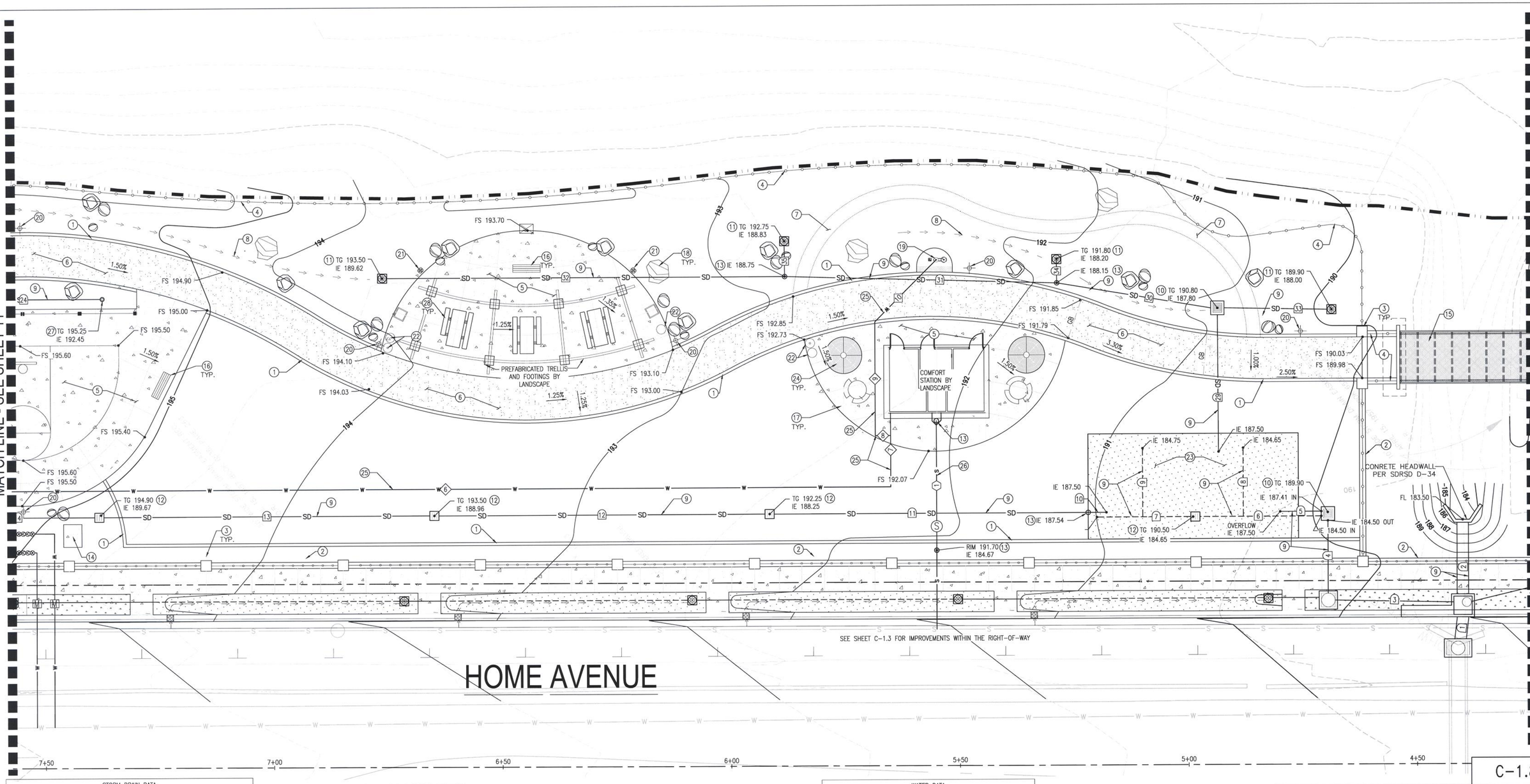
1846-6298 CCS83 COORDINATE

37351-**11**-D

C-1.7

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

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C-1.8

STORM DRAIN DATA					
NO	BEARING/DELTA	RADIUS	LENGTH	SLOPE (%)	SIZE/TYPE (CLASS)
1	N 42°15'08" W	--	4.81'	1.0	30" RCP (SDR 35)**
2	N 49°00'00" W	--	15.65'	2.7	30" RCP (SDR 35)
3	N 43°18'08" E	--	25.98'	1.8	12" PVC (SDR 35)**
4	N 48°59'53" W	--	15.44'	0.65	12" PVC (SDR 35)
5	N 40°59'08" E	--	8.99'	1.0	12" PVC (SDR 35)
6	N 40°59'50" E	--	27.56'	0.5	6" PVC (SDR 35)*
7	N 41°00'00" E	--	20.50'	0.5	6" PVC (SDR 35)*
8	N 49°00'00" W	--	15.00'	0.5	6" PVC (SDR 35)*
9	N 49°00'00" W	--	15.00'	0.5	6" PVC (SDR 35)*
10	N 41°00'00" E	--	4.00'	1.0	12" PVC (SDR 35)
11	N 40°58'50" E	--	68.66'	1.0	12" PVC (SDR 35)
12	N 40°59'24" E	--	71.33'	1.0	12" PVC (SDR 35)
13	N 40°59'24" E	--	71.33'	1.0	12" PVC (SDR 35)
14	N 41°01'48" E	--	33.70'	1.0	12" PVC (SDR 35)
24	N 41°00'00" E	--	33.50'	1.0	6" PVC (SDR 35)
29	N 49°16'30" W	--	26.89'	1.1	12" PVC (SDR 35)
30	N 54°34'31" E	--	34.62'	1.0	12" PVC (SDR 35)
31	N 42°36'25" E	--	59.50'	1.0	12" PVC (SDR 35)
32	N 41°00'56" E	--	87.03'	1.0	12" PVC (SDR 35)
33	N 35°43'30" E	--	22.60'	1.0	6" PVC (SDR 35)
34	N 49°39'04" W	--	5.20'	1.0	6" PVC (SDR 35)
35	N 49°39'04" W	--	6.73'	1.0	6" PVC (SDR 35)

*PERFORATED
**SEE SHEET C-1.3

CONSTRUCTION NOTES

1. 0" CURB PER LANDSCAPE PLANS
2. 0" CURB/FOOTING AND FENCE PER LANDSCAPE PLANS
3. FENCE COLUMN PER LANDSCAPE PLANS
4. FENCE PER LANDSCAPE PLANS
5. CONCRETE PAVING PER LANDSCAPE PLANS
6. DISINTEGRATED GRANITE PAVING PER LANDSCAPE PLANS
7. MULCH PATH PER LANDSCAPE PLANS
8. FLOWLINE. PLANTING PER LANDSCAPE PLANS
9. STORM DRAIN PIPE. SEE DATA TABLE THIS SHEET
10. 18" SQUARE PRECAST CONCRETE CATCH BASIN PER DETAIL 4, SHEET C-1.10
11. 12" SQUARE ATRIUM DRAIN PER DETAIL 2, SHEET C-1.10
12. 12" SQUARE FLAT DRAIN PER DETAIL 1, SHEET C-1.10
13. PVC SEWER / STORM DRAIN CLEANOUT PER DETAIL 10, SHEET C-1.10
14. ELECTRICAL PAD
15. PREFABRICATED BRIDGE PER LANDSCAPE PLANS
16. BENCH PER LANDSCAPE PLANS
17. PICNIC TABLE PER LANDSCAPE PLANS
18. PLACED BOULDERS PER LANDSCAPE PLANS
19. DRINKING FOUNTAIN PER LANDSCAPE PLANS
20. LIGHT POST PER ELECTRICAL PLANS
21. BOLLARD LIGHT PER ELECTRICAL PLANS
22. TRASH/RECYCLING RECEPTACLE PER LANDSCAPE PLAN
23. BIORETENTION AREA PER DETAIL 8, SHEET C-1.10
24. TREE GRATE PER LANDSCAPE PLANS
25. WATER PIPE. SEE DATA TABLE THIS SHEET
26. SEWER PIPE. SEE DATA TABLE THIS SHEET
27. 4" ATRIUM DRAIN PER DETAIL 3, SHEET C-1.10
28. PICNIC TABLE PER LANDSCAPE PLANS

NORTH

0 5 10 20
SCALE: 1"=10'-0"

WATER DATA				
NO	BEARING/DELTA	RADIUS	LENGTH	SIZE/TYPE (CLASS)
6	N 40°59'54" E	--	197.26'	1" PVC (CL 150)
7	N 49°00'00" W	--	16.14'	1" PVC (CL 150)
8	N 41°00'00" E	--	3.35'	1" PVC (CL 150)
9	N 49°00'00" W	--	24.84'	1" PVC (CL 150)
10	N 04°00'00" W	--	19.07'	1" PVC (CL 150)

SEWER DATA				
NO	BEARING/DELTA	LENGTH	SLOPE (%)	SIZE/TYPE (CLASS)
1	N 49°00'00" W	21.38'	1.0	6" PVC (SDR 35)

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

GRADING PLAN

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___

SPEC. NO. 5940

CONSULTANT

SCHMIDT DESIGN GROUP, INC.
BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY
2655 Fourth Avenue, San Diego, CA 92103 Lic. CA 2138, NV 219, AZ 34139
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www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: TE, BDS
PLT. DATE: 07/03/13 CHECKED BY: TE

BURKETT&WONG ENGINEERS
ENGINEERS & SURVEYORS
3434 Fourth Ave. San Diego CA.
92103-5704 * (619) 299-5550

REGISTERED PROFESSIONAL ENGINEER JAMES R. EARLY No. C75887 CIVIL STATE OF CALIFORNIA

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 12 OF 54 SHEETS

FOR CITY ENGINEER — DATE 8/20/13

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	BWE			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

WBS NO. S-00673
SUBMITTED BY: SAMIR MAHMALJI — PROJECT OFFICER
DEBBIE VAN MARTIN — PROJECT MANAGER
206-1737 — CCS27 COORDINATE
1846-6298 — CCS83 COORDINATE
37351-12-D

M:\Projects\11000\11408a\100 Home Avenue Park\Dwgs\Sheet_Dwgs\11408 - SHEET 9.dwg 07/12/2013 10:00

MATCH LINE - SEE SHEET 12

STORM DRAIN DATA					
NO.	BEARING/DELTA	RADIUS	LENGTH	SLOPE (%)	SIZE/TYPE (CLASS)
36	N 27°38'17" E	--	49.82'	0.5	12" PVC (SDR 35)
37	N 49°00'00" W	--	5.22'	0.5	12" PVC (SDR 35)
38	N 39°58'41" E	--	93.77'	0.5	12" PVC (SDR 35)
39	N 41°01'43" E	--	18.00'	0.5	6" PVC (SDR 35)*
40	N 41°02'12" E	--	22.11'	0.5	6" PVC (SDR 35)*
41	N 48°54'35" W	--	22.52'	0.5	3" PVC (SDR 35)**
42	N 84°39'52" E	--	34.34'	0.5	6" PVC (SDR 35)
43	N 14°09'33" E	--	33.77'	0.5	6" PVC (SDR 35)
44	N 48°58'02" W	--	20.56'	0.5	12" PVC (SDR 35)
45	N 49°00'00" W	--	42.33'	0.5	12" PVC (SDR 35)
46	N 21°55'31" E	--	57.95'	0.5	12" PVC (SDR 35)
47	N 46°08'46" E	--	73.08'	1.0	6" PVC (SDR 35)
48	N 89°02'03" E	--	13.11'	1.0	6" PVC (SDR 35)
49	N 46°30'33" W	--	9.94'	1.0	6" PVC (SDR 35)
50	N 41°00'00" E	--	16.31'	1.0	4" PVC (SDR 35)
51	N 23°17'17" W	--	10.39'	--	4" PVC (SDR 35)**
52	N 32°32'32" E	--	20.65'	0.5	4" PVC (SDR 35)
53	N 42°55'24" W	--	13.32'	--	4" PVC (SDR 35)**
54	N 54°21'04" E	--	12.15'	1.0	4" PVC (SDR 35)

*PERFORATED
**SEE SHEET C-1.4

SEE SHEET C-1.4 FOR IMPROVEMENTS WITHIN THE RIGHT-OF-WAY

HOME AVENUE

4+00 3+50 3+00 2+50 2+00 1+50

CONSTRUCTION NOTES

1. 0" CURB PER LANDSCAPE PLANS
2. 0" CURB/FOOTING AND FENCE PER LANDSCAPE PLANS
3. FENCE COLUMN PER LANDSCAPE PLANS
4. FENCE PER LANDSCAPE PLANS
5. CONCRETE PAVING PER LANDSCAPE PLANS
6. DISINTEGRATED GRANITE PAVING PER LANDSCAPE PLANS
7. PLAYGROUND STRUCTURE PER LANDSCAPE PLANS
8. FLOWLINE. PLANTING PER LANDSCAPE PLANS
9. STORM DRAIN PIPE. SEE DATA TABLE THIS SHEET
10. 18" SQUARE PRECAST CONCRETE CATCH BASIN PER DETAIL 4, SHEET C-1.10
11. 12" SQUARE ATRIUM DRAIN PER DETAIL 2, SHEET C-1.10
12. 12" SQUARE FLAT DRAIN PER DETAIL 1, SHEET C-1.10
13. BENCH PER LANDSCAPE PLANS
14. PICNIC TABLE PER LANDSCAPE PLANS
15. PLACED BOULDERS PER LANDSCAPE PLANS
16. LIGHT POST PER ELECTRICAL PLANS
17. BOLLARD LIGHT PER ELECTRICAL PLANS
18. TRASH/RECYCLING RECEPTACLE PER LANDSCAPE PLANS
19. SEAT WALL PER LANDSCAPE PLANS
20. BIORETENTION AREA PER DETAIL 10, SHEET C-1.10
21. BIOSWALE WITH 6" PVC UNDERDRAIN PER DETAIL 6, SHEET C-1.10
22. 9" SQUARE CATCH BASIN WITH ATRIUM GRATE PER DETAIL 7, SHEET C-1.10
23. 3" PVC STORM DRAIN OVERFLOW PIPE/SIDEWALK UNDERDRAIN PER IMPROVEMENT PLANS
24. 4" ATRIUM DRAIN PER DETAIL 3, SHEET C-1.10
25. 4" PERFORATED PVC UNDERDRAIN FOR TREE PLANTER
26. RETAINING WALL PER LANDSCAPE PLANS
27. PREFABRICATED STEEL BRIDGE PER LANDSCAPE PLANS
28. GRATES BELOW RESILIENT PLAY SURFACE PER LANDSCAPE DETAILS
29. PVC STORM DRAIN CLEANOUT PER DETAIL 10, SHEET C-1.10
30. NOTCH CURB PER LANDSCAPE FOR STORMWATER OVERFLOW
31. 4" PVC STORM PIPE AND POP-UP EMITTER PER IMPROVEMENT PLANS

NORTH

0 5 10 20
SCALE: 1"=10'-0"

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___

SPEC. NO. 5940

CONSULTANT

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92103-5704 * (619) 299-5550

REGISTERED PROFESSIONAL ENGINEER JAMES R. BURKETT No. C75597 CIVIL STATE OF CALIFORNIA

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

GRADING PLAN

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 13 OF 54 SHEETS

FOR CITY ENGINEER 8/20/13 DATE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	BWE			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

WBS NO. S-00673

SUBMITTED BY:
SAMIR MAHMALJI
PROJECT OFFICER

DEBBIE VAN MARTIN
PROJECT MANAGER

206-1737
CCS27 COORDINATE

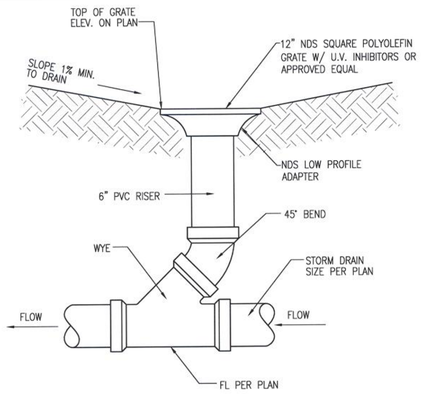
1846-6298
CCS83 COORDINATE

37351-13-D

C-1.9

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

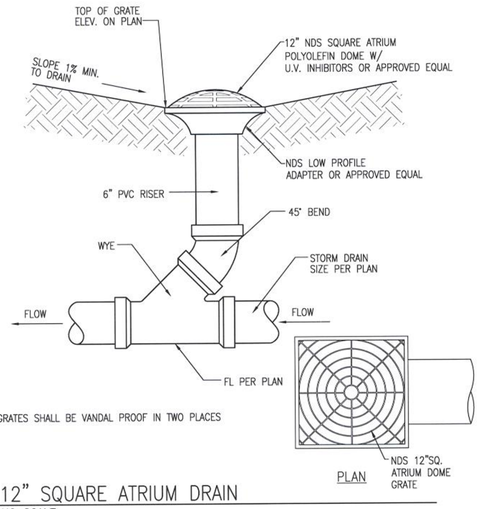
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NOTES:

1. ALL GRATES SHALL BE VANDAL PROOF IN TWO PLACES

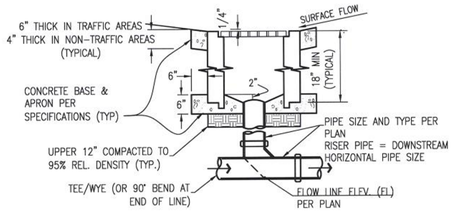
1 / – 12" SQUARE FLAT DRAIN
NO SCALE



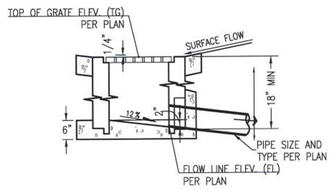
NOTES:

1. ALL GRATES SHALL BE VANDAL PROOF IN TWO PLACES

2 / – 12" SQUARE ATRIUM DRAIN
NO SCALE

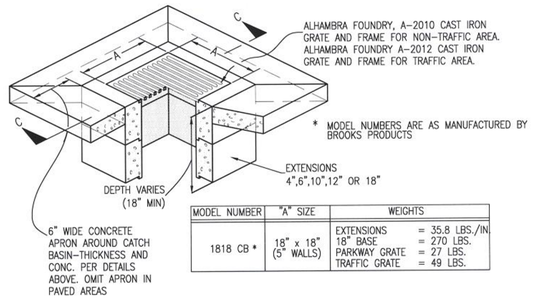


TYPE 1 OUTLET
"IE" MORE THAN 36" BELOW "FG"
NO SCALE



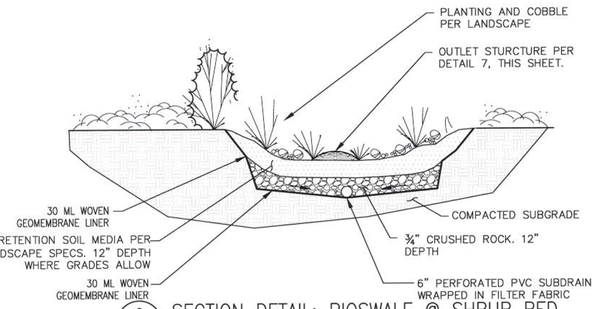
TYPE 2 OUTLET (PVT)
"IE" LESS THAN 36" BELOW "FG"
NO SCALE

SECTION C–C

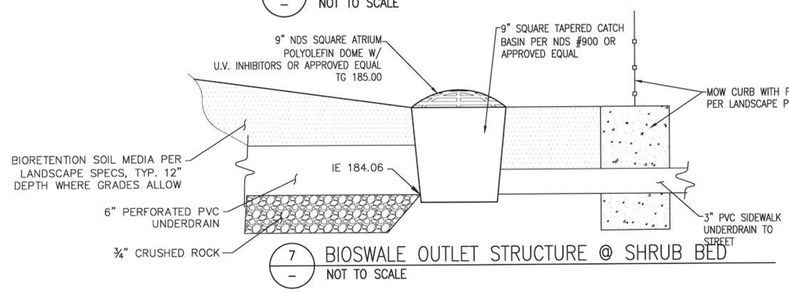


MODEL NUMBER	"A" SIZE	WEIGHTS
1818 CB *	18" x 18" (5" WALLS)	EXTENSIONS = 35.8 LBS./IN 18" BASE = 270 LBS. PARKWAY GRATE = 27 LBS. TRAFFIC GRATE = 49 LBS.

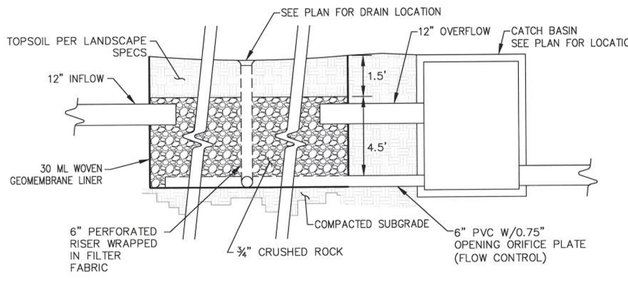
4 / – PRECAST CATCH BASIN
NOT TO SCALE



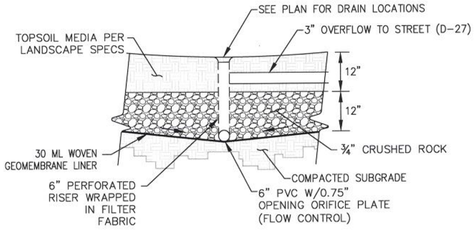
6 / – SECTION DETAIL: BIOSWALE @ SHRUB BED
NOT TO SCALE



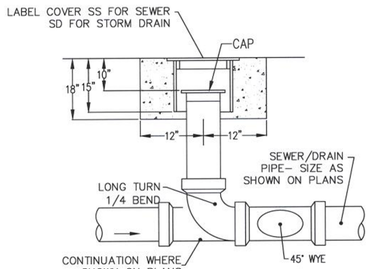
7 / – BIOSWALE OUTLET STRUCTURE @ SHRUB BED
NOT TO SCALE

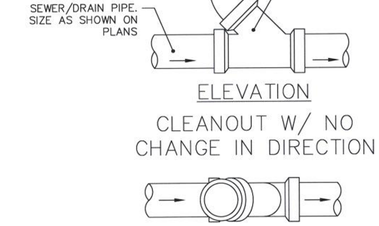


8 / – SECTION DETAIL: BIORETENTION AREA @ TURF
NOT TO SCALE

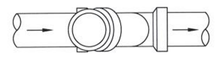


9 / – SECTION DETAIL: BIORETENTION AREA @ TURF
NOT TO SCALE





CLEANOUT W/ NO
CHANGE IN DIRECTION

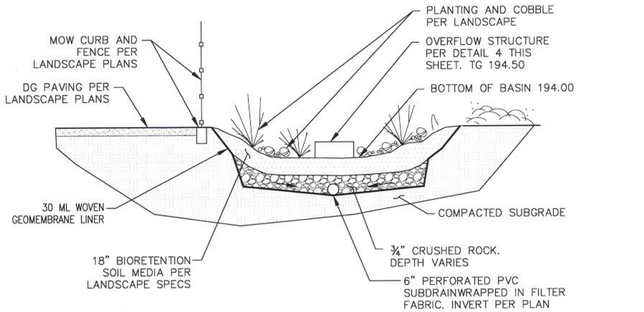


PLAN

CLEANOUT W/ CHANGE
IN DIRECTION

NOTE: CLEANOUT SIZE EQUIVALENT TO PIPE SIZE UNLESS OTHERWISE NOTED ON GRADING AND UTILITIES PLANS

10 / – PVC STORM/SEWER DRAIN CLEANOUT
NOT TO SCALE



3 / – 4" ROUND ATRIUM DRAIN
NOT TO SCALE

5 / – SECTION DETAIL: BIORETENTION AREA @ SHRUB BED
NOT TO SCALE

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH_■_MEDIUM___LOW___

SPEC. NO. 5940

CONSULTANT

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REGISTERED PROFESSIONAL ENGINEER — THOMAS R. CARTER — No. C75697 — CIVIL — STATE OF CALIFORNIA

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 14 OF 54 SHEETS

FOR CITY ENGINEER — DATE 6/20/13

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	BWE			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

C–1.10

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

GRADING PLAN DETAILS

WBS NO. S–00673

SUBMITTED BY:
SAMIR MAHMALJI
PROJECT OFFICER

DEBBIE VAN MARTIN
PROJECT MANAGER

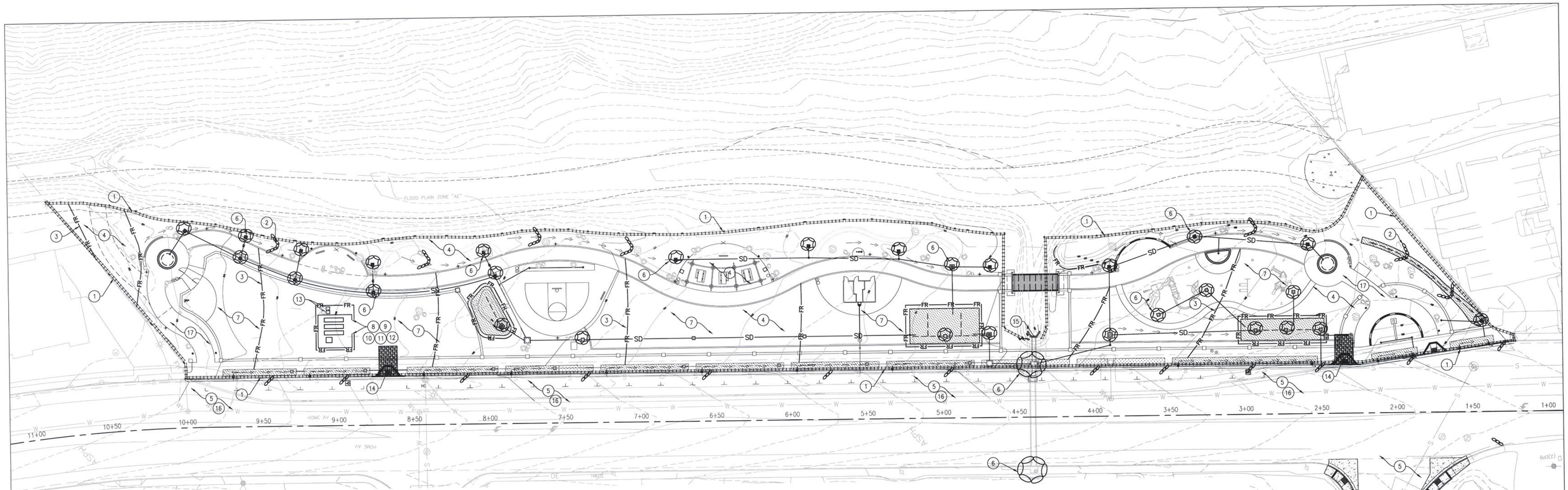
206–1737
CCS27 COORDINATE

1846–6298
CCS83 COORDINATE

37351-**14**-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

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EROSION AND SEDIMENT CONTROL KEY NOTES

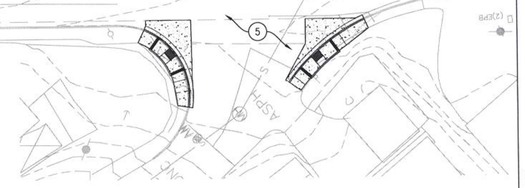
1. SILT FENCE (SE-1): PLACE AROUND CONSTRUCTION PERIMETER
2. GRAVEL BAG BERM CHECK DAMS (SE-4)
3. FIBER ROLL (SE-5): PLACE AT DOWNGRADIENT SIDE OF VEHICLE PARKING AREA, AROUND STOCKPILES AND DOWN-GRADIENT OF EXPOSED SOIL AREAS
4. GEOTEXTILES AND MATS (EC-7): PLACE OVER ALL AREAS OF DISTURBED SOIL & STOCKPILES DURING STORM EVENT
5. STREET SWEEPING (SE-7): IMPLEMENT ANYWHERE SEDIMENT IS TRACKED FROM THE PROJECT SITE ONTO PUBLIC OR PRIVATE PAVED ROADS, TYPICALLY AT POINT OF INGRESS/EGRESS
6. STORM DRAIN INLET PROTECTION (SE-10) TYPE 3- GRAVEL BAGS BARRIER FOR DRAIN INLETS PER DETAIL E2 THIS SHEET
7. WIND EROSION CONTROL (WE-1): APPLY WATER DAILY (OR MORE OFTEN) TO SOIL STOCKPILES AND ALL AREAS OF DISTURBED SOIL.
8. MATERIAL DELIVERY AND STORAGE AREA (WM-1): HAZARDOUS MATERIALS SEGREGATED IN BERMED/COVERED AREA.
9. STOCKPILE MANAGEMENT (WM-3): COVER STOCKPILES WITH PLASTIC AND INSTALL FIBER ROLLS ALONG THE PERIMETER (SUGGESTED LOCATION)
10. SPILL PREVENTION AND CONTROL (WM-4): USE TO PREVENT ON-SITE SPILL FROM ENTERING THE STORM DRAIN SYSTEM
11. SOLID WASTE MANAGEMENT (WM-5) & HAZARDOUS WASTE MANAGEMENT (WM-06)
12. CONCRETE WASTE MANAGEMENT (WM-8)
13. SANITARY/ SEPTIC WASTE MANAGEMENT (WM-9): IMPLEMENT AT STAGING AREA & CONSTRUCTION SITE. (PROBABLE LOCATIONS)
14. STABILIZED CONSTRUCTION ENTRANCE/EXIT (TC-1) & PER DETAIL A: CONTRACTOR SHALL SELECT THE SUITABLE LOCATION AND GET AN APPROVAL FROM ENGINEER PRIOR TO INSTALLATION/START OF CONSTRUCTION WORK
15. VELOCITY DISSIPATION DEVICE (EC-10)
16. PAVING & GRINDING OPERATIONS (NS-3): IMPLEMENTED WHERE PAVING, SURFACING, RESURFACING, GRINDING, OR SAWCUTTING MAY POLLUTE RUNOFF TO DRAINAGE SYSTEM
17. CONCRETE CURING (NS-12) & CONCRETE FINISHING (NS-13): IMPLEMENTED AT ALL CONSTRUCTION LOCATIONS WHERE CONCRETE IS USED

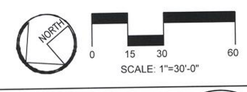
ADDITIONAL NOTES

1. VEHICLE EQUIPMENT FUELING & SERVICE/MAINTENANCE ARE NOT PERMITTED ON SITE
2. THERE ARE NO KNOWN LOCATIONS OF NON-STORM WATER DISCHARGE
3. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE PLANS WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS THE WORK PROGRESSES AS RECOMMENDED BY THE ENGINEER OF WORK & AS APPROVED BY THE WATER POLLUTION CONTROL MANAGER.
4. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED BY THE WATER POLLUTION CONTROL MANAGER & THE ENGINEER OF WORK DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES WHICH MAY ARISE.
5. THE CONTRACTOR SHALL STABILIZE ALL DISTURBED SOILS AS NECESSARY. ALL AREAS OF SOIL & NON-SOIL DISTURBANCE SHALL BE STABILIZED DURING THE RAINY SEASON.
6. EQUIPMENT & WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT
7. THERE ARE NO ANTICIPATED AREAS OF CUT & FILL FOR FINAL GRADED CONDITION.
8. THERE ARE NO KNOWN LOCATIONS OF SENSITIVE HABITATS, WATERCOURSES, OR OTHER PROTECTED AREAS ADJACENT TO THE PROJECT
9. LOCATION OF STAGING/MATERIAL STORAGE AREA SHOWN IS APPROXIMATE.
10. CONSTRUCTION BOUNDARY SHOWN IS APPROXIMATE (REFER DEMOLITION & PAVING PLANS FOR DETAILS).
11. THE CONTRACTOR SHALL REFER TO PROJECT SWPPP REPORT FOR ANTICIPATED BMPs TO BE IMPLEMENTED FOR THIS PROJECT

LEGEND:

DESCRIPTION	REFERENCE/DETAIL	SYMBOL
SILT FENCE	SE-1, DETAIL C	
GRAVEL BAG CHECK DAM	SE-4, DETAIL E	OR
FIBER ROLL	SE-5, DETAIL D	FR FR FR
GRAVEL BAG INLET PROTECTION	SE-10, DETAIL B	OR (TYPE-2, TYPE-3)
STABILIZED CONSTRUCTION ENTRANCE	TC-1, DETAIL A	





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3434 Fourth Ave. San Diego CA.
92103-5704 * (619) 299-5550

REGISTERED PROFESSIONAL ENGINEER
THOMAS R. EARLEY
No. C75897
CIVIL
STATE OF CALIFORNIA

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH_■_MEDIUM___LOW___

SPEC. NO. 5940

CONSULTANT

SCHMIDT DESIGN GROUP, INC.
BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY
2655 Fourth Avenue, San Diego, CA 92103 Lic. CA 2138, NV 219, AZ 34139
telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: TE, BDS
PLT. DATE: 03/07/13 CHECKED BY: TE

EC-1.0

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

EROSION CONTROL PLAN

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 15 OF 54 SHEETS

FOR CITY ENGINEER _____ DATE 8/20/13

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	BWE			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

WBS NO. S-00673
SUBMITTED BY: SAMIR MAHMALJI, PROJECT OFFICER
DEBBIE VAN MARTIN, PROJECT MANAGER
206-1737 CCS27 COORDINATE
1846-6298 CCS83 COORDINATE
37351-15-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

M:\Projects\11000\11408s\100 Home Avenue Park\Dwg\Sheet_Dwgs\11408 - SHEET 15 & 16.dwg 07/12/2013 10:01

EROSION AND SEDIMENT CONTROL NOTES

TEMPORARY EROSION/SEDIMENT CONTROL, PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR OR QUALIFIED PERSON AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND FOR PERMANENT POST CONSTRUCTION TREATMENT CONTROL PERMANENT BMP'S, THE WATER QUALITY TECHNICAL REPORT (WQTR) IF APPLICABLE.

2. FOR STORM DRAIN INLETS, PROVIDE A GRAVEL BAG SILT BASIN IMMEDIATELY UPSTREAM OF INLET AS INDICATED ON DETAILS.

3. FOR INLETS LOCATED AT SUMPS ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL ENSURE THAT WATER DRAINING TO THE SUMP IS DIRECTED INTO THE INLET AND THAT A MINIMUM OF 1.00' FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF THE INLET. IF FREEBOARD IS NOT PROVIDED BY GRADING SHOWN ON THESE PLANS, THE CONTRACTOR SHALL PROVIDE IT VIA TEMPORARY MEASURES, I.E. GRAVEL BAGS OR DIKES.

4. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREET(S) AND STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.

5. THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.

6. THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL.

7. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.

8. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER OR RESIDENT ENGINEER AFTER EACH RUN-OFF PRODUCING RAINFALL.

9. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE RESIDENT ENGINEER DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES, WHICH MAY ARISE.

10. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.

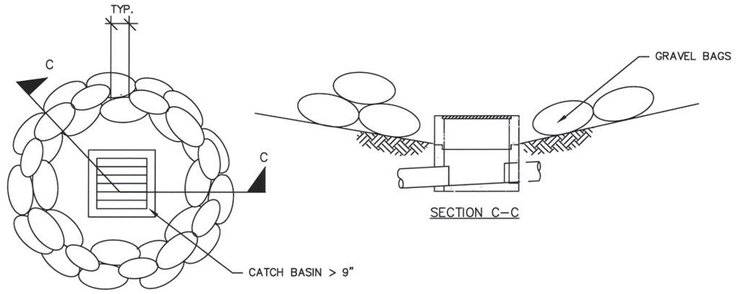
11. ALL EROSION/SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON. ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE DONE TO THE SATISFACTION OF THE RESIDENT ENGINEER.

12. GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.

13. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.

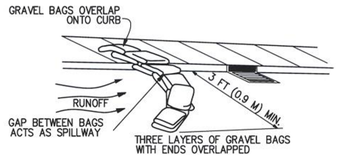
14. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING FOR THE AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.

15. THE CONTRACTOR SHALL ARRANGE FOR WEEKLY MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION/SEDIMENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.



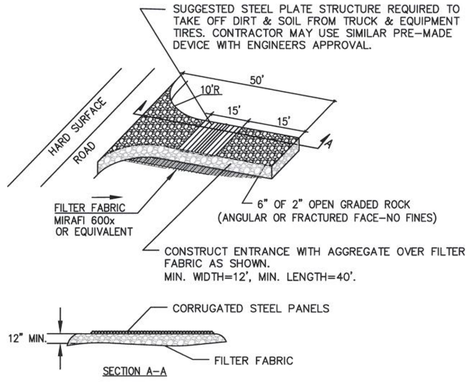
NOTES
1. PLACE GRAVEL BAGS AROUND EACH INLET.

TYPE-2

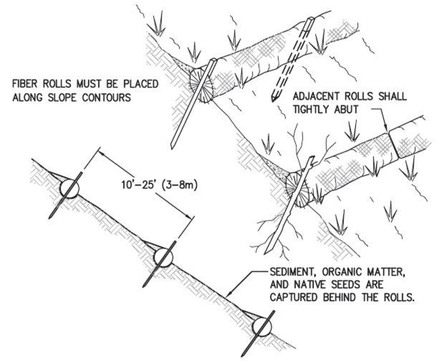


TYPE-3

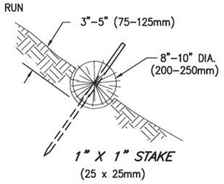
B INLET PROLTECTION (SE-10)
NO SCALE



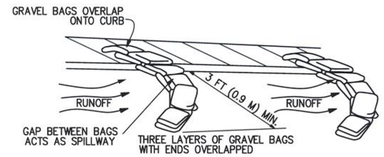
A STABILIZED CONSTRUCTION ENTRANCE (TC-1)
NO SCALE



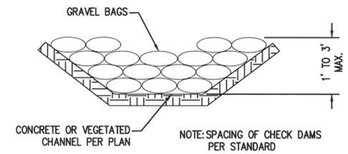
NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.



D FIBER ROLLS (SE-5)
NO SCALE

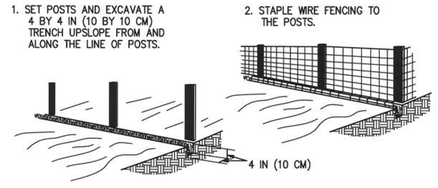


CURB & GUTER

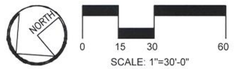


CHANNEL

E GRAVEL BAG CHECK DAM (SE-4)
NO SCALE



C SILT FENCE (SE-1)
NO SCALE



BURKETT&WONG ENGINEERS
ENGINEERS & SURVEYORS
3434 Fourth Ave. San Diego CA.
92103-5704 * (619) 299-5550



TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___

SPEC. NO. 5940

CONSULTANT

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PLT. DATE: 03/07/13 CHECKED BY: TE

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET **16** OF 54 SHEETS

FOR CITY ENGINEER 8/20/13 DATE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	BWE			

CONTRACTOR ____ DATE STARTED ____
INSPECTOR ____ DATE COMPLETED ____

EC-1.1

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

EROSION CONTROL DETAILS

WBS NO. S-00673

SUBMITTED BY:
SAMIR MAHMALJI
PROJECT OFFICER

DEBBIE VAN MARTIN
PROJECT MANAGER

206-1937
CCS27 COORDINATE

1846-6298
CCS83 COORDINATE

37351-**16**-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

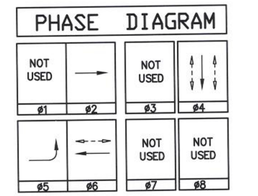
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POLE SCHEDULE

NO.	STANDARD TYPE	HGT.	SIG. M. A.	LUM. M. A.	INDUCTION LIGHTING	PLACEMENT A	PLACEMENT B	SIGNAL MOUNTING VEHICLE		PEDESTRIAN SIGNAL	PEDESTRIAN PPB	REMARKS
(A)	19–2–100	30'	25'	15'	165 W	32'	5'	1–MAS	SV–1–T *SV–1–T	SP–2–T	ø4↑, ø6↓	–
(B)	15TS	30'	–	15'	165 W	14.5'	5'	–	SV–1–T	SP–2–T	↑ø4, ↓ø6	–
(C)	24–3–100	30'	35'	15'	165 W	STA. 2+46.5	4'	2–MAS	SV–2–TB	SP–1–T	↑ø4	–
(D)	19–2–100	30'	30'	15'	165 W	STA. 1+64	4'	1–MAS	SV–2–TB	SP–1–T	ø4↑	–

*17' HIGH

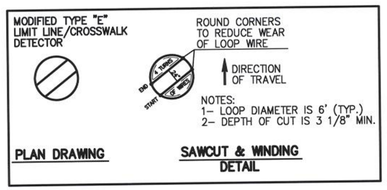
PHASE DIAGRAM

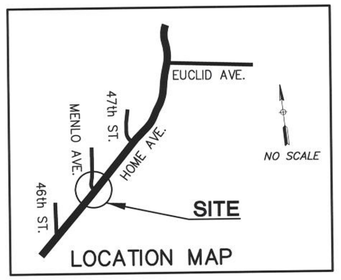


FLASHING OPERATION SHALL BE RED IN ALL PHASES.

DETECTOR ASSIGNMENT

DET.	PHASE	SLOT	FIELD TERMINAL
1	2	I2U	T2 – 5 & 6
2	2	I2L	T2 – 7 & 8
3	5	J1U	T3 – 1 & 2
4	4	I6U	T4 – 9 & 10
5	4	I6L	T4 – 11 & 12
6	6	J2U	T3 – 5 & 6
7	6	J2L	T3 – 7 & 8
PPB	4	I12L	T8 – 5 & COM 6
PPB	6	I13U	T8 – 7 & COM 9
EVA	2+5	J12U	T9 – 4 & COM 6
EVB	4	J13U	T9 – 7 & COM 9
EVC	6	J12L	T9 – 5 & COM 6
FLASH SENSE		I14U	T8 – 10 & COM 12





WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

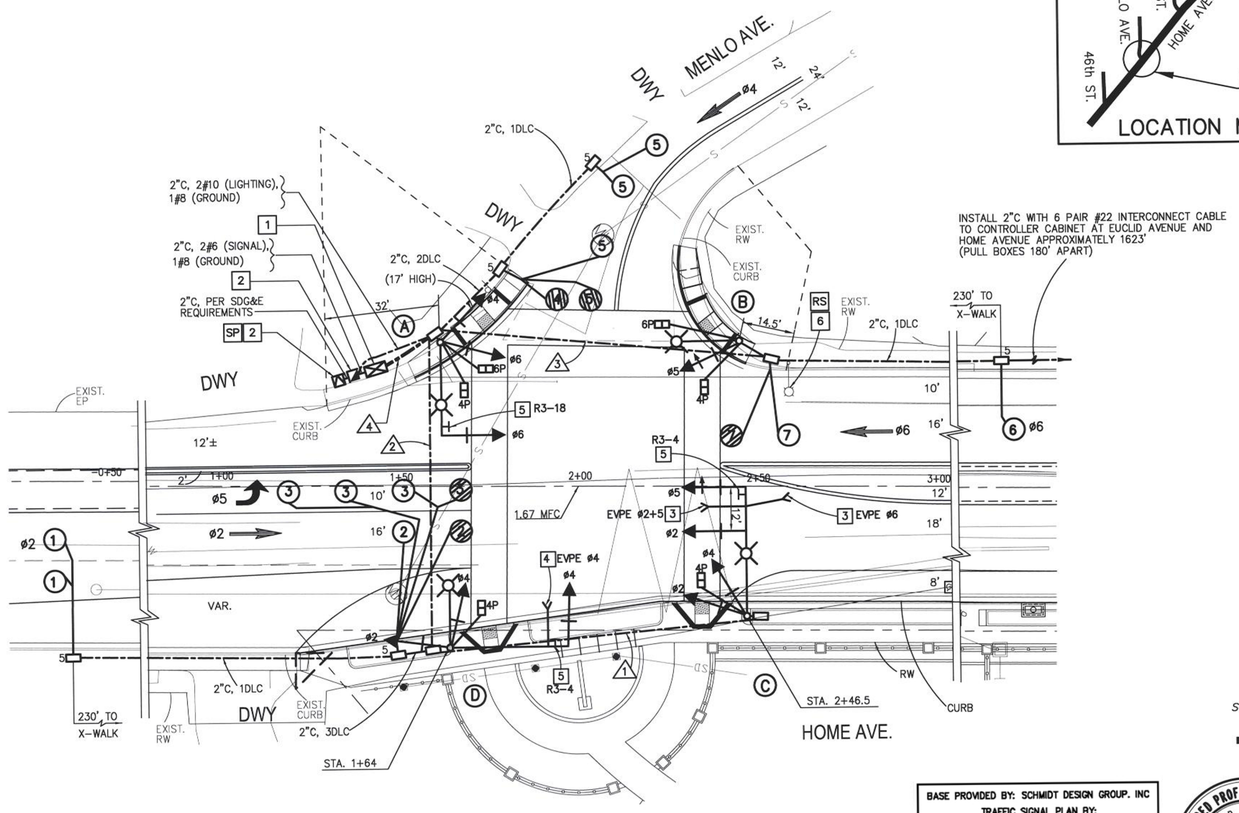
DOCUMENT	DESCRIPTION
PITS070112–01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2012 EDITION
PITS070112–2	CITY OF SAN DIEGO STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION ("THE WHITEBOOK"), 2012 EDITION
PITS070112–04	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARDS SPECIFICATIONS, 2010 EDITION
PITS070112–06	CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). 2012 EDITION

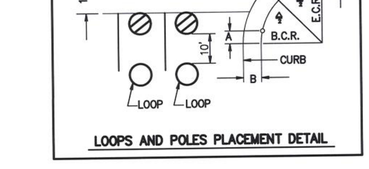
STANDARD DRAWINGS:

DOCUMENT	DESCRIPTION
PITS070112–03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION
PITS070112–05	CALTRANS DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD PLANS, 2010 EDITION

TRAFFIC SIGNAL GENERAL NOTES:

1. PULL BOXES SHALL BE NO. 6, AND CONDUIT 3" UNLESS NOTED OTHERWISE.
2. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS AND VERIFY ALL CONDITIONS ON THE JOB SITE.
3. THE TRAFFIC SIGNAL CONTRACTOR SHALL OBTAIN A TRAFFIC CONTROL PLAN PERMIT FROM THE CITY OF SAN DIEGO PERMIT CENTER A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
4. ALL TRAFFIC SIGNAL POLE FOUNDATIONS SHALL HAVE A 3" CONDUIT INSTALLED TO THE ADJACENT PULL BOX AND THE CONTROLLER FOUNDATION SHALL HAVE A SPARE 3" CONDUIT INSTALLED TO THE ADJACENT #6 PULL BOX FOR FUTURE USE.
5. THE TRAFFIC SIGNAL CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT AND INSTALLATION OF LOOP DETECTORS, TRAFFIC STRIPING, PAVEMENT MARKINGS, PARKING REMOVAL AND TRAFFIC SIGNING (EXCEPT "G" SERIES STREET NAME SIGNS) AS SHOWN ON THESE PLANS.
   - A. THE TRAFFIC SIGNAL CONTRACTOR SHALL OBTAIN THE APPROVAL OF CITY RESIDENT ENGINEER OF THE LOOP LOCATION PRIOR TO CUTTING AND THE STRIPING, PAVEMENT MARKING, PARKING REMOVAL AND SIGN LOCATIONS PRIOR TO PAINTING AND INSTALLATION.
   - B. AFTER APPROVAL OF LOCATION, THE TRAFFIC SIGNAL CONTRACTOR SHALL WAIT A MINIMUM OF FIFTEEN (15) WORKING DAYS BEFORE PERMANENTLY REMOVING ANY PARKING, SO THAT ADVANCE NOTICE TO ADJACENT PROPERTY OWNERS CAN BE MADE BY THE CITY.
   - C. THE TRAFFIC SIGNAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL UNNECESSARY AND CONFLICTING STRIPING AND PAVEMENT MARKING.
6. THE TRAFFIC SIGNAL CONTRACTOR SHALL NOT ERECT ANY SIGNAL STANDARDS MORE THAN THREE (3) WEEKS PRIOR TO SCHEDULED TRAFFIC SIGNAL TURN ON.
7. CONTRACTOR SHALL PROVIDE ALL CABLING AND CONDUCTORS NECESSARY TO PERFORM ALL FUNCTIONS SHOWN ON THESE PLANS.
8. ALL POLES, CONDUIT, PULL BOXES, STRIPING AND LOOP DETECTOR LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND AS DIRECTED BY THE CITY OF SAN DIEGO.
9. ROUTING AND LOCATIONS OF UNDERGROUND ELECTRICAL SYSTEM IS DIAGRAMMATIC AND SUBJECT TO APPROVAL OF THE ENGINEER. UNDERGROUND ELECTRICAL LINES AND SUBSURFACE STRUCTURES MAY BE RELOCATED IF NECESSARY TO CLEAR OTHER EXISTING UNDERGROUND FACILITIES.
10. ALL TREES AND SHRUBS SHALL BE TRIMMED OR REMOVED AS DETERMINED BY THE CITY RESIDENT ENGINEER AS REQUIRED TO MAINTAIN SIGNAL HEAD VISIBILITY AND SIGHT DISTANCE.
11. ALL VEHICLE SIGNAL HEADS SHALL BE 12" WITH BACKPLATES.
12. ALL SIGNAL AND PEDESTRIAN INDICATIONS SHALL BE L.E.D.
13. ALL LOOPS TO BE TYPE "E" AS SHOWN ON THIS PLAN. LOOP DETECTORS SHALL BE 6' DIAMETER WITH 10' SPACING AND POSITIONED IN CENTER OF LANE UNLESS OTHERWISE SHOWN. SEE CALIFORNIA STANDARD PLAN SHEETS ES–5A AND ES–5B, FOR DETECTOR LEGEND AND DETAILS. FRONT LOOPS SHALL HAVE FOUR TURNS. ALL OTHER LOOPS SHALL HAVE THREE TURNS.
14. PEDESTRIAN SIGNAL HEADS AND PUSH BUTTONS SHALL BE INTERNATIONAL SYMBOLS. PEDESTRIAN SIGNALS SHALL BE 16"X18" L.E.D. COUNTDOWN INDICATIONS. PEDESTRIAN PUSH BUTTONS SHALL BE 2" PER ADA REQUIREMENTS.





CONDUCTOR TABLE

AWG SIZE OR CABLE TYPE	PHASE	POLE OR CIRCUIT	CONDUIT SIZE & RUN 3"C (1)	2–3"C (2)	3"C (3)	2–3"C (4)
CONDUCTOR 3 / CONDUCTOR 12		POLE–A	– / –	–	–	2 / 1
		POLE–B	– / –	2 / 1	–	2 / 1
		POLE–C	1 / 1	1 / 1	–	1 / 1
		POLE–D	– / –	– / –	1 / 1	1 / 1
TOTAL CABLES .3 CONDUCT. / 12 CONDUCT.			1 / 1	3 / 2	1 / 1	6 / 4
NO. 6		SIGNAL SERVICE	–	–	–	–
NO. 10		LIGHTING	2	2	2	–
6 PAIR NO. 22 (SIC) INTERCONNECT CABLE			–	–	1	1
● TYPE "B" DLC	ø2	LOOP DETECTOR	–	2	–	2
	ø4	" "	–	–	–	2
	ø5	" "	–	1	–	1
	ø6	" "	–	–	2	2
		TOTAL DLC	–	3	2	7
EMERGENCY VEHICLE DETECTOR (EV–DLC)			2	3	–	3
		TOTAL	6	13	8	22
PERCENT OF FILL (26%) LIMITATION			11%	15%	12%	22%

● CALTRANS SPEC. 9885 BELDEN OR APPROVED EQUAL.

CONSTRUCTION NOTES:

1. CONSTRUCT FOUNDATION, FURNISH AND INSTALL TYPE 332 ALUMINUM CABINET, AND CONTROLLER ASSEMBLY PER CITY SPECIFICATIONS, WIRED FOR 8–PHASE CAPABILITY, AND INCLUDE ALL ACCESSORIES NECESSARY TO PROVIDE THE PHASING AND PERFORM ALL FUNCTIONS INDICATED ON THESE PLANS.
2. FURNISH AND INSTALL TYPE III SIGNAL AND LIGHTING SERVICE CABINET PER CITY OF SAN DIEGO AND SDG&E CO. REQUIREMENTS. PROVIDE 50A–1P CIRCUIT BREAKER FOR METERED TRAFFIC SIGNALS, 30A–1P CIRCUIT BREAKER FOR UNMETERED STREET LIGHTS. VERIFY SERVICE LOCATION AND REQUIREMENTS WITH SAN DIEGO GAS AND ELECTRIC CO.
3. INSTALL BI–DIRECTIONAL DUAL CHANNEL EMERGENCY VEHICLE PREEMPTION DETECTOR (E.V.P.E.) PER CITY OF SAN DIEGO REQUIREMENTS.
4. INSTALL SINGLE CHANNEL EMERGENCY VEHICLE PREEMPTION DETECTOR (E.V.P.E.) PER CITY OF SAN DIEGO REQUIREMENTS.
5. FURNISH AND INSTALL R3–4 AND R3–18 SIGNS ON MASTARM PER DETAIL 'U' CALTRANS STANDARD PLANS ES–7N.
6. REMOVE EXISTING STREET LIGHT LUMINARIES BY THE CONTRACTOR

THIS PLAN SHEET IS ACCURATE FOR ELECTRICAL WORK ONLY

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

UNAUTHORIZED CHANGES & USES

CAUTION:
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

BASE PROVIDED BY: SCHMIDT DESIGN GROUP, INC
TRAFFIC SIGNAL PLAN BY:
URBAN SYSTEMS ASSOCIATES, INC.
4340 KEARNY VILLA ROAD, SUITE 106
SAN DIEGO, CA 92123, (858) 560–4911
©
Andrew P. Schlaefli 07/11/13
ANDREW P. SCHLAEFLI – R.C.E. #15964 DATE

REGISTERED PROFESSIONAL ENGINEER
ANDREW P. SCHLAEFLI
15964
Exp. 6/30/15
CIVIL
STATE OF CALIFORNIA

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___

SPEC. NO. 5940

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SDG PROJECT NO.: 12-402 DRAWN BY: RT
PLT. DATE: 07/11/13 CHECKED BY: MV, APS

PUBLIC CONTRACT

TC-1.0

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

HOME AVENUE AND MENLO AVENUE TRAFFIC SIGNAL PLAN

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 17 OF 54 SHEETS

WBS NO.: S–00673

FOR CITY ENGINEER — DATE 8/20/13

SUBMITTED BY:
SAMIR MAHMALJI — PROJECT OFFICER
DEBBIE VAN MARTIN — PROJECT MANAGER
— CCS27 COORDINATE
— CCS83 COORDINATE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	USAI			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

37351-17-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

LEGEND:

- = TYPE IV (LT) ARROW PER CALTRANS STANDARD PLANS (THERMOPLASTIC).
- = TYPE IV (RT) ARROW PER CALTRANS STANDARD PLANS (THERMOPLASTIC).
- = TYPE VI ARROW PER CALTRANS STANDARD PLANS (THERMOPLASTIC).
- B (XX) = BEGIN DETAIL PER CALTRANS STANDARD PLANS.
- E (XX) = END DETAIL PER CALTRANS STANDARD PLANS.
- (12") = 12" SOLID WHITE LINE (X-WALK OR LIMIT LINE) PER CALTRANS STANDARD PLANS. (THERMOPLASTIC)
- B = BIKE LANE PAVEMENT LEGEND PER CALTRANS STANDARD PLANS (A24E).
- S = SIGNAL AHEAD PAVEMENT LEGEND PER CALTRANS STANDARD PLANS (A24D).
- RS = REMOVE AND SALVAGE.
- RL = REMOVE AND RELOCATE
- (RL) = RELOCATED
- = SIGN
- = EXISTING TYPE IV (LT) ARROW
- = EXISTING TYPE VI ARROW
- = EXISTING SIGN

NOTES:

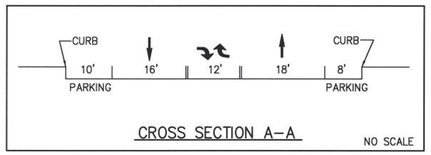
1 = REMOVE EXISTING STRIPING

2 = REMOVE EXISTING PAVEMENT MARKING

NOTES:

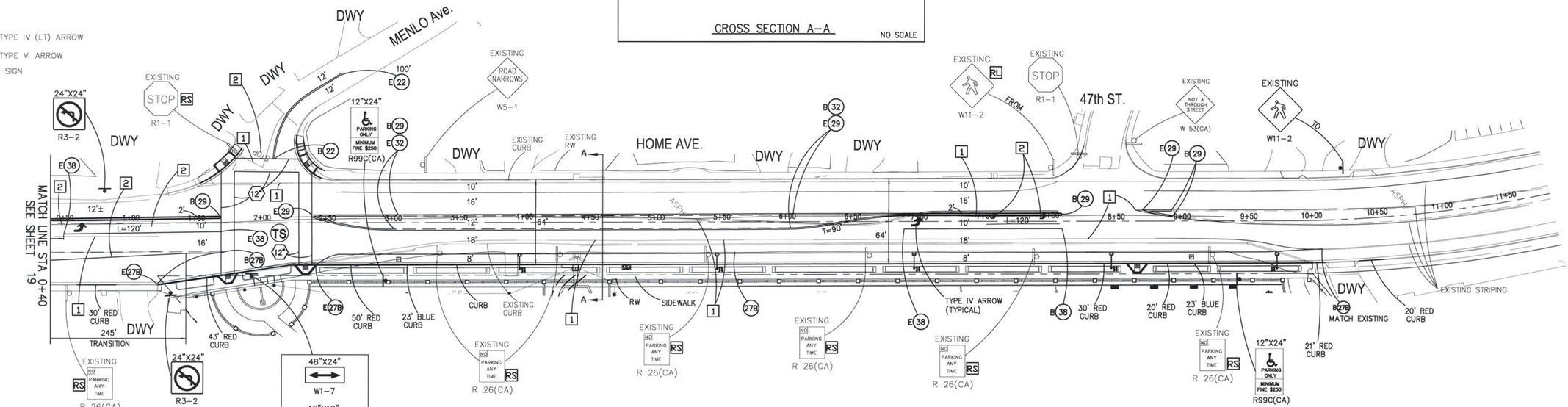
1. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL DURING THE INSTALLATION, REMOVAL OR MODIFICATION OF ALL SIGNING AND STRIPING SHOWN ON THESE PLANS.
2. THE LOCATIONS OF TRAFFIC CONTROL DEVICES ARE APPROXIMATE, AND ADJUSTMENTS MAY BE REQUIRED TO MEET FIELD CONDITIONS. HOWEVER, ANY ADJUSTMENT MUST MEET REQUIREMENTS OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD LATEST EDITION) AND CITY TRAFFIC ENGINEER'S APPROVAL.
3. CONTRACTOR SHALL REMOVE AND SALVAGE ALL EXISTING CONFLICTING SIGNS, AND MARKERS PER CITY TRAFFIC ENGINEER APPROVAL.
4. CONTRACTOR SHALL COORDINATE WITH MTDB/MTS TRANSIT DISTRICT FOR ANY TRANSIT CHANGES/COORDINATION PRIOR TO OBTAINING TRAFFIC CONTROL PERMIT.

ANY DELAY IN OBTAINING PUBLIC AGENCY APPROVALS, AND/OR CONSTRUCTION OF SIGNAL OR STRIPING PLANS, MAY REQUIRE REDESIGN DUE TO CHANGES IN GOVERNMENTAL REQUIREMENTS/STANDARDS OR FIELD CONDITIONS.



CROSS SECTION A-A

NO SCALE



TS = SIGNALIZED INTERSECTION

SCALE: 1"=40'

0 20 40

STRIPING AND SIGNING GENERAL NOTES

1. INSTALLATION OF ALL STRIPING, SIGNS AND PAVEMENT MARKERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL STRIPING AND SIGNING SHALL CONFORM TO THE MOST RECENTLY ADOPTED EDITION OF THE FOLLOWING MANUALS:

DESCRIPTION	EDITION	DOCUMENT NO.
STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE "GREEN BOOK")	2012	PITS070112-01
CITY OF SAN DIEGO STANDARD DRAWINGS	2012	PITS070112-03
CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL CONTROL DEVICES (CA MUTCD)	2012	PITS070112-06

3. ALL SIGNING AND STRIPING IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER PRIOR TO INSTALLATION AND/OR REMOVAL.
4. THE CONTRACTOR SHALL REMOVE ALL CONFLICTING STRIPING, PAVEMENT MARKINGS AND LEGENDS BY SANDBLASTING AND/OR GRINDING WITH THE SEAL. ANY DEBRIS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
5. SIGN POSTS SHALL BE INSTALLED WITH SQUARE PERFORATED STEEL TUBING WITH BREAKAWAY BASE PER CITY OF SAN DIEGO STANDARD DRAWINGS M-45.
6. ALL RAISED MEDIAN NOSES SHALL BE PAINTED YELLOW.
7. ALL SIGNS SHOWN ON THE STRIPING PLANS SHALL BE NEW SIGNS PROVIDED AND INSTALLED BY THE CONTRACTOR, EXCEPT FOR EXISTING SIGNS SPECIALLY INDICATED TO BE RELOCATED OR TO REMAIN.
8. STRIPED CROSSWALKS SHALL HAVE AN INSIDE DIMENSION OF 10 FEET UNLESS INDICATED OTHERWISE.
9. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, ARROWS (EXCEPT WITHIN BIKE LANES) SHALL BE THERMOPLASTIC.
10. THE CONTRACTOR SHALL NOTIFY THE CITY TRAFFIC ENGINEER AT (858) 495-4741 A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO AND UPON COMPLETION OF STRIPING AND SIGNING.

THIS PLAN SHEET IS ACCURATE FOR STRIPING AND SIGNING WORK ONLY

STRIPING AND SIGNING GENERAL NOTES:

Standard Specifications for Public Works Construction, 2009 Edition (Greenbook) Document No. PITS0504091, Filed May 4, 2009, including the City of San Diego supplement, Document No. PITS0504092, Filed May 4, 2009.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

UNAUTHORIZED CHANGES & USES

CAUTION:
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

BASE PROVIDED BY: SCHMIDT DESIGN GROUP, INC
TRAFFIC SIGNAL PLAN BY:
URBAN SYSTEMS ASSOCIATES, INC.
4040 KEARNY VILLA ROAD, SUITE 105
SAN DIEGO, CA 92123. (858) 560-4911
©
Andrew P. Schlaefli 07/11/13
ANDREW P. SCHLAEFLI - R.C.E. #15964 DATE

REGISTERED PROFESSIONAL ENGINEER
ANDREW P. SCHLAEFLI
TR. 0930
Exp. 6/30/14
TRAFFIC
STATE OF CALIFORNIA

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___

SPEC. NO. 5940

CONSULTANT

SCHMIDT DESIGN GROUP, INC.
BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY
2655 Fourth Avenue, San Diego, CA 92103 Lic. CA 2138, NV 219, AZ 34139
telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: RT
PLT. DATE: 07/11/13 CHECKED BY: MV, APS

PUBLIC CONTRACT

TC-1.1

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

HOME AVENUE
STRIPING AND SIGNING PLAN

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 18 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER 8/20/13 DATE

SUBMITTED BY: SAMIR MAHMALJI PROJECT OFFICER

DEBBIE VAN MARTIN PROJECT MANAGER

CCS27 COORDINATE

CCS83 COORDINATE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	USAI			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

37351-18-D

FILE: 1311-PD-01_E.dwg Jul 09, 2013 RTorabzadeh

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

LEGEND:

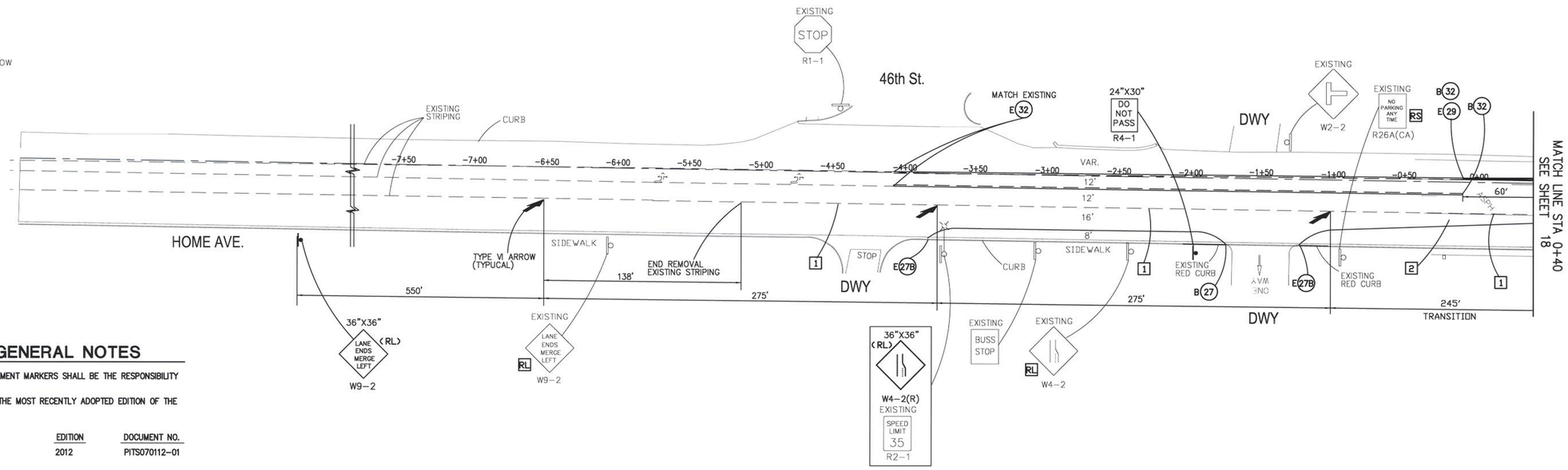
- = TYPE IV (LT) ARROW PER CALTRANS STANDARD PLANS (THERMOPLASTIC).
- = TYPE IV (RT) ARROW PER CALTRANS STANDARD PLANS (THERMOPLASTIC).
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NOTES:

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Standard Specifications for Public Works Construction, 2009 Edition (Greenbook) Document No. PITS0504091, Filed May 4, 2009, including the City of San Diego supplement, Document No. PITS0504092, Filed May 4, 2009.

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SCALE: 1"=40'
0 20 40

BASE PROVIDED BY: SCHMIDT DESIGN GROUP. INC
TRAFFIC SIGNAL PLAN BY:
URBAN SYSTEMS ASSOCIATES, INC.
4540 KEARNY VILLA ROAD, SUITE 106
SAN DIEGO, CA 92123. (858) 560-4911
Andrew P. Schlaefli 07/11/13
ANDREW P. SCHLAEFLI - R.C.E. #15964 DATE

REGISTERED PROFESSIONAL ENGINEER — ANDREW P. SCHLAEFLI — TR. 0930 Exp. 6/30/14 — TRAFFIC — STATE OF CALIFORNIA

PUBLIC CONTRACT

TC-1.2

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

HOME AVENUE
STRIPING AND SIGNING PLAN

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___

SPEC. NO. 5940

CONSULTANT

SCHMIDT DESIGN GROUP, INC.
BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY
2655 Fourth Avenue, San Diego, CA 92103 Lic. CA 2138, NV 219, AZ 34139
telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: RT
PLT. DATE: 07/11/13 CHECKED BY: MV, APS

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 19 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER 8/20/13 DATE

SUBMITTED BY: SAMIR MAHMALJI PROJECT OFFICER

DEBBIE VAN MARTIN PROJECT MANAGER

CCS27 COORDINATE

CCS83 COORDINATE

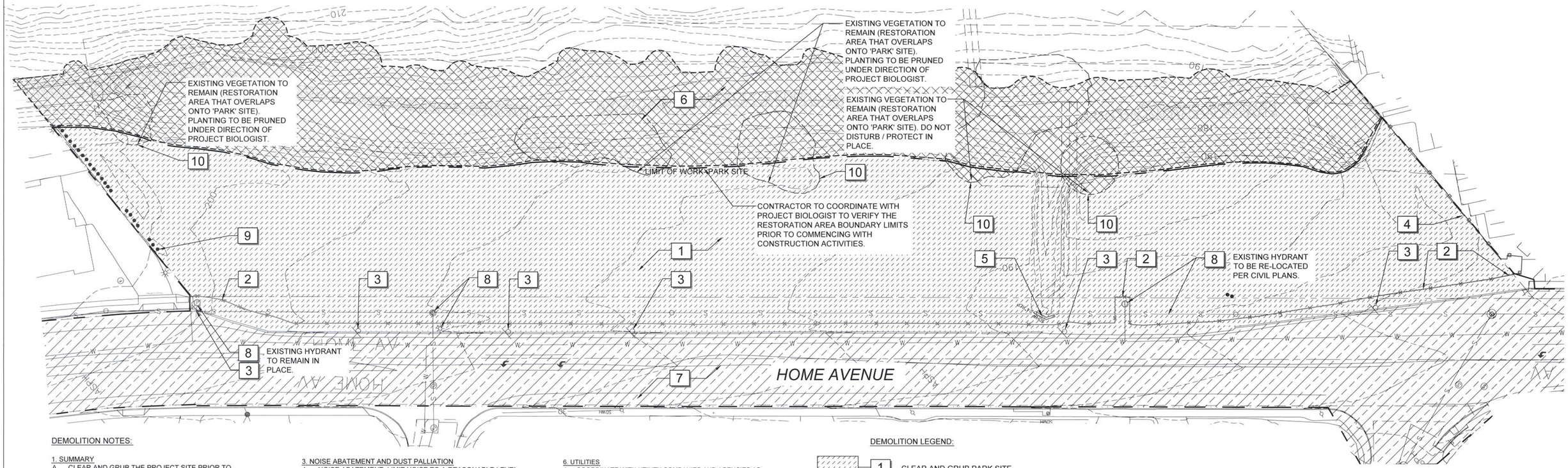
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	USAI			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

37351-19-D

FILE: 1311-PD-02_E.dwg Jul 09, 2013 RTorabzadeh

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK



DEMOLITION NOTES:

1. SUMMARY
A. CLEAR AND GRUB THE PROJECT SITE PRIOR TO CONSTRUCTION, AS SPECIFIED HEREIN, AND AS NEEDED FOR A COMPLETE AND PROPER PREPARATION OF THE SITE.
B. LOCATION AND ELEVATION OF ALL EXISTING IMPROVEMENTS WITHIN THE AREA OF WORK SHALL BE CONFIRMED BY FIELD MEASUREMENT PRIOR TO CONSTRUCTION OF NEW WORK.
C. CONTRACTOR TO LOCATE EXISTING UTILITIES IN FIELD PRIOR TO COMMENCEMENT OF WORK.
D. DEMOLITION ITEMS ON THIS PLAN ARE FOR CONTRACTOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EXISTING ABOVE AND UNDERGROUND STRUCTURES AS NECESSARY TO CONSTRUCT PROJECT.
E. CONTRACTOR TO ALSO REVIEW STORM WATER POLLUTION PREVENTION PLAN (SWPPP), CIVIL ROAD IMPROVEMENT DRAWINGS, AND THE HABITAT RESTORATION PLAN FOR ADDITIONAL REQUIREMENTS.

2. PROJECT CONDITIONS
A. TRAFFIC: CONDUCT SITE PREPARATION WORK TO ENSURE MINIMUM INTERFERENCE WITH EXISTING ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT EXISTING STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
B. COMPLETE THE CLEARING AND SITE PREPARATION WORK BEFORE STARTING EARTHWORK. ERECT TEMPORARY CONSTRUCTION FENCING, BARRICADES, ENCLOSURES, AND PROTECTION OF ADJACENT PROPERTY AND EXISTING WORK BEFORE STARTING SITE CLEARING WORK AND MAINTAIN FOR THE DURATION OF WORK.
C. INSPECT AND REVIEW THE PROJECT SITE TO DETERMINE EXISTING CONDITIONS WHICH AFFECT CONSTRUCTION OPERATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATED ALL SUBSTRUCTURES, WHETHER SHOWN HEREON OR NOT, AND PROTECT THEM FROM DAMAGE. THE EXPENSE OF REPAIR OR REPLACEMENT OF SAID SUBSTRUCTURES SHALL BE BORNE BY THE CONTRACTOR.
D. PRUNING AND OR REMOVING EXISTING TREES AND VEGETATION WITHIN THE RESTORATION AREA TO BE PERFORMED UNDER DIRECTION OF THE PROJECT BIOLOGIST AND PER THE RESTORATION PLANS.
E. STOCKPILE, STAGING AND CONSTRUCTION AREAS SHALL BE FENCED IN WITH A 6'-0" MIN. TEMPORARY CHAIN LINK FENCE PER THE REQUIREMENTS OF FENCING AT THE LIMIT OF WORK LINE. LOCATION OF THE FENCING SHALL BE APPROVED BY THE CITY RESIDENT ENGINEER. EXISTING RESIDENTIAL FENCING MAY BE USED IN PLACE TO SECURE THE PERIMETER OF THE WORK SITE.

3. NOISE ABATEMENT AND DUST PALLIATION
A. NOISE ABATEMENT: LIMIT NOISE TO A REASONABLE LEVEL AS RELATED TO SPECIFIC ITEMS OF EQUIPMENT USED AND THEIR HOURS OF USE. THIS DOES NOT PRECLUDE USE OF MECHANICAL EQUIPMENT SUCH AS JACK HAMMERS, POWER DRIVEN FASTENERS OR OTHER SUCH EQUIPMENT. CONTRACTOR TO REFER TO THE HABITAT RESTORATION PLAN FOR FURTHER INFORMATION.
B. DUST PALLIATION: DURING SITE CLEARING, KEEP DUST AND DIRT FROM BLOWING OR SPREADING BY WATERING DOWN AT REGULAR INTERVALS.

4. SITE CLEARING
A. CLEAR THE PROJECT SITE OF EXISTING CONCRETE, PAVING, CURB AND GUTTER, AND MISCELLANEOUS DEBRIS WITHIN THE LIMITS OF WORK.
B REMOVE EXISTING WORK AND ITEMS WHICH ARE REQUIRED TO BE REMOVED IN SUCH A MANNER THAT MINIMUM DAMAGE AND DISTURBANCE IS CAUSED TO ADJACENT AND CONNECTION WORK. CONTRACTOR SHALL REPAIR AT HIS/HER EXPENSE ANY DAMAGE MADE TO EXISTING IMPROVEMENTS DURING MOBILIZATION, CONSTRUCTION OR THE ESTABLISHMENT PERIOD.

5. DISPOSITION OF MATERIALS
A. REMOVE MATERIAL TO A LEGAL DISPOSAL AREA EXCEPT THOSE ITEMS INDICATED TO BE RE-USED.
B. STOCKPILING OF REMOVED MATERIALS ON THE PROJECT SITE WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE RESIDENT ENGINEER.

6. UTILITIES
A. COORDINATE WITH UTILITY COMPANIES AND AGENCIES AS REQUIRED. CONTRACTOR WILL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
B. WHERE UTILITY CUTTING, CAPPING, OR PLUGGING IS REQUIRED, PERFORM SUCH WORK IN ACCORDANCE WITH REQUIREMENTS OF THE UTILITY, COMPANY OR GOVERNMENTAL AGENCY HAVING JURISDICTION.
9. BEFORE EXCAVATING, VERIFY THE LOCATION OF UNDERGROUND UTILITIES. AT LEAST TWO (2) WORKING DAYS PRIOR TO EXCAVATION, THE CONTRACTOR SHALL REQUEST MARK-OUT OF UNDERGROUND UTILITIES BY CALLING THE BELOW LISTED REGIONAL NOTIFICATION CENTER FOR AN INQUIRY IDENTIFICATION NUMBER:

UNDERGROUND SERVICE ALERT: (GAS, ELECTRIC, TELEPHONE, WATER, SEWER, LIGHTING, AND TV)	(800) 422-4133
CITY OF SAN DIEGO MAINTENANCE DIVISION: IRRIGATION SYSTEMS:	(619) 533-5783
IRRIGATION CONTROL WIRES:	(619) 533-5783
FACILITIES MAINTENANCE DIVISION:	(619) 525-8500

DEMOLITION LEGEND:

1 CLEAR AND GRUB PARK SITE.

2 CHAIN LINK FENCE TO BE REMOVED TO A SITE OF LEGAL DISPOSAL.

3 REMOVE SIGN AND POSTS. SIGNS TO BE RETURNED TO THE CITY OF SAN DIEGO, FOOTING TO A SITE OF LEGAL DISPOSAL.

4 EXISTING FENCE TO REMAIN (PROPERTY OF NEIGHBORING SITE); PROTECT IN PLACE.

5 EXISTING HEADWALL; TO BE REMOVED FOR NEW CONSTRUCTION.

6 AUBURN CREEK RESTORATION AREA. REFER TO RESTORATION PLANS FOR WEED AND GIANT REED REMOVAL UNDER THE SUPERVISION OF PROJECT BIOLOGIST.

7 HOME AVENUE. SEE IMPROVEMENT PLANS BY CIVIL ENGINEER FOR NEW CONSTRUCTION / ROAD IMPROVEMENTS.

8 EXISTING UTILITY TO REMAIN; SEE CIVIL PLANS.

9 EXISTING POST(S) & FOOTINGS TO BE REMOVED TO A SITE OF LEGAL DISPOSAL.

10 TYPICAL BOUNDARY OUTLINE OF 'PLANTING HABITAT' FOR REFERENCE. SEE ALSO RESTORATION PLANS.

NORTH

0 15 30 60
SCALE: 1"=30'-0"

Know what's below. Call before you dig.
AT LEAST TWO DAYS BEFORE YOU DIG

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___ SPEC. NO. 5940

CONSULTANT

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telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 07/12/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARR No. 5291 SIGNATURE 12-31-13 RENEWAL DATE 07/12/13 DATE STATE OF CALIFORNIA

PUBLIC CONTRACT

LD-1.0

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

LANDSCAPE DEMOLITION PLAN

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 20 OF 54 SHEETS

WBS NO. S-00673

8/20/13
FOR CITY ENGINEER DATE

SUBMITTED BY: SAMIR MAHMALJI
PROJECT OFFICER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

DEBBIE VAN MARTIN
PROJECT MANAGER

206 -1737
CCS27 COORDINATE

1846-6298
CCS83 COORDINATE

37351-20-D

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

SYMBOL		DESCRIPTION	DETAIL
	1	PEDESTRIAN CONCRETE PAVING. 4" THICK, NATURAL COLOR, MEDIUM BROOM FINISH	2/LC-2.1
	1B	VEHICULAR CONCRETE PAVING. 7" THICK, NATURAL COLOR, MEDIUM BROOM FINISH	2/LC-2.1
	2	4" DEPTH STABILIZED DECOMPOSED GRANITE WITH CURB . AVAILABLE THROUGH DECORATIVE STONE SOLUTIONS OR APPROVED EQUAL. PHONE #: 1-800-699-1878. COLOR TO BE 'DUNE'	3/LC-2.1
PA	3	PLANTING AREA: SEE PLANTING PLANS	N/A
	4	INFILTRATION BASIN. SEE PLANTING PLANS FOR PLANT MATERIAL SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.	4/LP-2.0
	5	8" MOW CURB (AT PLANTING AREAS) - TYPE A	1/LC-2.1
	6A	16" MOW CURB (UNDER FENCES) - TYPE B	1/LC-2.1
	6B	16" MOW CURB WITH NOTCHES FOR FLOW THRU UNDER FENCE (FOR CURB LINING BIO-FILTRATION AREAS).	1 & 4/LC-2.1
	7	SCORE JOINT, TYP.	8/LC-2.1
	8	EXPANSION JOINT, TYP.	8LC-2.1
	9	4` HIGH CONCRETE, SPLIT RAIL FENCE, 2-RAIL	5/LC-2.9
	10A	SEAT WALL PLANTER WITH COBBLESTONE VENEER (COBBLE TO BE 'ARIZONA COBBLE' 3"-7" MIX AVAILABLE FROM SOUTHWEST BOULDER AND STONE) WITH 'NATURAL GRAY" POUR-IN-PLACE CONCRETE CAP.	2/LC-2.9
	10B	SEAT WALL WITH COBBLESTONE VENEER (COBBLE TO BE 'ARIZONA COBBLE' 3"-7" MIX AVAILABLE FROM SOUTHWEST BOULDER AND STONE) WITH 'NATURAL GRAY" POUR-IN-PLACE CONCRETE CAP	5LC-2.9
	11	THICKENED CONCRETE EDGE (AT PLAY AREA)	5/LC-2.6
	12	VEHICULAR GATE @ RESTORATION AREA	6/LC-2.9
	13	PARK ENTRY MONUMENT SIGN - COLOR TO BE 'ADOBE TAUPE' WITH SECOND BASE COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT. (BY SEPARATE PERMIT)	3/LC-2.3
	14	TUBULAR STEEL DECORATIVE FENCING. 4` HIGH; PRIME & PAINT BLACK. PROVIDE GALVANIZED 18" HIGH, 1/2" WELDED WIRE MESH AT DOG PARK.	1/LC-2.2
	15	COBBLE STONE PILASTER (COBBLE TO BE 'ARIZONA COBBLE' 3"-5" MIX AVAILABLE FROM SOUTHWEST BOULDER AND STONE)	1/LC-2.2
	16	PEDESTRIAN GATE; 4` WIDE TUBULAR STEEL. COLOR: BLACK	2/LC-2.2
	17	12` HT. CHAIN LINK FENCE AT BASKETBALL COURT. COLOR: BLACK VINYL	2/LC-2.3
	18	BASKETBALL HALF-COURT STRIPING AND SURFACING BY PLEXIPAVE OR EQUAL, COLOR TO BE GRAY & BLUE.	1/LC-2.3
	19	BASKET BALL POLE, BACKBOARD, AND HOOP: BY TOMARK SPORTS POLE MODEL # K31004 WITH FAN SHAPE EXT, STEEL PLATE BACKBOARD MODEL# K31056, RIM MODEL # BA31N DOUBLE RIM WITH NYLON NET.	4/LC-2.3
	20	TREE GRATE. MODEL M96052, 96" DIA. ROUND, "STARBURST SERIES II" CAST IRON, 3/8" ADA COMPLIANT SLOT OPENING, WITH MOUNTING FRAME M9601F, COLOR: BLACK MAX. THROUGH IRONSMITH, INC. OR APPROVED EQUAL. PH: (800) 338-4766.	4/LC-2.4
	21A	DRINKING FOUNTAIN. PROVIDE LEACH LINE WITH CUSTOM PUSH BUTTON LOCATION. MODEL #410SMSS. COLOR: 'COFFEE' AVAILABLE THROUGH HAWS (775) 359-4712, OR APPROVED EQUAL. GRAFFITI COATING PER SPECS.	1,3/LC-2.4
	21B	DRINKING FOUNTAIN WITH PET FOUNTAIN WITH CUSTOM PUSH BUTTON LOCATION. PROVIDE LEACH LINE PER MODEL #410SM. COLOR: COLOR: 'COFFEE' AVAILABLE THROUGH HAWS (775) 359-4712 OR APPROVED EQUAL. GRAFFITI COATING PER SPECS.	1,3/LC-2.4
'5' '4' '3' '2'	22	BOULDER 2' 3', 4', OR 5' DIA COLOR: 'DESERT SELECT 'AVAILABLE THROUGH SOUTHWEST BOULDER, OR APPROVED EQUAL.	5,9/LC-2.1
	23A	6` BENCH WITH BACK BY QUICKCRETE. (951) 737-6240, CONTACT SCOTT ULRICH. MODEL # Q1-TO-72B, COLOR TO BE 'ADOBE TAUPE' WITH T2 LIGHT SANDBLAST, GEN 2 CONCRETE OR APPROVED EQUAL. GRAFFITI COATING PER SPECS.	1/LC-2.6
	23B	6` BENCH WITH BACK AND ARMREST BY QUICKCRETE. (951) 737-6240, CONTACT SCOTT ULRICH. MODEL # Q1-TO-72B-AR, COLOR TO BE 'ADOBE TAUPE' WITH T2 LIGHT SANDBLAST, GEN 2 CONCRETE OR APPROVED EQUAL. GRAFFITI COATING PER SPECS.	2/LC-2.6
	24A	6` BACKLESS BENCH BY QUICKCRETE. (951) 737-6240, CONTACT SCOTT ULRICH. MODEL # Q1-T0-72B. COLOR TO BE 'ADOBE TAUPE' WITH T2 LIGHT SANDBLAST, GEN 2 CONCRETE OR APPROVED EQUAL. GRAFFITI COATING PER SPECS.	6/LC-2.5
	24B	6` BACKLESS BENCH W/ ARMREST BY QUICKCRETE. CONTACT SCOTT ULRICH. MODEL # Q1-T0-72B-AR. COLOR TO BE 'ADOBE TAUPE' WITH T2 LIGHT SANDBLAST, GEN 2 CONCRETE OR APPROVED EQUAL. GRAFFITI COATING PER SPECS.	7/LC-2.5
	25A	ROUND TABLE BY QUICKCRETE. (951) 737-6240, CONTACT SCOTT ULRICH. MODEL # QR-42FC. COLOR TO BE 'ADOBE TAUPE' WITH T2 LIGHT SANDBLAST, GEN 2 CONCRETE, OR APPROVED EQUAL. GRAFFITI COATING PER SPEC.	1/LC-2.5
	25B	ROUND TABLE-ADA BY QUICKCRETE (951) 737-6240, CONTACT SCOTT ULRICH. MODEL # QR-42FC3 HC. COLOR TO BE 'ADOBE TAUPE' WITH T2 LIGHT SANDBLAST, GEN 2 CONCRETE, OR APPROVED EQUAL. GRAFFITI COATING PER SPEC.	2/LC-2.5

SYMBOL		DESCRIPTION	DETAIL
	25C	ROUND GAME TABLE BY QUICKCRETE. (951) 737-6240, CONTACT SCOTT ULRICH. MODEL # QR-42FCS WITH GAME BOARD. COLOR TO BE 'ADOBE TAUPE' WITH T2 LIGHT SANDBLAST, GEN 2 CONCRETE OR APPROVED EQUAL. GRAFFITI COATING PER SPEC.	3/LC-2.5
	25D	ROUND ADA GAME TABLE BY QUICKCRETE. (951) 737-6240, CONTACT SCOTT ULRICH. MODEL # QR42FDC WITH GAME BOARD. COLOR TO BE BE 'ADOBE TAUPE' WITH T2 LIGHT SANDBLAST, GEN 2 CONCRETE, OR APPROVED EQUAL. GRAFFITI COATING PER SPEC.	4/LC-2.5
	26	TRASH RECEPTACLE BY QUICKCRETE. (951) 737-6240, CONTACT SCOTT ULRICH. MODEL # QR-CAL2435W WITH CITY LOGO & BROWN FIBERGLASS HOVER LID. COLOR TO BE BE 'ADOBE TAUPE' WITH T2 LIGHT SANDBLASTED FINISH, GEN 2 CONCRETE, OR APPROVED EQUAL. GRAFFITI COATING PER SPECS.	2/LC-2.4
	27	SKATEBOARD DETERRENT- 2" x 2" NOTCH AT 36" O.C. ALONG PIP 18" WIDE CONCRETE CAP (FACING WALKWAY ONLY).	3/LC-2.9
	28	ADA BBQ GRILL WITH HOT COAL CONTAINER MODEL 300A BY OUTDOOR CREATIONS, INC. (530) 337-6774 OR APPROVED EQUAL. COLOR: TAN. PROVIDE ALSO 1/4" SS BOTTOM PAN.	5/LC-2.4
	29	BIKE LOOPS. MODEL: "BIKELOOP-ING" THROUGH WEBCOAT OR APPROVED EQUAL, (800) 505-5101. IN-GOUND MOUNT; COLOR: 'VIP BROWN' POWDER COAT (2 GROUPS OF 5-LOOPS PER PLAN).	7/LC-2.1
	30	PREFABRICATED TRELLIS AVAILABLE THROUGH LANDSCAPE STRUCTURES. COLOR TO BE 'FENCE BROWN' WRAP COLUMN WITH COBBLE PER DETAIL. (BY SEPARATE PERMIT)	1,2/LC-2.7
	31	ALUMINUM DOG STATION MODEL # 1003-L (POST / SIGN / BAG DISPENSER) BY DOGIPOT PET STATION (866-744-6652) OR APPROVED EQUAL.	6/LC-2.1
	32	6' PRIVACY FENCE; WOOD PANEL FENCING WITH GALVANIZED POSTS.	1/LC-2.9
	33	PRE-FABRICATED RESTROOM BY RESTROOM FACILITIES, LTD. CONTACT: CRYSTAL HARDIN - PH: (512) 222-5454, EXT. 106 (BY SEPARATE PERMIT)	(ALL) LC-2.8
	34A	INTERPRETIVE SIGNAGE PANEL ENTITLED "PART OF A GREATER SYSTEM." AVAILABLE THROUGH ENVIROSIGNS (OR EQUAL), PH: 1-888-492-5377. PANEL SIZE: 24" x 36", POST HEIGHT 32" HT. SEE SPECIFICATIONS FOR PANEL LAYOUT.	4/LC-2.9
	34B	INTERPRETIVE SIGNAGE PANEL ENTITLED "WHAT LIVES WITHIN." AVAILABLE THROUGH ENVIROSIGNS (OR EQUAL), PH: 1-888-492-5377. PANEL SIZE: 24" x 36", POST HEIGHT 32" HT. SEE SPECIFICATIONS FOR PANEL LAYOUT.	4/LC-2.9
	35	2-5 YEAR OLD PLAY STRUCTURE. MODEL # 2123 1-4-2 THROUGH LANDSCAPE STRUCTURES. CONTRACTOR SHALL VERIFY THAT ALL EQUIPMENT MEETS ALL APPLICABLE STANDARDS.	PER MANUF.
	36	5-12 YEAR OLD PLAY STRUCTURE. MODEL # 2123 1-4-1 THROUGH LANDSCAPE STRUCTURES. CONTRACTOR SHALL VERIFY THAT ALL EQUIPMENT MEETS ALL APPLICABLE STANDARDS.	PER MANUF.
	37	2-5 YEAR OLD ARCHED SWING SET WITH BUCKET SEATS. MODEL #177340 THROUGH LANDSCAPE STRUCTURES. CONTRACTOR SHALL VERIFY THAT ALL EQUIPMENT MEETS ALL APPLICABLE STANDARDS.	PER MANUF.
	38A	RUBBERIZED PLAYAREA SAFETY SURFACING WITH CUSTOM COLOR MIX TO BE 'PLAYBOUND' POURED IN PLAY-IN-PLACE BY SURFACE AMERICA. COLOR MIX TO BE: 50% 'ROYAL BLUE', 30% 'PEARL', AND 20% 'SKYBLUE' AVAILABLE THROUGH 'COAST RECREATION', OR APPROVED EQUAL. PHONE: (714) 619-0100.	5,6,8,9/LC-2.6
	38B	RUBBERIZED PLAYAREA SAFETY SURFACING WITH CUSTOM COLOR MIX TO BE 'PLAYBOUND' POURED IN PLAY-IN-PLACE BY SURFACE AMERICA. COLOR MIX TO BE: 60% 'BRIGHT GREEN', 25% 'PEARL', AND 15% 'HUNTER' AVAILABLE THROUGH 'COAST RECREATION', OR APPROVED EQUAL. PHONE: (714) 619-0100.	
	39	PRE-FABRICATED BRIDGE AVAILABLE THROUGH EXCEL BRIDGE OR APPROVED EQUAL. CONTACT: MARK BECKER. markbecker@excelbridge.com. MODEL: 28X10PI,WS, CN, 4SR,AC, WEATHERING STEEL. (BY SEPARATE PERMIT)	3/LC-2.2
	40	ISA (INTERNATIONAL SYMBOL OF ACCESSIBILITY) SIGNAGE	5/LC-2.5
	41	ADA PARKING SIGNAGE (PER SDM-117-6 AND MUTCD R99-C) SHOWN ON STRIPING PLAN	PER TRAFFIC
	42	ADA RAMP; SEE CIVIL PLANS	PER CIVIL
	43	PARALLEL PARKING (STREET); SEE CIVIL AND STRIPING PLAN	PER CIVIL & TRAFFIC
	44	CURB AND GUTTER, SEE CIVIL PLANS	PER CIVIL
	45	DECORATIVE LIGHT FIXTURE (SEE ELECTRICAL PLAN)	PER CIVIL
	46	DECORATIVE BOLLARD (LIGHTED) (SEE ELECTRICAL PLANS)	PER ELECTRICAL
	47A	PICNIC TABLE BY QUICKCRETE. MODEL # QL-BT96PTC. COLOR TO BE 'ADOBE TAUPE' WITH T2 LIGHT SANDBLAST, GEN 2 CONCRETE, OR APPROVED EQUAL. GRAFFITI COATING PER SPEC.	4/LC-2.6
	47B	PICNIC TABLE-ADA BY QUICKCRETE. MODEL # QL-BT96PTADA. COLOR TO BE 'ADOBE TAUPE' WITH T2 LIGHT SANDBLAST, GEN 2 CONCRETE, OR APPROVED EQUAL. GRAFFITI COATING PER SPEC.	3/LC-2.6

CONSTRUCTION NOTES:

1. **UNLESS SPECIFIED OTHERWISE, LANDSCAPE CONSTRUCTION AND LAYOUT WORK INCLUDES, BUT IS NOT LIMITED TO THE LOCATION, PLACEMENT AND DETAILING OF THE PAVING TO OCCUR ADJACENT TO THE BUILDING, CONCRETE MASONRY WALLS, CONCRETE MASONRY SEATWALLS, LANDSCAPE WALLS, CONSTRUCTION OF CERTAIN SPECIFIED SITE FURNITURE.**
2. **SEE ENGINEER'S PLAN FOR PARKING AREA, RETAINING WALLS, SITE DRAINAGE AND GRADING, FINISH GRADING, SITE UTILITY LAYOUT AND CONSTRUCTION.**
3. **DIMENSIONS INDICATED ON PLANS SHALL PREVAIL OVER PLAN SCALE. DIMENSIONS ARE TO FACES OF AND PERPENDICULAR FACE OF BUILDING WALLS UNLESS SHOWN OTHERWISE. ALL ANGLES AND CONNECTIONS ARE (90) DEGREES UNLESS NOTED OTHERWISE. WALKS CONNECTING DOORS ARE TO BE ALIGNED WITH FACE OF BUILDING UNLESS NOTED OTHERWISE.**
4. **ALL COORDINATE POINTS AND DIMENSIONS ARE TAKEN FROM THE BACK OF CURB UNLESS OTHERWISE NOTED.**
5. **EXPANSION JOINTS SHALL BE AS LOCATED ON THE PLANS AND WHERE CONCRETE MEETS EXISTING WALLS, PAVING, OR OTHER HARD SURFACES. EXPANSION JOINTS SHALL BE SEALED TO PREVENT MOISTURE SEEPAGE AFTER CURING. EXPANSION JOINTS ON WALKS TO BE A MAXIMUM OF 30'-0" ON CENTER.**
9. **SCORE JOINTS SHALL BE AS SHOWN ON THE PLANS OR SET ON TYPICAL ON CENTER SPACING AND ALIGN WITH BUILDING EDGES.**
6. **CONSTRUCT EXPANSION, WEAKENED-PLANE (CONTRACTION) AND CONSTRUCTION JOINTS IN ACCORDANCE WITH SECTION 303- 5.4 OF (GREENBOOK) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.**
7. **ALL CONCRETE SHALL BE A MINIMUM STRENGTH OF 2500 PSI AT 28 DAYS FOR SIDEWALKS UNLESS OTHERWISE INDICATED. FINISH SHALL BE AS NOTED ON PLANS.**
8. **CONCRETE PAVING SHALL HAVE FINISHED GRADES SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER. ALL FINISH SURFACES SHALL MAINTAIN A 1.5% SLOPE AWAY FROM BUILDINGS AND WALLS INTO DRAINAGE STRUCTURES AND SHALL HAVE A MAX. CROSS SLOPE OF 1.5%. CONTRACTOR SHALL NOTIFY RESIDENT ENGINEER OF ANY CONFLICTS MAINTAINING DRAINAGE.**
10. **LAYOUT POINTS OF ALL RADIUS SHALL BE CONNECTED BY SMOOTH EVEN LINES TO CREATE THE CURVED CONFIGURATION AS SHOWN ON THE PLANS.**
11. **SEE IRRIGATION PLANS FOR SLEEVE LOCATIONS PRIOR TO CONSTRUCTION.**
12. **SEE ELECTRICAL PLANS FOR CONDUIT AND LIGHT POLE LOCATIONS PRIOR TO CONSTRUCTION.**
13. **GRAFFITI PROTECTION: ALL VERTICAL MASONRY AND CONCRETE SURFACES, AND CONCRETE AMENITIES SUCH AS BUT NOT LIMITED TO TABLES, BENCHES, DRINKING FOUNTAINS, ETC. SHALL BE TREATED WITH A NON-SACRIFICIAL ANTI-GRAFFITI COATING. ANTI-GRAFITI COATING SHALL BE AS MANUFACTURED MY MONOPOLE, INC. OR EQUAL. MATERIALS SHALL BE APPLIED AS SPECIFIED BELOW:**
    - **A. FIRST COAT: AQUASEAL ME12 (ITEM 5200).**
    - **B. SECOND COAT: PERMASHIELD BASE (ITEM 6100).**
    - **C. THIRD COAT: PERMASHIELD PREMIUM (ITEM 5600 FOR MATTE FINISH).**
    - **D. FOURTH COAT: PERMASHIELD PREMIUM (ITEM 5600 FOR MATTE FINISH).**
14. **NO DEVIATIONS FROM PLANS SHALL OCCUR WITHOUT APPROVAL OF THE RESIDENT ENGINEER.**
15. **ANY PROPOSED WORK THAT IS INCONSISTENT WITH COMMON, SAFE CONSTRUCTION PRACTICES SHALL BE BROUGHT TO THE ATTENTION OF THE RESIDENT ENGINEER PRIOR TO COMMENCING WITH CONSTRUCTION.**
16. **CONTRACTOR SHALL VISIT SITE AND VERIFY ALL FIELD CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.**
17. **CONTRACTOR SHALL REVIEW PLANS AND DETAILS TO ASCERTAIN LOCATIONS NECESSARY TO PROVIDE ELECTRICAL CONNECTIONS TO POWER IRRIGATION, LIGHTING, ETC.**
18. **CONTRACTOR SHALL DETERMINE THE LOCATION AND DEPTH OF ALL SITE UTILITIES PRIOR TO CONSTRUCTION. NOTIFY RESIDENT ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.**
19. **THE CONTRACTOR SHALL HAVE RESIDENT ENGINEER VERIFY ALL CONSTRUCTION STAKING LOCATIONS PRIOR TO INSTALLATION OF CONCRETE & D.G.PAVING.**
20. **ALL HARDWARE SUCH AS NAILS, BOLTS, FASTENERS ETC. SHALL BE HOT DIPPED GALVANIZED UNLESS OTHERWISE NOTED.**
21. **THE CONTRACTOR WILL BE PROVIDED WITH ELECTRONIC TOPOGRAPHIC SURVEY AND CONSTRUCTION PLANS FOR DEVELOPMENT OF A CERTIFIED HORIZONTAL CONTROL PLAN TO BE PREPARED BY LAND SURVEYOR AND SUBMITTED TO THE RESIDENT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING THROUGHOUT THE DURATION OF THE PROJECT IN COMPLIANCE WITH THE PLANS AND CERTIFIED HORIZONTAL CONTROL PLAN.**
22. **ALL PROJECT STONE VENEER IS TO MATCH. THE CONTRACTOR SHALL PROVIDE A 3'X3' MOCK UP OF STONE VENEER FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.**

EQUIVALENT PRODUCTS:
SEE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION, SECTION 4, 4-1.6, "TRADE NAMES OR EQUALS" AND THE FOLLOWING:
WHENEVER ANY PARTICULAR MATERIAL, PROCESS, EQUIPMENT, ETC. IS INDICATED BY BRAND NAME OR MANUFACTURER, SUCH WORDING IS USED FOR THE PURPOSE OF FACILITATING ITS DESCRIPTION AND SHALL BE DEEMED TO BE FOLLOWED BY THE WORDS "OR AN APPROVED EQUAL." A LISTING OF MANUFACTURERS IS NOT INTENDED TO BE COMPREHENSIVE. THE CONTRACTOR MAY OFFER ANY MATERIAL, PROCESS OR EQUIPMENT CONSIDERED TO BE EQUIVALENT TO THAT INDICATED. UNLESS OTHERWISE AUTHORIZED BY THE RESIDENT ENGINEER, THE SUBSTANTIATION OF EQUIVALENTS MUST BE SUBMITTED WITHIN 35 DAYS AFTER THE AWARD OF THE CONTRACT. THE CITY'S RESIDENT ENGINEER SHALL HAVE AUTHORITY TO DETERMINE WHETHER THE MATERIAL, PROCESS OR EQUIPMENT OFFERED IS EQUIVALENT TO THAT SPECIFIED. THE DECISION OF THE RESIDENT ENGINEER SHALL BE FINAL.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INCREASED PROJECT COSTS WHICH ARE PRECIPITATED BY THE CHANGE IN ANY MATERIAL, PROCESS OR EQUIPMENT AT HIS REQUEST AFTER THE AWARD OF THE CONTRACT. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, ADDITIONAL COSTS INCURRED BY THE CITY FOR REVIEW AND/OR REDESIGN OF THE CONTRACT DOCUMENTS TO ACCOMMODATE THE REQUESTED CHANGE. IN THE EVENT THAT THE CONTRACT DOCUMENTS MUST BE ALTERED TO ACCOMMODATE THE CONTRACTOR'S REQUESTED CHANGE IN MATERIAL, PROCESS OR EQUIPMENT, THE CONTRACTOR SHALL HAVE THE OPTION OF PROVIDING THE RESIDENT ENGINEER WITH DETAILED DRAWINGS AND SPECIFICATIONS THAT FULLY DEFINE HOW THE REQUESTED CHANGE CAN BE INCORPORATED INTO THE PROJECT OR THE CONTRACTOR MAY, AT HIS OWN EXPENSE, WORK WITH THE PROJECT CONSULTANTS LISTED IN THE CONTRACT DOCUMENTS TO MAKE THE REQUIRED CHANGES TO THE PLANS AND SPECIFICATIONS. IN EITHER CASE, THE RESIDENT ENGINEER SHALL REVIEW THE PROPOSED PLANS AND SPECIFICATIONS PRIOR TO GRANTING APPROVAL.

AMERICANS WITH DISABILITIES NOTES

1. ALL SLOPES SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUMS ALLOWED BY THE AMERICANS WITH DISABILITIES ACT ACCESS GUIDE (A.D.A.A.G.). IN ORDER TO ALLOW FOR CONSTRUCTION TOLERANCES. IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH A.D.A.A.G. AND IN THE EVENT THAT A DESIGN QUESTION SHOULD ARISE, OR A FIELD CONDITION PRESENTS ITSELF THAT IS DIFFERENT THAN SHOWN ON THESE PLANS, WORK SHOULD CEASE AND THE ENGINEER BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
2. THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL PHASES OF WORK RELATING TO A.D.A.A.G. ACCESS FOR THIS PROJECT. SINCE THE CODE DOES NOT ALLOW FOR A CONSTRUCTION TOLERANCE, THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS CALLED OUT BY A.D.A.A.G. ARE SUBJECT TO REJECTION BY THE CITY AND MAY BE REQUIRED TO BE REMOVED AND REPLACED.
3. SINCE THE CIVIL ENGINEER OR SURVEYOR CANNOT CONTROL THE EXACT METHODS OR MEANS USED BY THE GENERAL CONTRACTOR OR THEIR SUBCONTRACTOR DURING GRADING AND CONSTRUCTION OF THE PROJECT, THE CIVIL ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL ACCEPTANCE OF A.D.A.A.G. RELATED ITEMS OF THIS PROJECT BY THE CITY, ANY OTHER AUTHORITY OR OTHER AFFECTED PARTIES.

COMPLIANCE WITH A.D.A.A.G. CONSTRUCTION REQUIREMENTS WILL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUB-CONTRACTORS.

SEE SHEET LC-1.0 FOR CONSTRUCTION LEGEND & NOTES
SEE SHEETS LC-1.1 TO LC-1.3 FOR CONSTRUCTION PLANS
SEE SHEETS LC-2.1 TO LC-2.9 FOR CONSTRUCTION DETAILS

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM___LOW___ SPEC. NO. 5940

CONSULTANT

SCHMIDT DESIGN GROUP, INC.
BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY
2655 Fourth Avenue, San Diego, CA 92103 Lic. CA 2138, NV 219, AZ 34139
telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 08/08/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARR No. 4289 SIGNATURE 12-31-13 RENEWAL DATE 08/8/13 DATE STATE OF CALIFORNIA

PUBLIC CONTRACT

LC-1.0

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

CONSTRUCTION LEGEND & NOTES

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 21 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER 8/20/13 DATE

SUBMITTED BY: SAMIR MAHMALJI PROJECT OFFICER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

DEBBIE VAN MARTIN PROJECT MANAGER

206 – 1737 CCS27 COORDINATE

1846–6298 CCS83 COORDINATE

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

37351-21-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

AUBURN CREEK

RESTORATION AREA (SEE RESTORATION PLANTING PLANS)

FLOOD PLAIN ZONE "AE"

PARK / LANDSCAPE LIMIT OF WORK

INFORMAL MULCH TRAIL (PER PLANTING PLANS)

10'-0" WIDE AREA WITH NO PLANTING OR IRRIGATION TO ALLOW MAINTENANCE VEHICLES TO ACCESS GATE / RESTORATION AREA. SEE ALSO PLANTING PLANS.

20'-0" BUFFER ZONE

30" x 48" wheelchair space

R24'

R25'-6"

BIO-FILTRTION AREA

CURB WITH 'NOTCHES'

D.G. AREA

HOME AVENUE

MATCHLINE: SEE SHEET XX (LC-1.2)

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

SEE SHEET LC-1.0 FOR CONSTRUCTION LEGEND & NOTES
SEE SHEETS LC-1.1 TO LC-1.3 FOR CONSTRUCTION PLANS
SEE SHEETS LC-2.1 TO LC-2.9 FOR CONSTRUCTION DETAILS

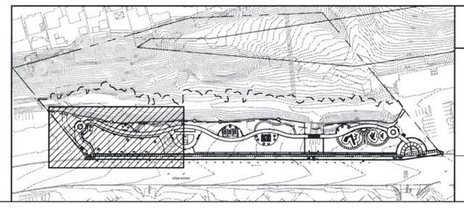
NORTH

SCALE: 1"=10'-0"

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___ SPEC. NO. 5940

BOUNDARIES LEGEND

SYMBOL	DESCRIPTION
- - - - -	LIMITS OF WORK FOR: RESTORATION AREAS
— · — · —	LIMITS OF WORK FOR: PARK SITE
—— – – ——	PROPERTY LINE / R.O.W.



CONSULTANT

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telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS

PLT. DATE: 08/08/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARR No. 5209 SIGNATURE 12-31-13 RENEWAL DATE 08/8/13 DATE STATE OF CALIFORNIA

LC-1.1

PUBLIC CONTRACT

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

CONSTRUCTION PLAN

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 22 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER _____ DATE 8/20/13

SUBMITTED BY: SAMIR MAHMALJI, PROJECT OFFICER

DEBBIE VAN MARTIN, PROJECT MANAGER

206 – 1737 CCS27 COORDINATE

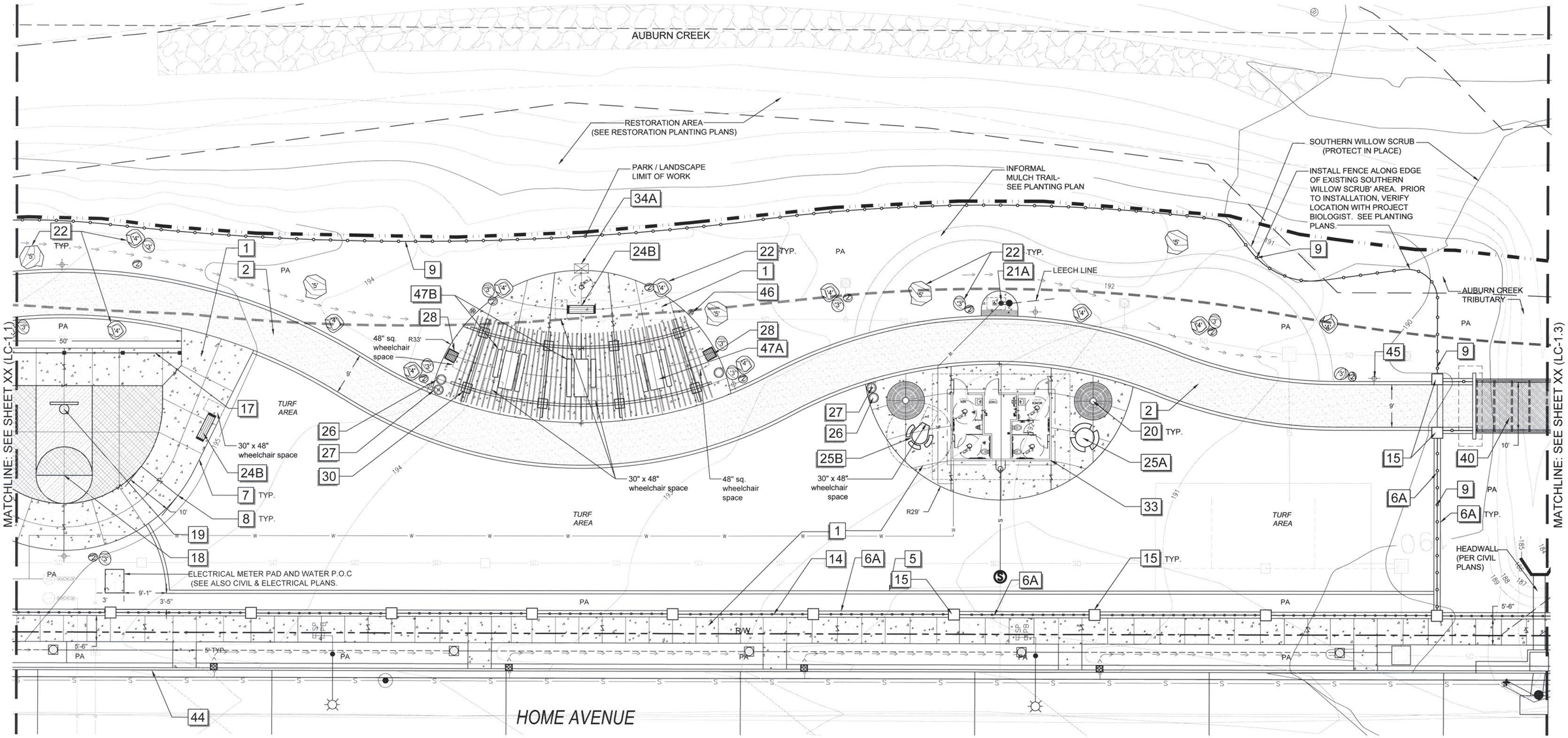
1846–6298 CCS83 COORDINATE

37351-22-D

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

CONTRACTOR _____ DATE STARTED _____

INSPECTOR _____ DATE COMPLETED _____



SEE SHEET LC-1.0 FOR CONSTRUCTION LEGEND & NOTES
SEE SHEETS LC-1.1 TO LC-1.3 FOR CONSTRUCTION PLANS
SEE SHEETS LC-2.1 TO LC-2.9 FOR CONSTRUCTION DETAILS

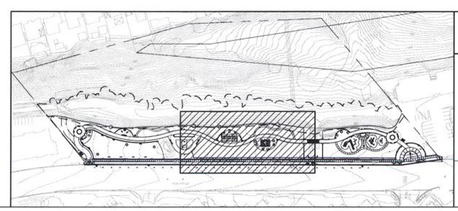
NORTH

SCALE: 1"=10'-0"

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH_■_MEDIUM___LOW___ SPEC. NO. 5940

BOUNDARIES LEGEND

SYMBOL	DESCRIPTION
- - - - -	LIMITS OF WORK FOR: RESTORATION AREAS
— · — · —	LIMITS OF WORK FOR: PARK SITE
—— – – ——	PROPERTY LINE / R.O.W.



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SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 07/12/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT
JEFFREY T. BARR No. 5399
SIGNATURE
12-31-13
RENEWAL DATE
07/12/13
DATE
STATE OF CALIFORNIA

PUBLIC CONTRACT

LC-1.2

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

CONSTRUCTION PLAN

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 23 OF 54 SHEETS

FOR CITY ENGINEER — DATE 8/20/13

WBS NO. S-00673

SUBMITTED BY:
SAMIR MAHMALJI
PROJECT OFFICER

DEBBIE VAN MARTIN
PROJECT MANAGER

206-1737
CCS27 COORDINATE

1846-6298
CCS83 COORDINATE

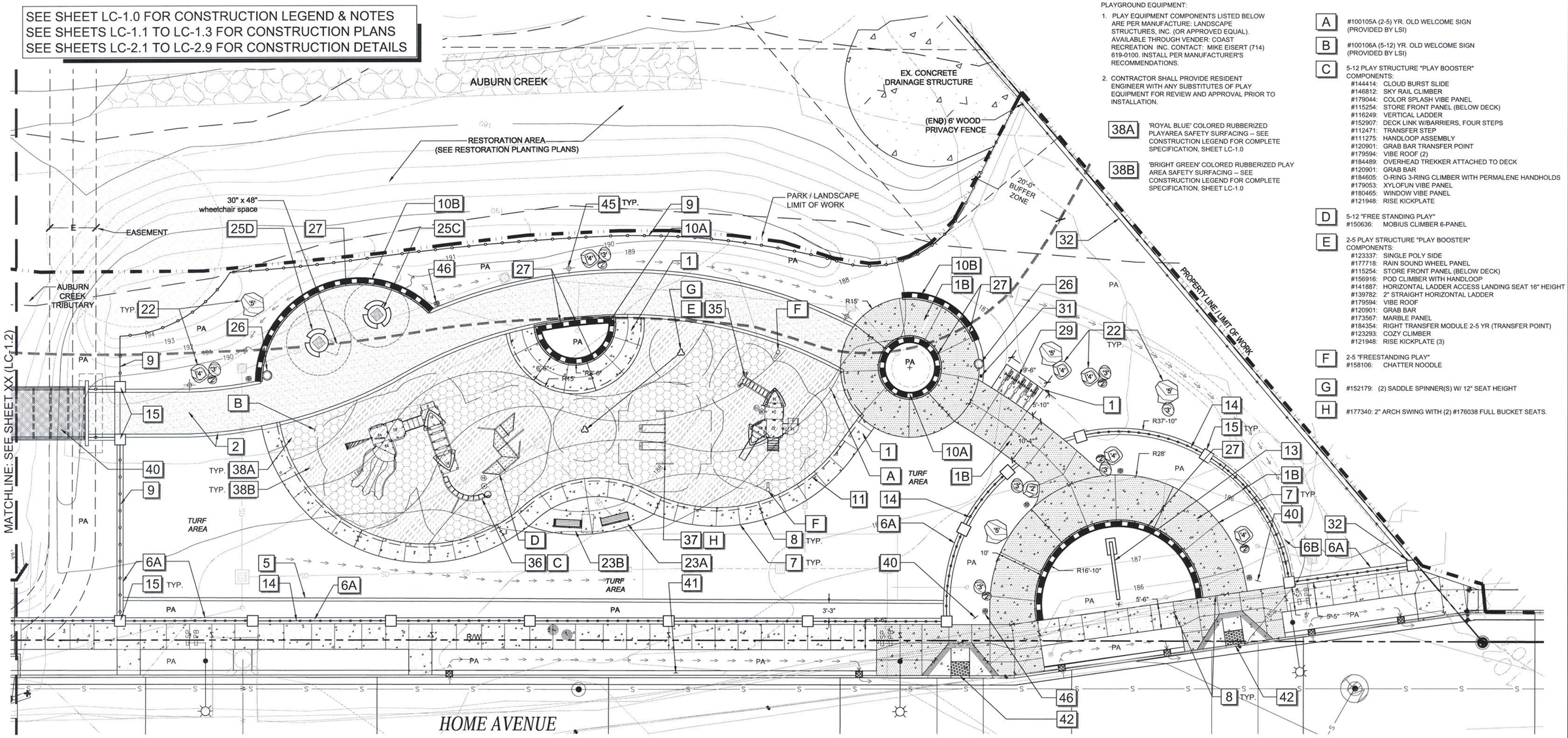
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

37351-23-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

SEE SHEET LC-1.0 FOR CONSTRUCTION LEGEND & NOTES
SEE SHEETS LC-1.1 TO LC-1.3 FOR CONSTRUCTION PLANS
SEE SHEETS LC-2.1 TO LC-2.9 FOR CONSTRUCTION DETAILS



PLAYGROUND EQUIPMENT:

1. PLAY EQUIPMENT COMPONENTS LISTED BELOW ARE PER MANUFACTURE: LANDSCAPE STRUCTURES, INC. (OR APPROVED EQUAL). AVAILABLE THROUGH VENDER: COAST RECREATION INC. CONTACT: MIKE EISERT (714) 619-0100. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. CONTRACTOR SHALL PROVIDE RESIDENT ENGINEER WITH ANY SUBSTITUTES OF PLAY EQUIPMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

38A 'ROYAL BLUE' COLORED RUBBERIZED PLAYAREA SAFETY SURFACING -- SEE CONSTRUCTION LEGEND FOR COMPLETE SPECIFICATION, SHEET LC-1.0

38B 'BRIGHT GREEN' COLORED RUBBERIZED PLAY AREA SAFETY SURFACING -- SEE CONSTRUCTION LEGEND FOR COMPLETE SPECIFICATION, SHEET LC-1.0

A #100105A (2-5) YR. OLD WELCOME SIGN (PROVIDED BY LSI)

B #100106A (5-12) YR. OLD WELCOME SIGN (PROVIDED BY LSI)

C 5-12 PLAY STRUCTURE "PLAY BOOSTER" COMPONENTS:
- #144414: CLOUD BURST SLIDE
- #146812: SKY RAIL CLIMBER
- #179044: COLOR SPLASH VIBE PANEL
- #115254: STORE FRONT PANEL (BELOW DECK)
- #116249: VERTICAL LADDER
- #152907: DECK LINK W/BARRIERS, FOUR STEPS
- #112471: TRANSFER STEP
- #111275: HANDLOOP ASSEMBLY
- #120901: GRAB BAR TRANSFER POINT
- #179594: VIBE ROOF (2)
- #184489: OVERHEAD TREKKER ATTACHED TO DECK
- #120901: GRAB BAR
- #184605: O-RING 3-RING CLIMBER WITH PERMALENE HANDHOLDS
- #179053: XYLOFUN VIBE PANEL
- #180465: WINDOW VIBE PANEL
- #121948: RISE KICKPLATE

D 5-12 "FREE STANDING PLAY"
- #150636: MOBIUS CLIMBER 6-PANEL

E 2-5 PLAY STRUCTURE "PLAY BOOSTER" COMPONENTS:
- #123337: SINGLE POLY SIDE
- #177718: RAIN SOUND WHEEL PANEL
- #115254: STORE FRONT PANEL (BELOW DECK)
- #156916: POD CLIMBER WITH HANDLOOP
- #141887: HORIZONTAL LADDER ACCESS LANDING SEAT 16" HEIGHT
- #139782: 2" STRAIGHT HORIZONTAL LADDER
- #179594: VIBE ROOF
- #120901: GRAB BAR
- #173567: MARBLE PANEL
- #184354: RIGHT TRANSFER MODULE 2-5 YR (TRANSFER POINT)
- #123293: COZY CLIMBER
- #121948: RISE KICKPLATE (3)

F 2-5 "FREESTANDING PLAY"
- #158106: CHATTER NOODLE

G #152179: (2) SADDLE SPINNER(S) W/ 12" SEAT HEIGHT

H #177340: 2" ARCH SWING WITH (2) #176038 FULL BUCKET SEATS.

PLAYGROUND AUDIT / NPSI CERTIFICAITON:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN INDEPENDENT THIRD PARTY AUDIT OF THE PLAYGROUND AREA, SAFETY SURFACING AND ALL PLAY EQUIPMENT. THE AUDIT SHALL BE CONDUCTED BY AN NRPA/NPSI CERTIFIED PLAYGROUND SAFETY INSPECTOR IN ACCORDANCE WITH NPSI STANDARDS. THE AUDIT SHALL DETERMINE COMPLIANCE OF THE PLAYGROUND AREA, SAFETY SURFACING AND ALL PLAY EQUIPMENT WITH THE MOST CURRENT VERSION OF ACCESSIBILITY AND SAFETY STANDARDS, INCLUDING THE FOLLOWING: AMERICANS WITH DISABILITIES ACT (ADA); CONSUMER PRODUCT SAFETY COMMISSION (CPSC) HANDBOOK FOR PUBLIC PLAYGROUND SAFETY; THE AMERICAN SOCIETY OF TESTING AND MATERIALS (ASTM) STANDARD CONSUMER SAFETY PERFORMANCE SPECIFICATION FOR PLAYGROUND EQUIPMENT FOR PUBLIC USE (ASTM F1487) AND STANDARD SPECIFICATION FOR IMPACT ATTENUATION OF SURFACE SYSTEMS UNDER AND AROUND PLAYGROUND EQUIPMENT (ATSM F1292) AND STANDARD SPECIFICATION FOR DETERMINATION OF ACCESSIBILITY OF SURFACE SYSTEMS UNDER AND AROUND PLAYGROUND EQUIPMENT (ASTM F1951). POURED-IN-PLACE PLAYGROUND SAFETY SURFACING SHALL BE TESTED ON SITE AFTER INSTALLATION IN ACCORDANCE WITH ASTM F1292; MANUFACTURER'S CERTIFICATION IS NOT ACCEPTABLE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ITEMS NOT FOUND NOT TO BE INCOMPLIANT WITH THE ABOVE STANDARDS AS A RESULT OF THE AUDIT, AT NO CHARGE TO THE CITY. THE CONTRACTOR SHALL PROVIDE TO THE RESIDENT ENGINEER AND PROJECT MANAGER A SIGNED LETTER STATING THAT THE PLAYGROUND AREA, SAFETY SURFACING AND PLAY EQUIPMENT COMPLY WITH ALL CURRENT APPLICABLE ACCESSIBILITY AND SAFETY STANDARDS. THE LETTER SHALL INCLUDE AN ITEMIZED LIST CORRESPONDING TO EACH AUDIT ITEM, DESCRIBING ALL CORRECTIONS AND THE DATE EACH CORRECTION WAS COMPLETED. IF APPLICABLE, THE LETTER MAY STATE THAT ANY EQUIPMENT IN QUESTION IS CERTIFIED BY INTERNATIONAL PLAY GROUND EQUIPMENT MANUFACTURER'S ASSOCIATION (IPEMA). (PROVIDE MANUFACTURER'S PROOF OF IPEMA CERTIFICATION.)

(REFERENCE: CITY OF SAN DIEGO, CONSULTANT'S GUIDE TO PARK DEVELOPMENT (2011), P. 59-60)

PLAYGROUND CONSTRUCTION; CONTRACTOR EXPERIENCE:

THE CONTRACTOR SHALL HAVE NATIONAL PLAYGROUND SAFETY INSTITUTE (NPSI) CERTIFICATION FOR INSTALLERS AND IN ADDITION THE INSTALLERS SHALL BE CERTIFIED BY THE EQUIPMENT MANUFACTURER TO INSTALL THEIR EQUIPMENT AND SAFETY SURFACING. THE NPSI CERTIFIED INSTALLERS SHALL BE INVOLVED IN THE CONSTRUCTION OF THE PLAYGROUND AT ALL TIMES DURING CONSTRUCTION AND INCLUDING PREPARATION OF THE SUBGRADE.

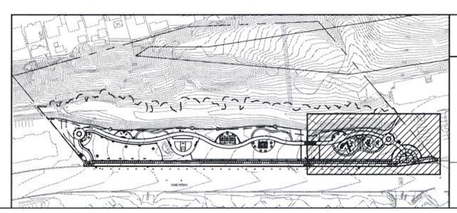
BOUNDARIES LEGEND

SYMBOL	DESCRIPTION
▬ ▬ ▬	LIMITS OF WORK FOR: RESTORATION AREAS
▬ · ▬ · ▬	LIMITS OF WORK FOR: PARK SITE
—— – – ——	PROPERTY LINE / R.O.W.

NORTH

0 5 10 20
SCALE: 1"=10'-0"

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___ SPEC. NO. 5940



CONSULTANT

SCHMIDT DESIGN GROUP, INC.
BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY
2655 Fourth Avenue, San Diego, CA 92103 Lic. CA 2138, NV 219, AZ 34139
telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 08/08/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARRY No. 4939
SIGNATURE 12-31-13 RENEWAL DATE 08/8/13 DATE
STATE OF CALIFORNIA

PUBLIC CONTRACT

LC-1.3

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

CONSTRUCTION PLAN

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 24 OF 54 SHEETS

FOR CITY ENGINEER 8/20/13 DATE

WBS NO. S-00673

SUBMITTED BY:
SAMIR MAHMALJI
PROJECT OFFICER

DEBBIE VAN MARTIN
PROJECT MANAGER

206-1737
CCS27 COORDINATE

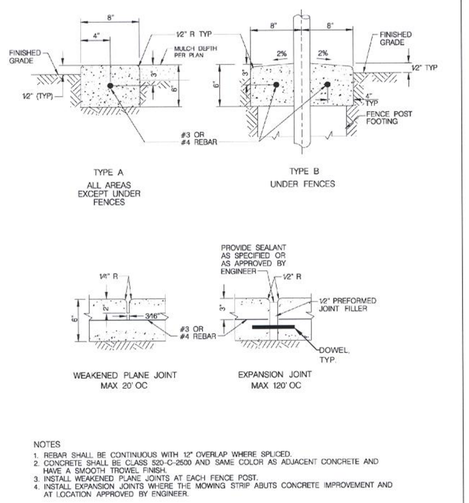
1846-6898
CCS83 COORDINATE

37351-24-D

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK



NOTES
1. REBAR SHALL BE CONTINUOUS WITH 12" OVERLAP WHERE SPLICED.
2. CONCRETE SHALL BE CLASS 520-C-2500 AND SAME COLOR AS ADJACENT CONCRETE AND HAVE A SMOOTH TROWEL FINISH.
3. INSTALL WEAKENED PLANE JOINTS AT EACH FENCE POST.
4. INSTALL EXPANSION JOINTS WHERE THE MOWING STRIP ABUTS CONCRETE IMPROVEMENT AND AT LOCATION APPROVED BY ENGINEER.

REVISION	BY	APPROVED	DATE
ORIGINAL	KA	J. NAGELVOORT	09/12

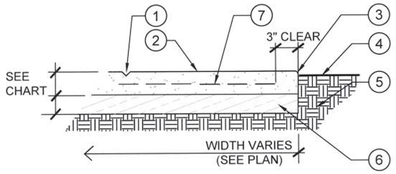
CITY OF SAN DIEGO – STANDARD DRAWING

CONCRETE MOWING STRIP

RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE
COORDINATOR R.C.E. 66211 DATE 1/31/2012

DRAWING NUMBER **SDL-103**

1 CONCRETE MOW STRIP (SDL-103)-MODIFIED
NO SCALE

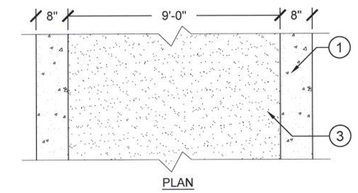


LEGEND:
1. SCORE LINES AND EXPANSION JOINTS PER SDRSD G-10; SEE DETAIL 8/LC-2
2. CONCRETE PAVING 520-C-2500
3. 1/4" RAD. ON ALL OUTSIDE EDGES.
4. FINISH GRADE 1" BELOW EDGE OF PAVING IN TURF AREAS TO HAVE SOD, 1/2" IN AREAS TO BE HYDROSEEDED, 2" IN SHRUB BEDS.
5. COMPACTED SUBGRADE PER SOILS REPORT.
6. BASE MATERIAL CLASS II AGGREGATE PER CHART.
7. CONCRETE WITH #3 BAR @ 18" O.C. BOTH DIRECTIONS PER GEOTECHNICAL REPORT.

NOTES:
A. AT A MINIMUM PROVIDE THE FOLLOWING: CONSTRUCTION JOINTS: 10' O.C. EXPANSION JOINTS: 30' O.C.
B. ALL REINFORCEMENT MUST BE CENTERED IN CONCRETE PROFILE.
C. CONCRETE COLOR AND FINISH PER PLAN.
D. CONTRACTOR TO FOLLOW RECOMMENDATIONS OF GEOTECHNICAL REPORT AND/OR STRUCTURAL ENGINEER.

CONCRETE PAVING CHART	
PEDESTRIAN CONCRETE WALKS & SLABS	4" MIN. OVER 12" COMPACTED SUB-GRADE PER GEOTECHNICAL REPORT.
VEHICULAR CONCRETE	7" MIN. OVER 12" COMPACTED SUB-GRADE PER GEOTECHNICAL REPORT.
CONCRETE BASKETBALL AREA	5" MIN. OVER 12" COMPACTED SUB-GRADE PER GEOTECHNICAL REPORT

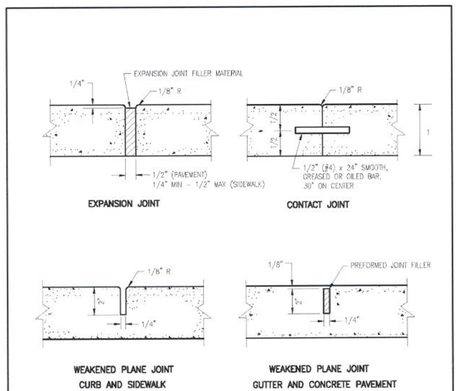
2 CONCRETE PAVING
NO SCALE



LEGEND:
1. 8"x10" CONCRETE CURB
2. ADJACENT FINISHED GRADE: 1" BELOW TOP OF EDGE FOR TURF, 2" BELOW TOP OF EDGE FOR SHRUB BEDS, FLUSH WITH CONCRETE PAVING, TYPICAL.
3. DG PAVING WITH SOIL STABILIZER (SEE SPECIFICATIONS) TO BE PLACED IN 2" LAYERS. ROLL EACH LAYER SEPARATELY TO 95% MIN. COMPACTION. PAVING TO MEET FLUSH WITH TOP OF EDGING.
4. CLASS 2 AGGREGATE BASE COMPACTED TO 90% RELATIVE COMPACTION PER GEOTECHNICAL REPORT.
5. 12" DEPTH COMPACTED SUBGRADE, PER GEOTECHNICAL REPORT.
6. #3 REBAR, CONTINUOUS TOP AND BOTTOM.

NOTES:
A. SEE CONSTRUCTION PLAN FOR DECOMPOSED GRANITE TYPE AND MANUFACTURER.
B. CONSTRUCTION SHALL COMPLY WITH ALL LOCAL AND REGIONAL STANDARDS AND WITH RECOMMENDATIONS FROM GEOTECHNICAL REPORT.
C. CONTRACTOR TO SUBMIT SAMPLE OF DECOMPOSED GRANITE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

3 STABILIZED DG PAVING WITH CONCRETE CURB
NO SCALE



REVISION	BY	APPROVED	DATE
ORIGINAL		RAYMUNDO	02/93
ADD METRIC		T. STANTON	03/93
REFORMATTED		T. STANTON	04/06
UPDATED	DV	MR/DV	11/11

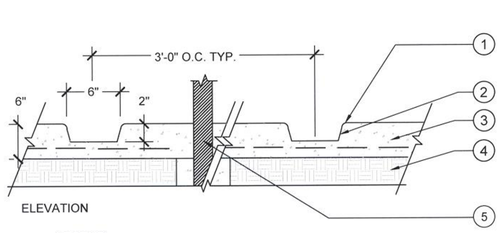
SAN DIEGO REGIONAL STANDARD DRAWING

CONCRETE JOINT DETAILS

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
CHAIRPERSON R.C.E. 19246 DATE 7/26/2004

DRAWING NUMBER **G-10**

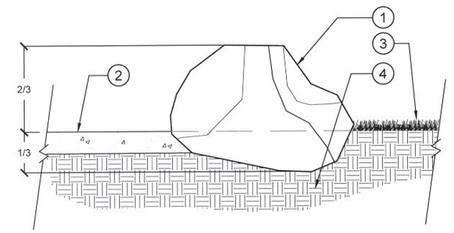
8 CONCRETE JOINT DETAILS (G-10)
NO SCALE



LEGEND:
1. 1/4" RADIUS ON ALL OUTSIDE EDGES
2. 2" DEPTH NOTCH @ 3'-0" O.C.
3. CONCRETE CURB 520-C-2500 PER SDL-103 (DETAIL 1 / LC-2.1)
4. 90% COMPACTED SUBGRADE
5. FENCE POST, PER PLAN

NOTES:
A. NOTCH CURB TO ALLOW FOR FLOW PER PLANS.

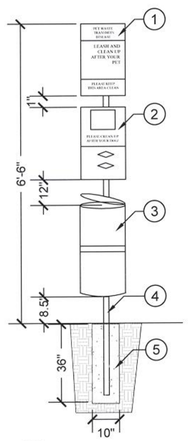
4 MOW CURB WITH NOTCHES (BELOW FENCE)
NO SCALE



LEGEND
1. BOULDER, SEE PLAN FOR SIZE & TYPE
2. CONCRETE PAVEMENT, CURB, OR D.G. WALKWAY (PER PLAN)
3. PLANTING AREA
4. 90% COMPACTED SUBGRADE

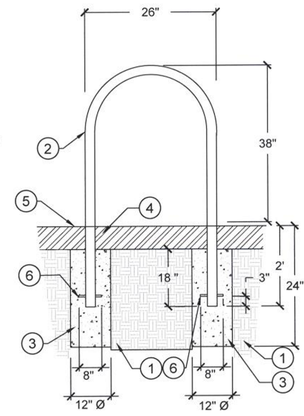
NOTES:
A. BOULDERS SHALL BE INSTALLED SO THAT NO ROCKING WILL OCCUR. ANY ROUGH OR JAGGED EDGES SHALL BE GROUND SMOOTH.
B. BURY BOULDERS BY 1/3 HEIGHT.
C. EXTEND MOW CURB OR CONCRETE PAVEMENT TO FACE OF ALL BOULDERS.

5 LANDSCAPE BOULDER SET IN CONCRETE
NO SCALE



LEGEND:
1. DOGIPOT PET SIGN. ITEM 1203/1204. 18" X 11.5", .63 GAUGE ALUMINUM, FOREST GREEN ON WHITE
2. DOGIPOT DISPENSER. ITEM 1002. 15.5"(H) X 9.4"(W) X 3.25"(D) .08 GAUGE ALUMINUM, 400 BAG CAPACITY.
3. STEEL TRASH RECEPTACLE WITH LID. ITEM 1206 23"(H) X 11.5"(W), 10 GAL. CAPACITY.
4. GALVANIZED STEEL MOUNTING POST. ITEM 1301. 2"X2"X8'
5. CONCRETE FOOTING

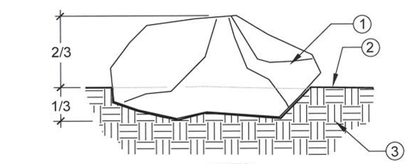
6 PET STATION
1" = 1"



LEGEND:
1. COMPACTED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
2. BIKE RACK PER PLANS
3. CONCRETE FOOTING PER MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT
4. ADJACENT PAVING PER PLANS
5. FINISHED GRADE
6. 7/16" DIA. HOLES FOR #3 REBAR, TO BE PROVIDED BY CONTRACTOR

NOTES:
1. CONTRACTOR SHALL COORDINATE WITH MANUFACTURER FOR DELIVERY OF BICYCLE RACK, AND SHALL INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. FOOTING SHALL MEET ADJACENT PAVING FLUSH, TYPICAL.

7 BICYCLE RACK EMBEDMENT
NO SCALE



1. BOULDER (SEE PLAN FOR TYPE AND SIZE)
2. FINISHED GRADE
3. COMPACTED SUBGRADE

NOTES:
A. BOULDERS SHALL BE INSTALLED SO THAT NO ROCKING WILL OCCUR. ANY ROUGH OR JAGGED EDGES SHALL BE GROUND SMOOTH.
B. BURY BOULDERS BY 1/3 HEIGHT

9 LANDSCAPE BOULDER
NO SCALE

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___ SPEC. NO. 5940

CONSULTANT

SCHMIDT DESIGN GROUP, INC.
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telephone (619) 236-1462 facsimile (619) 236-8792
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SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 07/12/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T BARR No 4259 SIGNATURE 12-31-13 RENEWAL DATE 07/12/13 DATE STATE OF CALIFORNIA

PUBLIC CONTRACT

LC-2.1

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

CONSTRUCTION DETAILS

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 25 OF 54 SHEETS

FOR CITY ENGINEER 8/20/13 DATE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

WBS NO. S-00673

SUBMITTED BY: SAMIR MAHMALJI PROJECT OFFICER

DEBBIE VAN MARTIN PROJECT MANAGER

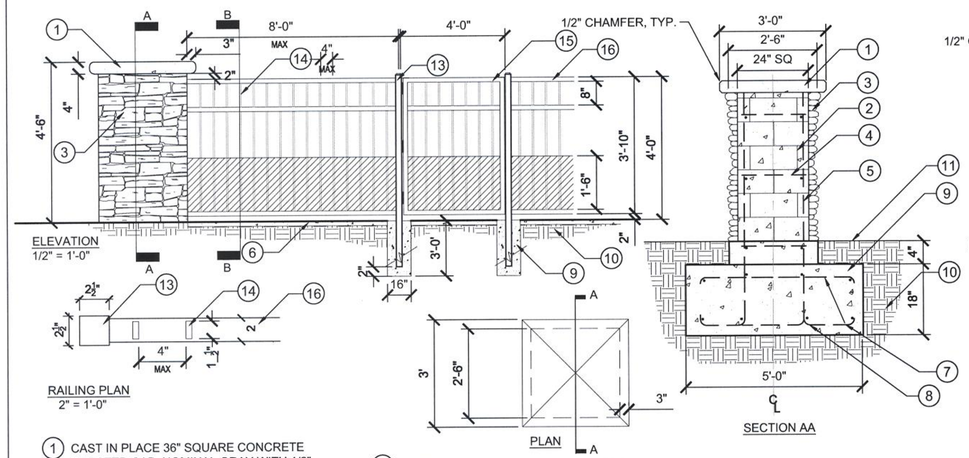
206 – 1737 CCS27 COORDINATE

1846 – 6298 CCS83 COORDINATE

37351-25-D

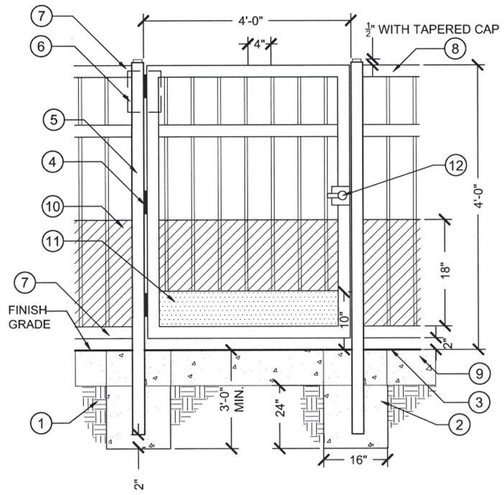
CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK



1. CAST IN PLACE 36" SQUARE CONCRETE PILASTER CAP; NOMINAL GRAY WITH 1/2" CHAMFER EDGE.
2. CAST-IN-PLACE CONCRETE OR CMU BLOCK (8X8X16) CORE WALL.
3. COBBLESTONE VENEER. VENEER 3"-5" 'ARIZONA COBBLE' PER CONSTRUCTION LEGEND. GROUT IN PLACE WITH COLOR TO MATCH STONE. SEE DETAIL 7/LC-2.6. SAMPLE TO BE SUBMITTED PRIOR TO INSTALLATION.
4. #4 REBAR @ EA. CORNER (VERTICAL)
5. #4 REBAR HORIZONTAL @ 4 CORNERS
6. CONCRETE CURB. SEE DETAIL 1/LC-2.1 OR CONCRETE PAVEMENT SEE DETAIL 2/LC-2.1
7. #4 REBAR @ 12" O.C. TOP & BOTTOM (5 MIN. TOP & BOTTOM EACH WAY)
8. #4 REBAR CAGE @ 16" O.C.
9. CONCRETE FOOTING. RECESS FOOTING TO ACCOMMODATE CONCRETE CURBS PER PAVEMENT.
10. 90% COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
11. FINISH GRADE.
12. 4" X 4" X 1-1/4" RECESS STEEL PLATE. SPOT WELD TOP AND BOTTOM AND MID RAIL IN THE FIELD.
13. 2 1/2" x 2 1/2" RECTANGULAR TUBULAR STEEL POSTS
14. 11/2" x 1/2" RECTANGULAR TUBULAR STEEL PICKETS
15. TUBULAR STEEL GATE. SEE DETAIL 2, L-2.2.
16. 2" x 2" TUBULAR STEEL TOP, BOTTOM & MID RAIL.
17. WELD 1/2" MESH SCREEN TO INSIDE FENCE AT THE DOG PARK AT EACH PICKET.

1 COBBLESTONE PILASTER AND TUBULAR STEEL FENCE
1/2" = 1'-0"



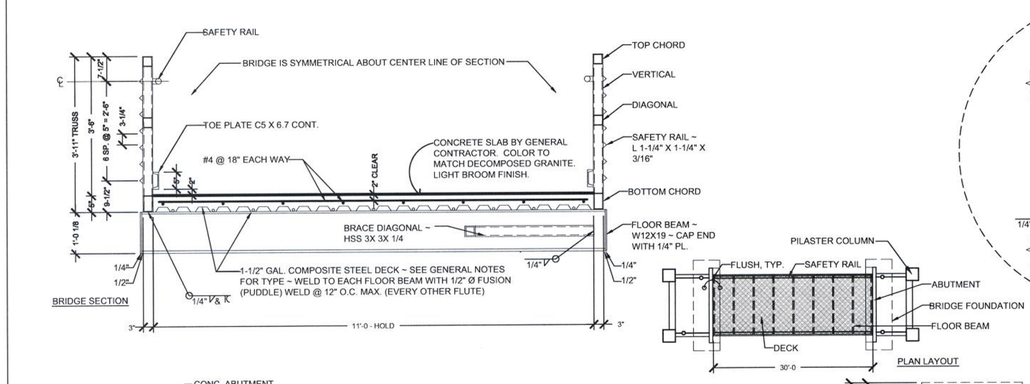
LEGEND:

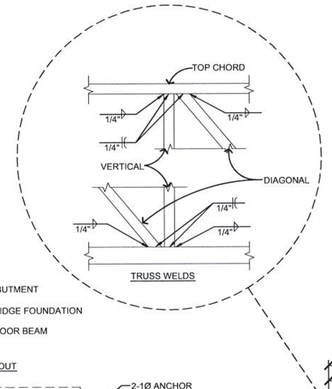
1. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
2. CONCRETE FOOTING 16" DIAMETER MIN. 36" DEPTH RECESS AS REQUIRED FOR CONCRETE CURBS OR PAVEMENT.
3. SLOPE TOP OF CURB TO DRAIN AWAY FROM POST
4. (3) HEAVY DUTY HINGES
5. 2 1/2" X 2 1/2" POSTS 11 GAUGE SET INTO FOOTING
6. 'CANT-SLAM' HYDRAULIC GATE CLOSER
7. 2" X 2" X 14 GA. SQ. GALV. STEEL TOP AND BOTTOM RAIL
8. 16 GA. GALV. STEEL PICKETS
9. CONCRETE CURB PER DETAIL 1/LC- 2.1. OR CONCRETE PAVEMENT PER DETAIL 2/LC-2.1.
10. WELD 1/2" MESH SCREEN TO INSIDE FENCE AT THE DOG PARK AT EACH PICKET.
11. KICK-PLATE; GALVANIZED STEEL, PRIMED AND PAINTED BLACK. INSTALL ON BOTH SIDES OF GATE.
12. ADA COMPLIANT LEVER BOTH SIDES OF GATE.

NOTES:

A. ALL METAL TO BE GALVANIZED STEEL INSIDE AND OUT.
B. ALL METAL TO BE PRIMED AND PAINTED BLACK TO MATCH FENCING.
C. HARDWARE FOR HAND-OPERATED GATE SHALL BE OPERABLE WITH A SINGLE EFFORT NOT TO EXCEED 5-POUND PRESSURE.

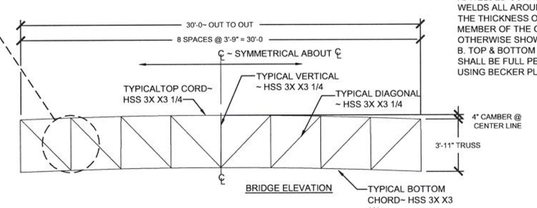
2 TUBULAR STEEL GATE
1" = 1'-0"



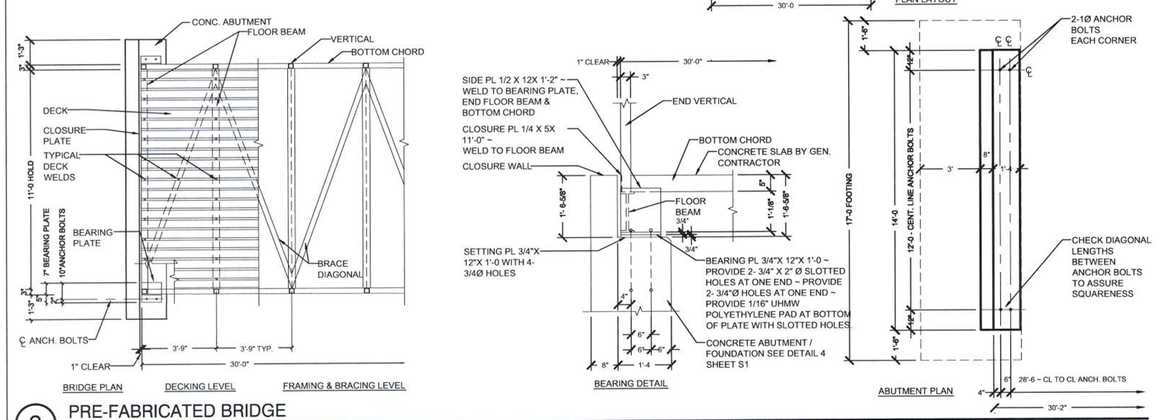


NOTES:

1. PRE-FABRICATED BRIDGE BY EXCEL OR APPROVED EQUAL, SEE ALSO CONSTRUCTION LEGEND.
2. CONTRACTOR IS TO PROVIDE THE BRIDGE IN PLACE, INCLUDING CONCRETE FOOTINGS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE PERMIT ASSOCIATED WITH CONSTRUCTION/FABRICATION AND INSTALLATION OF THE BRIDGE. CONTRACTOR SHALL PROVIDE STAMPED STRUCTURAL DRAWINGS AND CALCULATIONS FOR THE BRIDGE. DESIGN AND CALCULATIONS WILL BE SUBMITTED TO THE CITY OF SAN DIEGO FOR PERMITTING BY THE CONTRACTOR.
3. SEE SHEET S1 FOR BRIDGE FOUNDATION STRUCTURAL DETAILS AND NOTES.



NOTE:
A. WELDED CONNECTIONS SHALL BE FILLET WELDS ALL AROUND OF A SIZE EQUAL TO THE THICKNESS OF THE LIGHTEST GAGE MEMBER OF THE CONNECTION, UNLESS OTHERWISE SHOWN.
B. TOP & BOTTOM CHORD SHOP SPLICES SHALL BE FULL PENETRATION WELDS USING BECKER PL'S.



3 PRE-FABRICATED BRIDGE
3/4" = 1'-0"

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___ SPEC. NO. 5940

CONSULTANT

SCHMIDT DESIGN GROUP, INC.
BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY
2655 Fourth Avenue, San Diego, CA 92103 Lic. CA 2138, NV 219, AZ 34139
telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 08/08/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARR No. 2508 STATE OF CALIFORNIA
SIGNATURE 12-31-13 RENEWAL DATE 08/8/13 DATE

PUBLIC CONTRACT

LC-2.2

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

CONSTRUCTION DETAILS

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 26 OF 54 SHEETS

FOR CITY ENGINEER 8/20/13 DATE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

WBS NO. S-00673

SUBMITTED BY: SAMIR MAHMALJI
PROJECT OFFICER

DEBBIE VAN MARTIN
PROJECT MANAGER

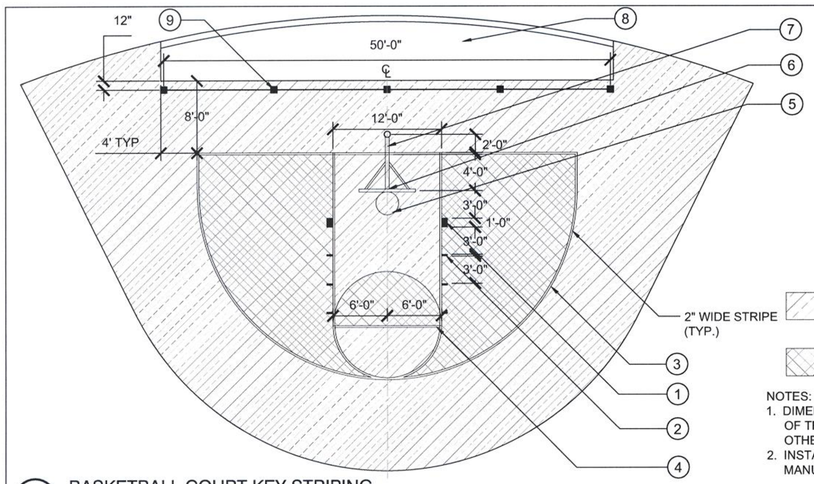
206-1737
CCS27 COORDINATE

1846-6298
CCS83 COORDINATE

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

37351-26-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK



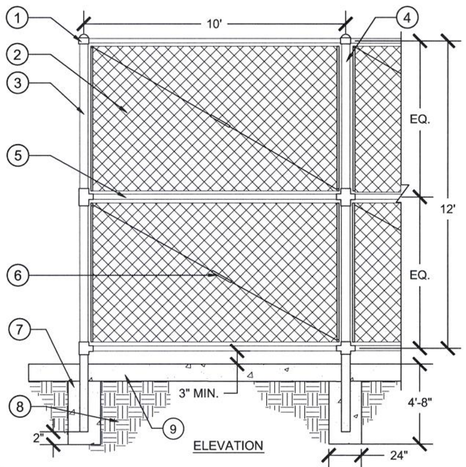
LEGEND
1. HASH MARK 12" WIDE WHITE PAINT STRIPE.
2. HASH MARK 2" WIDE WHITE PAINT STRIPE.
3. 3-POINT ARC
4. FREE THROW LINE
5. BASKET RIM.
6. BACKBOARD
7. GOAL POST
8. PLANTING AREA PER PLAN.
9. CHAINLINK FENCE, 12' HIGH, SEE DETAIL 2 / L-2.3.

GRAY COLOR SURFACING OVER 5" THICK CONCRETE SURFACE.

BLUE COLOR SURFACING OVER 5" THICK CONCRETE SURFACE.

NOTES:
1. DIMENSIONS ARE TO THE OUTSIDE EDGE OF THE LINES UNLESS INDICATED OTHERWISE.
2. INSTALL COURT SURFACING COLOR PER MANUFACTURER'S RECOMMENDATIONS.

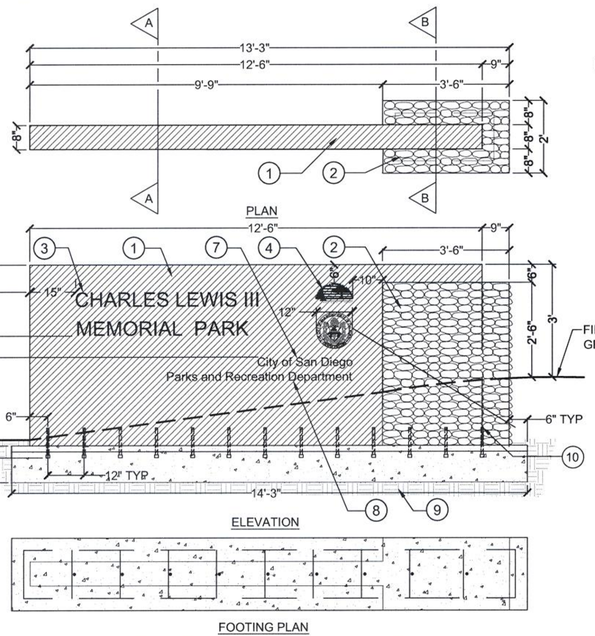
1 BASKETBALL COURT KEY STRIPING
1/8" = 1'-0"



LEGEND:
1. PRESSED STEEL CAP
2. 2" 9-GAUGE WIRE MESH FENCING. ALL MESH SHALL BE BLACK VINYL COATED.
3. END (OR CORNER POSTS: SIZE=3" DIAMETER, TYPICAL.
4. LINE POSTS: SIZE=3" DIAMETER, TYPICAL.
5. 2" MID-RAIL TYPICAL
6. TENSION WIRE: 3/4" x 3/16" WITH 1" x 14 GAUGE BANDS AT 2' O.C. TYPICAL
7. CONCRETE FOOTING: 520-C-2500 CONCRETE. RECESS FOOTING TO ACCOMMODATE CONCRETE CURB AND OR ADJACENT PAVEMENT.
8. 90% COMPACTED SUB-GRADE PER SOILS REPORT.
9. ADJACENT PAVEMENT / CONCRETE CURB PER PLAN.

NOTES:
A. 12'-0" (HIGH) x 50'-0" (LENGTH) WITH POSTS SPACED AT 10' O.C. FOR FENCING AT BASKETBALL COURT PER PLAN.
B. CHAIN LINK FENCE FABRIC SHALL BE NINE (9) GAUGE GALVANIZED STEEL CORE FABRIC WITH BLACK VINYL COATING. FABRIC TO BE TWO (2) INCH MESH FOR FENCING.
C. ALL CHAIN LINK FENCING SHALL HAVE A TOP, MIDDLE, AND BOTTOM RAIL. FABRIC SHALL BE KNUCKLED ON ALL SIDES.
D. ALL CHAIN LINK FABRIC SHALL BE MOUNTED ON THE SIDE OF THE COURT.
E. ALL HARDWARE, TENSION WIRE, TIE WIRE, TRUSS RODS SHALL BE HOT DIPPED GALVANIZED, AND PRIMED AND PAINTED BLACK.
F. ALL FENCE POSTS, BRACES AND RAILS SHALL CONSIST OF GALVANIZED PIPE MANUFACTURED IN ACCORDANCE WITH ASTM DESIGNATION A-53.
G. ALL FENCE POSTS, RAILS, TIES, ETC. SHALL BE PRIMED AND PAINTED BLACK.
H. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING ALL HARDWARE REQUIRED FOR FENCING.
I. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

2 12` HIGH CHAIN LINK FENCE @ BASKETBALL COURT
NO SCALE



3 MONUMENT ENTRY SIGN (BY SEPARATE PERMIT)
1/2" = 1'-0"



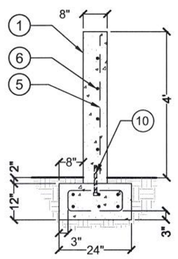
NOTES:
A. CITY TO PROVIDE CONTRACTOR WITH HIGH-RESOLUTION DIGITAL VERSION OF LOGO.
B. CONTRACTOR TO SUBMIT ARTWORK AT FULL SIZE TO RESIDENT ENGINEER FOR APPROVAL PRIOR TO FABRICATION.

CITY OF SAN DIEGO SEAL

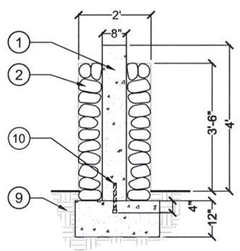


NOTES:
A. CITY TO PROVIDE CONTRACTOR WITH HIGH-RESOLUTION DIGITAL VERSION OF LOGO.
B. CONTRACTOR TO SUBMIT ARTWORK AT FULL SIZE TO RESIDENT ENGINEER FOR APPROVAL PRIOR TO FABRICATION.

PARK & RECREATION DEPARTMENT LOGO



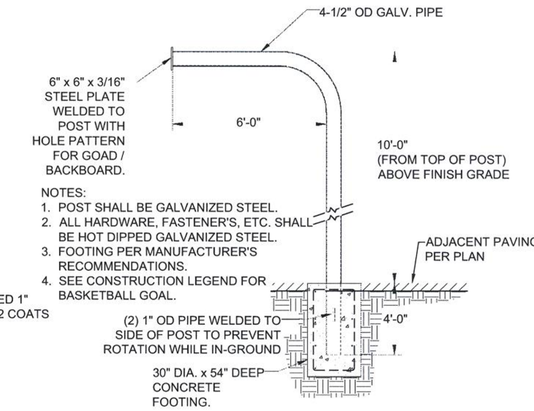
SECTION A-A



COBBLE VENEER SECTION B-B

LEGEND:
1. PRECAST SIGN PANEL BY QUICKCRETE OR APPROVED EQUAL. SIGN TO BE SMOOTH FINISH BOTH SIDES. COLOR 'ADOBE TAUPE'. SIGN TO HAVE MATCHING BOLT ANCHORS ON BASE OF SIGNWALL @ 12" O.C. FULLY GROUT ANCHORS IN CONCRETE BASE PER STRUCTURAL ENGINEER'S SHOP DRAWINGS.
2. NATURAL COBBLESTONE VENEER 3-5" SIZE, GROUT IN PLACE. SEE DETAIL 7/LC-2.6.
3. "CHARLES LEWIS III MEMORIAL PARK" 5" HIGH LETTERING RECESSED 1" DEPTH INTO THE CONCRETE AS SHOW. LETTERS SHALL BE PAINTED BLACK W/ 2 COATS OF EXTERIOR ENAMEL. FONT TO BE DETERMINED.
4. PARK & REC. LOGO. 1" THICK PREFABRICATED ACRYLIC PLAQUE.
5. #3 REBAR HORIZONTAL 16" O.C. CONTINUOUS
6. #3 REBAR VERTICAL 16" O.C.
7. "City of San Diego Park and Recreation Department" 3" HIGH LETTERING RECESSED 1" DEPTH INTO CONCRETE AS SHOWN. LETTERS SHALL BE PAINTED BLACK W/ 2 COATS OF EXTERIOR ENAMEL. FONT TO BE DETERMINED.
8. CITY OF SAN DIEGO SEAL. 1" THICK PREFABRICATED ACRYLIC PLAQUE (SEE NOTES).
9. 90% COMPACTED SUB-GRADE PER GEOTECHNICAL REPORT.
10. ANCHOR STUD. SIZE PER STRUCTURAL ENGINEER.

NOTES:
1. ALL PLAQUES TO BE MOUNTED FLUSH WITH MONUMENT. EPOXY IN PLACE.
2. ALL PLAQUES AVAILABLE THROUGH OMC INDUSTRIES, CAST ARCHITECTURAL SIGNAGE, OR APPROVED EQUAL.
3. PROVIDE SHOP DRAWINGS OF SIGN FOR APPROVAL BY THE RESIDENT ENGINEER PRIOR TO CONSTRUCTION.
4. FIELD APPLY ANTI GRAFFITI COATING ON ALL EXPOSED SURFACES, PER SPECIFICATIONS.
5. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF FOOTING DETAIL SIGNED AND STAMPED BY STRUCTURAL ENGINEER. SUBMIT FOR REVIEW & APPROVAL PRIOR TO PLACEMENT OF SIGN.
6. LETTERING AND PLANS TO BE PROVIDED ON BOTH SIDES OF SIGN.



NOTES:
1. POST SHALL BE GALVANIZED STEEL.
2. ALL HARDWARE, FASTENER'S, ETC. SHALL BE HOT DIPPED GALVANIZED STEEL.
3. FOOTING PER MANUFACTURER'S RECOMMENDATIONS.
4. SEE CONSTRUCTION LEGEND FOR BASKETBALL GOAL.

4 BASKETBALL POST AND FOOTING
NO SCALE

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___ SPEC. NO. 5940

CONSULTANT

SCHMIDT DESIGN GROUP, INC.
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SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 08/08/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARR No. 5259 SIGNATURE 12-31-13 RENEWAL DATE 08/8/13 DATE STATE OF CALIFORNIA

PUBLIC CONTRACT

LC-2.3

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

CONSTRUCTION DETAILS

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 27 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER — DATE 8/20/13

SUBMITTED BY: SAMIR MAHMALJI, PROJECT OFFICER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

DEBBIE VAN MARTIN, PROJECT MANAGER

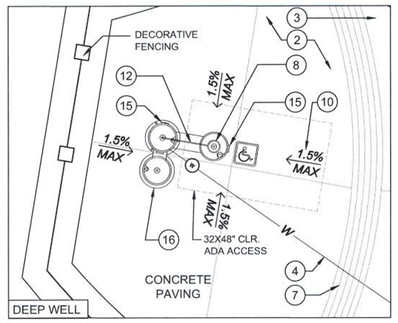
206-1737 CCS27 COORDINATE

1846-6298 CCS83 COORDINATE

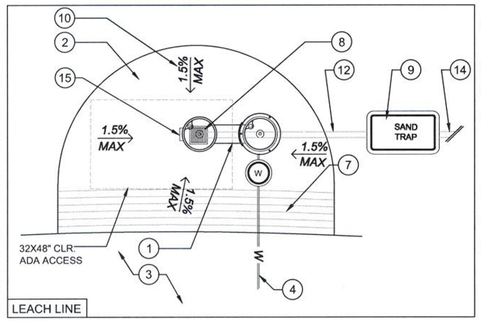
CONTRACTOR ____ DATE STARTED ____
INSPECTOR ____ DATE COMPLETED ____

37351-27-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK



PLAN ENLARGEMENT - DOG AREA



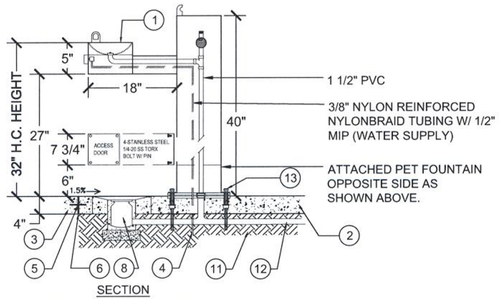
PLAN ENLARGEMENT - RESTROOM

LEGEND:

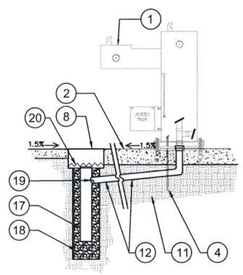
1. DRINKING FOUNTAIN. UNIT SHALL COMPLY WITH ALL APPLICABLE TITLE 24 PROVISIONS. INSTALL PER MANUFACTURER'S SPECS.
2. 4" CONCRETE PAD
3. ADJACENT PAVING, SEE PLANS
4. 1" POTABLE WATER SUPPLY LINE PER CIVIL. CONTRACTOR SHALL AVOID KINKS WHEN ROUTING SUPPLY LINE TO VALVE. INSTALL 1" GATE VALVE AND 2" DIA. GALV. PIPE SLEEVE PER SDRSD #I-12.
5. 24" STEEL DOWEL, SEE EXPANSION JOINT DETAIL
6. EXPANSION JOINT
7. 12" TACTILE STRIP; TROWELED GROVES AT 2" O.C.
8. NDS #921B (6" SQUARE BRASS GRATE W/ STYRENE ADAPTER), NDS #66 RISER (TO OBTAIN SPECIFIED SEWER LINE DEPTH), AND SPEE-D BASIN #101 (1- 3" AND 4" LOCKING OUTLET). CONTRACTOR SHALL INSTALL PER MANUFACTURER'S SPECIFICATIONS. OVERFLOW WATER FROM DRINKING FOUNTAIN SHALL FLOW INTO DRAIN INLET AND SHALL NOT POND.CENTER DRAIN BELOW FOUNTAIN IN MIDDLE OF CONCRETE PAD.
9. SAND TRAP IN CONCRETE BOX
10. SLOPE CONCRETE TO DRAIN INLET @ 1.5 MAX%.
11. 90% COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
12. WASTE LINE FROM DRINKING FOUNTAIN
13. ANCHOR BOLT IN CONCRETE, ANTI-TAMPER, TYPICAL
14. CONNECT TO LEACH LINE (SDM-107)
15. FOUNTAIN PUSH BUTTON LOCATION. CONTRACTOR TO VERIFY CUSTOM PUSH BUTTON LOCATION AND PROVIDE MANUFACTURER'S SHOP DRAWINGS FOR EACH FOUNTAIN PRIOR TO ORDERING FOUNTAINS.
16. PET FOUNTAIN OPTION. INSTALL PET FOUNTAIN ONLY ON FOUNTAIN INDICATED WITH PET FOUNTAIN OPTION IN CONSTRUCTION LEGEND.
17. 8" PERFORATED PVC PIPE. SET BOX OVER DEEP WELL. FILL WITH 3/4" DRAIN ROCK TO TOP OF PIPE. - DO NOT FILL IN PIPE
18. 3/4" CRUSHED GRAVEL - DRAIN ROCK
19. CONNECT WASTE LINE TO 8" PERFORATED DEEP WELL LINE
20. FILTER FABRIC OVER 8" DRAIN PIPE.

NOTES:

1. DRINKING FOUNTAIN PER CONSTRUCTION LEGEND.
2. THE CONTRACTOR IS TO INSTALL FOUNTAIN PER MANUFACTURER'S RECOMMENDATIONS AND TO REFER TO THIS DETAIL AND SAN DIEGO STANDARD DRAWING SDM-107 TO COMPLY WITH THE CBC AND ADA ACCESSIBILITY.
3. THE SPOUT SHALL PROVIDE A FLOW OF WATER AT LEAST 4" HIGH SO AS TO ALLOW THE INSERTION OF A CUP UNDER THE FLOW OF WATER. PER THE CBC; THE SPOUT ON ACCESSIBLE DRINKING FOUNTAINS WITH A ROUND OR OVAL BOWLS MUST BE POSITIONED SO THAT THE FLOW OF WATER IS WITHIN 3" OF THE FRONT EDGE OF THE DRINKING FOUNTAIN. WHERE THE SPOUT IS LOCATED LESS THAN 3" FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM.
4. ON "HI-LOW" FOUNTAIN; THE 30" X 48" CLEAR FLOOR SPACE IS ON "LOW" FOUNTAIN FIXTURE.



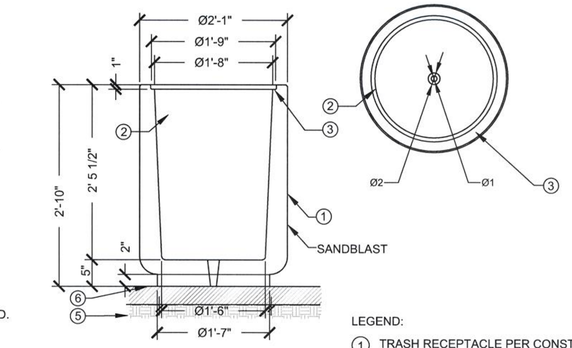
SECTION



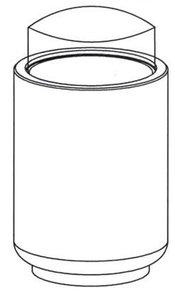
SECTION - TYPICAL DEEP WELL

1 DRINKING FOUNTAIN LAYOUTS

NO SCALE



ELEVATION



TRASH RECEPTACLE

LEGEND:

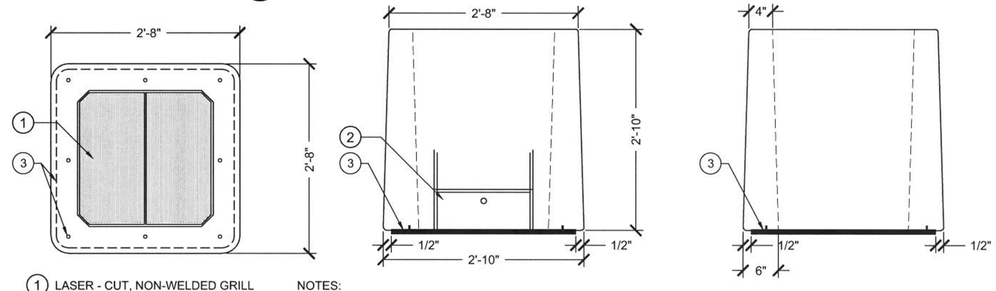
1. TRASH RECEPTACLE PER CONSTRUCTION LEGEND & PLANS
2. PLASTIC LINER PER CONSTRUCTION LEGEND
3. FIBERGLASS LID, COLOR PER CONSTRUCTION LEGEND
4. FINISHED GRADE
5. COMPACTED SUBGRADE PER SOILS REPORT
6. ADJACENT PAVING PER PLANS

NOTES:

A. CONTRACTOR SHALL COORDINATE WITH MANUFACTURER FOR DELIVERY OF TRASH RECEPTACLES, AND SHALL INSTALL PER MANUFACTURERS RECOMMENDATIONS.
B. IF INSTALLED IN DECOMPOSED GRANITE, PROVIDE 4" DEPTH CONCRETE PAD AT A MIN 22" DIAMETER FOOTING

2 TRASH RECEPTACLE

NO SCALE



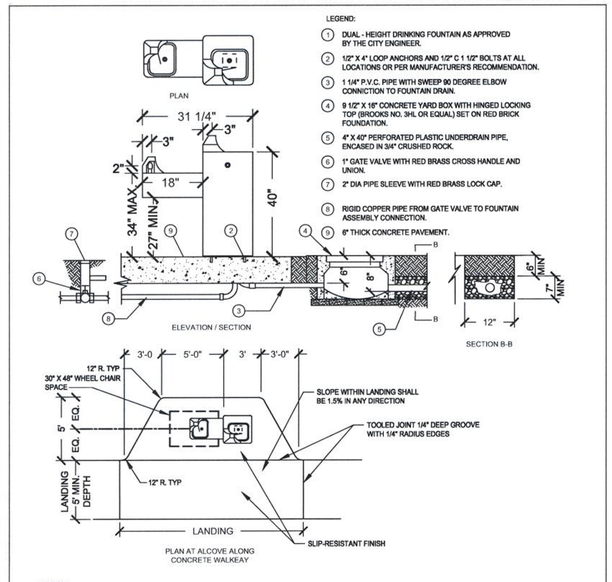
1. LASER - CUT, NON-WELDED GRILL SYSTEM
2. CLEANOUT DOOR
3. 1/4" STAINLESS STEEL PAN SET BELOW BBQ GRILL. SECURE TO BOTTOM OF GRILL WITH (8) STAINLESS STEEL SCREWS AND ANCHORS.

NOTES:

1. MINIMUM THICKNESS OF ALL AREAS TO BE 4".
2. MINIMUM WEIGHT TO BE 1,350 LBS.
3. COLORING AGENTS ARE TO BE PURE MINERAL OXIDES AND SHALL BE MIXED INTEGRALLY WITH CEMENT.
4. CONCRETE MIX DESIGN TO INCLUDE 8.5 SACKS OF PORTLAND CEMENT PER YARD WITH MAXIMUM ROCK SIZE OF $\frac{3}{4}$" REINFORCED WITH #4 AND #5 REBAR GRID. CURED CONCRETES SHALL ATTAIN MINIMUM COMPRESSIVE STRENGTH OF 7,000 P.S.I.
5. ALL FORMED SURFACES AND EDGES SHALL BE FULLY ROUNDED AND SMOOTH FINISHED. FINISH OF ALL EXPOSED SURFACES TO HAVE A CONCRETE GRAFFITI-RESISTANT SEALER APPLIED.
6. GRILL TO BE LASER CUT, SINGLE STEEL SHEET DESIGN. MULTI WELDED ROD DESIGN NOT EQUAL AS WELDED JOINTS ARE PRONE TO PRE-MATURE FAILURE.
7. PRIOR TO SETTING GRILL INTO FINAL LOCATION; SECURE SS CATCH PAN.

5 ADA BBQ GRILL WITH HOT COAL CONTAINER

1" = 1'-0"



NOTES:

1. INSTALL DRINKING FOUNTAINS SO THAT RIGHT HAND SIDE FACES PREVAILING WIND.
2. HAND FORM A CONCRETE BOWL AT BOTTOM OF YARD BOX TO FACILITATE SAND CLEAN OUT.
3. PERFORATED DRAIN PIPE AND TRENCH SHALL DRAIN AWAY FROM FOUNTAIN.
4. USE RED BRASS BUSHING REDUCERS TO ADAPT TO FEED PIPE.
5. LOCATE DRINKING FOUNTAINS IN AN ALCOVE OR AT AREAS OUTSIDE THE PATH-OF-TRAVEL OTHERWISE PROVIDE PROTECTIVE RAILING PER SDM-108.
6. NO WATER PONDING IS ALLOWED IN LANDING AND ALCOVE AREAS.

LEGEND ON PLANS

REVISION	BY	APPROVED	DATE
ORIGINAL	SM	A. OSKOUI	12/03
UPDATE	FC	A. OSKOUI	12/06
UPDATE	FC	A. OSKOUI	12/09
UPDATE	KA	J. NAGELVOORT	01/12

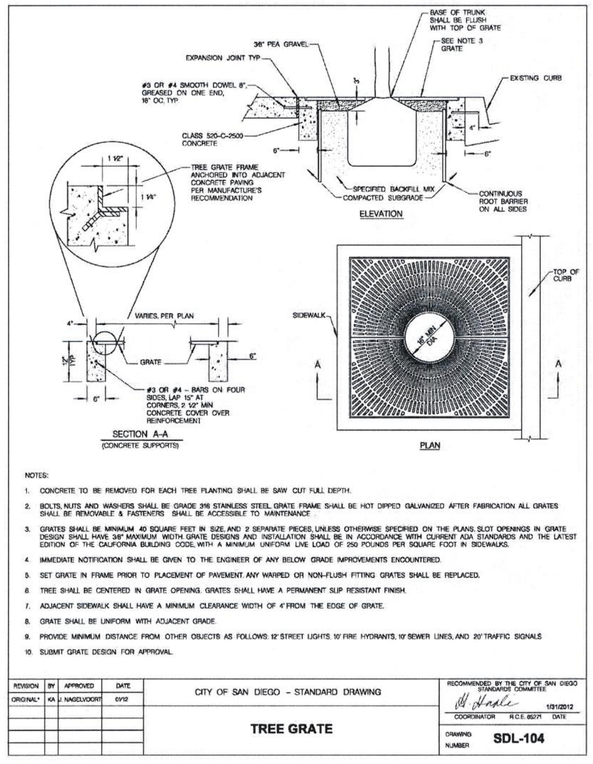
CITY OF SAN DIEGO – STANDARD DRAWING

DUAL HEIGHT DRINKING FOUNTAIN (NEW CONSTRUCTION)

RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE
COORDINATOR R.C.E. 65271 DATE 1/31/2012
DRAWING NUMBER **SDM-107**

3 SDM-107 DUAL HEIGHT DRINKING FOUNTAIN-modified

NO SCALE



NOTES:

1. CONCRETE TO BE REMOVED FOR EACH TREE PLANTING SHALL BE SAW CUT FULL DEPTH.
2. BOLTS, NUTS AND WASHERS SHALL BE GRADE 316 STAINLESS STEEL. GRATE FRAME SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION. ALL GRATES SHALL BE REMOVABLE & FASTENERTES SHALL BE ACCESSIBLE TO MAINTENANCE.
3. GRATES SHALL BE MINIMUM 45 SQUARE FEET IN SIZE AND 2 SEPARATE PIECES, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SLOT OPENINGS IN GRATE DESIGN SHALL HAVE 3/8" MAXIMUM WIDTH. GRATE DESIGNS AND INSTALLATION SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS AND THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, WITH A MINIMUM UNIFORM LIVE LOAD OF 250 POUNDS PER SQUARE FOOT IN SIDEWALKS.
4. IMMEDIATE NOTIFICATION SHALL BE GIVEN TO THE ENGINEER OF ANY BELOW GRADE IMPROVEMENTS ENCOUNTERED.
5. SET GRATE IN FRAME PRIOR TO PLACEMENT OF PAVEMENT. ANY WARPED OR NON-FLUSH FITTING GRATES SHALL BE REPLACED.
6. TREE SHALL BE CENTERED IN GRATE OPENING. GRATES SHALL HAVE A PERMANENT SLIP RESISTANT FINISH.
7. ADJACENT SIDEWALK SHALL HAVE A MINIMUM CLEARANCE WIDTH OF 4' FROM THE EDGE OF GRATE.
8. GRATE SHALL BE UNIFORM WITH ADJACENT GRADE.
9. PROVIDE MINIMUM DISTANCE FROM OTHER OBJECTS AS FOLLOWS: 12' STREET LIGHTS, 10' FIRE HYDRANTS, 10' SEWER LINES, AND 20' TRAFFIC SIGNALS.
10. SUBMIT GRATE DESIGN FOR APPROVAL.

REVISION	BY	APPROVED	DATE
ORIGINAL*	KA	J. NAGELVOORT	01/12

CITY OF SAN DIEGO – STANDARD DRAWING

TREE GRATE

RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE
COORDINATOR R.C.E. 65271 DATE 1/31/2012
DRAWING NUMBER **SDL-104**

4 TREE GRATE (SDL-104)

NO SCALE

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___ SPEC. NO. 5940

CONSULTANT

SCHMIDT DESIGN GROUP, INC.
BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY
2655 Fourth Avenue, San Diego, CA 92103 Lic. CA 2138, NV 219, AZ 34139
telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 08/08/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARR No. 5269 SIGNATURE 12-31-13 RENEWAL DATE 08/8/13 DATE STATE OF CALIFORNIA

PUBLIC CONTRACT

LC-2.4

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

CONSTRUCTION DETAILS

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 28 OF 54 SHEETS

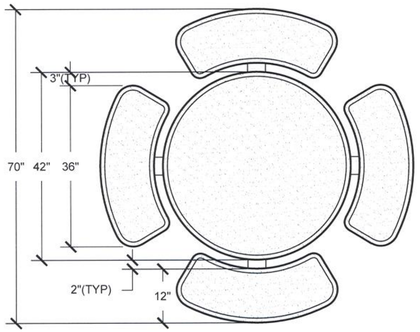
FOR CITY ENGINEER 8/20/13 DATE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

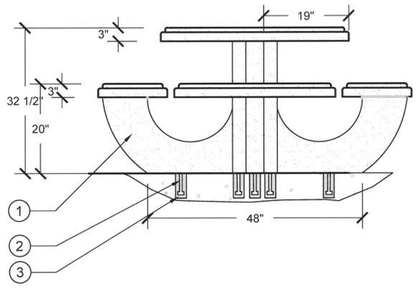
CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

WBS NO. S-00673
SUBMITTED BY:
SAMIR MAHMALJI
PROJECT OFFICER
DEBBIE VAN MARTIN
PROJECT MANAGER
206 -1737
CCS27 COORDINATE
1846 -6298
CCS83 COORDINATE
37351-28-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

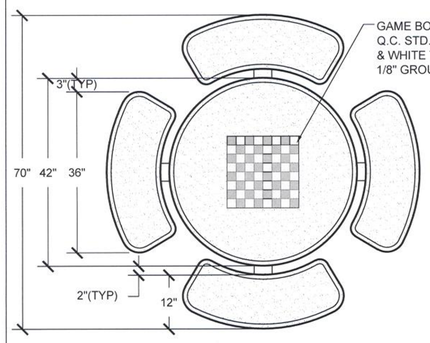


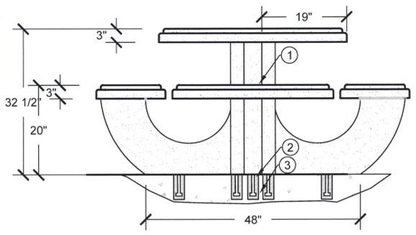
NOTES:
1. CONTRACTOR TO ORDER TABLE WITHOUT ANTI-GRAFFITI COATING. ANTI-GAFFITI COATING TO BE APPLIED IN-FIELD PER SPECIFICATIONS.
2. SECURE TO CONCRETE SURFACING PER MANUFACTURERS RECOMMENDATIONS.



LEGEND:
1. TABLE PER CONSTRUCTION LEGEND. NOTE: TABLE SHALL NOT HAVE UMBRELLA HOLE
2. (7) 1/2" DIA. x 4-1/2" L ANCHOR BOLTS.
3. 1-3/4" DIA. x 5" DEEP GROUP POCKETS FILLED WITH NON-SHRINK GROUT.

1 ROUND TABLE
3/4" = 1'-0"

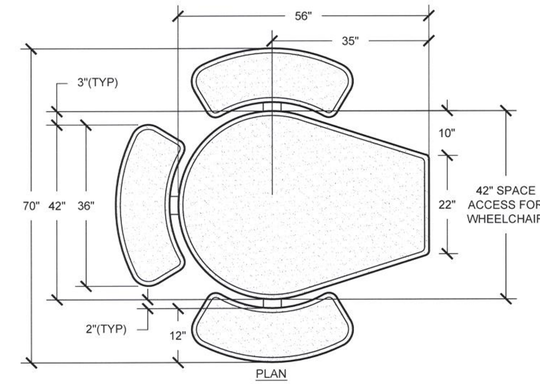




LEGEND
1. TABLE PER CONSTRUCTION LEGEND. NOTE TABLE SHALL NOT HAVE UMBRELLA HOLE.
2. (7) 1/2" DIA. X 4-1/2" L ANCHOR BOLTS.
3. 1-3/4" DIA X 5" DEEP GROUT POCKETS FILLED WITH NON-SHRINK GROUT.
4. CHECKERBOARD SQUARES TO BE 1-7/8" SQ WITH 1/8" SMOOTH BAND BETWEEN SQUARES. SQUARES TO ALTERNATE BETWEEN HEAVY SAND BLAST AND LIGHT SAND BLAST FINISH.

NOTES:
1. CONTRACTOR TO ORDER TABLE WITHOUT ANTI-GRAFFITI COATING. ANTI-GAFFITI COATING TO BE APPLIED IN-FIELD PER SPECIFICATIONS.
2. GRAPHIC IS APPROXIMATE. PAINT EVERY OTHER GAME SQUARE DARK BLUE PER MANUFACTURER'S RECOMMENDATIONS.
3. SECURE TO CONCRETE SURFACING PER MANUFACTURERS RECOMMENDATIONS

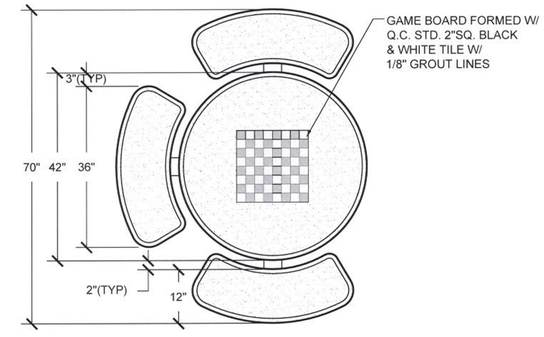
3 ROUND GAME TABLE
NO SCALE

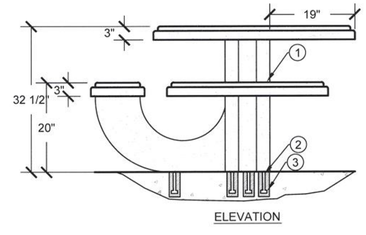


PLAN

NOTES:
1. CONTRACTOR TO ORDER TABLE WITHOUT ANTI-GRAFFITI COATING. ANTI-GAFFITI COATING TO BE APPLIED IN-FIELD PER SPECIFICATIONS.
2. SECURE TO CONCRETE SURFACING PER MANUFACTURERS RECOMMENDATIONS.

2 56" ADA ROUND TABLE
3/4" = 1'-0"



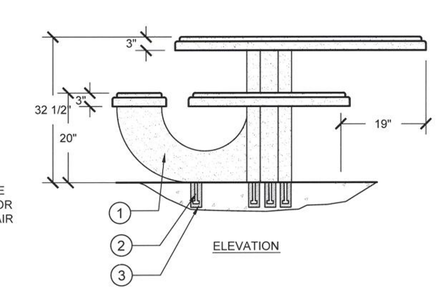


ELEVATION

LEGEND
1. TABLE PER CONSTRUCTION LEGEND. NOTE TABLE SHALL NOT HAVE UMBRELLA HOLE.
2. (7) 1/2" DIA. X 4-1/2" L ANCHOR BOLTS.
3. 1-3/4" DIA X 5" DEEP GROUT POCKETS FILLED WITH NON-SHRINK GROUT.
4. CHECKERBOARD SQUARES TO BE 1-7/8" SQ WITH 1/8" SMOOTH BAND BETWEEN SQUARES. SQUARES TO ALTERNATE BETWEEN HEAVY SAND BLAST AND LIGHT SAND BLAST FINISH.

NOTES:
1. CONTRACTOR TO ORDER TABLE WITHOUT ANTI-GRAFFITI COATING. ANTI-GAFFITI COATING TO BE APPLIED IN-FIELD PER SPECIFICATIONS.
2. GRAPHIC IS APPROXIMATE. PAINT EVERY OTHER GAME SQUARE DARK BLUE PER MANUFACTURER'S RECOMMENDATIONS.
3. SECURE TO CONCRETE SURFACING PER MANUFACTURERS RECOMMENDATIONS

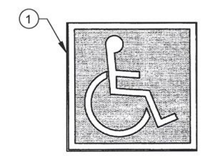
4 ROUND ADA GAME TABLE
NO SCALE



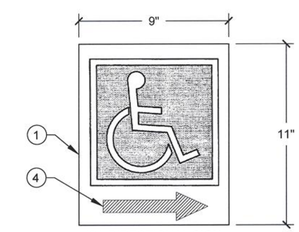
ELEVATION

LEGEND:
1. TABLE PER CONSTRUCTION LEGEND. NOTE: TABLE SHALL NOT HAVE UMBRELLA HOLE.
2. (7) 1/2" DIA. x 4-1/2" L ANCHOR BOLTS.
3. 1-34/" DIA X 5" DEEP GROUP POCKETS FILLED WITH NON-SHRINK GROUT.

NOTE:
A. SIGN SHALL BE INSTALLED WITHIN PLANTING AREA AND SHALL NOT OBSTRUCT THE PATH OF TRAVEL
B. DIRECTIONAL SIGN SHALL INCLUDE ARROW ORIENTATED TOWARDS ADA RAMP OR ACCESSIBLE PATH OF TRAVEL

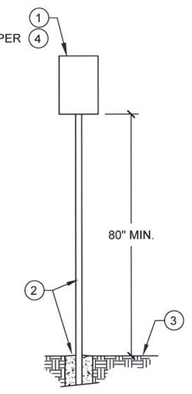


ISA SIGN

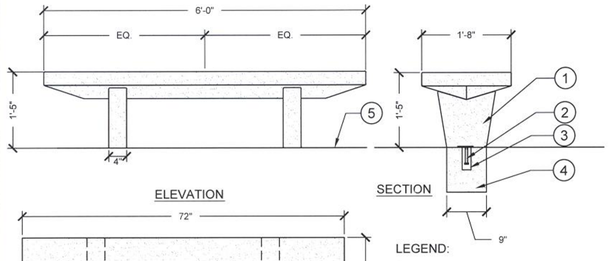


ISA DIRECTIONAL SIGN

LEGEND:
1. INTERNATIONAL SYMBOL OF ACCESSIBILITY PER ADAAG SECTION 4.30.7 SIZE, COLORS AND SIGN THICKNESS PER OWNER AND REGIONAL STANDARDS.
2. CONCRETE FOOTING AND POST PER REGIONAL STANDARD DRAWINGS.
3. FINISH GRADE
4. DIRECTIONAL ARROW TOWARDS ADA RAMP OR PATH OF TRAVEL



5 (ISA) INTERNATIONAL ACCESSIBILITY SIGN
NO SCALE



ELEVATION

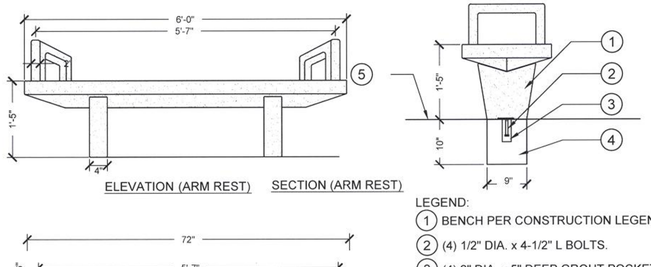
SECTION

PLAN

LEGEND:
1. BENCH PER CONSTRUCTION LEGEND.
2. (4) 1/2" DIA. x 4-1/2" L BOLTS.
3. (4) 2" DIA. x 5" DEEP GROUT POCKET
4. CONCRETE FOOTING PER MANUFACTURER'S SPECIFICATIONS.
5. FINISH FLOOR

NOTE:
1. PROVIDE ANTI-GRAFFITI PROTECTION PER CONSTRUCTION NOTE 13.
2. PERMANENT URFACE MOUNT PER MANUFACTURERS RECOMMENDATION.

6 6` BENCH-BACKLESS
3/4" = 1'-0"



ELEVATION (ARM REST)

SECTION (ARM REST)

PLAN (ARM REST)

LEGEND:
1. BENCH PER CONSTRUCTION LEGEND.
2. (4) 1/2" DIA. x 4-1/2" L BOLTS.
3. (4) 2" DIA. x 5" DEEP GROUT POCKET
4. CONCRETE FOOTING PER MANUFACTURER'S SPECIFICATIONS.
5. FINISH FLOOR

NOTE:
1. CONTRACTOR TO ORDER BENCH WITHOUT ANTI-GRAFFITTI COATING. ANTI-GAFFITTI COATING TO BE APPLIED IN-FIELD BY CONTRACTOR PER SPECIFICATIONS.
2. GRAPHIC IS APPROXIMATE. INSTALL EMBEDDED MOUNT FORMAT PER MANUFACTURERS RECOMMENDATION.

7 6' BENCH-BACKLESS WITH ARM REST
3/4" = 1'-0"

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH_■_MEDIUM___LOW___ SPEC. NO. 5940

CONSULTANT

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SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 07/12/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARR No. 5709 SIGNATURE 12-31-13 RENEWAL DATE 07/12/13 DATE STATE OF CALIFORNIA

PUBLIC CONTRACT

LC-2.5

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

CONSTRUCTION DETAILS

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 29 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER 8/20/13 DATE

SUBMITTED BY:
SAMIR MAHMALJI
PROJECT OFFICER

DEBBIE VAN MARTIN
PROJECT MANAGER

206-1737
CCS27 COORDINATE

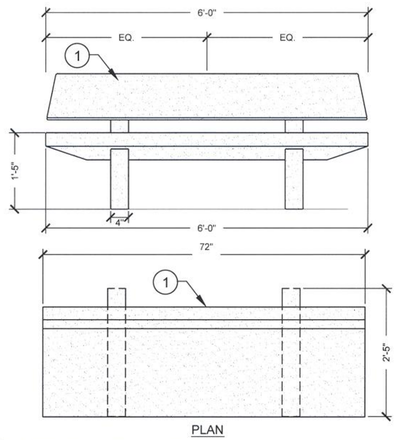
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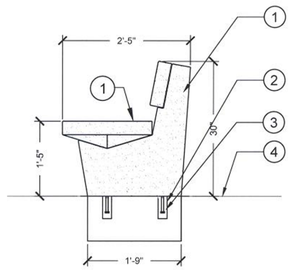
37351-29-D

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

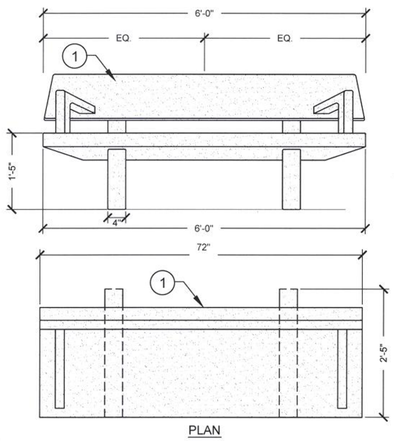


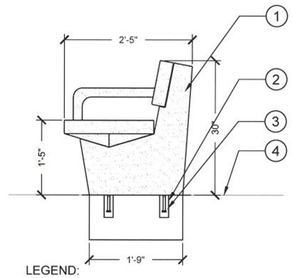


NOTES:
1. PROVIDE ANTI-GRAFFIT PROTECTION PER CONSTRUCTION NOTE 13.
2. PERMANENT SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATIONS.

LEGEND:
1. BENCH WITH BACK PER CONSTRUCTION LEGEND.
2. (4) 1/2" DIA. x 4-1/2" L BOLTS.
3. (4) 2" DIA. x 5" DEEP GROUT POCKETS
4. FINISH FLOOR

1 BENCH WITH BACK
3/4" = 1'-0"

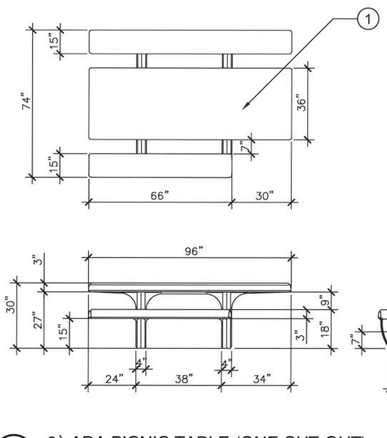




LEGEND:
1. BENCH WITH BACK & ARM REST PER CONSTRUCTION LEGEND.
2. (4) 1/2" DIA. x 4-1/2" L BOLTS.
3. (4) 2" DIA. x 5" DEEP GROUT POCKETS
4. FINISH FLOOR

NOTES:
1. PROVIDE ANTI-GRAFFIT PROTECTION PER CONSTRUCTION NOTE 13.
2. PERMANENT SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATIONS.

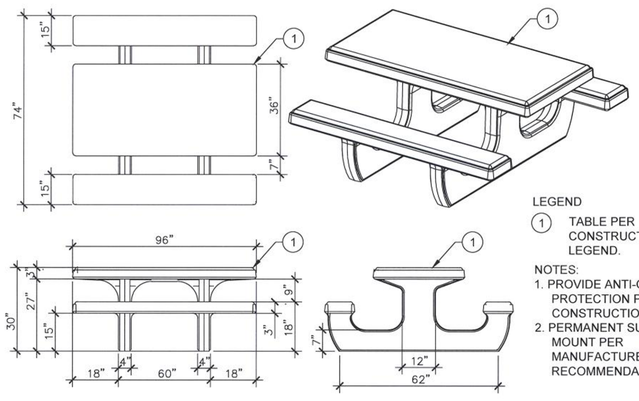
2 BENCH WITH BACK AND ARMREST
3/4" = 1'-0"



LEGEND:
1. PRECAST CONCRETE 1 PIECE PICNIC TABLE, PER CONSTRUCTION LEGEND
2. (7) 1/2" DIA. X 4-1/2" L ANCHOR BOLTS.
3. 1-3/4" DIA. X 5" DEEP GROUT POCKETS FILLED WITH NON-SHRINK GROUT

NOTES:
1. PROVIDE ANTI-GRAFFITI PROTECTION PER CONSTRUCTION NOTE 13.
2. PERMANENT SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATIONS.

3 8` ADA PICNIC TABLE (ONE CUT-OUT)
NO SCALE



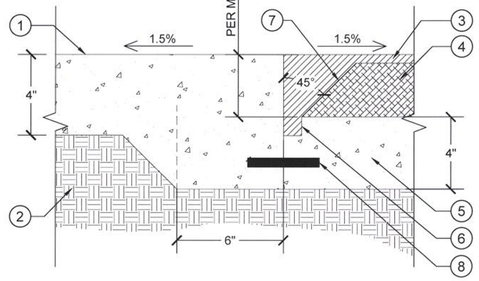
LEGEND
1. TABLE PER CONSTRUCTION LEGEND.

NOTES:
1. PROVIDE ANTI-GRAFFITI PROTECTION PER CONSTRUCTION NOTES.
2. PERMANENT SURFACE MOUNT PER MANUFACTURERS RECOMMENDATIONS.

4 8' PICNIC TABLE
NO SCALE

1. CONCRETE PAVEMENT WITH THICKENED EDGE SLOPE AWAY FROM TOT LOT AT 1.5%.
2. 90% COMPACTED SUB-GRADE PER GEOTECHNICAL REPORT.
3. COLOR WEAR LAYER PER MANUFACTURER.
4. CUSHION LAYER PER MANUFACTURER
5. 520-C-2500 CONCRETE BASE
6. 1 x 1 KEY IN CONCRETE BASE
7. 45 DEG CHAMFER
8. 14" #4 DOWEL. EPOXY INTO THICKENED CONCRETE EDGE, 36" O.C., 12" MIN FROM EDGE OF CONCRETE.

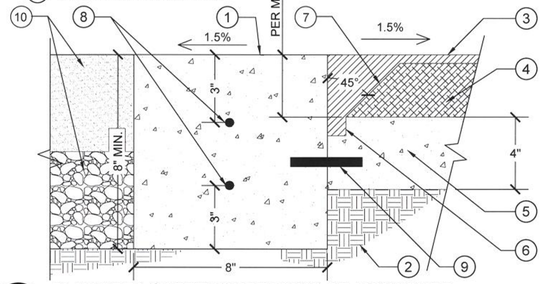
NOTE:
1. SLOPE CONCRETE BASE FOR RESILIENT SURFACING TOWARD TOT LOT DRAINAGE. SEE CIVIL PLANS.



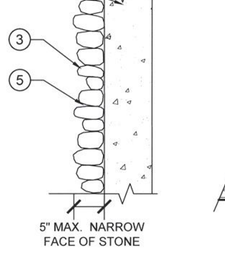
5 PLAY AREA SAFETY SURFACING @ THICKENED EDGE
3" = 1'-0" PER CONSULTANT'S GUIDE TO PARK DESIGN AND DEVELOPMENT - CITY OF SAN DIEGO DETAIL D-1

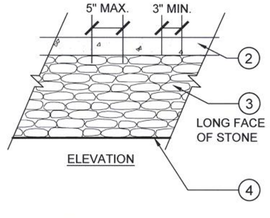
1. CONCRETE CURB - SLOPE AWAY FROM TOT LOT AT 1.5%.
2. 90% COMPACTED SUB-GRADE PER GEOTECHNICAL REPORT.
3. COLOR WEAR LAYER PER MANUFACTURER.
4. CUSHION LAYER PER MANUFACTURER
5. 520-C-2500 CONCRETE BASE
6. 1 x 1 KEY IN CONCRETE BASE
7. 45 DEG CHAMFER
8. #4 REBAR TOP AND BOTTOM
9. 14" #4 DOWEL. EPOXY INTO CONCRETE CURB, 36" O.C., 12" MIN FROM EDGE OF CONCRETE.
10. STABILIZED DG PER DETAIL 3/LC-2.1

NOTE:
1. SLOPE CONCRETE BASE FOR RESILIENT SURFACING TOWARD TOT LOT DRAINAGE.



6 PLAY AREA SAFETY SURFACING AT MOW CURB
3" = 1'-0"



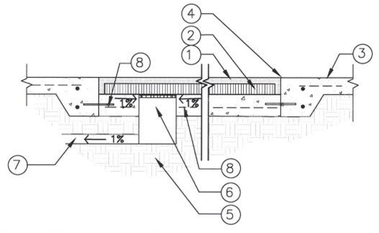


LEGEND:
1. WALL OR COLUMN PER PLAN.
2. CAP PER PLAN AND DETAIL
3. COBBLESTONE VENEER; STACK FLAT FACE OF STONES FACING UP, SIZES VARIES FROM 3" TO 5".
4. FINISH GRADE
5. GROUT STONES IN PLACE. COLOR: GRAY.

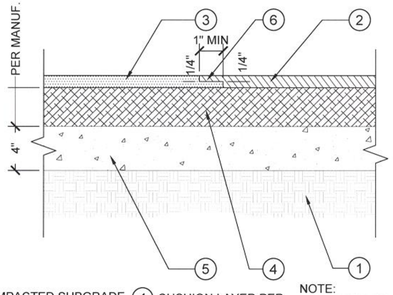
7 TYPICAL COBBLESTONE VENEER
1" = 1'-0"

LEGEND:
1. ACCESSIBLE POURED-IN-PLACE RESILIENT SURFACING
2. POURED IN PLACE SBR AND URETHANE BASE MAT
3. ADJACENT SURFACING PER PLANS
4. THICKENED EDGE IS FLUSH WITH RESILIENT SURFACING
5. COMPACTED SUBGRADE TO 90% MIN.
6. 12" SQUARE PLASTIC CATCH BASIN, COVER GRATE WITH GEOTEXTILE FABRIC TO PREVENT RESILIENT SURFACE MATERIALS FROM ENTERING DRAIN INLET
7. 4" SOLID PVC DRAIN PIPE. SEE CIVIL PLAN FOR CONTINUATION
8. CONCRETE SUB-BASE FOR RESILIENT SURFACING. SLOPE TO DRAIN INLET MIN 1%.

NOTE:
A. REFER TO CIVIL DRAWINGS FOR DRAIN LOCATIONS
B. RESILIENT SURFACING TO MEET FLUSH AND LEVEL WITH SURROUNDING CONCRETE SURFACING IN ENTIRETY



8 DRAIN AT RESILIENT SURFACING
1" = 1'-0"



1. COMPACTED SUBGRADE PER GEOTECHICAL REPORT
2. WEAR LAYER COLER #1 PER MANUFACTURER
3. WEAR LAYER COLOR #2 PER MANUFACTURER
4. CUSHION LAYER PER MANUFACTURER
5. 520-C-2500 CONCRETE BASE
6. 1" MIN. OVERLAP OF WEAR LAERY COLORS AT COLOR JOINTS.

NOTE:
1.PRIME THE OVERLAP AREA OF WEAR LAYER COLOR #1 WITH ALIPHATIC POLYURETHANE BINDER IMMEDIATELY PRIOR TO APPLICATION OF WEAR LAYER COLOR #2.
2. DETAIL REFERENCE D-3 CITY OF SD CONSULTANT'S GUIDE.

9 PLAY AREA SAFETY SURFACING: COLOR JOINTS
1" = 1"

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH_■_MEDIUM___LOW___ SPEC. NO. 5940

CONSULTANT

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SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 07/12/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARR No. 5208 SIGNATURE 12-31-13 RENEWAL DATE 07/12/13 DATE STATE OF CALIFORNIA

PUBLIC CONTRACT

LC-2.6

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

CONSTRUCTION DETAILS

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 30 OF 54 SHEETS

FOR CITY ENGINEER 8/2/13 DATE

WBS NO. S-00673

SUBMITTED BY: SAMIR MAHMALJI PROJECT OFFICER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

DEBBIE VAN MARTIN PROJECT MANAGER

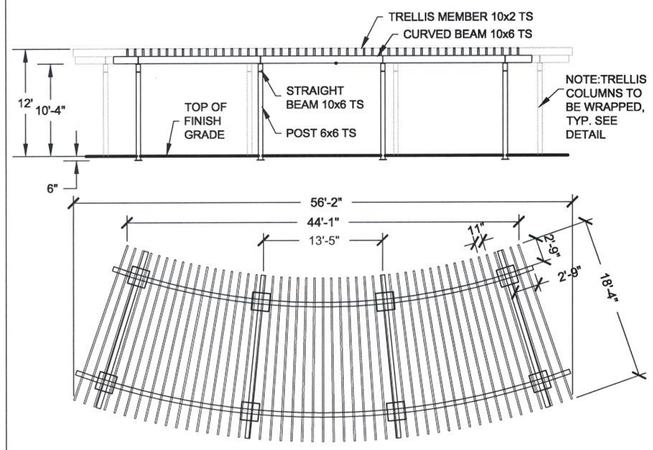
206-1737 CCS27 COORDINATE

1846-6298 CCS83 COORDINATE

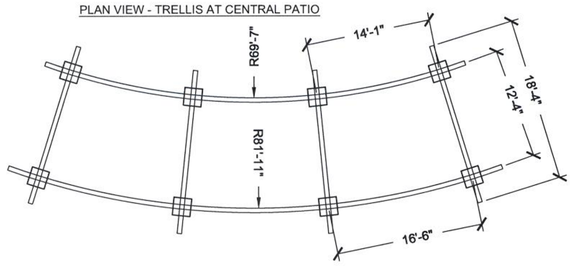
CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

37351-30-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK



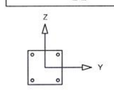
PLAN VIEW - TRELLIS AT CENTRAL PATIO



ANCHOR BOLT LAYOUT - TRELLIS AT CENTRAL PATIO

CL1

LOADS TO FOUNDATION (KIPS, IN-KIPS)	FOUNDATION LOADS				
LOAD COMBINATION	AXIAL (Fx)	SHEAR (Fy)	SHEAR (Fz)	MOMENT (My)	MOMENT (Mz)
DL	1.79	-0.03	-0.02	0.92	-1.38
SL	3.30	-0.11	-0.05	1.96	-4.28
W-UPLIFT	-2.42	1.23	0.03	-1.22	75.92
W-FY	-2.42	1.23	0.03	-1.22	75.92
W-FZ	-1.61	0.05	1.15	-69.42	1.90
E-FY	0.00	0.00	0.00	0.00	0.00
E-Z	0.00	0.00	0.00	0.00	0.00

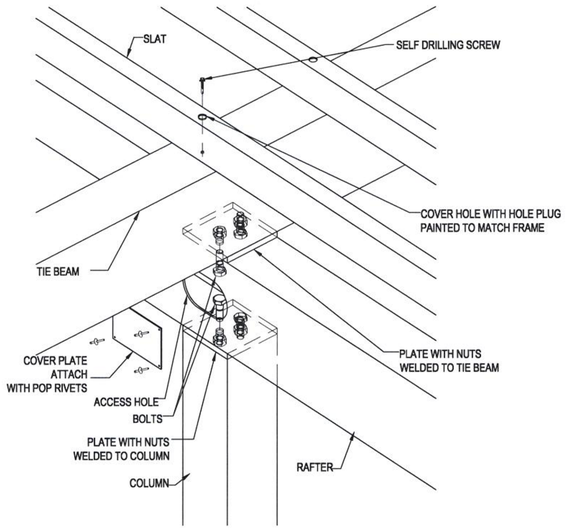


THESE FOUNDATION LOADS ARE FOR ESTIMATING PURPOSE ONLY. THE ACTUAL LOADS WILL BE DETERMINED IN THE FINAL ENGINEERING

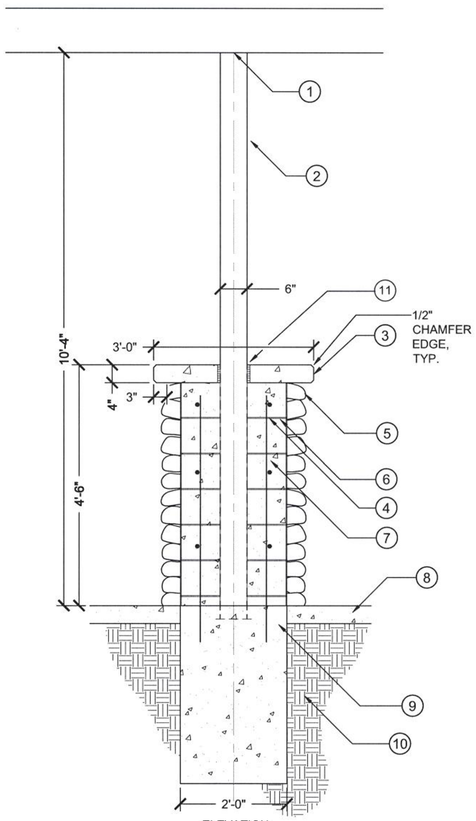
NOTES:
- TABLE SHOWS UNFACTORED SERVICE LOADS
- A FOUNDATION DESIGN HAS NOT BEEN PERFORMED BY ICON SHELTER SYSTEMS INC.
- A LICENSED ENGINEER FAMILIAR WITH SOIL CONDITIONS AT CONSTRUCTION SITE MUST PERFORM A FOUNDATION DESIGN.
- THE STRUCTURE HAS BEEN ENGINEERED AS AN OPEN STRUCTURE.
- CONSULT ICON SHELTER SYSTEMS INC. IF THE STRUCTURE IS TO BE ENCLOSED.
- COORDINATES ARE LOCAL TO THE COLUMN

DEFINITIONS:
DL = SERVICE LEVEL DEAD LOAD REACTION WITH THE GREATEST AXIAL LOAD
SL = SERVICE LEVEL SNOW LOAD REACTION WITH THE GREATEST AXIAL LOAD
W-UL = SERVICE LEVEL WIND LOAD REACTION WITH THE GREATEST UPLIFT LOAD
W-Y = SERVICE LEVEL WIND LOAD REACTION WITH THE GREATEST MAGNITUDE OF SHEAR IN THE LOCAL Y DIRECTION
W-Z = SERVICE LEVEL WIND LOAD REACTION WITH THE GREATEST SHEAR VALUE ACTING IN THE SAME DIRECTION AS THE DL SHEAR LOAD
E-Y = SERVICE LEVEL SEISMIC LOAD REACTION WITH THE GREATEST MAGNITUDE OF SHEAR IN THE LOCAL Y DIRECTION
E-Z = SERVICE LEVEL SEISMIC LOAD REACTION WITH THE GREATEST MAGNITUDE OF SHEAR IN THE LOCAL Z DIRECTION

1 TRELLIS STRUCTURE
1/8" = 1'-0"



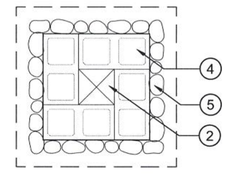
COLUMN TO BEAM CONNECTION



ELEVATION

1. COLUMN TO BEAM CONNECTION PER TRELLIS STRUCTURE DETAIL.
2. SQ. HSS POST PER TRELLIS STRUCTURE DETAIL.
3. CAST IN PLACE CONCRETE PILASTER CAP WITH 1/2" CHAMFER EDGE. COLOR- NOMINAL GRAY.
4. 8"X8"X16" CMU PILASTER COLUMN SEGMENT, GROUT FILL ALL CELLS WITH GROUT.
5. NATURAL COBBLESTONE VENEER, 3" - 5". GROUT IN PLACE WITH COLOR TO MATCH STONE. SEE DETAIL 7/LC-2.6
6. #3 REBAR HORIZONTAL @ 16" O.C. BOTH WAYS
7. #3 REBAR VERTICAL @ 16" O.C. BOTH WAYS
8. ADJACENT PAVING PER PLAN.
9. CONCRETE FOOTING (PER TRELLIS STRUCTURE DETAIL).
10. 90% COMPACTED SUBGRADE
11. WRAP POST WITH FELT PRIOR TO POURING CAP. SEAL FELT EXPANSION JOINT WITH SONNEBORN SEALANT OR APPROVED EQUAL; COLOR- GRAY TO MATCH CONCRETE.

NOTES:
1. CMU BLOCK SHALL BE SOLID GROUTED.
2. CONTRACTOR TO APPLY CITY SAN DIEGO APPROVED ANTI-GRAFFII COATING TO ALL MASONRY AND CAST IN PLACE CONCRETE.
3. SEE TRELLIS STRUCTURE DETAIL (THIS SHEET) FOR FOOTING, COLUMN, AND COLUMN TO BEAM CONNECTION.

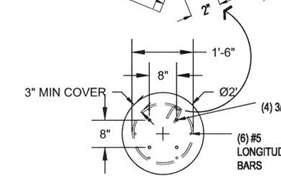


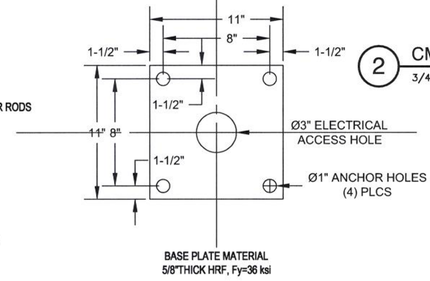
PLAN

SEISMIC TIE HOOK DETAIL

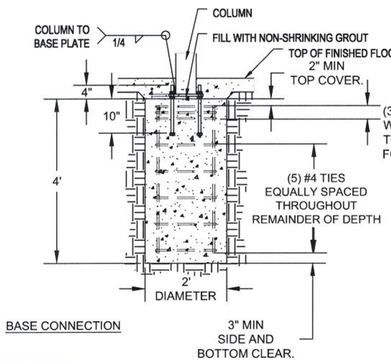


CONCRETE STRENGTH F'c = 3000 PSI
REBAR GRADE Fy = 60 KSI
SLAB IS REQUIRED. IF NO SLAB IS TO BE INSTALLED, CONTACT THE ICON ENGINEERING DEPARTMENT.





BASE PLATE MATERIAL
5/8"THICK HRF, Fy=36 ksi



BASE CONNECTION

ALL STRUCTURAL COMPONETS WILL BE:
TUBE: ASTM A500 GRADE B
PLATE: ASTM A36
BOLTS: ASTM A325
NUTS: ASTM A563
WELDING: GMAW

NOTE:
COLUMN SIZE: HSS 6x6x3/16

2 CMU COLUMN WRAP
3/4" = 1'-0"

CONTRACTOR IS TO PROVIDE THE TRELLIS IN PLACE, INCLUDING CONCRETE PAD. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE PERMIT ASSOCIATED WITH CONSTRUCTION AND INSTALLATION OF THE TRELLIS. CONTRACTOR SHALL PROVIDE FOOTING DESIGN INCLUDING STAMPED STRUCTURAL DRAWINGS AND CALCULATIONS FOR THE FOOTING AND STRUCTURE. DESIGN AND CALCULATIONS WILL BE SUBMITTED TO THE CITY OF SAN DIEGO FOR PERMITTING BY THE CONTRACTOR.

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH_■_MEDIUM___LOW___ SPEC. NO. 5940

CONSULTANT

SCHMIDT DESIGN GROUP, INC.
BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY
2655 Fourth Avenue, San Diego, CA 92103 Lic. CA 2138, NV 219, AZ 34139
telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 08/08/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARR No. 3509 SIGNATURE 12-31-13 RENEWAL DATE 08/8/13 DATE STATE OF CALIFORNIA

PUBLIC CONTRACT

LC-2.7

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

CONSTRUCTION DETAILS

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 31 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER 8/20/13 DATE

SUBMITTED BY: SAMIR MAHMALJI PROJECT OFFICER

DEBBIE VAN MARTIN PROJECT MANAGER

206-1737 CCS27 COORDINATE

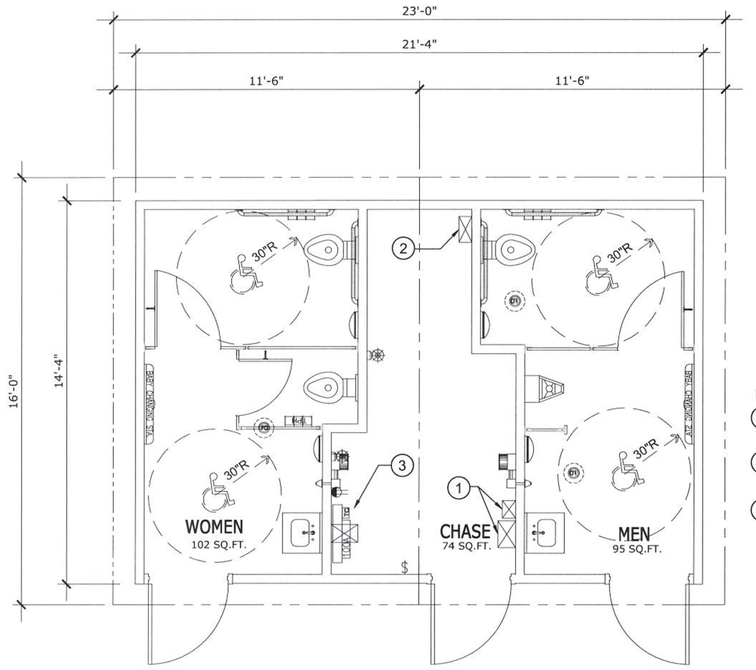
1846-6298 CCS83 COORDINATE

37351-31-D

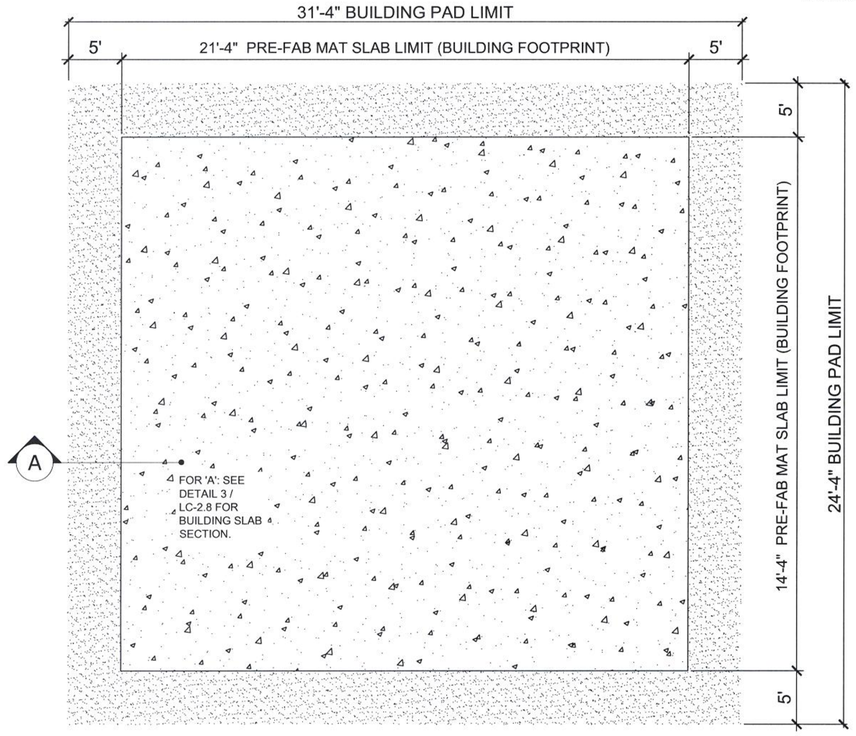
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

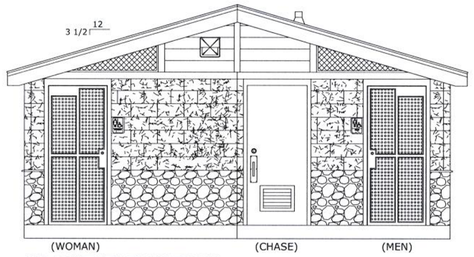
FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK



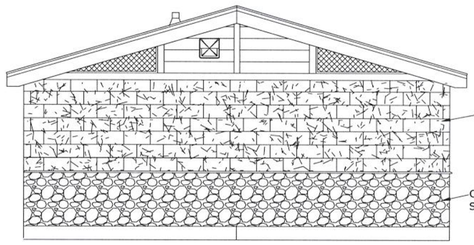
1 COMFORT STATION FLOOR PLAN & SECTIONS
NO SCALE



2 COMFORT STATION - BUILDING PAD
NO SCALE



FRONT ELEVATION



REAR ELEVATION

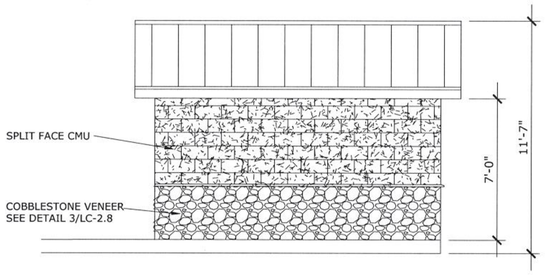
LEGEND:

1. PROPOSED SITE ELECTRICAL AND TIME CLOCK PANEL "S". SEE ELECTRICAL PLANS.
2. PROPOSED IRRIGATION CONTROLLER PER IRRIGATION PLANS.
3. HOUSE PANEL "A" AND TIME CLOCK BY RESTROOM FACILITIES, LTD.

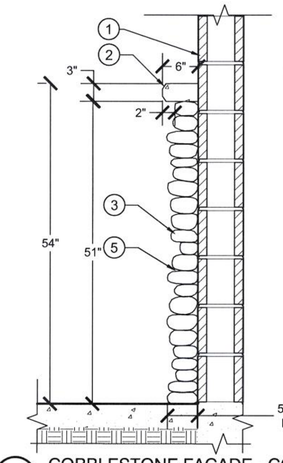
NOTES:
COORDINATE BLOCK OUTS FOR ALL UTILITIES INCLUDING SITE ELECTRICAL AND IRRIGATION CONTROLLER WITH MANUFACTURER PRIOR TO DELIVERY TO SITE.

ACCESSIBLE ROOM FINISH SCHEDULE:

1. ROOF SHINGLES TO BE: ASPHALT TYPE 'TEAK' THROUGH OWEN'S CORNING OR EQUAL.
2. WOOD TRIM COLOR TO BE PAINTED KELLY MOORE #147 'OXFORD BROWN.' APPLY MIN. (1) COAT OF PRIMER & (2) COATS OF PAINT TO WOOD TRIM.
3. COBBLE VENEER TO MATCH PILASTERS. "ARIZONA COBBLE" THROUGH SOUTHWEST BOLDER; 3"-7" SIZE; GROUT WITH MATCHING COLOR.
4. CMU SPLIT-FACE BLOCK TO BE PRECISION CUT WITH MEDIUM SANDBLAST - COLOR TO BE 'SADDLE TAN' OR EQUAL.



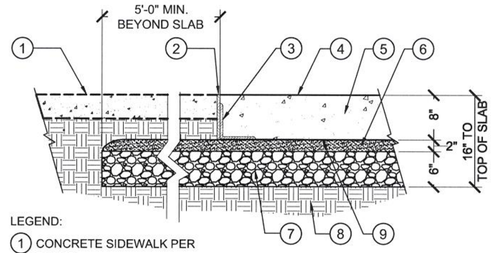
SIDE ELEVATION



LEGEND:

1. SPLIT FACE CMU
2. 3" x 6" CAST IN PLACE CONCRETE CAP WITH 1/2" CHAMFER EDGE.COLOR-NOMINAL GRAY.
3. COBBLESTONE VENEER; STACK FLAT FACE OF STONES FACING UP. SIZES VARIES FROM 3" TO 5" SEE DETAIL 7/LC-2.6.
4. FINISHED GRADE
5. GROUT STONES IN PLACE. COLOR TO MATCH STONES.

3 COBBLESTONE FACADE - COMFORT STATION
1" = 1'-8"



LEGEND:

1. CONCRETE SIDEWALK PER PLANS
2. EXPANSION JOINT MATERIAL CAULK EXPANSION JOINT WITH SONA BORNE SEALER, COLOR TO MATCH CONCRETE.
3. 6" STEEL ANGLE
4. TOP OF SLAB ELEVATION PER CIVIL PLANS
5. 8" CONCRETE SLAB
6. 2" BED OF (COARSE MASON) SAND BY GEN. CONTRATOR
7. 6" MIN. CLASS II TYPE B AGG. BASE, COMPACTED TO 95%
8. SUBGRADE COMPACTED 90% BY GEN. CONTRACTOR
9. INSTALL 10 MIL THICK IMPERMEABLE PLASTIC MEMBRANE (VISQUEEN) BELOW THE SLAB (PER RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT).

4 COMFORT STATION SLAB SECTION
1" = 1'-8"

NOTES:

1. PRE-FABRICATED RESTROOM BY THE RESTROOM FACILITIES, LTD. OR APPROVED EQUAL, SEE ALSO CONSTRUCTION LEGEND.
2. LOCATION OF THIS BUILDING SHALL MEET REQUIRED PROPERTY CODE SETBACKS PER LOCAL JURISDICTION.
3. GENERAL CONTRACTOR SHALL PREPARE BUILDING PAD PER DETAILS ON THIS SHEET.
4. GENERAL CONTRACTOR SHALL ATTACH SITE PLAN TO RESTROOM FACILITIES, LTD. DEPARTMENT OF HOUSING APPROVED DOCUMENTS AND FILE FOR BUILDING PERMIT. WITH CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT.
5. GENERAL CONTRACTOR WILL MAKE FINAL CONNECTIONS TO SEWER, WATER AND POWER.
6. GENERAL CONTRACTOR TO COORDINATE SEWER INVERT WITH RESTROOM FACILITIES LTD. PRIOR TO BUILDING INSTALLATION.
7. RESTROOM FACILITIES, LTD. WILL PROVIDE FULL ARCHITECTURAL PLANS AND ENGINEERING CALCULATIONS, STAMPED BY STATE GOVERNING AGENCY SUITABLE FOR GENERAL CONTRACTOR TO FILE FOR BUILDING PERMIT.
8. RESTROOM FACILITIES, LTD WILL FURNISH AND INSTALL UNDERGROUND UTILITIES WITHIN 6 FEET OF THE BUILDING LINE TO POINT OF CONNECTION PER SITE PLAN. RESTROOM FACILITIES, LTD WILL FURNISH AND INSTALL BUILDING.
9. GENERAL CONTRACTOR TO STOCK PILE COARSE SAND ON SITE TO BE PLACED BY RESTROOM FACILITIES, LTD.
10. GENERAL CONTRACTOR IS RESPONSIBLE FOR UTILITY CONNECTIONS AND OBTAINING PERMITS FROM THE NOTED POINT OF CONNECTION (P.O.C.) TO UTILITY TIE-IN (-24" MIN DEPTH). RESTROOM FACILITIES, LTD IS RESPONSIBLE TO SUPPLY UTILITIES FROM THE BUILDING TO THE P.O.C. 6' FROM THE BUILDING.
11. GENERAL CONTRACTOR TO SUPPLY AND COMPACT THE AGGREGATE BASE.
12. GENERAL CONTRACTOR TO PREPARE SITE FOR MINIMUM ALLOWABLE BEARING PRESSURE OF 1,500psf, WITH SUB-GRADE COMPACTED TO 90% M.D.D.
13. THE STRUCTURAL DESIGN DETAILS HEREIN ARE SPECIFIC TO THE BUILDING SIZE AND MODULE CONFIGURATION SHOWN ON THE FLOOR PLANS OF THESE DRAWINGS.
14. THE DIFFERENCE IN THE ELEVATION BETWEEN THE FINISH FLOOR OF RESTROOMS AND THE SIDEWALK OUTSIDE CAN NOT BE GREATER THAN ¼" MAX.
15. ELEVATION OF BASE TO BE DETERMINED AND VERIFIED/CERTIFIED BY THE GENERAL CONTRACTOR.
16. CONTRACTOR TO COORDINATE SITE ELECTRICAL IMPROVEMENTS SHOWN ON ELECTRICAL PLANS WITH RESTROOM FACILITIES, LTD. TO INSTALL WITHIN BUILDING PRIOR TO DELIVERY TO SITE.

PERMITTING NOTE TO CONTRACTOR:
CONTRACTOR IS TO PROVIDE THE RESTROOM BUILDING IN PLACE, INCLUDING CONCRETE PAD. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE PERMIT ASSOCIATED WITH CONSTRUCTION AND INSTALLATION OF THE RESTROOM BUILDING. CONTRACTOR SHALL PROVIDE FOOTING DESIGN INCLUDING STAMPED STRUCTURAL DRAWINGS AND CALCULATIONS FOR THE FOOTING AND STRUCTURE. DESIGN AND CALCULATIONS WILL BE SUBMITTED TO THE CITY OF SAN DIEGO FOR PERMITTING BY THE CONTRACTOR.

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___ SPEC. NO. 5940

CONSULTANT

SCHMIDT DESIGN GROUP, INC.
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telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 08/08/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARR No. 5291 SIGNATURE 12-31-13 RENEWAL DATE 08/8/13 DATE STATE OF CALIFORNIA

PUBLIC CONTRACT

LC-2.8

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

ASSESSIBLE RESTROOM FLOOR PLAN

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 32 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER — DATE 8/20/13

SUBMITTED BY: SAMIR MAHMALJI, PROJECT OFFICER

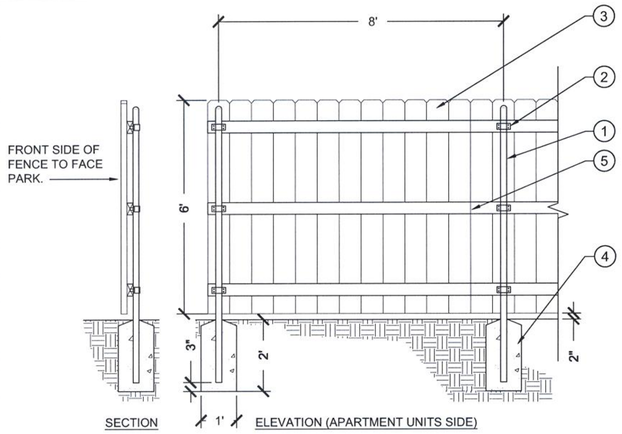
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

DEBBIE VAN MARTIN, PROJECT MANAGER
206-1737, CCS27 COORDINATE
1846-6298, CCSB3 COORDINATE

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

37351-32-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK



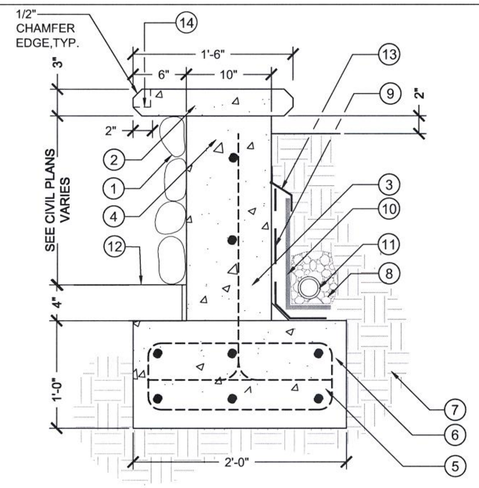
LEGEND:

1. 2-3/8" 13-GUAGE GALVANIZED STEEL LINE POST WITH DOME CAP.
2. 2-3/8" GALVANIZED POST BRACKET, SECURE BRACKET WITH (4) GALVANIZED HEX BOLT FASTENERS.
3. 6' HEIGHT X 8' WIDE WOOD FENCE PANEL.
4. 24X12 CONCRETE FOOTING
5. 2X4 RAILS

NOTES:
1. COAT ALL WOOD MEMBERS WITH (2) TWO COATS OF EXTERIOR WATERSEALANT STAIN, NATURAL COLOR.

1 6` WOOD PRIVACY FENCE WITH GALVANIZED POSTS

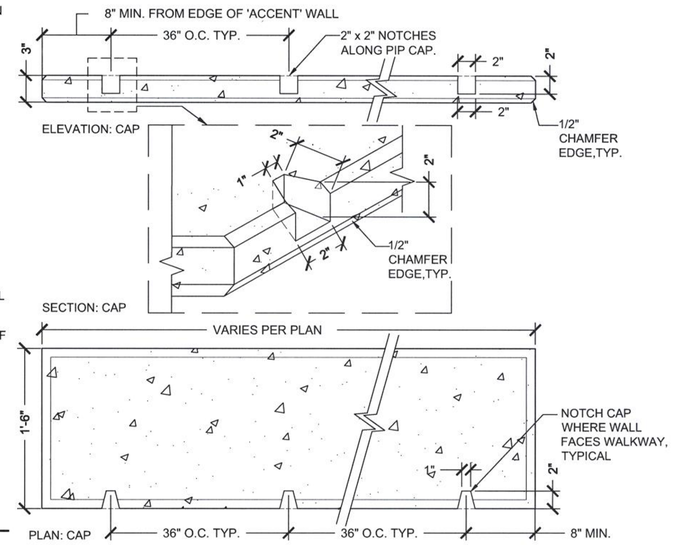
1/2" = 1'-0"



1. NATURAL COBBLESTONE VENEER, 3"-5", GROUT IN PLACE. COLOR TO MATCH STONE. CONTRACTOR TO SUBMIT GROUT COLOR SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT. SEE DETAIL 7/LC-2.6.
2. CAST IN PLACE CONCRETE WALL CAP, COLOR: NOMINAL GRAY.
3. POUR-IN-PLACE CONCRETE WALL
4. #4 VERT BARS @ 32" O.C. ALT. BENDS IN FTG AS SHOWN
5. #3 HORIZONTAL BARS CONTINUOUS
6. CONCRETE FOOTING
7. 90% MIN. COMPACTED SUB-GRADE
8. 3/4" - 1/2" CRUSHED GRAVEL WRAPPED IN FILTER FABRIC; PROVIDE A 3" MINIMUM LAYER OF GRAVEL AROUND PERFORATED PIPE, TYP.
9. 2 COATS OF WATERPROOF COATING ON INSIDE OF PLANTER
10. MIRIFI 2000 DRAIN MAT PROTECTION BOARD
11. 3" FILTER FABRIC WRAPPED "PERF PIPE" (CONNECT TO STORM DRAIN) SEE CIVIL PLANS
12. CONCRETE PAVING PER PLAN.
13. GALVANIZED FLASHING
14. SKATEBOARD DETERRENT- 2" x 2" NOTCH, 36" O.C. ALONG PIP CAP. SEE DETAIL 3/LC-2.9.

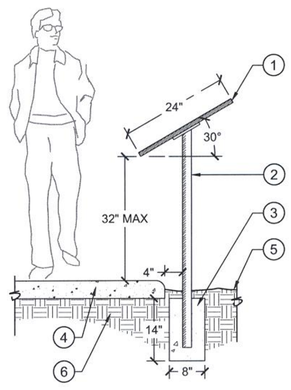
2 SEATWALL / PLANTER WITH COBBLE VENEER

1 1/2" = 1'-0"

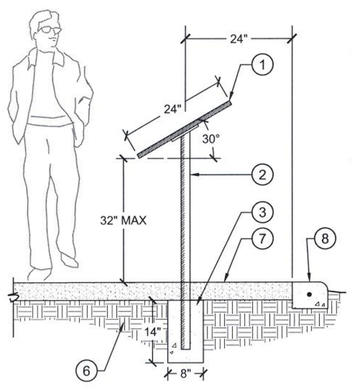


3 SKATEBOARD DETERRENT- 2" x 2" NOTCH ALONG PIP CAP

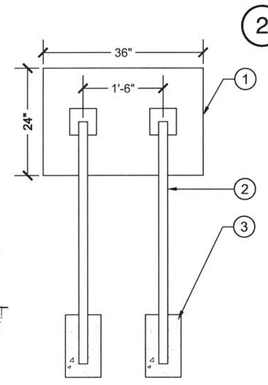
NO SCALE



INSTALLATION OF SIGN IN PLANTING AREA (REFER TO CALLOUT 34A ON PLAN.)



INSTALLATION OF SIGN IN DECOMPOSED GRANITE (REFER TO CALLOUT 34B ON PLAN.)



SECTION: DOUBLE POST INSTALLATION

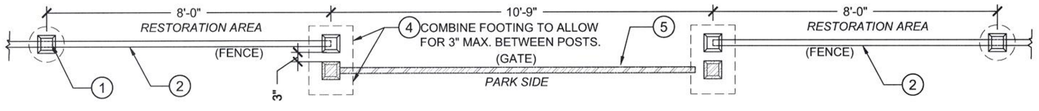
LEGEND:

1. 24" x 36" INTERPRETIVE SIGN(S) PER CONSTRUCTION LEGEND AND SPECIFICATIONS..
2. DOUBLE POST (2" DIM. SS PIPE) INGROUND FRAMELESS PEDESTAL MOUNT WITH FASTENERS. ALL POSTS AND BRACKETRY TO BE POWDERCOATED SEMIGLOSS BLACK THROUGH 'ENVIROSIGNS' OR EQUAL.
3. CONCRETE FOOTING - SIZE AS INDICATED - POST SHALL HAVE 10" MIN. EMBEDMENT, WITH 4" MIN. CLR. FROM CONCRETE PAVING.
4. ADJACENT CONCRETE PAVING (SEE LANDSCAPE PLANS)
5. FINISH GRADE
6. 90% COMPACTED SUBGRADE PER SOILS REPORT
7. DECOMPOSED GRANITE (DG) PER PLAN.
8. 8" CONCRETE CURB AT DG OVERLOOK PER PLAN.

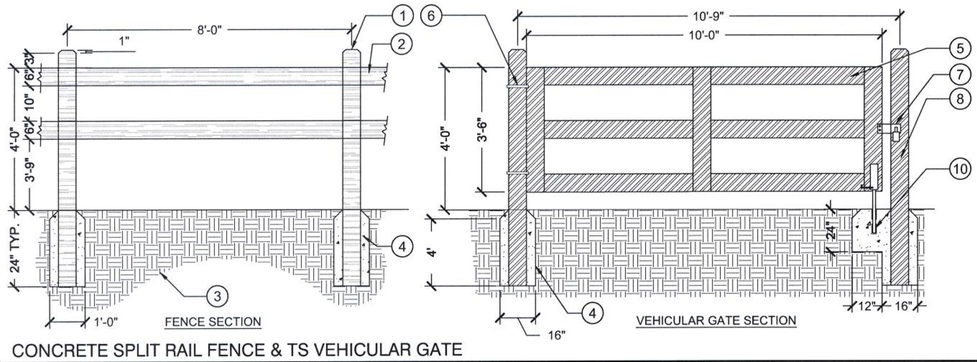
NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS WHICH WILL INCLUDE APPROPRIATE FASTENERS AND SAMPLES OF ALL MATERIAL USED.
2. CONTRACTOR SHALL COORDINATE WITH ENVIROSIGNS (1-888-492-5377) OR APPROVED EQUAL FOR MANUFACTURE OF (2) TWO INTERPRETIVE PANELS AND POST(S).
3. UPON REQUEST; CAMERA-READY LAYOUT GRAPHICS IN DIGITAL FORMAT FOR SIGNS WILL BE PROVED TO THE CONTRACTOR BY THE LANDSCAPE ARCHITECT. SEE SPECIFICATIONS.
4. THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL, MATTE FINISH (OR OTHER NON-GLARE).
5. VERTICAL DISPLAYED WRITTEN AND GRAPHIC MATERIALS(SIGNS) MUST BE LEGIBLE AS DEPENDENT ON THE CONTRAST, REFLECTIVITY, LIGHTING, ANGLE OF VISION, AND SIZE.
6. CONTRACTOR TO REFER TO SPECIFICATIONS FOR THE LAYOUT OF (2) TWO INTERPRETIVE PANELS: "PART OF A GREATER SYSTEM" AND "WHAT LIVES WITHIN."
7. LANDSCAPE ARCHITECT SHALL APPROVE THE FINAL INTERPRETIVE PANEL SIGN(S) PRIOR TO FABRICATION.

4 INTERPRETIVE POST & SIGN

3/4" = 1'-0"



PLAN



1. 6" x 6" CONCRETE POST; BROWN COLOR.
2. 2" x 6" x 12' CONCRETE RAILING
3. 90% COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
4. CONCRETE FOOTING
5. TS 2X6 GALVANIZED GATE. PRIME AND PAINT 'BROWN' MATCH CONCRETE FENCE
6. HEAVY DUTY GATE HINGES
7. GATE LOCK WITH HASP AND FLAT BAR WELDED TO POST AND GATE FRAME.
8. 6" SQUARE GALVANIZED GATE POST WITH SOLID TOP WELDED IN PLACE. PRIME AND PAINT BROWN TO MATCH CONCRETE FENCES.
9. 1/4" THICK 6"X6" ROUNDED OFF STEEL PLATE AT TOP AND BOTTOM OF STEEL SLEEVE. WELD STEEL PLATES TO STEEL POST TO SECURE STEEL SLEEVE IN PLACE.
10. 1" CANE BOLT WITH SLEEVE SET IN CONCRETE.

NOTES:
A. GRAFFITI COATING PER SPECIFICAITONS
B. SECURE FENCE RAIL WITH EPOXY
C. CONTRACTOR TO SUBMIT COLOR CHIP(S) OF 'BROWN' TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

6 CONCRETE SPLIT RAIL FENCE & TS VEHICULAR GATE

1/2" = 1'-0"

LEGEND

1. NATURAL COBBLESTONE VENEER, 3"-5", GROUT IN PLACE; GROUT COLOR TO MATCH STONE. CONTRACTOR TO SUBMIT GROUT COLOR SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT. SEE DETAIL 7/LC-2.6.
2. 18" CAST IN PLACE CONCRETE WALL CAP; CAP COLOR GRAY. PROVIDE 2" x 2" SKATEBOARD DETERRENT NOTCH; SEE DETAIL 3/LC-2.9.
3. POUR-IN-PLACE CONCRETE WALL.
4. #4 VERT BARS @ 32" O.C. ALT. BENDS IN FTG AS SHOWN
5. #3 HORIZONTAL BARS CONTINUOUS
6. CONCRETE FOOTING
7. 90% MIN. COMPACTED SUB-GRADE
8. CONCRETE PAVING PER PLAN
9. ADJACENT PLANTING AREA PER PLAN.
10. EXTEND VENEER 6" MIN. BELOW FINISHED GRADE.

NOTE:
A. ALONG 'BACK' SIDE OF THE WALL: APPLY THE STONE VENEER FROM THE BOTTOM OF THE CAP AND EXTEND THE VENEER 6" MIN. BELOW THE FINISH GRADE OF SURFACE (SO THAT THE VISIBLE PORTION OF THE WALL WILL SHOW STONE).

5 ACCENT WALL WITH COBBLE VENEER

1 1/2" = 1'-0"

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___ SPEC. NO. 5940

CONSULTANT

SCHMIDT DESIGN GROUP, INC.
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telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 08/08/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARR No. 5098 — SIGNATURE 12-31-13 RENEWAL DATE — 08/8/13 DATE — STATE OF CALIFORNIA

PUBLIC CONTRACT

LC-2.9

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

CONSTRUCTION DETAILS

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 33 OF 54 SHEETS

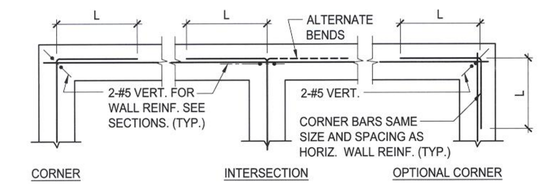
FOR CITY ENGINEER — DATE 8/20/13

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

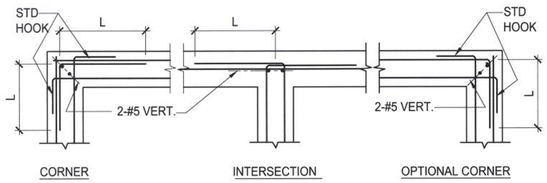
WBS NO. S-00673
SUBMITTED BY: SAMIR MAHMALJI — PROJECT OFFICER
DEBBIE VAN MARTIN — PROJECT MANAGER
206-1737 — CCS27 COORDINATE
1846-6298 — CCS83 COORDINATE
37351-33-D

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK



SINGLE LAYER OF REINFORCEMENT



DOUBLE LAYER OF REINFORCEMENT

L = PER 6/S1 FOR CONCRETE

TYP. REINF. @ INTERSECTIONS OF FTG'S., CONCRETE WALLS

5

N.T.S.

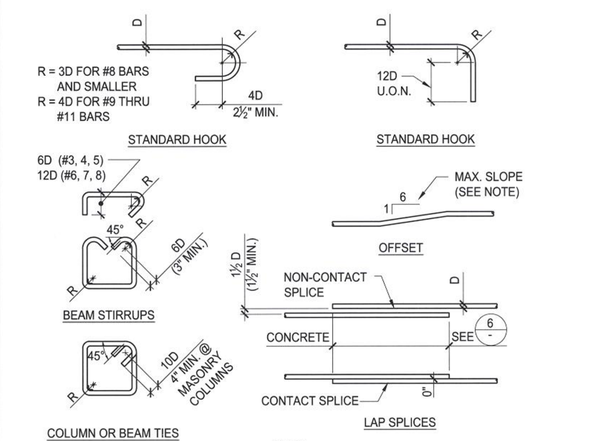
CONCRETE LAP SPLICES PER ACI 318 (INCHES)			
BAR SIZE	LAP CLASS	F'c=3000 psi	F'c=4000 psi
3	B	24	24
4	B	29	25
5	B	36	31
6	B	43	37
7	B	63	54
8	B	72	62
9	B	81	70
10	B	91	79
11	B	101	87

NOTES:

1. TABULATED VALUES ARE FOR NORMAL WEIGHT CONCRETE. MULTIPLY BY 1.3 FOR USE IN LIGHT WEIGHT CONCRETE.
2. TABULATED VALUES ASSUME NO EPOXY COATING.
3. TABULATED VALUES ASSUME CLEAR COVER IS AT LEAST 1.0 DB AND CLEAR SPACING IS AT LEAST 2.0 BAR DIAMETER.
4. FOR HORIZONTAL BARS WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW THE BARS, MULTIPLY VALUES BY 1.3.
5. BARS LARGER THAN #11 SHALL NOT BE LAP SPLICED.
6. BUNDLED BARS ARE NOT COVERED BY THIS SCHEDULE.

CONCRETE LAP SPLICE SCHEDULE

6



NOTE:
1. USE OFFSET ONLY WHERE SPECIFICALLY DETAILED AND AT COLUMNS.

TYPICAL REINF. BAR BENDS

3

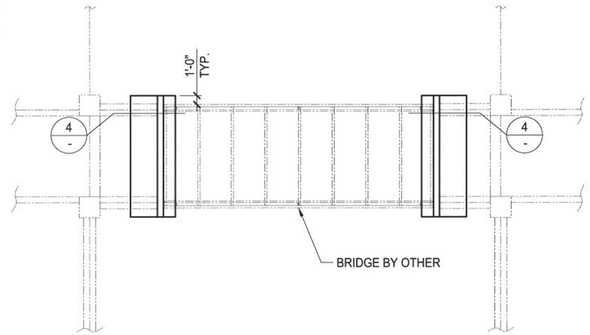
N.T.S.

"A-A" SECT

BRIDGE FOUNDATION DETAIL

4

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



FOUNDATION PLAN

SCALE 1/8" = 1'-0"

0' 8' 16'

NORTH

NOTES:
1. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION.

1

GENERAL SPECIAL INSPECTION NOTES:

1. THE SPECIAL INSPECTOR MUST BE CERTIFIED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.
2. THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, FOR TESTING OF MATERIALS, SYSTEMS, COMPONENTS AND EQUIPMENT.
3. FABRICATOR MUST BE REGISTERED AND APPROVED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, FOR THE FABRICATION OF MEMBERS AND ASSEMBLIES ON THE PREMISES OF THE FABRICATOR'S SHOP.
4. FABRICATOR SHALL SUBMIT A "CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION" TO THE INSPECTION SERVICES DIVISION PRIOR TO THE ERECTION OF FABRICATED ITEMS AND ASSEMBLIES.
5. A PROPERTY OWNER'S FINAL REPORT FORM FOR WORK REQUIRED TO HAVE SPECIAL INSPECTIONS, TESTING AND STRUCTURAL OBSERVATIONS MUST BE COMPLETED BY THE PROPERTY OWNER, PROPERTY OWNER'S AGENT OF RECORD, ARCHITECT OF RECORD AND ENGINEER OF RECORD AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.
6. THE SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE IN ADDITION TO AND NOT A SUBSTITUTE FOR THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY EACH CITY BUILDING INSPECTOR.
7. WHERE MATERIALS OR ASSEMBLIES ARE REQUIRED BY THE BUILDING CODE TO BE LABELED, SUCH MATERIALS AND ASSEMBLIES SHALL BE LABELED BY AN AGENCY APPROVED BY THE CITY OF SAN DIEGO, IN ACCORDANCE WITH C.B.C. SECTION 1703. PRODUCTS AND MATERIALS TO BE LABELED SHALL BE TESTED, INSPECTED AND LABELED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN C.B.C. SECTIONS 1703.5.1 THROUGH 1703.5.3. IDENTIFY ON PLANS THE NAME AND ADDRESS OF THE TESTING / INSPECTION AGENT.

NOTICE TO OWNER/OWNER'S AGENT:

BY USING THIS PERMITTED SET OF CONSTRUCTION DRAWINGS FOR CONSTRUCTION AND/OR INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIALS TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

NOTICE TO CONTRACTOR:

BY USING THIS PERMITTED SET OF CONSTRUCTION DRAWINGS FOR CONSTRUCTION AND/OR INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIALS TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

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GENERAL

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES THAT ARE FOUND.
2. SPECIFIC NOTES AND DETAILS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES AND THE TYPICAL DETAILS ON THIS SHEET.
3. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS USED SHALL BE THE SAME AS OTHER SIMILAR WORK.
4. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
5. ALL WORK SHALL CONFORM TO THE 2010 EDITION OF THE CALIFORNIA BUILDING CODE AND OTHER REGULATORY AGENCIES WHO MAY HAVE AUTHORITY OVER THE WORK.
6. THESE DRAWINGS REPRESENT THE BUILDING IN ITS FINAL CONFIGURATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR ALL MEANS AND METHODS ASSOCIATED WITH ACHIEVING THIS FINAL CONFIGURATION, INCLUDING BUT NOT LIMITED TO WALL BRACING, SOILS EXCAVATIONS, AMONG OTHERS.
7. DO NOT SCALE DETAILS OR DRAWINGS. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS WHERE REQUIRED.

FOUNDATION:

1. CHARACTER OF FOUNDATION SOIL, SEE SOILS REPORT BY: "K2 ENGINEERING, INC.", PROJECT NO. G2012009-1, DATED OCTOBER 15, 2012.
2. FOOTING ALLOWABLE BEARING VALUE IS 2000 psf. ADDITIONALLY, A 1/3 INCREASE MAY BE APPLIED WHEN CONSIDERING SHORT TERM LOADS. (WIND OR SEISMIC).

CONCRETE:

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS:

AS FOLLOWS:		MAX. W/C RATIO
A. SLAB ON GRADE & STRUCT. SLAB	4000 psi	0.40
C. FOUNDATION	3000 psi	0.50

2. CEMENT SHALL COMPLY WITH A.S.T.M. C150 TYPE II. CLASS F FLY ASH SHALL BE SUBSTITUTED UP TO A MAXIMUM OF 15% BY WEIGHT OF CEMENTITIOUS MATERIALS IN NORMAL WEIGHT CONCRETE FOR FOUNDATION. SLABS ON GRADE SHALL HAVE CLASS F FLY ASH COMPRISING 25% BY WEIGHT OF CEMENTITIOUS MATERIALS. MAXIMUM WATER CONTENT SHALL BE 40 GALLONS PER YARD OF CONCRETE.
3. NO PIPES OR DUCTS SHALL BE PLACED IN CONCRETE WALLS OR SLABS UNLESS SPECIFICALLY DETAILED.
4. REINFORCEMENT SHALL BE SECURELY SUPPORTED IN POSITION PRIOR TO PLACING CONCRETE.
5. WALLS AND COLUMNS SHALL BE DOWELED FROM SUPPORTS WITH BARS OF THE SAME SIZE AND SPACING U.N.O.
6. SPLICE CONTINUOUS REINFORCING WITH 2'-0" MIN. LAP U.N.O. PER 4/S1. BARS SPLICED WITH NONCONTACT LAP SPLICES SHALL NOT BE SPACED TRANSVERSELY FARTHER APART THAN THE SMALLER OF ONE-FIFTH THE REQUIRED LAP SPLICE LENGTH AND 6 IN.
7. ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN CONFORMANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318, LATEST APPROVED EDITION) AND THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION BY C.R.S.I. AS MODIFIED BY THE PROJECT DRAWINGS AND SPECIFICATIONS. STAGGER SPLICES AT SLAB ON GRADE. PROVIDE BAR BENDS PER 3/S1.
8. TYPICAL CONCRETE COVERAGE OF REINFORCING:
   CONCRETE CAST AGAINST EARTH:---------- 3"
   EXPOSED TO EARTH OR WEATHER - #6 AND LARGER---------- 2"
   -#5 AND SMALLER---------- 1 1/2"
   UNEXPOSED COLUMNS, BEAMS, & GIRDERS:---------- 1 1/2" WALLS
   (INTERIOR):---------- 3/4"
9. REINFORCEMENT SHALL COMPLY WITH A.S.T.M. A615, GRADE 60. (A.S.T.M. 706 GRADE 60 @ WELDED REBAR).

ITEMS REQUIRING SPECIAL INSPECTION:

1. SOILS PER CBC SECTION 1704.7 AND TABLE 1704.7.
   A. PERIODIC INSPECTION TO VERIFY BEARING CAPACITY, SOIL CLASSIFICATION, EXCAVATION TO PROPER DEPTH, SUBGRADE PREPARATION.
   B. CONTINUOUS INSPECTION OF MATERIALS, DENSITIES, LIFT THICKNESS DURING PLACEMENT OF COMPACTED FILL.
2. CONCRETE PER CBC SECTION 1704.4 AND TABLE 1704.4.
   A. PERIODIC INSPECTION OF REQUIRED DESIGN MIX.
   B. CONTINUOUS INSPECTION OF BOLTS INSTALLED IN CONCRETE.
   C. PERIODIC INSPECTION OF PLACEMENT OF REINFORCING STEEL.
   D. CONTINUOUS INSPECTION PLACEMENT OF CONCRETE.
   E. PERIODIC INSPECTION OF FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.
   F. PERIODIC INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.
   G. CONTINUOUS INSPECTION OF SPECIMENS FOR STRENGTH TESTS.

S1

BURKETT&WONG ENGINEERS
ENGINEERS & SURVEYORS
3434 Fourth Ave. San Diego CA.
92103-5704 * (619) 299-5550

REGISTERED PROFESSIONAL ENGINEER — CIVIL — No. 62235 — EXP. 12-31-13 — STRUCTURAL — STATE OF CALIFORNIA

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

GENERAL NOTES & DETAILS

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH___MEDIUM___LOW___

SPEC. NO. TBD 5940

CONSULTANT

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SDG PROJECT NO.: 12-402 DRAWN BY: MZ

PLT. DATE: 07/11/13 CHECKED BY: MB

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 34 OF 54 SHEETS

FOR CITY ENGINEER — DATE 8/20/13

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	BW			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

WBS NO. S-00673

SUBMITTED BY: SAMIR MAHMALJI — PROJECT OFFICER

DEBBIE VAN MARTIN — PROJECT MANAGER

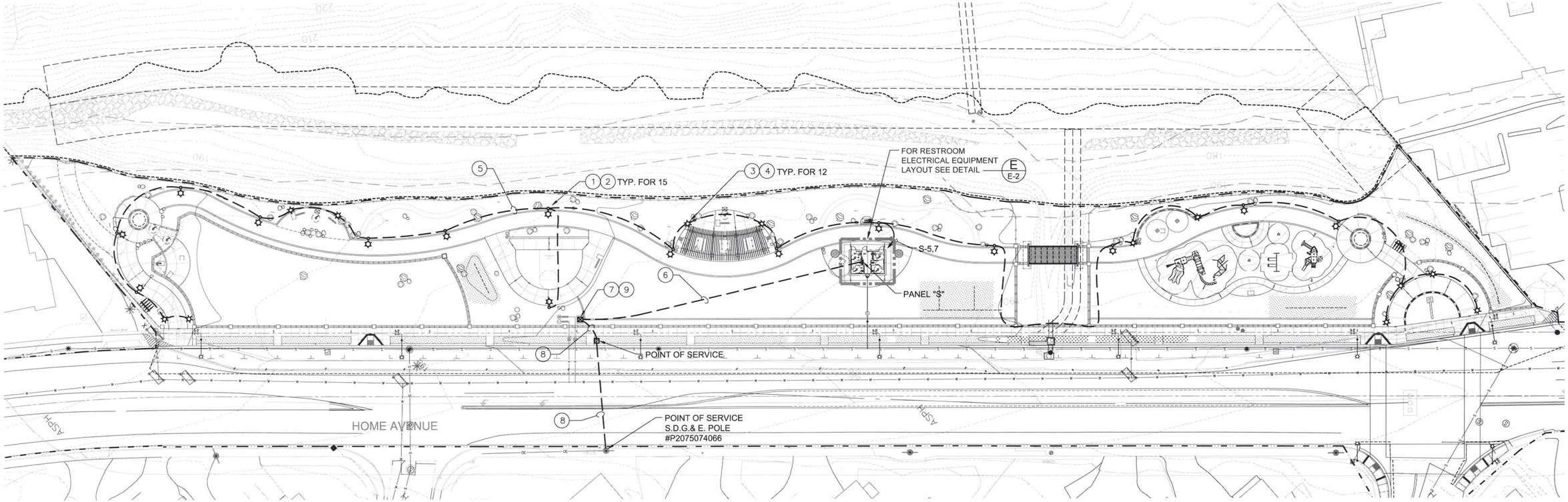
206-1737 — CCS27 COORDINATE

1846-6298 — CCS83 COORDINATE

37351-34-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

File Name: M:\PROJECT\Schmidt Design\11408A Charles Lewis III\STRUC\S1 Gen Notes, Dets & Plan (11408A).dwg Jul 09,2013-10:19am



ELECTRICAL SITE PLAN

SCALE: 1" = 30'-0"

GENERAL NOTES:

1. *IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COMPLETE SET OF DRAWINGS & SPECIFICATIONS. HE/SHE SHALL CHECK THE DRAWINGS OF THE OTHER TRADES AND SHALL CAREFULLY READ THE ENTIRE SPECIFICATION AND DETERMINE HIS/HER RESPONSIBILITIES. FAILURE TO DO SO SHALL NOT RELEASE THE CONTRACTOR FROM DOING THE WORK COMPLETE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.*

2. *ALL ELECTRICAL SERVICE WORK SHALL BE IN COMPLIANCE WITH THESE DRAWINGS AND THE REQUIREMENTS THE UTILITY COMPANY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANY AND RECEIVE COMPLETE INFORMATION ON THE REQUIREMENTS PRIOR TO THE SUBMISSION OF BID. THE ACT OF SUBMITTING THE BID SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO INSTALL SERVICE IN COMPLIANCE WITH THE SERVING UTILITY.*

3. *ALL ITEMS SUCH AS SERVICE CONDUIT, CONDUCTORS, DUCTS, CONCRETE PADS, RISERS, PULL BOXES, PROTECTIVE COVERING AND THE LIKE FROM SERVICE LOCATION TO THE SERVICE TERMINATION EQUIPMENT SHALL BE PROVIDED AND SHALL BE VERIFIED WITH THE SERVING UTILITY COMPANY. THE CONTRACTOR SHALL INSTALL THE SERVICE IN COMPLIANCE WITH THE SERVING UTILITY COMPANY AND SHALL PAY ALL CHARGES LEVIED BY THE SERVING UTILITY COMPANY FOR HIS SERVICE EXCEPT FIRST BILLING DEPOSIT.*

4. *THE CONTRACTOR SHALL SECURE AND PAY ALL PERMITS AND FEES NECESSARY FOR EXECUTION AND COMPLETION OF ELECTRICAL WORK, INCLUDING ALL CHARGES BY THE LOCAL AGENCIES.*

5. *THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES AT THE SITE. THE CONTRACTOR SHALL REVIEW THE MECHANICAL AND PLUMBING DRAWINGS FOR LOCATIONS OF DUCTS, LINES, EQUIPMENT, ETC. ANY COST TO ROUTE CONDUIT AS REQUIRED OTHER THAN AS SHOWN ON THE PLANS SHALL BE INCURRED BY THE CONTRACTOR.*

6. *ALL FINAL CONNECTIONS TO OWNER-FURNISHED EQUIPMENT SHALL BE MADE BY THE CONTRACTOR INCLUDING NECESSARY INTERFACES.*

7. *CONNECTIONS TO ALL EQUIPMENT FURNISHED BY OTHERS SHALL BE COORDINATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING MANUFACTURER'S SHOP DRAWINGS PRIOR TO ROUGH-IN OF CONDUIT, DEVICES, EQUIPMENT.*

8. *THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCHING AND BACKFILLING AS REQUIRED TO PERFORM HIS WORK. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN TRENCHING SO AS NOT TO INTERFERE WITH EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER AND APPROVED REPAIR OF ANY AND ALL DAMAGES CAUSED.*

9. *THE LIGHTING AND SERVICE POINTS SHOWN HEREON ARE APPROXIMATE ONLY. SERVICE POINTS ARE SUBJECT TO REVISION BY FINAL SAN DIEGO GAS & ELECTRIC COMPANY PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CONDUIT AND CONDUCTORS FROM METER PEDESTAL TO APPROVED SERVICE POINTS FURNISHED BY SAN DIEGO GAS & ELECTRIC COMPANY. LIGHTING CONDUIT SHALL BE 1 INCH MINIMUM PVC (SCHEDULE 40). FINAL LOCATION AND SIZE OF LIGHTS, CONDUIT AND WIRE AND PULL BOXES SHALL BE APPROVED PRIOR TO BEGINNING OF CONSTRUCTION.*

SITE PLAN NOTES:

1. PROVIDE AREA/PATHWAY LIGHT STANDARD MOUNTING HEIGHT 13'. SEE SHEET E-3 FOR FIXTURE SCHEDULE.
2. PROVIDE CONCRETE BASE FOR PATHWAY LIGHT POLE, FOR REQUIREMENTS SEE DETAIL A/E-2
3. PROVIDE PATHWAY LIGHT BOLLARD 3'-6" HIGH. SEE SHEET E-2 FOR FIXTURE SCHEDULE.
4. PROVIDE CONCRETE BASE FOR PATHWAY LIGHT BOLLARD, FOR REQUIREMENTS SEE DETAIL C/E-2
5. 1" C. PVC, WITH (2) #10, THWN, CU & (1) #10 CU, GROUND. TYPICAL FOR ALL LIGHTING CIRCUITS.
6. PROVIDE 2" CO, PVC SCHEDULE 40 WITH (3) #2 THWN, CU & (1) #6 CU GROUND TO PANEL "S" IN RESTROOM BUILDING.
7. PROVIDE SERVICE METER PEDESTAL, 100A, 120/240V, 1ø, 3-W. SEE DETAIL A/E-3
8. PROVIDE 3" CO, PVC SCHEDULE 40 WITH PULL CORD PER S.D.G.&E. REQUIREMENTS TO ELECTRICAL SERVICE POINT TO BE VERIFIED.
9. PROVIDE A METER PEDESTAL FOUNDATION SLAB, 48" x 60" x 6" THICK CONCRETE PAD (PER S.D.G.&E. SERVICE STANDARDS & GUIDE #692.4) WITH #4 HORIZONTAL REBARS. SEE DETAIL A/E-3

NORTH

0 15 30 60

SCALE: 1"=30'-0"

NOTE:

FOR UNDERGROUND CONDUIT INSTALLATION REQUIREMENTS, SEE CONDUIT TRENCH SECTION DETAIL B ON SHEET E-2

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

E-1

KANRAD ENGINEERING, INC.
CONSULTING ELECTRICAL ENGINEERS
9466 Black Mountain Road, Suite 250
San Diego, CA 92126
Phone (858)547-1100
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Email: kanrad@kanrad.net
Website: www.kanrad.net
FTP: ftp.kanrad.net

REGISTERED PROFESSIONAL ENGINEER — KWOK WAI KAN — No. 19824 — Exp. 06-30-13 — ELECTRICAL — STATE OF CALIFORNIA

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

ELECTRICAL SITE PLAN

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___

SPEC. NO. TBD 5940

CONSULTANT

SCHMIDT DESIGN GROUP, INC.
BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY
2655 Fourth Avenue, San Diego, CA 92103 Lic. CA 2138, NV 219, AZ 34139
telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: TEL

PLT. DATE: 07/11/13 CHECKED BY: KWK

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 35 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER — DATE 8/20/13

SUBMITTED BY: SAMIR MAHMALJI, PROJECT OFFICER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KE			

DEBBIE VAN MARTIN, PROJECT MANAGER

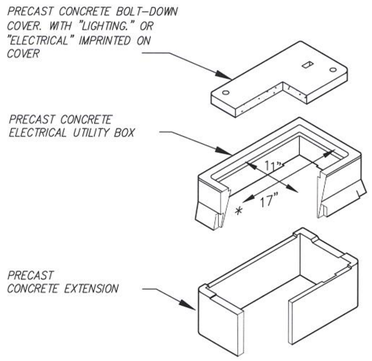
206-1737 CCS27 COORDINATE

1846-6298 CCS83 COORDINATE

CONTRACTOR ___ DATE STARTED ___

INSPECTOR ___ DATE COMPLETED ___

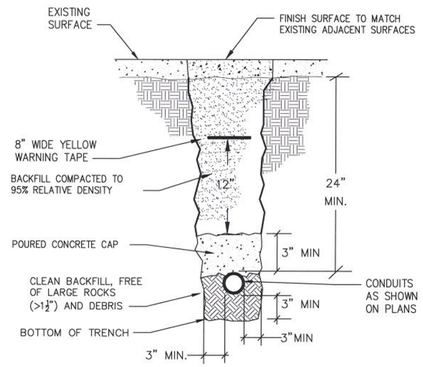
37351-35-D



PULL/SPLICE BOX DETAIL (D, E-2)

SCALE: NOT TO SCALE

* DIMENSIONS SHOWN UNLESS OTHERWISE SPECIFIED

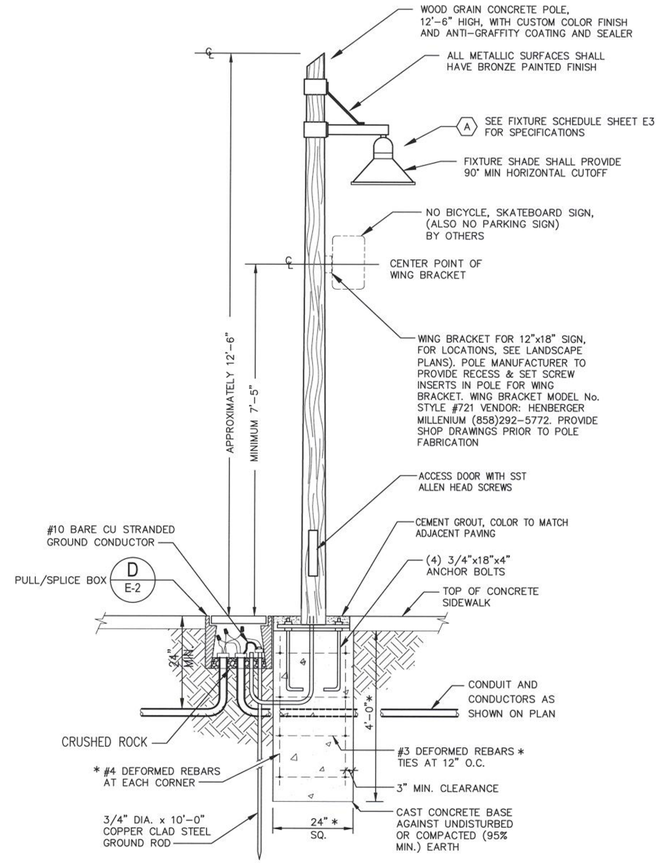


TYPICAL TRENCH DETAIL (B, E-2)

SCALE: NOT TO SCALE

NOTES:

1. EXACT DEPTH TO BE DETERMINED IN FIELD BY COORDINATION WITH EXISTING UTILITIES.
2. ALL TRENCH RESURFACING SHALL BE DONE ACCORDING TO GOVERNMENTAL AGENCIES REQUIREMENTS.
3. BACKFILL MATERIAL SHALL MEET GOVERNMENTAL AGENCIES REQUIREMENTS. ROCKS GREATER THAN 6" ARE NOT ALLOWED IN BACKFILL MATERIAL.

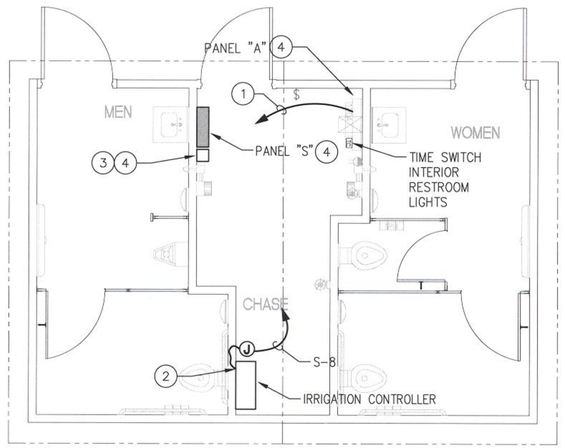


PATHWAY LIGHT STANDARD MOUNTING DETAIL (A, E-2)

NOT TO SCALE

NOTES:

1. PULL/SPLICE BOX INSTALLATION SHALL BE PER CITY OF SAN DIEGO STANDARD DRAWINGS L-5 "LIGHT POLE PAD IN TURF AREAS"
2. "*" POLE BASE FOUNDATION DESIGN SHALL BE REVIEWED AND APPROVED BY A REGISTERED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION

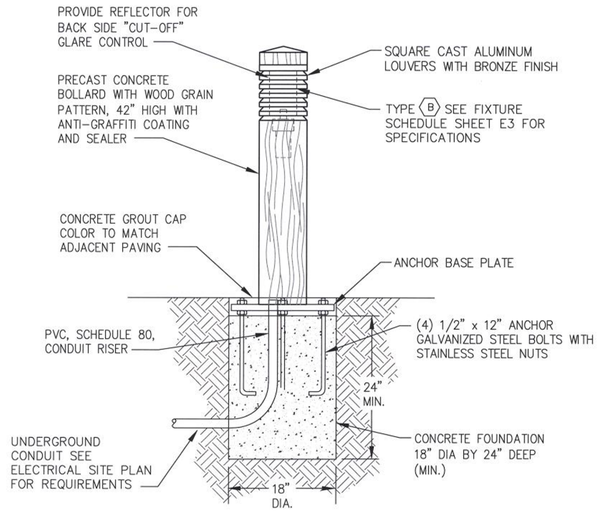


RESTROOM BUILDING ELECTRICAL PLAN (E, E-2)

SCALE: 3/8" = 1'-0"

NOTES:

1. 1"C. WITH (3) #6 THWN, CU AND (1) #8 CU GROUND TO RESTROOM PANEL "A"
2. PROVIDE CONNECTION TO IRRIGATION CONTROLLER, 120V, 1ϕ.
3. EXTERIOR LIGHTING CONTROLS, SEE CONTROL WIRING DIAGRAM SHEET E-3 FOR REQUIREMENTS.
4. COORDINATE EXACT ROUGH-IN LOCATIONS AND INSTALLATION REQUIREMENTS WITH RESTROOM BUILDING VENDOR PRIOR TO WORK COMMENCEMENT.



BOLLARD LIGHT INSTALLATION DETAIL (C, E-2)

SCALE: NOT TO SCALE

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REGISTERED PROFESSIONAL ENGINEER — KWOK WAI KAN — No. 9904 — Exp. 6-30-13 — ELECTRICAL — STATE OF CALIFORNIA

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___

SPEC. NO. TBD 5940

CONSULTANT

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SDG PROJECT NO.: 12-402 DRAWN BY: TEL
PLT. DATE: 07/11/13 CHECKED BY: KWK

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

ELECTRICAL DETAILS

E-2

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 36 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER — DATE 8/20/13

SUBMITTED BY: SAMIR MAHMALJI, PROJECT OFFICER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KE			

DEBBIE VAN MARTIN, PROJECT MANAGER

206-1737 CCS27 COORDINATE

1846-6298 CCS83 COORDINATE

CONTRACTOR ___ DATE STARTED ___
INSPECTOR ___ DATE COMPLETED ___

37351-36-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

ELECTRICAL SYMBOLS LEGEND

GENERAL

- A / E-2 — SECTION LETTER DESIGNATION; SHEET SECTION APPEARS ON
- 1 / E-2 — DETAIL NUMBER DESIGNATION; SHEET DETAIL APPEARS (ILLUSTRATED ON)
- (1) — NOTE REFERENCE
- S4 / 8 — LIGHT FIXTURE DESIGNATION; INDICATES FIXTURE QUANTITY AT THAT LOCATION

POWER

- [E] — ELECTRICAL HANDHOLE
- ⊠ — SERVICE METER PEDESTAL
- [SP] — SERVICE POINT
- JUNCTION OF OUTLET BOX CEILING OR WALL MOUNTED AS INDICATED. LOCATE ABOVE ACCESSIBLE CEILING UON.
- DUPLEX RECEPTACLE, FLUSH MOUNTED, THE CENTER SHALL BE INSTALLED NOT LESS THAN 15" AFF UNLESS NOTED OTHERWISE.
- DISTRIBUTION PANEL OR SWITCHBOARD
- GROUND
- (M) — UTILITY METER
- CIRCUIT BREAKER
  - 3P — NUMBER OF POLES
  - 225AF — AMPS FRAME
  - 225AT — AMPS TRIP
  - 22KAIC — KAIC RATING

LIGHTING

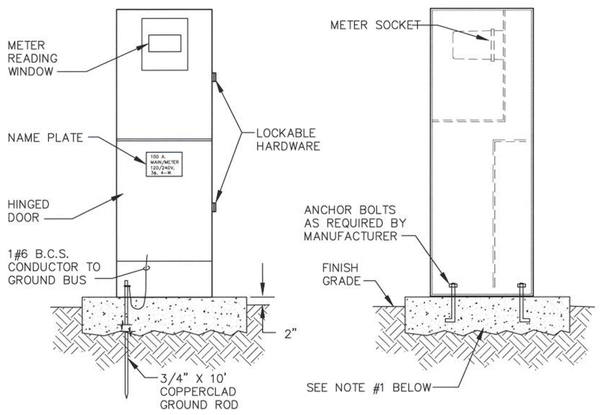
- PATHWAY/AREA LIGHT FIXTURE
- PATHWAY BOLLARD LIGHT FIXTURE

RACEWAYS

- CONDUIT TERMINATED AND CAPPED
- WIRING OR CONDUIT CONCEALED IN WALL OR CEILING
- WIRING OR CONDUIT EXPOSED
- WIRING OR CONDUIT CONCEALED UNDERGROUND, OR IN FLOORS ABOVE GRADE LEVEL.
- A-1,3,5 — CONDUIT HOMERUN TO PANELBOARD. TEXT INDICATES ELECTRICAL PANEL DESIGNATION AND CIRCUIT NUMBERS.

ABBREVIATIONS

A	AMPERE	KVA	KILOVOLT-AMPERE
AF	AMP FRAME	LTG	LIGHTING
AFF	ABOVE FINISHED FLOOR	MCM	THOUSAND CIR MILS
AIC	AMPERE INTERRUPTG CAPACITY	MTD	MOUNTED
C	CONDUIT	MFR	MANUFACTURER
CKT	CIRCUIT	NTS	NOT TO SCALE
CU	COPPER	SHT	SHEET
DWG	DRAWING	SYM	SYMMETRICAL
ELEC	ELECTRICAL	SWBD	SWITCHBOARD
GFI	GROUND FAULT INTERRUPTER	TYP	TYPICAL
GND, G	GROUND	UNO	UNLESS NOTED OTHERWISE
HP	HORSEPOWER	V	VOLTAGE
HT	HEIGHT	W	WIRE
K	THOUSAND	WP	WEATHERPROOF
KW	KILOWATT	W/ XFMR	WITH TRANSFORMER



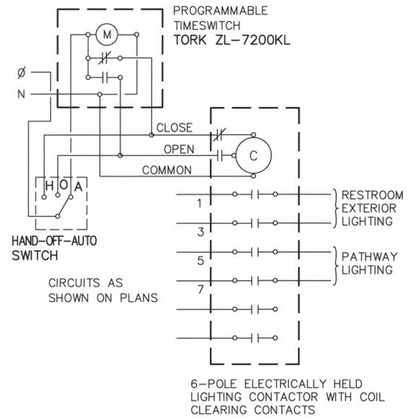
FRONT VIEW SIDE VIEW

SERVICE METER PEDESTAL ELEVATION — A / E-3

SCALE: NOT TO SCALE

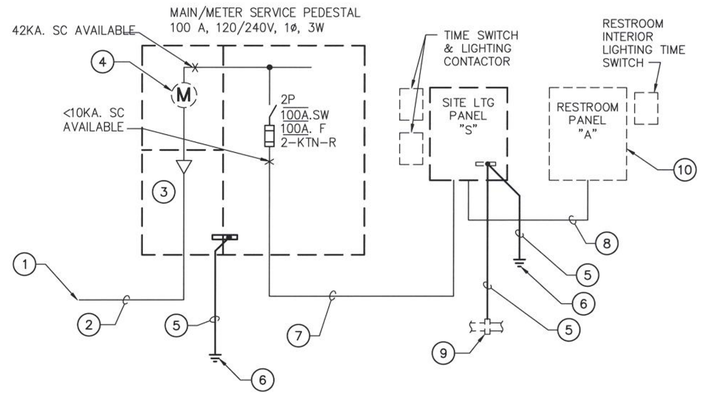
NOTES:

1. FOUNDATION SLAB, 48" x 60" x 6" THICK CONCRETE PAD (PER S.D.G.&E. SERVICE STANDARDS & GUIDE #692.4) WITH #4 HORIZONTAL REBARS.



SITE & BUILDING EXTERIOR LIGHTING CONTROL WIRING DIAGRAM

SCALE: NOT TO SCALE



SINGLE LINE DIAGRAM

SCALE: NO SCALE

NOTES:

1. S.D.G.&E. POINT OF CONNECTION. SEE ELECTRICAL SITE PLAN SHEET E-1 FOR LOCATION. VERIFY EXACT LOCATION WITH S.D.G.&E. PLANNER.
2. SERVICE POWER DUCT, 1-3"C.O. PVC, WITH PULL ROPE, PER S.D.G.&E. REQUIREMENTS
3. 100A. 120/240V, 1ø, 3W, UNDERGROUND PULL/TERMINATION SECTION PER S.D.G.&E. REQUIREMENTS.
4. METER SOCKET FOR METER TO BE INSTALLED BY S.D.G.&E.
5. GROUND BOND, 1 #4 IN 1" CONDUIT TO GROUNDING ELECTRODES
6. GROUND ROD TYPE GROUNDING ELECTRODE.
7. 2"C. (3) #2 THWN, CU & (1) #6 CU GROUND.
8. 1"C. WITH (3) #6 THWN, CU AND (1) #8 CU GROUND TO RESTROOM PANEL "A"
9. PROVIDE APPROVED-FOR-USE GROUND CLAMP AT NEAREST ACCESSIBLE COLD WATER PIPE
10. RESTROOM FACILITY ELECTRICAL SYSTEMS WILL BE PROVIDED BY RESTROOM FACILITY VENDOR.

PANEL: "S"	VOLTAGE: 120/240 V. 1 ϕ 3 W			BUS SIZE: 100A.			MAIN: LUGS ONLY		
LOC: RESTROOM BLDG	MOUNTING: SURFACE			AIC RATING: 10,000			FEED: TOP [X] BOTTOM [X]		
CIRCUIT CODE: blank or N: NON-CONTINUOUS	L: LONG-CONTINUOUS			R: DEMANDABLE RECEPTACLES			K : KITCHEN		
ITEM	CODE	BKR	#	ϕ A	ϕ B	#	BKR	CODE	ITEM
RESTROOM EXTERIOR LIGHTING (ALLOWANCE)	L	20/1	1	210 / 2500		2	50/2	N	SUBFEED TO RESTROOM BUILDING
SPARE		20/1	3		2500	4	2	N	PART OF CIRCUIT #2
* PATHWAY AREA LIGHTING	L	20/1	5	1260		6	20/1		SPARE
* PART OF CIRCUIT #5	L	20/2	7		1260 / 500	8	20/1	N	IRRIGATION CONTROLLERS
SPACE			9			10	20/1		SPARE
SPACE			11			12	20/1		SPARE
SPACE			13	4600		14	80/2	N	ALLOWANCE FOR FUTURE REMOTE IRRIG. BOOST PUMP
SPACE			15		4600	16	2	N	PART OF CIRCUIT #14
SPACE			17			18			SPACE
SPACE			19			20			SPACE
SPACE			21			22			SPACE
SPACE			23			24			SPACE

CONN. VA ϕ A	8540	CONN. VA (CODE N)	14880	PANEL CONN. KVA	17.4
CONN. VA ϕ B	8860	CONN. VA (CODE L)	2520	PANEL DEMAND KVA	18.0
		CONN. VA (CODE R)	-	PANEL CONN. AMPS	72.5
TOTAL CONNECTED VA	17400	CONN. VA (CODE K)	0	PANEL DEMAND AMPS	75.0

* CIRCUITS INDICATED ARE CONTROLLED BY A 30A. 6-POLE, LIGHTING CONTACTOR, TIME SWITCH (TORK 7200-ZL) CONNECTED IN SERIES. SEE EXTERIOR LIGHTING CONTROL WIRING DIAGRAM THIS SHEET

LIGHTING FIXTURE SCHEDULE

FIXT DESIG	LAMP TYPE	FIXTURE MOUNTING	LAMP DESCRIPT'N	WATTS	VOLTS	MANUFACTURER	DESCRIPTION
A	LED	CONCRETE POLE BASE	84 LED 4000K	136	240	VISIONAIRE LIGHTING AMERON INTERN'T'L ODN-3-L-T2-84-550-4K-UNV-AML-BZ-C5-H4 OR APPROV'D SUBSTITUTE	SHIELDED LUMINAIRE ON 12'-6" WOOD PATTERNED, SQUARE, TAPPERED, CONCRETE POLE
B	LED	CONCRETE BASE	40W LED 4000K	40	240	AMERON INTERN'L BBW0842-LW-T-CC-04-LE-PC OR APPROVED SUBSTITUTE	VANDAL RESISTAND SQUARE CONCRETE BOLLARD WITH WOOD GRAIN PATTERN CEDAR FINISH BASE PLATE FLANGE

E-3

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FTP: ftp.kanrad.net

REGISTERED PROFESSIONAL ENGINEER — JOHN W. KANRAD — No. E-9304 — Exp. 6-30-15 — ELECTRICAL — STATE OF CALIFORNIA

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

ELECTRICAL SYMBOLS, SINGLE LINE DIAGRAM & SCHEDULES

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___

SPEC. NO. TBD 5940

CONSULTANT

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SDG PROJECT NO.: 12-402 DRAWN BY: TEL

PLT. DATE: 07/11/13 CHECKED BY: KWK

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 37 OF 54 SHEETS

FOR CITY ENGINEER 8/20/13 DATE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KE			

CONTRACTOR ___ DATE STARTED ___

INSPECTOR ___ DATE COMPLETED ___

WBS NO. S-00673

SUBMITTED BY: SAMIR MAHMALJI PROJECT OFFICER

DEBBIE VAN MARTIN PROJECT MANAGER

206-1737 CCS27 COORDINATE

1846-6298 CCS83 COORDINATE

37351-37-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

Certificate of Compliance (Page 1 of 4) OLTG-1C

Project Name: Charles Lewis III Memorial Park | Date: 2/20/2013

Project Address: Home Avenue | Total Hardscape Illuminated Area:

General Information

Phase of Construction: ☒ New Construction ☐ Addition ☐ Alteration

Documentation Author's Declaration Statement

- I certify that this Certificate of Compliance documentation is accurate and complete.

Name: Kwok Wai Kan | Signature: KW Kan

Company: KANRAD Engineering, Inc. | Date: 2/20/2013

Address: 9466 Black Mountain Road, Suite 250 | IF Applicable CEA # CEPE #

City/State/Zip: San Diego, CA 92126 | Phone: 858 547 1100

Principal Lighting Designer's Declaration Statement

- I am eligible under Division 3 of the California Business and Professions Code to accept responsibility for the lighting design.
- This Certificate of Compliance identifies the lighting features and performance specifications required for compliance with Title 24, Pages 1 and 6 of the California Code of Regulations.
- The design features represented on this Certificate of Compliance are consistent with the information provided to document this design on the other applicable compliance forms, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Name: Kwok Wai Kan | Signature: KW Kan

Company: KANRAD Engineering, Inc. | Phone: 858 547 1100

Address: 9466 Black Mountain Road, Suite 250 | License #: 9304

City/State/Zip: San Diego, CA 92126 | Date: 2/20/2013

Principal Lighting Designer's Declaration

☐ I certify that this Certificate of Compliance documentation is accurate and complete, and accounts for all outdoor lighting power, including building mounted, pole mounted, as well as all other outdoor lighting designed for the site, and that Additional Lighting Power Allowances for Specific Applications or Additional Lighting Power Allowances for Ordinance Requirements have not been counted more than one time for the same area, in accordance with Section 147 of the Standards.

Outdoor Lighting Mandatory Measures
Indicate location on building plans of Mandatory Measures Note Block: _____

LIGHTING COMPLIANCE FORMS & WORKSHEETS (check box if worksheet is included)

For detailed instructions on the use of this and all Energy Efficiency Standards compliance forms, please refer to the Nonresidential Manual published by the California Energy Commission.

☒	OLTG-1C	Certificate of Compliance. All 4 pages required on plans for all submittals.
☒	OLTG-2C	(Page 1 of 3) Lighting Wattage Allowances for General Hardscape, Sales Frontage, or Ornamental Lighting. Optional on plans.
☒	OLTG-2C	(Page 2 of 3) Lighting Wattage Allowances for Per Application or Per Area. Optional on plans.
☐	OLTG-2C	(Page 3 of 3) Additional Lighting Power Allowance for Ordinance Requirements. Optional on plans.

Certificate of Compliance (Page 2 of 4) OLTG-1C

COMPLIANCE FIXTURE / LIGHTING CONTROL SCHEDULE and FIELD INSPECTION CHECKLIST

Project Name: Charles Lewis III Memorial Park | Date: 2/20/2013

INSTALLATION CERTIFICATE, OLTG-1-INST (Retain a copy and verify form is completed and signed.) **Field Inspection** ☐

CERTIFICATE OF ACCEPTANCE, OLTG-2A (Retain a copy and verify form is completed and signed.) **Field Inspection** ☐

Luminaire Schedule

A	B	C	D	E	F	G	H	I
Name Or Item Tag	Luminaire Description [1] See footnote below (i.e.: 1 lamp pole-top shoe-box 400 watt metal halide)	Cutoff Designation	Watts per Luminaire	Special Features	Installed Watts: How wattage was determined: Default Table 147-A	Default Table 147-A: According to §130 (c)5	Number of Luminaires	Installed Watts (D x G)	Field Inspector [2]: Pass
A	Bracket arm LED light 136w pole mtd	Yes	136	☐	☐	☐	15	2040	☐
B	42" High concrete bollard with louver reflector	Yes	40	☐	☐	☐	12	480	☐
				☐	☐	☐			☐
				☐	☐	☐			☐
				☐	☐	☐			☐
	Wattage from manufactures catalog infromation			☐	☐	☐			☐
				☐	☐	☐			☐

Enter total into OLTG-1C, Page 4 of 4, Row H, Total Installed Watts: 2520

1. Type of luminaire (i.e.: post top, wall pack, surface, shoe box); for non-incandescent luminaires, indicate nominal lamp wattage and lamp type (i.e.: fluorescent, incandescent, HID); ballast type (i.e.: electronic or magnetic); number of lamps and number of ballasts per luminaire. For incandescent luminaires, the luminaire wattage listed in column D shall be the maximum relamping rated wattage on a permanent factory-installed label on the luminaire, NOT the wattage of the lamp (bulb) used, in accordance with Section 130(d or e).
2. If Fail then describe on Page 2 of the Inspection Checklist Form and take appropriate action to correct. Verify building plans if necessary.

EXEMPT LUMINAIRES **Field Inspection** ☐

Name or Symbol	Description of exempt luminaires in accordance with §147

MANDATORY CONTROLS **Field Inspection** ☐

#	Description	Location	#	Description	Location
1	Time switch	Electrical Room			

SPECIAL FEATURES INSPECTION CHECKLIST (See Page 2 of 4 of OLTG-1C)

The local enforcement agency should pay special attention to the items specified in this checklist. These items require special written justification and documentation, and special verification. The local enforcement agency determines the adequacy of the justification, and may reject a building or design that otherwise complies based on the adequacy of the special justification and documentation submitted.

Field Inspector Notes or Discrepancies:

Certificate of Compliance (Page 3 of 4) OLTG-1C

Project Name: Charles Lewis III Memorial Park | Date: 2/20/2013

A. OUTDOOR LIGHTING ZONE

OUTDOOR LIGHTING ZONE: ☐ OLZ 1 ☐ OLZ 2 ☒ OLZ 3 ☐ OLZ 4

Is the Outdoor Lighting Zone: ☒ Default in accordance with §10-114, or ☐ Amended by JHA

Complete the information below if the default Outdoor Lighting Zone has been amended by the local jurisdiction having authority (JHA):

☐ The site is a government designated park, recreation area, wildlife preserve, or portion thereof, and has been designated as LZ2 or LZ3, in accordance with Table 10-114-A, because the site is contained within such a zone.
☐ The local jurisdiction having authority has officially adopted a change to the State Default Lighting Zone and has notified the Energy Commission by providing the materials required in §10-114(d) to the Executive Director.
☐ The adopted change is posted on the Energy Commission website.

B. ADDITIONAL LIGHTING POWER ALLOWANCE FOR ORDINANCE REQUIREMENTS

Are additional lighting power allowances for ordinance in Table 147-C used? ☐ Yes ☒ No

Complete the information below if additional lighting power allowances for ordinance requirements are used:

☐ The local jurisdiction having authority has officially adopted specific outdoor light levels, which are expressed as average or minimum footcandle levels, by following a public process that allowed for formal public notification, review, and comment about the proposed change.
☐ The local jurisdiction having authority which adopted specific outdoor light levels and has notified the Commission by providing the following materials required §10-114(f) to the Executive Director.

C. ACCEPTANCE FORMS

Required Acceptance Tests

Designer:

This form is to be used by the designer and attached to the plans. Listed below is the acceptance test for the Lighting system, OLTG-2A. The designer is required to check the acceptance tests and list all control devices serving the building or space shall be certified as meeting the Acceptance Requirements for Code Compliance. If all the lighting system or control of a certain type requires a test, list the different lighting and the number of systems. The NA7 Section in the Appendix of the Nonresidential Reference Appendices Manual describes the test. Since this form will be part of the plans, completion of this section will allow the responsible party to budget for the scope of work appropriately. ***Forms can be grouped by type of Luminaire controlled.***

Enforcement Agency:

Systems Acceptance. *Before Occupancy Permit is granted for a newly constructed building or space or when ever new lighting system with controls is installed in the building or space shall be certified as meeting the Acceptance Requirements.*
The ***OLTG-2A*** *form is not considered a complete form and is not to be accepted by the enforcement agency unless the boxes are checked and/or filled and signed. In addition, a Certificate of Acceptance forms shall be submitted to the enforcement agency that certifies plans, specifications, installation certificates, and operating and maintenance information meet the requirements of §10-103(b) of Title 24 Part 6. The field inspector must receive the properly filled out and signed forms before the building can receive final occupancy. A copy of the* ***OLTG-2A*** *for each different lighting luminaire control(s) must be provided to the owner of the building for their records.*

Certificate of Acceptance

Luminaires Controlled				OLTG-2A[1]
Equipment Requiring Testing	Description	Number of Like Controls	Location	Outdoor Lighting Acceptance Tests

1. Insert: ***OMS*** *for Outdoor Motion Sensor;* ***OLSC*** *for Outdoor Lighting Shutoff Controls;* ***OP*** *for Outdoor Photocontrol;* ***ATS*** *for Astronomical Time Switch; and,* ***STS*** *for Standard (non-astronomical) Time Switch acceptance.*

CERTIFICATE OF COMPLIANCE (Page 4 of 4) OLTG-1C

Project Name: Charles Lewis III Memorial Park | Date: 2/20/2013

ALLOWED AND INSTALLED OUTDOOR LIGHTING POWER

		Lighting Wattage Power Allowance
A	Lighting power allowance for general hardscape (from OLTG-2C Page 1 of 3)	3647
B	Specific application lighting wattage allowance per unit length (from OLTG-2C Page 1 of 3)	
C	Specific application wattage allowance for ornamental lighting (from OLTG-2C Page 1 of 3)	
D	Specific application wattage allowance per application (from OLTG-2C Page 2 of 3)	
E	Specific application lighting wattage allowance per area (from OLTG-2C Page 2 of 3)	
F	Additional lighting power allowance for ordinance requirements (from OLTG-2C Page 3 of 3)	
G	Total Allowed Wattage = Sum of rows A through F:	3647
H	Total Installed Watts (from Luminaire Schedule, (from OLTG-1C (Page 2 of 4)	2520

Provided that the lighting wattage power allowances listed in rows A through F are identical to the lighting wattage power allowances taken from OLTG-2C Pages 1 through 3, complies if Installed Wattage in row H is less than or equal to the Total Installed Wattage in row G ☒ Yes ☐ No

NOTES:

OUTDOOR LIGHTING WORKSHEET (Page 1 of 3) OLTG-2C

Project Name: Charles Lewis III Memorial Park | Date: 2/20/2013

A. LIGHTING POWER ALLOWANCE FOR GENERAL HARDSCAPE

AREA WATTAGE ALLOWANCE (AWA)			LINEAR WATTAGE ALLOWANCE (LWA)			INITIAL WATTAGE ALLOWANCE	TOTAL GENERAL HARDSCAPE LIGHTING ALLOWANCE
A	B	C	D	E	F	G	H
ILLUMINATED HARDSCAPE AREA	AWA PER SQUARE FOOT	AWA (A X B)	PERIMETER LENGTH OF GENERAL HARDSCAPE	LWA PER LINEAR FOOT	LWA (D X E)	IWA (WATTS)	C + F + G
21451	0.17	3647					3647

Enter total into OLTG-1C, Page 4 of 4, Row A; Lighting Power Allowance for General Hardscape

☐ Yes: AWA, LWA, and IWA from Table 147-A was used as appropriate for the Outdoor Lighting Zone

B. SPECIFIC APPLICATION LIGHTING WATTAGE ALLOWANCE PER UNIT LENGTH (Available only for sales frontage)

DETERMINE WATTAGE ALLOWANCE				LUMINAIRE TYPE		DESIGN WATTS			
A	B	C	D	E	F	G	H	I	J
Specific Lighting Application	Linear Feet of Frontage	Sales Frontage allowance for OLZ (watts per lf)	Wattage Allowance (B x C)	Name or Symbol	Luminaire Type	Luminaire Quantity	Watts per Luminaire	Design Watts (G x H)	Allowed Watts Minimum of D or I

Enter total into OLTG-1C, Page 4 of 4, Row B; Specific Application Lighting Wattage Allowance Per Unit Length

C. SPECIFIC APPLICATION WATTAGE ALLOWANCE FOR ORNAMENTAL LIGHTING

DETERMINE WATTAGE ALLOWANCE				LUMINAIRE TYPE		DESIGN WATTS			
A	B	C	D	E	F	G	H	I	J
Specific Lighting Application	Square feet of Hardscape	Ornamental Lighting Allowance for OLZ (watts per ft²)	Wattage Allowance (B x C)	Name or Symbol	Luminaire Type	Luminaire Quantity	Watts per Luminaire	Design Watts (G x H)	Allowed Watts Minimum of D or I

Enter total into OLTG-1C, Page 4 of 4; Row C: Specific Application Wattage Allowance for Ornamental Lighting

OUTDOOR LIGHTING WORKSHEET (Page 2 of 3) OLTG-2C

Project Name: Charles Lewis III Memorial Park | Date: 2/20/2013

D. SPECIFIC APPLICATION LIGHTING WATTAGE ALLOWANCE PER APPLICATION

DETERMINE WATTAGE ALLOWANCE				DESIGN WATTS					ALLOWANCE
A	B	C	D	E	F	G	H	I	J
Specific Lighting Application	Number of Applications	Specific Application Allowance (watts)	Wattage Allowance (B x C)	Luminaire Symbol	Luminaire Type	Luminaire Quantity	Watts per Luminaire	Design Watts (G x H)	Allowed Watts Minimum of D or I

Enter total into OLTG-1C; Page 4 of 4; Row D; Specific Application Wattage Allowance Per Application

E. SPECIFIC APPLICATION LIGHTING WATTAGE ALLOWANCE PER AREA

DETERMINE WATTAGE ALLOWANCE				LUMINAIRE TYPE		DESIGN WATTS			
A	B	C	D	E	F	G	H	I	J
Specific Lighting Application	Illuminated Area of Application	Specific Application Allowance (watts per ft²)	Wattage Allowance (B x C)	Code for Luminaire Type	Luminaire Type	Luminaire Quantity	Watts per Luminaire	Design Watts (G x H)	Allowed Watts Minimum of D or I

Enter total into OLTG-1C; Page 4 of 4; Row E; Specific Application Lighting Wattage Allowance Per Area

Certificate of Acceptance (LTG-1-A) and all related documents shall be submitted to the field inspector during construction. Certificate of Occupancy will not be issued untill these forms are reviewed and approved.

Exterior lighting system shall be equipped with automatic timing device and control shut-off between 11 p.m. and 6 a.m. unless using LPS lamp type luminaires.

E-4

KANRAD ENGINEERING, INC.
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FTP: ftp.kanrad.net

REGISTERED PROFESSIONAL ENGINEER KWOK WAI KAN No. 9004 Exp. 6-30-13 ELECTRICAL STATE OF CALIFORNIA

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

TITLE 24 ENERGY CONSERVATION LIGHTING FORMS

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___

SPEC. NO. TBD 5940

CONSULTANT

SCHMIDT DESIGN GROUP, INC.
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SDG PROJECT NO.: 12-402 DRAWN BY: TEL
PLT. DATE: 07/11/13 CHECKED BY: KWK

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 38 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER _____ DATE 8/20/13

SUBMITTED BY: SAMIR MAHMALJI PROJECT OFFICER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KE			

DEBBIE VAN MARTIN PROJECT MANAGER

206-1737 CCS27 COORDINATE

1846-6298 CCS83 COORDINATE

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

37351-38-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	REMARKS	CITY DETAILS
	BACCHARIS SALICIFOLIA	STICKY SEEPWILLOW	15 GAL	7	W=L, 8`X10`	LP-2.0 / 1 (SDL-101)
	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	24" BOX	7	W=M 20` HTXW. ACCENT; DK PINK FLW	
	PITTOSPORUM UNDULATUM	VICTORIAN BOX	24" BOX	22	W=M. EVGN.ROUND HEAD. 25` X 25`	
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	36" BOX	18	W=M. D. 60`X30` CA NATIVE	
	POPULUS FREMONTII	FREMONT COTTONWOOD	15 GAL	9	W=M. D. 50`X30` ROUND	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	6	W=L, E. 50`X70` CA NATIVE	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	48" BOX	4	W=L. E. 50`X70` ROUND; LARGE ACCENT	
	SALIX LASIOLEPIS	ARROYO WILLOW	15 GAL	3	W=H, 15`X20`	
	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	15 GAL	1	W=L. D. 20`X15` CA NATIVE	

SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	QTY	REMARKS	
	ARTEMISIA CALIFORNICA `MONTARA`	PROSTRATE CALIFORNIA SAGEBRUSH	1 GALLON	34	W=L. 3`-5` X 4`-7,` MOUNDING. CA NATIVE	LP-2.0 / 2 (SDL-102)
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	14	W=L TREE/LG SHRUB. 10`-18` HTXW	
	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	1 GALLON	110	W=VL. 3`X5` CA NATIVE. YELLOW FLW	
	ERIODICTYON CRASSIFOLIUM	THICK-LEAVED YERBA SANTA	1 GALLON	72	W=L, 5`X5` CA NATIVE. BLUE FLW.	
	ERIOGONUM FASCICULATUM `THEODORE PAYNE`	THEODORE PAYNE`S BUCKWHEAT	1 GALLON	144	W=L-M. 12" X 3` CA NATIVE. PINK/WHITE FLW.	
	HETEROMELES ARBUTIFOLIA	TOYON	15 GALLON	6	W=L. TREE/LG SHRUB. E. 15`-25` HTXW. CA NATIVE	
	KECKIELLA CORDIFOLIA	CLIMBING PENSTEMON	5 GALLON	128	W=L. 5`X5` CA NATIVE. RED FLW	
	LEYMUS CONDENSATUS `CANYON PRINCE`	NATIVE BLUE RYE	5 GALLON	310	W=L-M. 4`X3` CA NATIVE GRASS	
	LONICERA SUBSPICATA DENUDATA	SAN DIEGO HONEYSUCKLE	1 GALLON	29	W=L 4` HT SPRAWLING CA NATIVE	
	MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON	285	W=L. 4`X4` CA NATIVE GRASS	
	RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GALLON	21	W=VL. 10` HTXW. CA NATIVE	
	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	1 GALLON	37	W=L. 4` HTXW. CA NATIVE SPREADING MOUND. PINK FLW	
	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GALLON	47	W=VL. 3`-5`X5`-8` LAVENDER-BLUE FLW	
	SALVIA MELLIFERA	BLACK SAGE	1 GALLON	89	W=L. 3`-6`X3`-5` CA NATIVE LIGHT LAVENDER FLW	
	XYLOCOCCUS BICOLOR	MISSION MANZANITA	5 GALLON	6	W=VL. 6`-8` HTXW. CA NATIVE	

BIOSWALE AREA	BOTANICAL NAME	COMMON NAME	CONT	QTY	REMARKS	
	CAREX SENTA	SWAMP SEDGE	5 GALLON	287	3`X3`	LP-2.0 / 2 & 4
	CAREX SPISSA	SAN DIEGO SEDGE	1 GALLON	224	1-2` X 4`	
	JUNCUS ACUTUS BALTICUS	RUSH	1 GALLON	18	3` X 3`	
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON	53	2`X2`	
	LOBELIA CARDINALIS	CARDINAL FLOWER	1 GALLON	48	2`	
	MIMULUS CARDINALIS	SCARLET MONKEY FLOWER	5 GALLON	59	30"X30"	
	SISYRINCHIUM BELLUM	BLUE EYED GRASS	1 GALLON	34	4"-24" X 6"-24"	

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	REMARKS	
	AGRONO TEC BALLFIELD MIX 4A	TURF SEED MIX	HYDROSEED		12,655 SF	COOL SEASON BLEND (NO BERMUDA)	
	BACCHARIS PILULARIS `PIGEON POINT`	COYOTE BRUSH	1 GAL @	24" o.c.	209	W=L. 12"X10` CA NATIVE	LP-2.0 / 2

MISCELLANEOUS:

2" MIN. LAYER OF BARK MULCH THROUGH AGRISERVICE "HUMIC COMPOST" OR APPROVED EQUAL. CONTACT: AGRISERVICE EL CORAZON COMPOST (760) 439-9920. MULCH TO BE APPLIED UNDER SHRUBS AND TREES IN PARK SITE PLANTING AREAS EXCEPT IN AREAS OF BIO-RETENTION PLANTING. SEE NOTE 19.

ROOTBARRIER, THROUGH DEEPROOT OR APPROVED EQUAL. SEE NOTE 16. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND PER SDL-106 (SEE LP-2.0 / DETAIL 3.

PLANTING NOTES:

1. CONTRACTOR SHALL REVIEW PLANTING DRAWINGS, SPECIFICATIONS, AND INSTALLATION DETAILS BEFORE BEGINNING WORK.
2. CONTRACTOR SHALL VISIT SITE AND BECOME FAMILIAR WITH CONDITIONS UNDER WHICH WORK SHALL BE DONE PRIOR TO BIDDING.
3. ALL WORK WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO AND OR THE OTHER GOVERNING AGENCIES. ALL WORK MUST COMPLY WITH RESTORATION REQUIREMENTS (SEE RESTORATION PLAN & NOTES).
4. CONTRACTOR SHALL NOTIFY RESIDENT ENGINEER OF ANY DISCREPANCIES IN THE EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING WORK.
5. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER. CONTRACTOR SHALL MAINTAIN A MINIMUM 2% DRAINAGE AWAY FROM BUILDINGS AND PAVING INTO DRAINAGE STRUCTURES OR TO STREET (SEE ENGINEERS GRADING AND DRAINAGE PLAN). CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY CONFLICTS IN MAINTAINING DRAINAGE.
6. RESIDENT ENGINEER SHALL APPROVE ALL FINISH GRADING PRIOR TO PLACEMENT OF ANY PLANT MATERIAL.
7. CONTRACTOR SHALL IMMEDIATELY, UPON THE AWARD OF THE CONTRACT, ORDER, LOCATE AND PURCHASE (OR HAVE HELD) ALL PLANT MATERIAL REQUIRED BY THESE PLANS AND SPECIFICATIONS. PLANT MATERIAL SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
8. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REPAIRS MADE NECESSARY THROUGH THE ACTIONS OR NEGLIGENCE OF HIS EMPLOYEES AND SUBCONTRACTORS.
9. SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. ACTUAL TYPES AND QUANTITIES WILL BE BASED ON SOIL ANALYSIS PROVIDED BY CONTRACTOR. AFTER ROUGH GRADING, SOIL SAMPLES SHALL BE TAKEN FROM FOUR (4) LOCATIONS IN DIFFERENT AREAS OF THE PARK SITE, MIXED TOGETHER TO REPRESENT AN ADEQUATE CROSS SECTION OF CONDITIONS. TEST SHALL BE CONDUCTED BY A FIRM APPROVED BY PROJECT LANDSCAPE ARCHITECT AND SHALL INCLUDE TESTS FOR SOIL FERTILITY, AGRICULTURAL SUITABILITY ,ORGANIC CONTENT, N, P, K; PH; EC; SOIL TEXTURE; AND RECOMMENDATIONS FOR AMENDMENTS, LEACHING, AND MAINTENANCE FERTILIZATION. CONTRACTOR SHALL FURNISH THE PROJECT LANDSCAPE ARCHITECT AND RESIDENT ENGINEER WITH A COPY OF TEST RESULTS AND RECEIVE WRITTEN APPROVAL FOR AMENDMENTS / SOIL PREPARATION PRIOR TO INSTALLATION. "SOIL PREP" TO BE MIXED INTO THE TOP 6" OF SOIL THROUGHOUT THE SITE EXCEPT ON SLOPES GREATER THAN 3:1.
10. SHRUB AND GROUNDCOVER MASS QUANTITIES ARE SHOWN ON PLANS. UNDERPLANT ALL TREES WITH THE ADJACENT SHRUB AND/ OR GROUNDCOVER AS INDICATED BY THE PLANS. GROUNDCOVER SHALL BE INSTALLED WITH TRIANGULAR SPACING TO WITHIN 12" OF TREE OR SHRUB STEMS.
11. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED. WHERE SHRUB SYMBOLS ARE MASSED, CONTRACTOR SHALL MAINTAIN A CONSISTENT ON CENTER , TRIANGULAR SPACING AS SPECIFIED IN LEGEND. CONTRACTOR SHALL VERIFY PLANT TOTALS FOR BID PURPOSES.
12. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE THOROUGHLY WATERED.
13. PRIOR TO BEGINNING THE PLANTING OPERATION, IRRIGATE ALL PLANTING AREAS NORMALLY FOR TWO WEEKS TO GERMINATE WEEDS. APPLY CONTACT HERBICIDE TO WEEDS ONLY PER MANUFACTURER, MONSANTO "ROUND-UP" OR EQUAL. REPEAT PROCESS IF WEEDS PERSIST.
14. PERCOLATION TEST SHALL BE CONDUCTED IN ACCORDANCE WITH THE LANDSCAPE SPECIFICATIONS.
15. PLANT MATERIAL MAY BE REJECTED AT ANY TIME BY LANDSCAPE ARCHITECT DUE TO CONDITION, FORM OR DAMAGE BEFORE AND OR DURING CONSTRUCTION.
16. TREES LOCATED WITHIN 10' (TEN FEET) OF WALKWAYS OR OTHER SURFACE IMPROVEMENTS SHALL BE INSTALLED WITH ROOT BARRIERS ADJACENT TO THE WALKWAY OR SURFACE IMPROVEMENT; DO NOT INSTALL ROOT BARRIERS AROUND THE ROOTBALL. THE LENGTH OF THE ROOT BARRIER SHALL BE A MINIMUM OF10' (TEN FEET) FROM THE CENTER OF THE TRUNK IN BOTH DIRECTIONS OF THE TREE. ROOT BARRIERS SHALL BE MADE OF A RIB SYSTEM, POLYPROPYLENE MATERIAL WITH A MINIMUM THICKNESS OF 0.08 INCH AND A MINIMUM DEPTH OF 24 INCHES. ROOT BARRIER TO BE MANUFACTURED BY "DEEPROOT" OR EQUIVALENT.
17. PLANTING TABLETS SHALL BE GRO-POWER PLANTING TABLETS 12-8-8 (12 MONTH SLOW RELEASE FORMULATION).
18. ALL PLANTING BEDS SHALL HAVE TWO INCH MIN. THICK MULCH LAYER. MULCH SHALL BE FREE OF STICKS, STONES, CLAY OR OTHER FOREIGN MATERIAL. CONTRACTOR SHALL SUBMIT SAMPLE TO THE PROJECT LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DELIVERY TO THE JOB SITE.
19. ALL PLANTING SHALL BE GUARANTEED THROUGH THE ESTABLISHMENT PERIOD. TURF PLANTED FROM SEED SHALL HAVE A 120 CALENDAR DAY PLANT ESTABLISHMENT PERIOD. TREES AND SHRUBS, AND GROUNDCOVERS SHALL SHALL HAVE A 90 DAY ESTABLISHMENT PERIOD AND BE GUARANTEED FOR A PERIOD OF ONE YEAR, BEGINNING FROM THE DATE OF THE FINAL ACCEPTANCE OF THE ESTABLISHMENT PERIOD.
20. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL AREAS IN A WEED AND DEBRIS-FREE CONDITION THROUGHOUT THE ESTABLISHMENT PERIOD.
21. CONTRACTOR SHALL PROVIDE ADDITIONAL PLANT MATERIAL; IF ALL MATERIALS ARE NOT USED, THE CONTRACTOR SHALL CREDIT THE OWNER THE BALANCE OF THE AMOUNT. THE CONTRACTOR SHALL BID THE FOLLOWING MATERIAL IN ADDITION TO PLANTS SHOWN ON ATTACHED PLANS:
    25 - 5 GALLON SHRUBS
    4 - 24" BOX TREES
    75 - 1 GALLON SHRUBS
22. MINIMUM TREE / IMPROVEMENTS SEPARATION DISTANCE:
    TRAFFIC SIGNALS (STOP SIGNS)- 20FT.
    UNDERGROUND UTILITY LINES - 5FT.
    SEWER LINE- 10FT.
    ABOVE GROUND UTILITY LINES - 10FT.
    DRIVEWAYS (ENTRIES) - 10FT.
    INTERSECTIONS (INTERSECTING CURB LINES OF 2 STREETS) - 25FT.

STANDARD MHPA NOTES:

1. LIGHTING OF ALL DEVELOPED AREAS ADJACENT TO THE MHPA SHOULD BE DIRECTED AWAY FROM THE MHPA. WHERE NECESSARY, DEVELOPMENT SHOULD PROVIDE ADEQUATE SHIELDING WITH NON-EIVASIVED PLANT MATERIALS (PREFERABLY NATIVE), BERMING, AND/OR OTHER METHODS TO PROTECT THE MHPA AND SENSITIVE SPECIES FROM NIGHT LIGHTING.
2. ALL NEW PROPOSED PARKING LOTS AND DEVELOPED AREA IN AND ADJACENT TO THE PRESERVE MUST NOT DRAIN DIRECTLY INTO THE MHPA. ALL DEVELOPED AND PAVED AREAS MUST PREVENT THE RELEASE OF TOXINS, CHEMICAL, PETROLEUM PRODUCTS, EXOTIC PLANT MATERIALS, AND OTHER ELEMENTS THAT MIGHT DEGRADE OR HARM THE NATURAL ENVIRONMENT OF ECOSYSTEM PROCESSES WITHIN THE MHPA.
3. NO INVASIVE NON-NATIVE PLANT SPECIES SHALL BE INTRODUCED INTO AREAS ADJACENT TO THE MHPA.
4. USES IN, OR ADJACENT TO, THE MHPA SHOULD BE DESIGNED TO MINIMIZE NOSE IMPACTS. EXCESSIVELY NOISY USES OR ACTIVITIES ADJACENT TO BREEDING AREAS MUST INCORPORATE NOISE REDUCTION MEASURES AND BE CURTAILED DURING THE BREEDING SEASON OF SENSITIVE SPECIES. ADEQUATE NOISE REDUCTION MEASURES SHOULD ALSO BE INCORPORATED FOR THE REMAINDER OF THE YEAR.

WATER USE CALCULATIONS:

WATER USE CALCULATIONS EXCLUDE WETLAND RESTORATION AREA (CALCULATIONS APPLY TO PARK SITE (WHICH INCLUDES 20' BUFFER ZONE) ONLY).

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA FORMULA= (ETo)(0.62) x [(0.70)(LA)+(0.3)(SLA)]	
ETo =	Reference Evapotranspiration (Inches per Year) 46.50 (47.0) inches per year CIMIS Weather Station: #184 SD2
0.70 =	ET Adjustment Factor
0.62 =	Conversion Factor (to Gallons per S.F.)
LA =	Landscape Area (in S.F.)
0.30 =	Conversion Factor (to Gallons per S.F.)
SAL =	Special Landscape Area (in S.F.). Areas of landscape dedicated solely to edible plants, areas irrigated with RW, water features using RW, areas dedicated to active play, and turf playing surface.
HCL =	748 Gallons

TOTAL LANDSCAPE AREA (LA): 83,230 S.F.

TOTAL SPECIAL LANDSCAPE AREA (SPA): 12,839 S.F.

MAWA = (47.0) (0.7) [(0.62)(LA)] + [(0.3)(SLA)]

MAWA = 1,809,964 GALLONS PER YEAR (or) 2,420 HCL

ESTIMATED ANNUAL WATER USE (EAWU)

EAWU FORMULA= (ETo)(0.62) x [(PFxHA)/(IE)+(SLA)]	
ETo =	Reference Evapotranspiration (Inches per Year) 46.50 (47.0) inches per year CIMIS Weather Station: #184 SD2
0.62 =	Conversion Factor (to Gallons per S.F.)
PF =	Plant Factor (Obtained from WOCOLS II, Aug 2000 ver.) Factor range: Low water use planting = 0 to .3 Moderate water use planting = .4 to .6 High water use planting = .7 to 1.0 SLA = 1.0
HA =	Hydrozone Area (in S.F.)
IE =	Irrigation Efficiency Drip / Micro Spray = .8 Bubblers = .8 Stream Rotators = .7 Rotors = .7 Traditional Spray = .5
SLA =	Special Landscape Area (in S.F.). Areas of landscape dedicated solely to edible plants, areas irrigated with RW, water features using RW, areas dedicated to active play, and turf playing surface.

TOTAL HYDROZONE AREA (HA): 83,230 S.F. Low Water Use Planting using Rotator

TOTAL SPECIAL LANDSCAPE AREA (SLA): 12,839 S.F.

EAWU = (47.0)(0.62) [(0.2)(120,536) / 0.70 + (0)]

EAWU = 853,290 GALLONS PER YEAR (or) 1,140 HCL

MAWA	1,809,964 Gallons
EAWU	853,290 Gallons
% Savings (EAWU/MAWA*100)	47% Savings (Must be 0 or greater)

SEE SHEET LP-1.0 FOR PARK SITE PLANTING LEGEND
SEE SHEET LP-1.1-LP-1.3 FOR PARK SITE PLANTING PLAN
SEE SHEET LP-1.4 FOR RESTORATION NOTES AND TABLES
SEE SHEET LP-1.5 FOR RESTORATION PLANTING PLAN
SEE SHEET LP-1.6 FOR BIOLOGICAL RESOURCES EXHIBIT (REFERENCE ONLY)

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SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS

PLT. DATE: 08/08/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARR No. 2138 SIGNATURE 12-31-13 RENEWAL DATE 08/8/13 DATE STATE OF CALIFORNIA

LP-1.0

PUBLIC CONTRACT

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

PLANTING LEGEND & NOTES

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 39 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER — DATE 8/20/13

SUBMITTED BY: SAMIR MAHMALJI, PROJECT OFFICER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

DEBBIE VAN MARTIN, PROJECT MANAGER

206-1737 CCS27 COORDINATE

1846-6298 CCS83 COORDINATE

CONTRACTOR _____ DATE STARTED _____

INSPECTOR _____ DATE COMPLETED _____

37351-39-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

AUBURN CREEK

EXISTING VEGETATION BOUNDARY. PLANTING IN THIS AREA (AND IS WITHIN THE PARK) TO BE PRUNED BACK UNDER DIRECTION OF THE PROJECT BIOLOGIST.

ROOT BARRIER, TYP.

PROPERTY LINE

10'

ALLOW FOR 10' WIDE ACCESS FOR MAINTENANCE TO AUBURN CREEK; COVER AREA WITH BARK MULCH.

WETLAND RESTORATION AREA. SEE RESTORATION SHEETS LP-1.4-1.6 FOR NOTES & PLANS

AUBURN CREEK

EXISTING VEGETATION BOUNDARY. PLANTING IN THIS AREA TO BE PRUNED UNDER THE DIRECTION OF THE PROJECT BIOLOGIST AS NEEDED.

3'-0" MIN. SPACE

20'-0" BUFFER

GROUP PLANTING PER PLAN. TO ALLOW FOR OPEN AREAS; COVER BARE AREAS WITH MULCH; TYPICAL

DOG RUN AREA

BIO-RETENTION AREA

MATCHLINE - SEE SHEET LI-1.2

MATCHLINE - SEE SHEET LI-1.2

PRIVATE DRIVE

RIGHT-OF-WAY

RIGHT-OF-WAY

PARK SITE LIMIT OF WORK

ADJUST PLANTING AROUND UTILITIES AS NEEDED; TYP

HC

BIO-SWALE

HOME AVENUE

BIO-SWALE

ADJUST PLANTING AROUND UTILITIES AS NEEDED; TYP

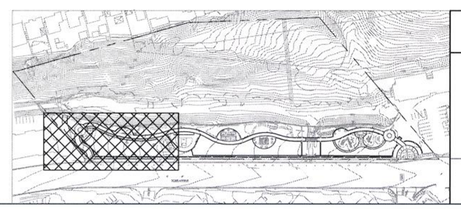
SEE SHEET LP-1.0 FOR PARK SITE PLANTING LEGEND
SEE SHEET LP-1.1-LP-1.3 FOR PARK SITE PLANTING PLAN
SEE SHEET LP-1.4 FOR RESTORATION NOTES AND TABLES
SEE SHEET LP-1.5 FOR RESTORATION PLANTING PLAN
SEE SHEET LP-1.6 FOR BIOLOGICAL RESOURCES EXHIBIT (REFERENCE ONLY)

BOUNDARIES LEGEND

SYMBOL	DESCRIPTION
- - - - - -	LIMITS OF WORK FOR: RESTORATION AREAS
— — — —	LIMITS OF WORK FOR: PARK SITE
—— — — ——	PROPERTY LINE / R.O.W.

NORTH

0 5 10 20
SCALE: 1"=10'-0"



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08/8/13
DATE
STATE OF CALIFORNIA

LP-1.1

PUBLIC CONTRACT

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

PLANTING PLAN

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 40 OF 54 SHEETS

WBS NO. S-00673

8/20/13
FOR CITY ENGINEER — DATE

SUBMITTED BY:
SAMIR MAHMALJI
PROJECT OFFICER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

DEBBIE VAN MARTIN
PROJECT MANAGER

206-1737
CCS27 COORDINATE

1846-6298
CCS83 COORDINATE

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

37351-40-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

AUBURN CREEK

WETLAND RESTORATION AREA. SEE RESTORATION SHEETS LP-1.4-1.8 FOR NOTES & PLANS

EXISTING VEGETATION BOUNDARY. PLANTING IN THIS AREA (AND IS WITHIN THE PARK) TO BE PRUNED BACK UNDER DIRECTION OF THE PROJECT BIOLOGIST.

EXISTING VEGETATION BOUNDARY. PLANTING IN THIS AREA (AND IS WITHIN THE PARK) TO BE PRUNED BACK UNDER DIRECTION OF THE PROJECT BIOLOGIST.

SOUTHER WILLOW SCRUB TO REMAIN; PROTECT IN PLACE

EXISTING VEGETATION TO REMAIN; PROTECT IN PLACE

20'-0" BUFFER

MATCHLINE - SEE SHEET LI-1.1

HALF-COURT BASKETBALL

PICNIC AREA

TREE GRATE ROOT BARRIER, TYP.

TREE GRATE

COMFORT STATION

AUBURN CREEK TRIBUTARY

MATCHLINE - SEE SHEET LI-1.3

ADJUST PLANTING AROUND UTILITIES AS NEEDED; TYP

4' MULCH RING

GROUP PLANTING PER PLAN TO ALLOW FOR OPEN AREAS (3' WIDE MIN. SPACE TO ALLOW FOR A PATH). COVER BARE AREAS WITH MULCH; TYPICAL

TREE(S) 10' FROM SEWER LINE

10'

RIGHT OF WAY

ADJUST PLANTING AROUND UTILITIES AS NEEDED; TYP

BIO-SWALE

BIO-SWALE

ADJUST PLANTING AROUND UTILITIES AS NEEDED; TYP

ROOT BARRIER, TYP.

BIO-SWALE

HOME AVENUE

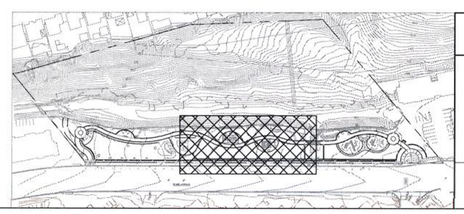
SEE SHEET LP-1.0 FOR PARK SITE PLANTING LEGEND
SEE SHEET LP-1.1-LP-1.3 FOR PARK SITE PLANTING PLAN
SEE SHEET LP-1.4 FOR RESTORATION NOTES AND TABLES
SEE SHEET LP-1.5 FOR RESTORATION PLANTING PLAN
SEE SHEET LP-1.6 FOR BIOLOGICAL RESOURCES EXHIBIT (REFERENCE ONLY)

NORTH

0 5 10 20
SCALE: 1"=10'-0"

BOUNDARIES LEGEND

SYMBOL	DESCRIPTION
	LIMITS OF WORK FOR: RESTORATION AREAS
	LIMITS OF WORK FOR: PARK SITE
	PROPERTY LINE / R.O.W.



CONSULTANT

SCHMIDT DESIGN GROUP, INC.
BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY
2655 Fourth Avenue, San Diego, CA 92103 Lic. CA 2138, NV 219, AZ 34139
telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 08/08/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARR No. 4139 12-31-13 RENEWAL DATE 08/8/13 DATE STATE OF CALIFORNIA

PUBLIC CONTRACT

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

PLANTING PLAN

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 41 OF 54 SHEETS

FOR CITY ENGINEER 8/20/13 DATE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

CONTRACTOR DATE STARTED
INSPECTOR DATE COMPLETED

LP-1.2

WBS NO. S-00673

SUBMITTED BY:
SAMIR MAHMALJI
PROJECT OFFICER

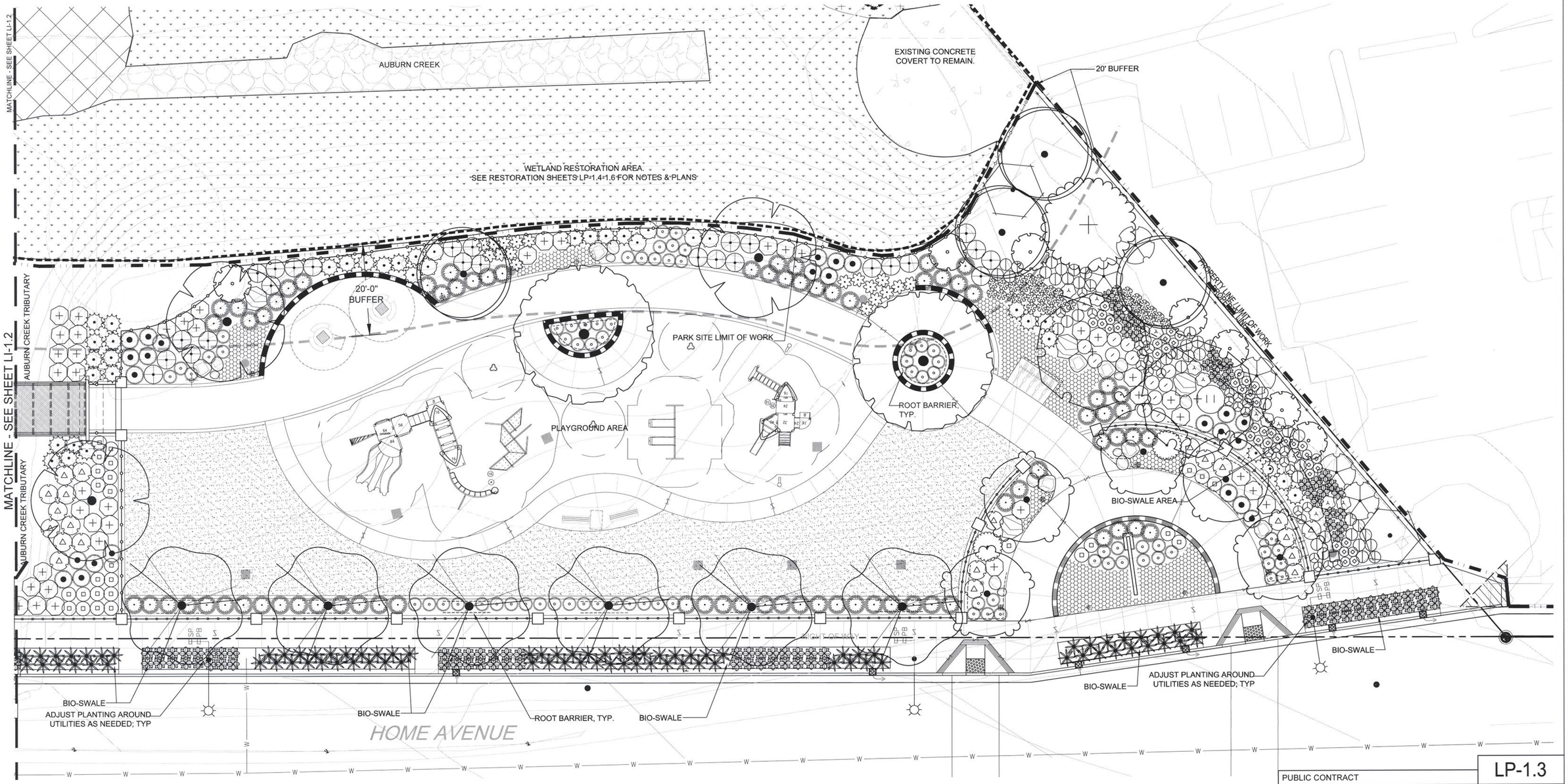
DEBBIE VAN MARTIN
PROJECT MANAGER

206-1737
CCS27 COORDINATE

1846-6298
CCSB3 COORDINATE

37351-41-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK



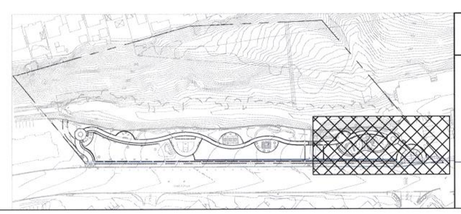
SEE SHEET LP-1.0 FOR PARK SITE PLANTING LEGEND
SEE SHEET LP-1.1-LP-1.3 FOR PARK SITE PLANTING PLAN
SEE SHEET LP-1.4 FOR RESTORATION NOTES AND TABLES
SEE SHEET LP-1.5 FOR RESTORATION PLANTING PLAN
SEE SHEET LP-1.6 FOR BIOLOGICAL RESOURCES EXHIBIT (REFERENCE ONLY)

NORTH

0 5 10 20
SCALE: 1"=10'-0"

BOUNDARIES LEGEND

SYMBOL	DESCRIPTION
- - - - - -	LIMITS OF WORK FOR: RESTORATION AREAS
— - — - —	LIMITS OF WORK FOR: PARK SITE
—— — — ——	PROPERTY LINE / R.O.W.



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SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 07/12/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT
JEFFREY T. BARR No. 5259
SIGNATURE
12-31-13
RENEWAL DATE
07/12/13
DATE
STATE OF CALIFORNIA

PUBLIC CONTRACT

LP-1.3

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

PLANTING PLAN

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 42 OF 54 SHEETS

FOR CITY ENGINEER — DATE 8/20/13

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

WBS NO. S-00673
SUBMITTED BY: SAMIR MAHMALJI, PROJECT OFFICER
DEBBIE VAN MARTIN, PROJECT MANAGER
206-1737 CCS27 COORDINATE
1846-6298 CCS83 COORDINATE
37351-42-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

ALBURN CREEK RESTORATION (LP-1.4 THROUGH LP-1.6):

CITED REFERENCE FOR RESTORATION AREA NOTES & TABLES:

"CONCEPTUAL HABITAT RESTORATION MITIGATION PLAN FOR THE CHARLES LEWIS III PARK PROJECT LOCATED IN THE CITY OF SAN DIEGO, CALIFORNIA." RECON ENVIRONMENTAL, INC. MARCH 25, 2010.

RESTORATION AREA NOTES:

ROLES AND RESPONSIBILITIES:

1. PROJECT BIOLOGIST WILL BE AN INDIVIDUAL OR TEAM OF INDIVIDUALS WITH A MINIMUM OF TWO YEARS EXPERIENCE IN WETLAND AND UPLAND RESTORATION. THE PROJECT BIOLOGIST WILL PERFORM BUT NOT LIMITED TO THE FOLLOWING TASKS:
   a. CONSULT WITH THE CONTRACTOR ON ANY ACTIVITIES THAT MAY BE DISRUPTIVE TO RE-VEGETATION.
   b. MONITOR QUALIFIED SUBCONTRACTORS IN EXECUTION OF PLAN IMPLEMENTATION AND MAINTENANCE.
   c. OVERSEE AND PERFORM THE REQUIRED MONITORING AND REPORTING IN ACCORDANCE WITH THE PROCEDURES ESTABLISHED IN THIS PLAN.
   d. PROVIDE REPORT DOCUMENTATION TO CLIENT.
2. PROJECT RE-VEGETATION INSTALLATION LANDSCAPE CONTRACTOR SHALL HAVE A MINIMUM OF TWO YEARS EXPERIENCE IN WETLAND AND UPLAND RESTORATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR BUT NOT LIMITED TO IMPLEMENTING THE FOLLOWING TASKS UNDER THE SUPERVISION OF THE PROJECT BIOLOGIST:
   a. PREPARE RE-VEGETATION AREAS FOR PLANTING
   b. MAINTAIN SITE
3. SEED SUPPLIER: SEED FOR THE PROJECT TO BE ACQUIRED BY A SUPPLIER WITH AT LEAST TWO YEARS EXPERIENCE IN COLLECTION WETLAND AND COASTAL SAGE SCRUB SEED FOR RESTORATION PROJECTS.
   a. ONLY SPECIES SPECIFIED BY THE PROJECT BIOLOGIST WILL BE COLLECTED
   b. SEED WILL BE COLLECTED FROM THE IMMEDIATE VICINITY OF THE PROJECT SITE WHENEVER POSSIBLE. THE RANGE OF SEED COLLECTION WILL BE LIMITED TO COASTAL SAN DIEGO COUNTY (WITHIN 25 MILES OF THE OCEAN) AND PREFERABLY WITHIN A 30-MILE RADIUS OF THE RE-VEGETATION SITE.
   c. IF LOCALLY AVAILABLE SEED DOES NOT EXIST FOR A PARTICULAR SPECIES, THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE PROJECT BIOLOGIST TO DETERMINE ALTERNATIVES.
   d. THE SEED SUPPLIER TO BE HELD RESPONSIBLE FOR THE REMOVAL OF NON-NATIVE PLANTS FROM SEEDED AREAS, COLLECTION OF REPLACEMENT SEED, OR THE REPLACEMENT OF CONTAINER STOCK IF FOUND THAT EXOTIC SPECIES WERE PRESENT IN THE SEED COLLECTION.
4. CONTAINER STOCK SHALL BE PROPAGATED FROM SEED COLLECTED WITHIN 25 MILES OF THE PROJECT SITE. CONTAINER PLANTS SHALL BE INOCULATED WITH MYCORRHIZAE BY USING NATIVE SOIL THAT CONTAINS THE FUNGI AND OTHER MICROORGANISMS.

SITE RESOURCE PROTECTION:

1. DURING RESTORATION PROCEDURES THE CONTRACTOR SHALL NOT REMOVE ANY NATIVE SPECIES. MONITORING BIOLOGIST AND CONTRACTOR TO ENSURE ALL NATIVE SPECIES PRESENT ON SITE TO REMAIN, AND THAT NEW PLANTINGS OCCUR AROUND ALREADY ESTABLISHED NATIVE SPECIES
2. PROJECT BIOLOGIST AND CONTRACTOR TO FLAG AND PROTECT IN PLACE IDENTIFIED (TWO SPECIES) CEANOTHUS VERRUCOSUS (WART-STEMMED CEANOTHUS) AND FEROCACTUS VIRIDENSCENS (BARREL CACTUS) .
3. CONTRACTOR TO CONDUCT SCOPE OF WORK SO AS TO AVOID THE COASTAL CALIFORNIA GNATCATCHER BREEDING SEASON OF MARCH 1 TO AUGUST 15.
4. PROJECT BIOLOGIST TO SURVEY NON-NATIVE VEGETATION PRIOR TO REMOVAL TO CHECK FOR POTENTIAL NEST. IF A NEST IS ENCOUNTERED THE PROJECT BIOLOGIST WILL ASSESS IF THE NEST IS INACTIVE.
5. ALL WETLAND AREAS, US ARMY CORPS OF ENGINEERS (USACE) NON-WETLAND WATERS, AND CALIFORNIA DEPARTMENT OF FISH AND GAME (CDFG) JURISDICTION RESOURCES, AND WETLAND BUFFER AREAS DELINEATED TO BE PROTECTED FROM THE INTRODUCTION OF SOIL CONTAMINANTS DUE TO RESTORATION OR CONSTRUCTION ACTIVITIES BY THE INSTALLATION OF BEST MANAGEMENT PRACTICES SUCH AS: SILT FENCING, SAND BAGS, OR STRAW WATTLES. MONITORING BIOLOGIST WILL INSTRUCT THE CONTRACTOR TO AVOID ALL TAKE OF WETLAND VEGETATION.
6. EROSION CONTROL MEASURES SUCH AS STRAW WATTLES AND SILT FENCING WILL BE INSTALLED AS NECESSARY TO PROTECT AGAINST EROSION AND DURING CONTAINER AND HYDROSEED ESTABLISHMENT.

WEED CONTROL IMPLEMENTATION:

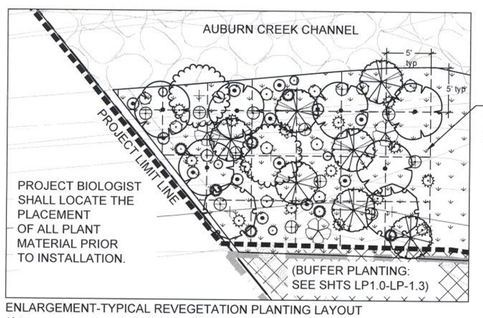
1. AT PROJECT START, PROJECT BIOLOGIST SHALL REVIEW EXOTIC REMOVAL PROCEDURES AND COMPLIANCE WITH WETLANDS PERMITS REQUIRCMENTS.
2. PROJECT BIOLOGIST SHALL DEFINE ACCESS ROUTES TO AVOID IMPACTS TO NATIVE WOODY RIPARIAN VEGETATION DURING EXOTICS REMOVAL.
3. PROJECT BIOLOGIST SHALL COORDINATE WITH THE CITY AND CONTRACTOR TO REVIEW WEED REMOVAL AREAS, ACCESS FLAGGING, AND DISPOSAL METHODS.
4. PROJECT BIOLOGIST SHALL COORDINATE WITH CONTRACTOR TO ENSURE TIMING OF WEED REMOVAL TO AVOID PERIODS OF SEED PRODUCTION AND DISPERSAL ARE AVOIDED.
5. PROJECT BIOLOGIST SHALL COORDINATE WITH CONTRACTOR TO SCHEDULE WEED REMOVAL TO BEGIN IN THE UPPER PORTION OF THE WATERSHED AND CONTINUE DOWNSTREAM TO AVOID CONTAMINATING AREAS IN WHICH WEED REMOVAL HAS BEEN COMPLETED.
6. PRIOR TO THE START AND DURING WEED REMOVAL, THE CONTRACTOR SHALL ENSURE ADJACENT SITE NEIGHBORS ARE INFORMED OF THE USE OF HERBICIDE.
7. CONTRACTOR SHALL EMPLOY SAFE OPERATING PROCEDURES AT ALL TIMES, INCLUDING BUT NOT LIMITED TO AN EMERGENCY CLEAN-UP PLAN, USE OF CLEAN EQUIPMENT, SHOES, AND TOOLS AFTER USE IN NOXIOUS WEED INFESTED AREAS PRIOR TO MOVING TO NEW UN-INFESTED AREAS.
8. WEED REMOVAL WITHIN THE AUBURN CREEK WETLAND RESTORATION AREA AND THE 20-FOOT BUFFER ZONE TO BE AS FOLLOWS: DETHATCHING FOLLOWED BY TREATMENT WITH A WATER SAFE, CITY OF SAN DIEGO APPROVED HERBICIDE, SUCH AS AQUA MASTER. DETHATCHING CONSISTS OF REMOVING THE EXISTING NON-NATIVE PLANT MATERIAL BY HAND OR WITH USE OF LINE TRIMMERS TO CUT THE WEEDS DOWN TO THE GROUND. WEEDED DEBRIS TO BE RAKED-UP AND HAULED TO A SITE OF LEGAL DISPOSAL.
9. PROJECT BIOLOGIST TO ESPECIALLY REVIEW PROCEDURES AS NOTED IN PROJECT RESTORATION MITIGATION PLAN TO REMOVE LARGE STANDS OF ARRUNDO (GIANT REED) AND COORDINATED PROCEDURES WITH THE CONTRACTOR (REMOVAL AND TREATMENT OF GIANT REED DICTATED DEPENDING UPON TIME OF YEAR).

GRADING AND IRRIGATION:

1. PROJECT BIOLOGIST WILL SUPERVISE GRADING IN THE RESTORATION AREAS TO VERIFY THAT THE APPROPRIATE GRADES ARE MET AND THAT NATIVE VEGETATION WITHIN OR BEYOND THE LIMITS OF GRADING IS NOT DISTURBED.
2. PROJECT BIOLOGIST, DURING GRADING OPERATIONS, MAY STOCKPILE DESIRABLE TOPSOIL FOR REDISTRIBUTION AFTER GRADING IS COMPLETED.
3. AFTER WEEDING PERIOD, AND PRIOR TO PLANTING, CONTRACTOR TO INSTALL TEMPORARY IRRIGATION PER IRRIGATION PLANS.
4. IRRIGATION SCHEDULE TO BE MODIFIED BASED ON THE SEASON OF PLANTING, AND RAINFALL PATTERNS, AND AS DETERMINED BY THE PROJECT BIOLOGIST.
5. SUPPLEMENTAL WATERING IN RESTORATION AREAS TO BE DISCONTINUED TWO YEARS PRIOR TO THE END OF THE FIVE YEAR MAINTENANCE PERIOD.
6. AS-BUILT DRAWINGS OF THE COMPLETED WETLAND AND BUFFER ZONE TO BE SUBMITTED TO THE CITY OF SAN DIEGO WITHIN THE 120 DAY INSTALLATION PERIOD.

PLANTING INSTALLATION (SEE TABLES 1A, 1B, 1C FOR RESTORATION AREA PLANTING LEGEND):

1. ONE GALLON OR LARGER (PER LEGEND) OF CONTAINER STOCK TO BE PLANTED IN THE AUBURN CREEK AND WETLAND AND BUFFER ZONE AREAS (COMBINED TOTAL OF 1.26 TOTAL RESTORATION AREA). THE PLANTING DENSITIES TO BE APPROXIMATELY 3,000 PLANTS PER ACRE. FOR BUFFER PLANTING: SEE SHEETS LP-1.0-LP-1.3 (BUFFER ZONE PLANTING IS LOCATED ENTIRELY WITHIN PARK SITE).
2. PLANTING TO BE INSTALLED IMMEDIATELY PRIOR TO OR DURING THE RAINY SEASON.
3. STANDARD PLANT INSTALLATION SHALL BE FOLLOWED PER CITY STANDARDS FOR TREE AND SHRUB PLANTING.
   PLANTING INSTRUCTIONS: DIG A HOLE APPROXIMATELY TWICE THE SIZE (WIDTH & DEPTH) OF THE ROOTBALL OF THE PLANT. THE HOLE IS FILLED IWTH WATER AND ALLOW TO DRAIN. PLANTS TO BE POSITIONED SO THAT THE SURFACE OF THE SOIL IN THE CONTAINER IS AT GROUND LEVEL, WITH BACKFILL FROM THE EXCAVATION OF THE HOLE ADDED CAREFULLY BENEATH AND AROUND THE INSTALLED PLANT'S ROOTBALL. THE SOIL IS THEN FIRMLY TAMPED IN AROUND THE PLANT.
4. SEED MIX SHALL BE APPLIED BY HAND FOR WETLAND RESTORATION AREA. SEED SHOULD BE APPLIED AT THE ONSET OF WINTER RAINS (OCTOBER-DECEMBER). DEVIATIONS FROM THIS SCHEDULE CAN BE MADE BY THE PROJECT BIOLOGIST.
   ALL SEEDED AREAS WITHIN THE RESTORATION LIMITS SHALL BE HAND SEEDED. THE AREAS TO RECEIVE SEED SHALL BE RIPPED TO A DEPTH OF 6" AS DIRECTED BY THE PROJECT BIOLOGIST. THE SEED SHALL BE EVENLY BROADCAST BY HAND, AND RAKED INTO THE TOP 1/4" OF NATIVE SOIL.
5. THE PROJECT BIOLOGIST SHALL LOCATE THE PLACEMENT OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR GENERAL DETAIL OF CLUSTERING AND LAYERING CONTAINER STOCK SEE 1/LP-1.4



ENLARGEMENT-TYPICAL REVEGETATION PLANTING LAYOUT
(At average spacing of 2 shrubs and 1 tree / 25 square feet; apply hydroseed mix all restoration planting areas typ.).

1 EXAMPLE OF CLUSTERING & LAYERING OF APPROVED WETLAND CONTAINER STOCK
1/8" SCALE

TABLE 1A: CONTAINER PLANTING FOR AUBURN CREEK WETLAND RESTORATION AREA

SCIENTIFIC NAME	COMMON NAME	SPACING	GROUP SIZE	CONTAINER SIZE	NUMBER / ACRE	QUANTITY*
BACCHARIS SALICIFOLIA	MULEFAT	6 Ft	3 TO 5	1 GALLON	200	159
PLATANUS RACEMOSA	WESTERN SYCAMORE	20 Ft	3 TO 5	15 GALLON	30	24
POPULUS FREMONTII	FREMONT COTTONWOOD	8 Ft	3 TO 5	1 GALLON	30	24
ROSA CALIFORNICA	CALIFORNIA ROSE	5 Ft	3 TO 7	1 GALLON	100	79
SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	12 Ft	2	5 GALLON	40	32
SALIX EXIGUA	NARROW-LEAVED WILLOW	6 FT.	5 TO 10	1 GALLON	50	40
SALIX GOODDINGII	GOODDING'S BLACK WILLOW	10 Ft	5 TO 10	1 GALLON	50	40
SALIX LAEVIGATA	RED WILLOW	12 Ft	5 TO 7	1 GALON	100	79
SALIX LASIOLEPIS	ARROYO WILLOW	8 Ft	5 TO 7	1 GALLON	200	159
VITIS GIRDIANA	DESERT WILD GRAPE	6 Ft	5 TO 7	1 GALLON	500	397

TABLE 1B: CONTAINER PLANTING FOR AUBURN CREEK UPLAND OR BUFFER ZONE RESTORATION

SCIENTIFIC NAME	COMMON NAME	SPACING	GROUP SIZE	CONTAINER SIZE	NUMBER / ACRE	QUANTITY*
ADENOSTOMA FASCICULATUM	CHAMISE	6 Ft	3 TO 5	1 GALLON	200	159
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	8 Ft	3 TO 10	1 GALLON	200	159
BACCHARIS PILULARIS	COYOTE BRUSH	5 Ft	3 TO 5	1 GALLON	50	40
BACCHARIS SAROTHROIDES	BROOM BACCHARIS	6 Ft	5 TO 7	1 GALLON	100	79
ENCELIA CALIFORNICA	COMMON ENCELIA	6 Ft	5 TO 15	1 GALLON	200	159
ERIODICTYON CRASSIFOLIUM	FELT-LEAVED YERBA SANTA	6 Ft	5 TO 12	1 GALLON	200	159
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	5 Ft	3 TO 10	1 GALLON	50	40
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	5 Ft	5 TO 7	1 GALLON	300	238
HAZARDIA SQUARROSA	SAWTOOTHED GOLDENBUSH	5 Ft	3 TO 5	1 GALLON	50	40
HETEROMELES ARBUTIFOLIA	TOYON	15 Ft	3 TO 5	5 GALLON	50	40
ISOCOMA MENZIESII VAR. MENZIESII	COAST GOLDENBUSH	8 Ft	5 TO 7	1 GALLON	200	159
KECKIELLA CORDIFOLIA	CLIMBING PENSTEMON	8 Ft	5 TO 7	1 GALLON	200	159
LEYMUS CONDENSATUS	GIANT RYEGRASS	10 Ft	3 TO 7	1 GALLON	50	40
LOTUS SCOPARIUS	DEERWEED	5 Ft	3 TO 12	1 GALLON	200	159
LONICERA SUBSPICATA	WILD HONEYSUCKLE	5 Ft	3 TO 7	1 GALLON	50	40
MALOSMA LAURINA	LAUREL SUMAC	15 Ft	3 TO 5	1 GALLON	100	79
MIMULUS AURANTIACUS	BUSH MONKEYFLOWER	5 Ft	3 TO 12	1 GALLON	200	159
MIRABILIS CALIFORNICA	WISHBONE BUSH	5 Ft	3 TO 12	1 GALLON	200	159
MUHENBERGIA RIGENS	DEERGRASS	8 Ft	5 TO 7	1 GALLON	150	119
QUERCUS AGRIGOLIA	COAST LIVE OAK	18 Ft	1 TO 2	5 GALLON	20	16
QUERCUS BERBERIDIFOLIA	SCRUB OAK	20 Ft	1 TO 3	5 GALLON	20	16
QUERCUS DUMOSA	NUTTALL'S SCRUB OAK	20 Ft	1 TO 4	1 GALLON	20	16
RHAMNUS CROCEA	SPINY REDBERRY	10 Ft	3 TO 7	1 GALLON	50	40
RHUS INTEGRIFOLIA	LEMONDADEBERRY	20 Ft	3 TO 7	1 GALLON	100	79
ROSA CALIFORNICA	CALIFORNIA ROSE	5 Ft	5 TO 7	1 GALLON	50	40
SOLANUM PARISHII	PARISH'S NIGHTS	5 Ft	5 TO 7	1 GALLON	50	40
SALVIA MELLIFERA	BLACK SAGE	5 Ft	3 TO 12	1 GALLON	200	159
XYLOCOCCUS BICOLOR	MISSION MANZANITA	20 Ft	1 TO 4	1 GALLON	20	16
YUCCA SCHIDIGERA	MOHAVE YUCCA	25 Ft	1 TO 3	5 GALLON	20	16

* FOR CONTRACTOR BID: ALL PLANT QUANTITIES SHOWN ON TABLES 1A, 1B, AND 1C ARE FOR THE RESTORATION PLANTING WITHIN AUBURN CREEK UPLAND AND AUBURN CREEK WETLAND RESTORATION AREAS ONLY. ALL "BUFFER" PLANTING QUANTITIES ARE SHOWN ON SHEET LP-1.0 AS PART OF THE PARK PLANTING LEGEND. (ALL BUFFER PLANTING AREA IS WITHIN PARK LIMIT OF WORK)

TABLE 1C: SEED MIX FOR UPLAND & WETLAND BUFFER RESTORATION AREA **

SCIENTIFIC NAME	COMMON NAME	MIN. % PUR./GERM	POUNDS/ACRE
ADENOSTOMA FASCICULATUM	CHAMISE	50/20	0.5
AMBROSIA PSILOSTACHYA	WESTERN RAGWEED	10/20	0.5
ASTRAGALUS TRICHOPODUS VAR. LONCHUS	COAST LOCOWEED	95/80	1.0
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	15/50	1.0
BACCHARIS PILULARIS	COYOTE BRUSH	2/40	0.5
DEINANDRA FASCICULATE	GOLDEN TARPLANT	40/60	2.0
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	40/60	1.0
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	30/60	1.0
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	10/65	1.0
ECHSCHOIZIA CALIFORNICA	CALIFORNIA POPPY	98/75	1.0
ISOCOMA MENZIESII	COAST GOLDENBUSH	20/35	1.0
GNAPHALIUM CALIFORNICUM	GREEN EVERLASTING	10/25	0.5
LEYMUS CONDENSATUS	GIANT WILD RYE	70/80	1.0
LOTUS SCOPARIUS	DEERWEED	90/60	0.5
NASSELLA PULCHRA	PURPLE NEEDLEGRASS	90/70	3.0
PHACELIA GRADIFLORA	LARGE-FLOWERED PHACELIA	90/70	0.5
SALVIA MELLIFERA	BLACK SAGE	70/50	1.0
TOTAL			17

** NATIVE SEED COLLECTION: A SEED MIX CONSISTING OF NATIVE, LOW-GROWING (MOSTLY HERBACEOUS) WETLAND TRANSITION AND UPLAND SPECIES WILL BE APPLIED TO THE WETLAND BUFFER ZONE AREA (TABLE 1C). ANY CHANGES TO THE PROPOSED SEED MIX FOR CHARLES LEWIS iii PARK MUST BE APPROVED BY THE CITY OF SAN DIEGO PARK AND RECREATION OPEN SPACE DIVISION.

MAINTENANCE AND MONITORING:

1. THE PROJECT BIOLOGIST WILL OBSERVE AND DIRECT RE-VEGETATION IMPLEMENTATION, MAINTENANCE AND MONITORING ACTIVITIES.
2. THE MAINTENANCE PROGRAM REGARDING TRASH REMOVAL WILL BE LIMITED TO SMALL, MAN-MADE MATERIALS AND LITTER (SEE TABLE 2). EXTRAORDINARY LARGE ITEMS DISCARDED PRIOR TO, DURING, OR AFTER THE RESTORATION EFFORTS WERE IMPLEMENTED, WILL NOT BE INCLUDED AND MAY INCLUDE BUT NOT LIMITED TO CARS, SHOPPING CARTS, APPLIANCES AND MATTRESSES. TO ENSURE PROPER DISPOSAL, ARRANGEMENTS FOR REMOVAL OF SUCH ITEMS MUST BE MADE BY THE CITY OF SAN DIEGO. SEE TABLE 3 FOR ANTICIPATED EXOTIC AND WEEDY HERBACEOUS PLANT SPECIES REMOVAL.

TABLE 2: ANTICIPATED EXOTIC AND WEEDY HERBACEOUS PLANT SPECIES

SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME	COMMON NAME
ACACIA SP.	ACACIA	-	-
APTENIA SP.	RED APPLE ICEPLANT	HIRSCHFELDIA INCANA	SHORT-POD MUSTARD
ARUNDO DONAX	GIANT REED	LACTUCA SERRIOLA	PRICKLY LETTUCE
ATRIPLEX SEMIBACCATA	AUSTRALIAN SALTBUSH	LOIUM MULTIFLORUM	ITALIAN RYEGRASS
AVENA BARBATA	SLANDER WILD OAT	MALVA PARVILORA	LITTLE MALLOW
BRASSICA NIGRA	BLACK MUSTANRD	MEDICAGO POLYMORPHA	CALIFORNIA BURCLOVER
BROMUS DIANDRUS	RIPGUT BROME GRASS	MELILOTUS INDICA	SOURCLOVER
CARPOBROTUS EDULIS	HOTTENTOT FIG	NERIUM OLEANDER	OLEANDER
CENTAUREA MELITENSIS	STAR THISTLE	NICOTIANA GLAUCA	TREE TOBACCO
CHRYSANTHEMUM CORONARIUM	CROWN DAISY	OPUUNTIA FICUS-INDICA	INDIAN FIG
CONYZA BONARIENSIS	FLAX-LEAF FLEABANE	PRCRIS SCHIOIDES	BRISTLY OX-TOUNGUE
CONYZA CANDENSIS	HORSEWEED	RICINUS COMMUNIS	CASTOR BEAN
CRASSULA ARGENTEA	JADE PLANT	SALSOLA TRAGUS	RUSSIAN THISTLE
CYNODON DACTYLON	BERMUDA GRASS	SILYBUM MARIANUM	MILK THISTLE
ERODIUM BOTRYS	FILAREE, STORKSBILL	SOCHUS ASPER	PRICKLY SOW THISTLE
EUCALYPTUS SP.	EUCALYPTUS	XANTHIUM STRUMARIUM	COCKLEBUR
FOENICULUM VULGARE	SWEET FENNEL	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM

LONG TERM MONITORING (5 YEAR; SEE TABLE 3):

1. THE PROJECT BIOLOGIST WILL BEGIN THE MONITORING AND MAINTENANCE PERIOD UPON COMPLETION OF SEED AND PLANT INSTALLATION. THE FIVE YEAR MONITORING PROGRAM WILL INCLUDE QUALITATIVE AND QUANTITATIVE VEGETATION SAMPLING IN THE RESTORATION AREAS. TABLE 4 OUTLINES THE MONITORING SCHEDULE. VEGETATION SAMPLING WOULD BE CONDUCTED AT REFERENCE SITES AND RESTORATION AREAS. THE REFERENCE SITES WOULD PROVIDE INFORMATION CONCERNING THE AVERAGE PLANT COVER AND COMPOSITION OF THE SURROUNDING PLANT COMMUNITY. VEGETATION SAMPLING IN THE RESTORATION AREAS WOULD BE COMPARED TO THE REFERENCE SITES PROVIDING INFORMATION ON THE PROGRESS OF THE RESTORATION SITE.

2. QUALITATIVE VEGETATION MONITORING TO BE CONDUCTED BY THE PROJECT BIOLOGIST AND TO INCLUDED ALL PHASES OF IMPLEMENTATION AND MAINTENANCE DURING THE MAINTENANCE AND MONITORING PERIOD. THE BIOLOGIST SHALL EXAMINE THE STATUS OF THE SITES AT LEAST MONTHLY DURING THE FIRST FOUR MONTHS OF YEAR ONE (1) AND QUARTERLY THEREAFTER. OBSERVATION OF WEED INFESTATIONS, NATIVE PLANT HEALTH, AND SEED GERMINATION WOULD BE RECORDED. IN ADDITION, THE MONITOR WILL ASSESS THE SUCCESSFUL ESTABLISHMENT OF HYDROLOGY, HYDRIC SOILS, AND NOTE EVIDENCE OF WILDLIFE USE AS DESCRIBED IN THE CHOLLAS CREEK ENHANCEMENT PROGRAM LONG TERM MAINTENANCE AND MONITORING SECTION PROGRAM. THE RESULTS OF THESE SURVEYS WILL BE REPORTED TO THE CITY.

3. QUANTITATIVE VEGETATION MONITORING TO BE CONDUCTED BY THE PROJECT BIOLOGIST. AT THE END OF YEAR ONE (1), PERMANENT VEGETATION SAMPLING STATIONS WOULD BE ESTABLISHED WITHIN THE WETLAND AND UPLAND RESTORATION AREAS AS WELL AS REFERENCE SITES. VEGETATION COVER WILL BE MEASURED AT EACH OF THE SAMPLING STATIONS BASED ON THE PROTOCOL OF THE CALIFORNIA NATIVE PLANT SOCIETY PLANT COMMUNITIES PROJECT (SAWYER AND KEELER-WOLF 1995). TRANSECT DATA WOULD BE COLLECTED BEGINNING AT THE END OF YEAR ONE (1). THIS DATA WOULD BE COMPARED TO REFERENCE DATA COLLECTED. RESULTS WOULD OBJECTIVELY DETERMINE IF THE RESORATION AREAS APPROACH THE PERFORMANCE STANDARDS SET FOR THE PROJECT.

THE SAMPLING METHOD WILL USE THREE TO FIVE 10-METER POINT TRANSECTS LOCATED RANDOMLY THROUGHOUT THE SITE. USING THIS METHOD, VEGETATION IS SAMPLED BY THE POINT METHOD AT .05-METER INTERVALS ALONG THE 10-METER TRANSET TO DETERMINE COVER. SAMPLING WOULD BE CONDUCTED IN SPRING IN ORDER TO RECORD THE MAXIMUM SPECIES DIVERSITY PRESENT. EACH SAMPLING STATION WILL BE PHOTO-DOCUMETED TO RECORD THE PROGRESS OF THE RESTORATION EFFORT OVER THE MONITORING PERIOD.

TABLE 3: PROJECT BIOLOGIST MAINTENANCE AND MONITORING SCHEDULE *

TYPE / TASK	PEP	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
MAINTENANCE:						
WEED CONTROL	MINIMUM BI-MONTHLY	MINIMUM QUARTERLY	QUARTERLY	QUARTERLY	QUARTERLY	ONCE AFTER FINAL MONITORING VISIT
TRASH REMOVAL	MINIMUM BI-MONTHLY	QUARTERLY	QUARTERLY	QUARTERLY	QUARTERLY	QUARTERLY
REPLANTING	-	FALL	FALL	-	-	-
IRRIGATION **	AS NEEDED	FALL AS NEEDED	FALL AS NEEDED	-	-	-
MONITORING:						
QUALITATIVE	MONTHLY	QUARTERLY	QUARTERLY	QUARTERLY	QUARTERLY	QUARTERLY
QUANTITATIVE	-	ONCE DURING SPRING SEASON	ONCE DURING SPRING SEASON	ONCE DURING SPRING SEASON	ONCE DURING SPRING SEASON	ONCE DURING SPRING SEASON

* APPROXIMATE
** IRRIGATION WILL BE DIRECTED BY THE PROJECT BIOLOGIST AND MAINTAINED BY THE CITY OF SAN DIEGO.

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH_■_MEDIUM___LOW___ SPEC. NO. 5940

CONSULTANT

SCHMIDT DESIGN GROUP, INC.
BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY
2655 Fourth Avenue, San Diego, CA 92103 Lic. CA 2138, NV 219, AZ 34139
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www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 07/12/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARR No. 5098 SIGNATURE 12-31-13 RENEWAL DATE 07/12/13 DATE STATE OF CALIFORNIA

PUBLIC CONTRACT

LP-1.4

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

RESTORATION NOTES & TABLES

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 43 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER 8/20/13 DATE

SUBMITTED BY: SAMIR MAHMALJI, PROJECT OFFICER

DEBBIE VAN MARTIN, PROJECT MANAGER

206-1737 CCS27 COORDINATE

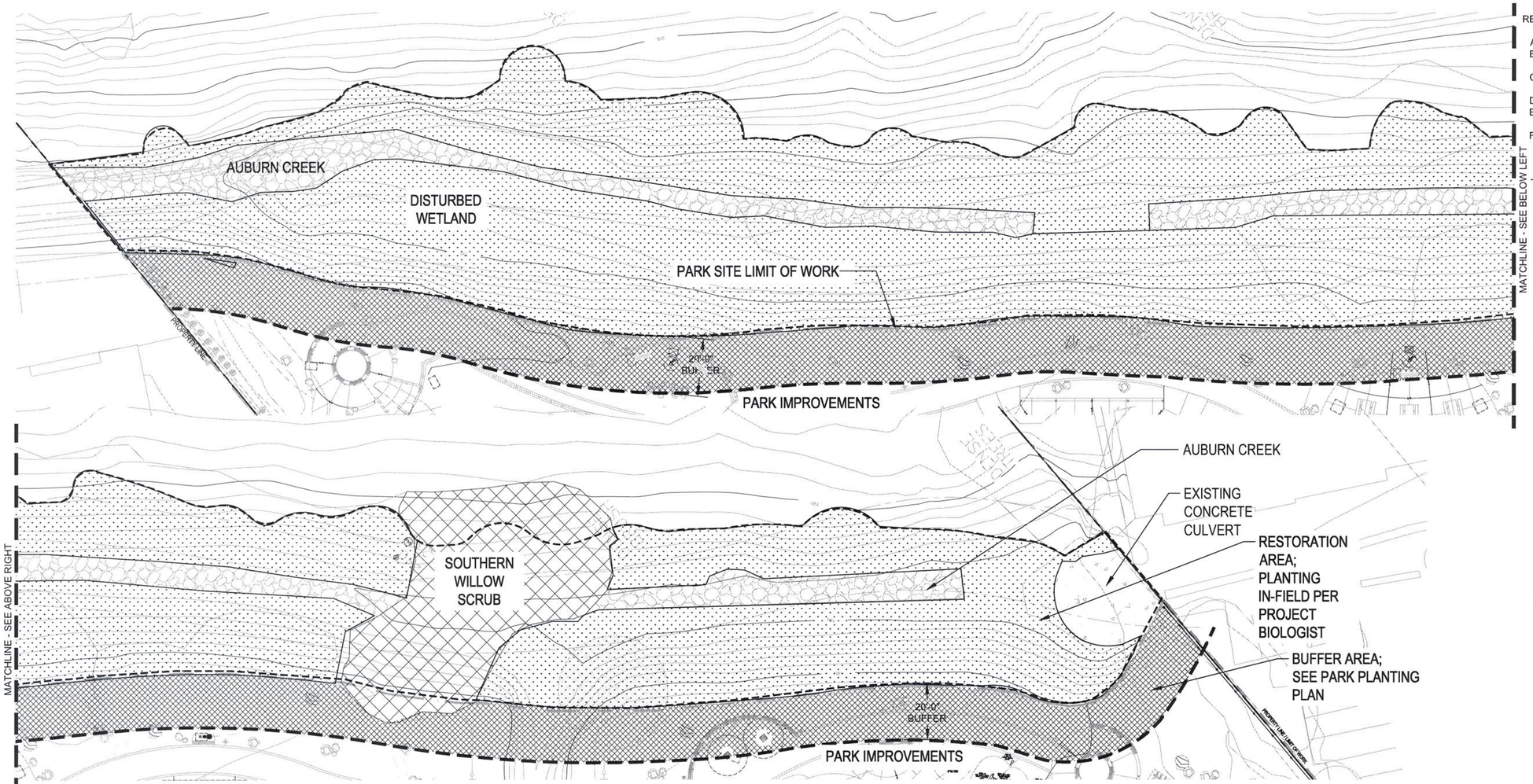
1846-6298 CCS83 COORDINATE

37351-43-D

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

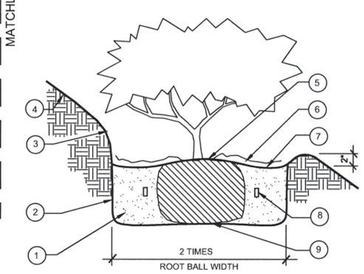
CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK



RESTORATION AREA PLANTING NOTES:

A. "WETLAND RESTORATION AREA" (HEAVY DASHED LINE) 1.26 ACRES
B. FOR PLANTING MATERIAL; SEE SHEET LP-1.4 TABLES 1 & 2. PLANTING LAYOUT PER DIRECTION OF THE PROJECT BIOLOGIST IN FIELD.
C. FOR BUFFER PLANTING; SEE PARK SITE PLANTING SHEETS LP-1.2-1.3. PLANTING PER PLAN.
D. SOUTHERN WILLOW SCRUB AREA; PROTECT IN PLACE.
E. RESTORATION AREA; PLANTING TO BE LOCATED IN-FIELD PER PROJECT BIOLOGIST.
F. INSTALL (1) BAT HOUSE (OR RAPTOR HOUSE) WITHIN THE RESTORATION AREA. CONTRACTOR TO VERIFY THE LOCATION WITH THE PROJECT BIOLOGIST PRIOR TO INSTALLATION, AND INSTALLATION OF THE HOUSE SHALL BE UNDER THE DIRECTION OF THE PROJECT BIOLOGIST.



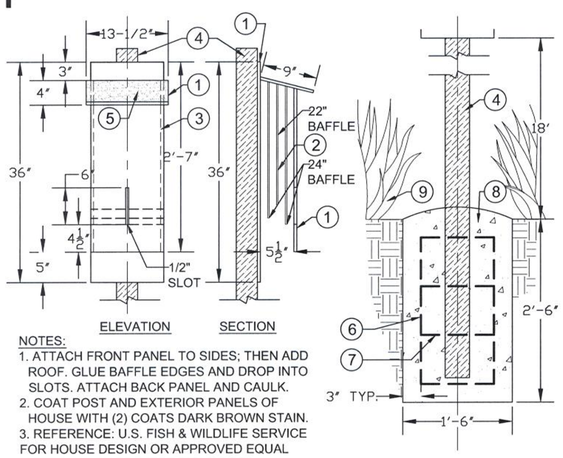
LEGEND

1. BACKFILL WITH NATIVE SOIL.
2. ROUGHEN SIDES AND BOTTOM OF PIT.
3. FOR SLOPE CONDITIONS CHAMFER SLOPE TO PREVENT EROSION.
4. FINISHED GRADE.
5. ROOTBALL SLIGHTLY HIGHER THAN SURROUNDING FINISHED GRADE.
6. (2) INCH MULCH LAYER. KEEP MULCH FREE FROM A 6" RADIUS AT THE PLANT TRUNK. REPLACE MULCH AS NEEDED TO MAINTAIN 2" LAYER AND EXPAND AS NEEDED TO DRIP LINE OF SHRUB.
7. WATER BASIN.
8. PLANTING TABLETS PER NOTES AND SPECIFICATIONS.
9. SOIL BALL RESTING ON FIRM SOIL TO AVOID SETTLING

NOTES

1. MAINTAIN WEED-FREE AREA AROUND SHRUB EXTENDING TO DRIPLINE OF SHRUB.

(1) NATIVE SHRUB PLANTING ON SLOPE
1" = 1'-0"



NOTES:
1. ATTACH FRONT PANEL TO SIDES; THEN ADD ROOF. GLUE BAFFLE EDGES AND DROP INTO SLOTS. ATTACH BACK PANEL AND CAULK.
2. COAT POST AND EXTERIOR PANELS OF HOUSE WITH (2) COATS DARK BROWN STAIN.
3. REFERENCE: U.S. FISH & WILDLIFE SERVICE FOR HOUSE DESIGN OR APPROVED EQUAL (APPROVAL BY PROJECT BIOLOGIST).

LEGEND:

1. 3/4" x 4' x 8' CDX PLYWOOD FOR TOP AND SIDES.
2. (3) PLYWOOD BAFFLES. PRIOR TO INSTALLING TO ROOF; SCAR SIDES OF THE BAFFLES WITH SHALLOW SAW KERFS SPACED 1" APART TO PROVIDE GRIPPING (FOR BATS).
3. 3/4" X 1" SPACER STRAPS TO PROVIDE SLOTS TO HOLD BAFFLES. SECURE WITH WOOD SCREWS TO SIDE PANELS.
4. 4' x 4' WOOD POST; SECURE BOX TO POST WITH WOOD GAV. SCREWS. CAULK ALL JOINTS WITH WEATHERPROOF SEALANT, TYP.
5. TACK TAR PAPER TO TOP EXTERIOR OF ROOF. (PAPER SERVES TO ATTRACT HEAT)
6. #6 REBAR VERTICAL ORIENTATION WITH 3" MIN. CLEAR FROM OUTSIDE EDGE OF FOOTING.
7. #3 REBAR HORIZONTAL
8. 3000 PSI CONCRETE FOOTING PER MANUFACTURER'S RECOMMENDATION.
9. ADJACENT PLANTING, TYP.

(2) MEDIUM SIZE (4 CHAMBER) BAT HOUSE
1" = 1'-0"

SEE SHEET LP-1.0 FOR PARK SITE PLANTING LEGEND
SEE SHEET LP-1.1-LP-1.3 FOR PARK SITE PLANTING PLAN
SEE SHEET LP-1.4 FOR RESTORATION NOTES AND TABLES
SEE SHEET LP-1.5 FOR RESTORATION PLANTING PLAN
SEE SHEET LP-1.6 FOR BIOLOGICAL RESOURCES EXHIBIT (REFERENCE ONLY)

NORTH
0 10 20 40
SCALE: 1"=20'-0"

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___ SPEC. NO. 5940

CONSULTANT

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www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 08/08/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT
JEFFREY T. BARR No. 5239
SIGNATURE
12-31-13
RENEWAL DATE
08/8/13
DATE
STATE OF CALIFORNIA

PUBLIC CONTRACT

LP-1.5

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

RESTORATION PLANTING AREA

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 44 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER 8/28/13 DATE

SUBMITTED BY:
SAMIR MAHMALJI
PROJECT OFFICER

DEBBIE VAN MARTIN
PROJECT MANAGER

206-1737
CCS27 COORDINATE

1846-6298
CCS83 COORDINATE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

37351-44-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK



BIOLOGICAL RESOURCE EXHIBIT (FOR REFERENCE ONLY)

CITED REFERENCE:
"CONCEPTUAL HABITAT RESTORATION MITIGATION PLAN FOR CHARLES LEWIS III PARK LOCATED IN THE CITY OF SAN DIEGO, CALIFORNIA." RECON ENVIRONMENTAL, INC. MARCH 25, 2010. P.18. FIGURE 8.

FOR REFERENCE ONLY

VEGETATION COMMUNITIES

- COASTAL SAGE SCRUB
- DISTURBED COASTAL SAGE SCRUB
- DISTURBED WETLAND
- NON-NATIVE GRASSLAND
- RUDERAL (DISTURBED)
- SOUTHERN WILLOW SCRUB
- UNVEGETATED CHANNEL

SENSITIVE SPECIES (PROTECT)

- COAST BARREL CACTUS
- WART-STEMMEND CEANOTHUS
- COASTAL CALIFORNIA GNATCHTCHER

NORTH

0 15 30 60
SCALE: 1"=30'-0"

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH ■ MEDIUM ___ LOW ___ SPEC. NO. 5940

CONSULTANT

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SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 08/08/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARR No. 2509 SIGNATURE 12-31-13 RENEWAL DATE 08/8/13 DATE STATE OF CALIFORNIA

PUBLIC CONTRACT

LP-1.6

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

BIOLOGICAL RESOURCES EXHIBIT (FOR REFERENCE ONLY)

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 45 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER 8/20/13 DATE

SUBMITTED BY:
SAMIR MAHMALJI
PROJECT OFFICER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

DEBBIE VAN MARTIN
PROJECT MANAGER

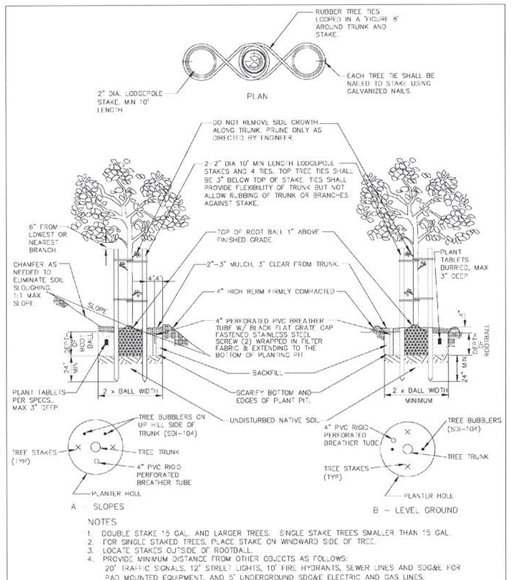
206-1737
CCS27 COORDINATE

1846-6298
CCS83 COORDINATE

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

37351-45-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK



NOTES

1. DOUBLE STAKE 15 GAL. AND LARGER TREES. SINGLE STAKE TREES SMALLER THAN 15 GAL.
2. FOR SINGLE STAKED TREES, PLACE STAKE ON WINDWARD SIDE OF TREE.
3. LOCATE STAKES OUTSIDE OF ROOTBALL.
4. PROVIDE MINIMUM DISTANCE FROM OTHER OBJECTS AS FOLLOWS: 20' TRAFFIC SIGNALS, 12' STREET LIGHTS, 10' FIRE HYDRANTS, SEWER LINES AND SDG&E FOR PAD MOUNTED EQUIPMENT, AND 5' UNDERGROUND SDG&E ELECTRIC AND GAS LINES.

REVISION	BY	APPROVED	DATE
ORIGINAL*	SG	J. NAGELVOORT	01/12

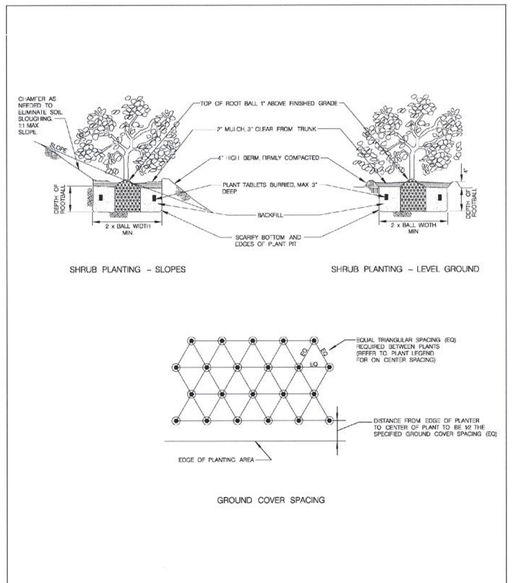
CITY OF SAN DIEGO - STANDARD DRAWING

TREE PLANTING AND STAKING

RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE
COORDINATOR R.C.E. 62271 DATE 1/31/2012
DRAWING NUMBER **SDL-101**

1 TREE PLANTING AND STAKING (SDL-101)

NO SCALE



REVISION	BY	APPROVED	DATE
ORIGINAL*	KA	J. NAGELVOORT	03/12

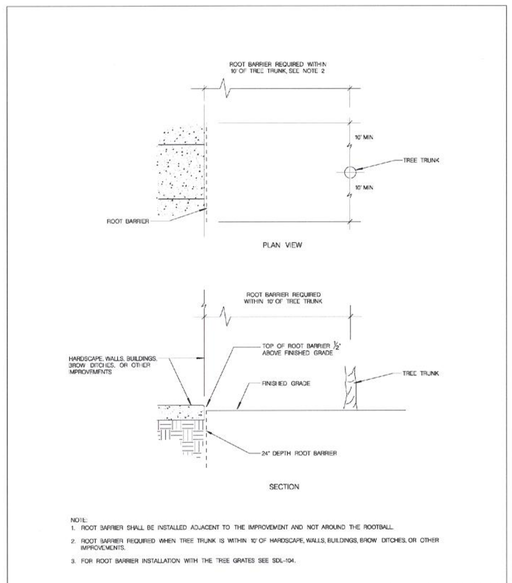
CITY OF SAN DIEGO - STANDARD DRAWING

SHRUB PLANTING/GROUND COVER SPACING

RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE
COORDINATOR R.C.E. 62271 DATE 1/31/2012
DRAWING NUMBER **SDL-102**

2 SHRUB/GROUND COVER SPACING (SDL-102)

NO SCALE



NOTE:

1. ROOT BARRIER SHALL BE INSTALLED ADJACENT TO THE IMPROVEMENT AND NOT AROUND THE ROOTBALL.
2. ROOT BARRIER REQUIRED WHEN TREE TRUNK IS WITHIN 10' OF HARDSCAPE, WALLS, BUILDINGS, BROW DITCHES, OR OTHER IMPROVEMENTS.
3. FOR ROOT BARRIER INSTALLATION WITH THE TREE GRATES SEE SDL-104.

REVISION	BY	APPROVED	DATE
ORIGINAL*	KA	J. NAGELVOORT	03/12

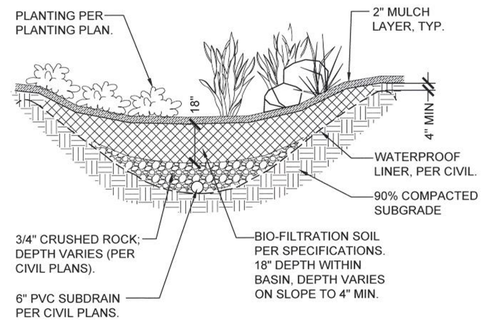
CITY OF SAN DIEGO - STANDARD DRAWING

ROOT CONTROL BARRIER

RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE
COORDINATOR R.C.E. 62271 DATE 1/31/2012
DRAWING NUMBER **SDL-106**

3 ROOT CONTROL BARRIER (SDL-106)

NO SCALE



4 INFILTRATION BASIN

NO SCALE

SEE SHEET LP-1.0 FOR PARK SITE PLANTING LEGEND
SEE SHEET LP-1.1-LP-1.3 FOR PARK SITE PLANTING PLAN
SEE SHEET LP-1.4 FOR RESTORATION NOTES AND TABLES
SEE SHEET LP-1.5 FOR RESTORATION PLANTING PLAN
SEE SHEET LP-1.6 FOR BIOLOGICAL RESOURCES EXHIBIT (REFERENCE ONLY)
SEE SHEET LP-2.1 FOR SDRSD DETAILS

CONSULTANT

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SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 07/12/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARRIOS 5269 SIGNATURE 12-31-13 RENEWAL DATE 07/12/13 DATE STATE OF CALIFORNIA

PUBLIC CONTRACT

LP-2.0

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

SDRSD PLANTING DETAILS

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 46 OF 54 SHEETS

FOR CITY ENGINEER 8/20/13 DATE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

WBS NO. S-00673

SUBMITTED BY:
SAMIR MAHMALJI
PROJECT OFFICER

DEBBIE VAN MARTIN
PROJECT MANAGER

206-1737
CCS27 COORDINATE

1846-6298
CCS83 COORDINATE

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

37351-46-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

CRITICAL ANALYSIS:

Generated:	2013-02-25 10:54
P.O.C. NUMBER:01	
Water Source Information:	Static Water
Pressure at 47th and Home Ave Reported by City Maps and Records Dept. +/-145psi	11/30/2012
FLOW AVAILABLE	
Water Meter Size:	2"
Flow Available:	108.99 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	145.00 psi
Elevation Change:	5.00 ft
Service Line Size:	2 1/2"
Length of Service Line:	20.00 ft
Pressure Available:	142.00 psi
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	98.00 gpm
Flow Available at POC:	108.99 gpm
Residual Flow Available:	10.99 gpm
Critical Station:	A10
Design Pressure:	40.00 psi
Loss Elev. high head to valve:	0.00 psi
Pipe Loss Critical Head:	5.18 psi
Loss Fitting Factor:	0.52 psi
Loss through Valve:	2.87 psi
Pressure Req. at Critical Station:	48.58 psi
Loss for Fittings:	0.45 psi
Loss for Main Line:	4.54 psi
Loss for POC to Valve Elevation:	1.73 psi
Loss for Backflow:	12.63 psi
Loss for Water Meter:	7.48 psi
Critical Station Pressure at POC:	75.41 psi
Pressure Available:	142.00 psi
Residual Pressure Available:	66.59 psi

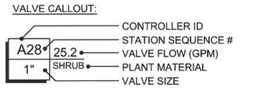
IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS	DETAIL
8	RAIN BIRD 1804-SAM-PRS 8 SERIES MPR	180	30	0.52	7'	2/LI-2.1
10	RAIN BIRD 1804-SAM-PRS 10 SERIES MPR	180	30	0.79	9'	2/LI-2.1
12	RAIN BIRD 1804-SAM-PRS 12 SERIES MPR	90	30	0.65	10'	2/LI-2.1
12	RAIN BIRD 1804-SAM-PRS 12 SERIES VAN	ADJ	30		10'	2/LI-2.1
	RAIN BIRD 1812-SAM-PRS SQ SERIES	SST	30	0.20	2.5'x5'	2/LI-2.1
	RAIN BIRD 1812-SAM-PRS SQ SERIES	LCS	30	0.12	2.5'x2.5'	2/LI-2.1
	RAIN BIRD 1812-SAM-PRS SQ SERIES	180	30	0.20	4'x8'	2/LI-2.1
	RAIN BIRD 1812-SAM-PRS SQ SERIES	90	30	0.12	4'x4'	2/LI-2.1
5	RAIN BIRD 1812-SAM-PRS 5 SERIES MPR	180	30	0.20	4'	2/LI-2.1
5	RAIN BIRD 1812-SAM-PRS 5 SERIES MPR	90	30	0.10	4'	2/LI-2.1
8	RAIN BIRD 1812-SAM-PRS 8 SERIES MPR	360	30	1.05	7'	2/LI-2.1
8	RAIN BIRD 1812-SAM-PRS 8 SERIES MPR	180	30	0.52	7'	2/LI-2.1
8	RAIN BIRD 1812-SAM-PRS 8 SERIES MPR	90	30	0.26	7'	2/LI-2.1
8	RAIN BIRD 1812-SAM-PRS 8 SERIES MPR	120	30	0.35	7'	2/LI-2.1
10	RAIN BIRD 1812-SAM-PRS 10 SERIES MPR	360	30	1.58	9'	2/LI-2.1
10	RAIN BIRD 1812-SAM-PRS 10 SERIES MPR	180	30	0.79	9'	2/LI-2.1
10	RAIN BIRD 1812-SAM-PRS 10 SERIES MPR	90	30	0.39	9'	2/LI-2.1
10	RAIN BIRD 1812-SAM-PRS 10 SERIES MPR	120	30	0.53	9'	2/LI-2.1
12	RAIN BIRD 1812-SAM-PRS 12 SERIES MPR	180	30	1.30	10'	2/LI-2.1
12	RAIN BIRD 1812-SAM-PRS 12 SERIES MPR	90	30	0.65	10'	2/LI-2.1
12	RAIN BIRD 1812-SAM-PRS 12 SERIES HE VAN	ADJ	30		10'	2/LI-2.1
6	RAIN BIRD 1812-SAM-PRS 6 SERIES VAN	ADJ	30		5'	2/LI-2.1
8	RAIN BIRD 1812-SAM-PRS 8 SERIES VAN	ADJ	30		7'	2/LI-2.1
10	RAIN BIRD 1812-SAM-PRS 10 SERIES VAN	ADJ	30		9'	2/LI-2.1
L	HUNTER MP1000 PROS-12-CV	210-270	40		12'	2/LI-2.1
M	HUNTER MP1000 PROS-12-CV	45-210	40		12'	2/LI-2.1
O	HUNTER MP1000 PROS-12-CV	360	40	0.75	12'	2/LI-2.1
K	HUNTER MP2000 PROS-12-CV	45-210	40		17'	2/LI-2.1
R	HUNTER MP2000 PROS-12-CV	360	40	1.47	17'	2/LI-2.1
T	HUNTER MP CORNER PROS-12-CV	ADJ	40		12'	2/LI-2.1
	HUNTER MP STRIP PROS-12-CV	LCS	40	0.22	5'x15'	2/LI-2.1
	HUNTER MP STRIP PROS-12-CV	RCS	40	0.22	5'x15'	2/LI-2.1
	HUNTER MP STRIP PROS-12-CV	SST	40	0.44	5'x30'	2/LI-2.1
	HUNTER MSBN-10F TREE BUBBLER IN PVC TUBE	360	30	1.00	1'	3/LI-2.1 7/LI-2.3
	HUNTER MSBN-10F TREE BUBBLER ON 2" POP-UP BODY	180	30	1.00	1'	2/LI-2.1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS	DETAIL
0.5	HUNTER I-20-04-SR-SS TURF ROTOR, 4.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. SHORT RADIUS NOZZLE.	40	0.43	15'	2/LI-2.1
0.75	HUNTER I-20-04-SR-SS TURF ROTOR, 4.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. SHORT RADIUS NOZZLE.	40	0.68	21'	2/LI-2.1
1.0	HUNTER I-20-04-SR-SS TURF ROTOR, 4.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. SHORT RADIUS NOZZLE.	40	0.90	15'	2/LI-2.1
1.5	HUNTER I-20-04-SR-SS TURF ROTOR, 4.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. SHORT RADIUS NOZZLE.	40	1.30	21'	2/LI-2.1
2.0	HUNTER I-20-04-SR-SS TURF ROTOR, 4.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. SHORT RADIUS NOZZLE.	40	1.70	15'	2/LI-2.1
3.0	HUNTER I-20-04-SR-SS TURF ROTOR, 4.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. SHORT RADIUS NOZZLE.	40	2.70	21'	2/LI-2.1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD EFB-CP-PRS-D BRASS ELECTRIC REMOTE CONTROL VALVE, WITH PRESSURE REGULATOR	4/LI-2.2 3/LI-2.3
	RAIN BIRD 44LRC QUICK COUPLING VALVE TWO PIECE BODY, LOCKING COVER - 1" SIZE	4/LI-2.1 3/LI-2.3
	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE 3" AND SMALLER	6/LI-2.1
	NIBCO T-235Y BRONZE GLOBE VALVE (LINE SIZE) WITH WEATHERMATIC 906L LOCKING CAP ACCESS SLEVE	5/LI-2.1 3/LI-2.3
MV2	GRISWOLD 2160L, SIZE: 2" NORMALLY CLOSED MASTER VALVE. BRONZE CONSTRUCTION, NPT END CONNECTION. FOR USE WITH RESTORATION AREA IRRIGATION.	
MV1	GRISWOLD 2160LE, SIZE: 2" NORMALLY OPEN MASTER VALVE. BRONZE CONSTRUCTION WITH EPOXY COATING, NPT END CONNECTION. FOR USE WITH PARK IRRIGATION.	2/LI-2.2
P	WILKINS 500PVR Pressure limited to 75.14 PSI 2" PRESSURE REDUCING VALVE. 300PSI MAXIMUM CAPACITY. PRESET FROM FACTORY AT 50PSI. CONTRACTOR TO ADJUST REGULATOR IN THE FIELD TO OPTIMAL WORKING PRESSURE.	
	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER IN STRONG BOX "SMOOTH TOUCH" SS BACKFLOW ENCLOSURE. SEE CIVIL PLANS FOR INSTALLATION DETAILS.	
A	RME EAGLE 36 STATION IRRIGATION CONTROLLER PART NUMBER: RME36 36 STATION WALL MOUNT AUTOMATIC IRRIGATION CONTROLLER IN 18 GUAGE STAINLESS STEEL ENCLOSURE WITH SURGE PROTECTION AND I-CENTRAL COMMUNICATIOS PACKAGE; 5YR SERVICE. CONTRACTOR TO SUPPLY 120V POWER TO CONTROLLER IN CONDUIT FIXED TO LOCAL WALL. VERIFY FINAL LOCATION IN COMFORT STATION WITH CITY PROJECT ENGINEER PRIOR TO INSTALLATION.	5/LI-2.3 6/LI-2.3
FS	FLOW SENSOR BADGER IR-220P	3/LI-2.2
PB	PULL BOX	4/LI-2.3
Y	WYE STRAINER LINE SIZE WYE STRAINER AFTER BACKFLOW AND PRESSURE REGULATOR	
M	WATER METER 2" STATIC WATER PRESSURE AT 47TH AND HOME AVE REPORTED BY CITY MAPS AND RECORDS DEPT. +/-145PSI 11/30/2012	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	1/LI-2.2
	IRRIGATION MAINLINE: PVC SCHEDULE 40 AND CLASS 315 PVC SCHEDULE 40 TO 1-1/2", PVC CLASS 315 SDR 13.5 FOR PIPES 2" AND LARGER.	1/LI-2.2
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	1/LI-2.2

VALVE CALLOUT:



IRRIGATION NOTES:

1. THE IRRIGATION SYSTEM IS SHOWN DIAGRAMMATICALLY FOR CLARITY. LOCATE ALL PIPING, VALVES, BACKFLOW PREVENTERS, AND OTHER IRRIGATION EQUIPMENT WITHIN PLANTING AREAS UNLESS NOTED OR DIRECTED OTHERWISE.
2. THE CONTRACTOR SHALL REVIEW IRRIGATION SPECIFICATIONS PRIOR TO BEGINNING WORK. REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES.
3. CONTRACTOR SHALL REVIEW PLANTING INSTALLATION DETAILS PRIOR TO BEGINNING WORK.
4. EXISTING UTILITIES AND FIELD CONDITIONS: PRIOR TO EXCAVATION, LOCATE ALL CABLES, CONDUITS, AND UNDERGROUND UTILITIES.CONTRACTOR SHALL BE RESPONSIBLE FOR AN UNDERGROUND UTILITY SERVICE TO LOCATE AND MARK UTILITIES. CONTRACTOR WILL TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH UNDERGROUND IMPROVEMENTS. NOTIFY THE RESIDENT ENGINEER IMMEDIATELY IF A CONFLICT EXISTS BETWEEN SUCH OBSTACLES AND THE PROPOSED WORK. PROCEED IN SAME MANNER IF ROCK LAYERS OR ANY OTHER CONDITIONS ENCOUNTERED UNDERGROUND MAKE CHANGES ADVISABLE.
5. ALL PIPING AND WIRING UNDER ROADWAYS AND PAVING AND THROUGH WALLS SHALL BE SLEEVED.
6. USE TWO WRAPS OF THREE-QUARTER INCH (3/4") TEFLON TAPE FOR ALL THREADED CONNECTIONS.

IRRIGATION NOTES CON'T:

7. AUTOMATIC IRRIGATION CONTROLLER IS TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND CONNECTION OF 120V POWER TO CONTROLLER AND ALL FIELD WIRES TO APPROPRIATE TERMINAL STRIPS.
8. ADJUST ALL SPRINKLERS TO AVOID OVERSPRAY ONTO WALLS, WALKS, STREETS, UTILITY BOXES, BUILDINGS AND OTHER IMPROVEMENTS.
9. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNED ON THE PLANS.
10. CONTRACTOR SHALL INSTALL HUNTER HCV IN-LINE ANTI-DRAIN VALVES OR APPROVED EQUAL AS WARRANTED BY SITE CONDITIONS TO ALLEVIATE LOW HEAD DRAINAGE.
11. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE RESIDENT ENGINEER. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISIONS NECESSARY.
12. THE CONTRACTOR SHALL KEEP AN UP-TO-DATE COMPLETE "AS-BUILT" RECORD SET OF PRINTS WHICH SHALL BE UPDATED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DESIGN.
13. INSTALL IRRIGATION HEADS IN TURF AREAS 6" FROM WALKS AND HARDSCAPE AREAS.
14. ALL CONTROL VALVES SHALL BE MANIFOLDED AND GROUPED IN ONE AREA SHOWN ON PLAN. VALVES SHALL BE SET AT RIGHT ANGLES TO EDGES. INSTALL VALVES BOXES 6" FROM EDGES OF HARDSCAPE AREAS.
15. CONTRACTOR SHALL REMOVE AND DISCARD DAILY, ALL PIPING DISTURBED DURING TRENCHING OPERATION.
16. PROVIDE CONCRETE THRUST BLOCKS ON ALL MAINLINES, PER DETAIL AND SPECIFICATIONS.
17. THE RESIDENT ENGINEER SHALL BE NOTIFIED 48 HOURS (2 WORKING DAYS) PRIOR TO THE START OF CONSTRUCTION. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.
18. CONTROLLERS, FLOW SENSOR, MATER VALVE SHALL BE TESTED AND WRITTEN CERTIFICATION PROVIDED BY MANUFACTURE'S REPRESENTATIVE.
19. IN ALL AREAS UNAFFECTED BY NEW GRADING, EXISTING IRRIGATION HEADS AND LINES ARE TO BE PROTECTED IN PLACE. CONTRACTOR TO REPLACE, RELOCATE AND/OR ADJUST IRRIGATION EQUIPMENT FOR ALL EXISTING IRRIGATION SYSTEMS THAT ARE DISTURBED DURING CONSTRUCTION IN ORDER TO PROVIDE HEAD TO HEAD COVERAGE WITH NO OVERSPRAY ON HARDSCAPE OR WALLS.
20. WHERE VERTICAL OBSTRUCTIONS IN THE LANDSCAPE AREA (SUCH AS LIGHT POLES, BOULDERS, ETC.) INTERFERE WITH THE SPRAY PATTERN, CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS IN THE FILED. THIS MAY REQUIRE THE ADDITION OF QUARTER CIRCLE TO EACH SIDE OF THE OBSTRUCTION.
21. THE IRRIGATION SYSTEM SHALL BE AUDITED BY AN INDEPENDENT CERTIFIED LANDSCAPE IRRIGATION AUDITOR, CERTIFIED BY THE IRRIGATION ASSOCIATION. DEFICIENCIES SHALL BE CORRECTED PRIOR TO THE START OF THE PLANT ESTABLISHMENT PERIOD.
22. THE IRRIGATION SYSTEM SHOWN ON THIS SET OF PLANS HAS BEEN DESIGNED TO MEET THE CITY OF SAN DIEGO STANDARDS FOR AN 8 HOUR WATER WINDOW BASED ON THE TYPICAL HIGHEST DEMAND MONTH OF JULY WITHIN A 32 HOUR WATERING WINDOW SCHEDULE. THE COMPLETE SITE CAN BE WATERED IN ONE 8 HOUR CYCLE AFTER TWO CONSECUTIVE DAYS OF NO WATERING AS REQUIRED BY SECTION 2.12.1(3) OF THE CONSULTANTS GUIDE. A MAXIMUM SAFE FLOW VOLUME OF 100GPM WITH UP TO FOUR IRRIGATION CONTROL VALVES SHOULD BE IN OPERATION SIMULTANEOUSLY DURING THE COURSE OF WATERING SCHEDULE TO ACCOMPLISH THESE REQUIREMENTS.

RESTORATION AREA IRRIGATION EQUIPMENT:

DESCRIPTION	MANUFACTURER/MODEL	DETAIL
SOLAR POWERED IRRIGATION CONTROLLER	XCH HYBRID 12 STATION AUTOMATIC CONTROLLER BY HUNTER INDUSTRIES OR APPROVED EQUAL MODEL# XCH--1200-SS PLUS SPXCH SOLAR PANEL. REQUIRES DC LATCHING SOLENOID #458200 AT EACH RCV. CONTRACTOR TO PROVIDE ALL NECESSARY MOUNTING HARDWARE AND MIN. 1 1/2" DIA. GRADE 304 STAINLESS STEEL POST AT MIN. 8FT ABOVE GROUND PLUS FOOTING DEPTH. INSTALL SOLAR PANEL ON POST PER MANUFACTURER'S SPECIFICATIONS.	6 / LI-2.3
AUTOMATIC IRRIGATION VALVE WITH DC SOLENOID	PESB SERIES RCV VALVE WITH DC LATCHING SOLENOID AND PRESSURE REGULATOR BY RAINBIRD OR APPROVED EQUAL. MODEL# 200-PESB-PRS-D WITH TBOSPSOL SOLENOID. INSTALL PER MANUFACTURER'S RECOMMENDATIONS IN SQUARE PLASTIC VALVE BOX. HEAT BRAND VALVE BOX WITH STATION ID NUMBER, TYP.	4 / LI-2.2 IN PLASIC BOX
IRRIGATION HEADS	ROTARY SPRAY NOZZLES BY HUNTER OR APPROVED EQUAL. MODEL# MP-1000, 2000, 3000 & 3500. INSTALL ON FIXED SCH. 80 RISER STAKED AND TIED WITH NO.3 REBAR, TYP.	1 / LI-2.1
IRRIGATION LATERAL PIPE	SCHEDULE 40 UVR PVC PIPE RATED FOR ABOVE GROUND INSTALLATION BY EWING OR APPROVED EQUAL.	6 / LI-2.2, 1 / LI-2.3
ISOLATION / SHUT-OFF VALVE	LINE SIZE TRUE UNION BALL VALVE BY NIBCO OR APPROVED EQUAL. INSTALL IN 10" ROUND VALVE BOX, TYP.	7 / LI-2.2
PLASTIC VALVE BOXES AND	CIRCULAR AND RECTANGULAR PLASTIC VALVE BOXES BY NDS OR APPROVED EQUAL. SET FLUSH WITH ADJACENT FINISHED GRADE AND HEAT BRAND WITH SYMBOL: BV - BALL VALVE / ISOLATION VALVE RCV "STATION ID" - REMOTE CONTROL VALVE QC - QUICK COUPLER PB - PULL BOX	2 / LI-2.3

TEMPORARY IRRIGATION SYSTEM DESIGN AND EQUIPMENT SHALL BE SUBMITTED TO RESIDENT ENGINEER FOR APPROVAL PRIOR TO ORDERING PRODUCT AND INSTALLATION.

SEE SHEET LI-1.0 FOR IRRIGATION LEGEND & NOTES
SEE SHEETS LI-1.1 TO LI-1.4 FOR IRRIGATION PLANS
SEE SHEETS LI-2.1 TO LI-2.3 FOR IRRIGATION DETAILS

CONSULTANT

SCHMIDT DESIGN GROUP, INC.
BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY
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telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 07/12/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARR No. 5159 — SIGNATURE 12-31-13 RENEWAL DATE — 07/12/13 DATE — STATE OF CALIFORNIA

PUBLIC CONTRACT

LI-1.0

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

IRRIGATION LEGEND

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 47 OF 54 SHEETS

FOR CITY ENGINEER 8/20/13 DATE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

WBS NO. S-00673

SUBMITTED BY: SAMIR MAHMALJI — PROJECT OFFICER

DEBBIE VAN MARTIN — PROJECT MANAGER

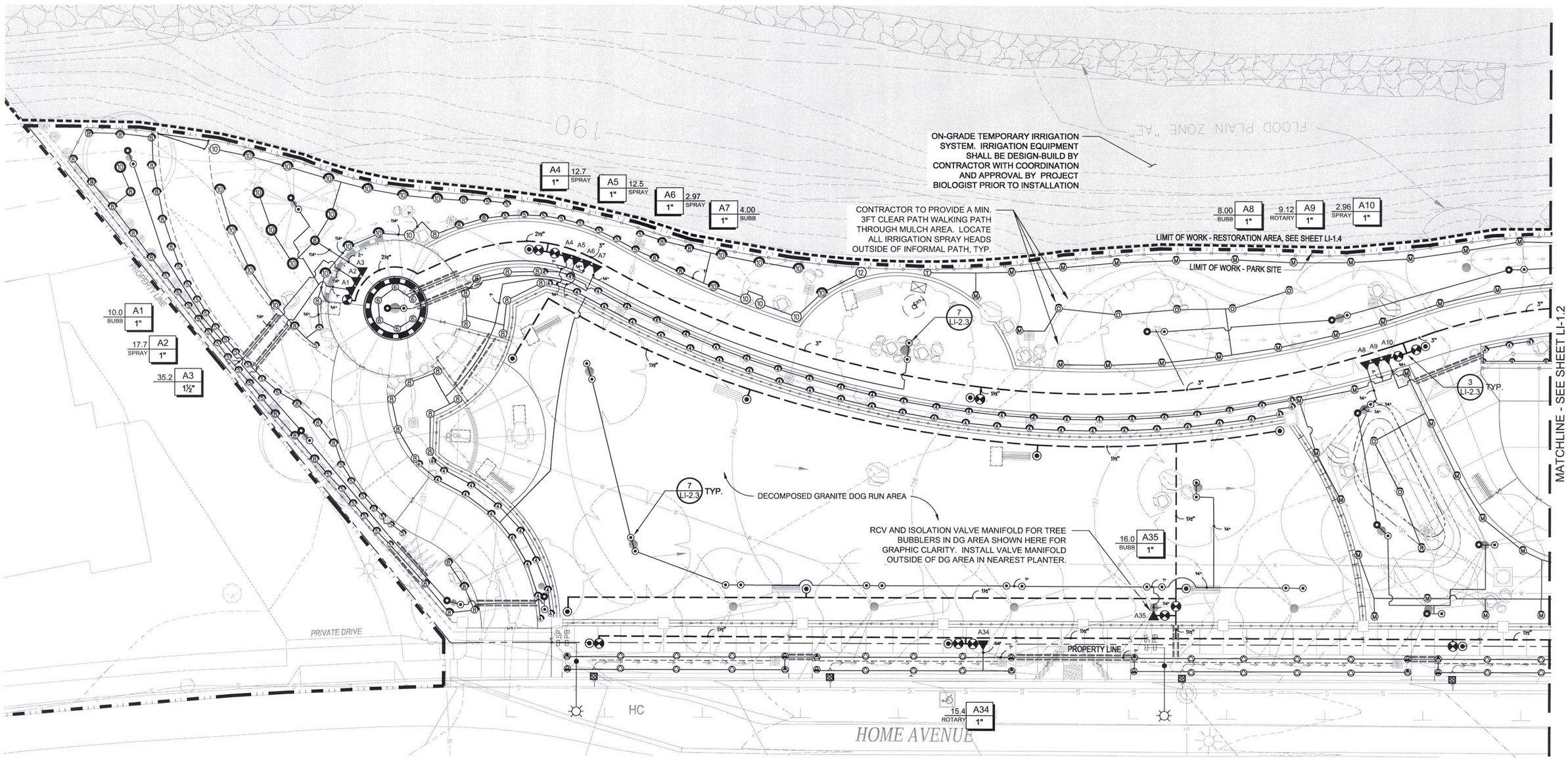
206-1737 — CCS27 COORDINATE

1846-6298 — CCS83 COORDINATE

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

37351-47-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK



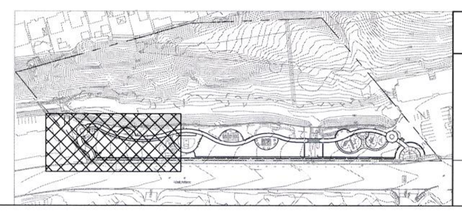
GENERAL NOTE:
IRRIGATION SYSTEM IS SHOWN DIAGRAMMATICALLY FOR CLARITY. INSTALL ALL IRRIGATION HEADS, LATERALS, MAINLINE, WIRES, VALVES, ETC. IN PLANTER AREAS WHERE POSSIBLE.

SEE SHEET LI-1.0 FOR IRRIGATION LEGEND & NOTES
SEE SHEETS LI-1.1 TO LI-1.4 FOR IRRIGATION PLANS
SEE SHEETS LI-2.1 TO LI-2.3 FOR IRRIGATION DETAILS

NORTH
0 5 10 20
SCALE: 1"=10'-0"

BOUNDARIES LEGEND

SYMBOL	DESCRIPTION
– – – –	LIMITS OF WORK FOR: RESTORATION AREAS
– · – · –	LIMITS OF WORK FOR: PARK SITE
—— – – ——	PROPERTY LINE / R.O.W.



CONSULTANT

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SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 08/08/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT
JEFFREY T. BARR No. 5159
SIGNATURE
12-31-13
RENEWAL DATE
08/8/13
DATE
STATE OF CALIFORNIA

PUBLIC CONTRACT

LI-1.1

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

IRRIGATION PLAN

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 48 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER — DATE 8/20/13

SUBMITTED BY:
SAMIR MAHMALJI
PROJECT OFFICER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

DEBBIE VAN MARTIN
PROJECT MANAGER

206-1737
CCS27 COORDINATE

1846-6298
CCS83 COORDINATE

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

37351-48-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

MAINLINE POINT OF CONNECTION FOR USE WITH CONTRACTOR DESIGNED TEMPORARY SLOPE IRRIGATION WITHIN RESTORATION AREA. INSTALL IN PLASTIC VALVE BOX WITH SHUTOFF VALVE AND CONTROL WIRES FOR MASTER VALVE AND FLOW SENSOR.

6 LI-2.2 / 1 LI-2.3 / 2 LI-2.3

ON-GRADE TEMPORARY IRRIGATION SYSTEM. IRRIGATION EQUIPMENT SHALL BE DESIGN-BUILD BY CONTRACTOR WITH COORDINATION AND APPROVAL BY PROJECT BIOLOGIST PRIOR TO INSTALLATION

CONTRACTOR TO LOCATE INTERMEDIATE IRRIGATION SPRAY HEADS ALONG PERIMETER OF INFORMAL MULCH TRAIL, TYP.

16.6 ROTARY A11 1"
29.5 ROTARY A12 1½"
26.0 BUBB A13 1½"
35.3 ROTOR A14 1½"
6.00 BUBB A15 1"
31.7 ROTOR A16 1½"

LIMIT OF WORK - RESTORATION AREA

LIMIT OF WORK - PARK SITE

MATCHLINE - SEE SHEET LI-1.1

MATCHLINE - SEE SHEET LI-1.3

3 LI-2.3 TYP

AUTOMATIC IRRIGATION CONTROLLER IN COMFORT STATION. PROVIDE COMMUNICATIONS CABLE IN CONDUIT TO FLOW SENSOR / MASTER VALVE

FLOW SENSOR AND MASTER VALVES. PROVIDE COMMUNICATIONS CABLE IN 1 1/4" CONDUIT PER EACH IRRIGATION CONTROLLER. IN COMFORT STATION

19.4 ROTARY A33 1"

CONTRACTOR TO COORDINATE ELECTRICAL AND CONDUIT PENETRATION AT WALL OR FLOOR SLAB, WITH COMFORT STATION MANUFACTURER

18.0 BUBB A17 1"
27.7 SPRAY A18 1½"

HOME AVENUE

GENERAL NOTE:
IRRIGATION SYSTEM IS SHOWN DIAGRAMMATICALLY FOR CLARITY. INSTALL ALL IRRIGATION HEADS, LATERALS, MAINLINE, WIRES, VALVES, ETC. IN PLANTER AREAS WHERE POSSIBLE.

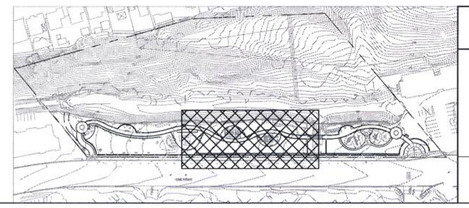
SEE SHEET LI-1.0 FOR IRRIGATION LEGEND & NOTES
SEE SHEETS LI-1.1 TO LI-1.4 FOR IRRIGATION PLANS
SEE SHEETS LI-2.1 TO LI-2.3 FOR IRRIGATION DETAILS

NORTH

0 5 10 20
SCALE: 1"=10'-0"

BOUNDARIES LEGEND

SYMBOL	DESCRIPTION
- - - - - - -	LIMITS OF WORK FOR: RESTORATION AREAS
— · — · —	LIMITS OF WORK FOR: PARK SITE
—— — ——	PROPERTY LINE / R.O.W.



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SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 08/08/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARR No. 5359 SIGNATURE 12-31-13 RENEWAL DATE 08/8/13 DATE STATE OF CALIFORNIA

PUBLIC CONTRACT

LI-1.2

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

IRRIGATION PLAN

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 49 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER 8/20/13 DATE

SUBMITTED BY: SAMIR MAHMALJI PROJECT OFFICER

DEBBIE VAN MARTIN PROJECT MANAGER

206-1737 CCS27 COORDINATE

1846-6298 CCS83 COORDINATE

37351-49-D

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK

ON-GRADE TEMPORARY IRRIGATION SYSTEM. IRRIGATION EQUIPMENT SHALL BE DESIGN-BUILD BY CONTRACTOR WITH COORDINATION AND APPROVAL BY PROJECT BIOLOGIST PRIOR TO INSTALLATION

8.00 BUBB A19 1"

7.20 ROTARY A20 1"

30.3 ROTOR A21 1½"

7.37 SPRAY A22 1"

A25 4.00 BUBB 1"

A26 45.1 SPRAY 2"

A27 6.00 BUBB 1"

LIMIT OF WORK - RESTORATION AREA

LIMIT OF WORK - PARK SITE

PROPERTY LINE LIMIT OF WORK

MATCHLINE - SEE SHEET LI-1.2

3 LI-2.3 TYP.

16.3 ROTARY A28 1"

14.0 BUBB A29 1"

12.0 BUBB A30 1"

34.2 SPRAY A31 1½"

PROPERTY LINE

22.9 ROTARY A32 1"

18.1 SPRAY A23 1"

12.0 BUBB A24 1"

HOME AVENUE

GENERAL NOTE:
IRRIGATION SYSTEM IS SHOWN DIAGRAMMATICALLY FOR CLARITY. INSTALL ALL IRRIGATION HEADS, LATERALS, MAINLINE, WIRES, VALVES, ETC. IN PLANTER AREAS WHERE POSSIBLE.

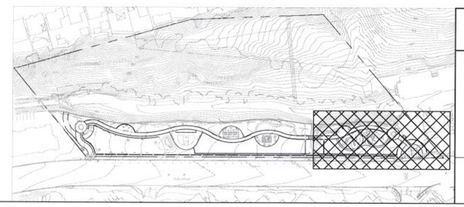
SEE SHEET LI-1.0 FOR IRRIGATION LEGEND & NOTES
SEE SHEETS LI-1.1 TO LI-1.4 FOR IRRIGATION PLANS
SEE SHEETS LI-2.1 TO LI-2.3 FOR IRRIGATION DETAILS

NORTH

0 5 10 20
SCALE: 1"=10'-0"

BOUNDARIES LEGEND

SYMBOL	DESCRIPTION
- - - - -	LIMITS OF WORK FOR: RESTORATION AREAS
— · —	LIMITS OF WORK FOR: PARK SITE
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LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARR No. 2509
SIGNATURE 12-31-13 RENEWAL DATE
07/12/13 DATE
STATE OF CALIFORNIA

PUBLIC CONTRACT

LI-1.3

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

IRRIGATION PLAN

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 50 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER 8/20/13 DATE

SUBMITTED BY: SAMIR MAHMALJI PROJECT OFFICER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

DEBBIE VAN MARTIN PROJECT MANAGER

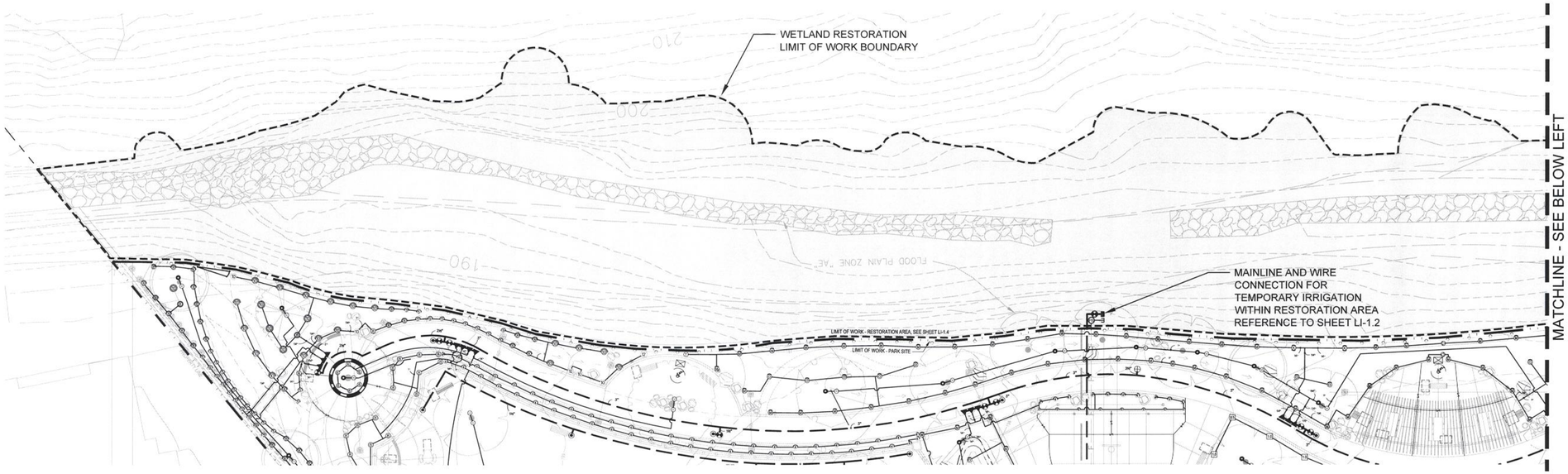
206-1737 CCS27 COORDINATE

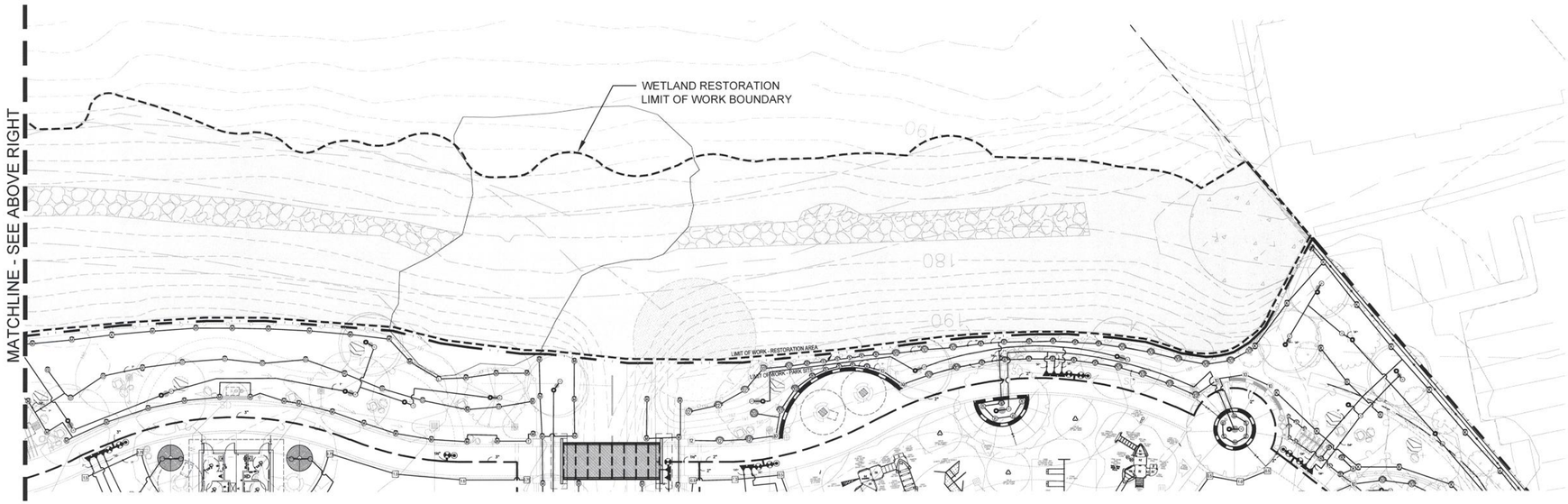
1846-6298 CCS83 COORDINATE

CONTRACTOR DATE STARTED
INSPECTOR DATE COMPLETED

37351-50-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK





RESTORATION AREA IRRIGATION NOTES:

A. "WETLAND RESTORATION AREA" = 1.26 ACRES

B. TEMPORARY ON-GRADE IRRIGATION SYSTEM SHALL BE DESIGN BUILD BY THE CONTRACTOR, WITH COORDINATION AND APPROVAL THROUGH PROJECT BIOLOGIST PRIOR TO INSTALLATION.

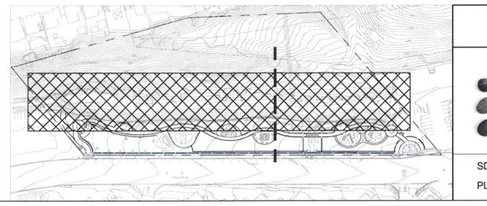
SEE SHEET LI-1.0 FOR IRRIGATION LEGEND & NOTES
SEE SHEETS LI-1.1 TO LI-1.4 FOR IRRIGATION PLANS
SEE SHEETS LI-2.1 TO LI-2.3 FOR IRRIGATION DETAILS

NORTH

0 10 20 40
SCALE: 1"=20'-0"

BOUNDARIES LEGEND

SYMBOL	DESCRIPTION
- - - - - -	LIMITS OF WORK FOR: RESTORATION AREAS
— · — · —	LIMITS OF WORK FOR: PARK SITE
—— — — ——	PROPERTY LINE / R.O.W.



CONSULTANT

SCHMIDT DESIGN GROUP, INC.
BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY
2655 Fourth Avenue, San Diego, CA 92103 Lic. CA 2138, NV 219, AZ 34139
telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 07/12/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT
JEFFREY T. BARR No. 4239
SIGNATURE
12-31-13
RENEWAL DATE
07/12/13
DATE
STATE OF CALIFORNIA

PUBLIC CONTRACT

LI-1.4

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

IRRIGATION IN RESTORATION AREA

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 51 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER 8/20/13 DATE

SUBMITTED BY:
SAMIR MAHMALJI
PROJECT OFFICER

DEBBIE VAN MARTIN
PROJECT MANAGER

206-1737
CCS27 COORDINATE

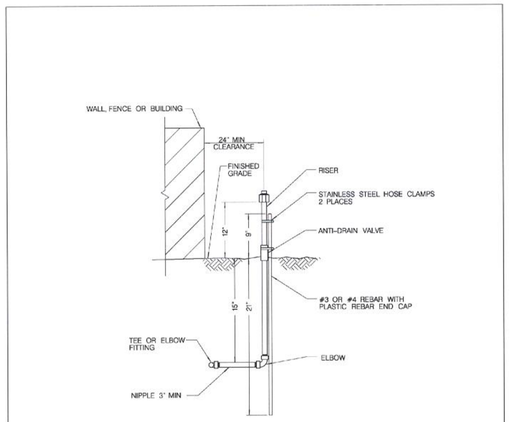
1846-6298
CCS83 COORDINATE

37351-51-D

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK



NOTES:

1. FITTINGS SHALL BE PVC SCH 40.
2. NIPPLES AND RISERS SHALL BE PVC SCH 80.
3. TEFLON TAPE SHALL BE USED ON THREADED CONNECTIONS.
4. CLOSE NIPPLES SHALL NOT BE USED.
5. NO FIXED RISERS IN RIGHT OF WAY OR WITHIN 10' OF VEHICULAR OR PEDESTRIAN TRAFFIC.
6. ANTI DRAIN VALVES SHALL BE INSTALLED UNDER ALL HEADS.

LEGEND ON PLANS

SHOW A NUMBER TO INDICATE TYPE HEAD

REVISION	BY	APPROVED	DATE
ORIGINAL*	RH	J. NAGELVOORT	09'12

CITY OF SAN DIEGO – STANDARD DRAWING

SHRUB SPRAY HEAD ON FIXED RISER

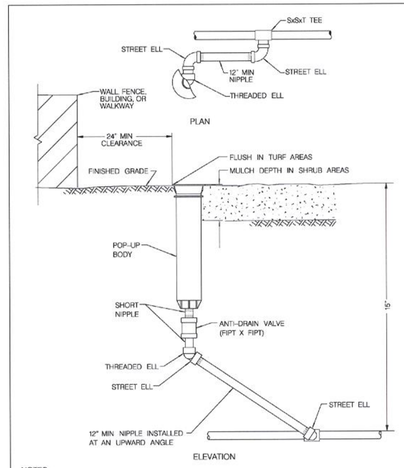
RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE

COORDINATOR R.C.E. 66271 DATE

DRAWING NUMBER **SDI-101**

1 SHRUB SPRAY HEAD ON FIXED RISER (SDI-101)

NO SCALE



ELEVATION

NOTES:

1. FITTINGS SHALL BE PVC SCH 40.
2. NIPPLES AND RISERS SHALL BE PVC SCH 80.
3. TEFLON TAPE SHALL BE USED ON THREADED CONNECTIONS.
4. CLOSE NIPPLES SHALL NOT BE USED.
5. ANTI-DRAIN VALVES SHALL BE INSTALLED UNDER OR IN ALL HEADS.
6. LATERAL DEPTH SHALL BE 18" WHEN 12" POP-UP BODIES ARE USED.

LEGEND ON PLANS

SHOW A NUMBER TO INDICATE TYPE HEAD

REVISION	BY	APPROVED	DATE
ORIGINAL*	RH	J. NAGELVOORT	09'12

CITY OF SAN DIEGO – STANDARD DRAWING

ROTOR, SPRAY, OR BUBBLER POP-UP HEAD

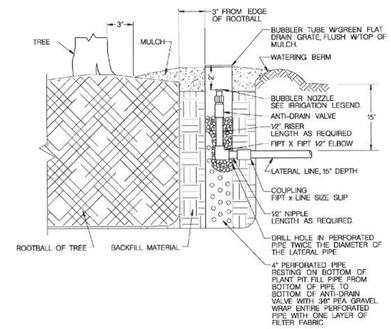
RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE

COORDINATOR R.C.E. 66271 DATE 1/31/2012

DRAWING NUMBER **SDI-103**

2 ROTOR, SPRAY OR BUBBLER POP-UP HEAD (SDI-103)

NO SCALE



NOTES:

1. FOR BUBBLER LOCATION, REFER TO TREE PLANTING AND STAKING DRAWING.
2. EACH TREE SHALL HAVE A 2" POP-UP HEAD WITH BUBBLER NOZZLE PER SDI-103, AND A FIXED BUBBLER NOZZLE IN A PERFORATED PIPE.
3. NIPPLES AND RISERS SHALL BE PVC SCH 80.
4. FITTINGS SHALL BE PVC SCH 40.
5. TEFLON TAPE SHALL BE USED ON THREADED CONNECTIONS.
6. CLOSE NIPPLES SHALL NOT BE USED.
7. ANTI-DRAIN VALVES SHALL BE INSTALLED UNDER ALL HEADS.

REVISION	BY	APPROVED	DATE
ORIGINAL*	RH	J. NAGELVOORT	01'12

CITY OF SAN DIEGO – STANDARD DRAWING

TREE BUBBLER TUBE

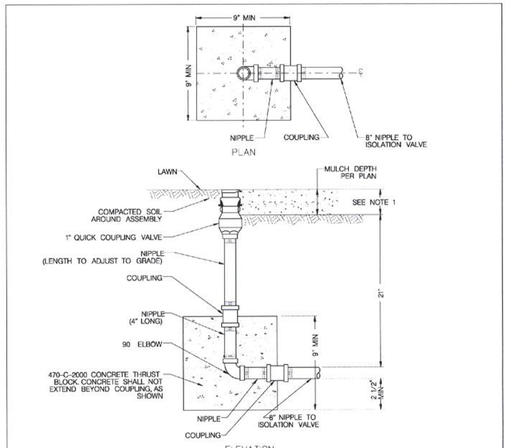
RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE

COORDINATOR R.C.E. 66271 DATE 1/31/2012

DRAWING NUMBER **SDI-104**

3 TREE BUBBLER TUBE (SDI-104)

NO SCALE



ELEVATION

NOTES:

1. QUICK COUPLING VALVES SHALL BE SET FLUSH IN LAWN AND PER MULCH DEPTH ABOVE FINISH GRADE IN SHRUB /GROUNDCOVER AREAS.
2. CLOSE NIPPLES SHALL NOT BE USED.
3. NIPPLES, COUPLINGS, AND ELBOWS SIZE SHALL BE 1" RED BRASS.
4. TEFLON TAPE SHALL BE USED ON THREADED CONNECTIONS.
5. UPON PROJECT ACCEPTANCE, THE CONTRACTOR SHALL PROVIDE TWO SETS OF APPROPRIATE QUICK CUPLER VALVE KEY WITH 1" BRASS BALL VALVE AND SWIVEL ADAPTER INCLUDED IN THE ASSEMBLY.

LEGEND ON PLANS

QCV

REVISION	BY	APPROVED	DATE
ORIGINAL*	RH	J. NAGELVOORT	09'12

CITY OF SAN DIEGO – STANDARD DRAWING

QUICK COUPLING VALVE

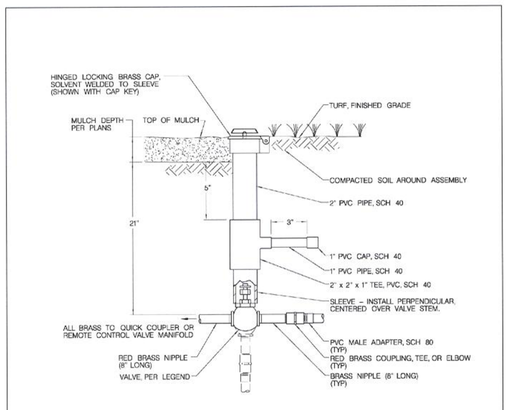
RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE

COORDINATOR R.C.E. 66271 DATE 1/31/2012

DRAWING NUMBER **SDI-105**

4 QUICK COUPLING VALVE (SDI-105)

NO SCALE



NOTES:

1. GLOBE VALVES SHALL BE FURNISHED WITH A STANDARD BRONZE CROSS HANDLE CENTERED IN PIPE SLEEVE.
2. VALVES SHALL BE INSTALLED WITHIN 12" OF HARDSCAPE.
3. GLOBE VALVES SHALL BE FURNISHED WITH A REMOVABLE BONNET AND PACKING GLAND NUT.
4. CLOSE NIPPLES SHALL NOT BE USED.
5. LOCKING CAP SHALL BE MOUNTED FLUSH WITH FINISHED GRADE IN TURF AREAS AND ABOVE FINISHED GRADE IN SHRUB AREAS, PER DEPTH OF MULCH.
6. PROVIDE APPROPRIATE LOCKING CAP KEY AND VALVE KEY TO OPERATE VALVE AT DEPTH.
7. LOCATE OUTSIDE OF TURF WHEN POSSIBLE.
8. TEFLON TAPE SHALL BE USED ON ALL THREADED CONNECTIONS.
9. WHEN INSTALLED AS MAINLINE ISOLATION VALVE, NIPPLES AND FITTINGS MAY BE SCH. 80 PVC.

LEGEND

GV

REVISION	BY	APPROVED	DATE
ORIGINAL*	RH	J. NAGELVOORT	09'12

CITY OF SAN DIEGO – STANDARD DRAWING

ISOLATION GLOBE VALVE 2" AND SMALLER

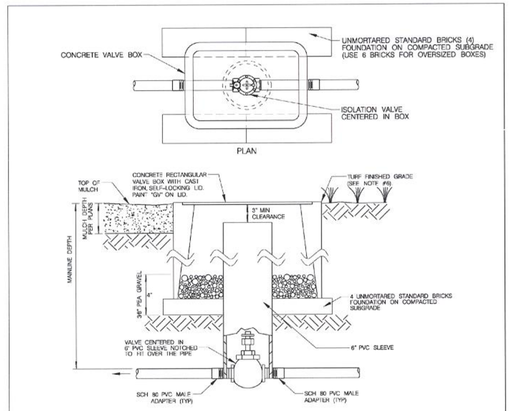
RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE

COORDINATOR R.C.E. 66271 DATE

DRAWING NUMBER **SDI-106**

5 ISOLATION GLOBE VALVE 2" AND SMALLER (SDI-106)

NO SCALE



NOTES:

1. GLOBE VALVES SHALL BE FURNISHED WITH A STANDARD BRONZE CROSS HANDLE, CENTERED IN PIPE SLEEVE.
2. VALVE SHALL BE INSTALLED WITHIN 12" OF HARDSCAPE.
3. GLOBE VALVES SHALL BE FURNISHED WITH A REMOVABLE BONNET AND PACKING GLAND NUT.
4. TEFLON TAPE SHALL BE USED ON THREADED CONNECTIONS.
5. VALVE BOX SHALL BE MOUNTED FLUSH WITH FINISH GRADE IN TURF AREAS AND PER MULCH DEPTH IN SHRUB AREAS.
6. LOCATE OUTSIDE OF TURF WHEN POSSIBLE.
7. GATE VALVE SHALL BE USED ONLY ON LOOPED MAINLINE.
8. VALVE BOX SHALL BE SET PERPENDICULAR TO HARDSCAPE.
9. PROVIDE TWO VALVE KEYS TO OPERATE VALVE AT DEPTH.

LEGEND ON PLANS

GATE VALVE GLOBE VALVE

REVISION	BY	APPROVED	DATE
ORIGINAL*	KA	J. NAGELVOORT	09'12

CITY OF SAN DIEGO – STANDARD DRAWING

ISOLATION GLOBE/GATE VALVE 2 1/2" AND LARGER

RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE

COORDINATOR R.C.E. 66271 DATE 1/31/2012

DRAWING NUMBER **SDI-107**

6 ISOLATION VALVES 2.5" AND LARGER (SDI-107)

NO SCALE

SEE SHEET LI-1.0 FOR IRRIGATION LEGEND & NOTES
SEE SHEETS LI-1.1 TO LI-1.4 FOR IRRIGATION PLANS
SEE SHEETS LI-2.1 TO LI-2.3 FOR IRRIGATION DETAILS

CONSULTANT

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telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS

PLT. DATE: 07/12/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARR No. 5159 SIGNATURE 12-31-13 RENEWAL DATE 07/12/13 DATE STATE OF CALIFORNIA

PUBLIC CONTRACT

LI-2.1

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

IRRIGATION DETAILS

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 52 OF 54 SHEETS

WBS NO. S-00673

FOR CITY ENGINEER 8/20/13 DATE

SUBMITTED BY:
SAMIR MAHMALJI
PROJECT OFFICER

DEBBIE VAN MARTIN
PROJECT MANAGER

206-1737
CCS27 COORDINATE

1846-6298
CCS83 COORDINATE

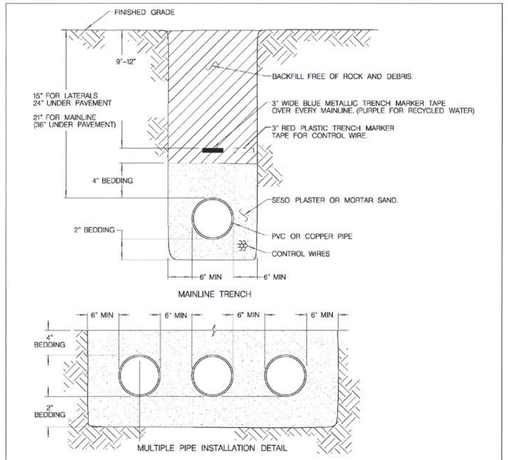
37351-52-D

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

CONTRACTOR _____ DATE STARTED _____

INSPECTOR _____ DATE COMPLETED _____

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK



NOTES:

1. BACKFILL MATERIAL SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 90% MINIMUM.
2. PIPE SHALL LAY FREE IN THE TRENCH WITH NO INDUCED STRAIN AND WITH SUFFICIENT ALLOWANCE FOR EXPANSION AND CONTRACTION.
3. PVC PIPE UNDER PAVEMENT SHALL BE INSTALLED IN A SCH 40 PVC SLEEVE TWICE THE DIAMETER OF THE PIPE (2" MINIMUM SIZE) AND EXTEND 12" MINIMUM BEYOND THE EDGE OF PAVEMENT.
4. THE LETTER "W" SHALL BE STAMPED OR CHISELED ON THE IMPROVEMENT (CURB/SIDEWALK) DIRECTLY ABOVE THE PRESSURE PIPELINE SLEEVE.
5. NO PVC PRESSURE PIPELINE SHALL BE INSTALLED WITHIN 3' OF ANY UTILITY, UNLESS OTHERWISE SPECIFIED.

REVISION	BY	APPROVED	DATE
ORIGINAL*	RH	L. NAGELVOORT	01/12

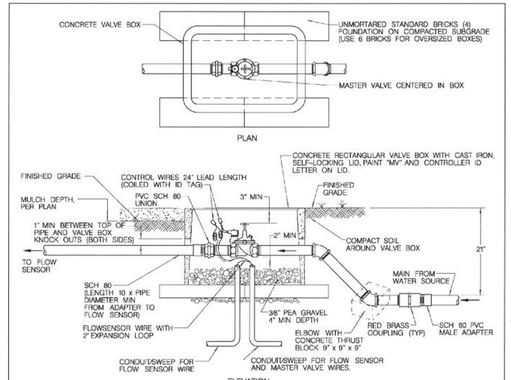
CITY OF SAN DIEGO – STANDARD DRAWING

IRRIGATION TRENCH PVC OR COPPER PIPE

RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE
1/31/2012
COORDINATOR R.C.E. 60271 DATE

DRAWING NUMBER **SDI-110**

1 IRRIGATION TRENCH PVC OR COPPER PIPE (SDI-110)
NO SCALE



NOTES:

1. SPLICING SHALL BE MADE IN VALVE BOXES AND PULL BOXES ONLY. SEE STANDARD DRAWING SDI-115 FOR SPLICE /SOLDERING NOTES.
2. SPLICES SHALL BE SOLDERED WITH A PROPERLY SET MECHANICAL SPLICE CONNECTOR, ENTIRELY ENCLOSED IN SELF-CURING RESIN AND SHALL BE COMPLETELY WATER-PROOF.
3. SEAL CONDUIT OPENINGS WITH ELECTRICAL CONDUIT SEALANT AS APPROVED BY THE ENGINEER.
4. PVC CONDUIT SHALL BE 1" MINIMUM.
5. VALVE /CONTROLLER IDENTIFICATION SHALL BE LABELLED OUTSIDE ON THE VALVE BOX LID AND TAGGED INSIDE THE BOX ON THE VALVE.
6. KNOCK OUTS SHALL NOT BE ENLARGED.
7. INSTALL ONLY ONE VALVE PER BOX.
8. VALVE BOXES SHALL BE SET PERPENDICULAR TO HARDSCAPE ABOVE FINISHED GRADE IN SHRUB / GROUNDCOVER AREAS PER MULCH DEPTH IF NECESSARY TO BE SET IN TURF, VALVE BOXES SHALL BE SET FLUSH WITH FINISHED GRADE.
9. CLOSE NIPPLES SHALL NOT BE USED.
10. NIPPLES, ELBOWS, AND FITTINGS SHALL BE THREADED, RED BRASS FROM COUPLING THROUGH THE MASTER VALVE. PIPE AND FITTINGS DOWNSTREAM SHALL BE SCH 80 PVC.
11. TEFLON TAPE SHALL BE USED ON THREADED CONNECTOR.

LEGEND ON PLANS
▼ MV

REVISION	BY	APPROVED	DATE
OR GINAL*	RH	L. NAGELVOORT	01/12

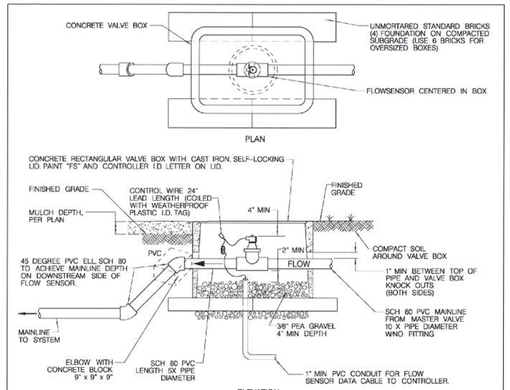
CITY OF SAN DIEGO – STANDARD DRAWING

MASTER VALVE

RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE
1/31/2012
COORDINATOR R.C.E. 60271 DATE

DRAWING NUMBER **SDI-111**

2 MASTER VALVE (SDI-111)
NO SCALE



NOTES:

1. SPLICES SHALL BE SOLDERED WITH A PROPERLY SET MECHANICAL SPLICE CONNECTOR, ENTIRELY ENCLOSED IN SELF-CURING RESIN AND SHALL BE COMPLETELY WATER-PROOF.
2. SEAL CONDUIT OPENINGS WITH ELECTRICAL SEALANT.
3. KNOCK OUTS SHALL NOT BE ENLARGED.
4. INSTALL ONLY ONE FLOW SENSOR PER BOX.
5. VALVE BOXES SHALL BE SET PERPENDICULAR TO HARDSCAPE, PER MULCH DEPTH IN SHRUB / GROUNDCOVER AREAS IF NECESSARY TO BE SET IN TURF, VALVE BOXES SHALL BE SET FLUSH WITH FINISHED GRADE.

LEGEND ON PLANS
(F) FS

REVISION	BY	APPROVED	DATE
ORIGINAL*	RH	L. NAGELVOORT	01/12

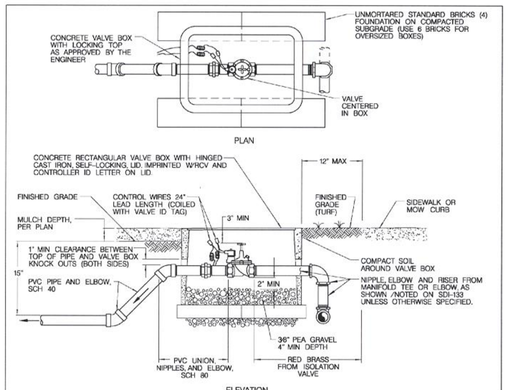
CITY OF SAN DIEGO – STANDARD DRAWING

FLOW SENSOR

RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE
1/31/2012
COORDINATOR R.C.E. 60271 DATE

DRAWING NUMBER **SDI-112**

3 FLOW SENSOR (SDI-112)
NO SCALE



NOTES:

1. SPLICING SHALL BE MADE IN VALVE BOXES AND PULL BOXES ONLY. SEE SDI-115 FOR SPLICE /SOLDERING NOTES.
2. SPLICES SHALL BE SOLDERED WITH A PROPERLY SET MECHANICAL SPLICE CONNECTOR, ENTIRELY ENCLOSED IN SELF-CURING RESIN AND SHALL BE COMPLETELY WATER-PROOF.
3. KNOCK OUTS SHALL NOT BE ENLARGED.
4. INSTALL ONLY ONE VALVE PER BOX.
5. VALVE BOXES SHALL BE SET PERPENDICULAR TO HARDSCAPE, ABOVE FINISHED GRADE IN SHRUB / GROUNDCOVER AREAS, PER MULCH DEPTH IF NECESSARY TO BE SET IN TURF, VALVE BOXES SHALL BE SET FLUSH WITH FINISHED GRADE.
6. CLOSE NIPPLES SHALL NOT BE USED.
7. NIPPLES, ELBOWS, AND FITTINGS SHALL BE THREADED RED BRASS FROM ISOLATION VALVE THROUGH THE VALVE, UNLESS OTHERWISE SPECIFIED.
8. TEFLON TAPE SHALL BE USED ON THREADED CONNECTIONS

LEGEND ON PLANS
▼ RCV

REVISION	BY	APPROVED	DATE
ORIGINAL*	RH	L. NAGELVOORT	01/12

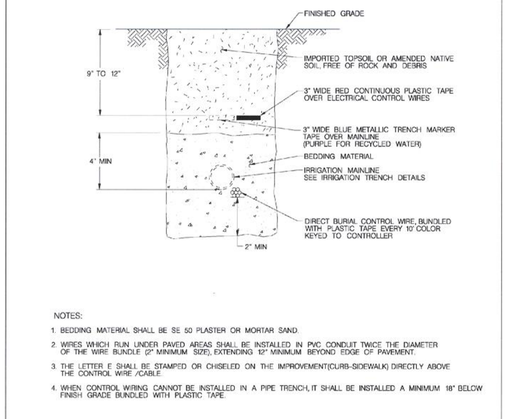
CITY OF SAN DIEGO – STANDARD DRAWING

REMOTE CONTROL VALVE

RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE
1/31/2012
COORDINATOR R.C.E. 60271 DATE

DRAWING NUMBER **SDI-114**

4 REMOTE CONTROL VALVE (SDI-114)
NO SCALE



NOTES:

1. BEDDING MATERIAL SHALL BE SE 50 PLASTER OR MORTAR SAND.
2. WIRES WHICH RUN UNDER PAVED AREAS SHALL BE INSTALLED IN PVC CONDUIT TWICE THE DIAMETER OF THE WIRE BUNDLE (2" MINIMUM SIZE), EXTENDING 12" MINIMUM BEYOND EDGE OF PAVEMENT.
3. THE LETTER E SHALL BE STAMPED OR CHISELED ON THE IMPROVEMENT(CURB-SIDEWALK) DIRECTLY ABOVE THE CONTROL WIRE /CABLE.
4. WHEN CONTROL WIRING CANNOT BE INSTALLED IN A PIPE TRENCH, IT SHALL BE INSTALLED A MINIMUM 18" BELOW FINISH GRADE BUNDLED WITH PLASTIC TAPE.

REVISION	BY	APPROVED	DATE
ORIGINAL*	RH	L. NAGELVOORT	01/12

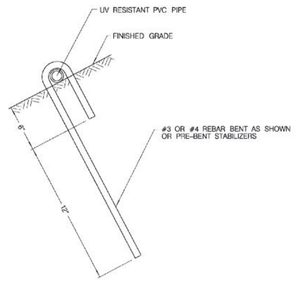
CITY OF SAN DIEGO – STANDARD DRAWING

CONTROL WIRE INSTALLATION

RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE
1/31/2012
COORDINATOR R.C.E. 60271 DATE

DRAWING NUMBER **SDI-119**

5 CONTROL WIRE INSTALLATION (SDI-119)
NO SCALE



NOTE:

STABILIZERS SHALL BE PLACED NO GREATER THAN 10' APART, AT EACH RISER AND AT ALL FITTINGS.

REVISION	BY	APPROVED	DATE
OR GINAL*	RH	L. NAGELVOORT	01/12

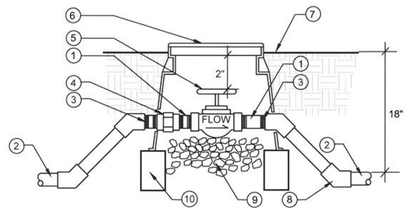
CITY OF SAN DIEGO – STANDARD DRAWING

ON-GRADE PIPE STABILIZATION TEMPORARY INSTALLATION

RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE
1/31/2012
COORDINATOR R.C.E. 60271 DATE

DRAWING NUMBER **SDI-120**

6 ON-GRADE PIPE TEMP. INSTALLATION (SDI-120)
NO SCALE



LEGEND:

1. THREADED PVC SCH 80 NIPPLES (NO CLOSE NIPPLES TYP.)
2. PRESSURIZED PVC MAINLINE PER PLAN
3. PVC FEMALE SXT ADAPTER
4. PVC SCH 80 UNION
5. VALVE WITH (SEE MANUFACTURER) AS SPECIFIED ON PLANS POSITION VALVE IN BOX SO THAT HANDLE IS FREE TO OPERATE.
6. 10" ROUND PLASTIC VALVE BOX FOR 2" VALVE AND SMALLER RECTANGULAR PLASTIC VALVE BOX FOR 2 1/2" VALVE AND LARGER (PER SPECIFICATIONS) INSTALL 2" ABOVE FINISHED GRADE IN SHRUB BED; 1/2" ABOVE IN LAWN AREAS
7. FINISHED GRADE
8. PVC SCH 40 45DEG. FITTING
9. PEA GRAVEL 1/2" DIAMETER (APPROX. 1 CU. FT.)
10. UNMORTARED BRICK FOUNDATION

7 BALL/GATE VALVE FOR TEMPORARY IRRIGATION
NO SCALE

SEE SHEET LI-1.0 FOR IRRIGATION LEGEND & NOTES
SEE SHEETS LI-1.1 TO LI-1.4 FOR IRRIGATION PLANS
SEE SHEETS LI-2.1 TO LI-2.3 FOR IRRIGATION DETAILS

CONSULTANT

SCHMIDT DESIGN GROUP, INC.
BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY
2655 Fourth Avenue, San Diego, CA 92103 Lic. CA 2138, NV 219, AZ 34139
telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtdesign.com

SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
PLT. DATE: 07/12/13 CHECKED BY: NM, JTB, JJJ

LICENSED LANDSCAPE ARCHITECT
JEFFREY T. BARR No. 2328
SIGNATURE
12-31-13
RENEWAL DATE
07/12/13
DATE
STATE OF CALIFORNIA

PUBLIC CONTRACT

LI-2.2

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

IRRIGATION DETAILS

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 53 OF 54 SHEETS

FOR CITY ENGINEER — DATE 8/20/13

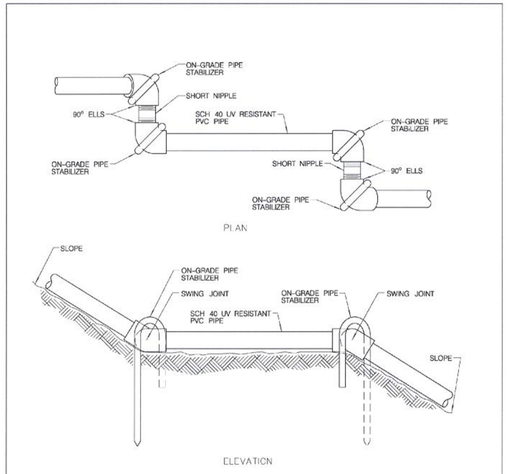
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ORIGINAL	SDG			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

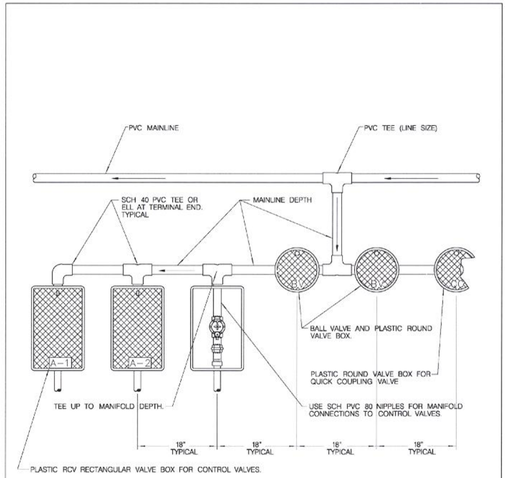
WBS NO. S-00673

SUBMITTED BY:
SAMIR MAHMALJI
PROJECT OFFICER
DEBBIE VAN MARTIN
PROJECT MANAGER
206-1737
CCS27 COORDINATE
1846-6298
CCS83 COORDINATE
37351-53-D

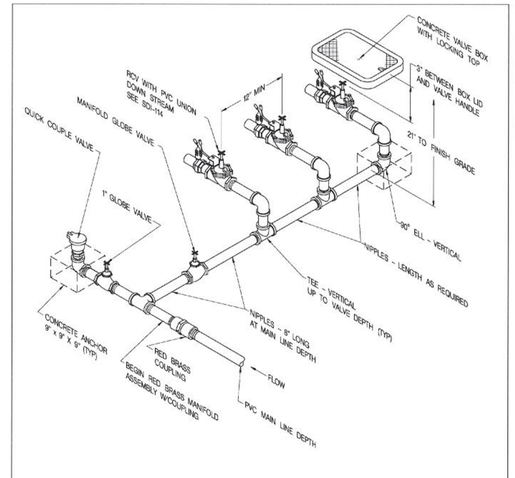
FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK



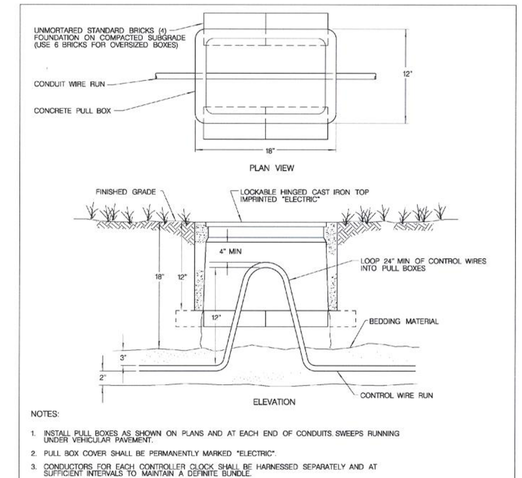
1 PIPE FITTINGS INSTALLATION ON SLOPES (SDI-123)
NO SCALE



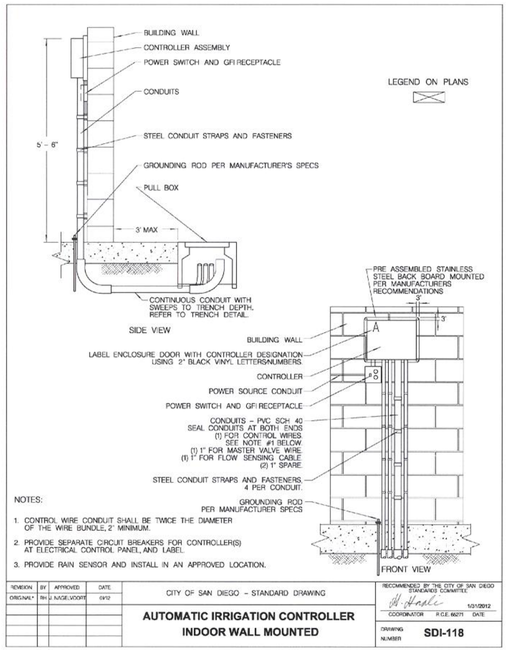
2 TEMPORARY PVC MANIFOLD ASSEMBLY (SDI-125)
NO SCALE



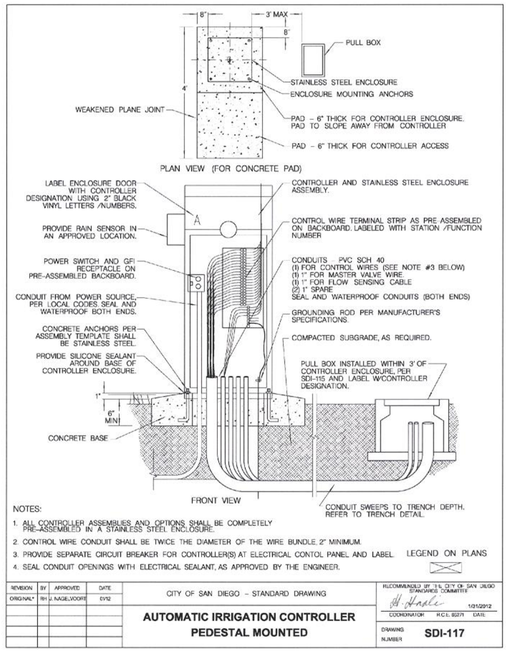
3 MANIFOLD ASSEMBLY WITH BRASS PIPE (SDI-126)
NO SCALE



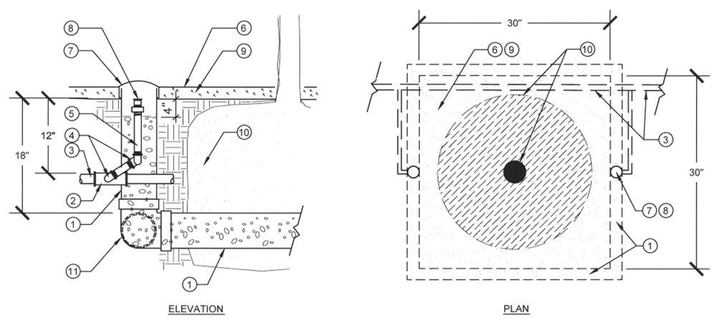
4 IRRIGATION PULL POX AND NOTES (SDI-115)
NO SCALE



5 IRRIGATION CONTROLLER - WALL MOUNT (SDI-118)
NO SCALE



6 IRRIGATION CONTROLLER ON PEDESTAL (SDI-117)
NO SCALE



7 BUBBLER WELL AT TREE PLANTING IN DG PAVING
No Scale

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SDG PROJECT NO.: 12-402 DRAWN BY: NM, AS, KC, TS
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LICENSED LANDSCAPE ARCHITECT JEFFREY T. BARR No. 5239 SIGNATURE 12-31-13 RENEWAL DATE 07/12/13 DATE STATE OF CALIFORNIA

PUBLIC CONTRACT

LI-2.3

PLANS FOR THE CONSTRUCTION OF:

CHARLES LEWIS III MEMORIAL PARK

IRRIGATION DETAILS

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 54 OF 54 SHEETS

WBS NO. S-00673

8/20/13
FOR CITY ENGINEER DATE

SUBMITTED BY:
SAMIR MAHMALJI
PROJECT OFFICER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	SDG			

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37351-54-D

FINAL CONSTRUCTION DOCUMENT SET-CHARLES LEWIS III MEMORIAL PARK