City of San Diego

CONTRACTOR'S NAME: Palm Engineering Construction Co., Inc.
ADDRESS: 7330 Opportunity Rd.. Suite A&B, San Diego, CA, California 92111
TELEPHONE NO.:619-291-1495 **FAX NO.:**
CITY CONTACT: Abel Martinez, Contract Specialist, Email: MartinezAbel@sandiego.gov
Phone No. (619) 533-5270
M. Calleran / M. Antwan / K.E. Ranshaw

BIDDING DOCUMENTS

e - Bidding

FOR

WEST SYCAMORE STAGING AREA

BID NO.: **K-26-2283-DBB-3-A**
SAP NO. (WBS/IO/CC): **B-20054**
CLIENT DEPARTMENT: **1714**
COUNCIL DISTRICT: **5**
CADPR ID#: **1000709-2022**
PROJECT TYPE: **GD, GG**

THIS CONTRACT WILL BE SUBJECT TO THE FOLLOWING:

- THE CITY'S SUBCONTRACTING PARTICIPATION REQUIREMENTS FOR SLBE PROGRAM
- PREVAILING WAGE RATES: STATE ☒ FEDERAL ☐
- APPRENTICESHIP
- THIS IS AN EQUITY GRANT THROUGH CALIFORNIA'S DEPARTMENT OF PARKS AND RECREATION

BID DUE DATE:

2:00 PM
JUNE 30, 2026

CITY OF SAN DIEGO'S ELECTRONIC BIDDING SITE, PLANETBIDS

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

ENGINEER OF WORK

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

1) Registered Landscape Architect	5/15/2026 Date	Seal:

2) For City Engineer	5/19/2026 Date	Seal:

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REQUIRED DOCUMENTS SCHEDULE DURING BIDDING AND AWARDING

The Bidder's attention is directed to the City's Municipal Code §22.0807(d)(2) for important information regarding grounds for debarment for failure to submit required documentation.

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	DOCUMENT TO BE SUBMITTED	WHEN DUE	FROM
1.	Bid Bond (PDF via PlanetBids)	At Time of Bid	ALL BIDDERS
2.	Contractors Certification of Pending Actions	At Time of Bid	ALL BIDDERS
3.	Mandatory Disclosure of Business Interests	At Time of Bid	ALL BIDDERS
4.	Debarment and Suspension Certification for Prime Contractors	At Time of Bid	ALL BIDDERS
5.	Debarment and Suspension Certification for Subcontractors, Suppliers & Mfgrs	At Time of Bid	ALL BIDDERS
6.	Bid Bond (Original)	By 5PM 1 working day after bid opening	ALL BIDDERS
7.	SLBE Good Faith Effort Documentation	By 5PM 3 working days after bid opening	ALL BIDDERS
8.	Form AA60 – List of Work Made Available	By 5PM 3 working days after bid opening with Good Faith Effort (GFE) documentation	ALL BIDDERS
9.	If the Contractor is a Joint Venture: • Joint Venture Agreement • Joint Venture License	Within 10 working days of receipt by bidder of contract forms	AWARDED BIDDER
10.	Payment & Performance Bond; Certificates of Insurance & Endorsements; and Signed Contract Agreement Page	Within 10 working days of receipt by bidder of contract forms and NOI	AWARDED BIDDER

ITEM	DOCUMENT TO BE SUBMITTED	WHEN DUE	FROM
11.	In-Use Off-Road Diesel Fueled Fleet Regulation (OFF-ROAD REGULATION) Compliance	Within 10 working days of receipt by bidder of contract forms and NOI	AWARDED BIDDER
12.	Listing of "Other Than First Tier" Subcontractors	Within 10 working days of receipt by bidder of contract forms	AWARDED BIDDER

NOTICE INVITING BIDS

1. **SUMMARY OF WORK:** This is the City of San Diego's (City) solicitation process to acquire Construction services for **WEST SYCAMORE STAGING AREA.** For additional information refer to Attachment A.

2. **FULL AND OPEN COMPETITION:** This solicitation is subject to full and open competition and may be bid by Contractors on the City's approved Prequalified Contractors List. For information regarding the Contractors Prequalified list visit the City's web site: http://www.sandiego.gov.

3. **ESTIMATED CONSTRUCTION COST:** The City's estimated construction cost for this project is **$2,000,000.00.**

4. **BID DUE DATE AND TIME ARE: JUNE 30, 2026** at **2:00 PM**.

5. **PREVAILING WAGE RATES APPLY TO THIS CONTRACT:** Refer to Attachment D.

6. **LICENSE REQUIREMENT**: To be eligible for award of this contract, Prime contractor must possess the following licensing classification: **A**

6.1. **ADDITIONAL LICENSE REQUIREMENTS:** See Appendix N – Long-Term Maintenance and Monitoring Agreement for **C-27** requirement.

7. **SUBCONTRACTING PARTICIPATION PERCENTAGES**: Subcontracting participation percentages apply to this contract.

7.1. 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 **6.2%**
2. ELBE participation **5.2%**
3. Total mandatory participation **11.4%**

7.2. The current list of Certified SLBE/ELBE Firms to be used for outreach for this project is posted to the Documents tab on Planetbids.

7.3. The Bid may be declared non-responsive if the Bidder fails to meet the following requirements:

7.3.1. Attending the Pre-Bid Meeting.

7.3.2. Include SLBE-ELBE certified subcontractors at the overall mandatory participation percentage identified in this document; **OR**

7.3.3. Submit Good Faith Effort (GFE) documentation, saved in searchable Portable Document Format (PDF), demonstrating the Bidder made a good faith effort to conduct outreach to and include SLBE-ELBE Subcontractors as required in this solicitation by 5PM 3 Working Days after the Bid opening if the overall mandatory participation percentage is not met.

All submittals in searchable PDF shall be submitted electronically within the prescribed time identified in the contract documents via PlanetBids by invitation to the point of contact named in the bid provided by the Contract Specialist to all bidders.

8. PRE-BID MEETING:

8.1. ONLINE PRE-BID MEETING:

Prospective Bidders are **Required** to attend the Pre-Bid Meeting.

Failure to attend the Pre-Bid Meeting will result in the Bidder's Bid being deemed non-responsive.

Bidder's will not be admitted after the specified start time of the Meeting.

The Pre-Bid Meeting will be held on **Thursday, June 11, 2026,** at **10:00 AM** (PDT) at:

Microsoft Teams Need help?
Join the meeting now
Meeting ID: 278 532 342 325 872
Passcode: f4VZ67Ks
Dial in by phone
+1 945-468-5511,,768998137# United States, Los Angeles
Find a local number
Phone Conference ID: # 768 998 137

For organizers: Meeting options | Reset dial-in PIN

Please Note: You will need to join the meeting with a computer, tablet or smartphone with the **Microsoft Teams** in order to sign in via the Chat feature as attendance at the meeting will be evidenced by the Chat sign-in. The Chat feature will also be used for attendees to ask any questions.

The purpose of the meeting is to discuss the scope of the Project, submittal requirements, and any Equal Opportunity Contracting Program requirements and reporting procedures.

Upon entering the meeting, all attendees must use the chat feature to sign in with the following information: Name of firm, Attendee's name, Phone number and Email address.

9. AWARD PROCESS:

9.1. The Award of this contract is contingent upon the Contractor's compliance with all conditions of Award as stated within these documents and within the Notice of Intent to Award.

9.2. Upon acceptance of bids and determination of the apparent low bidder, the City will prepare the contract documents for execution within approximately 21 days of the date of the bid opening. The City will then award the contract upon receipt of properly signed Contract, bonds, and insurance documents.

9.3. This contract will be deemed executed and effective only upon the signing of the Contract by the Mayor or his designee and approval as to form by the City Attorney's Office.

9.4. The low Bid will be determined by the Base Bid.

9.5. Once the low Bid has been determined, the City may, at its sole discretion, award the contract for the Base Bid alone.

10. SUBMISSION OF QUESTIONS:

10.1. The Director (or Designee) of the Purchasing & Contracting 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. Any questions related to this solicitation shall be submitted to:

Abel Martinez, Contract Specialist at MartinezAbel@sandiego.gov

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

10.3. Questions or clarifications deemed by the City to be material shall be answered via issuance of an addendum and posted to the City's online bidding service.

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

11. SUPPLEMENTAL AGREEMENTS: Supplemental agreements attached to this contract for items of Work such as revegetation maintenance/monitoring shall be signed by the BIDDER at time of award of the primary BID. The signed agreements shall be accompanied by the proper bonds and insurance as specified in 1-7.2, "CONTRACT BONDS," 5-4, "INSURANCE," and 5-4.2.3 "WORKERS' COMPENSATION INSURANCE" (in Contract document). Bonds shall be in the amount of the total Contract Price for all Work including the supplemental agreements.

11.1. Partial Release of Performance Bond and Labor and Materialmen's Bond: For information regarding partial release of bonds for this Contract, see Introductory Provisions, **Appendix N.**

1. PREQUALIFICATION OF CONTRACTORS:

1.1. Contractors submitting a Bid must be pre-qualified for the total amount proposed, including 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 may be deemed **non-responsive** and ineligible for award.

1.2. If the applicant is a subsidiary of a parent company, the applicant may provide the consolidated audited financial statement of the parent company; provided, however, that the applicant submits a statement signed by a duly authorized representative of the parent company confirming that the parent company will guarantee the performance of any contract awarded to the applicant. The City may also require the parent company to execute a separate agreement with the City to guarantee the subsidiary's performance prior to executing any contract with the subsidiary.

1.3. The completed application must be submitted online no later than 2 weeks prior to the bid opening.

1.4. **Joint Venture Bidders Cumulative Maximum Bidding Capacity:** For projects with an engineer's estimate of $30,000,000 or greater, Joint Ventures submitting bids may be deemed responsive and eligible for award if the cumulative maximum bidding capacity of the individual Joint Venture entities is equal to or greater than the total amount proposed.

1.4.1. Each of the entities of the Joint Venture must have been previously prequalified at a minimum of $15,000,000.

1.4.2. Bids submitted with a total amount proposed of less than $30,000,000 are not eligible for Cumulative Maximum Bidding Capacity prequalification. To be eligible for award in this scenario, the Joint Venture itself or at least one of the Joint Venture entities must have been prequalified for the total amount proposed.

1.4.3. Bids submitted by Joint Ventures with a total amount proposed of $30,000,000 or greater on a project with an engineer's estimate of less than $30,000,000 are not eligible for Cumulative Maximum Bidding Capacity prequalification.

1.4.4. The Joint Venture designated as the Apparent Low Bidder shall provide evidence of its corporate existence and furnish good and approved bonds in the name of the Joint Venture within 14 Calendar Days of receipt by the Bidder of a form of contract for execution.

1.5. Complete information and links to the on-line prequalification application are available at:

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

1.6. Due to the City's responsibility to protect the confidentiality of the contractors' information, City staff will not be able to provide information regarding contractors' prequalification status over the telephone. Contractors may access real-time information about their prequalification status via their vendor profile on PlanetBids.™

2. **ELECTRONIC FORMAT RECEIPT AND OPENING OF BIDS:** Bids will be received in electronic format (eBids) EXCLUSIVELY at the City of San Diego's electronic bidding (eBidding) site, at: http://www.sandiego.gov/cip/bidopps/ and are due by the date, and time shown on the cover of this solicitation.

2.1. **BIDDERS MUST BE PRE-REGISTERED** with the City's bidding system and possess a system-assigned Digital ID in order to submit an electronic bid.

2.2. The City's bidding system will automatically track information submitted to the site including IP addresses, browsers being used and the URLs from which information was submitted. In addition, the City's bidding system will keep a history of every login instance including the time of login, and other information about the user's computer configuration such as the operating system, browser type, version, and more. Because of these security features, Contractors who disable their browsers' cookies will not be able to log in and use the City's bidding system.

2.3. The City's electronic bidding system is responsible for bid tabulations. Upon the bidder's or proposer's entry of their bid, the system will ensure that all required fields are entered. **The system will not accept a bid for which any required information is missing.** This includes all necessary pricing, subcontractor listing(s) and any other essential documentation and supporting materials and forms requested or contained in these solicitation documents.

2.4. **BIDS REMAIN SEALED UNTIL BID DEADLINE.** eBids are transmitted into the City's bidding system via hypertext transfer protocol secure (https) mechanism using SSL 128-256 bit security certificates issued from Verisign/Thawte which encrypts data being transferred from client to server. Bids submitted prior to the "Bid Due Date and Time" are not available for review by anyone other than the submitter who has until the "Bid Due Date and Time" to change, rescind or retrieve its proposal should it desire to do so.

2.5. **BIDS MUST BE SUBMITTED BY BID DUE DATE AND TIME**. Once the bid deadline is reached, no further submissions are accepted into the system. Once the Bid Due Date and Time has lapsed, bidders, proposers, the general public, and City staff are able to immediately see the results on line. City staff may then begin reviewing the submissions for responsiveness, EOCP compliance and other issues. The City may require any Bidder to furnish statement of experience, financial responsibility, technical ability, equipment, and references.

2.6. **RECAPITULATION OF THE WORK**. Bids shall not contain any recapitulation of the Work. Conditional Bids may be rejected as being non-responsive. Alternative proposals will not be considered unless called for.

2.7. **BIDS MAY BE WITHDRAWN** by the Bidder only up to the bid due date and time.

2.7.1. Important Note: Submission of the electronic bid into the system may not be instantaneous. Due to the speed and capabilities of the user's internet service provider (ISP), bandwidth, computer hardware and other variables, it may take time for the bidder's submission to upload and be received by the City's eBidding system. It is the bidder's sole responsibility to ensure their bids are received on time by the City's eBidding system. The City of San Diego is not responsible for bids that do not arrive by the required date and time.

2.8. **ACCESSIBILITY AND AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE:** To request a copy of this solicitation in an alternative format, contact the Purchasing & Contracting Department, Public Works Division Contract Specialist listed on the cover of this solicitation at least five (5) working days prior to the Bid/Proposal due date to ensure availability.

3. ELECTRONIC BID SUBMISSIONS CARRY FULL FORCE AND EFFECT:

3.1. The bidder, by submitting its electronic bid, acknowledges that doing so carries the same force and full legal effect as a paper submission with a longhand (wet) signature.

3.2. By submitting an electronic bid, the bidder certifies that the bidder has thoroughly examined and understands the entire Contract Documents (which consist of the plans and specifications, drawings, forms, affidavits and the solicitation documents), and that by submitting the eBid as its bid proposal, the bidder acknowledges, agrees to and is bound by the entire Contract Documents, including any addenda issued thereto, and incorporated by reference in the Contract Documents.

3.3. The Bidder, by submitting its electronic bid, agrees to and certifies under penalty of perjury under the laws of the State of California, that the certification, forms and affidavits submitted as part of this bid are true and correct.

3.4. The Bidder agrees to the construction of the project as described in "Attachment A – Scope of Work" for the City of San Diego, in accordance with the requirements set forth herein for the electronically submitted prices. The Bidder guarantees the Contract Price for a period of 120 days from the date of Bid opening. 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.

4. **BIDS ARE PUBLIC RECORDS:** Upon receipt by the City, Bids shall become public records subject to public disclosure. It is the responsibility of the respondent to clearly identify any confidential, proprietary, trade secret or otherwise legally privileged information contained within the Bid. General references to sections of the California Public Records Act (PRA) will not suffice. If the Contractor does not provide applicable case law that clearly establishes that the requested information is exempt from the disclosure requirements of the PRA, the City shall be free to release the information when required in accordance with the PRA, pursuant to any other applicable law, or by order of any court or government agency, and the Contractor will hold the City harmless for release of this information.

5. **CONTRACTOR REGISTRATION AND ELECTRONIC REPORTING SYSTEM:**

5.1. **Prior** to the Award of the Contract or Task Order, you and your Subcontractors and Suppliers must register with the City's web-based vendor registration and bid management system. For additional information go to:

http://www.sandiego.gov/purchasing/bids-contracts/vendorreg

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. **JOINT VENTURE CONTRACTORS:** Provide a copy of the Joint Venture agreement and the Joint Venture license to the City within 14 Calendar Days after receiving the Contract forms.

7. **INSURANCE REQUIREMENTS:**

7.1. 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.

7.2. Refer to sections 5-4, "INSURANCE" of the Supplementary Special Provisions (SSP) for the insurance requirements which must be met.

8. **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") http://www.greenbookspecs.org/	2021	ECPI010122-01
City of San Diego Standard Specifications for Public Works Construction ("The WHITEBOOK")* https://www.sandiego.gov/ecp/edocref/greenbook	2021	ECPI010122-02

Title	Edition	Document Number
City of San Diego Standard Drawings* https://www.sandiego.gov/ecp/edocref/standarddraw	2021	ECPI010122-03
Citywide Computer Aided Design and Drafting (CADD) Standards https://www.sandiego.gov/ecp/edocref/drawings	2018	PWPI010119-04
California Department of Transportation (CALTRANS) Standard Specifications https://dot.ca.gov/programs/design/july-2023-ccs-standard-plans-and-standard-specifications	2023	ECPD092023-05
CALTRANS Standard Plans https://dot.ca.gov/programs/design/july-2023-ccs-standard-plans-and-standard-specifications	2023	ECPD092023-06
California Manual on Uniform Traffic Control Devices Revision 9 (CA MUTCD Rev 9) https://dot.ca.gov/programs/safety-programs/camutcd	2014	ECPD080725-07
NOTE: *Available online under Engineering Documents and References at: https://www.sandiego.gov/ecp/edocref/ *****Electronic updates to the Standard Drawings may also be found in the link above		

9. **CITY'S RESPONSES AND ADDENDA:** The City, at its discretion, may respond to any or all questions submitted in writing via the City's eBidding web site in the **form of an addendum**. No other responses to questions, oral or written shall be of any force or effect with respect to this solicitation. The changes to the Contract Documents through addenda are made effective as though originally issued with the Bid. The Bidders shall acknowledge the receipt of Addenda at the time of bid submission.

10. **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.

11. **CONTRACT PRICING:** This solicitation is for a Lump Sum contract with Unit Price provisions as set forth herein. The Bidder agrees to perform construction services for the City of San Diego in accordance with these contract documents for the prices listed below. The Bidder further agrees to guarantee the Contract Price for a period of 120 days from the date of Bid opening. The duration of the Contract Price guarantee may be extended, by mutual consent of the parties, by the number of days required for the City to obtain all items necessary to fulfill all contractual conditions.

12. **SUBCONTRACTOR INFORMATION:**

    12.1. **LISTING OF SUBCONTRACTORS**. In accordance with the requirements provided in the "Subletting and Subcontracting Fair Practices Act" of the California Public Contract Code, the Bidder shall provide the **NAME** and **ADDRESS** of each Subcontractor who will perform work, labor, render services or who 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 state within the description, whether the subcontractor is a **CONSTRUCTOR**, **CONSULTANT** or **SUPPLIER**. The Bidder shall state the **DIR REGISTRATION NUMBER** for all subcontractors and shall further state within the description, the **PORTION** of the work which will be performed 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 may result in the Bid being rejected as **non-responsive** and ineligible for award. The Bidder's attention is directed to the Special Provisions – Section 3-2, "Self-Performance", 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 for which Bidders are seeking recognition towards achieving any mandatory, voluntary (or both) subcontracting participation goals.

Additionally, pursuant to California Senate Bill 96 and in accordance with the requirements of Labor Code sections 1771.1 and 1725.5, by submitting a bid or proposal to the City, Contractor is certifying that he or she has verified that all subcontractors used on this public work project are registered with the California Department of Industrial Relations (DIR). **The Bidder shall provide the name, address, license number, DIR registration number of any Subcontractor – regardless of tier** - who will perform work, labor, render services or specially fabricate and install a portion [type] of the work or improvement pursuant to the contract.

12.2. LISTING OF SUPPLIERS. Any Bidder seeking the recognition of Suppliers of equipment, materials, or supplies obtained from third party Suppliers towards achieving any mandatory or voluntary (or both) subcontracting participation goals shall provide, at a minimum, the **NAME**, **LOCATION (CITY), DIR REGISTRATION NUMBER** and the **DOLLAR VALUE** of each supplier. The Bidder will be credited up to 60% of the amount to be paid to the Suppliers for materials and supplies unless vendor manufactures or substantially alters materials and supplies, in which case, 100% will be credited. The Bidder is to indicate within the description whether the listed firm is a supplier or manufacturer. If no indication is provided, the listed firm will be credited at 60% of the listed dollar value for purposes of calculating the Subcontractor Participation Percentage.

12.3. LISTING OF SUBCONTRACTORS OR SUPPLIERS FOR ALTERNATES. For subcontractors or suppliers to be used on alternate items, bidder shall use the provided **"Subcontractors For Alternates"** form and shall indicate for each alternate subcontract whether it is an additive or deductive alternate; the subcontractor's name, location, phone number, email address, CA license number, and DIR registration number; whether the subcontractor is a designer, constructor or supplier; the type of work the subcontractor will be performing; and the dollar value of the subcontract for that alternate item. Failure to comply with this requirement may result in the bid being rejected as nonresponsive and ineligible for award.

13. SUBMITTAL OF "OR EQUAL" ITEMS: See Section 4-6, "Trade Names" in The WHITEBOOK and as amended in the SSP.

14. AWARD:

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

14.2. 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.

14.3. This contract will be deemed executed and effective only upon the signing of the Contract by the Mayor or his designee and approval as to form the City Attorney's Office.

15. SUBCONTRACT LIMITATIONS: The Bidder's attention is directed to Standard Specifications for Public Works Construction, Section 3-2, "SELF-PERFORMANCE" in The GREENBOOK and as amended in the SSP which requires the Contractor to self-perform not less than the specified amount. Failure to comply with this requirement shall render the bid **non-responsive** and ineligible for award.

16. 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 Purchasing & Contracting Department, Public Works Division.

17. ONLY ONE BID PER CONTRACTOR SHALL BE ACCEPTED: 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.

18. 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 within these documents.

19. BIDDER'S GUARANTEE OF GOOD FAITH (BID SECURITY) FOR DESIGN-BID-BUILD CONTRACTS:

19.1. For bids $250,000 and above, bidders shall submit Bid Security at bid time. Bid Security shall be in one of the following forms: a cashier's check, or a properly certified check upon some responsible bank; or an approved corporate surety bond payable to the City of San Diego for an amount of not less than 10% of the total bid amount.

19.2. This check or bond, and the monies represented thereby, will be held by the City as a guarantee that the Bidder, if awarded the contract, will in good faith enter into the contract and furnish the required final performance and payment bonds.

19.3. The Bidder agrees that in the event of the Bidder's failure to execute this contract and provide the required final bonds, the money represented by the cashier's or certified check will remain the property of the City; and the Surety agrees that it will pay to the City the damages, not exceeding the sum of 10% of the amount of the Bid, that the City may suffer as a result of such failure.

19.4. At the time of bid submission, bidders must upload and submit an electronic PDF copy of the aforementioned bid security. Whether in the form of a cashier's check, a properly certified check or an approved corporate surety bond payable to the City of San Diego, the bid security must be uploaded to the City's eBidding system. By 5PM, 1 working day after the bid opening date, all bidders must provide the City with the original bid security.

19.5. Failure to submit the electronic version of the bid security at the time of bid submission AND failure to provide the original by 5PM, 1 working day after the bid opening date shall cause the bid to be rejected and deemed **non-responsive**.

Original Bid Bond shall be submitted to:
Purchasing & Contracting Department, Public Works Division
1200 3rd Ave., Suite 200, MS 56P
San Diego, California, 92101
To the Attention of the Contract Specialist on the Front Page of this solicitation.

20. AWARD OF CONTRACT OR REJECTION OF BIDS:

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

20.2. Bidders shall complete ALL eBid forms as required by this solicitation. Incomplete eBids will not be accepted.

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

20.4. Bidders will not be released on account of their errors of judgment. Bidders may be released only upon receipt by the City within 3 Working Days of the bid opening, written notice from the Bidder which shows proof of honest, credible, clerical error of a material nature, free from fraud or fraudulent intent; and of evidence that reasonable care was observed in the preparation of the Bid.

20.5. A bidder who is not selected for contract award may protest the award of a contract to another bidder by submitting a written protest in accordance with the San Diego Municipal Code.

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

20.7. Each Bid package properly signed as required by these specifications shall constitute a firm offer which may be accepted by the City within the time specified herein.

20.8. The City reserves the right to evaluate all Bids and determine the lowest Bidder on the basis of the base bid and any proposed alternates or options as detailed herein.

21. BID RESULTS:

21.1. The availability of the bids on the City's eBidding system 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 notation of such will be made on the eBidding system. The new ranking and apparent low bidder will be adjusted accordingly.

21.2. To obtain the bid results, view the results on the City's web site, or request the results by U.S. mail and provide a self-addressed, stamped envelope. If requesting by mail, be sure to reference the bid name and number. The bid tabulations will be mailed to you upon their completion. The results will not be given over the telephone.

22. THE CONTRACT:

22.1. 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.

22.2. 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.

22.3. 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.

22.4. 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.

22.5. 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 and approval as to form by the City Attorney's Office. 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.

23. 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 3-9, "TECHNICAL STUDIES AND SUBSURFACE DATA", 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.

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

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

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

24.3. The City of San Diego Municipal Code §22.3004 for Contractor Standards.

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

24.5. 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.

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

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

25. PRE-AWARD ACTIVITIES:

25.1. The contractor selected by the City to execute a contract for this Work shall submit the required documentation as specified herein and in the Notice of Intent to Award. Failure to provide the information as specified may result in the Bid being rejected as **non-responsive.**

25.2. The decision that bid is non-responsive for failure to provide the information required within the time specified shall be at the sole discretion of the City.

BOND NO. 7901334092
PREMIUM: $23,630.00

PREMIUM IS FOR CONTRACT TERM AND IS SUBJECT TO ADJUSTMENT BASED ON FINAL CONTRACT PRICE

Project: K-26-2283-DBB-3-A | West Sycamore Staging Area

PERFORMANCE BOND, LABOR AND MATERIALMEN'S BOND

FAITHFUL PERFORMANCE BOND AND LABOR AND MATERIALMEN'S BOND:

Palm Engineering Construction Co., Inc., a corporation, as principal, and Nationwide Mutual 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 One Hundred Seventy Three Thousand Two Hundred Thirty Three Dollars and Thirty Three Cents ($2,173,233.33)** for the faithful performance of the annexed contract, and in the sum of **Two Million One Hundred Seventy Three Thousand Two Hundred Thirty Three Dollars and Thirty Three Cents ($2,173,233.33)** for the benefit of laborers and materialmen designated below.

Conditions:

If the Principal shall faithfully perform the annexed contract with the City of 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 Article 2. Claimants, (iii) public works of improvement commencing with Civil Code Section 9100 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.

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

The Surety expressly agrees that the City of San Diego may reject any contractor or subcontractor which may be proposed by Surety in fulfillment of its obligations in the event of default by the Principal.

The Surety shall not utilize the Principal in completing the improvements and work specified in the Agreement in the event the City terminates the Principal for default.

PERFORMANCE BOND, LABOR AND MATERIALMEN'S BOND (continued)

Palm Engineering Construction Company, Inc.
CONTRACTOR

By: _____

Print Name: Rasoul Shahbazi, President

Date: June 23, 2026

THE CITY OF SAN DIEGO

By: _____

Print Name: Stephen Samara
Principal Contract Specialist
Purchasing & Contracting Department

Date: 10/13/26

Nationwide Mutual Insurance Company
SURETY

By: _____

Print Name: Lawrence F. McMahon, Attorney-In-Fact
Attorney-In-Fact

Date: June 22, 2026

500 North Brand Boulevard Drive, Suite 2000
Glendale, CA 91203
Local Address of Surety

(949) 606-3819
Local Phone Number of Surety

$23,630.00 PREMIUM IS FOR CONTRACT TERM AND IS SUBJECT TO ADJUSTMENT BASED ON FINAL CONTRACT PRICE
Premium

7901334092
Bond Number

APPROVED ~~AS TO~~ FORM
Heather Ferbert, City Attorney

By: _____

Print Name: _____
Deputy City Attorney

Date: 10/14/2026

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT Civil Code § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

County of San Diego }

On 7/22/2026 (Date) before me, Sandra Figueroa (Insert Name of Notary exactly as it appears on the official seal), Notary Public,

personally appeared Lawrence F. McMahon (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.

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 _____ (Signature of Notary Public)

SANDRA FIGUEROA
COMM. # 2499159
SAN DIEGO COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
SEPTEMBER 22, 2028

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 the form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Lawrence F. McMahon
- ☐ 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

Bond Number: 7901334092

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation

hereinafter referred to severally as the "Company" and collectively as "the Companies" does hereby make, constitute and appoint:
CHRISTOPHER CONTE; DALE G HARSHAW; GEOFFREY SHELTON; JANICE MARTIN; JOHN R QUALIN; LAWRENCE F MCMAHON; MARIA GUISE; MINNA HUOVILA; RYAN WARNOCK; SARAH MYERS; TARA BACON

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf on the date thereof any and all: (i)bonds and undertakings; (ii) Proposal Bonds; (ii) Letters of Surety; (iv) Consent of Surety; and (v) other obligatory instruments of similar nature, in penalties not exceeding the sum of

UNLIMITED

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 23rd day of October, 2025.

Antonio C. Albanese, **Vice President** of Nationwide Mutual Insurance Company

ACKNOWLEDGMENT

STATE OF OHIO COUNTY OF FRANKLIN: ss
On this 23rd day of October, 2025, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.

Karen L. Karn
Notary Public, State of Ohio
No. 2018-RE-719796
Commission Expires July 7, 2028

Notary Public
My Commission Expires
July 7, 2028

CERTIFICATE

I, Lezlie F. Chimienti, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of said Company this 22nd day of July, 2026.

Assistant Secretary

BDJ 1(10-25)00

ATTACHMENTS

ATTACHMENT A

SCOPE OF WORK

SCOPE OF WORK

1. **SCOPE OF WORK:** This project provides for improvements to the existing West Sycamore Staging Area. Improvements include, but are not limited to, installing a new Ranger office trailer, a prefabricated comfort station, a premanufactured shade structure with two picnic tables, site furnishings, planting and irrigation, revegetation, new water and electrical service for the site, internet connection to the office trailer, a concrete driveway, sewage holding tanks for the comfort station and office trailer, parking and sidewalk path of travel improvements compliant with the Americans with Disabilities Act, all other park amenities and appurtenances as shown therein, potholing if applicable, and all required inspections, special inspections, permits, and fees.

1.1. The Work shall be performed in accordance with:

1.1.1. The Notice Inviting Bids and Plans numbered **0100364–01-D** through **0100364-40-D**, inclusive.

2. **LOCATION OF WORK:** The location of the Work is as follows:

See **Appendix E – Location Map**

3. **CONTRACT TIME:** The Contract Time for completion of the construction work, including the 120 calendar day Plant Establishment Period (PEP), shall be **265 Working Days** with an additional 25-Months for the Long-Term Maintenance and Monitoring Program succeeding the PEP.

ATTACHMENT B

RESERVED

ATTACHMENT C

EQUAL OPPORTUNITY CONTRACTING PROGRAM

EQUAL OPPORTUNITY CONTRACTING PROGRAM (EOCP)

SECTION A - GENERAL REQUIREMENTS

A. INTRODUCTION.

1. This document sets forth the following specifications:
   a) The City's general EOCP requirements for all Construction Contracts.
   b) Special Provisions for Contracts subject to SLBE and ELBE requirements only.
2. Additional requirements may apply for state or federally funded projects.
3. These requirements shall be included as Contract provisions for all Subcontracts.
4. The City specified forms, instructions, and guides are available for download from the EOCP's web site at: http://www.sandiego.gov/eoc/forms/

B. GENERAL.

1. The City of San Diego promotes equal employment and subcontracting opportunities.
2. The City is committed to ensuring that taxpayer dollars spent on public Contracts are not paid to businesses that practice discrimination in employment or subcontracting.
3. The City encourages all companies seeking to do business with the City to share this commitment.

C. DEFINITIONS.

1. For the purpose of these requirements: Terms "Bid" and "Proposal", "Bidder" and "Proposer", "Subcontractor" and "Subconsultant", "Contractor" and "Consultant", "Contractor" and "Prime Contractor", "Consultant" and "Professional Service Provider", "Suppliers" and "Vendors", "Suppliers" and "Dealers", and "Suppliers" and "Manufacturers" may have been used interchangeably.
2. The following definitions apply:
   a) **Emerging Business Enterprise (EBE)** - A for-profit business that is independently owned and operated; that is not a subsidiary or franchise of another business and whose gross annual receipts do not exceed the amount set by the City Manager and that meets all other criteria set forth in regulations implementing Municipal Code Chapter 2, Article 2, Division 36. The City Manager shall review the threshold amount for EBEs on an annual basis and adjust as necessary to reflect changes in the marketplace.
   b) **Emerging Local Business Enterprise (ELBE)** - A Local Business Enterprise that is also an Emerging Business Enterprise.

c) **Minority Business Enterprise (MBE)** - A certified business that is at least fifty-one percent (51%) owned by one or more minority individuals, or, in the case of a publicly owned business at least fifty-one percent (51%) of the stock is owned by one or more minority individuals; and (2) whose daily business operations are managed and directed by one or more minorities owners. Minorities include the groups with the following ethnic origins: African, Asian Pacific, Asian Subcontinent, Hispanic, Native Alaskan, Native American, and Native Hawaiian.

d) **Women Business Enterprise (WBE)** - A certified business that is at least fifty-one percent (51%) owned by a woman or women, or, in the case of a publicly owned business at least fifty-one percent (51%) of the stock is owned by one or more women; and (2) whose daily business operations are managed and directed by one or more women owners.

e) **Disadvantaged Business Enterprise (DBE)** - a certified business that is at least fifty-one percent (51%) owned by socially and economically disadvantaged individuals, or, in the case of a publicly owned business at least fifty-one percent (51%) of the stock is owned by one or more socially and economically disadvantaged individuals; and (2) whose daily business operations are managed and directed by one or more socially and economically disadvantaged owners.

f) **Disabled Veteran Business Enterprise (DVBE)** - A certified business that is at least fifty-one percent (51%) owned by one or more disabled veterans; and (2) business operations must be managed and controlled by one or more disabled veterans. Disabled Veteran is a veteran of the U.S. military, naval, or air service; the veteran must have a service-connected disability of at least 10% or more; and the veteran must reside in California.

g) **Other Business Enterprise (OBE)** - Any business which does not otherwise qualify as a Minority, Woman, Disadvantaged, or Disabled Veteran Business Enterprise.

h) **Small Business Enterprise (SBE)** - A for-profit business that is independently owned and operated; that is not a subsidiary or franchise of another business and whose gross annual receipts do not exceed the amount set by the City Manager and that meets all other criteria set forth in regulations implementing Municipal Code Chapter 2, Article 2, Division 36. The City Manager shall review the threshold amount for SBEs on an annual basis and adjust as necessary to reflect changes in the marketplace. A business certified as a Micro Business (MB) or a Disabled Veteran Business Enterprise (DVBE) by the State of California and that has provided proof of such certification to the City Manager shall be deemed to be an SBE.

i) **Small Local Business Enterprise (SLBE)** - A Local Business Enterprise that is also a Small Business Enterprise.

D. CITY'S EQUAL OPPORTUNITY COMMITMENT.

1. **Nondiscrimination in Contracting Ordinance.**

a) You, your Subcontractors, and Suppliers shall comply with the requirements of the City's Nondiscrimination in Contracting Ordinance, San Diego Municipal Code §§22.3501 through 22.3517.

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

You shall include the foregoing clause in all Contracts between you and your Subcontractors and Suppliers.

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

c) Upon the City's request, You agree to provide to the City, within 60 Calendar Days, a truthful and complete list of the names of all Subcontractors and Suppliers that you have used in the past 5 years on any of your Contracts that were undertaken within the San Diego County, including the total dollar amount paid by you for each Subcontract or supply Contract.

d) You further agree 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. You understand and agree that violation of this clause shall be considered a material breach of the Contract and may result in remedies being ordered against you up to and including contract termination, debarment, and other sanctions for the violation of the provisions of the Nondiscrimination in Contracting Ordinance. You further understand and agree 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. You, your Subcontractors, and Suppliers shall comply with the City's Equal Employment Opportunity Outreach Program, San Diego Municipal Code §§22.2701 through 22.2707.

   You shall not discriminate against any employee or applicant for employment on any basis prohibited by law. You shall provide equal opportunity in all employment practices. You shall ensure that your Subcontractors comply with this program. Nothing in this section shall be interpreted to hold you liable for any discriminatory practices of your Subcontractors.

   You shall include the foregoing clause in all Contracts between you and your 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 to the City for approval as specified in the Notice of Intent to Award letter.

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

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

   a) You shall maintain a working environment free of discrimination, harassment, intimidation, and coercion at all Sites and in all facilities at which your employees are assigned to Work.

   b) You shall review your EEO Policy annually with all on-Site supervisors involved in employment decisions.

   c) You shall disseminate and review your EEO Policy with all employees at least once a year, post the policy statement and EEO posters on all company bulletin boards and job sites, and document every dissemination, review, and posting with a written record to identify the time, place, employees present, subject matter, and disposition of meetings.

   d) You shall review, at least annually, all supervisors' adherence to and performance under the EEO Policy and maintain written documentation of these reviews.

   e) You shall discuss your EEO Policy Statement with Subcontractors with whom you anticipate doing business, including the EEO Policy Statement in your Subcontracts, and provide such documentation to the City upon request.

f) You shall document and maintain a record of all Bid solicitations and outreach efforts to and from Subcontractors, contractor associations, and other business associations.

g) You shall disseminate your EEO Policy externally through various media, including the media of people of color and women, in advertisements to recruit. Maintain files documenting these efforts and provide copies of these advertisements to the City upon request.

h) You shall disseminate your EEO Policy to union and community organizations.

i) You shall provide immediate written notification to the City when any union referral process has impeded your efforts to maintain your EEO Policy.

j) You shall maintain a current list of recruitment sources, including those outreaching to people of color and women, and provide written notification of employment opportunities to these recruitment sources with a record of the organizations' responses.

k) You shall maintain 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.

l) You shall encourage all present employees, including people of color and women employees, to recruit others.

m) You shall maintain all employment selection process information with records of all tests and other selection criteria.

n) You shall develop and maintain documentation for on-the-job training opportunities, participate in training programs, or both for all of your employees, including people of color and women, and establish apprenticeship, trainee, and upgrade programs relevant to your employment needs.

o) You shall conduct, at least annually, an inventory and evaluation of all employees for promotional opportunities and encourage all employees to seek and prepare appropriately for such opportunities.

p) You shall ensure that 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.

F. SUBCONTRACTING.

1. The City encourages all eligible business enterprises to participate in City contracts as a Contractor, Subcontractor, and joint venture partner with you, your Subcontractors, or your Suppliers. You are encouraged to take positive steps to diversify and expand your Subcontractor solicitation base and to offer

subcontracting opportunities to all eligible business firms including SLBEs, ELBEs, MBEs, WBEs, DBEs, DVBEs, and OBEs.

2. For Subcontractor participation level requirements, see the Contract Documents where applicable.

3. For the purposes of achieving the mandatory Subcontractor participation percentages, City percentage calculations will not account for the following:

   a) "Field Orders" and "City Contingency" Bid items.

   b) Alternate Bid items.

   c) Allowance Bid items designated as "EOC Type II".

4. Allowance Bid items designated as "EOC Type I" will be considered as part of the Base Bid and will be included in the percentage calculation.

5. Each joint venture partner shall be responsible for a clearly defined Scope of Work. In addition, an agreement shall be submitted and signed by all parties identifying the extent to which each joint venture partner shares in ownership, control, management, risk, and profits of the joint venture.

G. LISTS OF SUBCONTRACTORS AND SUPPLIERS.

1. You shall comply with the Subletting and Subcontracting Fair Practices Act, Public Contract Code §§4100 through 4113, inclusive.

2. You shall list all Subcontractors who will receive more than 0.5% of the total Bid amount or $10,000, whichever is greater on the form provided in the Contract Documents (Subcontractors list).

3. The Subcontractors list shall include the Subcontractor's name, telephone number including area code, physical address, Scope of Work, the dollar amount of the proposed Subcontract, the California contractor license number, the Public Works contractor registration number issued pursuant to Section 1725.5 of the Labor Code, and the Subcontractor's certification status with the name of the certifying agency.

4. The listed Subcontractor shall be appropriately licensed pursuant to Contractor License Laws.

5. For Design-Build Contracts, refer to the RFQ and RFP for each Project or Task Order.

H. SUBCONTRACTOR AND SUPPLIER SUBSTITUTIONS.

1. Listed Subcontractors and Suppliers shall not be substituted without the Express authorization of the City or its duly authorized agent.

2. Request for Subcontractor or Supplier substitution shall be made in writing to Purchasing & Contracting Department, Public Works Division, Attention Contract Specialist, 1200 3rd Ave., Suite 200, MS 56P, San Diego, CA 92101 with a copy to the Engineer.

3. The request shall include a thorough explanation of the reason(s) for the substitution, including dollar amounts and a letter from each substituted Subcontractor or Supplier stating that they (the Subcontractors or Suppliers) release all interest in working on the Project and written confirmation from the new Subcontractor or Supplier stating that they agree to work on the Project along with the dollar value of the Work to be performed.

4. Written approval of the substitution request shall be received by you or from the City or its authorized officer prior to any unlisted Subcontractor or Supplier performing Work on the Project.

5. Substitution of Subcontractors and Suppliers without authorization shall subject you to those penalties set forth in Public Contract Code §4110.

6. Requests for Supplier substitution shall be made in writing at least 10 Days prior to the provision of materials, supplies, or services by the proposed Supplier and shall include proof of written notice to the originally listed Supplier of the proposed substitution.

7. A Contractor whose Bid is accepted shall not:

    a) Substitute a person as Subcontractor or Supplier in place of the Subcontractor or Supplier listed in the original bid, except that the City, or it's duly authorized officer, may consent to the substitution of another person as a Subcontractor or Supplier in any of the following situations:

        i. When the Subcontractor or Supplier listed in the Bid, after having a reasonable opportunity to do so, fails or refuses to execute a written Contract for the scope of work specified in the subcontractor's bid and at the price specified in the subcontractor's bid, when that written contract, based upon the general terms, conditions, plans, and specifications for the project involved or the terms of the subcontractor's written bid, is presented to the subcontractor by the prime contractor.

        ii. When the listed Subcontractor or Supplier becomes insolvent or the subject of an order for relief in bankruptcy.

        iii. When the listed Subcontractor or Supplier fails or refuses to perform his or her subcontract.

        iv. When the listed Subcontractor fails or refuses to meet bond requirements as set forth in Public Contract Code §4108.

        v. When you demonstrate to the City or it's duly authorized officer, subject to the provisions set forth in Public Contract Code §4107.5, that the name of the Subcontractor was listed as the result of an inadvertent clerical error.

        vi. When the listed Subcontractor is not licensed pursuant to Contractor License Law.

vii. When the City, or it's duly authorized officer, determines that the Work performed by the listed Subcontractor or that the materials or supplies provided by the listed Supplier are substantially unsatisfactory and not in substantial accordance with the Plans and specifications or that the Subcontractor or Supplier is substantially delaying or disrupting the progress of the Work.

viii. When the listed Subcontractor is ineligible to work on a public works project pursuant to §§1777.1 or 1777.7 of the Labor Code.

ix. When the City or its duly authorized agent determines that the listed Subcontractor is not a responsible contractor.

b) Permit a Contract to be voluntarily assigned or transferred or allow it to be performed by anyone other than the original Subcontractor, Supplier listed in the original Bid without the consent of the City, or it's duly authorized officer.

c) Other than in the performance of "Change Orders" causing changes or deviations from the Contract, sublet or subcontract any portion of the Work, or contract for materials or supplies in excess of 0.5% of your total bid or $10,000, whichever is greater, as to which his or her original Bid did not designate a Subcontractor or Supplier.

8. Following receipt of notice from you of the proposed substitution of a Subcontractor or Supplier, the listed Subcontractor or Supplier who has been so notified shall have 5 Working Days within which to submit written objections to the substitution to the Contract Specialist with a copy to the Engineer. Failure to file these written objections shall constitute the listed Subcontractor or Supplier's consent to the substitution. If written objections are filed, the City shall give notice in writing of at least 5 Working Days to the listed Subcontractor or Supplier of a hearing by the City on your request for substitution.

I. PROMPT PAYMENT.

1. You or your Subcontractors shall pay to any subcontractor, not later than 7 Calendar Days of receipt of each progress payment, unless otherwise agreed to in writing, the respective amounts allowed you on account of the Work performed by the Subcontractors, to the extent of each Subcontractor's interest therein. In cases of Subcontractor performance deficiencies, you shall make written notice of any withholding to the Subcontractor with a copy to the Contracts Specialist. Upon correction of the deficiency, you shall pay the Subcontractor the amount previously withheld within 14 Calendar Days after payment by the City.

2. Any violation of California Business and Professions Code, §7108.5 concerning prompt payment to Subcontractors shall subject the violating Contractor or

Subcontractor to the penalties, sanctions, and other remedies of that section. This requirement shall not be construed to limit or impair any contractual, administrative, or judicial remedies otherwise available to you or your Subcontractor in the event of a dispute involving late payment or nonpayment by the Prime Contractor, deficient subcontract performance, or noncompliance by a Subcontractor.

J. PROMPT PAYMENT OF FUNDS WITHHELD TO SUBCONTRACTORS.

1. The City will hold retention from you and will make prompt and regular incremental acceptances of portions, as determined by the Engineer, of the Work and pay retention to you based on these acceptances.
2. You or your Subcontractors shall return all monies withheld in retention from a Subcontractor within 30 Calendar Days after receiving payment for Work satisfactorily completed and accepted including incremental acceptances of portions of the Work by the City.
3. Federal law (49CFR26.29) requires that any delay or postponement of payment over 30 Calendar Days may take place only for good cause and with the City's prior written approval. Any violation of this provision by you or your Subcontractor shall subject you or your Subcontractor to the penalties, sanctions, and other remedies specified in §7108.5 of the Business and Professions Code.
4. These requirements shall not be construed to limit or impair any contractual, administrative, or judicial remedies otherwise available to you or your Subcontractor in the event of a dispute involving late payment or nonpayment by you, deficient subcontract performance, or noncompliance by a Subcontractor.

K. CERTIFICATION.

1. The City accepts certifications of DBE, DVBE, MBE, SMBE, SWBE, or WBE by any of the following certifying agencies:
   a) Current certification by the State of California Department of Transportation (CALTRANS) as DBE, SMBE, or SWBE.
   b) Current MBE, WBE, or DVBE certification from the California Public Utilities Commission.
   c) DVBE certification is received from the State of California's Department of General Services, Office of Small and Minority Business.
   d) Current certification by the City of Los Angles as DBE, WBE, or MBE.
   e) Subcontractors' valid proof of certification status (copies of MBE, WBE, DBE, or DVBE certifications) shall be submitted as required.

L. CONTRACT RECORDS AND REPORTS.

1. You shall maintain records of all subcontracts and invoices from your Subcontractors and Suppliers for work on this project. Records shall show

name, telephone number including area code, and business address of each Subcontractor, Supplier, and joint venture partner, and the total amount actually paid to each firm. Project relevant records, regardless of tier, may be periodically reviewed by the City.

2. You shall retain all records, books, papers, and documents pertinent to the Contract for a period of not less than 5 years after Notice of Completion and allow access to said records by the City's authorized representatives.

3. You shall submit the following reports using the City's web-based contract compliance (Prism® portal):

    a. **Monthly Payment.** You shall submit Monthly Payment Reporting by the 10th day of the subsequent month. Incomplete and/or delinquent reporting may cause payment delays, non-payment of invoices, or both.

4. The records maintained under item 1, described above, shall be consolidated into a Final Summary Report, certified as correct by an authorized representative of the Contractor. The Final Summary Report shall include all subcontracting activities and be sent to the EOCP Program Manager prior to Acceptance. Failure to comply may result in assessment of liquidated damages or withholding of retention. The City will review and verify 100% of subcontract participation reported in the Final Summary Report prior to approval and release of final retention to you. In the event your Subcontractors are owed money for completed Work, the City may authorize payment to subcontractor via a joint check from the withheld retention.

EQUAL OPPORTUNITY CONTRACTING PROGRAM (EOCP)

SECTION B - SLBE-ELBE SUBCONTRACTING REQUIREMENTS

THESE SPECIAL PROVISIONS SUPPLEMENT THE POLICIES AND REQUIREMENTS ESTABLISHED BY THE CITY OF SAN DIEGO EQUAL OPPORTUNITY CONTRACTING PROGRAM SPECIFIED IN THE CITY'S GENERAL EOCP REQUIREMENTS.

A. GENERAL.

1. It is the City's policy to encourage greater availability, capacity development, and contract participation by SLBE and ELBE firms in City contracts. This policy is, in part, intended to further the City's compelling interest to stimulate economic development through the support and empowerment of the local community, ensure that it is neither an active nor passive participant in marketplace discrimination, and promote equal opportunity for all segments of the contracting community.

2. The City is committed to maximizing subcontracting opportunities for all qualified and available firms.

3. This policy applies to City-funded construction contracts. Bidders shall be fully informed of this policy as set forth in these specifications. Mandatory or voluntary subcontracting percentages, Bid Discounts, and restricted competitions are specified in the Contract Documents.

4. You shall make subcontracting opportunities available to a broad base of qualified Subcontractors and shall achieve the minimum SLBE-ELBE Subcontractor participation identified for your project.

5. Failure to subcontract the specified minimum (mandatory) percentages of the Bid to qualified available SLBE-ELBE Subcontractors will cause a Bid to be rejected as non-responsive unless the Bidder has demonstrated compliance with the affirmative steps as specified in the City's document titled "Small Local Business (SLBE) Program, INSTRUCTIONS FOR BIDDERS COMPLETING THE GOOD FAITH EFFORT SUBMITTAL" and has submitted documentation showing that all required positive efforts were made prior to the Bid submittal due date. The required Good Faith Effort (GFE) documentation shall be submitted to the Contract Specialist. The instructions for completing the good faith effort submittal can be found on the City's website:

   https://www.sandiego.gov/sites/default/files/legacy/eoc/pdf/slbegfeinst.pdf

6. The current list of certified SLBE-ELBE firms and information for completing the GFE submittal can be found on the City's EOC Department website:

   http://www.sandiego.gov/eoc/programs/slbe

7. These requirements may be waived, at the City's sole discretion, on projects deemed inappropriate for subcontracting participation.

B. DEFINITIONS.

1. The following definitions shall be used in conjunction with these specifications:

   a) **Bid Discount** – Additional inducements or enhancements in the bidding process that are designed to increase the chances for the selection of SLBE firms in competition with other firms.

   b) **Commercially Useful Function** – An SLBE-ELBE performs a commercially useful function when it is responsible for the execution of the Work and is carrying out its responsibilities by actually performing, managing, and supervising the Work involved. To perform a commercially useful function, the SLBE-ELBE shall also be responsible, with respect to materials and supplies used on the Contract, for negotiating price, determining quantity and quality, ordering the material, and installing (where applicable) and paying for the material itself.

      To determine whether an SLBE-ELBE is performing a commercially useful function, an evaluation will be performed of the amount of Work subcontracted, normal industry practices, whether the amount the SLBE-ELBE firm is to be paid under the contract is commensurate with the Work it is actually performing and the SLBE-ELBE credit claimed for its performance of the Work, and other relevant factors. Specifically, an SLBE-ELBE does not perform a commercially useful function if its role is limited to that of an extra participant in a transaction, contract, or project through which funds are passed in order to obtain the appearance of meaningful and useful SLBE-ELBE participation, when in similar transactions in which SLBE-ELBE firms do not participate, there is no such role performed.

   c) **Good Faith Efforts (GFE)** – Documentation of the Bidder's intent to comply with SLBE Program goals and procedures included in the City's SLBE Program, Instructions for Completing Good Faith Effort Submittal available from the City's EOCP website or the Contract Specialist.

   d) **Independently Owned, Managed, and Operated** – Ownership of a SLBE-ELBE firm shall be direct, independent, and by individuals only. Business firms that are owned by other businesses or by the principals or owners of other businesses that cannot themselves qualify under the SLBE-ELBE eligibility requirements shall not be eligible to participate in the Program. Moreover, the day-to-day management of the SLBE-ELBE firm shall be direct and independent of the influence of any other businesses that cannot themselves qualify under the SLBE-ELBE eligibility requirements.

   e) **Joint Venture** – An association of two or more persons or business entities that is formed for the single purpose of carrying out a single defined business enterprise for which purpose they combine their

capital, efforts, skills, knowledge, or property. Joint ventures shall be established by written agreement to qualify for this program.

f) **Local Business Enterprise ("LBE")** – A firm having a Principal Place of Business and a Significant Employment Presence in San Diego County, California that has been in operation for 12 consecutive months and a valid business tax certificate. This definition is subsumed within the definition of Small Local Business Enterprise.

g) **Minor Construction Program** – A program developed for bidding exclusively among SLBE-ELBE Construction firms.

h) **Principal Place of Business** – A location wherein a firm maintains a physical office and through which it obtains no less than 50% of its overall customers or sales dollars.

i) **Protégé** – A firm that has been approved and is an active participant in the City's Mentor-Protégé Program and that has signed the required program participation agreement and has been assigned a mentor.

j) **Significant Employee Presence** – No less than 25% of a firm's total number of employees are domiciled in San Diego County.

C. SUBCONTRACTOR PARTICIPATION.

1. For the purpose of satisfying subcontracting participation requirements, only 1st tier SLBE–ELBE Subcontractors will be recognized as participants in the Contract according to the following criteria:

   a) For credit to be allowed toward a respective participation level, all listed SLBE-ELBE firms shall have been certified by the Bid due date.

   b) The Subcontractor shall perform a commercially useful function for credit to be allowed toward subcontractor participation levels. The Subcontractor shall be required by you to be responsible for the execution of a distinct element of the Work and shall carry out its responsibility by actually performing and supervising its own workforce.

   c) If the Bidder is seeking the recognition of materials, supplies, or both towards achieving any mandatory subcontracting participation level, the Bidder shall indicate on Form AA40 – Named Equipment/Material Supplier List with the Bid the following:

      i. If the materials or supplies are obtained from a SLBE-ELBE manufacturer, the Bidder will receive 100% of the cost of the materials or supplies toward SLBE participation. For the purposes of counting SLBE-ELBE participation, a manufacturer is a firm that operates or maintains a factory or establishment that produces, on the premises, the materials, supplies, articles, or equipment required under the Contract and of the general character described by the specifications.

ii. If the materials or supplies are obtained from a SLBE-ELBE supplier, the Bidder will receive 60% of the cost of the materials or supplies toward SLBE participation. For the purposes of counting SLBE-ELBE participation a Supplier is a firm that owns, operates, or maintains a store, warehouse, or other establishment in which the materials, supplies, articles or equipment of the general character described by the specifications and required under the Contract are bought, kept in stock, and regularly sold or leased to the public in the usual course of business. To be a supplier, the firm shall be an established, regular business that engages, as its principal business and under its own name, in the purchase and sale or lease of the products in question. A person may be a supplier in such bulk items as petroleum products, steel, cement, gravel, stone, or asphalt without owning, operating, or maintaining a place of business if the person both owns and operates distribution equipment for the products. Any supplementing of the suppliers' own distribution equipment shall be by a long-term lease agreement and shall not be on an ad hoc or contract-by-contract basis.

iii. If the materials or supplies are obtained from a SLBE-ELBE, which is neither a manufacturer nor a supplier, the entire amount of fees or commissions charged for assistance in the procurement of the materials and supplies, fees or transportation charges for the delivery of materials or supplies required on a job site will be counted toward SLBE-ELBE participation, provided the fees are reasonable and not excessive as compared with fees customarily allowed for similar services. No portion of the cost of the materials and supplies themselves will be counted toward SLBE-ELBE participation.

d) If the Bidder is seeking the recognition of SLBE-ELBE Trucking towards achieving any mandatory subcontracting participation level, the Bidder shall indicate it on Form AA35 – List of Subcontractors with the Bid. The following factors will be evaluated in determining the credit to be allowed toward the respective participation level:

i. The SLBE-ELBE shall be responsible for the management and supervision of the entire trucking operation for which it is getting credit on a particular Contract and there shall not be a contrived arrangement for the purpose of counting SLBE-ELBE participation.

ii. The SLBE-ELBE shall itself own and operate at least 1 fully licensed, insured, and operational truck used on the Contract.

iii. The SLBE-ELBE receives credit for the total value of the transportation services it provides on the Contract using trucks it owns, insures, and operates using drivers it employs.

iv. The SLBE-ELBE may lease trucks from another SLBE-ELBE firm including an owner-operator who is certified as a SLBE-ELBE. The SLBE-ELBE who leases trucks from another SLBE-ELBE receives credit for the total value of the transportation services the lessee SLBE-ELBE provides on the contract.

v. The SLBE-ELBE may also lease trucks from a non-SLBE-ELBE firm, including an owner-operator. The SLBE-ELBE who leases trucks from a non-SLBE-ELBE is entitled to credit for the total value of transportation services provided by non-SLBE-ELBE lessees not to exceed the value of transportation services provided by SLBE-ELBE owned trucks on the contract. Additional participation by non-SLBE-ELBE lessees receive credit only for the fee or commission it receives as a result of the lease arrangement.

vi. A lease shall indicate that the SLBE-ELBE has exclusive use of and control over the truck. This does not preclude the leased truck from working for others during the term of the lease with the consent of the SLBE-ELBE so long as the lease gives the SLBE-ELBE absolute priority for use of the leased truck.

D. SLBE-ELBE SUBCONTRACTOR PARTICIPATION PERCENTAGES.

1. Contracts valued at $1,500,000 and above will be considered Major Public Works Contracts and will include a mandatory Subcontractor participation requirement for SLBE–ELBE firms.

   a) The Bidder shall achieve the mandatory Subcontractor participation requirement or demonstrate GFE.

   b) The Bidders shall indicate the participation on Forms AA35 - List of Subcontractors and AA40 - Named Equipment/Material Supplier List as applicable regardless of the dollar value.

   c) An SLBE-ELBE Bidder may count its own participation toward achieving the mandatory goal as long as the SLBE-ELBE Bidder performs 51% of the Contract Price.

2. Contracts Valued over $1,000,000 and under $1,500,000 will also be considered Major Public Works Contracts and will include the mandatory subcontractor participation requirements described above and the following:

   a) 5% bid discount for SLBE-ELBE firms.

   b) Non-certified Contractor will receive 5% bid discount if they achieve the specified mandatory Subcontracting participations.

   c) Bid discounts shall not apply if the award will result in a total contract cost of $50,000 in excess of the apparent lowest Bid.

d) In the event of a tie bid between a SLBE-ELBE Bidder and a non-SLBE-ELBE Bidder, the SLBE-ELBE Bidder will be awarded the Contract.

e) In the event of a tie bid between a discounted Bid and a non-discounted Bid, the discounted Bid will be awarded the Contract.

3. Contracts valued over $500,000 up to $1,000,000 will be considered Minor Public Works Contracts and will be awarded through a competitive Bid process open only to City certified SLBE-ELBE firms. If there are no bidders or no responsible bidders, the Contract will be made available to all Bidders and will be subject to requirements listed in items 1 and 2 for Major Public Works Contracts above.

4. Contracts valued at $500,000 and below will also be considered Minor Public Works Contracts and will be awarded through a competitive bid process open only to City certified ELBEs unless there are less than 2 firms available at which it will be awarded through a competitive process open only to the City certified SLBE-ELBE firms. If there are no bidders or no responsible bidders, the Contract will be made available to all Bidders and subject to requirements listed in items 1 and 2 for Major Public Works Contracts above.

E. JOINT VENTURES.

1. The City may allow for Joint Venture bid discounts on some Contracts. Contracts that allow for Joint Venture bid discounts will be designated in Bid documents. A firm that is bidding or competing for City Contracts may partner with a certified SLBE or ELBE to compete for Contracts as a Joint Venture.

2. A Joint Venture shall be between two entities with the same discipline or license as required by the City. Joint ventures will receive bid discounts depending on the SLBE or ELBE percentage of participation. To be eligible for a discount, a Joint Venture Agreement shall be approved by the City at the time of Bid submittal. The maximum allowable discount shall be 5%. The parties shall agree to enter in the relationship for the life of the projects.

3. Joint Venture shall submit a Joint Venture Management Plan, a Joint Venture Agreement, or both at least 2 weeks prior to the Bid due date. Copies of the Joint Venture applications are available upon request to the Contract Specialist. Each agreement or management plan shall include the following:

a) Detailed explanation of the financial contribution for each partner.

b) List of personnel and equipment used by each partner.

c) Detailed breakdown of the responsibilities of each partner.

d) Explanation of how the profits and losses will be distributed.

e) Description of the bonding capacity of each partner.

f) Management or incentive fees available for any one of the partners (if any).

4. Each Joint Venture partner shall perform a Commercially Useful Function. An SLBE or ELBE that relies on the resources and personnel of a non-SLBE or ELBE firm will not be deemed to perform a Commercially Useful Function.

5. Each Joint Venture partner shall possess licenses appropriate for the discipline for which a proposal is being submitted. If a Joint Venture is bidding on a single trade project, at the time of bid submittal, each Joint Venture partner shall possess the requisite specialty license for that trade bid.

6. The SLBE or ELBE partner shall clearly define the portion of the Work to be performed. This Work shall be of the similar type of Work the SLBE or ELBE partner performs in the normal course of its business. The Joint Venture Participation Form shall specify the Bid items to be performed by each individual Joint Venture partner. Lump sum Joint Venture participation shall not be acceptable.

7. Responsibilities of the SLBE or ELBE Joint Venture Partner:

   a) The SLBE or ELBE partner shall share in the control, management responsibilities, risks and profits of the Joint Venture in proportion with the level of participation in the project.

   b) The SLBE or ELBE partner shall perform Work that is commensurate with its experience.

   c) The SLBE or ELBE partner shall use its own employees and equipment to perform its portion of the Work.

   d) The Joint Venture as a whole shall perform Bid items that equal or exceed 50% of the Contract Price, excluding the cost of manufactured items, in order to be eligible for a Joint Venture discount.

F. MAINTAINING PARTICIPATION LEVELS.

1. Credit and preference points are earned based on the level of participation proposed prior to the award of the Contract. Once the Project begins you shall achieve and maintain the SLBE-ELBE participation levels for which credit and preference points were earned. You shall maintain the SLBE-ELBE percentages indicated at the Award of Contract and throughout the Contract Time.

2. If the City modifies the original Scope of Work, you shall make reasonable efforts to maintain the SLBE-ELBE participation for which creditor preference points were earned. If participation levels will be reduced, approval shall be received from the City prior to making changes.

3. You shall notify and obtain written approval from the City in advance of any reduction in subcontract scope, termination, or substitution for a designated SLBE-ELBE Subcontractor. Failure to do so shall constitute a material breach of the Contract.

4. If you fail to maintain the SLBE-ELBE participation listed at the time the Contract is awarded and have not received prior approval from the City, the

City may declare you in default and will be considered grounds for debarment under Chapter 2, Article 2, Division 8, of the San Diego Municipal Code.

G. SUBCONTRACTING EFFORTS REVIEW AND EVALUATION.

1. Documentation of your subcontracting efforts will be reviewed by EOCP to verify that you made subcontracting opportunities available to a broad base of qualified Subcontractors, negotiated in good faith with interested Subcontractors, and did not reject any bid for unlawful discriminatory reasons. The EOCP review is based on the federal "Six Good Faith Efforts" model.

2. The GFEs are required methods to ensure that all ELBE and SLBE firms have had the opportunity to compete for the City's Public Works procurements. The Six Good Faith Efforts, also known as affirmative steps, attract and utilize ELBE and SLBE firms:

   a) Ensure ELBE firms are made aware of contracting opportunities to the fullest extent practicable through outreach and recruitment activities.

   b) Make information of forthcoming opportunities available to SLBE-ELBE firms and arrange time for Contracts and establish delivery schedules, where requirements permit, in a way that encourages and facilitates participation by SLBE-ELBE firms in the competitive process. This includes posting solicitations for Bids or proposals to SLBE-ELBE firms for a minimum of 10 Working Days before the Bid or Proposal due date.

   c) Consider in the contracting process whether firms competing for large Contracts could subcontract with SLBE-ELBE firms.

   d) Encourage contracting with a consortium of ELBE-SLBE firms when a Contract is too large for one of these firms to handle individually.

   e) Use the services and assistance of the City's EOC Office and the SLBE-ELBE Directory.

   f) If you award subcontracts, require your Subcontractors to take the steps listed above.

H. GOOD FAITH EFFORT DOCUMENTATION.

1. If the specified SLBE-ELBE Subcontractor participation percentages are not met, you shall submit information necessary to establish that adequate GFEs were taken to meet the Contract Subcontractor participation percentages. See the City's document titled "Small Local Business (SLBE) Program, INSTRUCTIONS FOR BIDDERS COMPLETING THE GOOD FAITH EFFORT SUBMITTAL." The instructions for completing the good faith effort submittal can be found on the City's website:

   https://www.sandiego.gov/sites/default/files/legacy/eoc/pdf/slbegfeinst.pdf

I. SUBCONTRACTOR SUBSTITUTION.

1. Evidence of fraud or discrimination in the substitution of Subcontractors will result in sanctions including assessment of penalty fines, termination of Contract, or debarment. This section does not replace applicable California Public Contract Code.

J. FALSIFICATION OF SUB-AGREEMENT AND FRAUD.

1. Falsification or misrepresentation of a sub-agreement as to company name, Contract amount or actual Work performed by Subcontractors, or any falsification or fraud on the part your submission of documentation and forms pursuant to this program, will result in sanctions against you including assessment of penalty fines, termination of the Contract, or debarment. Instances of falsification or fraud which are indicative of an attempt by you to avoid subcontracting with certain categories of Subcontractors on the basis of race, gender, gender expression, gender identity, religion, national origin, ethnicity, sexual orientation, age, or disability shall be referred to the Equal Opportunity Contracting Program's Investigative Unit for possible violations of Article 2, Division 35 of the City Administrative Code, §§22.3501 et seq. (Nondiscrimination in Contracting).

K. RESOURCES.

1. The current list of certified SLBE-ELBE firms and information for completing the GFE submittal can be found on the City's EOC Department website:

   http://www.sandiego.gov/eoc/programs/slbe

ATTACHMENT D

PREVAILING WAGE

PREVAILING WAGE

1. PREVAILING WAGE RATES: Pursuant to San Diego Municipal Code section 22.3019, construction, alteration, demolition, repair and maintenance work performed under this Contract is subject to State prevailing wage laws. For construction work performed under this Contract cumulatively exceeding $25,000 and for alteration, demolition, repair and maintenance work performed under this Contract cumulatively exceeding $15,000, the Contractor and its subcontractors shall comply with State prevailing wage laws including, but not limited to, the requirements listed below.

1.1. Compliance with Prevailing Wage Requirements. Pursuant to sections 1720 through 1861 of the California Labor Code, the Contractor and its subcontractors shall ensure that all workers who perform work under this Contract are paid not less than the prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations (DIR). This includes work performed during the design and preconstruction phases of construction including, but not limited to, inspection and land surveying work.

1.1.1. Copies of such prevailing rate of per diem wages are on file at the City and are available for inspection to any interested party on request. Copies of the prevailing rate of per diem wages also may be found at http://www.dir.ca.gov/OPRL/DPreWageDetermination.htm. Contractor and its subcontractors shall post a copy of the prevailing rate of per diem wages determination at each job site and shall make them available to any interested party upon request.

1.1.2. The wage rates determined by the DIR refer to expiration dates. If the published wage rate does not refer to a predetermined wage rate to be paid after the expiration date, then the 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 DIR, 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.

1.2. Penalties for Violations. Contractor and its subcontractors shall comply with California Labor Code section 1775 in the event a worker is paid less than the prevailing wage rate for the work or craft in which the worker is employed. This shall be in addition to any other applicable penalties allowed under Labor Code sections 1720 – 1861.

1.3. **Payroll Records.** Contractor and its subcontractors shall comply with California Labor Code section 1776, which generally requires keeping accurate payroll records, verifying and certifying payroll records, and making them available for inspection. Contractor shall require its subcontractors to also comply with section 1776. Contractor and its subcontractors shall submit weekly certified payroll records online via the City's web-based Labor Compliance Program. Contractor is responsible for ensuring its subcontractors submit certified payroll records to the City.

1.3.1. Contractor and their subcontractors shall also furnish records specified in Labor Code section 1776 directly to the Labor Commissioner in the manner required by Labor Code section 1771.4.

1.4. **Apprentices.** Contractor and its subcontractors shall comply with California Labor Code sections 1777.5, 1777.6 and 1777.7 concerning the employment and wages of apprentices. Contractor is held responsible for the compliance of their subcontractors with sections 1777.5, 1777.6 and 1777.7.

1.5. **Working Hours.** Contractor and their subcontractors shall comply with California Labor Code sections 1810 through 1815, including but not limited to: (i) restrict working hours on public works contracts to eight hours a day and forty hours a week, unless all hours worked in excess of 8 hours per day are compensated at not less than 1½ times the basic rate of pay; and (ii) specify penalties to be imposed on contractors and subcontractors of $25 per worker per day for each day the worker works more than 8 hours per day and 40 hours per week in violation of California Labor Code sections1810 through 1815.

1.6. **Required Provisions for Subcontracts.** Contractor shall include at a minimum a copy of the following provisions in any contract they enter into with a subcontractor: California Labor Code sections 1771, 1771.1, 1775, 1776, 1777.5, 1810, 1813, 1815, 1860 and 1861.

1.7. **Labor Code Section 1861 Certification.** Contractor in accordance with California Labor Code section 3700 is required to secure the payment of compensation of its employees and by signing this Contract, Contractor certifies that "I am aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this Contract."

1.8. **Labor Compliance Program**. The City has its own Labor Compliance Program authorized in August 2011 by the DIR. The City will withhold contract payments when payroll records are delinquent or deemed inadequate by the City or other governmental entity, or it has been established after an investigation by the City or other governmental entity that underpayment(s) have occurred. For questions or assistance, please contact the City of San Diego's Prevailing Wage Unit at PWDPrevailingWage@sandiego.gov.

1.9. Contractor and Subcontractor Registration Requirements. This project is subject to compliance monitoring and enforcement by the DIR. A contractor or subcontractor shall not be qualified to bid on, be listed in a bid or proposal, subject to the requirements of section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, unless currently registered and qualified to perform public work pursuant to Labor Code section 1725.5 It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.

1.9.1. A Contractor's inadvertent error in listing a subcontractor who is not registered pursuant to Labor Code section 1725.5 in response to a solicitation shall not be grounds for filing a bid protest or grounds for considering the bid non-responsive provided that any of the following apply: (1) the subcontractor is registered prior to bid opening; (2) within twenty-four hours after the bid opening, the subcontractor is registered and has paid the penalty registration fee specified in Labor Code section 1725.5; or (3) the subcontractor is replaced by another registered subcontractor pursuant to Public Contract Code section 4107.

1.9.2. By submitting a bid or proposal to the City, Contractor is certifying that he or she has verified that all subcontractors used on this public work project are registered with the DIR in compliance with Labor Code sections 1771.1 and 1725.5, and Contractor shall provide proof of registration for themselves and all listed subcontractors to the City at the time of bid or proposal due date or upon request.

1.10. Stop Order. For Contractor or its subcontractors engaging in the performance of any public work contract without having been registered in violation of Labor Code sections 1725.5 or 1771.1, the Labor Commissioner shall issue and serve a stop order prohibiting the use of the unregistered contractors or unregistered subcontractor(s) on ALL public works until the unregistered contractor or unregistered subcontractor(s) is registered. Failure to observe a stop order is a misdemeanor.

1.11. List of all Subcontractors. The Contractor shall provide the list of subcontractors (regardless of tier), along with their DIR registration numbers, utilized on this Contract prior to any work being performed; and the Contractor shall provide a complete list of all subcontractors with each invoice. Additionally, Contractor shall provide the City with a complete list of all subcontractors (regardless of tier) utilized on this contract within ten working days of the completion of the contract, along with their DIR registration numbers. The City shall withhold final payment to Construction Management Professional until at least thirty (30) days after this information is provided to the City.

1.12. Exemptions for Small Projects. There are limited exemptions for installation, alteration, demolition, or repair work done on projects of $25,000 or less. The Contractor shall still comply with Labor Code sections 1720 et. seq. The only recognized exemptions are listed below:

1.12.1. Registration. The Contractor will not be required to register with the DIR for small projects. (Labor Code section 1771.1).

1.12.2. Certified Payroll Records. The records required in Labor Code section 1776 shall be required to be kept and submitted to the City of San Diego, but will not be required to be submitted online with the DIR directly. The Contractor will need to keep those records for at least three years following the completion of the Contract. (Labor Code section 1771.4).

1.12.3. List of all Subcontractors. The Contractor shall not be required to hire only registered subcontractors and is exempt from submitting the list of all subcontractors that is required in section 1.11. above. (Labor code section 1773.3).

ATTACHMENT E

SUPPLEMENTARY SPECIAL PROVISIONS

SUPPLEMENTARY SPECIAL PROVISIONS

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

1. The **2021 Edition** of the Standard Specifications for Public Works Construction (The "GREENBOOK").

2. The **2021 Edition** of the City of San Diego Standard Specifications for Public Works Construction (The "WHITEBOOK"), including the following:

   a) General Provisions (A) for all Construction Contracts.

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

1-2 TERMS AND DEFINITIONS. To the "WHITEBOOK":

To item 47, "Holiday", ADD the following:

Holiday	Observed On
Juneteenth	June 19

To item 55, "Normal Working Hours", DELETE in its entirety and SUBSTITUTE with the following:

Normal Working Hours: Normal Working Hours shall be **7:00 AM to 4:00 PM, Monday through Friday**, inclusive. Saturdays, Sundays, and City Holidays are excluded. Unless otherwise specified on the Traffic Control Permits.

ADD the following:

111. **Engineer of Work** shall refer to the California licensed Civil Engineer or consulting firm responsible for preparation of the grading plans, and verifying as-graded topography.

112. **Consultant** shall refer to the soil engineering and engineering geology consulting firm, retained by the Contractor, to provide geotechnical services for the project.

113. **Soil Engineer** shall refer to the California licensed Engineer retained by the Contractor, who is experienced in the practice of geotechnical engineering. The Soil Engineer shall be responsible for having qualified representatives on-site to observe and test the Contractor's work for conformance with these specifications.

114. **Engineering Geologist** shall refer to a California licensed Engineering Geologist retained by the Contractor to provide geologic observations and recommendations during the site grading.

115. **Geotechnical Report** shall refer to a soil report (including all addenda) which may include a geologic reconnaissance or geologic investigation that was prepared specifically for the development of the project for which these Recommended Grading Specifications are intended to apply.

SECTION 2 - SCOPE OF THE WORK

2-2 PERMITS, FEES, AND NOTICES. To the "WHITEBOOK", ADD the following:

2. The Contractor will obtain the following permits:
    a) Pre-fab Restroom Inspected by State of CA.
    b) Pre-fab Trailer Inspected by State of CA
    c) Building Permit for Shade Structure through DSD

SECTION 3 – CONTROL OF THE WORK

3-2 SELF-PERFORMANCE. To the "GREENBOOK", DELETE in its entirety and SUBSTITUTE with the following:

1. You shall perform, with your own organization, Contract Work amounting to at least **50%** of the Base Bid.

3-4 AUTHORITY OF THE BOARD AND THE ENGINEER. To the "WHITEBOOK", ADD the following:

4. See **Appendix I - Sample Contractor Performance Evaluation (CPE) Form**.

3-7.3.2 Asset Specific Red-lines. To the "WHITEBOOK", item 1, ADD the following:

u) Dimensions for all installed remote control valve wires. Include number of spare wires at each location, and wire splice locations (if located other than inside remote control valve boxes and pull boxes).

v) For joint trench installation, indicate depth of cover, horizontal and vertical offset distance between irrigation components: mainline, irrigation wires and irrigation sleeves, and those facilities of other trades. Indicate section of trench, show sections as required of trench items, along complete joint trench alignment.

w) Note any sections and locations of replaced lateral line, mainline and wire within project limit of work, using dimensions from a minimum of two permanent reference points.

3-7.6.1 Use of Computer Aided Drafting and Design. To the "WHITEBOOK", Item 1, DELETE in its entirety and SUBSTITUTE the following:

1. Use AutoCAD for the preparation of Plans and As-Built drawings in accordance with the City's CADD Standards.

ADD:

3-8.8 **Samples, Product Data Sheets, and Mock-ups.** Contractor shall provide samples of the following materials in the quantities required for approval by the Resident Engineer with coordination by the Landscape Architect. Materials shall be delivered 60 days minimum prior to their incorporation into the work.

1. Type 7 Mulch (wood chips), Type 10 Mulch (river rock, rubble) – product data sheet, 1 gallon volume of each mulch type in sealed plastic bag labeled with composition of materials by percentage of with and source of mulch.
2. Type 11 Hydro-mulch (coastal sage scrub mix) – product data sheet including seed mix per LP-04, water, and hydro slurry components with application rates.
3. Type 1 Concrete, Type 2 Concrete – 4' x 4' mockup including color and finish, and all joint types proposed in the Drawings
4. Stabilized Decomposed Granite with Steel Header – product data sheet for D.G., stabilizer, and header. 1 gallon volume of D.G. in sealed plastic bag, labeled, including source of D.G.
5. Submit product data/photographs for tree standpipe components (PVC drainpipe, filter fabric, drain grates), tree staking materials, filter fabric, weed barrier fabric, root barrier, soil conditions/amendments/fertilizers, imported soil, erosion control materials, native seed list, and hydro-slurry components.
6. Electronic photos in JPEG or PDF format of each size and species of tree, shrub, groundcover, vine, and ornamental grass container plant. Photos shall be an accurate representation of the actual tree specimens to be utilized on the project. Photos shall be transmitted to the Landscape Architect via e-mail and/or other electronic media. Identify each photograph with the full scientific name of the plant (genus, species, variety, cultivar, etc), plant size, and name of the growing nursery (under separate text if needed). Include a scale rod or other measuring device in each photograph. For species where more than 10 plants are required, include a minimum of three photographs of that species showing the average plant, the best quality plant, and the worst quality plant to be furnished.

3-8.9 **Specialty items.** Contractor shall provide one (1) complete set of Specialty Item information electronically to the Resident Engineer for approval. It shall include manufacturer's data sheets, testing information, color, texture and finish samples for all the following specialty items:

1. Shade Structure – in addition to required submittal information above, see notes on sheet G01. Shade structure by separate permit obtained and paid for by contractor.
2. Prefabricated Comfort Station – in addition to required submittal information above, see notes on sheet G01. State Approved Coach.

3. Prefabricated Office Trailer – in addition to required submittal information above, see notes on sheet G01. State Approved Coach.

4. Site Furnishings - including, but not limited to Accessible Picnic Table, Standard Picnic Table, Bench with Back, Chain Link Fence and Gate, Round Rail Fence, Steel Post, Root Barrier, Timber Header, Pump Enclosure, Parking Blocks

5. Photographs and nursery sources for all trees and shrubs

6. Agricultural Suitability & Fertility Analysis Report

7. Irrigation Controller Assembly and Control Equipment

3-9 **TECHNICAL STUDIES AND SUBSURFACE DATA.** To the "WHITEBOOK", ADD the following:

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

   a) Geotechnical Investigation, West Sycamore Staging Area, 17160 Stonebridge Parkway. San Diego, CA, by Nova Services dated March 29, 2022

   b) Biological Resources Technical Report for the West Sycamore Staging Area Improvements, Mission Trails Regional Park, City of San Diego, CA, by Schaefer Ecological Solutions, dated July 7, 2023.

6. The reports listed above are available for review at the following link:

   https://ecpfiles.sandiego.gov/CIP_Contracts/K-26-2283-DBB-3-A/K-26-2283-DBB-3-A Original Solicitation Documents.zip

3-12.7 **Drinking Water Discharges Requirements.** To the "WHITEBOOK", ADD the following:

1. You shall record the results for each discharge event on the City's Drinking Water Discharge Monitoring form included as **Appendix F - Monthly Drinking Water Discharge Monitoring Form.**

SECTION 4 - CONTROL OF MATERIALS

4-3.4 **Specialty Inspection Paid for by the Contractor.** To the "WHITEBOOK", ADD the following:

2. The specialty inspections required are listed as follows:

   a) Solis Compaction and Foundation Excavations shall be inspected by the soil engineering and engineering geology consulting firm, retained by the Contractor, to provide geotechnical services for the project.

   b) Structural Wieldings (On-site Fabrication)

   c) Structural Steel (Off-site Fabrication)

4-6 **TRADE NAMES.** To the "WHITEBOOK", ADD the following:

11. You shall submit your list of proposed substitutions for an "equal" item **no later than 5 Working Days after the issuance of the Notice of Intent to Award** and on the City's Product Submittal Form available at:

https://www.sandiego.gov/ecp/edocref/

SECTION 5 – LEGAL RELATIONS AND RESPONSIBILITIES

5-4 **INSURANCE.** To the "GREENBOOK", DELETE in its entirety and SUBSTITUTE with the following:

5-4 **INSURANCE.**

1. The insurance provisions herein shall not be construed to limit your indemnity and defense duties set forth in the Contract.

5-4.1 **Policies and Procedures.**

1. You shall procure the insurance described below, at your 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 shall maintain this insurance as required by this Contract and at all times thereafter when you are correcting, removing, or replacing Work in accordance with this Contract. Your duties under the Contract, including your indemnity obligations, are not limited to the insurance coverage required by this Contract.
4. If you maintain broader coverage or higher limits than the minimums shown below, City requires and shall be entitled to the broader coverage or the higher limits maintained by you. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to City.
5. Your payment for insurance shall be included in the Contract Price you bid. You are not entitled to any additional payment from the City to cover your insurance, unless the City specifically agrees to payment in writing. Do not begin any Work under this Contract or allow any Subcontractors to begin work, until you have provided, and the City has approved, all required insurance.
6. Policies of insurance shall provide that the City is entitled to 30 days advance written notice of cancellation or non-renewal of the policy or 10 days advance written notice for cancellation due to non-payment of premium. Maintenance of specified insurance coverage is a material element of the Contract. Your failure to maintain or renew coverage and to provide evidence of renewal during the term of the Contract may be treated by the City as a material breach of the Contract.

5-4.2 Types of Insurance.

5-4.2.1 General Liability Insurance.

1. Commercial General Liability Insurance shall 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 shall 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 shall be no endorsement or modification limiting the scope of coverage for either "insured vs. insured" claims or contractual liability. You shall maintain the same or equivalent insurance for at least 10 years following completion of the Work.

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

General Annual Aggregate Limit	Limits of Liability
Other than Products/Completed Operations	$10,000,000
Products/Completed Operations Aggregate Limit	$10,000,000
Personal Injury Limit	$5,000,000
Each Occurrence	$5,000,000

5-4.2.2 Commercial Automobile Liability Insurance.

1. You shall 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 shall be outside the limits of the policy.

5-4.2.3 Workers' Compensation Insurance and Employers Liability Insurance.

1. In accordance with the provisions of California Labor Code section 3700, you shall 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 this requirement.

2. Statutory Limits shall be provided for Workers' Compensation Insurance as required by the state of California, and Employer's Liability Insurance with limits of no less than $1,000,000 per accident for bodily injury or disease.

3. By signing and returning the Contract, you certify that you are aware of the provisions of California's Workers' Compensation laws, including Labor Code section 3700, which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance, and that you will comply with these provisions before commencing the Work.

5-4.2.4 Contractors Pollution Liability Insurance.

1. You shall procure and maintain at your expense or require your Subcontractor, as described below, to procure and maintain Contractors Pollution Liability Insurance applicable to the Work being performed, with a limit no less than $2,000,000 per claim or occurrence and $4,000,000 aggregate per policy period of one year.

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

3. You shall obtain written approval from the City for any insurance provided by your Subcontractor instead of you.

4. For approval of a substitution of your Subcontractor's insurance, you shall certify that all activities for which the Contractors Pollution Liability Insurance will provide coverage will be performed exclusively by the Subcontractor providing the insurance. The deductible shall not exceed $25,000 per claim unless the City has provided prior, written approval.

5. Occurrence based policies shall be procured before the Work commences. Claims Made policies shall be procured before the Work commences, shall be maintained for the Contract Time, and shall include a 12-month extended Claims Discovery Period applicable to this contract or the existing policy or policies that shall continue to be maintained for 12 months after the completion of the Work without advancing the retroactive date.

5-4.2.5 Contractors Hazardous Transporters Pollution Liability Insurance.

1. You shall procure and maintain at your expense or require your Subcontractor, as described below, to procure and maintain Contractors Hazardous Transporters Pollution Liability Insurance, including contractual liability coverage to cover liability arising out of transportation of hazardous or toxic, materials, substances, or any other pollutants by you or any Subcontractor in an amount no less than $2,000,000 limit per occurrence and $4,000,000 aggregate per policy period of one year.

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

3. You shall obtain written approval from the City from any insurance provided by a Subcontractor instead of you.

4. To obtain City approval of a Subcontractor's insurance coverage in lieu of the Contractor's insurance, the Contractor shall certify that all activities under the Contractor's Hazardous Transporters Pollution Liability Insurance will be performed exclusively by the Subcontractor providing the insurance. The deductible shall not exceed $25,000 per claim without prior approval of the City.

5. Occurrence based policies shall be procured before the Work commences. Claims Made policies shall be procured before the Work commences, shall be maintained for the duration of this contract, and shall include a 12-month extended Claims Discovery Period applicable to this Contract or the existing policy or policies that shall continue to be maintained for 12 months after the completion of the Work under this Contract without advancing the retroactive date.

5-4.2.6 Contractors Builders Risk Property Insurance.

1. You shall provide at your expense, and maintain until Final Acceptance of the Work, a Special Form Builders Risk Policy or Policies. This insurance shall be in an amount equal to the replacement cost of the completed Work (without deduction for depreciation) including the cost of excavations, grading, and filling. The policy or policies limits shall be 100 percent of the value of the Work under this Contract, plus 15 percent to cover administrative costs, design costs, and the costs of inspections and construction management.

2. Insured property shall include material or portions of the Work located away from the Site but intended for use at the Site and shall cover material or portions of the Work in transit. The policy or policies shall include as insured property scaffolding, falsework, and temporary buildings located at the Site. The policy or policies shall cover the cost of removing debris, including demolition.

3. The policy or policies shall provide that all proceeds shall be payable to the City as Trustee for the insured, and shall name the City, the Contractor, Subcontractors, and Suppliers of all tiers as named insured. The City, as Trustee, will collect, adjust, and receive all monies that become due and payable under the policy or policies, may compromise any and all claims, and will apply the proceeds of this insurance to the repair, reconstruction, or replacement of the Work.

4. Any deductible applicable to the insurance shall be identified in the policy or policies documents. The responsibility for paying the part of any loss not covered because of the deductibles shall be apportioned among the parties, except for the City, as follows: if there is more than one claimant for a single occurrence, then each claimant shall pay a pro-rata share of the per occurrence deductible based upon the percentage of their paid claim to the total paid for insured. The City shall be entitled to 100 percent of its loss. You shall pay the City any portion of the loss not covered because of a deductible; at the same time the proceeds of the insurance are paid to the City as Trustee.

5. Any insured, other than the City, making claim to which a deductible applies shall be responsible for 100 percent of the loss not insured because of the deductible.

5-4.3 **Rating Requirements.** Except for the State Compensation Insurance Fund, all insurance required by this Contract shall 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 of California, and that have been approved by the City.

5-4.3.1 **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 of California and is included on the List of Approved Surplus Lines Insurers (LASLI list).

All policies of insurance carried by non-admitted carriers shall be subject to all of the requirements for policies of insurance provided by admitted carriers described in this Contract.

5-4.4 **Evidence of Insurance.** You shall furnish the City with original Certificates of Insurance, including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause), prior to your commencement of Work under this Contract. In addition, The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by these specifications, at any time.

5-4.5 **Policy Endorsements.**

5-4.5.1 **Commercial General Liability Insurance.**

5-4.5.1.1 **Additional Insured.** To the fullest extent permitted by law and consistent with the limiting provisions set forth at California Civil Code section 2782, California Insurance Code section 11580.04, and any applicable successor statutes limiting indemnification of public agencies that bind the City, the policy or policies shall be endorsed to include as an Additional Insured the City and its respective elected officials, officers, employees, agents, and representatives, with respect to liability arising out of:

1. Ongoing operations performed by you or on your behalf,
2. your products,
3. your work, e.g., your completed operations performed by you or on your behalf, or
4. premises owned, leased, controlled, or used by you.

5-4.5.1.2 **Primary and Non-Contributory Coverage.** The policy shall 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 shall provide that any insurance maintained by the City and its elected officials, officers, employees, agents and representatives shall be in excess of your insurance and shall not contribute to it.

5-4.5.1.3 **Project General Aggregate Limit.** The policy or policies shall 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 shall reduce the Designated Construction Project General Aggregate Limit. The Designated Construction Project General Aggregate Limit shall be in addition to the aggregate limit provided for the products-completed operations hazard.

5-4.5.2 **Workers' Compensation Insurance and Employers Liability Insurance.**

5-4.5.2.1 **Waiver of Subrogation.** The policy or policies shall 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.

5-4.5.3 **Contractors Pollution Liability Insurance Endorsements.**

5-4.5.3.1 **Additional Insured.** To the fullest extent permitted by law and consistent with the limiting provisions set forth at California Civil Code section 2782, California Insurance Code section 11580.04, and any applicable successor statutes limiting indemnification of public agencies that bind the City, the policy or policies shall be endorsed to include as an Additional Insured the City and its respective elected officials, officers, employees, agents, and representatives, with respect to liability arising out of:

1. Ongoing operations performed by you or on your behalf,

2. your products,

3. your work, e.g., your completed operations performed by you on your behalf, or

4. premises owned, leased, controlled, or used by you.

5-4.5.3.2 **Primary and Non-Contributory Coverage.** The policy or policies shall be endorsed to provide that the insurance afforded by the Contractors Pollution Liability Insurance policy or policies is primary to any insurance or self-insurance of the City and its elected officials, officers, employees, agents and representatives with respect to operations including the completed operations of the Named Insured. Any insurance maintained by the City and its elected officials, officers, employees, agents and representatives shall be in excess of your insurance and shall not contribute to it.

5-4.5.3.3 **Severability of Interest.** For Contractors Pollution Liability Insurance, the policy or policies shall provide that your insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability and shall provide cross-liability coverage.

5-4.5.4 Contractors Hazardous Transporters Pollution Liability Insurance Endorsements.

5-4.5.4.1 Additional Insured. To the fullest extent permitted by law and consistent with the limiting provisions set forth at California Civil Code section 2782, California Insurance Code section 11580.04, and any applicable successor statutes limiting indemnification of public agencies that bind the City, the policy or policies shall be endorsed to include as an Additional Insured the City and its respective elected officials, officers, employees, agents, and representatives, with respect to liability arising out of:

1. Ongoing operations performed by you or on your behalf,
2. your products,
3. your work, e.g., your completed operations performed by you on your behalf, or
4. premises owned, leased, controlled, or used by you.

5-4.5.4.2 Primary and Non-Contributory Coverage. The policy or policies shall be endorsed to provide that the insurance afforded by the Contractors Pollution Liability Insurance policy or policies is primary to any insurance or self-insurance of the City and its elected officials, officers, employees, agents and representatives with respect to operations including the completed operations of the Named Insured. Any insurance maintained by the City and its elected officials, officers, employees, agents and representatives shall be in excess of your insurance and shall not contribute to it.

5-4.5.4.3 Severability of Interest. For Contractors Hazardous Transporters Pollution Liability Insurance, the policy or policies shall provide that your insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability, and shall provide cross-liability coverage.

5-4.5.5 Builders Risk Endorsements.

5-4.5.5.1 Waiver of Subrogation. The policy or policies shall 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 that arise from Work performed by the Named Insured for the City.

5-4.5.5.2 Builders Risk – Partial Utilization. If the City desires to occupy or use a portion or portions of the Work prior to Acceptance, the City will notify you, and you shall immediately notify your Builder's Risk insurer and obtain an endorsement that the policy or policies shall not be cancelled or lapse on account of any use or occupancy. You shall obtain the endorsement prior to the City's occupation and use.

5-4.6 Deductibles and Self-Insured Retentions. You shall disclose deductibles and self-insured retentions to the City at the time the evidence of insurance is provided. The City may require you to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or City.

5-4.7 **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.

5-4.8 **Notice of Changes to Insurance.** You shall notify the City, in writing, 30 days prior to any material change to the policies of insurance provided under this Contract. This written notice is in addition to the requirements of paragraph 6 of Section 5-4.1.

5-4.9 **Excess Insurance.** Policies providing excess coverage shall follow the form of the primary policy or policies, including, all endorsements.

5-10.2.1 **Public Notice by Contractor.** To the "WHITEBOOK", DELETE in its entirety and SUBSTITUTE with the following:

5-10.2.1 **Public Notice by Contractor.**

1. Post Project Identification Signs in accordance with 3-11.2, “Project Identification Signs”.
2. No less than 5 and no more than 10 Working Days in advance of Project construction activities and utility service interruptions, you shall notify all critical facilities, businesses, institutions, property owners, residents, or any other impacted stakeholders within a minimum 300-foot (90 m) radius of the Project i.e., work area and any other affected areas as shown on the “Notification of Planned Water Shutdown” when you perform the Work.
3. The notification process must be repeated for delays and long pauses in construction activities. Verbal and written notifications, such as door hangers, shall be sent to critical facilities (including but not limited to police stations, fire stations, hospitals, and schools). A copy of written notifications sent to any critical facility shall also be sent to the Engineer.
4. You shall keep records of the people contacted, along with the dates of notification, and shall provide the record e.g., time-stamped pictures of the notices, to the Engineer upon request. You shall identify all other critical facilities that need to be notified.
5. Verbal and written notifications shall also include specific impacts from the construction of the City facilities, e.g., fire hydrants, air vacuum and blow-off devices, pedestrian ramps, and sidewalks, e.g., the loss of parking, access, and impact to private property, e.g., landscaping.
6. Furnish and distribute public notices in the form of door hangers using the City’s format to all occupants and/or property owners along streets and all critical facilities such as police stations, fire stations, hospitals, and schools.
7. Where Work is to be performed at least 5 and at most 10 Working Days before starting construction, survey activities, or impacting the community as approved by the Engineer.

8. Within 5 Working Days of the completion or pausing of your construction activities where Work was performed, you shall distribute public notices in the form of door hangers, which outline the anticipated dates of Asphalt Resurfacing, Slurry Seal, Sidewalk, or Curb Ramp Work. Upon resuming construction activities, you shall redistribute door hangers.

9. "No Parking" signs shall be placed 72 hours before the scheduled construction activities and must include the name and phone number of the Contractor. The Contractor shall document the placement of the signs with time-stamped pictures.

10. Leave the door hanger notices on or at the front door of each dwelling and apartment unit and at each commercial building tenant abutting each street block segment.

11. Where the front doors of apartment units are inaccessible or occupants are unavailable, distribute the door hanger notices to the apartment manager or security officer and leave your contact information, such as business cards.

12. Provide time-stamped pictures of the notices to the Engineer.

13. Door Hanger Material: You shall use Blanks/USA brand, Item Number DHJ5B6WH, 1¼ inch (31.8 mm) Holes (removed), 2-up Jumbo Door Hanger in Bristol White, or approved equal.

14. Door hangers shall include the funding source if project is funded in part by State Gas Tax Revenue (SB1).

15. Mailed Notice Material: You shall use Cougar by Domtar, Item Number 2834, or approved equal.

16. For all Work on private property, contact each owner and occupant individually a minimum of 15 Working Days before the Work. If the Work has been delayed, re-notify owners and occupants of the new Work schedule, as directed by the Engineer.

17. A sample of public notices will be included in the Contract.

SECTION 6 – PROSECUTION AND PROGRESS OF THE WORK

6-1.1 **Construction Schedule.** To the "WHITEBOOK", ADD the following:

3. Refer to the Sample City Invoice materials in **Appendix D – Sample City Invoice** and use the format shown.

4. The **120 Calendar Day** Plant Establishment Period is included in the stipulated Contract Time and shall begin with the acceptance of installation of the vegetation plan in accordance with Section 801-6, "MAINTENANCE AND PLANT ESTABLISHMENT".

ADD:

6-1.2.2 **Site Observation Visits.** Observations herein specified shall be made by the Resident Engineer. The Contractor shall request site observations 48 hours minimum in advance of the time observation is required.

Site observations shall be required for the following parts of the work (completed portions of work shall be combined for single observation visit whenever possible):

1. Prior to commencing grading, a preconstruction conference should be held at the site with the Resident Engineer, grading contractor, civil engineer, and landscape architect in attendance.
2. Demolition mark-out.
3. Rough grading and drainage system layout.
4. Irrigation mainline and valves pressure test prior to trench backfill.
5. Irrigation lateral line pressure test prior to trench backfill.
6. Wiring prior to backfilling trenches; review of irrigation wire and conduit prior to burial and trench backfill, prior to mainline trench backfill where occurs in joint trench.
7. Review and approval of all proposed locations of sleeves, conduits, control wire routing, pressure supply line, manual and automatic control valves (manifold locations), pull boxes, automatic controller and sprinkler heads.
8. Review of operation of automatic irrigation valves and manual valves.
9. Review of irrigation swing joint assembly installation.
10. Irrigation coverage tests (provide automation from controller at time of test).
11. Hardscape at time of finished staking and layout/formwork
12. Construction layout and site furnishing installation/review
13. Finish grading and soil preparation
14. Upon delivery of plant materials to the project site.
15. When plants are spotted in place for planting, but before planting holes are excavated.
16. Incorporation of soil conditioner and fertilizer into the soil and upon completion of fine grading prior to planting.
17. When all specified work, except the maintenance period has been completed. Acceptance and written approval of completed work shall establish the beginning of the maintenance and plant establishment period.

18. At the completion of the maintenance and plant establishment period. This final site observation visit shall establish the beginning date for the plant material guarantee period, and irrigation material and installation guarantee period.

19. See Park Construction Inspection Stages and Special Inspections, sheet G01

ADD:

6-6.1.1 Environmental Document.

1. The City of San Diego has prepared an **Environmental Impact Report for Mission Trails Regional Park Master Plan Update (which includes West Sycamore Staging Area)** Project No. **349988**, as referenced in the Contract Appendix. You shall comply with all requirements of the **Final Program Environmental Impact Report** as set forth in **Appendix A.**

2. Compliance with the City's environmental document shall be included in the Contract Price, unless separate bid items have been provided.

6-9 LIQUIDATED DAMAGES. To the "WHITEBOOK", item 2, DELETE in its entirety and SUBSTITUTE with the following:

2. The execution of the Contract shall constitute agreement between you and the City that the liquidated damage amount described in the table below is the value of the damage caused by your failure to complete the Work within the allotted time. Such sum shall not be construed as a penalty and may be deducted from your payments if such delay occurs.

Contract Value	Liquidated Damages Daily Amount
Less than $200,001	$1,000
$200,001 to $500,000	$1,500
$500,001 to $1,000,000	$2,000
$1,000,001 to $2,000,000	$2,500
$2,000,001 to $5,000,000	$3,000
$5,000,001 to $10,000,000	$5,500
$10,000,001 to $20,000,000	$6,500
Greater Than $20,000,000	$7,000

SECTION 7 – MEASUREMENT AND PAYMENT

7-3.1 **General.** To the "WHITEBOOK", ADD the following:

4. The Lump Sum Bid item for **"Construction of West Sycamore Staging Area per Plans numbered 0100364-01-D through 0100364-40-D, inclusive, and the Specifications in contract Bid Document No. K-26-2283-DBB-3-A"** shall include, and not be limited to, demolition, grading, paving, installation of prefabricated restroom (State approved coach), shade structure and associated building permit, trailer for Rangers, water service, drinking fountain, sidewalks, site furnishings, right of way improvements, planting (including 120 day Plant Establishment Period), irrigation systems, drainage improvements, sewage tanks, lighting, electrical and internet/communications improvements, and all other park amenities and appurtenances shown therein and all inspections (including the soil engineering and engineering geology consulting firm retained by the Contractor to provide geotechnical services for the project), special inspections, permits and fees as specified in the Plans, Contract Documents, and Technicals Section.

7-3.9 **Field Orders**. To the "WHITEBOOK", DELETE in its entirety and SUBSTITUTE with the following:

1. If the cumulative total of Field Order items of Work does not exceed the **"Field Orders"** Bid Item, the City shall pay those Field Orders as shown below:

TABLE 7-3.9
FIELD ORDER LIMITS

Contract Price	Maximum Each Field Order Work Amount
Less than $1,000,001	$10,000
$1,000,001 to $5,000,000	$20,000
$5,000,001 to $10,000,000	$25,000
$10,000,001 to $30,000,000	$40,000
Greater than $30,000,000	$70,000

7-3.11 **Compensation Adjustments for Price Index Fluctuations.** To the "WHITEBOOK", ADD the following:

4. This Contract **is not** subject to the provisions of The "WHITEBOOK" for Compensation Adjustments for Price Index Fluctuations for paving asphalt.

SECTION 200 – ROCK MATERIALS

ADD:

200-1.10 Stabilized D.G. (Decomposed Granite).

200-1.10.1 General. Do not expose materials to excessive moisture or other conditions that would adversely affect their serviceability.

Decomposed granite is referred to by the abbreviation (D.G.) or referred to as disintegrated granite. All decomposed granite for vehicular surfaces shall conform to the following grading requirements:

Sieve Designation	% Passing
3/8 inch	100
No. 4	95-100
No. 8	75-80
No. 16	55-65

Sieve Designation	% Passing
No. 30	40-50
No. 50	25-35
No. 100	20-25
No. 200	5-15

The portion of D.G retained on the no. 4 sieve shall have a maximum percentage of wear of 50 at 500 revolutions as determined by AASHTO T96. The portion passing a No. 40 sieve shall have a maximum liquid limit of 25 and maximum plasticity index of 7 as determined by AASHTO T89 and AASHTO T90, respectively.

D.G. to be used for pathways and non-vehicular areas may be ¼" minus sieve size.

Crushed aggregate screenings shall be free from clay lumps, vegetative matter and deleterious material. See Drawings for D.G. color specification.

Soil Stabilizer shall be a non-toxic, colorless, odorless, organic powder that binds D.G. screenings. The stabilizer shall be as manufactured by Stabilizer Solutions Inc., (800) 336-2468, FAX: (602) 852-0718, or approved equal. Provide Header as shown in the Drawings Preparation and Compaction - Subgrade and base under all D.G. shall be prepared and compacted to 95% relative compaction. The minimum compaction for D.G. surfaces shall be 95% relative compaction. The finish grade shall be even between the headers with no humps or depressions after the compaction. The Contractor shall provide compaction tests as required by the Architect. Treat compacted subgrade with pre-emergent herbicide, as recommended by certified pest control advisor.

Soil stabilizer shall be thoroughly blended with the D.G. screenings prior to installation. The stabilizer shall be mixed at a rate of 15 Lbs. of Stabilizer product per ton of D.G. screenings. Mixed stabilizer product in accordance with its manufacturer's instruction.

Premixed Stabilizer and D.G. material can be obtained locally by contacting the stabilizer manufacturer and obtaining the location of a local vendor.

Not acceptable: drop spreading of the Stabilizer product over raked D.G. screenings and mixing stabilizer by rototilling.

Place the premixed stabilizer product on the desired subgrade in maximum 2" lifts. Rake smooth to the desired grade and cross slope.

After placement and raking, water the Stabilized D.G. to achieve full depth moisture penetration of the placed product. A one-hour rate of 20 gpm per 1,000 sq. ft. should achieve the proper full depth moisture penetration.

While the Stabilized D.G. is still thoroughly moist roll the material with a heavy lawn roller, approximately 1000 to 3000 pounds, and maximum 30" wide, to achieve finish grade and initial compaction. Utilize a hand tamp at edges, around benches, irrigation and sign posts. Do not use a wacker or vibratory roller to compact the Stabilized D.G.

Compacted finish surface of DG is to be level with adjacent paving, unless otherwise indicated. Allow the finished surface sufficient time to dry prior to use. Install Header per plans.

After all stabilization operations are completed, remove trash, excess materials, empty containers and rubbish from the property. All scars, ruts or other marks in the ground caused by this work shall be repaired and the ground left in a smooth condition throughout the site.

SECTION 201 - CONCRETE, MORTAR AND RELATED MATERIALS

201-1 PORTLAND CEMENT CONCRETE.

201-1.1.2 Concrete Specified by Class and Alternate Class. To the "WHITEBOOK", ADD the following:

3. The Type of Construction, Concrete Class, and Maximum Slump for the various sub-items of concrete work shall be as specified in Table 201-1.1.2 of the GREENBOOK with the following additions or modifications:

Type of Construction Ticket)	Concrete Class	Max. Slump (With Certified Truck
Concrete Paving	560-C-3250	4-inch
Concrete Sidewalk and Curb	560-C-3250	4-inch

Type of Construction Ticket)	Concrete Class	Max. Slump (With Certified Truck
Concrete Street Section	560-C-3250	3-inch
Concrete Mow Curb	560-C-3250	4-inch
CIP Concrete Block Seating	560-C-3250	4-inch
Concrete Footings	560-C-3250	4-inch
Concrete Base	520-C-2500	4-inch

201-1.1.6.3 MIX DESIGN. To the "WHITEBOOK", ADD the following:

2. All concrete materials shall be proportioned to produce a workable mixture in which the water content will not exceed the maximum specified.

3. All concrete except as noted otherwise on the drawings shall have 3,250 psi 28- day compressive strength and a maximum water/cement ratio of 0.45. Up to a maximum of 15% of cementitious material may be fly ash in accordance with ASTM C618.

4. If the concrete mix designs specified herein have not been used previously by the ready-mix supplier or if directed by the ENGINEER, mix proportions and concrete strength curves for regular cylinder tests, based on the relationship of 7, 14, and 28 day strengths versus slump values of two (2), four (4), and six (6) inches, all conforming to these Special Provisions, shall be established by an approved ready-mix supplier or an independent testing laboratory. A laboratory independent of the ready-mix supplier shall be required to prepare and test all concrete cylinders.

5. Testing of concrete and materials shall be borne by the OWNER, except when materials do not meet specified requirements, in which case such costs shall be borne by the CONTRACTOR.

6. The exact proportions by weight of all materials in the concrete delivered to the jobsite shall conform to the approved mix design unless specifically so directed by the ENGINEER or Laboratory for improved specified strength or desired density, uniformity and workability.

7. The proportions of such mix design shall be based on a full cubic yard of hardened concrete.

8. Ready-mix companies or jobsite batch plants shall furnish delivery tickets, signed by a Certified Weighmaster, on which each shall state the weight of aggregates, sand, cement, admixtures and water and the number of cubic yards of concrete furnished, which will be compared against the approved mix design.

9. There shall be no variation in the weights and proportions of materials from the approved mix design.

10. There shall be no variation in the quality and source of materials once they have been approved for the specific mix design.

201-1.2.2 Aggregates. To the "GREENBOOK", ADD the following:

ASTM C33 and as herein specified. Provide aggregates from a single source for all exposed concrete.

Local aggregates not complying with ASTM C33 but which have shown by special test or actual service to produce concrete of adequate strength and durability may be used when acceptable to the ENGINEER.

1. Fine Aggregate - Clean, sharp, natural sand free from loam, clay, lumps or other deleterious substances. Dune sand, bank-run sand and manufactured sand are not acceptable.

2. Coarse Aggregate - Clean, uncoated, processed aggregate containing no clay, mud, loam or foreign matter, as follows:

    a. Crushed stone processed from natural rock or stone.

    b. Washed gravel, either natural or crushed. Use of pit or bank run gravel is not permitted.

    c. Maximum Aggregate Size - Not larger than one-fifth (1/5) of the narrowest dimensions between sides of forms, one-third (1/3) of the depth of slabs, nor three-fourths (3/4) of the minimum clear space between individual reinforcing bars or bundles of bars.

3. Aggregate for exposed aggregate concrete shall consist of selected aggregate of washed clean river gravel in color range of medium to dark in browns and grays; material uniformly sized 5/8-inch to 3/4-inch.

201-2 REINFORCEMENT FOR CONCRETE.

201-2.1 General. To the "GREENBOOK", ADD the following:

Supports for Reinforcement. Provide supports for reinforcement including bolsters, chairs, spacers, and other devices for spacing, supporting and fastening reinforcing bars in place. For slabs-on-grade, use supports with sand plates or horizontal runners where wetted base materials will not support chair legs. For exposed-to-view concrete surfaces, where legs of supports are in contact with forms, provide supports with legs that are hot-dip galvanized, after fabrication, or plastic protected or stainless steel protected.

201-4 CONCRETE CURING MATERIALS.

201-4.1.1 General. To the "GREENBOOK", ADD the following:

Concrete curing materials shall be in accordance with ACI 301 Section 5 and ACI 308.1 Section 2.

1. Water-based resin curing compound. W.R. Meadows, Inc. 1100; Euclid Kurez DR VOX; or approved equal.
2. Acrylic curing and sealing compound. W.R. Meadows, Inc. CS-309-30, or approved equal.
3. Water emulsion acrylic curing and sealing compound formulated of acrylic polymers of water-based carrier. W.R. Meadows, Inc. VOCOMP-20, Euclid Luster Seal WB, or approved equal.

SECTION 203 - BITUMINOUS MATERIALS

203-6.1 General. To the "WHITEBOOK" and "GREENBOOK", DELETE in its entirety and SUBSTITUTE with the following:

203-6.1 General. Asphalt concrete shall be the product of mixing mineral aggregate and reclaimed asphalt pavement (RAP) with asphalt binder at a central mixing plant.

When specified in the Special Provisions, asphalt concrete may be produced using a warm mix asphalt (WMA) technology.

Unless otherwise specified in the Special Provisions or shown on the Plans, asphalt concrete mixtures shall conform to 203-6.4.

If the asphalt concrete mixture contains more than 15% RAP, refer to Caltrans Standard Specifications Section 39, "Asphalt Concrete" for "Materials" and "Construction" requirements only unless specified otherwise in these (1) Supplementary Special Provisions, (2) The WHITEBOOK, and (3) The GREENBOOK in that order of precedence. Replace all references to actions by the "Department" with actions by the "City."

203-6.2.1 Asphalt Binder. To the "GREENBOOK", ADD the following:

Unless otherwise specified, for mixtures containing 15 percent or less RAP, the performance grade of the virgin asphalt binder shall be the grade specified in the Special Provisions with the upper and lower temperature classification of Performance Grade (PG) 64-10.

For mixtures containing greater than 15 percent and not exceeding 25 percent RAP, the performance grade of the virgin binder shall be the grade specified in the Special Provisions with the upper and lower temperature classification of PG 58-16.

For mixtures containing greater than 25 percent RAP, the performance grade of the asphalt binder shall be determined based on viscosity and blending charts developed in accordance with AASHTO M323.

203-6.2.2 Rock Products for Asphalt Concrete Mixtures. To the "GREENBOOK", ADD the following:

Aggregates must be clean and free from deleterious substances. The aggregates for a leveling course must comply with the gradation specifications for Type A HMA in Caltrans Standard Specification Section 39-2.02B.

203-6.2.3 Rock Products for Type III Asphalt Concrete Mixtures. To the "GREENBOOK", ADD the following:

Aggregate gradation must be determined before the addition of asphalt binder and must include supplemental fine aggregates. Test for aggregate gradation under AASHTO T 27. Do not wash the coarse aggregate. Wash the fine aggregate only. Use a mechanical sieve shaker. Aggregate shaking time must not exceed 10 minutes for each coarse and fine aggregate portion. Choose a TV within the TV limits shown in the tables titled "Aggregate Gradations." Gradations are based on nominal maximum aggregate size.

203-6.2.5.1 General. To the "GREENBOOK", ADD the following:

RAP shall be defined as asphalt concrete pavement that has been processed to a maximum of 1 inch (25 mm) in size and is free of contaminants. RAP may be substituted for part of the virgin aggregate in a quantity up to the lowest level allowed in the Caltrans Standard Specifications by dry weight of the combined aggregates.

Unless otherwise specified, RAP may be substituted for part of the virgin aggregate at or above the level allowed in the Caltrans Standard Specifications; currently, 25 percent by dry weight of the combined aggregates.

203-6.2.5.2 RAP Stockpiles. To the "GREENBOOK", ADD the following:

Fractionated RAP stockpiles shall be isolated from other materials. Fractionated RAP shall be stored in conical or longitudinal stockpiles. Fractionated RAP shall not be agglomerated or be allowed to congeal.

203-6.2.5.3 Fractionation. To the "GREENBOOK". DELETE in its entirety and SUBSTITUTE with the following:

203-6.2.5.3 Fractionation. Fractionation is the processing of RAP into 2 or more sizes. For RAP substitution of 15 percent or less, fractionation is not required. For RAP substitution greater than 15 percent, RAP shall be fractionated into 2 sizes conforming to the requirements shown in Table 203-6.2.5.3. The RAP stockpile fractionation gradation shall conform to the requirements shown in Table 203-6.2.5.3.

Table 203-6.2.5.3

Size	Test Method	Requirement
Coarse (% passing the 1-inch sieve)	California Test 202[a]	100

Size	Test Method	Requirement
Fine (% passing the 3/8-inch sieve)	California Test 202[a]	98-100

[a] Maximum mechanical shaking time is 10 minutes.

If RAP is from multiple sources, the RAP shall be thoroughly and completely blended before fractionating.

The coarse fractionated stockpile, the fine fractionated stockpile, or a combination of the coarse and fine fractionated stockpile may be used.

203-6.2.5.4 Testing. To the "GREENBOOK", ADD the following:

The mix design RAP stockpile shall be sampled and tested in accordance with California Test 384. The average shall be reported on the mix design submittal. When the mix design RAP stockpile is augmented, RAP used to augment the stockpile shall be sampled at a minimum frequency of 1 sample per 500 tons in accordance with California Test 384 before augmenting. Each sample shall be tested to determine the uncorrected binder content in accordance with AASHTO T 308. The same ignition oven shall determine the uncorrected asphalt binder content reported on the mix design submittal.

The augmented RAP sample, when tested under AASHTO T 209, shall be within ± 0.06 of the average maximum specific gravity reported on the mix design submittal.

For startup of a project:

1. Less than 5,000 tons of a QC test from another City approved submittal from the same plant within the last 90 days may be submitted for review.

2. For greater than 5,000 tons the following QC test must be completed and submitted to the Engineer:

Quality Characteristic	Test Method
Asphalt binder content	AASHTO T 308, Method A
HMA moisture content	AASHTO T 329
Combined Aggregate Gradation	California Test 384
Combined Aggregate Sand equivalent	California Test 217 or ASTM D2419
Combined Aggregate Moisture content	AASHTO T 255
Air voids content	AASHTO T 269
Voids in mineral aggregate	MS-2 Asphalt mixture volumetrics
Dust proportion	MS-2 Asphalt mixture volumetrics
Hveem Stability	MS-2 and OBC CT 367
Hamburg wheel track	AASHTO T 324 (modified)
Gyration Compaction	AASHTO T 312

During production, RAP QC testing shall be sampled twice daily and the following additional tests shall be performed with the minimum frequency:

Quality Characteristic	Test Method	Minimum Frequency
Asphalt binder content	AASHTO T 308, Method A	1 per day with a minimum of 500 tons
Aggregate Gradation – combined with RAP	California Test 384	1 per day with a minimum of 100 tons
Aggregate Sand equivalency	California Test 217 or ASTM D2419	1 per day with a minimum of 100 tons
Aggregate Moisture content	AASHTO T 255	1 per day with a minimum of 100 tons
Hveem Stability	MS-2 and OBC CT 367	1 per day with a minimum of 100 tons
Hamburg wheel track	AASHTO T 324 (modified)	1 per 5,000 tons or 1 per project, whichever is greater
Nuclear gauge density	California Test 375	1 per 50 tons

203-6.2.5.5 Quality. To the "GREENBOOK", ADD the following:

For RAP content higher than 15% in HMA, refer to Sections 39-2.01, "General"; 39-2.02, "Type A Hot Mix Asphalt," and 39-2.03, "Rubberized Hot Mix Asphalt--Gap Graded," of the Caltrans Standard Specifications in effect at the time of Bid for the quality assurance requirements. Under this process, the contractor performs quality control testing, and the City performs acceptance testing and inspection. The acceptance decision is based on the City's test results only.

RAP shall conform to the requirements shown in Table 203-6.2.5.5:

Table 203-6.2.5.5

Quality Characteristic	Test method	Requirement
Uncorrected Binder Content (% within the average value reported)[a]	AASHTO T 308	±2.00
Specific gravity (within the average value reported)[b]	AASHTO T 209	±0.06
Combined Aggregates Sand Equivalent (min)	California Test 217 or ASTM D2419	50

[a] Average uncorrected binder content of 3 ignition oven tests performed.
[b] Average maximum specific gravity reported on the JMF.

203-6.3.1 General. To the "GREENBOOK" and "WHITEBOOK", DELETE in its entirety and SUBSTITUTE with the following:

203-6.3.1 General.

1. The Contractor shall submit in accordance with 3-8.4 a JMF that summarizes each asphalt concrete mix design for each class and grade of asphalt concrete required to construct the Work. Supporting information for the warm mix asphalt (WMA) technology and/or recycling agent, if included in a mixture, shall also be submitted e.g., C2 PG 58-16 (½ inch) (12.5 mm) and B3 PG 58-16 (¾ inch) (19 mm) asphalt concrete.
2. Asphalt concrete for JMF and Mix Designs shall be Type III and shall not exceed the allowable RAP level.
3. The JMF shall identify the source and the individual grading of each material used to produce the mix design (including the percentage and individual gradation of any manufactured or natural sands), the combined gradation, the optimum binder content (OBC), void content, reclaimed asphalt pavement (RAP) percentage, RAP gradation, RAP binder content, stability value, plant identification, mix number, WMA technology, and the source and performance grade of the paving asphalt. Upon request, the mix design test data represented by the JMF shall be immediately made available to the Engineer.
4. When greater than 25 percent RAP is to be included in a mixture, a mix design shall be submitted on Caltrans Forms CEM-3511 and CEM-3512 or another format as approved by the Engineer. The submittal shall include supporting information showing the viscosity of the individual binders (both the virgin paving asphalt grade and that of the binder recovered from the RAP); and the amount of recycling agent, if any, and the blended final viscosity in accordance with AASHTO M323.
5. For all mixtures, the asphalt binder content shall be defined as the total bituminous material present in the mix consisting of the blend of virgin paving asphalt, residual paving asphalt from RAP, and recycling agent.
6. Refer to Caltrans Standard Specifications, 39-2.01A(3)(b), “Job Mix Formula” for additional requirements for modifications, renewal, authorization, and quality control plan.
7. A new mix design shall be prepared and a new JMF submitted if:
    a) the combined aggregate gradation is not within ± 3 percentage points of the gradation shown on the referenced mix design on any sieve,
    b) the source of any aggregate is changed,
    c) the performance grade of paving asphalt is changed,
    d) the average binder content in a new fractionated RAP stockpile varies by more than ± 2.00 percent from the average RAP binder content reported on the JMF,

e) the average maximum specific gravity in a new fractionated RAP stockpile varies by more than ± 0.060 from the average maximum specific gravity value reported on the JMF.

8. AASHTO T 324 (Modified) is AASHTO T 324 (Standard Method of Test for Hamburg Wheel-Track Testing of Compacted Asphalt Mixtures) with the following parameters:

a) Target air voids must equal 7.0 ± 1.0 percent.

b) Specimen height must be 60 ± 1 mm.

c) Number of test specimens must be 4 to run 2 tests.

d) Do not average the 2 test results.

e) Test specimen must be a 150 mm gyratory compacted specimen.

f) Test temperature must be set at:

1. 113 ± 2 degrees F for PG 58 for use of 25% RAP

2. 122 ± 2 degrees F for PG 64 for use of 15% RAP

3. Measurements for impression must be taken at every 100 passes along the total length of the sample.

g) Inflection point is the number of wheel passes at the intersection of the creep slope and the stripping slope at maximum rut depth.

h) Testing shut off must be set at 25,000 passes.

i) Submersion time for samples must not exceed 4 hours.

9. Take samples under California Test 125.

ADD:

203-6.3.3 **Asphalt Binder Replacement**. Asphalt binder replacement shall be defined as the asphalt binder from RAP expressed as a percent of the total asphalt binder in the mixture. The asphalt binder replacement shall be calculated as a percentage of the approved JMF target asphalt binder content. The maximum asphalt binder replacement for mixtures containing RAP shall be 25 percent of the optimum binder content (OBC) for surface courses and 40 percent for leveling and base courses.

For Type A HMA with a binder replacement percent less than or equal to 25 percent of your specified OBC, you may request that the performance-graded asphalt binder grade with upper and lower temperature classifications be reduced by 6 degrees C from the specified grade.

Once the City has approved a mix design, the asphalt binder content shall be within 0.5% of the identified target binder contents for each mix design submitted.

Each approved asphalt plant and location shall perform an annual verification process with the City.

ADD:

203-6.4.5 Miscellaneous Areas and Dikes. For miscellaneous areas and dikes:

1. Choose the aggregate gradation from:
   a) 1/2-inch Type A HMA aggregate gradation.
   b) Dike mix aggregate gradation.
2. Choose asphalt binder Grade PG 58-16 or 64-10.
3. Minimum asphalt binder content must be:
   a) 5.70 percent for 1/2-inch Type A HMA aggregate gradation.
   b) 6.00 percent for dike mix aggregate gradation.

If you request and the Engineer authorizes, you may reduce the minimum asphalt binder content. Aggregate gradation for dike mix must be within the TV limits for the specified sieve size as shown below:

Sieve size	Target value limit	Allowable tolerance
1/2"	100	--
3/8"	---	95 - 100
No. 4	73–77	TV ± 10
No. 8	58–63	TV ± 10
No. 30	29–34	TV ± 10
No. 200		0 - 14

For HMA used in miscellaneous areas and dikes, sections 203-6.3.1 do not apply.

203-6.7 Production. To the "GREENBOOK", ADD the following:

1. Before production, the HMA plant must have a current qualification under the City's Material Plant Quality Program for each mix design.

203-6.7.1 General. To the "GREENBOOK", ADD the following:

During production, the hot- or cold-feed proportion controls for virgin aggregate and RAP may be adjusted. For RAP substitution of 15 percent or less, RAP must be within ± 5 of the RAP percentage shown in the approved JMF form without exceeding 15 percent. For RAP substitution of greater than 15 percent, RAP must be within ± 5 of the RAP percentage shown in the approved JMF form without exceeding 25 percent.

Do not start HMA production before verification and authorization of JMF. The HMA plant must have a current qualification under the City's Material Plant Quality Program. Weighing and metering devices used to produce HMA modified with additives must comply with the City's MPQP. If a loss-in-weight meter is used for dry HMA additive, the meter must have an automatic and integral material delivery control system for the refill cycle.

Calibrate the loss-in-weight meter by:

1. Including at least 1 complete system refill cycle during each calibration test run

2. Operating the device in a normal run mode for 10 minutes immediately before starting the calibration process

3. Isolating the scale system within the loss-in-weight feeder from surrounding vibration

4. Checking the scale system within the loss-in-weight feeder for accuracy before and after the calibration process and daily during mix production

5. Using a minimum 15 minute or minimum 250 lb. test run size for a dry ingredient delivery rate of less than 1 ton per hour

6. Complying with the limits of City's Conveyor Scale Testing

Proportion aggregate by hot or cold-feed control. The aggregate temperature must not be more than 375 degrees F when mixed with the asphalt binder. Asphalt binder temperature must be from 275 to 375 degrees F when mixed with aggregate. Mix HMA ingredients into a homogeneous mixture of coated aggregates.

HMA must be produced at the temperatures shown in the following table:

HMA compaction	**Temperature (°F)**
Density based Method	Not to exceed 325

If you stop production for longer than 30 days, a production start-up evaluation is required.

SECTION 206 – MISCELLANEOUS METAL ITEMS

ADD:

206-8 ACCESSIBLE SIGNAGE.

206-8.1 General.

1. Signs shall be fabricated in conformance with the SDM-117 standards for signs. Signs shall be fabricated in conformance with the City of San Diego standards for signs. In the event there SDM-117 does not illustrate sign mounting details, refer to City of San Diego Standard Drawing M-45 for installation. Signs shall include:

   a) Accessible Parking Sign

   b) Tow Away Sign

SECTION 209 – PRESSURE PIPE

209-1.1.1 General. To the "GREENBOOK", ADD the following:

1. PVC products, specifically type C900 and C905, as manufactured or distributed by J-M Manufacturing Company or JM Eagle shall not be used on the Contract for pressurized pipe.

2. Refer to AWWA C900-16 for all references to AWWA C905.

209-7.2 Requirements. To the "GREENBOOK"**,** Table 209-7.2, DELETE in its entirety and SUBSTITUTE with the following:

TABLE 209-7.2

Function	Type	Materials/Method
Pipe Contents Identification	Pipe Color (Plastic Pipe or Polywrap[1])	Blue for Potable Water. Purple for Recycled Water. Green for Sewage.
	AND	
	Stenciling	Stenciling marked on pipe in contrasting color to background color of pipe stating: "POTABLE WATER", "CAUTION RECYCLED WATER - DO NOT DRINK" or "CAUTION SEWER" as appropriate.
		5/8" (16 mm) high letters.
		Repeated at 1 foot (300 mm) intervals.
	OR	
	Identification Tape	Polyethylene tape 6" (150 mm) wide and 4 mils (100 µm) minimum thickness with 2" (50 mm) high letters stating: "POTABLE WATER", "CAUTION RECYCLED WATER - DO NOT DRINK" or "CAUTION SEWER" as appropriate. For pipe > 12" (300 mm) diameter, use 12" (300 mm) wide tape.
		Color - Blue With white letters for potable water, Purple With white letters for recycled water, Green with white letters for sewage.
		Attached to top of pipe with adhesive tape.
Pipe Warning and Locating	Warning and Locating Tape	Polyethylene tape 6" (150 mm) Wide and 4 mils (100 µm) minimum thickness with 2"(50 mm) high letters stating: "CAUTION: WATERLINE BURIED BELOW", "CAUTION RECLAIMED WATERLINE BURIED BELOW - DO NOT DRINK", or "CAUTION: SEWER BURIED BELOW" as appropriate. For pipe > 12" (300 mm) diameter, use 12" (300 mm) wide tape.
		Color - blue with black or white letters for potable water, Purple With black or white letters for recycled water, Green with black or white letters for sewage.
		Place in pipe trench 18" (450 mm) above pipe.
		Tape shall contain metallic strip that can be registered by magnetic field locating device.
	OR	
	Locating Wire	In lieu of installing metallic warning tape; non-metallic warning tape 18" (450 mm) above pipe and 10-gauge copper wire attached to top of pipe and accessibly terminated may be used.

[1]Polywrap shall not be used as pipe color identification for plastic pipe.

SECTION 218 – DETECTABLE WARNING TILES (DWT)

218-1 GENERAL. To the WHITEBOOK, item 1, ADD the following:

c) Detectable warning surfaces shall be in conformance with CBC Section 1133B.8.5. Color shall be yellow for detectable warning surface shall conform to Color 33538 per Federal Standard No. 595B. CBC Sections 1133B.8.5 and 1121 B.3.1, Item 8(a). Provide a minimum of 5-year warranty per DSA Bulletin 10/31/2002, revised 04/09/2008.

SECTION 219 – SITE FURNISHINGS

219-1 SITE FURNISHINGS.

Contractor shall provide shop drawings, manufacturer's cut sheets and specifications, including color charts, to the Resident Engineer for review and approval for all site furnishings. Location of all site furnishings shall be approved by the Resident Engineer. All furnishings shall be as listed in the Drawings:

1. Accessible Picnic Table
2. Standard Picnic Table
3. Bench with Back
4. Chain Link Fence and Gate
5. Round Rail Fence
6. Steel Post
7. Pump Enclosure

Contractor shall provide shop drawings, manufacturer's cut sheets and specifications, including color charts, to the Resident Engineer for review and approval for all site furnishings. Location of all site furnishings shall be approved by the Resident Engineer.

Concrete products manufactured by Outdoor Creations, Inc. (items 1, 2, and 3, above), or approved equal:

a. Concrete mix design to include a mixture of Portland Cement, water, coarse and fine aggregates, pure mineral oxide coloring agents (when applicable) to yield a minimum compressive strength of 5000 psi.

b. Final product shall be reinforced with #4 and #5 rebar grid.

c. Product is cast in 1-piece with no assembly required.

d. Hairline cracks may develop over time. These are not structural failures, but inherent characteristics of the material itself.

e. Air pockets are a common occurrence in precast products. The frequency and size of air pockets are variable and to be expected, especially on vertical surfaces.

f. Concrete corners and edges will chip if not handled according to guidelines. Patch kits are available but may or may not blend and can be variable.

g. See Material and Finish Schedule of the project plans (Sheet LC-04) for color, material, and finish.

The contract price paid for Site Furnishings shall include full compensation for furnishing all labor, materials, tools, equipment, and all incidentals for doing all the work involved in installing Site Furnishings. No additional compensation will be allowed.

SECTION 300 - EARTHWORK

300-1 CLEARING AND GRUBBING.

300-1.1 General. To the "WHITEBOOK", ADD the following:

10. Prior to submittal of a Bid for this Work, the Contractor shall inspect the project site to verify the magnitude and cost of all clearing and grubbing required to accomplish this Work. Clearing and grubbing shall also include the removal and disposal of all miscellaneous materials: Buried pavements and other materials, old subsurface pavements and other materials encountered under existing pavements, which are within designated excavation areas on the plans.

11. The work includes demolition and removal (unclassified demolition) of all materials and facilities indicated or specified. Do not begin demolition until authorization is received from the Engineer. Remove rubbish and debris daily, unless otherwise directed. Store materials that cannot be removed daily in areas approved by the Engineer. In addition to the above items, clearing and grubbing shall include, but not be limited to the following items as shown on the plans or specified in these Special Provisions:

    a) Providing continuous pedestrian and vehicular within the project area, and as directed by the Engineer.

    b) Sawcutting of concrete and asphalt concrete at joints and construction limits.

    c) Protection of existing improvements designated to remain in place. Contractor shall be responsible for replacement of any improvements damaged during clearing and grubbing or construction activities at no additional cost.

d) Clearing and grubbing shall also include sawcutting, demolition, removal, and disposal of all existing improvements or otherwise required to perform the work, or as directed by the Resident Engineer

300-2 UNCLASSIFIED EXCAVATION.

300-2.1 General. To the "GREENBOOK", ADD the following:

In general, the on-site soils are suitable for reuse as fill if free from vegetation, debris, and other deleterious matter.

300-2.9 Payment. To the "GREENBOOK", DELETE in its entirety and SUBSTITUTE with the following:

Unclassified Excavation shall include full compensation for furnishing all labor, materials, tools, equipment, and incidents, and for doing all the work involved in the excavation and embankments to achieve the subgrades and final grades as shown on the plans and as specified and as directed by the Resident Engineer.

The contractor shall be required to prepare their own earthwork for bidding and construction purposes. Any reference to earthwork quantities on the plans is strictly for bonding purposes and shall not be used by the contractor for a price basis. No additional compensation for excavation, embankment, import, or export of material shall be allowed.

Payment for Unclassified Excavation shall be included in the Contract lump sum price and shall include full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in the excavation and embankments to achieve the subgrades and final grades as shown on the plans and as specified and as directed by the Resident Engineer.

ADD:

300-12 FINISH GRADING.

Finish grades shall be measured at the top surface of materials.

The Contractor shall take every precaution to protect and avoid damage to underground utilities during his grading and conditioning operations.

The Contractor shall coordinate all drainage work with all other trades. Established site drainage shall be maintained by the Contractor during all phases of landscape construction.

Final finish grades shall ensure positive drainage of the site with all surface drainage away from trails, buildings, play areas, walls, and toward, drainage facilities, and catch basins or water courses.

Final grades shall be acceptable to the Resident Engineer. Grading operations shall conform with the Geotechnical Report.

SECTION 301 – SUBGRADE PREPARATION, TREATED MATERIALS, AND PLACEMENT OF BASE MATERIALS

301-1.6 Preparatory Repair Work. To the "WHITEBOOK", DELETE in its entirety and SUBSTITUTE with the following:

1. Prior to the placement of any asphalt concrete or application of slurry, you shall complete all necessary preparation and repair Work and shall obtain approval by the Resident Engineer.
2. No preparatory asphalt Work shall be done when the atmospheric temperature is below 50° F (10° C) or during unsuitable weather.
3. Preparatory Work shall include tree trimming, weed spray, weed abatement, crack sealing, asphalt repair, cold milling, hump removal, lump removal, subgrade preparation and subgrade or base repair, removal of raised pavement markers, removal of pavement markings, location of public and private utilities and appurtenances, all Concrete works, and all other necessary works as specified in the Special Provisions and Contract Documents or as directed by the Engineer.
4. After the completion of the preparatory work, you shall install compacted asphalt concrete pavement according to the thickness specified in the Special Provisions and Contract Documents or a minimum of 2 inches (50.8 mm) for residential streets and a minimum of 3 inches (76.2 mm) for all other streets or as directed by the Engineer.
5. You shall identify the location of all utility's vaults, valves, and other appurtenances not included in the project scope requiring relocation or adjustment to grade by other agencies/companies by marking the face of the curb closest to the utility appurtenance as follows:
    a. Offset distance of the appurtenance from the curb face
    b. The limits of the appurtenance or corners of the vault/box
6. Compaction tests shall be made to ensure compliance with the specifications.
7. If, in order to achieve the minimum specified depth, the base material or native subgrade is exposed, you shall notify the Engineer the material shall be compacted to 95% relative compaction.
8. Compaction tests shall be made to ensure compliance with the specifications.
9. The QCP shall establish location and timing of compaction testing and shall be subject to approval by the Engineer. You shall reimburse the City for the cost of retesting failing compaction tests conducted as part of the City of San Diego Quality Assurance testing.
10. If additional base material is required, you shall use Class 2 aggregate base in accordance with 200-2.9.1, "Class 2 Aggregate Base (Scheduled, 5 Inch)" and "Class 2 Aggregate Base (Unscheduled, 5 Inch)" or as directed by the Engineer.

11. 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".

12. You shall install new asphalt within the repair area or for patches in accordance with 302-5, "ASPHALT CONCRETE PAVEMENT". Asphalt concrete shall be Type III-C2-PG 64-10 in compliance with 203-6.3.1, "General".

13. Recycled base material shall conform to Class 2 aggregate Base material in accordance with 200-2.4, "Class 2 Aggregate Base (Scheduled, 5 Inch)" and "Class 2 Aggregate Base (Unscheduled, 5 Inch)".

14. Materials removed, regardless of removal method, shall be disposed of at a legal site.

301-1.7 Payment. To the "WHITEBOOK", DELETE in its entirety and SUBSTITUTE with the following:

1. The demolition, removal, and disposal of various types of existing hardscape in parkway areas, such as colored concrete, bricks, flagstone in the parkway or right-of-way, shall be included under the Contract lump sum Bid items for which hardscape removal is required. When required, hardscape in parkways shall be replaced with Class A Topsoil or as directed by the Engineer.

2. The payment for the preparatory works shall be included in the lump sum Bid Item for which preparation works are performed, unless it is specified as a separate Bid Item.

3. Asphalt pavement subgrade repair, and base repair dig-outs, shall be paid at the Contract lump sum Bid Item for which subgrade and base repair work is performed. No Payment shall be made for areas of over excavation as determined by the Engineer.

4. The payment for Excavation shall be paid at the Contract lump sum Bid Item for which excavation is performed. Proof of proper disposal and/or recycling at a legal site for quantities excavated shall be required in advance of payment as directed by the Engineer and shall be subject to approval by the Engineer for payment. No additional payment shall be made for milling, grinding, saw cutting, hauling, disposal of concrete, pavement fabric, rubberized material, steel reinforcement, or any other material.

5. No additional payment shall be made for milling, grinding, saw cutting, stockpiling, hauling, disposal of concrete, pavement fabric, rubberized material, steel reinforcement, or any other material.

301-2 UNTREATED BASE.

301-2.1 General. To the GREENBOOK, ADD the following:

Class II Aggregate Base shall be installed per this Section 301-2.

301-2.4 Measurement and Payment. To the “GREENBOOK”, ADD the following:

1. Payment for Class II Aggregate Base shall be included in the overall project cost, and shall include full compensation for hauling, furnishing all labor, materials, equipment and incidentals necessary to perform the work as specified in the Standard Specifications, these Special Provisions and as directed by the City Engineer.

SECTION 302 – ROADWAY SURFACING

302-5.2 Pavement Restoration Adjacent to Trench. To the "WHITEBOOK", DELETE in its entirety and SUBSTITUTE with the following:

302-5.2 Pavement Restoration Adjacent to Trench Influence Zone.

1. The Work for pavement restoration shall include the replacement of existing pavement outside of the trench influence zone in accordance with SECTION 302 – ROADWAY SURFACING, and as shown on the Plans.
2. Prior to the commencement of the Work, you shall meet with the Engineer and determine the limits of the pavement to be replaced.
3. Existing pavement shall be removed in accordance with SECTION 404 – COLD MILLING, and as shown on the Plans.
4. Areas of damaged pavement requiring base repair Work shall be restored in accordance with Section 301-1.6, “Preparatory Repair Work”, and as shown on the Plans.

302-5.4 Tack Coat. To the "WHITEBOOK", ADD the following:

3. Prior to applying the tack coat, submit calculations for the minimum spray rate required to achieve the minimum residual rate.

302-6.1 General. To the "WHITEBOOK", item 3, DELETE in its entirety and SUBSTITUTE with the following:

The thickness of the new concrete pavement shall be in accordance with Standard Drawing SDG-108, "Pavement Restoration for Concrete Surfaced Streets and Alleys - Major Excavation".

303-1.1 General. To the “GREENBOOK”, ADD the following:

This work shall consist of preparing the area on which the concrete work is to be placed, which may include preparation of sub-grade, removal of tree roots, and placement of base materials in accordance with these Specifications and as shown on the plans. The following types of miscellaneous concrete items are included:

a) Concrete Catch Basin

303-1.2 Subgrade for Concrete Structures. To the "GREENBOOK", ADD the following

Provide moisture barrier cover over all prepared base material for the interior slab of the Comfort Station. Use only materials that are resistant to decay when tested in accordance with ASTM E154. The moisture barrier consists of heavy Kraft papers laminated together with glass fiber reinforcement and overcoated with black polyethylene on each side. Provide Moistop, St. Regis, or approved equal.

303-1.3 Forms. To the "GREENBOOK", ADD the following

Design formworks to be readily removable without impact shock, or damage to cast-in-place concrete surfaces and adjacent materials.

Construct forms complying with ACI 347, to sizes, shapes, lines, and dimensions shown, and to obtain accurate alignment, location, grades, level, and plumb work in finished structures. Provide for openings, offsets, sinkages, keyways, recesses, moldings, rustications, reglets, chamfers, blocking, screeds, bulkheads, anchorages, inserts, and other features required in work. Use selected materials to obtain required finishes. Solidly butt joints and provide backup at joints to prevent leakage of cement paste.

Fabricate forms for easy removal without hammering or prying against the concrete surfaces. Provide crush plates or wrecking plates where stripping may damage cast concrete surfaces. Provide top forms for inclined surfaces where slope is too steep to place concrete with bottom forms only. Kerf wood inserts for forming keyways, reglets, recesses, and the like, to prevent swelling and for easy removal.

Erect falsework and support; brace and maintain it to safely support vertical, lateral, and asymmetrical loads applied until such loads can be supported by in place concrete structures.

Provide shores and struts with positive means of adjustment capable of taking up formwork settlement during concrete placing operations, using wedges or jacks or a combination thereof. Provide trussed supports when adequate foundations for shores and struts cannot be secured.

Support form facing materials by structural members spaced sufficiently close to prevent deflection. Fit forms placed in successive units for continuous surfaces to accurate alignment, free from irregularities and within allowable tolerances.

Forms for Exposed Concrete. Drill forms to suit ties used and to prevent leakage of concrete mortar around tie holes. Do not splinter forms by driving ties through improperly prepared holes. Do not use metal cover plates for patching holes or defects in forms. Provide sharp, clean corners at intersecting planes, without 18 visible edges or offsets. Back joints with extra studs or girts to maintain true, square intersections. Use extra studs, walers and bracing to prevent bowing of forms between studs and to avoid bowed appearance in concrete. Do not use narrow strips of form material, which will produce bow. Assemble forms so they may be readily removed without damage to exposed concrete surfaces. Form molding shapes, recesses, and

projections with smooth-finish materials, and install in forms with sealed joints to prevent displacement.

Chamfer exposed corners and edges using wood, metal, PVC, or rubber strips fabricated to produce uniform smooth lines and tight edge joints. A ½ inch chamfer at exposed edges is typical unless noted otherwise.

303-1.4 Removal of Forms.

303-1.4.4 Standard Structures. To the "GREENBOOK", item a), ADD the following:

Remove shores and reshore in a planned sequence to avoid damage to partially cured concrete. Locate and provide adequate reshoring to safely support the work without excessive stress or deflection.

Keep reshores in place a minimum of 15 days after placing upper tier, and longer if required, until the concrete has attained its required 28-day strength and heavy loads due to construction operations have been removed.

Formwork not supporting weight of concrete, such as sides of beams, walls, columns and similar parts of the work, may be removed after cumulative curing at not less than 50°F for 24 hours after placing concrete. Providing the concrete is sufficiently hard to not be damaged by form removal operations and provided curing and protection operations are maintained.

Formwork supporting weight of concrete, such as beam soffits, joints, slabs and other structural elements, may not be removed in less than 14 days and until concrete has attained design minimum compressive strength at 28 days. Determine potential compressive strength of in place concrete by testing fieldcured specimens representative of concrete location or members.

Form facing material may be removed four (4) days after placement only if shores and other vertical supports have been arranged to permit removal of form facing material without loosening or disturbing shores and supports Re-Use of Forms. Clean and repair surfaces of forms to be re-used in the work. Split, frayed, delaminated, or otherwise damaged form facing material will not be acceptable. Apply new form coating compound material to concrete contact surfaces as specified for new formwork.

When forms are extended for successive concrete placement, thoroughly clean surfaces, remove fins and laitance, and tighten forms to close all joints. Align and secure joints to avoid offsets. No forming material will be allowed to be built permanently into exposed visible surfaces.

303-1.7 Placing Reinforcement.

303-1.7.1 General. To the "GREENBOOK", ADD the following:

Clean reinforcement of loose rust and mill scale, earth, and other materials which reduce or destroy bond with concrete.

Place reinforcement to obtain at least the minimum coverages for concrete protection. Arrange, space and securely tie bars and bar supports to hold reinforcement in position during concrete placement operations. Set wire ties so ends are directed into concrete, not toward exposed concrete surfaces. Do not place reinforcing bars more than two inches beyond the last leg of continuous bar support. Do not use supports as bases for runways for concrete conveying equipment and similar construction loads.

303-1.8.1 General. To the "GREENBOOK", ADD the following:

Before placing concrete, inspect and complete the formwork installation, reinforcing steel, and items to be embedded or cast in. Notify other crafts involved to provide ample time to permit the installation of their work; cooperate with other trades in setting such work as required. Notify ENGINEER in time for inspection prior to pouring. Remove all garbage and debris from the base of formwork. Items such as aluminum cans, food containers, plywood, and their-like are to be cleaned up and disposed.

Place concrete in compliance with the practices and recommendations of ACI 304 and as herein specified.

1. Deposit concrete continuously or in layers of such thickness that no concrete will be placed on concrete which has hardened sufficiently to cause the formation of seams or planes of weakness within the section. If a section cannot be placed continuously, provide construction joints as specified herein. Perform concrete placing at such a rate that concrete, which is being integrated, with fresh concrete is still plastic. Deposit concrete as nearly as practicable to its final location to avoid segregation due to rehandling or flowing. Do not subject concrete to any procedure, which will cause segregation.

2. Screed concrete which is to receive other construction to the proper level to avoid excessive skimming or grouting.

3. Do not use concrete which becomes non-plastic and unworkable or does not meet the required quality control limits or which has been contaminated by foreign materials. Do not use retempered concrete. Remove rejected concrete from the project site and dispose of in an acceptable location. Do not use concrete after allowable mixing time has been exceeded.

303-1.10 Curing. To the "GREENBOOK", ADD the following:

Protect freshly placed concrete from premature drying, excessive cold or hot temperature, and maintain without drying at a relatively constant temperature for the period necessary for hydration of the cement and proper hardening of the concrete.

Start initial curing as soon as free moisture has disappeared from the concrete surface after placing and finishing. Weather permitting, keep continuously moist for not less than 72 hours.

Begin final curing procedures immediately following initial curing and before the concrete has dried. Continue final curing for the time period covered in Section 3.10.E and in accordance with ACI 301 procedures. Avoid rapid drying at the end of the final curing period.

ADD:

303-1.10.1 **Curing Methods.** Perform curing of concrete by moisture curing (continuous wetting), by moisture retaining cover curing (damp sand, burlap, canvas, or straw), by liquid membrane curing (liquid membrane-forming compound) or covering concrete with protective sheet materials (polyethylene plastic sheeting "visqueen" or similar) or by combinations thereof, as herein specified. Provide the curing methods indicated as follows:

1. For concrete floor slabs provide moisture curing, moisture cover curing or liquid membrane/chemical curing-hardening curing. If liquid membrane curing is used, it must be compatible with concrete hardening compounds to be applied later.
2. For other concrete work, provide moisture curing, moisture-retaining cover curing, membrane curing, or protective sheet covering. Do not use liquid membrane or chemical curing-hardening curing on any concrete work to receive any applied finishes.
3. Inspect concrete, regardless of current method selected, do not permit the concrete to become surface-dry at any time. For formwork left in place, ensure the wood formwork is wetted throughout the curing process.
4. For curing, use only water that is free of impurities, which could etch or discolor exposed, natural concrete surfaces.
5. Provide moisture curing by any of the following methods:
    a. Keeping the surface of the concrete continuously wet by covering with water.
    b. Continuous water-fog spray.
6. Provide moisture-retaining cover curing by covering the concrete surface with the specified absorptive cover thoroughly saturated with water and keeping the absorptive cover continuously wet. Place absorptive cover to provide coverage of the concrete surfaces and edges with a 4-inch lap over adjacent absorptive covers.
7. Provide sheet material cover curing as follows - Cover the concrete surfaces with the specified moisture-retaining cover for curing concrete placed in the widest practicable width with sides and ends lapped at least three (3) inches and sealed by waterproof tape or adhesive. Immediately repair any holes or tears during the curing period using cover material and waterproof tape.
    a. Use minimum 4 mil thickness, clear or translucent polyethylene sheets "visqueen" or similar.
    b. Support sheet material to prevent marking of the concrete surface.

8. Provide liquid membrane curing as follows:

    a. Apply the specified membrane-forming curing compound to damp concrete surfaces as soon as the water film has disappeared. Apply uniformly in a coat continuous operation by power spray equipment in accordance with the manufacturer's directions. Recoat areas, which are subjected to heavy rainfall within three (3) hours after initial application. Maintain the continuity of the coating and repair damage to the coat during the entire curing period.

    b. Do not use membrane-curing compounds on surfaces, which are to be covered with a coating material applied directly to the concrete or with a covering material bonded to the concrete. Such as other concrete, liquid floor hardener, waterproofing, damp proofing, membrane roofing, flooring, painting, and other coatings 22 and finish materials, unless otherwise acceptable to the ENGINEER.

9. Curing formed Surfaces - Cure formed concrete surfaces, including the undersides of girders, beams, supported slabs and other similar surfaces by moist curing with the forms in place for the full curing period or until forms are removed. If forms are removed, continue curing by methods specified above, as applicable.

10. Curing Unformed Surfaces

    a. Initially cure unformed surfaces, such as slabs, floor topping and other flat surfaces by moist curing, whenever possible.

    b. Final cure unformed surfaces, unless otherwise specified, by any of the methods specified above, as applicable.

    c. Final cure concrete surfaces to receive liquid floor hardener or finish flooring by use of moisture-retaining cover, unless otherwise acceptable to the ENGINEER.

11. Provide liquid curing-hardening compound as follows: Apply to horizontal surfaces when concrete is dry to touch by means of power spray, hand spray or hair broom in accordance with manufacturer's directions.

303-1.10.2 Temperature Of Concrete During Curing.

1. When the atmospheric temperature is 80ºF, and above, or during other climatic conditions which will cause too rapid drying of the concrete, make arrangements before the start of concrete placing for the installation wind breaks or shading, and for fog spraying, wet sprinkling or moisture retaining covering. Protect the concrete continuously for the concrete curing period. Provide hot weather protections complying with the requirements of ACI 305.

2. Maintain concrete temperature as uniformly as possible and protect from rapid atmospheric temperature changes. Avoid temperature changes in concrete, which exceed 5ºF in any one-hour and 50ºF in any 24-hour period.

303-1.10.3 Curing Time.

1. Cure concrete for ASTM C150 Type II concrete. Cure for 10 days after placement.
2. When permitted by the ENGINEER, curing operations can be ended once the results of two (2) cylinder tests show that the concrete has reached a strength of 85% f'c. However, no less than 3 days of curing shall occur.

303-1.10.4 Protection From Mechanical Injury.

During the curing period, protect concrete from damaging mechanical disturbances including load stresses, heavy shock, excessive vibration and from damage caused by rain or flowing water. Protect all finished concrete surfaces from damage by subsequent construction operations.

303-1.12 Payment. To the "GREENBOOK", DELETE in its entirety and SUBSTITUTE with the following:

Payment for concrete structures shall be included in the total lump sum project price and shall include the complete structural section, reinforcing, subgrade preparation, compaction, form work, and all specified finishes, admixtures, sealants, etc. and no other payment allowed, therefore.

303-5.5.3 Walk. To the "WHITEBOOK", ADD the following:

3. The forms shall be set to place the finish surface in a plane sloping from one edge of paving to the other edge a maximum of 1.5 percent right angle to the edge of paving.

303-5.10.1 Installation. To the "WHITEBOOK", ADD the following:

8. Where it is infeasible for a curb ramp run to intersect the street grade at the maximum allowable slope, a slope steeper than 8.33% may be used to limit the ramp run length to 15 ft. The 15-foot measurement excludes landings and shall measure the inside back edge of a sidewalk radius.

303-5.10.2 Payment. To the "WHITEBOOK", item 1 and item 2, DELETE in their entirety and SUBSTITUTE with the following:

1. The payment for each curb ramp shall include:
    a. Ramp runs & transition areas (up to 15 ft),
    b. Landings,
    c. DWTs,
    d. Demolition and disposal,

e. Forming,

f. Relocating or raising items in conflict to grade,

g. Protecting and preserving existing survey monuments and improvements,

h. Restoring pavement.

2. Additional concrete sidewalk and curb quantities beyond 15 feet (4.6 m), measured from the inside back edge of the sidewalk radius where it intersects with the landing, shall be included in the Bid items for "Additional Sidewalk" and "Additional Curb".

SECTION 304 – METAL FABRICATION AND CONSTRUCTION

304-1.5.1 General. To the "GREENBOOK", ADD the following:

Use materials of the size and thicknesses shown in the Drawings or, if not shown, of the required size and thickness to produce adequate strength and durability in the finished product for the intended use as approved by the Engineer.

Work to the dimensions shown in the Drawings or accepted on Shop Drawings, using proven details of fabrication and support.

Use the type of materials shown in the Drawings or specified for the various components of work.

Form exposed work true to line and level with accurate angles and surfaces and straight sharp edges.

Ease exposed edges to a radius of approximately 1/32-inch, unless otherwise shown in the Drawings.

Form bent-metal corners to the smallest radius possible without causing grain separation or otherwise impairing the Work.

Fit and shop-assemble items in largest practical sections for delivery to Site.

Supply components required for anchorage of fabrications. Fabricate anchors and related components of same material and finish as fabrication, except where specifically noted otherwise.

Provide loose bearing and leveling plates for steel items bearing on masonry or concrete construction, made flat, free from warps or twists, and of required thickness and bearing area.

24 Drill plates to receive anchor bolts and for grouting as required.

Galvanize after fabrication.

Tolerances:

1. Squareness: 1/8-inch maximum difference in diagonal measurements.

2. Maximum Offset between Faces: 1/16-inch.

3. Maximum Misalignment of Adjacent Members: 1/16-inch.

4. Maximum Bow: 1/8-inch in 48 inches.

5. Maximum Deviation from Plane: 1/16-inch in 48 inches.

SECTION 306 – OPEN TRENCH CONDUIT CONSTRUCTION

306-1 **GENERAL**. To the "GREENBOOK", ADD the following:

1. All Work under this section shall be subject to the applicable permanent resurfacing restoration requirements in accordance with the following City of San Diego Standard Drawings.

    a) SDG-105, "Pavement Restoration General Notes"

    b) SDG-107, "Pavement Restoration for Asphalt Concrete Surfaced Streets - Major Excavation"

    c) SDG-108, "Pavement Restoration for Concrete Surfaced Streets and Alleys - Major Excavation"

    d) SDG-117, "Pavement Restoration for Asphalt Concrete Surface Streets - Minor Excavation"

    e) SDG-118, "Pavement Restoration for Concrete Surface Streets and Alleys - Minor Excavation"

306-3.3.4 **Payment.** To the "WHITEBOOK", ADD the following:

12. The payment for pavement restoration including influence area shall be included in the Bid items for the associated abandonment Work.

306-15 **PAYMENT.** To the "GREENBOOK", ADD the following:

1. Payment for pavement restoration, including influence area, shall be included in the associated Bid items pertinent to the Work.

306-15.1 **General.** To the "WHITEBOOK", item 1, subitem n, DELETE in its entirety and SUBSTITUTE with the following:

n) Permanent resurfacing. See **306-1 GENERAL** for permanent pavement restoration requirements.

306-15.6 Hydrants. To the "WHITEBOOK", ADD the following:

5. Payment for pavement restoration, including influence area, shall be included in the associated Bid items pertinent to the Work.

6. See **306-1 GENERAL** for permanent resurfacing requirements.

306-15.7 Buried Structures. To the "WHITEBOOK", DELETE in its entirety and SUBSTITUTE with the following:

306-15.7 Buried Structures. To the "GREENBOOK", sentence (3), DELETE in its entirety and SUBSTITUTE with the following:

The Contract Unit Price shall include excavation, backfill, disposal of all excess excavation, constructing inverts, furnishing and installing castings, restoration of the street surface (See **306-1 GENERAL** for permanent resurfacing requirements) and improvements including but not limited to sidewalk panel, and all other Work, excluding temporary resurfacing, necessary to construct the buried structure, complete in-place.

306-15.8 Pipeline Appurtenances. To the "WHITEBOOK", ADD the following:

10. Payment for pipeline appurtenances will be made at the contract unit price for each appurtenance of the size including permanent resurfacing requirements. See **306-1 GENERAL** for permanent resurfacing requirements.

306-16.6 Payment. To the "WHITEBOOK", ADD the following:

6. All Work under this section shall be subject to the applicable permanent resurfacing restoration requirements in accordance with the following City of San Diego Standard Drawings. Payment for pavement restoration, including influence area, shall be included in the associated Bid items pertinent to the Work.

    a) See **306-1 GENERAL** for permanent resurfacing requirements.

306-17.2 Payment. To the "WHITEBOOK", ADD the following:

12. All Work under this section shall be subject to the applicable permanent resurfacing restoration requirements in accordance with the following City of San Diego Standard Drawings. Payment for pavement restoration, including influence area, shall be included in the associated Bid items pertinent to the Work.

13. See **306-1 GENERA**L for permanent resurfacing requirements.

SECTION 400 – PROTECTION AND RESTORATION

400-1 GENERAL. To the "WHITEBOOK", ADD the following:

6. All Work under this section shall be subject to the applicable permanent resurfacing restoration requirements in accordance with the following City of San Diego Standard Drawings. Payment for pavement restoration, including influence area, shall be included in the associated Bid Items pertinent to the Work. The influence area for Wet Utility trenches is 74" beyond the edge of the trench per Municipal Code 62.1210.

    a) SDG-105, "Pavement Restoration General Notes"

    b) SDG-107, "Pavement Restoration for Asphalt Concrete Surfaced Streets - Major Excavation"

    c) SDG-108, "Pavement Restoration for Concrete Surfaced Streets and Alleys - Major Excavation"

    d) SDG-117, "Pavement Restoration for Asphalt Concrete Surface Streets - Minor Excavation"

    e) SDG-118, "Pavement Restoration for Concrete Surface Streets and Alleys - Minor Excavation"

400-3.5 Soil and Root Protection Within the Tree Protection Zone. To the "WHITEBOOK", ADD the following:

4. The storage or stockpiling of equipment and material or the unauthorized entry of personnel within the barricaded areas shall be strictly prohibited. The use of the tree's shade within the barricaded area by construction personnel during break periods shall be strictly prohibited.

5. All excavation around existing trees to remain shall be executed by hand. Where excavations uncover and expose roots that are to remain the Contractor shall cover these roots with 6" of fill immediately to prevent the roots from drying out. All demolished material shall be removed from site and legally disposed of by the Contractor at no additional charge to the Owner.

6. Immediately before any root pruning operations, the Contractor shall thoroughly spray the tree with an antidesiccant solution. The antidesiccant shall be applied using a power sprayer capable of thoroughly coating the tree's foliage, trunks, branches, stems, and twigs. Two weeks after root pruning, the anti-desiccant solution shall be sprayed again on the tree.

7. All holes, depressions, or disturbances left by the Contractor's demolition and transplant activities shall be backfilled and brought up to existing grade by the Contractor and covered with material to match existing adjacent materials. Where new asphalt pavement is to be installed, whether as part of this contract or as a separate contract with the Owner, the Contractor shall backfill

and compact up to 12" less than final asphalt grades. This is to allow for the installation of the asphalt subbase and surface costs by the Paving Contractor.

8. Where proposed landscape areas are to be created the Contractor shall shape and grade the area within the barricade to final finished grade.

ADD:

400-3.12 **Demolition**. The Contractor shall be responsible for the demolition and site preparation of the entire area prescribed. The Contractor shall make themselves aware of the proposed new layout of surface and landscape areas and coordinate his work with other Contractors whether part of this contract or as a separate contract with Owner.

Unless otherwise approved by Owner, all demolition within the barricaded areas shall be executed using hand methods or approved small hand held mechanical machinery provided exceptional care is taken to avoid injury to the root system or other portions of the tree. Large mechanical equipment may be used so long as it is not used within the drip line of the trees.

400-3.13 **Tree Protection Barricades.**

Contractor shall field identify all trees that are to be saved in their current locations with colored flagging tape for approval by Owner before any work is begun.

Prior to the commencement of any construction activities, the Contractor shall erect a fence per the Tree Protection Notes, sheet LD-01.

No material shall be stored, nor shall equipment be permitted within the fenced area.

No pruning of the tree canopy shall be permitted without written recommendation of a certified arborist submitted and approved by the Resident Engineer.

No digging or excavation shall occur under the drip line of the tree unless authorized by the Resident Engineer.

Failure to properly protect the identified trees may result in charges against Contractor's account based on the assessed value of the tree and other damages once valued by a certified arborist.

Contractor shall comply with all Tree Protection Notes on the plans.

SECTION 401 – REMOVAL

401-2 **ASPHALT CONCRETE PAVEMENT.** To the "WHITEBOOK", DELETE in its entirety and SUBSTITUTE with the following:

Bituminous pavement shall be cut and removed in such a manner so as not to tear, bulge or displace adjacent paving by use of construction machinery. Wheel type pressure cutters and drop hammer cutters will not be permitted for final edge cut.

Sawcutting of edges to be joined is required. Where only the surface of existing bituminous pavement is to be removed, the method of removal shall be approved by the Engineer, and a minimum laying depth of 25 mm (1 inch) of new pavement material shall be provided at the join line. Where bituminous pavement adjoins a trench, the edges adjacent to the trench shall be trimmed to neat straight lines before resurfacing to ensure that all areas to be resurfaced are accessible to the rollers used to compact the subgrade or paving materials.

Miscellaneous materials: Buried pavements, old subsurface pavements and other materials encountered under existing pavements, which are within designated excavation areas on the demolition plans shall be removed.

SECTION 402 – UTILITIES

402-2 **PROTECTION.** To the "WHITEBOOK", item 2, ADD the following:

g) Refer to **Appendix H** - **Advanced Metering Infrastructure (AMI) Device Protection** for more information on the protection of AMI devices.

402-6 **COOPERATION.** To the "WHITEBOOK", DELETE in its entirety and SUBSTITUTE with the following:

1. Notify SDG&E at least **30 Working Days** prior to excavating within 10 feet of SDG&E Underground High Voltage Transmission Power Lines (69 KV and higher).

ADD:

402-7.3 **Existing Irrigation System Check and Test, and Protection.**

Interruption of Existing Water Service: Do not interrupt water service to facilities occupied by the Owner unless permitted under the following conditions and then only after arranging to provide temporary water service according to requirements indicated:

1. Notify Resident Engineer no fewer than seven (7) days in advance of proposed interruption of water service.
2. Do not proceed with interruption of water service without Resident Engineer's written permission.
3. Obtain Resident Engineer's written approval of exact length of time for each shut-off or work session.
4. Notify Resident Engineer when temporary interruption of water service has been completed.

Contractor shall coordinate directly with Resident Engineer for access to existing controllers, coordinating and providing watering schedules, close monitoring and adjustment of watering schedules.

Contractor shall coordinate directly with Resident Engineer for access to existing controllers, and prior to any demolition work, verifying with Resident Engineer the location and operational status of existing stations and systems affected by new construction. Provide watering for those stations with a maximum of 3 days delay in interruption. Contractor shall repair, replace and add any irrigation component which will reconnect service for the existing station valves affected by new construction.

Work to take place with new water source includes encroachment on or near existing landscape and irrigation. This work may affect the existing irrigation systems. Contractor shall take utmost caution not to disturb existing irrigation systems. Where disturbed, Contractor shall repair or replace existing system to the satisfaction of the Resident Engineer.

Contractor shall verify status of existing adjacent irrigation systems with Resident Engineer to determine condition and operation.

Contractor shall field identify with the Resident Engineer and provide written documentation on the irrigation plans all existing irrigation systems / components to be protected in place. Note the irrigation equipment, control wire and fully expose pipeline tie-in locations for approval by the Resident Engineer before any work begins.

Prior to the commencement of any construction activities, the Contractor shall coordinate Contractor's presence alongside the trades involved with the construction of utilities near existing landscape and irrigation when construction is actively occurring.

No material shall be stored nor shall equipment be permitted within the site area outside the construction area limits.

No interruption of water service and automatic electrical operation of the systems shall be permitted without prior written agreed upon day(s) and time(s) approved by the Resident Engineer.

Failure to properly protect the existing irrigation system may result in charges against Contractor's account based on the assessed value of work to perform and damages valued by the Resident Engineer.

Contractor shall comply with all irrigation system protection notes on the plans.

SECTION 600 - ACCESS

600-1 GENERAL. To the "WHITEBOOK", ADD the following:

12. The Contractor shall not close or obstruct roadways, drive isles or other access lanes without the written approval of the Owner. The Contractor is cautioned that portions of the site will remain open to the public and Owner's employees, personnel, vendors, etc. The Contractor shall exercise extreme care to protect the health and safety of these users. The Contractor shall be responsible for the erection of warning lights and barricades in areas in which the Contractor's construction activities may pose a health threat.

SECTION 700 - MATERIALS

700-1.3 (86-1.02B) Conduit. To the "WHITEBOOK", item 1, DELETE in its entirety and SUBSTITUTE with the following:

1. When approved by the Engineer, conduit runs shown on the plans to be located behind curbs may be installed in the street, within 4 feet of and parallel to the curb, by narrow trenching. All pull boxes shall be located behind the curb or at locations shown on the plans. Narrow trenching shall be performed in accordance with the latest City Standards. Any changes in conduit location shall be approved in advance by the Engineer. All narrow trenching shall conform to the City of San Diego Standard Drawings SDG-117, "Pavement Restoration for Asphalt Concrete Surface Streets - Minor Excavation", SDG-118, "Pavement Restoration for Concrete Surface Streets and Alleys - Minor Excavation" and be inspected prior to backfill. Trenches behind sidewalks shall be compacted using compaction tools to ensure no sinking of trench will occur. Trenches wider than 6 inch (15.2 cm) shall conform to the City of San Diego Standard Drawings SDG-107, "Pavement Restoration for Asphalt Concrete Surfaced Streets - Major Excavation", SDG-108, "Pavement Restoration for Concrete Surfaced Streets and Alleys - Major Excavation", and SDG–119, "Trench Types G, H & I Backfill for Dry Utility". A 3-inch (7.6 mm) bed of fine soil or sand shall be placed in the trench.

SECTION 800 – MATERIALS

800-1.1.2 Class "A" Topsoil: To the "WHITEBOOK", item 4., ADD the following:

k) Testing methods should comply with the United States Department of Agriculture handbook publication No. 60, methods of soil analysis published by the Soil Science Society of America and peer-viewed methods published in scientific journals. Evaluations and recommendations should be based on University of California publications and peer-viewed articles published in scientific journals.

l) Soil test: contractor shall have import soil and on-site soil tested for fertility, agricultural suitability, and appraisal by Wallace Labs, Soil and Plant Laboratory Inc., or alternative lab as approved by Resident Engineer.

800-1.2.3.1 Pre-plant Fertilizer and Tablets. To the "WHITEBOOK", item 1, DELETE in its entirety and SUBSTITUTE with the following:

1. Pre-plant fertilizer shall be a fast-release, 6-20-20 commercial, dust-free, homogeneous pellet fertilizer having the following guaranteed analysis:

   Nitrogen 6%

   Phosphorus 20%

   Potassium 20%

800-1.2.3.2 Post-plant Fertilizer. To the "WHITEBOOK", item 1, DELETE in its entirety and SUBSTITUTE with the following:

1. Post-plant fertilizer shall have 5-3-1 NPK analysis with 50% humus, 15% humic acids, soil strain bacteria, micronutrients, and 1% soil penetrant. 'Gro-Power Plus' or approved equal.

800-1.2.5 Mulch. To the "WHITEBOOK", item 3., sub items g) and j), DELETE in their entirety and SUBSTITUTE with the following:

g) **Type 7 Mulch** (wood chips): 3-inch minus, ground bush and tree trimmings, such as Agriservice Forest Mulch, or approved equal.

Mulch shall be free from animal waste, metal pieces, rubbish, or other undesirable materials.

Mulch shall be sized 1-inch to 3-inches with 95% by volume conforming.

Apply mulch to the depth specified on plans, at the rate recommended by the manufacturer.

j) **Type 10 Mulch** (river rock, rubble). Size, color, depth, supplier, per Planting Materials & Finish Schedule, Sheet LP-03.

800-1.4.1 General. To the "WHITEBOOK", ADD the following:

8. Plants shall be in accordance with the California State Department of Agriculture's regulations for nursery inspections, rules and grading.

9. The Resident Engineer is the sole judge as to acceptability for each plant. Vigorous, healthy, well-proportioned plants are the intent of this specification. Plants which are even moderately "overgrown," or are showing any signs of decline or lack of vigor are subject to rejection.

10. The size of the plants will correspond with that normally expected for species and variety of commercially available nursery stock, or as specified in the Special Conditions or drawings. Plants larger in size than specified may be used with the approval of the Resident Engineer, but the use of larger plants will make no change in contract price. If the use of larger plants is approved, the ball of earth and spread of roots for each plant shall be increased proportionately.

11. Rejection or substitution. All plants not conforming to the requirements herein specified, shall be considered defective, and such plants, whether in place or not, shall be marked as rejected and immediately removed from the site of the work and replaced with new plants by the Contractor, at his expense.

12. Right to changes. The Resident Engineer reserves the right to change the species, variety, and/or sizes of plant material to be furnished, provided that

the cost of such plant changes does not exceed the cost of plants in the original bid, and with the provision that the Contractor shall be notified, in writing, at least thirty (30) days before commencement of planting operations.

13. Pruning. At no time shall the trees or plant materials be pruned, trimmed or topped prior to delivery, and any alteration of their shape shall be conducted only with the approval and in the presence of the Resident Engineer.

14. Handling and protection. All plants at all times shall be handled and stored so that they are adequately protected from drying out, from wind burn, or from any other injury. Any plant determined by the Resident Engineer to be wilted shall be rejected at any time during this project, whether in the ground or not. All plants shall be handled solely by their containers. Any plant that has been handled by its stem or trunk shall be rejected. The Contractor's on-site plant storage area shall be approved by the Resident Engineer prior to the delivery of any plant material.

15. Guarantees. All trees shall be guaranteed for one (1) year from final acceptance of project (at the completion of the plant establishment and maintenance period). All other plant material shall be guaranteed for six (6) months from final acceptance.

ADD:

800-1.7 **Filter Fabric.** Filter fabric shall be non-woven type, fully stabilized UV-resistant and shall prevent soil particles from clogging, entering or blocking subsurface perforated pipe drains.

A. Geotextile filter fabric shall be a nonwoven geotextile composed of polypropylene fibers, formed into a stable network such that fibers retain their relative position.

B. Geotextile filter fabric shall be inert to biological degradation and resist naturally encountered chemicals, alkalis, and acids.

C. Geotextile filter fabric shall be Mirafi #180N, or approved equal.

800-1.8 **Weed Barrier Fabric.** Weed barrier fabric shall be 2.8 oz. polypropylene, UV-treated fabric, or approved equal. Weed barrier fabric shall be per Planting Materials Schedule.

800-2.4 **Sprinkler Equipment.** To the "WHITEBOOK", ADD the following:

3. Bubbler heads and drip emitter heads shall have fixed output and pressure compensating control.

4. Heads used for modifications/repairs to existing irrigation systems shall match the equipment manufacturer, model, nozzle type and performance characteristics on the irrigation zone attached to.

ADD:

800-4 LANDSCAPE DEMOLITION AND TREE/PALM PROTECTION.

Landscape demolition and tree protection consists of all labor, equipment and materials necessary to adequately protect existing trees from damage due to construction activities through the establishment of Tree Protection Zones, erection of barricades; demolition of existing surface pavements, curbs, and structures; root pruning, watering, and fertilizing.

General requirements:

A. See Existing Conditions and Demolition Plans for trees to be protected in their current locations and Tree Protection Zones.

B. The Contractor shall coordinate all work with other contractors working within the limits of work whether part of this contract or through separate contracts with the Owner.

C. Labor crews shall use root pruning techniques, adequate for the protection and maintenance of all trees to be saved.

D. Personnel responsible for the maintenance of all affected trees shall be approved by the Owner.

E. Written approval from the Resident Engineer shall be required before alternative installation procedures are used.

SECTION 801 – INSTALLATION

801-4.2 Protection and Storage. To the "WHITEBOOK", ADD the following:

3. The Contractor's on-site plant storage area shall be approved by the Resident Engineer prior to the delivery of any plant materials. Any plant determined by the Resident Engineer to be wilted or otherwise damaged shall be rejected at any time during the project, whether in the ground or not. All plants that have been handled by trunk or stem shall be rejected.

801-4.8.2 Seeds. To the "WHITEBOOK", item b), subitem i., DELETE in its entirety and SUBSTITUTE with the following:

i. **Application Rates for Type 11 (Wood Fiber) Mulch.**

1. Apply in successive passes as necessary to achieve the required application rate. Form a continuous uniform mat with no gaps between the mat and the soil surface.

2. Apply in two or more directions.

3. Mulch application rate per sheet LP-04 of the Project Plans.

4. Binder application rate per sheet LP-04 of the Project Plans.

5. Fertilizer application rate shall be in accordance with the soil analysis recommendations unless otherwise specified.

6. Seed application rate and type shall be specified in the Contract Documents and/or as specified by the Project Biologist, when applicable.

ADD:

801-4.10 **Bark Mulching.** All areas to receive shrubs, grasses, and ground covers shall be mulched by covering the entire surface of the planting area with a three inch (3") deep minimum layer of mulch, see planting plans.

801-5 IRRIGATION SYSTEM INSTALLATION.

801-5.1 **General.** To the "WHITEBOOK", ADD the following:

2. Work on the irrigation system including hydrostatic tests, backfill and densification of trenches, and other excavations shall be performed before trench backfill and finish grading. Preliminary operational tests of the automatic control system and coverage tests shall be performed after finish grading.

3. Work on the existing irrigation system including verifying components and their condition, mainline and wire location to be connected thereto, repairs to disturbed irrigation, and operational condition of all components shall be included in the scope of work. A written record of the findings shall be created as part of the project records, aside from as-built drawings. This shall set in place the identified existing conditions. All work shall be reviewed by the Resident Engineer prior to acceptance.

4. All irrigation systems affected by this work, existing and new, shall be checked for proper operation electrically from the controller with Resident Engineer. Contractor is responsible for diagnosing and repairing any system components deemed non-functional by the end of construction.

5. Joint trenching with other trades: Refer to civil engineering drawings for joint trench detail. All irrigation installation involving joint trenching with civil waterline shall be coordinated with the Resident Engineer and the Construction Team at the Pre-Construction Meeting and throughout the construction period.

6. Where joint trench and planting area are separated by short distance, and irrigation pipe, wire and sleeves are to be located, Contractor shall horizontal drill under undisturbed existing grade with diameter of bore hole with minimal clearance for sleeves to pass through.

801-5.5 Sprinkler Head Installation and Adjustment. To the "GREENBOOK", ADD the following:

a. Installation of point source irrigation heads shall be determined only after planting pits have been dug and plan locations determined. Install irrigation up to each plant root ball using consistent dimension between point source irrigation and plant root balls. Install point source emitters with top set at finish grade to 1" above finish grade, on uphill side of plant stem.

801-5.6 Automatic Control System Installation. To the "WHITEBOOK", ADD the following:

8. Where disturbed, repair all existing wires of the existing irrigation system as required. Provide approved wire splices and wire extensions as required to complete the work. All splicing shall be made within wire splice boxes and identified on the as-builts. Provide private property owner a copy of As-Built.

801-5.7.2 Pipeline Pressure Test. To the "GREENBOOK", ADD the following:

1. Booster pump will provide boosted pressure and water supply to irrigation and domestic needs. Coordinate with booster pump contractor at the Pre-Construction meeting and throughout the construction period for service to the irrigation systems. Irrigation mainline testing, valve, and lateral line testing shall be done with pressure requirement and under conditions per latest edition (2021) Whitebook specifications.

801-5.7.3 Sprinkler Coverage Test. To the "WHITEBOOK", ADD the following:

3. Prior to requesting the sprinkler head coverage test, Contractor shall verify that the irrigation system is completely installed, is adjusted and operating satisfactorily, and that components such as pumps, controllers, and electrical connections are connected and automated.

801-6 MAINTENANCE AND PLANT ESTABLISHMENT. To the "WHITEBOOK", ADD the following:

14. The Contractor shall be responsible for the care and maintenance of all existing trees and native plant material to remain and all plantings from initial planting to final acceptance of each phase of work, through plant establishment and 25-month maintenance and monitoring period.

15. Maintenance personnel shall be specifically assigned to monitor the health of all trees/palms and native plants under the Contractor's responsibility. It shall be required as part of this contract that key maintenance personnel be approved by the Resident Engineer. These personnel shall be assigned specific and sole responsibility to continuously monitor the health of the trees. In order to maintain continuity these key personnel shall not be dismissed or reassigned to other projects without the written permission of the Resident Engineer.

16. Maintenance shall include but not be limited to: fertilization, watering, pruning of dead or sick branches, maintaining stakes and cables to maintain transplanted trees in an upright plumb position, pest/disease control and monitoring, and any other acceptable maintenance practice to maintain the trees in a healthy and vigorous state.

17. Plant installation shall be performed during those periods when weather and soil conditions are suitable and in accordance with locally accepted horticultural practice. No planting shall be done in any area until the area concerned has been satisfactorily prepared in accordance with these specifications.

18. Soil moisture level prior to planting shall be no less than 75% of field capacity. The determination of adequate soil moisture for planting shall be the sole judgment of the Resident Engineer. The Contractor shall obtain approval of planting pits before planting operations shall begin. If the soil moisture level is found to be insufficient for planting, all planting pits shall be filled with water and allowed to drain before starting planting operations.

19. No more plants shall be distributed in the planting area on any day than can be planted and watered on that day. All plants shall be planted and watered as herein specified immediately after the removal of the containers. Containers shall not be cut prior to placing the plants in the planting area.

20. Prior to any excavation, the exact positioning and location of trees to be planted in existing lawn areas shall be done on site with Landscape Architect. Contractor shall flag all existing rotor sprinkler locations in the proximity of the proposed tree locations on the plans prior to meeting with the Landscape Architect. Trees shall not be placed closer than 20 feet from any rotor, unless otherwise directed by Landscape Architect/Resident Engineer.

801-7.1 Tree Trimming. To the "WHITEBOOK", ADD the following:

7. Pruning shall be limited to the minimum necessary to remove injured twigs and branches, and to compensate for loss of roots during transplanting, but never to exceed one-tenth the branching structure. Pruning may be done only with the approval of, and in the presence of, the Resident Engineer. Cuts over three-quarters of an inch (3/4") shall be painted with an approved tree wound paint.

SECTION 802 – NATIVE HABITAT PROTECTION, INSTALLATION, MAINTENANCE, AND MONITORING

802-2.1 Project Biologist. To the "WHITEBOOK", Item 2, DELETE in its entirety and SUBSTITUTE with the following:

2. You shall retain a qualified Project Biologist to perform biological monitoring Work for this Contract. You shall coordinate your activities and Schedule with the activities and schedules of the Project Biologist.

802-4 **PAYMENT.** To the "WHITEBOOK", item 1, subsection "e", DELETE in its entirety and SUBSTITUTE with the following:

e. The payment for the monitoring, reporting, and maintenance Work required during the maintenance period beyond the PEP in accordance with the Long Term Maintenance and Monitoring Agreement (LTMMA) included in the Contract Documents includes payment for the Project Biologist when required, furnishing the required reports, site observations, and bond(s), and shall be included in the lump sum Bid item for the **"25-Month Revegetation Maintenance and Monitoring Program"**, unless otherwise specified.

SECTION 1001 – CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

1001-1 **GENERAL.** To the "WHITEBOOK", ADD the following:

8. Based on a preliminary assessment by the City, this Contract is subject to **WPCP**.

SUPPLEMENTARY SPECIAL PROVISIONS

APPENDICES

APPENDIX A

ENVIRONMENTAL IMPACT REPORT

Please Refer to: https://ecpfiles.sandiego.gov/CIP_Contracts/K-26-2283-DBB-3-A/K-26-2283-DBB-3-A Original Solicitation Documents.zip

APPENDIX B

FIRE HYDRANT METER PROGRAM

CITY OF SAN DIEGO CALIFORNIA DEPARTMENT INSTRUCTIONS	NUMBER **DI** 55.27	DEPARTMENT Water Department
SUBJECT **FIRE HYDRANT METER PROGRAM (FORMERLY: CONSTRUCTION METER PROGRAM)**	**PAGE** 1**OF** 10	**EFFECTIVE DATE** October 15, 2002
	SUPERSEDES **DI** 55.27	**DATED** April 21, 2000

1. **PURPOSE**

1.1 To establish a Departmental policy and procedure for issuance, proper usage and charges for fire hydrant meters.

2. **AUTHORITY**

2.1 All authorities and references shall be current versions and revisions.

2.2 San Diego Municipal Code (NC) Chapter VI, Article 7, Sections 67.14 and 67.15

2.3 Code of Federal Regulations, Safe Drinking Water Act of 1986

2.4 California Code of Regulations, Titles 17 and 22

2.5 California State Penal Code, Section 498B.0

2.6 State of California Water Code, Section 110, 500-6, and 520-23

2.7 Water Department Director

Reference

2.8 State of California Guidance Manual for Cross Connection Programs

2.9 American Water Works Association Manual M-14, Recommended Practice for Backflow Prevention

2.10 American Water Works Association Standards for Water Meters

2.11 U.S.C. Foundation for Cross Connection Control and Hydraulic Research Manual

3. **DEFINITIONS**

3.1 **Fire Hydrant Meter:** A portable water meter which is connected to a fire hydrant for the purpose of temporary use. (These meters are sometimes referred to as Construction Meters.)

3.2 **Temporary Water Use:** Water provided to the customer for no longer than twelve (12) months.

3.3 **Backflow Preventor:** A Reduced Pressure Principal Assembly connected to the outlet side of a Fire Hydrant Meter.

4. POLICY

4.1 The Water Department shall collect a deposit from every customer requiring a fire hydrant meter and appurtenances prior to providing the meter and appurtenances (see Section 7.1 regarding the Fees and Deposit Schedule). The deposit is refundable upon the termination of use and return of equipment and appurtenances in good working condition.

4.2 Fire hydrant meters will have a 2 ½" swivel connection between the meter and fire hydrant. The meter shall not be connected to the 4" port on the hydrant. All Fire Hydrant Meters issued shall have a Reduced Pressure Principle Assembly (RP) as part of the installation. Spanner wrenches are the only tool allowed to turn on water at the fire hydrant.

4.3 The use of private hydrant meters on City hydrants is prohibited, with exceptions as noted below. All private fire hydrant meters are to be phased out of the City of San Diego. All customers who wish to continue to use their own fire hydrant meters must adhere to the following conditions:

a. Meters shall meet all City specifications and American Water Works Association (AWWA) standards.

b. Customers currently using private fire hydrant meters in the City of San Diego water system will be allowed to continue using the meter under the following conditions:

1. The customer must submit a current certificate of accuracy and calibration results for private meters and private backflows annually to the City of San Diego, Water Department, Meter Shop.

2. The meter must be properly identifiable with a clearly labeled serial number on the body of the fire hydrant meter. The serial number shall be plainly stamped on the register lid and the main casing. Serial numbers shall be visible from the top of the meter casing and the numbers shall be stamped on the top of the inlet casing flange.

3. All meters shall be locked to the fire hydrant by the Water Department, Meter Section (see Section 4.7).

4. All meters shall be read by the Water Department, Meter Section (see Section 4.7).

5. All meters shall be relocated by the Water Department, Meter Section (see Section 4.7).

6. These meters shall be tested on the anniversary of the original test date and proof of testing will be submitted to the Water Department, Meter Shop, on a yearly basis. If not tested, the meter will not be allowed for use in the City of San Diego.

7. All private fire hydrant meters shall have backflow devices attached when installed.

8. The customer must maintain and repair their own private meters and private backflows.

9. The customer must provide current test and calibration results to the Water Department, Meter Shop after any repairs.

10. When private meters are damaged beyond repair, these private meters will be replaced by City owned fire hydrant meters.

11. When a private meter malfunctions, the customer will be notified and the meter will be removed by the City and returned to the customer for repairs. Testing and calibration results shall be given to the City prior to any re-installation.

12. The register shall be hermetically sealed straight reading and shall be readable from the inlet side. Registration shall be in hundred cubic feet.

13. The outlet shall have a 2 ½ "National Standards Tested (NST) fire hydrant male coupling.

14. Private fire hydrant meters shall not be transferable from one contracting company to another (i.e. if a company goes out of business or is bought out by another company).

4.4 All fire hydrant meters and appurtenances shall be installed, relocated and removed by the City of San Diego, Water Department. All City owned fire hydrant meters and appurtenances shall be maintained by the City of San Diego, Water Department, Meter Services.

4.5 If any fire hydrant meter is used in violation of this Department Instruction, the violation will be reported to the Code Compliance Section for investigation and appropriate action. Any customer using a fire hydrant meter in violation of the requirements set forth above is subject to fines or penalties pursuant to the Municipal Code, Section 67.15 and Section 67.37.

4.6 **Conditions and Processes for Issuance of a Fire Hydrant Meter**

Process for Issuance

a. Fire hydrant meters shall only be used for the following purposes:

1. Temporary irrigation purposes not to exceed one year.

2. Construction and maintenance related activities (see Tab 2).

b. No customer inside or outside the boundaries of the City of San Diego Water Department shall resell any portion of the water delivered through a fire hydrant by the City of San Diego Water Department.

c. The City of San Diego allows for the issuance of a temporary fire hydrant meter for a period not to exceed 12 months (365 days). An extension can only be granted in writing from the Water Department Director for up to 90 additional days. A written request for an extension by the consumer must be submitted at least 30 days prior to the 12 month period ending. No extension shall be granted to any customer with a delinquent account with the Water Department. No further extensions shall be granted.

d. Any customer requesting the issuance of a fire hydrant meter shall file an application with the Meter Section. The customer must complete a "Fire Hydrant Meter Application" (Tab 1) which includes the name of the company, the party responsible for payment, Social Security number and/or California ID, requested location of the meter (a detailed map signifying an exact location), local contact person, local phone number, a contractor's license (or a business license), description of specific water use, duration of use at the site and full name and address of the person responsible for payment.

e. At the time of the application the customer will pay their fees according to the schedule set forth in the Rate Book of Fees and Charges, located in the City Clerk's Office. All fees must be paid by check, money order or cashiers check, made payable to the City Treasurer. Cash will not be accepted.

f. No fire hydrant meters shall be furnished or relocated for any customer with a delinquent account with the Water Department.

g. After the fees have been paid and an account has been created, the

meter shall be installed within 48 hours (by the second business day). For an additional fee, at overtime rates, meters can be installed within 24 hours (within one business day).

4.7 **Relocation of Existing Fire Hydrant Meters**

a. The customer shall call the Fire Hydrant Meter Hotline (herein referred to as "Hotline"), a minimum of 24 hours in advance, to request the relocation of a meter. A fee will be charged to the existing account, which must be current before a work order is generated for the meter's relocation.

b. The customer will supply in writing the address where the meter is to be relocated (map page, cross street, etc). The customer must update the original Fire Hydrant Meter Application with any changes as it applies to the new location.

c. Fire hydrant meters shall be read on a monthly basis. While fire hydrant meters and backflow devices are in service, commodity, base fee and damage charges, if applicable, will be billed to the customer on a monthly basis. If the account becomes delinquent, the meter will be removed.

4.8 **Disconnection of Fire Hydrant Meter**

a. After ten (10) months a "Notice of Discontinuation of Service" (Tab 3) will be issued to the site and the address of record to notify the customer of the date of discontinuance of service. An extension can only be granted in writing from the Water Department Director for up to 90 additional days (as stated in Section 4.6C) and a copy of the extension shall be forwarded to the Meter Shop Supervisor. If an extension has not been approved, the meter will be removed after twelve (12) months of use.

b. Upon completion of the project the customer will notify the Meter Services office via the Hotline to request the removal of the fire hydrant meter and appurtenances. A work order will be generated

for removal of the meter.

c. Meter Section staff will remove the meter and backflow prevention assembly and return it to the Meter Shop. Once returned to the Meter Shop the meter and backflow will be tested for accuracy and functionality.

d. Meter Section Staff will contact and notify Customer Services of the final read and any charges resulting from damages to the meter and backflow or its appurtenance. These charges will be added on the customer's final bill and will be sent to the address of record. Any customer who has an outstanding balance will not receive additional meters.

e. Outstanding balances due may be deducted from deposits and any balances refunded to the customer. Any outstanding balances will be turned over to the City Treasurer for collection. Outstanding balances may also be transferred to any other existing accounts.

5. EXCEPTIONS

5.1 Any request for exceptions to this policy shall be presented, in writing, to the Customer Support Deputy Director, or his/her designee for consideration.

6. MOBILE METER

6.1 Mobile meters will be allowed on a case by case basis. All mobile meters will be protected by an approved backflow assembly and the minimum requirement will be a Reduced Pressure Principal Assembly. The two types of Mobile Meters are vehicle mounted and floating meters. Each style of meters has separate guidelines that shall be followed for the customer to retain service and are described below:

a) **Vehicle Mounted Meters**: Customer applies for and receives a City owned Fire Hydrant Meter from the Meter Shop. The customer mounts the meter on the vehicle and brings it to the Meter Shop for

inspection. After installation is approved by the Meter Shop the vehicle and meter shall be brought to the Meter Shop on a monthly basis for meter reading and on a quarterly basis for testing of the backflow assembly. Meters mounted at the owner's expense shall have the one year contract expiration waived and shall have meter or backflow changed if either fails.

b) **Floating Meters**: Floating Meters are meters that are not mounted to a vehicle. **(Note: All floating meters shall have an approved backflow assembly attached.)** The customer shall submit an application and a letter explaining the need for a floating meter to the Meter Shop. The Fire Hydrant Meter Administrator, after a thorough review of the needs of the customer, (i.e. number of jobsites per day, City contract work, lack of mounting area on work vehicle, etc.), may issue a floating meter. At the time of issue, it will be necessary for the customer to complete and sign the "Floating Fire Hydrant Meter Agreement" which states the following:

    1) The meter will be brought to the Meter Shop at 2797 Caminito Chollas, San Diego on the third week of each month for the monthly read by Meter Shop personnel.

    2) Every other month the meter will be read and the backflow will be tested. This date will be determined by the start date of the agreement.

If any of the conditions stated above are not met the Meter Shop has the right to cancel the contract for floating meter use and close the account associated with the meter. The Meter Shop will also exercise the right to refuse the issuance of another floating meter to the company in question.

Any Fire Hydrant Meter using reclaimed water shall not be allowed use again with any potable water supply. The customer shall incur the cost of replacing the meter and backflow device in this instance.

7. FEE AND DEPOSIT SCHEDULES

7.1 **Fees and Deposit Schedules:** The fees and deposits, as listed in the Rate Book of Fees and Charges, on file with the Office of the City Clerk, are based on actual reimbursement of costs of services performed, equipment and materials. Theses deposits and fees will be amended, as needed, based on actual costs. Deposits, will be refunded at the end of the use of the fire hydrant meter, upon return of equipment in good working condition and all outstanding balances on account are paid. Deposits can also be used to cover outstanding balances.

All fees for equipment, installation, testing, relocation and other costs related to this program are subject to change without prior notification. The Mayor and Council will be notified of any future changes.

8. UNAUTHORIZED USE OF WATER FROM A HYDRANT

8.1 Use of water from any fire hydrant without a properly issued and installed fire hydrant meter is theft of City property. Customers who use water for unauthorized purposes or without a City of San Diego issued meter will be prosecuted.

8.2 If any unauthorized connection, disconnection or relocation of a fire hydrant meter, or other connection device is made by anyone other than authorized Water Department personnel, the person making the connection will be prosecuted for a violation of San Diego Municipal Code, Section 67.15. In the case of a second offense, the customer's fire hydrant meter shall be confiscated and/or the deposit will be forfeited.

8.3 Unauthorized water use shall be billed to the responsible party. Water use charges shall be based on meter readings, or estimates when meter readings are not available.

8.4 In case of unauthorized water use, the customer shall be billed for all applicable charges as if proper authorization for the water use had been obtained, including but not limited to bi-monthly service charges, installation charges and removal charges.

8.5 If damage occurs to Water Department property (i.e. fire hydrant meter, backflow, various appurtenances), the cost of repairs or replacements will be charged to the customer of record (applicant).

Water Department Director

Tabs: 1. Fire Hydrant Meter Application
2. Construction & Maintenance Related Activities With No Return To Sewer
3. Notice of Discontinuation of Service

APPENDIX

Administering Division: Customer Support Division

Subject Index:
Construction Meters
Fire Hydrant
Fire Hydrant Meter Program
Meters, Floating or Vehicle Mounted
Mobile Meter
Program, Fire Hydrant Meter

Distribution: DI Manual Holders

Application for Fire Hydrant Meter (EXHIBIT A)

City of San Diego PUBLIC UTILITIES Water & Wastewater

(For Office Use Only)

NS REQ	FAC#
DATE	BY

METER SHOP (619) 527-7449

Application Date	Requested Install Date:

Meter Information

Fire Hydrant Location: (Attach Detailed Map//Thomas Bros. Map Location or Construction drawing.) Zip:	T.B.	G.B. (CITY USE)
Specific Use of Water:		
Any Return to Sewer or Storm Drain, If so , explain:		
Estimated Duration of Meter Use:	☐	Check Box if Reclaimed Water

Company Information

Company Name:			
Mailing Address:			
City:	State:	Zip:	Phone: ( )
*Business license#	*Contractor license#		
A Copy of the Contractor's license OR Business License is required at the time of meter issuance.			
Name and Title of Billing Agent: (PERSON IN ACCOUNTS PAYABLE)			Phone: ( )
Site Contact Name and Title:			Phone: ( )
Responsible Party Name:			Title:
Cal ID#			Phone: ( )
Signature:	Date:		

Guarantees Payment of all Charges Resulting from the use of this Meter. Insures that employees of this Organization understand the proper use of Fire Hydrant Meter

☐ Fire Hydrant Meter Removal Request	Requested Removal Date:	
Provide Current Meter Location if Different from Above:		
Signature:	Title:	Date:
Phone: ( )	Pager: ( )	

☐ City Meter	☐ Private Meter	
Contract Acct #:	Deposit Amount: $ 936.00	Fees Amount: $ 62.00
Meter Serial #	Meter Size: 05	Meter Make and Style: 6-7
Backflow #	Backflow Size:	Backflow Make and Style:
Name:	Signature:	Date:

WATER USES WITHOUT ANTICIPATED CHARGES FOR RETURN TO SEWER

Auto Detailing
Backfilling
Combination Cleaners (Vactors)
Compaction
Concrete Cutters
Construction Trailers
Cross Connection Testing
Dust Control
Flushing Water Mains
Hydro Blasting
Hydro Seeing
Irrigation (for establishing irrigation only; not continuing irrigation)
Mixing Concrete
Mobile Car Washing
Special Events
Street Sweeping
Water Tanks
Water Trucks
Window Washing

Note:

1. If there is any return to sewer or storm drain, then sewer and/or storm drain fees will be charges.

Date

Name of Responsible Party
Company Name and Address
Account Number:_____

Subject: Discontinuation of Fire Hydrant Meter Service

Dear Water Department Customer:

The authorization for use of Fire Hydrant Meter #_____, located at *(Meter Location Address)* ends in 60 days and will be removed on or after *(Date Authorization Expires)*. Extension requests for an additional 90 days must be submitted in writing for consideration 30 days prior to the discontinuation date. If you require an extension, please contact the Water Department, or mail your request for an extension to:

City of San Diego
Water Department
Attention: Meter Services
2797 Caminito Chollas
San Diego, CA 92105-5097

Should you have any questions regarding this matter, please call the Fire Hydrant Hotline at (619)_____-_____.

Sincerely,

Water Department

APPENDIX C

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 D

SAMPLE CITY INVOICE

City of San Diego, CM&FE Div., 9573 Chesapeake Drive, SD CA 92123
Project Name:
Work Order No or Job Order No.
City Purchase Order No.
Resident Engineer (RE):
RE Phone#: Fax#:

Contractor's Name:
Contractor's Address:
Contractor's Phone #:
Contractor's fax #:
Contact Name:

Invoice No.
Invoice Date:
Billing Period: (To)

Trigger Asset	Item #	Item Description	Contract Authorization				Previous Totals To Date		This Estimate		Totals to Date		Amount Remaining
			Unit	Price	Qty	Extension	%/QTY	Amount	% / QTY	Amount	% / QTY	Amount	
	1				1.00	$ -		$0.00		$0.00	0.00	$0.00	$ -
	2				1.00	$ -		$0.00		$0.00	0.00%	$0.00	$ -
	3				1.00	$ -		$0.00		$0.00	0.00%	$0.00	$ -
	4				1.00	$ -		$0.00		$0.00	0.00%	$0.00	$ -
	5				1.00	$ -		$0.00		$0.00	0.00%	$0.00	$ -
	6				1.00	$ -		$0.00		$0.00	0.00%	$0.00	$ -
	7				1.00	$ -		$0.00		$0.00	0.00%	$0.00	$ -
	8				1.00	$ -		$0.00		$0.00	0.00%	$0.00	$ -
	5				1.00	$ -		$0.00		$0.00	0.00%	$0.00	$ -
	6					$ -		$0.00		$0.00	0.00%	$0.00	$ -
	7					$ -		$0.00		$0.00	0.00%	$0.00	$ -
	8					$ -		$0.00		$0.00	0.00%	$0.00	$ -
	9					$ -		$0.00		$0.00	0.00%	$0.00	$ -
	10					$ -		$0.00		$0.00	0.00%	$0.00	$ -
	11					$ -		$0.00		$0.00	0.00%	$0.00	$ -
	12					$ -		$0.00		$0.00	0.00%	$0.00	$ -
	13					$ -		$0.00		$0.00	0.00%	$0.00	$ -
	14					$ -		$0.00		$0.00	0.00%	$0.00	$ -
	15					$ -		$0.00		$0.00	0.00%	$0.00	$ -
	16					$ -		$0.00		$0.00	0.00%	$0.00	$ -
	17					$ -		$0.00		$0.00	0.00%	$0.00	$ -
						$ -		$0.00		$0.00	0.00%	$0.00	$ -
		CHANGE ORDER No.				$ -		$0.00		$0.00	0.00%	$0.00	$ -
						$ -		$0.00		$0.00	0.00%	$0.00	$ -
		Total Auhtorized Amount (Original)				$ -		$0.00		$0.00		$0.00	$ -
		Total Authorized Amount (including approved Change Order)				**$ -**		$0.00		$0.00	**Total Billed**	$0.00	Total Amount Remaining
													$ -

SAMPLE

SUMMARY

A. Original Contract Amount	$0.00
B. Approved Change Order #00 Thru #00	$0.00
C. Total Authorized Amount (A+B)	$0.00
D. Total Billed to Date	$0.00
E. Less Total Retention (5% of D)	$0.00
F. Less Total Previous Payments	$0.00
G. Payment Due Less Retention	**$0.00**
H. Remaining Authorized Amount	$0.00

I certify that the materials have been received by me, or services have been rendered, in the quality and quantity specified per the approved contracted amounts, and is approved for payment

_____
Resident Engineer **Date**

_____
Construction Engineer **Date**

Retention and/or Escrow Payment Schedule

Total Retention Required as of this billing (Item E)	$0.00
Previous Retention Withheld in PO or in Escrow	$0.00
Add'l Amt to Withhold in PO/Transfer in Escrow:	***$0.00***
Amt to Release to Contractor from PO/Escrow:	$0.00

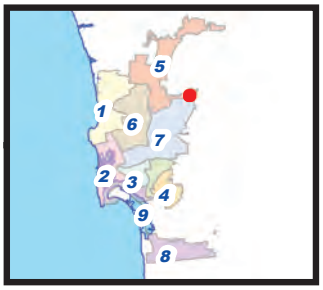
Contractor Signature and Date: _____

1/10/2024 Rev

APPENDIX E

LOCATION MAP

THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OR MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Note: This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information reproduce with permission granted by RAND MCNALLY & COMPANY© to SanGIS. This map is copyrighted by RAND MCNALLY & COMPANY©. It is unlawful to copy or reproduce all or any part therof, whether for personal use or resale, without the prior, written permission of RAND MCNALLY & COMPANY



The City of SAN DIEGO Public Works

WEST SYCAMORE STAGING AREA

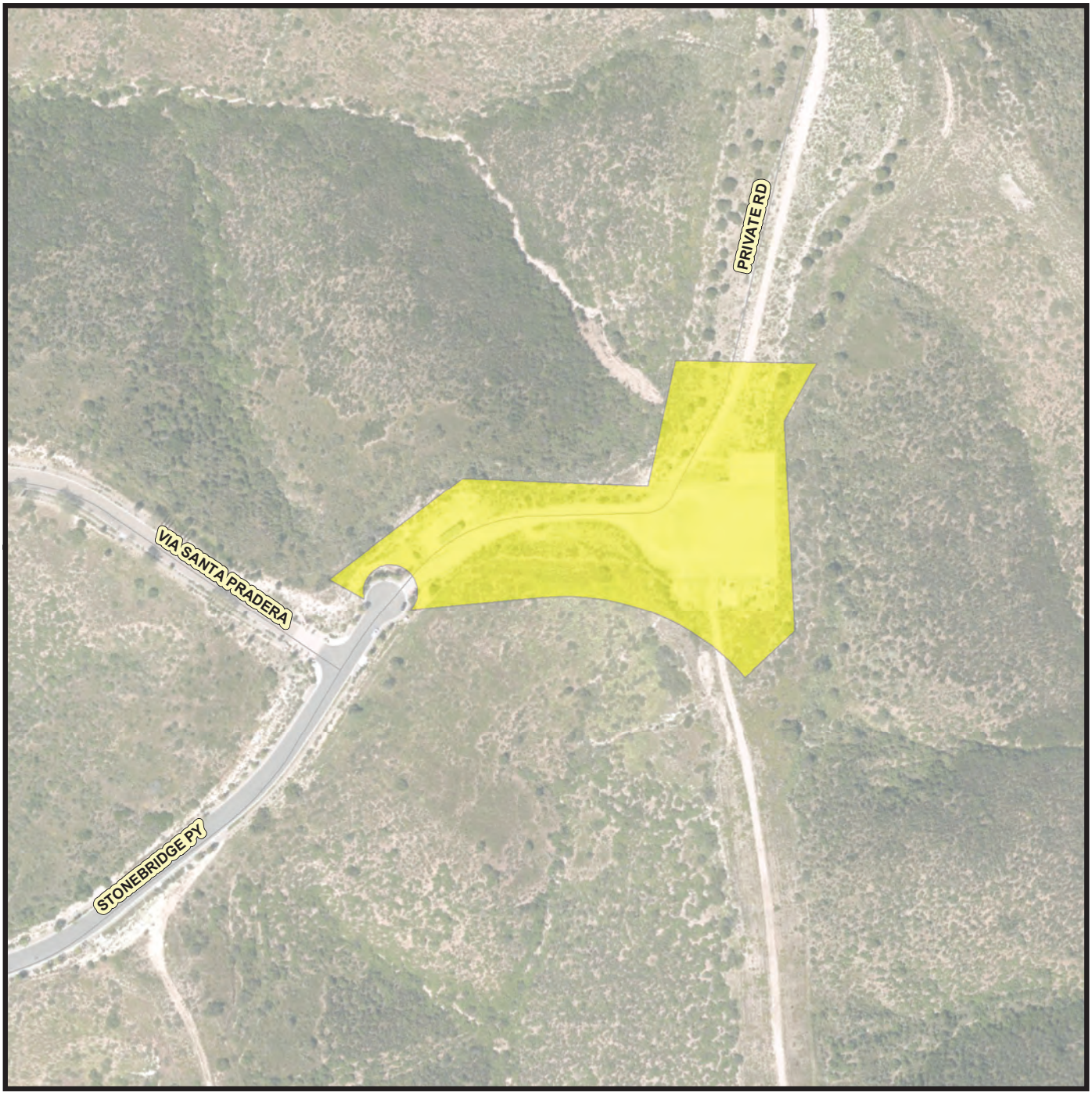
PREDESIGN
SENIOR ENGINEER
NITSUH ABERRA
(619) 533-3167

PREDESIGN
PROJECT MANAGER
NADER NAGHAVIAN
(619) 235-1968

PREDESIGN
PROJECT ENGINEER
LEA ADRIANO
(619) 533-3779

PREDESIGN
DRAFTER
HERMAN CASTILLO
(619) 533-3842

PREDESIGN LOCATION MAP



Legend

PROJECT LOCATION

N
W
E
S

No Scale

Document Path: \\ad\dfs\PWD-Shared\PITS\PITS-CIP-Preliminary-Engineering-and-Program-Coordination\PUD PE Active\B20054 West Sycamore Staging Area\02 GIS\CIP Tracking\Location Map\Location Map.mxd

Community Name: RANCHO ENCANTADA Council District: 5 SAP ID# B20054

Date: 4/27/2020

SanGIS

West Sycamore Staging Area

CAPITAL ASSET MANAGEMENT DIVISION

K-26-2283-DBB-3-A

Last updated by: HCastillo on 4/27/2020 at 11:23:59 AM

APPENDIX F

MONTHLY DRINKING WATER DISCHARGE MONITORING FORM

DRINKING WATER DISCHARGE MONITORING FORM

(Use for All Discharges to the Storm Drain)

All discharge activities related to this project comply with the State Water Resources Control Board ORDER WQ 2014-0194-DWQ, STATEWIDE GENERAL NPDES PERMIT FOR DRINKING WATER SYSTEMS DISCHARGES as referenced by (http://www.waterboards.ca.gov/water_issues/programs/npdes/docs/drinkingwater/final_statewide_wqo2014_0194_dwq.pdf), and as follows:

Project Name:		WBS No.:		Watershed No.	
Qualified Person Conducting Tests:		signature			

BMPs MUST BE IN PLACE PRIOR TO ANY SCHEDULED DISCHARGE

By signing, I certify that all of the statements and conditions for drinking water discharge events are correct.

Event #1

Discharge Location[1]	Catergory[2] (Select one)	Notification[3] (Select all that apply)	BMPs in Place[4] (Select all that apply)	Volume[5] (gal)	Sampling[6] (take samples at 10 mins, 50-60 mins & last 10 mins)				Exceedence[7]			Notes
					Measure	Unit	Time	Result	Limit	No	Yes	Report exceedence to RE & complete page 2 of 2
Inlet Location	☐ Superchlorinated (Chlorine added for disinfection)	☐ TSW (All Categories)	☐ Sweep flow path (gutter, street, etc.)	**Total**	*Chlorine*	mg/L			0.1 mg/L= Exceedance			
	☐ Large Volume (≥ 325,850 gal)	☐ PUD (All Categories)	☐ Dechlorination (diffusers, chemicals, etc.)	**Reused** (if any)								
Start Date: Time:	☐ Well Dev/Rehab (Not Typical)	☐ Water Board (Large Volume Only)	☐ Inlet Protection		*Turbidity*	NTU			20 NTU= Exceedance 225 NTU= Exceedance for Ocean			
			☐ Erosion Controls									
End Date: Time:	☐ Small Volume/Other (No Sampling Required)	☐ County (≥100,000 gal & within ¼ mile of ocean/bay; or if enters the County's MS4)	☐ Sediment Controls		*pH*	Unit			Range 6.5 to 8.5			

Event #2

Discharge Location[1]	Catergory[2] (Select one)	Notification[3] (Select all that apply)	BMPs in Place[4] (Select all that apply)	Volume[5] (gal)	Sampling[6] (take samples at 10 mins, 50-60 mins & last 10 mins)				Exceedence[7]			Notes
					Measure	Unit	Time	Result	Limit	No	Yes	Report exceedence to RE & complete page 2 of 2
Inlet Location	☐ Superchlorinated (Chlorine added for disinfection)	☐ TSW (All Categories)	☐ Sweep flow path (gutter, street, etc.)	**Total**	*Chlorine*	mg/L			0.1 mg/L= Exceedance			
	☐ Large Volume (≥ 325,850 gal)	☐ PUD (All Categories)	☐ Dechlorination (diffusers, chemicals, etc.)	**Reused** (if any)								
Start Date: Time:	☐ Well Dev/Rehab (Not Typical)	☐ Water Board (Large Volume Only)	☐ Inlet Protection		*Turbidity*	NTU			20 NTU= Exceedance 225 NTU= Exceedance for Ocean			
			☐ Erosion Controls									
End Date: Time:	☐ Small Volume/Other (No Sampling Required)	☐ County (≥100,000 gal & within ¼ mile of ocean/bay; or if enters the County's MS4)	☐ Sediment Controls		*pH*	Unit			Range 6.5 to 8.5			

Instructional Notes found on the Page 2 of 2

Submit completed Form to RE

Receiving Water Monitoring

(Complete only if limits exceed on Page 1 of 2)

Event #1		
1) Go to the location where the discharge enters the receiving water.		
☐ Accessible ☐ Unable to Determine ☐ No Safe Access		
2) If accessible, take photos and complete the visual monitoring below. If unable to determine, stop here. If no safe access, stop here.		
3) Visual Monitoring: Is the discharge into the receiving water…		
…causing erosion	☐ Yes	☐ No
…carrying floating or suspended matter	☐ Yes	☐ No
…causing discoloration	☐ Yes	☐ No
…causing and impact to the aquatic life present	☐ Yes	☐ No
…observed with visible film	☐ Yes	☐ No
…observed with an sheen or coating	☐ Yes	☐ No
…causing potential nuisance conditions	☐ Yes	☐ No
3) If all answers are NO, stop here.		
4) If any answers are YES, Notify the RE immediately for further action		

Event #2		
1) Go to the location where the discharge enters the receiving water.		
☐ Accessible ☐ Unable to Determine ☐ No Safe Access		
2) If accessible, take photos and complete the visual monitoring below. If unable to determine, stop here. If no safe access, stop here.		
3) Visual Monitoring: Is the discharge into the receiving water…		
…causing erosion	☐ Yes	☐ No
…carrying floating or suspended matter	☐ Yes	☐ No
…causing discoloration	☐ Yes	☐ No
…causing and impact to the aquatic life present	☐ Yes	☐ No
…observed with visible film	☐ Yes	☐ No
…observed with an sheen or coating	☐ Yes	☐ No
…causing potential nuisance conditions	☐ Yes	☐ No
3) If all answers are NO, stop here.		
4) If any answers are YES, Notify the RE immediately for further action		

Instructional Notes

1) Log the location of the inlet or discharge point. For example: Albatross St & 5th Av. Log the start date and time and the end date and time of the discharge.
2) Log the discharge category. "Superchlorinated" are discharges where additional chlorine is added in order to adequately disinfect and sanitize drinking water system facilities. This does NOT include potable water containing residual chlorine from the water treatment process. "Large Volume" discharges are greater than 325,850 gallons of total volume for one event. "Well Dev/Rehab" are discharges of potable ground water from a well. This is not typical. If none of these categories apply, then select "Small Volume/Other."
3) Notifications of the location, date, time, category, and estimated volume of discharge must be made to the contacts and per the requirements below:

Contact	When to Notify	Email
TSW	3 days prior to all discharges	SWPPP@SanDiego.gov
PUD	3 days prior to all discharges	CompReports@SanDiego.gov Rdavenport@SanDiego.gov
San Diego Water Board	3 days prior to Large Volume discharges	SanDiego@WaterBoards.ca.gov Ben.Neill@WaterBoards.ca.gov
County of San Diego	3 days prior if 100,000 gal and within 1/4 mile of ocean/bay	DEH: Joseph.Palmer@SDCounty.ca.gov Dominique.Edwards@SDCounty.ca.gov
	3 days prior if enter county MS4 or unincorporated County	WPP:Nicholas.DeValle@SDCounty.ca.gov LUEG.Watersheds@sdcounty.ca.gov

4) At a minimum, sweep gutters prior to starting discharge and use dechlorination BMPs. The contractor and RE must monitor and determine if BMPs need to be removed or modified. For example if inlet protection is causing flooding at a storm drain inlet, contractor may elect to remove BMPs. Document any modification to BMPs in the notes
5) Total volume must be logged for all discharges. If discharge water is reused for other purposes such as watering a golf course, log that volume under "Reused"
6) Sampling is required for categories per the following table:

Category	Measure	Sample Frequency
Superchlorinated	Chlorine, Turbidity, pH	first 10 min, 50-60 min, last 10 min
Large Volume	Chlorine Turbidity	first 10 min, 50-60 min, last 10 min
Well Dev/Rehab	Chlorine Turbidity	first 10 min, 50-60 min, last 10 min
Small Volume/Other	None required	N/A

7) Effluent limitations must be monitored not to exceed per the following table:

Measure	Method	Limit
Chlorine	Field Measure	0.10 mg/L-Cl
Turbidity	Visual Estimate	20 NTU for inland waters 225 NTU for ocean 100 NTU for wells
pH	Field Meausre	6.5 - 8.5

APPENDIX G

SAMPLE OF PUBLIC NOTICE

FOR SAMPLE REFERENCE ONLY

The City of SAN DIEGO

CONSTRUCTION NOTICE

PROJECT TITLE

Work on your street will begin within one week to replace the existing water mains servicing your community.

The work will consist of:

- Saw-cutting and trench work on Ingulf Street from Morena Boulevard to Galveston Street to install new water mains, water laterals and fire hydrants.
- Streets where trenching takes place will be resurfaced and curb ramps will be upgraded to facilitate access for persons with disabilities where required.
- This work is anticipated to be complete in your community by December 2016.

How your neighborhood may be impacted:

- Water service to some properties during construction will be provided by a two-inch highline pipe that will run along the curb. To report a highline leak call 619-515-3525.
- Temporary water service disruptions are planned. If planned disruptions impact your property, you will receive advance notice.
- Parking restrictions will exist because of the presence of construction equipment and materials.
- "No Parking" signs will be displayed 72 hours in advance of the work.
- Cars parked in violation of signs will be TOWED.

Hours and Days of Operation:
Monday through Friday X:XX AM to X:XX PM.

City of San Diego Contractor:
Company Name, XXX-XXX-XXXX

To contact the City of San Diego: SD Public Works
619-533-4207 | engineering@sandiego.gov | sandiego.gov/CIP
This information is available in alternative formats upon request.

The City of SAN DIEGO

CONSTRUCTION NOTICE

PROJECT TITLE

Work on your street will begin within one week to replace the existing water mains servicing your community.

The work will consist of:

- Saw-cutting and trench work on Ingulf Street from Morena Boulevard to Galveston Street to install new water mains, water laterals and fire hydrants.
- Streets where trenching takes place will be resurfaced and curb ramps will be upgraded to facilitate access for persons with disabilities where required.
- This work is anticipated to be complete in your community by December 2016.

How your neighborhood may be impacted:

- Water service to some properties during construction will be provided by a two-inch highline pipe that will run along the curb. To report a highline leak call 619-515-3525.
- Temporary water service disruptions are planned. If planned disruptions impact your property, you will receive advance notice.
- Parking restrictions will exist because of the presence of construction equipment and materials.
- "No Parking" signs will be displayed 72 hours in advance of the work.
- Cars parked in violation of signs will be TOWED.

Hours and Days of Operation:
Monday through Friday X:XX AM to X:XX PM.

City of San Diego Contractor:
Company Name, XXX-XXX-XXXX

To contact the City of San Diego: SD Public Works
619-533-4207 | engineering@sandiego.gov | sandiego.gov/CIP
This information is available in alternative formats upon request.

APPENDIX H

ADVANCED METERING INFRASTRUCTURE (AMI) DEVICE PROTECTION

Protecting AMI Devices in Meter Boxes and on Street Lights

The Public Utilities Department (PUD) has begun the installation of the Advanced Metering Infrastructure (AMI) technology as a new tool to enhance water meter reading accuracy and efficiency, customer service and billing, and to be used by individual accounts to better manage the efficient use of water. **All AMI devices shall be protected per Section 402-2, "Protection", of the 2021 Whitebook.**

AMI technology allows water meters to be read electronically rather than through direct visual inspection by PUD field staff. This will assist PUD staff and customers in managing unusual consumption patterns which could indicate leaks or meter tampering on a customer's property.

Three of the main components of an AMI system are the:

A. Endpoints, see Photo 1:

Photo 1

B. AMI Antenna attached to Endpoint (antenna not always required), see Photo 2:

Photo 2

Network Devices, see Photo 3:

Photo 3

AMI endpoints transmit meter information to the AMI system and will soon be on the vast majority of meters in San Diego. These AMI devices provide interval consumption data to the PUD's Customer Support Division. If these devices are damaged or communication is interrupted, this Division will be alerted of the situation. The endpoints are installed in water meter boxes, coffins, and vaults adjacent to the meter. A separate flat round antenna may also be installed through the meter box lid. This antenna is connected to the endpoint via cable. The following proper installation shall be implemented when removing the lid to avoid damaging the antenna, cable, and/or endpoint. Photo 4 below demonstrates a diagram of the connection:

Photo 4

The AMI device ERT/Endpoint/Transmitter shall be positioned and installed as discussed in this Appendix. If the ERT/Endpoint/Transmitter is disturbed, it shall be re-installed and returned to its original installation with the end points pointed upwards as shown below in Photo 5.

The PUD's code compliance staff will issue citations and invoices to you for any damaged AMI devices that are not re-installed as discussed in the Contract Document
Photo 5 below shows a typical installation of an AMI endpoint on a water meter.

Photo 5

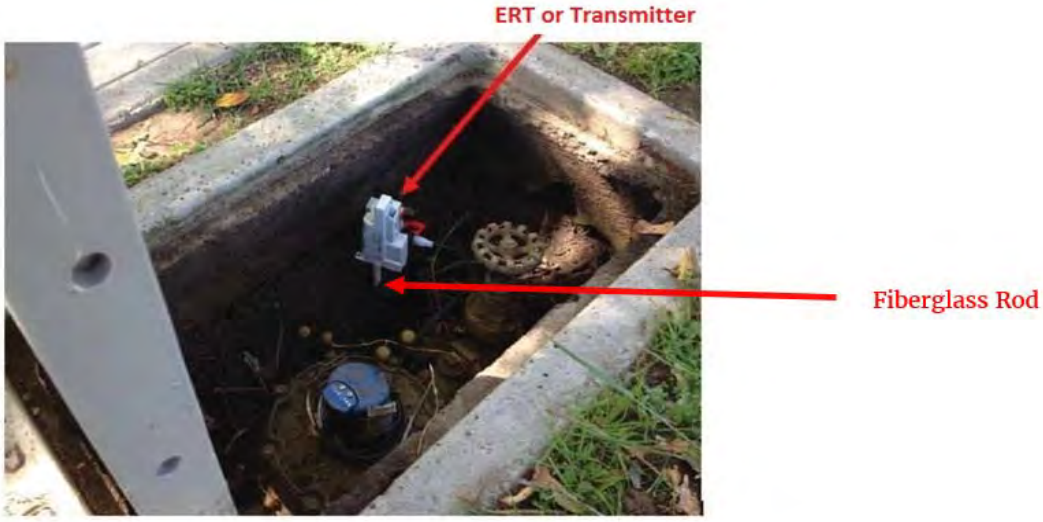


Photo 6 below is an example of disturbance that shall be avoided:

Photo 6

You are responsible when working in and around meter boxes. If you encounter these endpoints, use proper care and do not disconnect them from the registers on top of the water meter. If the lid has an antenna drilled through, do not change or tamper with the lid and inform the Resident Engineer immediately about the location of that lid. Refer to Photo 7 below:

Photo 7

Another component of the AMI system are the Network Devices. The Network Devices are strategically placed units (mainly on street light poles) that collect interval meter reading data from multiple meters for transmission to the Department Control Computer. **If you come across any of these devices on street lights that will be removed or replaced (refer to Photos 8 and 9 below), notify Elvira Santiesteban, Compliance & Metering Manager 619-380-3804 and Kevin Wilson, Senior Water Utility Supervisor 619-857-8257 immediately.**

Photo 8 shows an installed network device on a street light. On the back of each Network Device is a sticker with contact information. See Photo 9. **Call PUD Water Emergency Repairs at 619-515-3525 if your work will impact these street lights.** These are assets that belong to the City of San Diego and you shall be responsible for any costs of disruption of this network.

Photo 8

Photo 9

If you encounter any bad installations, disconnected/broken/buried endpoints, or inadvertently damage any AMI devices or cables, notify the Resident Engineer immediately. The Resident Engineer will then immediately contact Elvira Santiesteban, Compliance & Metering Manager 619-380-3804 and Kevin Wilson, Senior Water Utility Supervisor 619-857-8257.

Rev. 9.11.2023

APPENDIX I

SAMPLE CONTRACTOR PERFORMANCE EVALUATION (CPE) FORM

CITY OF SAN DIEGO
CONTRACTOR PERFORMANCE EVALUATION (CPE) FORM

Date:_____

☐ **INTERIM EVALUATION:** at _____% of a _____ ☐ Working Day ☐ Calendar Day
☐ **FINAL EVALUATION:** Submitted at completion of a _____ ☐ Working Day ☐ Calendar Day

TITLE OF CONTRACT: Title of Contract

CONTRACT AMOUNT (ORIGINAL/FINAL) _____/_____

FIRM NAME: Contractor Firm Name

FIRM ADDRESS: _____

CONTRACTOR REPRESENTATIVE'S NAME: _____

CONTRACTOR SUPERINTENDENT'S NAME: _____

CONTRACTOR FOREMAN'S NAME: _____

WBS #: **BID #:**

TYPE OF WORK (CHECK ALL THAT APPLY):

TREATMENT PLANT	☐	PUMP STATION	☐	SEWER MAIN	☐	STORM DRAIN	☐
WATER MAIN	☐	FLOOD CONTROL	☐	ENVTL. MITIGATION	☐	BRIDGE	☐
STREETS/HIGHWAYS	☐	TRAFFIC SIGNAL	☐	STREET LIGHTS	☐	PARK	☐
BUILDING [specify]	☐	PIPING SYSTEM	☐	OTHER (SPECIFY)	☐	____	

CPE are one of the tools the City uses to determine if a contractor has the quality, fitness, and capacity to perform proposed work satisfactorily and is, therefore, a responsible contractor. *See* San Diego Municipal Code sections 22.3003 and 22.3004. This evaluation represents the observations and conclusions of the City of San Diego, prepared by City staff in the course of their official duties. The Contractor may agree with or dispute the contents and conclusions of this evaluation. Anyone not affiliated with the City of San Diego should conduct his/her investigation to confirm or dispel the conclusions expressed herein.

Notes:
- **The Contractor will be allowed (60) calendar days after notice of the final performance evaluation pursuant to SDMC 22.0806 to protest this evaluation in writing; otherwise, the City will deem the evaluation accepted by the Contractor.**
- **Refer to the end of the form for definitions used in this evaluation.**

SAMPLE

1. Contract Administration

The Contractor's overall rating for Section 1 is (check one):

☐ Outstanding ☐ Above Satisfactory ☐ Satisfactory ☐ Needs Improvement ☐ Unsatisfactory

2. Compliance with Contract Documents

The Contractor's overall rating for Section 2 is (check one):

☐ Outstanding ☐ Above Satisfactory ☐ Satisfactory ☐ Needs Improvement ☐ Unsatisfactory

SAMPLE

3. Construction Workmanship

The Contractor's overall rating for Section 3 is (check one):

☐ Outstanding ☐ Above Satisfactory ☐ Satisfactory ☐ Needs Improvement ☐ Unsatisfactory

4. Safety

The Contractor's overall rating for Section 4 is (check one):

☐ Outstanding ☐ Above Satisfactory ☐ Satisfactory ☐ Needs Improvement ☐ Unsatisfactory

SAMPLE

5. Storm Water / BMP Compliance

The Contractor's overall rating for Section 5 is (check one):

☐ Outstanding ☐ Above Satisfactory ☐ Satisfactory ☐ Needs Improvement ☐ Unsatisfactory

6. Cooperation, Professionalism, Communication & Public Outreach

SAMPLE

The Contractor's overall rating for Section 6 is (check one):

☐ Outstanding ☐ Above Satisfactory ☐ Satisfactory ☐ Needs Improvement ☐ Unsatisfactory

7. Subcontracting Performance and Management

The Contractor's overall rating for Section 7 is (check one):
☐ Outstanding ☐ Above Satisfactory ☐ Satisfactory ☐ Needs Improvement ☐ Unsatisfactory

OVERALL EVALUATION

THE OVERALL EVALUATION IS DERIVED FROM THE HOLISTIC REVIEW OF THE SEVEN FACTORS ABOVE.

The Contractor's overall rating (check one):
☐ Outstanding ☐ Above Satisfactory ☐ Satisfactory ☐ Needs Improvement ☐ Unsatisfactory

OVERALL SUMMARY:

SAMPLE

RESIDENT ENGINEER	SUPERVISOR
By:	
(signature / date)	(signature / date)
(print name)	(print name)

Section Head's Initial_____

Asst. Deputy Director's Initials_____

ADD:

Date:_____

cc:

- Contractor
- Program Coordinator, Engineering & Capital Projects/Contracting Group, Pre-qualification Program
- Director, Purchasing & Contracting
- Deputy Director, Purchasing & Contracting
- eFile CityHub/SDShare

SAMPLE

Definitions:

1. **Performance Areas -** These include the Contractor's record of conforming to the requirements and standards of *Contract Administration, Compliance with Contract Documents, Construction Workmanship, Safety, Stormwater Best Management Practices, Cooperation, Professionalism, Communication* and *Public Outreach,* and *Subcontracting Performance and Management.*

   Here are definitions for the specified terms within the context of contractor performance areas:

   - *Contract Administration*: Managing all aspects of a construction contract to ensure compliance with its terms and conditions. This includes handling project documentation, managing changes or modifications, e.g., requests for changes, processing payments, monitoring timelines, requests for information, submittals, resolving disputes, and ensuring all parties fulfill their contractual obligations.
   - *Compliance with Contract Documents:* Adherence to the plans, specifications, and other legally binding documents that outline the scope of work, quality standards, and technical requirements. This involves ensuring all construction activities align with approved designs, materials, and regulations specified in the contract.
   - *Construction Workmanship:* The quality and standard of the physical work performed on the project. It reflects the Contractor's ability to deliver durable, precise, and code-compliant construction through skilled labor and proper techniques specified in the contract.
   - *Safety:* Implementing and maintaining measures to protect workers, site visitors, and the public from hazards. This includes compliance with Occupational Safety and Health Administration standards, site-specific safety plans, and accident prevention strategies throughout the project lifecycle.
   - *Stormwater Best Management Practices (BMPs):* Techniques and measures used to control and reduce the impact of stormwater runoff during and after construction. This includes erosion control, sediment barriers, proper waste management, and other strategies to minimize pollution and protect water quality in compliance with environmental regulations.
   - *Cooperation:* The Contractor's ability to work collaboratively and effectively with the City, subcontractors, government agencies, and other stakeholders. This involves being responsive and adaptable and maintaining a solution-oriented approach to project challenges.
   - *Professionalism:* Demonstrating ethical conduct, integrity, and respect in all aspects of the Contractor's work. It includes maintaining a positive work environment, adhering to industry standards, and fostering trust through reliable and responsible business practices.
   - *Communication and Public Outreach:* Providing clear, timely, and accurate information to stakeholders and the public as specified in the Contract Documents. This involves regular project updates, responding to concerns, and maintaining transparency to build positive community relations and ensure all parties remain informed.
   - *Subcontracting Performance and Management:* The contractor's ability to select, oversee, and coordinate Subcontractors to ensure their work meets quality standards, deadlines, and compliance requirements. Effective management includes monitoring performance, enforcing contractual terms, and resolving issues to maintain project continuity.

   The above criteria are not equally weighted. For example, though the Contractor may receive an outstanding rating for Contract Administration, Cooperation, Professionalism and/or Communication, the frequent lapses in safety on the job site or disregard for stormwater compliance resulting in serious injury or damages on site justify the Contractor receiving an overall unsatisfactory rating. Therefore, in the context of the Contractor performance ratings, the definitions can be adjusted to focus more on the quality of the Work, timeliness, and adherence to safety standards than other areas.

2. **Performance Rating -** See below for a breakdown of the Contractor's performance rating definitions. These definitions provide a set of expectations across multiple areas of the Contractor's performance, ensuring the Contractor is evaluated holistically on various critical aspects of contract execution.

   a) Outstanding:

   - Contract Administration: Consistently submits all required documentation on time and maintains proper documentation. Fully adheres to the contract's terms and proactively resolves any issues.
   - Compliance with Contract Documents: Demonstrates full understanding of and strict adherence to Contract Documents. Any changes or deviations are well-communicated and documented.
   - Construction Workmanship: The quality of the Work consistently exceeds expectations, with few to no defects, attention to detail, and thorough craftsmanship.

SAMPLE

- Safety: Safety is a top priority, with zero safety incidents, proactive safety training, and implementing additional safety measures beyond required.
- Storm Water Best Management Practices: Consistently implements and exceeds all environmental guidelines for stormwater management and addresses issues before they arise.
- Cooperation: Fully cooperative with all stakeholders, including the client, Subcontractors, and suppliers, with a strong emphasis on team collaboration and problem-solving.
- Professionalism: Maintains the highest standards of conduct, integrity, and respect in all dealings with stakeholders and regulatory agencies.
- Communication and Public Outreach: Regularly updates stakeholders, responds promptly to concerns, and engages with the public in a respectful and transparent manner. Issues are resolved proactively.
- Subcontracting Performance and Management: Subcontractors are managed effectively, adhering to contract terms and producing high-quality work. Coordination between Subcontractors is seamless.

b) Above Satisfactory:

- Contract Administration: Completes necessary documentation with minimal errors and on time. Any issues or changes are addressed promptly.
- Compliance with Contract Documents: Follows Contract Documents well, with only minor discrepancies or deviations that are communicated and resolved.
- Construction Workmanship: Work quality is generally excellent, with a few minor issues or areas for improvement that are promptly corrected.
- Safety: Strong safety record, with minor issues addressed quickly. Safety practices generally meet or exceed expectations.
- Stormwater Best Management Practices: Stormwater management practices are followed effectively, with few issues. Implements best practices and corrects problems when they arise.
- Cooperation: Works well with all parties, addressing issues with minimal conflict. Collaboration is generally smooth.
- Professionalism: Maintains a professional demeanor, resolving conflicts appropriately, and adhering to industry standards.
- Communication and Public Outreach: Communication is proactive and responsive, with timely updates to stakeholders and the public. Public outreach is effective but could be more frequent.
- Subcontracting Performance and Management: Subcontractors are effectively managed, but minor coordination issues may arise. Work is generally on time and meets the standards.

c) Satisfactory:

- Contract Administration: Documentation is completed as required, with occasional delays or missing information. Issues are resolved, but reminders may be required.
- Compliance with Contract Documents: Generally, complies with contract documents, with occasional deviations addressed upon discovery but may result in delays or minor issues.
- Construction Workmanship: Meets the minimum expected quality, with some defects or areas that could be improved. Issues are typically addressed once raised.
- Safety: Safety protocols are followed, though there may be occasional minor incidents or near-misses. The overall safety record is acceptable but not exemplary.
- Stormwater Best Management Practices: Meets basic requirements for stormwater management but may not always go above and beyond to exceed environmental standards.
- Cooperation: Cooperation with others is generally acceptable but may not be proactive. Occasionally requires intervention to resolve conflicts or issues.

SAMPLE

- Professionalism: Conducts business professionally, though there may be occasional lapses in communication or judgment.
- Communication and Public Outreach: Provides regular updates but may not always engage proactively with stakeholders or the public. Responses are typically timely but occasionally delayed.
- Subcontracting Performance and Management: Subcontractors are managed adequately, though there may be some delays or quality issues. Coordination could be improved.

d) Needs Improvement:

- Contract Administration: Frequently submits documentation late or incomplete. Requires frequent reminders to stay on track with contract requirements.
- Compliance with Contract Documents: Regularly deviates from contract documents or fails to follow specifications. Changes or deviations are not always communicated effectively.
- Construction Workmanship: Work quality does not consistently meet the minimum standards. There are frequent defects or the need for rework.
- Safety: Safety violations occur, or safety protocols are inconsistently followed. There are notable safety incidents or risks that need to be addressed.
- Stormwater Best Management Practices: Fails to comply consistently with stormwater management practices, leading to potential environmental concerns or violations.
- Cooperation: Struggles to cooperate with others, leading to frequent conflicts, delays, or miscommunications.
- Professionalism: Displays unprofessional behavior, including poor communication, lack of respect for other stakeholders, or failure to resolve conflicts properly.
- Communication and Public Outreach: Communication is often reactive rather than proactive, failing to inform stakeholders or the public promptly or transparently.
- Subcontracting Performance and Management: Subcontractors are not properly managed, leading to frequent delays, quality issues, or resource mismanagement.

e) Unsatisfactory:

- Contract Administration: Consistently fails to submit required documentation, and there are significant discrepancies or ongoing issues with contract compliance.
- Compliance with Contract Documents: Major deviations from contract documents are frequent and unaddressed. The Contractor fails to follow essential specifications or standards.
- Construction Workmanship: The quality of the Work is consistently poor, with widespread defects and the need for significant rework. It is below industry standards.
- Safety: Serious safety violations or significant incidents affecting worker safety or project progress. Safety regulations are often ignored or not implemented.
- Stormwater Best Management Practices: Failure to implement or adhere to environmental best practices leads to violations or significant environmental impacts.
- Cooperation: Exhibits a lack of cooperation, leading to frequent conflicts with stakeholders, delays, and disruptions in project progress.
- Professionalism: Consistently unprofessional behavior, lack of integrity, failure to meet basic expectations for respect and conduct.
- Communication and Public Outreach: Poor or nonexistent communication, leaving stakeholders or the public uninformed. Issues are ignored or not addressed on time.
- Subcontracting Performance and Management: Subcontractors are poorly managed, leading to significant delays, quality issues, or violations of contract terms. Coordination and oversight are lacking.

SAMPLE

APPENDIX J

RESTROOM DETAILS

FLOOR PLAN

SCALE: NOT TO SCALE

RESTROOM BUILDING
SAN DIEGO, CALIFORNIA

WEST SYCAMORE PARK

ARTIST IMPRESSION: 3D RENDERING ONLY FOR REPRESENTATION. COLORS AND MATERIALS ARE SUBJECT TO CHANGE

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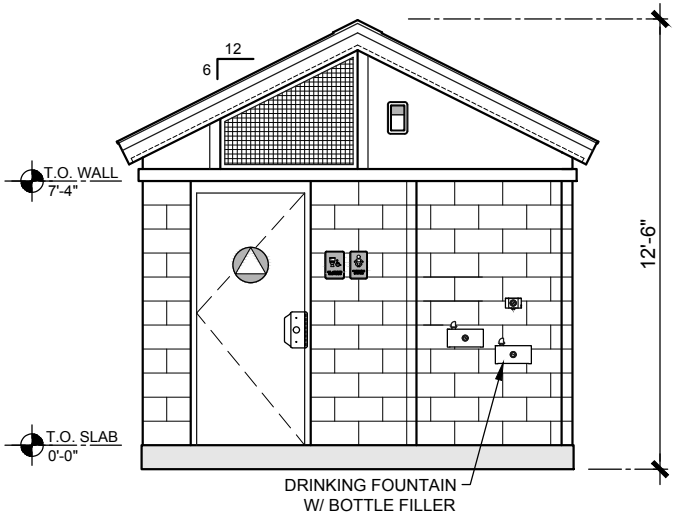
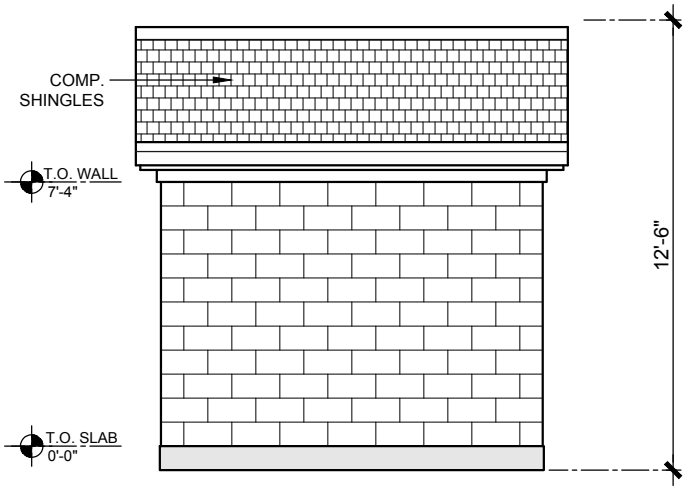
PUBLIC RESTROOM COMPANY
Building Better Places To Go.℠

www.PublicRestroomCompany.com
2587 BUSINESS PARKWAY
MINDEN NEVADA 89423
P: 888-888-2060 F: 888-888-1448
or approved equal



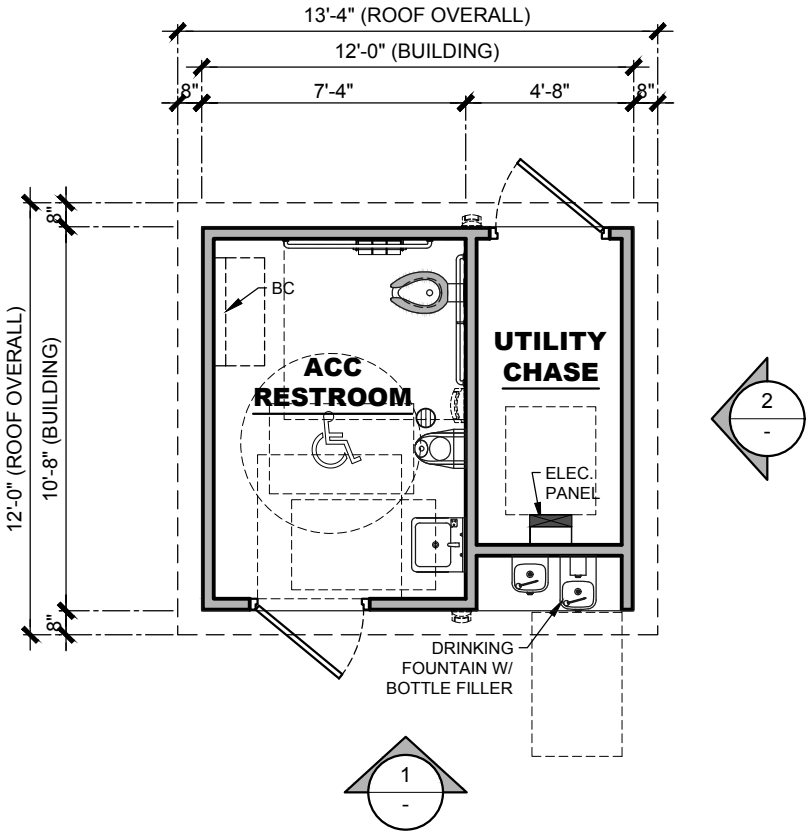
ELEVATION 1

SCALE: 3/16"=1'-0"



ELEVATION 2

SCALE: 3/16"=1'-0"



FLOOR PLAN

SCALE: 3/16"=1'0"

PUBLIC RESTROOM COMPANY Building Better Places To Go.℠ or approved equal	COPYRIGHT 2022, PUBLIC RESTROOM COMPANY THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF PUBLIC RESTROOM COMPANY AND SHALL NOT BE REPRODUCED, USED, OR DISCLOSED TO OTHERS EXCEPT AS AUTHORIZED BY THE WRITTEN PERMISSION OF PUBLIC RESTROOM COMPANY.	BUILDING TYPE: **RESTROOM BUILDING** **WEST SYCAMORE PARK** **SAN DIEGO, CA**	**REVISION #** 1 **PROJECT #:** 11490	**REVISION DATE:** 11/22/2022 DRAWN BY: EOR **START DATE:** 11/13/2022 DRAWN BY: EOR	SHEET# MAX. PERSON / HOUR: **45 S**

Ph: 888-888-2060 | Fax: 888-888-1448

~NOT FOR CONSTRUCTION ~ PRELIMINARY DESIGN DRAWING ONLY ~ DO NOT SCALE, DIMENSIONS PRESIDE

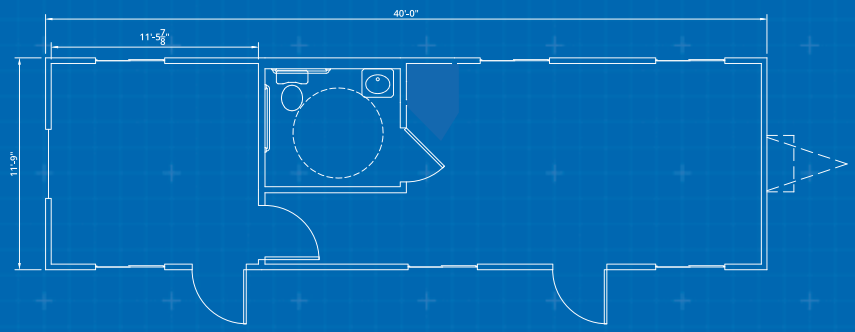
APPENDIX K

OFFICE TRAILER DETAILS

WILLSCOT
or approved equal ™

44' x 12' OFFICE TRAILER

In addition to your office solution, we can provide additional products and services that complete your space- creating a more productive, comfortable, and safe work environment.



CUSTOMIZATION

Steps & Ramps
Furniture & Appliances
Technology
Site Services
Loss Protection

Dimensions

44' Long (including hitch)
40' Box size
12' Wide
8' Ceiling height

Exterior Finish

Aluminum or wood siding
I-Beam Frame
Standard drip rail gutters

Interior Finish

Paneled walls
Carpet or vinyl tile floor
Gypsum or T-grid suspended ceiling

Electric

Fluorescent ceiling lights
Breaker panel

Heating/Cooling

Central HVAC or thru-wall AC

Windows/Doors

Horizontal slider windows
(2) Vision panel doors with standard locks or (2) steel doors with dead bolt lock

Other

Private office(s)
Optional restroom

** Photos are representational; actual products vary. Additional floor plans and specifications may vary from those shown and are subject to in-stock availability*

1) ALL STEPS SHALL HAVE A UNIFORM RISER HEIGHT AND TREAD WIDTH. TREADS SHALL NOT BE LESS THAN 11" (279MM) DEPTH AND 7" (178MM) HIGH AND HAVE A MINIMUM WIDTH OF 48"

2) TREAD NOSING SHALL NOT BE ABRUPT OR HAVE A RADIANCE OF MORE THAN 1/2". BOTTOM OF NOSING SHALL BE VERTICAL OR HAVE AN ANGLE NOT MORE THAN 30 DEGREES FROM HORIZONTAL PROJECTION AND SHALL NOT EXTEND MORE THAN 1-1/4" (32MM) OVER STEP BELOW IT.

3) THERE SHALL BE NO VARIATION EXCEEDING 3/8" (9.2MM) DEPTH OF ADJACENT TREADS OR IN HEIGHT OF ADJACENT RISERS AND A TOLERANCE BETWEEN LARGEST AND SMALLEST TREAD SHALL NOT EXCEED 3/8" (9MM) IN ANY FLIGHT

4) OPEN RISERS ARE NOT PERMITTED.

5) OUTDOOR STAIRS AND THEIR LANDINGS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON THE WALKING SURFACE

6) STEPS, RAMPS AND PLATFORMS SHALL BE DESIGNED FOR 100 psf (4.8kPA) LIVE LOAD AND 300 LBS CONCENTRATED LOAD.

7) WALKING SURFACE SHALL BE OF SLIP RESISTANT MATERIAL SECURELY ATTACHED TO STRUCTURE.

8) MANEUVERING CLEARANCE ON PULL SIDE OF EXTERIOR DOOR SHALL BE 24" (610MM) WITH 60" (1524MM) LANDING IN FRONT OF DOOR

1 STAIR CONSTRUCTION NOTES

1) RAMP HANDRAILS SHALL BE CONTINUOUS ALONG BOTH SIDES OF RAMP. HANDRAILS SHALL BE PARALLEL WITH THE SURFACE. AT RAMPS WHERE HANDRAIL ARE NOT CONTINUOUS BETWEEN RUNS THE HANDRAIL SHALL EXTEND HORIZONTALLY 12" (301MM) MINIMUM OVER THE UPPER AND LOWER PLATFORMS

2) STAIR HANDRAILS SHALL EXTEND HORIZONTALLY AT LEAST 12" (305MM) BEYOND THE BOTTOM RISER. CLEAR SPACE BETWEEN THE WALL OR OTHER SURFACES SHALL BE A MINIMUM 1-1/2" (38MM). HANDRAILS SHALL RETURN TO A WALL.

3) TOP OF HANDRAILS SHALL BE MOUNTED BETWEEN 34" (864MM) AND 38" (965MM) ABOVE THE WALKING SURFACE.

4) CLEARANCE BETWEEN RAIL AND WALL SHALL BE A MINIMUM OF 1 1/2" (38MM)

5) HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE A MINIMUM OUTSIDE DIMENSION OF 1-1/4" (31.75MM) AND NOT GREATER THAN 2" (50MM). HANDRAIL-GRIPPING SURFACES SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS. GRIPPING SURFACE SHALL BE UNINTERRUPTED BY POSTS OR OTHER CONSTRUCTION ELEMENTS OR OBSTRUCTIONS.

6) HANDRAILS SHALL NOT ROTATE IN THEIR FITTINGS.

7) ENDS OF HANDRAILS SHALL RETURN SMOOTHLY TO FLOOR, WALL OR POST

8) GUARD RAILS SHALL BE DESIGNED FOR A CONCENTRATED LOAD OF 200# (0.9kN) APPLIED AT ANY POINT AND ANY DIRECTION ALONG THE RAIL OR A UNIFORM LOAD OF 50#/L.F. (0.7kN) APPLIED HORIZONTALLY TO THE GUARD HEIGHT

2 RAILING NOTES

REFERENCE: 2018 IBC/ASCE 7-16

DESIGN LOADS:

LIVE LOAD:	100 PSF (4.8 kPa)
HANDRAIL IMPACT:	200 LBS (0.9 kN)
HANDRAIL DIST. LOAD:	50 PLF (0.7 kN/m)
SNOW LOAD:	30 PSF (1.44 kPa) (min.)

MATERIALS

ROUND STEEL TUBE	ASTM A847	Fy= 50 KSI (345 MPa)
GALVANIZED SQUARE STEEL TUBE	ASTM A500 GR. C	Fy= 50 KSI (345 MPa)
ALUMINUM DIAMOND PL SHEET	3003-H22	Ftu=27 KSI (185 MPa): Fcy=21 KSI (114 MPa)
ALUMINUM SHEET	5052-H34	Ftu=34 KSI (235 MPa): Fcy=24 KSI (165 MPa)
ALUMINUM TUBE / EXTRUSIONS	6061-T6	Ftu=38 KSI (260 MPa): Fcy=35 KSI (240 MPa)
ALUMINUM TUBE / EXTRUSIONS	6005	Ftu=38 KSI (260 MPa): Fcy=35 KSI (240 MPa)
ALUMINUM TUBE / EXTRUSIONS	6063	

WELDS

WELDING SHALL BE IN ACCORDANCE WITH AWS D.1.1-04 USING E70XX ELECTRODES FOR STEEL AND AWS A5.10 FOR ALUMINUM, USING ALMIGWELD ER4043

ALUMINUM STEEL CONNECTIONS: CARBON STEEL BOLTS SHALL BE GRADE 5 ZINC PLATED, HOT DIPPED GALVANIZED TO ASTM A153 OR ELECTROGALVANIZED TO ASTM B63.3

A490 BOLTS SHALL NOT BE USED.

FASTENERS SHALL BE LUBRICATED TO ELIMINATE GALLING

ALL STEEL MEMBERS IN CONTACT WITH ALUMINUM SHALL BE ZINC COATED AND DEBURRED TO ELIMINATE GALVANIC REACTION

3 NOT USED

4 STRUCTURAL NOTES

COMPLETE ACCESS
A DIVISION OF INTEGRATED STAIR SYSTEMS
TEL: 360-829-4220
FAX: 360-829-2221
or approved equal

PROFESSIONAL STAMP

PROJECT TITLE / SITE ADDRESS

ADA1SS

SHEET TITLE

NOTES

SHEET SIZE 22"x17" (C)

REF NO./PROJECT NO.

DRAWN BY: CODY K.
NOTES NOT AUTHORED BY CODY K.

CHECKED BY

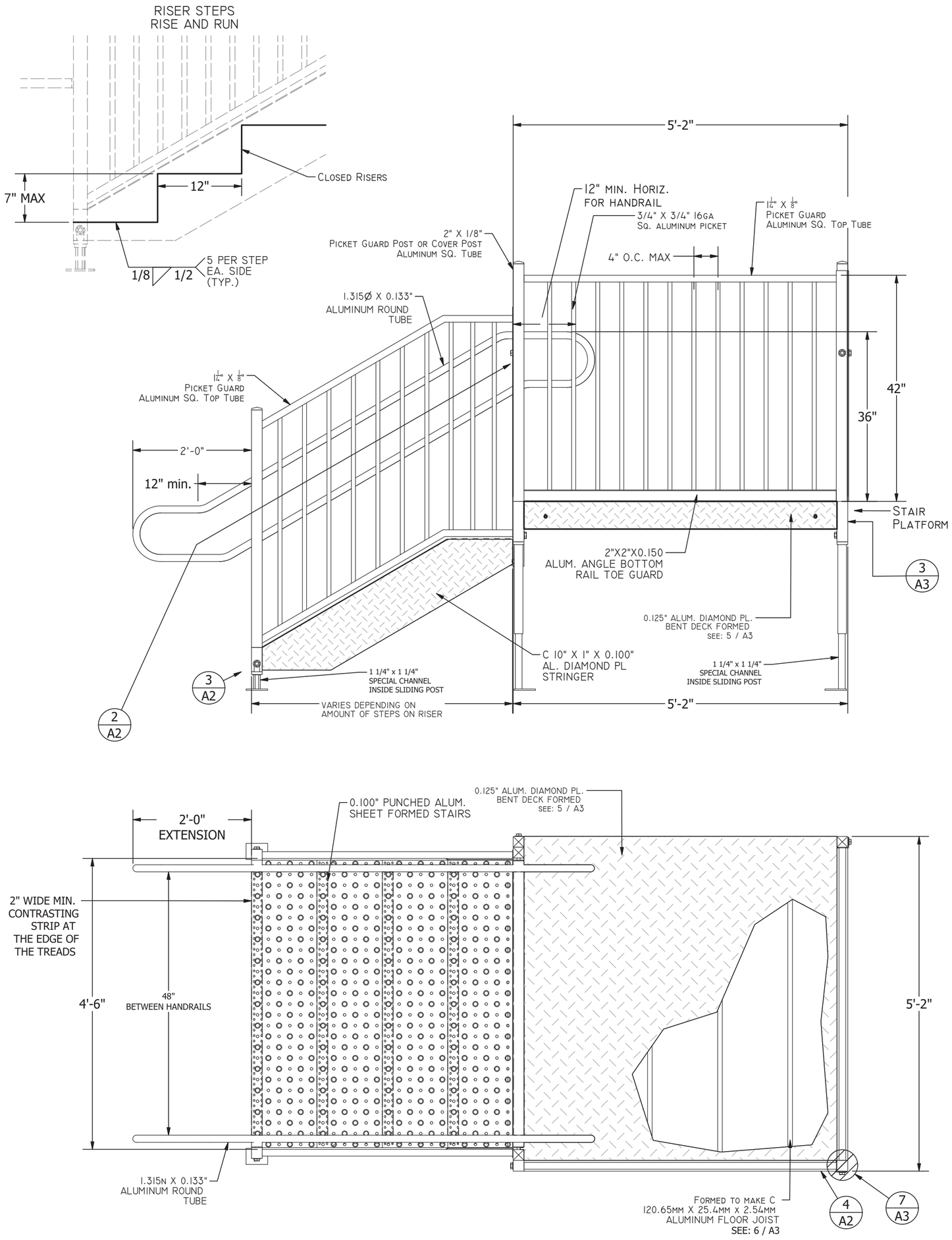
DATE: 3/29/2021

SHEET NO.

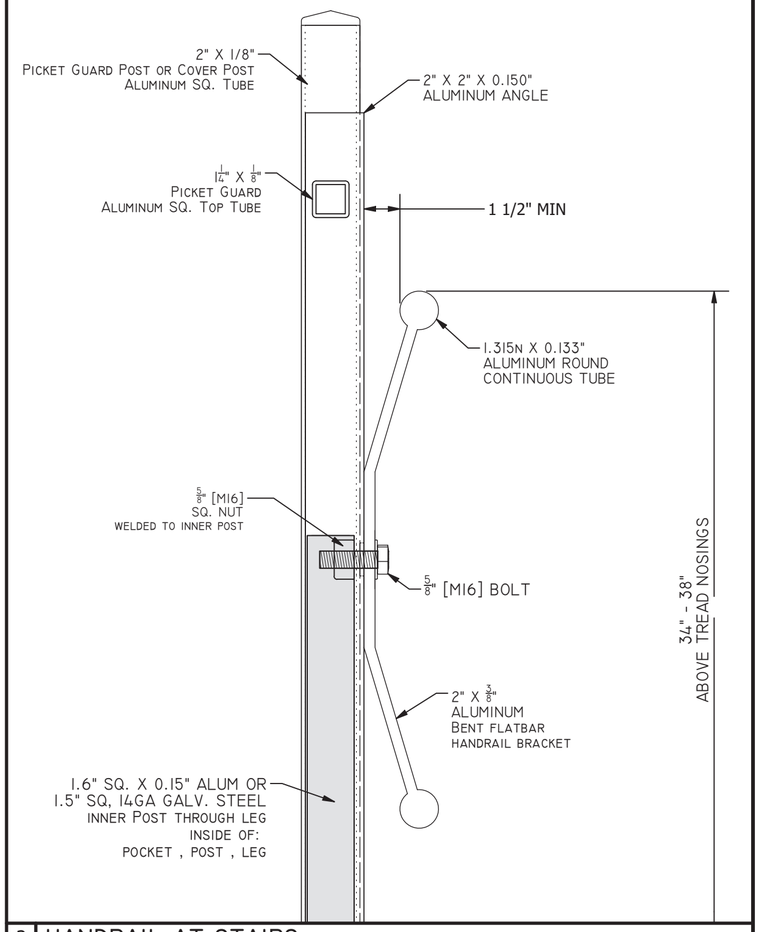
A 1.0

West Sycamore Staging Area

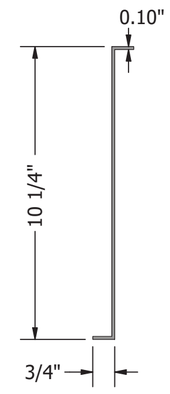
K-26-2283-DBB-3-A



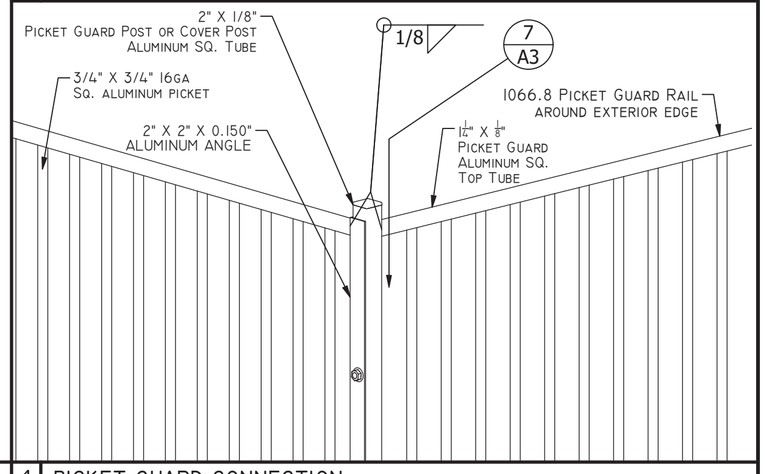
1 STAIR SYSTEM



2 HANDRAIL AT STAIRS



3 STAIR STRINGER



4 PICKET GUARD CONNECTION

COMPLETE ACCESS
A DIVISION OF INTEGRATED STAIR SYSTEMS
TEL: 360-829-4220
FAX: 360-829-2221

or approved equal

PROFESSIONAL STAMP

PROJECT TITLE / SITE ADDRESS

ADA1SS

SHEET TITLE

STAIR PLANS AND DETAILS

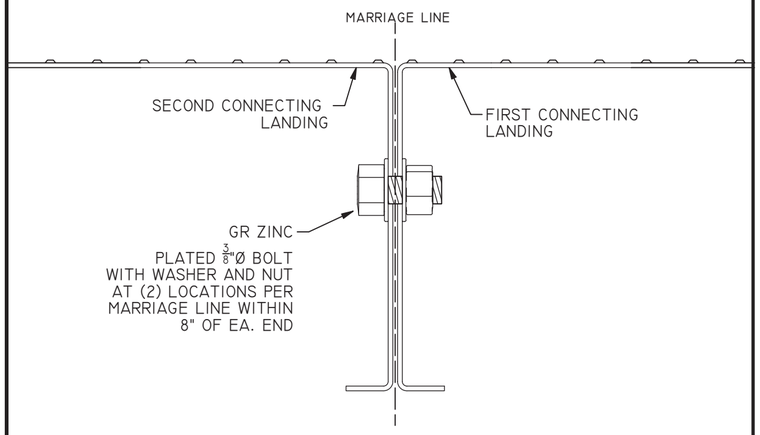
SHEET SIZE 22"x17" (C)

REF NO./PROJECT NO.

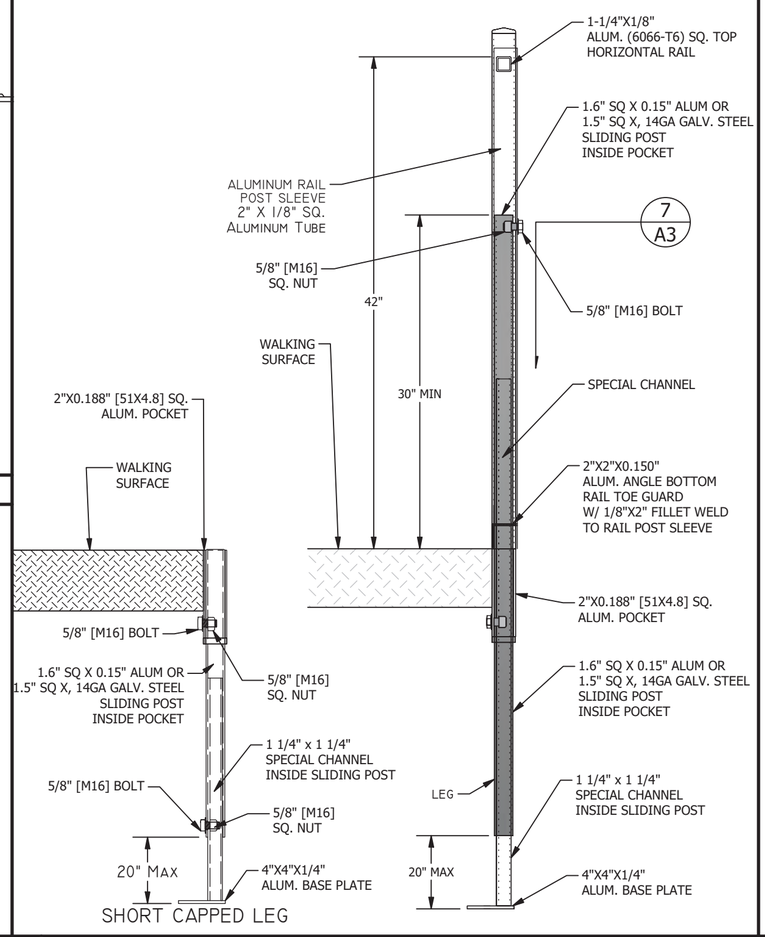
DRAWN BY	CHECKED BY
CODY K.	

DATE 3/29/2021

SHEET NO. A 2.0



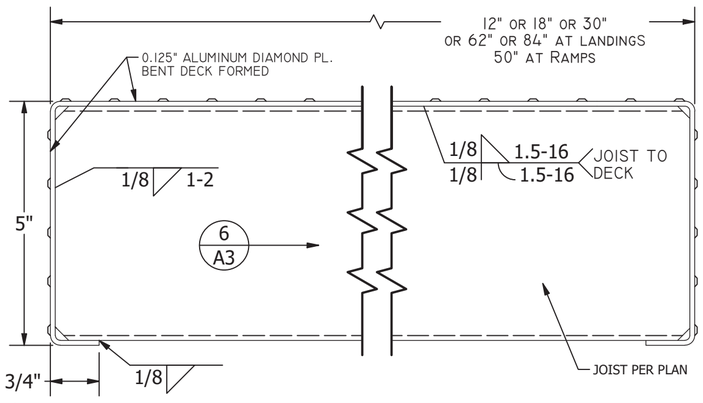
1 LANDING TO LANDING CONNECTION



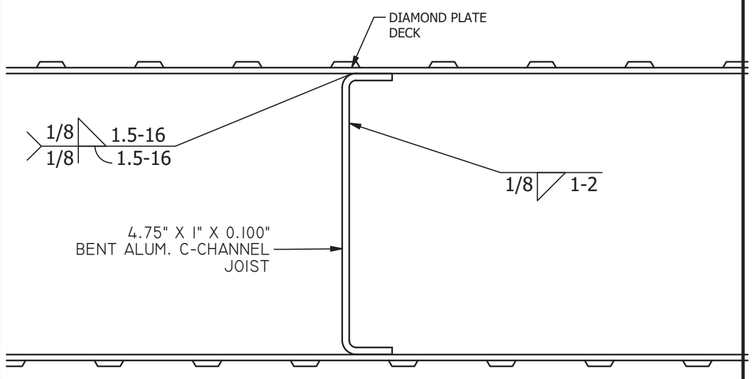
2 NOT USED

3 GUARD RAIL POST / SLIDING POST / SHORT CAPPED LEG

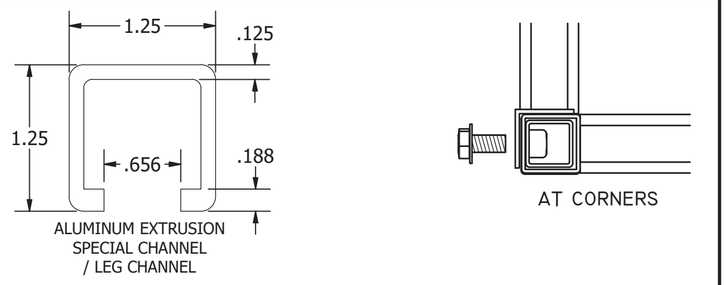
4 NOT USED

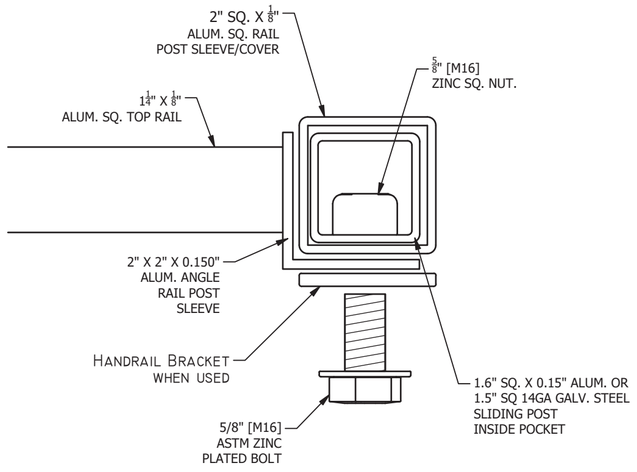


5 FORMED BENT DECK AND JOIST CONNECTION

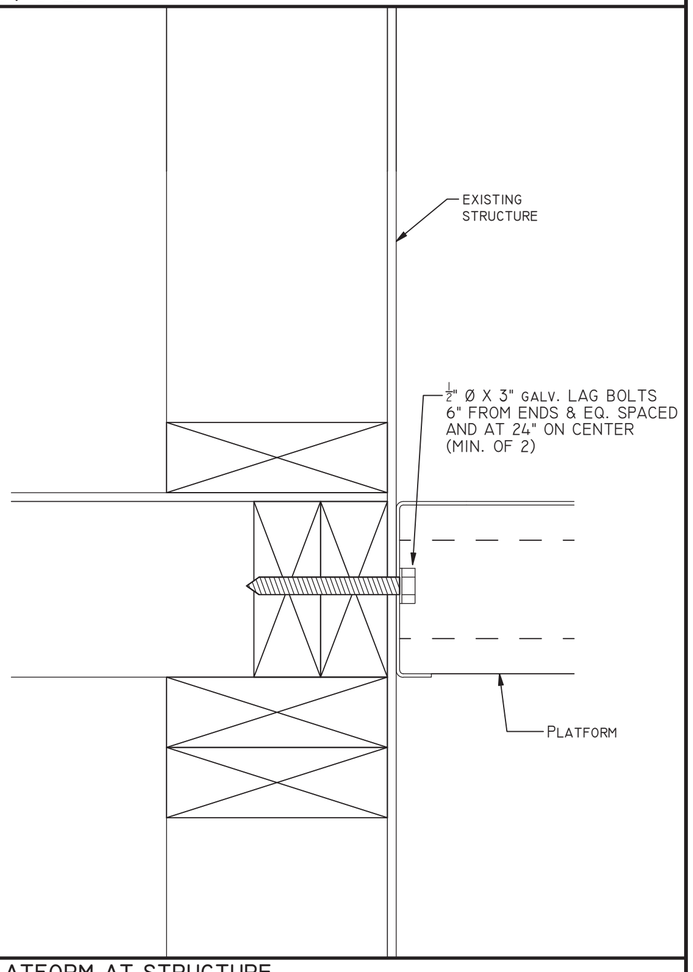


6 JOIST





7 GUARDRAIL TO POST CONNECTION / SPECIAL CHANNEL



8 PLATFORM AT STRUCTURE

COMPLETE ACCESS
A DIVISION OF INTEGRATED STAIR SYSTEMS
TEL: 360-829-4220
FAX: 360-829-2221

or approved equal

PROFESSIONAL STAMP

PROJECT TITLE / SITE ADDRESS

ADA1SS

SHEET TITLE

DETAILS

SHEET SIZE 22"x17" (C)

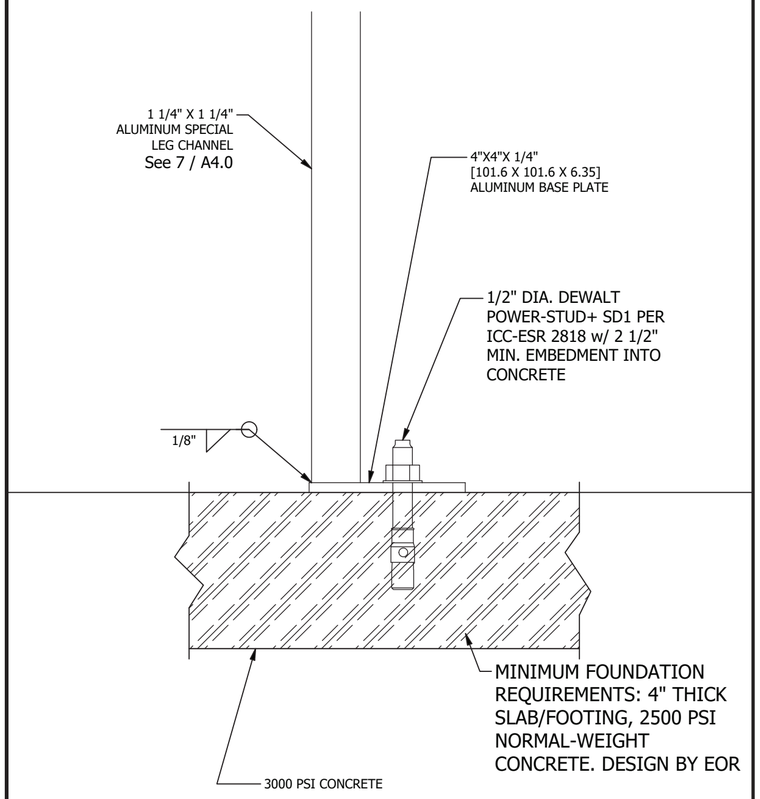
REF NO./PROJECT NO.

DRAWN BY: CODY K.

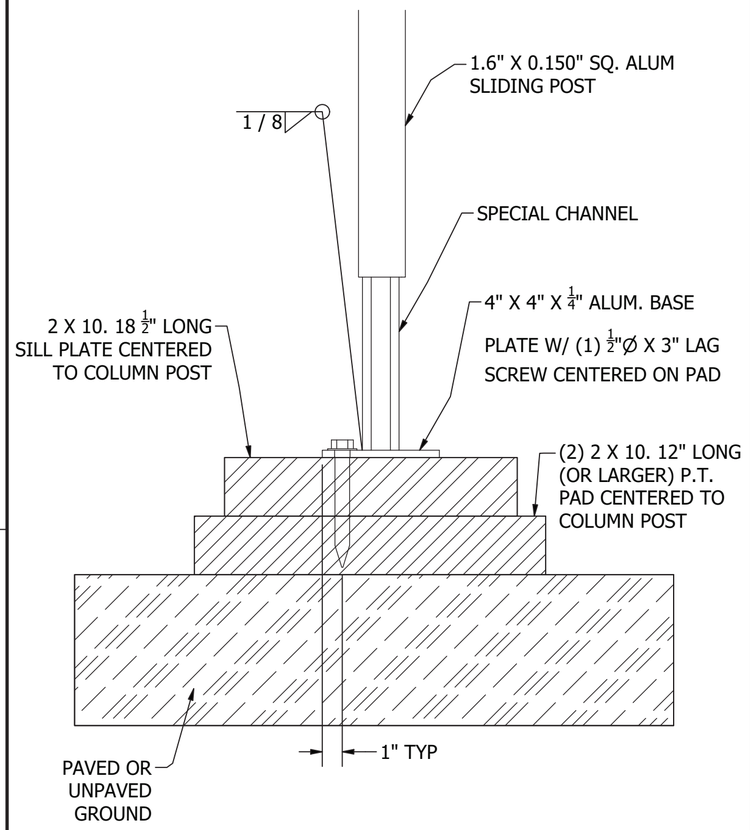
CHECKED BY:

DATE: 3/29/2021

SHEET NO.: A 3.0



1 FOOTING CONCRETE OPTION



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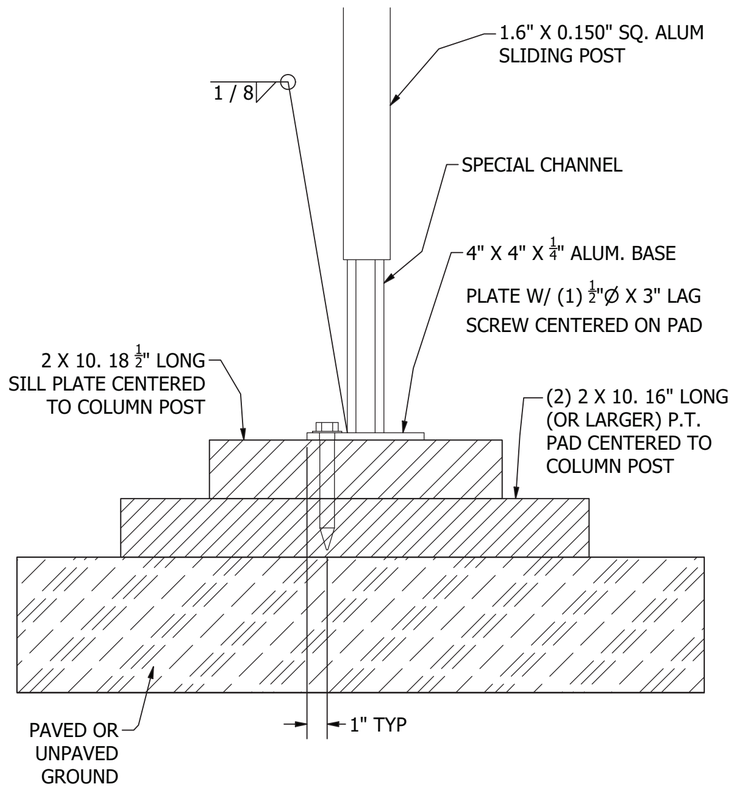

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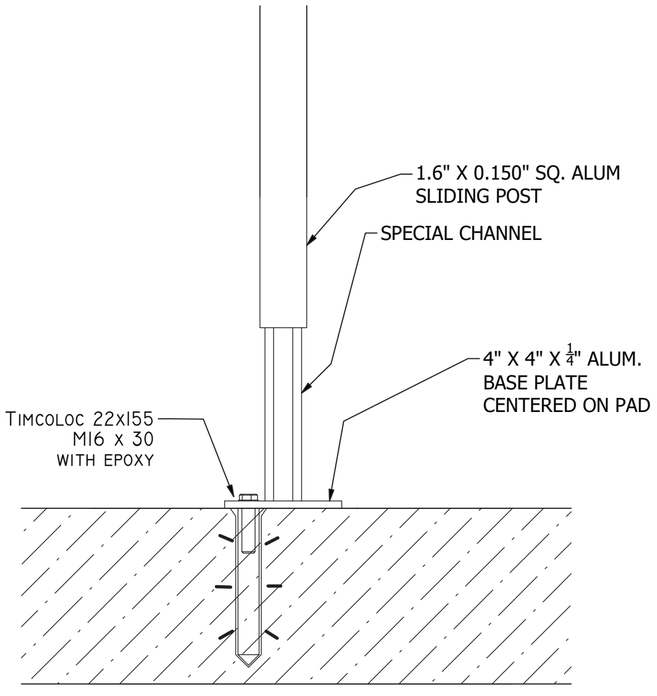


4 TIMCOLOC ASPHALT FASTENER

5 NOT USED

6 NOT USED

COMPLETE ACCESS
A DIVISION OF INTEGRATED STAIR SYSTEMS
TEL: 360-829-4220
FAX: 360-829-2221

or approved equal

PROFESSIONAL STAMP

PROJECT TITLE / SITE ADDRESS

ADA1SS

SHEET TITLE

FOOTING OPTION DETAILS

SHEET SIZE 22"X17" (C)

REF NO./PROJECT NO.

DRAWN BY: CODY K.

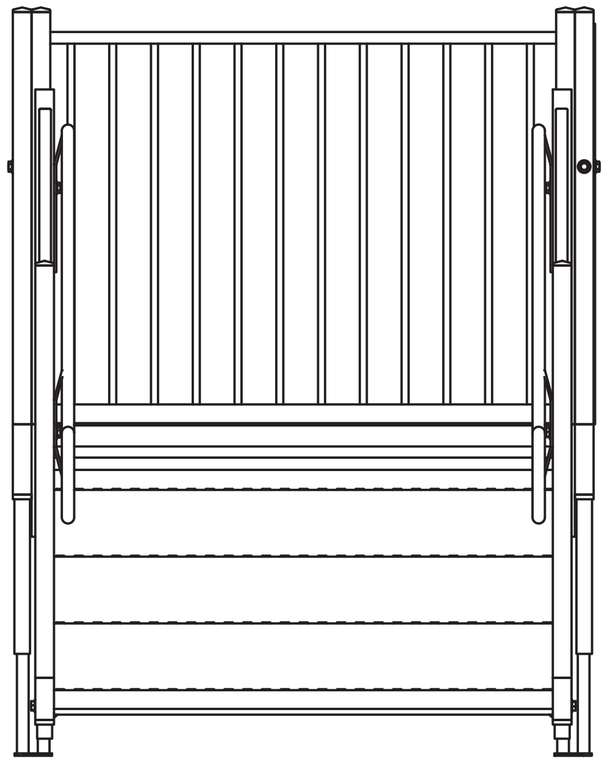
CHECKED BY:

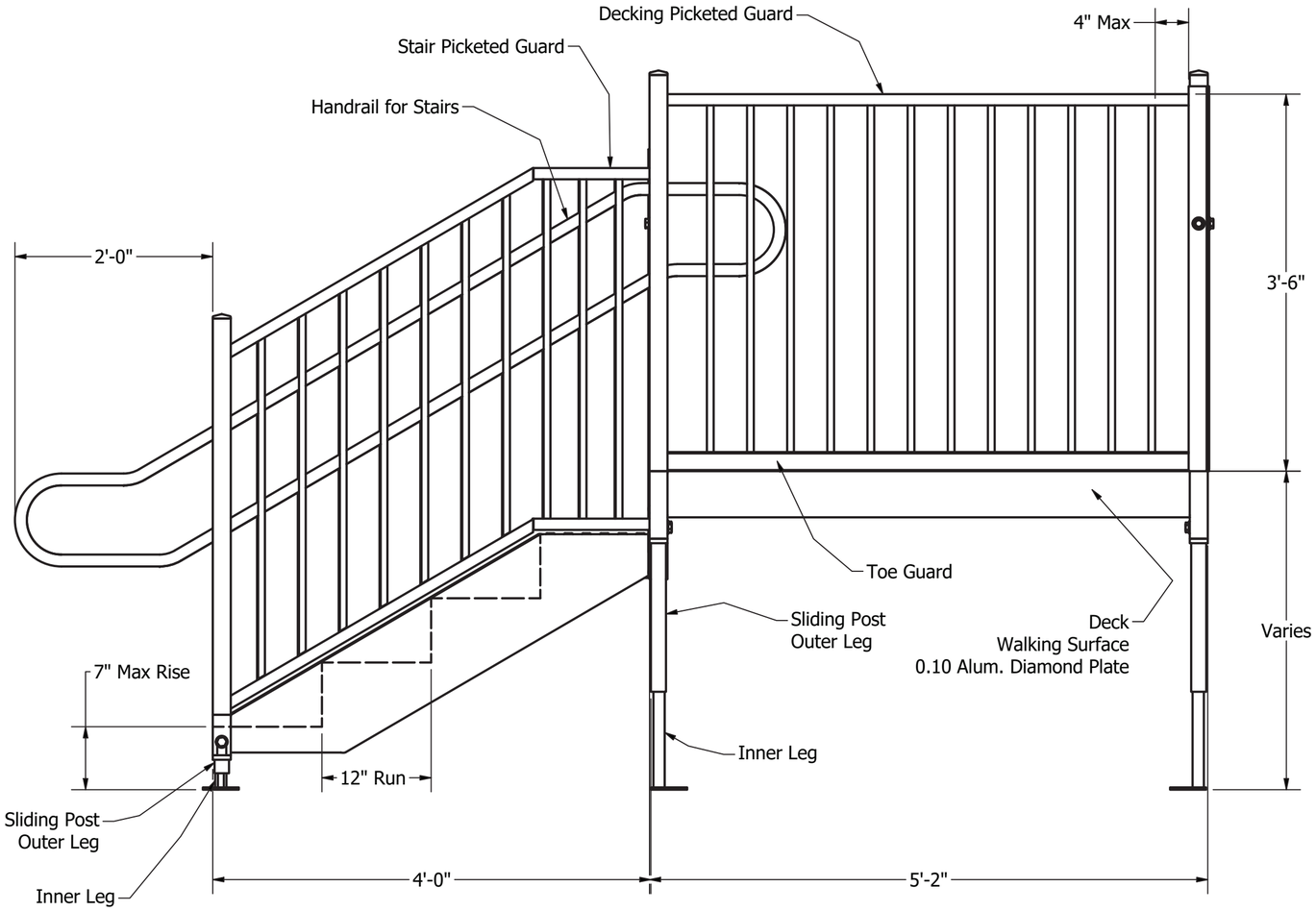
DATE: 3/29/2021

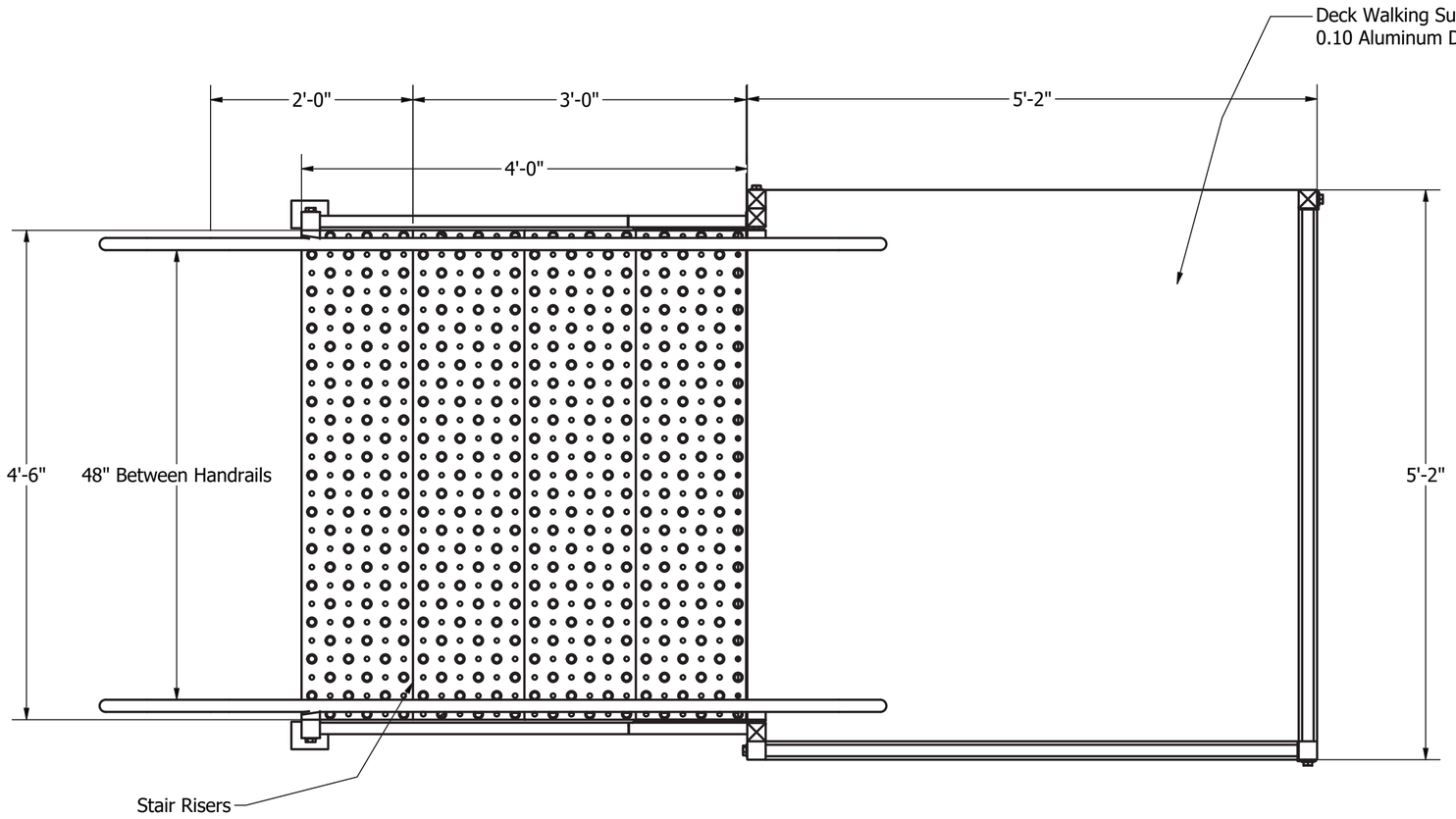
SHEET NO.: A 4.0

West Sycamore Staging Area

K-26-2283-DBB-3-A







ADA 345 Stairs

West Sycamore Staging Area
Complete Access

REFERENCE: IBC 2018, CBC 2019

DESIGN LOADS:

LIVE LOAD:	100 PSF (4.8 kPa) 300 LB CONCENTRATED LOAD (@ STAIRS)
HANDRAIL IMPACT:	200 LBS (0.9 kN)
HANDRAIL DIST. LOAD:	50 PLF (0.7 kN/m)
SEISMIC:	Ss=2.80g, S1=1.00g SITE CLASS 'D' R=1.25, Ie=1.25
WIND:	120 MPH, 3 SEC GUST EXPOSURE 'C', Kzt=1.0
SNOW LOAD:	0 PSF (4.8 kPa)

MATERIALS

ROUND STEEL TUBE	ASTM A847	Fy= 50 KSI (345 MPa)
GALVANIZED SQUARE STEEL TUBE	ASTM A500 GR. C	Fy= 50 KSI (345 MPa)
ALUMINUM DIAMOND PL SHEET	3003-H22	Ftu= 27 KSI (185 MPa); Fcy= 20 KSI (114 MPa)
ALUMINUM SHEET	5052-H34	Ftu= 34 KSI (235 MPa); Fcy= 24 KSI (165 MPa)
ALUMINUM TUBE/ EXTRUSIONS	6061-T6	Ftu= 38 KSI (260 MPa); Fcy= 35 KSI (240 MPa)
ALUMINUM TUBE(SLIDER POST)	6066-T6	Ftu= 50 KSI (345 MPa); Fcy= 45 KSI (310 MPa)

WELDS
WELDING SHALL BE IN ACCORDANCE WITH AWS D.1.1-04 USING E70XX ELECTRODES FOR STEEL AND AWS D1.2 FOR ALUMINUM, USING ALMIGWELD ER4043

ALUMINUM- STEEL CONNECTIONS: CARBON STEEL BOLTS SHALL BE GRADE 5 ZINC PLATED, HOT DIPPED GALVANIZED TO ASTM A153 OR ELECTROGALVANIZED TO ASTM B63.3
A490 BOLTS SHALL NOT BE USED.
FASTENER SHALL BE LUBRICATED TO ELIMINATE GALLING
ALL STEEL MEMBERS IN CONTACT WITH ALUMINUM SHALL BE ZINC COATED AND DEBURRED TO ELIMINATE GALVANIC REACTION

1 STRUCTURAL NOTES — SCALE: N/A

1) RAMP SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1/12 AND SHALL BE FITTED WITH A SLIP RESISTANT WALKING SURFACE SECURELY ATTACHED TO STRUCTURE.

2) THE MAXIMUM VERTICAL RISE OF RAMP RUN SHALL BE 30" (762MM) MAXIMUM

3) THE SLOPE PERPENDICULAR TO THE DIRECTION OF TRAVEL AND THE SLOPE ON LANDINGS SHALL NOT BE STEEPER THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL

4) WHEN CHANGES IN DIRECTION OF TRAVEL OCCUR AT LANDINGS BETWEEN RAMP RUNS, THE LANDING SHALL BE 60" WIDE BY 60" (1524MM x 1524MM) IN THE DIRECTION OF TRAVEL FROM THE UPPER RAMP RUN

5) MANEUVERING CLEARANCE ON PULL SIDE OF EXTERIOR DOOR SHALL BE 24" (610MM) WITH 60" (1524MM) LANDING IN FRONT OF DOOR

6) HANDRAILS SHALL BE CONTINUOUS ALONG BOTH SIDES. HANDRAILS SHALL BE PARALLEL WITH THE SURFACE AND PROJECT 12"

7) TOP OF HANDRAILS SHALL BE MOUNTED BETWEEN 34" AND 38" (864MM AND 965MM) ABOVE THE SURFACE

8) CLEARANCE BETWEEN RAIL AND WALL SHALL BE 11/2" (38.1MM)

9) BALUSTERS ARE INDEPENDENTLY DESIGNED FOR A CONCENTRATE LOAD OF 200# (0.9kN) APPLIED TO ONE SQUARE FOOT OF AREA

10) STEPS, RAMPS AND PLATFORMS SHALL BE DESIGNED FOR 100 PSF (4.8 kPA) UNIFORM LIVE LOAD AND 300 LB CONCENTRATED LIVE LOAD

11) DOUBLE-RAIL HANDRAIL AVAILABLE WHERE CODE REQUIRES

12) SUBMIT SHOP DRAWINGS FOR APPROVAL

2 RAMP NOTES — SCALE: N/A

1) HANDRAILS SHALL BE CONTINUOUS ALONG BOTH SIDES. HANDRAILS SHALL BE PARALLEL WITH THE SURFACE, AT RAMPS WHERE HANDRAIL ARE NOT CONTINUOUS BETWEEN RUNS THE HANDRAIL SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12" (301MM) MINIMUM BEYOND TOP AND BOTTOM RAMPS

2) TOP OF HANDRAILS SHALL BE MOUNTED BETWEEN 34" (864MM) AND 38" (965MM) ABOVE THE WALKING SURFACE.

3) CLEARANCE BETWEEN RAIL AND WALL SHALL BE A MINIMUM OF 1-1/2" (38MM).

4) GUARD RAILS SHALL TO BE DESIGNED FOR A CONCENTRATED LOAD OF 200# (0.9kN) APPLIED @ ANY POINT AND ANY DIRECTION ALONG THE RAIL OR A UNIFORM LOAD OF 50#/L. F. (0.7kN/m) APPLIED HORIZONTALLY TO THE GUARD HEIGHT

5) BALUSTERS ARE INDEPENDENTLY DESIGNED FOR A CONCENTRATED LOAD OF 200 LBF (0.9 kN).

6) HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE A MINIMUM OUTSIDE DIMENSION OF 1-1/4" (31.75MM) AND NOT GREATER THAN 2" (50MM). FOR NON CIRCULAR HANDRAILS THE MINIMUM DIMENSION IS 4" (101MM) AND NOT GREATER THAN 6-1/4" (158.75MM) WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2-1/4" (57.15MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01" (0.25MM). HANDRAIL-GRIPPING SURFACES SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS. GRIPPING SURFACE SHALL BE UNINTERRUPTED BY POSTS OR OTHER CONSTRUCTION ELEMENTS OR OBSTRUCTIONS.

7) HANDRAILS SHALL NOT ROTATE IN THEIR FITTINGS.

8) ENDS OF HANDRAILS SHALL RETURN SMOOTHLY TO FLOOR, WALL OR POST.

3 RAILING NOTES — SCALE: N/A

1) ALL STEPS SHALL HAVE A UNIFORM RISER HEIGHT AND TREAD WIDTH. TREADS SHALL NOT BE LESS THAN 11" (304MM) DEPTH AND RISERS SHALL BE BETWEEN 4" AND 7" (178MM) HEIGHT. OPEN RISERS ARE NOT PERMITTED.

2) TREAD NOSING SHALL NOT BE ABRUPT. BOTTOM OF NOSING SHALL BE VERTICAL OR HAVE AN ANGLE NOT MORE THAN 30 DEGREES FROM HORIZONTAL PROJECTION AND SHALL NOT EXCEED 1-1/4" (32MM)

3) THERE SHALL BE NO VARIATION EXCEEDING 3/8" (9.2MM) DEPTH OF ADJACENT TREADS OR IN HEIGHT OF ADJACENT RISERS AND A TOLERANCE BETWEEN LARGEST AND SMALLEST TREAD SHALL NOT EXCEED 3/8" (9MM) IN ANY FLIGHT.

4) HANDRAILS SHALL RETURN TO A WALL OR EXTEND HORIZONTALLY AT LEAST 12" (305MM) BEYOND THE TOP RISER AND SHALL EXTEND 12" (305MM) PLUS ONE TREAD AT BOTTOM RISERS IN THE DIRECTION OF THE STAIRS. CLEAR SPACE BETWEEN THE WALL OR OTHER SURFACE SHALL BE A MINIMUM 1-1/2" (38MM)

5) OPEN RISERS ARE NOT PERMITTED.

6) OUTDOOR STAIRS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON THE WALKING SURFACE.

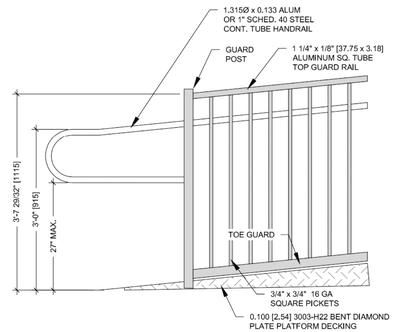
7) STAIRS SHALL BE DESIGNED FOR 100 psf (4.8 kPa) UNIFORM LIVE LOAD AND 300 lb CONCENTRATED LIVE LOAD.

8) WALKING SURFACE SHALL BE OF SLIP RESISTANT MATEARIAL SECURELY ATTACHED TO STRUCTURE.

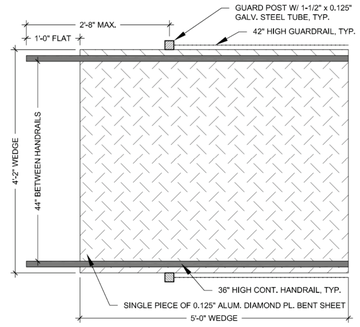
9) MANEUVERING CLEARANCE ON PULL SIDE OF EXTERIOR DOOR SHALL BE 24" ON THE LATCH SIDE (610MM) WITH 60" (1524MM) LANDING IN FRONT OF DOOR, CLEAR OF ALL OBSTRUCTIONS INCLUDING HANDRAIL EXTENSIONS

10) SLIP-RESISTANT CONTRAST STRIPING IS REQUIRED AT TREAD NOSINGS, AND SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH. THE STRIPING SHALL BE BETWEEN 2" TO 4" WIDE, PLACED PARALLEL TO THE NOSE OF THE STEP, AND BACK 1" MAX.

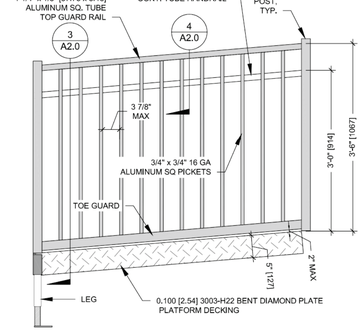
4 STAIR CONSTRUCTION NOTES — SCALE: N/A



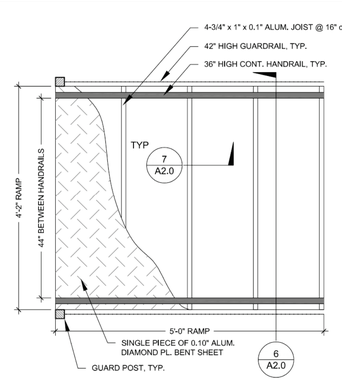
5 TYP. WEDGE ELEVATION — SCALE: 3/4"=1'-0"



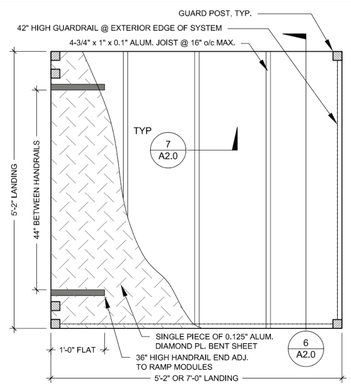
6 TYP. WEDGE PLAN — SCALE: 3/4"=1'-0"



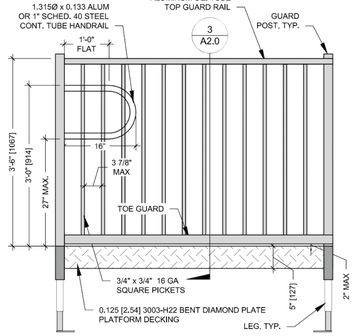
7 TYP. RAMP SIDE ELEVATION — SCALE: 3/4"=1'-0"



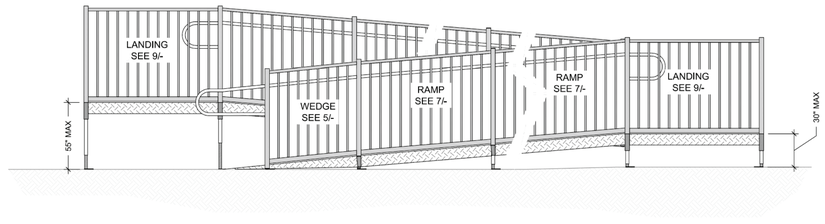
8 TYP. RAMP PLAN — SCALE: 3/4"=1'-0"

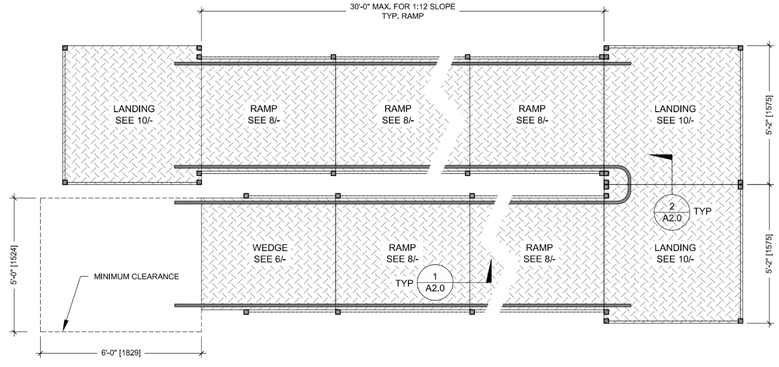


9 TYP. LANDING SIDE ELEVATION — SCALE: 3/4"=1'-0"



10 TYP. LANDING PLAN — SCALE: 3/4"=1'-0"





NOTES:
1. FOUNDATION SHALL BE DESIGNED BY OTHERS BASED ON THE SITE-SPECIFIC CONDITIONS IN ORDER TO RESIST THE LOADING SPECIFIED IN 1/-
2. FOUNDATION ANCHORAGE SHALL BE DESIGNED BY OTHERS TO RESIST 200LB UPLIFT AND 250LB SHEAR AT EACH LEG. LOADS ARE ASD FACTORED.
3. THE APPROVED CONFIGURATION SHOWN MAY BE INSTALLED IN EITHER DIRECTION.

11 OVERALL PLAN AND ELEVATION — SCALE: 3/8"=1'-0"

Revision Schedule

#	Description	Date

CLIENT

PROJECT TITLE

RAMP & STAIRS

SHEET TITLE

NOTES & OVERALL PLAN (ADAWSB)

PROJECT NUMBER

DRAWN BY

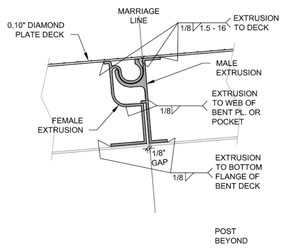
CHECKED BY

DATE

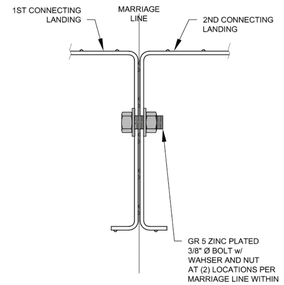
SHEET NO.

A1.0

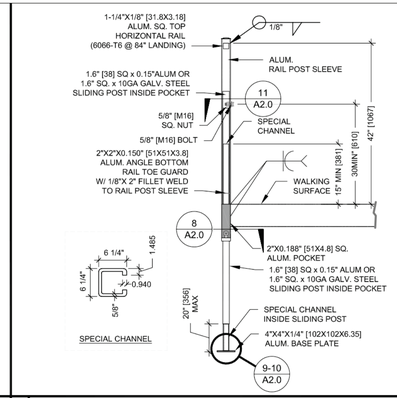
SHEET 1 OF 2 SHEETS



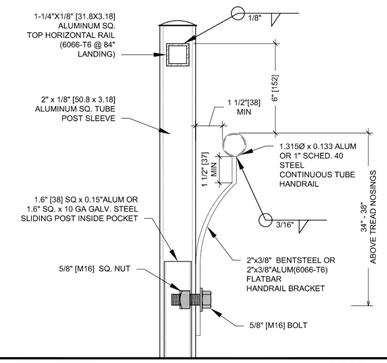
1 MATELINE CONNECTION SCALE: 3"=1'-0"



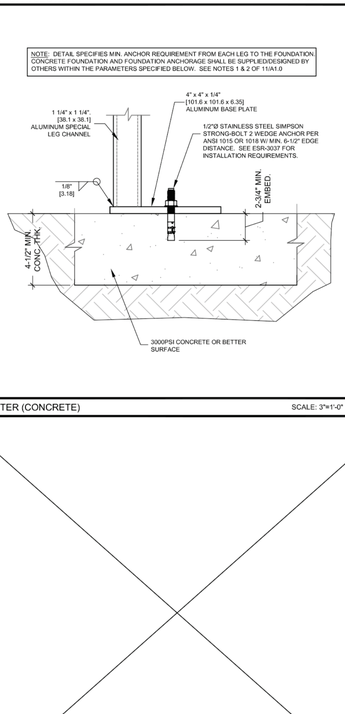
2 LANDING TO LANDING CONNECTION SCALE: 6"=1'-0"



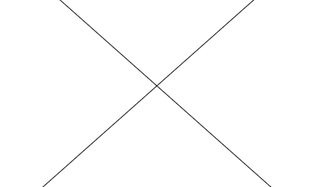
3 GUARD RAIL POST SCALE: 3/4"=1'-0"



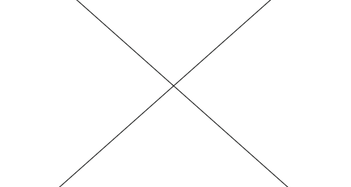
4 HANDRAIL AT RAMP SCALE: 3"=1'-0"



6 PLATFORM SECTION SCALE: 3"=1'-0"

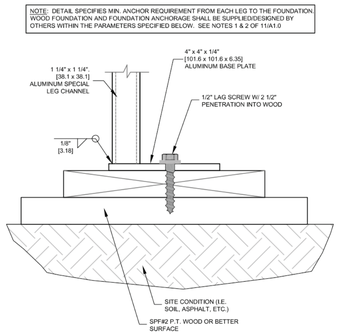


7 PLATFORM JOIST SCALE: 3"=1'-0"

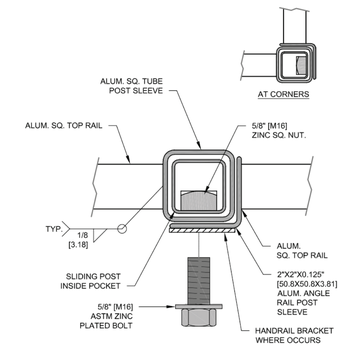


8 POCKET AND SLIDING POST CONNECTION SCALE: 6"=1'-0"

9 FOOTER (CONCRETE) SCALE: 3"=1'-0"



10 FOOTER (WOOD) SCALE: 3"=1'-0"



11 GUARD RAIL TO POST CONNECTION SCALE: 6"=1'-0"

12 NOT USED SCALE: N/A

13 NOT USED SCALE: N/A

14 NOT USED SCALE: N/A

Revision Schedule

#	Description	Date

PROFESSIONAL STAMP

CLIENT

PROJECT TITLE

RAMP & STAIRS

SHEET TITLE

TYP DETAILS (ADAWSB)

PROJECT NUMBER

DRAWN BY

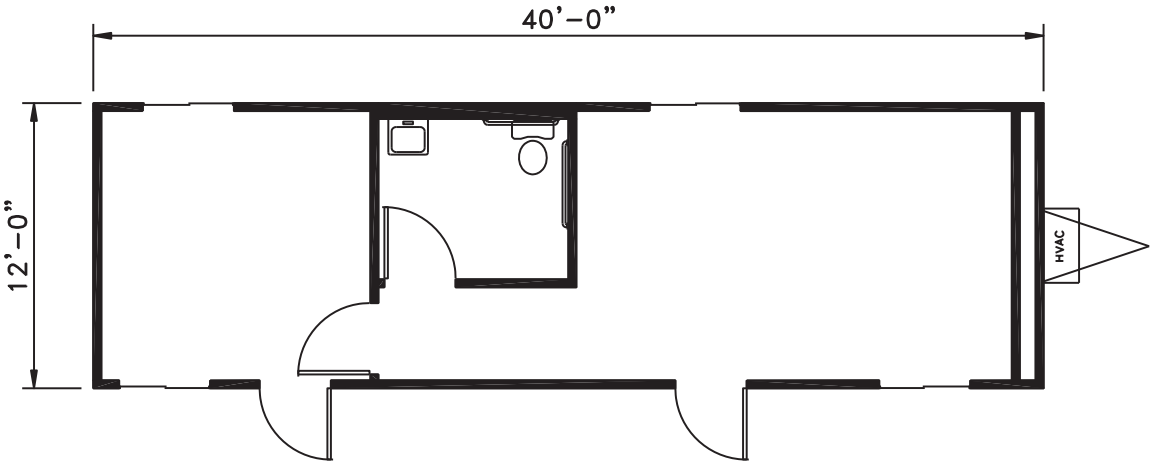
CHECKED BY

DATE

SHEET NO.

A2.0

SHEET 2 OF 2 SHEETS



Specifications

Size(s)
- 44’ Long (including hitch)
- 40’ Box size
- 12’ Wide (nominal)
- 8’ Ceiling height (nominal)

Interior Finish
- Paneled walls
- Vinyl tile floors
- Pre-finished ceiling

Electric
- Fluorescent ceiling lights
- 120/240 volt single phase electric
- 100 amp breaker panel

Windows/Door
- Horizontal sliding windows with Steel Security
- Steel door with commercial grade lock

Heating and Cooling
- Thermostatically controlled central HVAC unit
- Supply ducted

Exterior Finish/Frame
- Wood siding
- I-beam or c-channel frame
- Standard drip rail gutters

Additional floor plans available. Floor plans and specifications may vary from those shown and are subject to in-stock availability.

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Mobile Office 44x12

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6753 Camino Maquiladora
San Diego, CA 92154
(858)260-8137
capurvis@willscot.com

Contractor to provide IT Fixtures Furnishings & Equipment – West Sycamore Staging Area

ITEM INFO	ITEM NO. or approved equal	MODEL NO. or approved equal		QTY.
Monitor HP 27"	B28F5UT	HP 527pf 27" Class Full HD LED Monitor - 27" Viewable - In-plane Switching (IPS) Technology - LED Backlight - 1920 x 1080 - 350 Nit - 5 ms - 120 Hz Refresh Rate - Swivel, Height, Pivot, Tilt - HDMI - DisplayPort - VESA Mount Compatible - USB Hub		2
Laptop	BD5K8UT#ABA	HP EliteBook 6 G1i 16"		2

		Notebook - WUXGA - Intel Core Ultra 5 235U - vPro Technology - 16 GB - 512 GB PCIe NVMe SSD - English Keyboard - Pike Silver Aluminum - Intel Chip - 1920 x 1200 - Windows 11 Pro - Intel - In-plane Switching (IPS) Technology - Front		
Warranty (required on Laptops)	U85GLE	HP Care Pack Onsite - 5 Year - Warranty - 9 x 5 x Next Business Day - On-site - Maintenance - Labor		2
Docking station	5TW10AA#ABA	HP USB-C Dock G5 for		2

		business - for Notebook - USB Type C - 3 Displays Supported - 4K, QHD, Full HD - 4 x USB Type-A Ports - USB Type-A - USB Type-C - 1 x RJ-45 Ports - Network (RJ-45) - HDMI - DisplayPort - Black - Wired - Ethernet - Windows 10, Windows		
Printer	2Z600F#BGJ	HP LaserJet Pro 4001dn Printer - LaserJet Pro 4001dn Monochrome Printer		1
Cabinet	SRW6U	TRIPP LITE Smart Rack Enclosure: 6 Rack Units, 14		1

		1/2 in x 23 5/8 in x 17 1/2 in, Wall Mount, Steel		
UPS	BE650G1	APC BY SCHNEIDER ELECTRIC UPS System: Single Phase, 650 VA Power Rating, 120 V Input, 120 V Output		1
Patch Panel	TC-KP24	TRENDnet 24-Port Blank Keystone 1U Patch Panel, 1U 19" Metal Rackmount Housing, Recommended With TC-K25C6 & TC-K50C6		1

Contractor to provide Furnishings, Fixtures & Equipment for the trailer.

ITEM INFO (from Staples) or Approved Equal	**ITEM NO.** or approved equal	**MODEL NO.** or approved equal		**QTY.**
Bush Furniture Salinas 5-Shelf 63"H Tall Bookcase, Ash Brown, 2/Set	24462996	SAL036ABR		1
Farberware Classic 0.7 Cu. Ft. Countertop Microwave, Black	24627203	FMO07ABTBKA		1
Staples Cartwright Ergonomic Fabric Swivel Task Chair, Black	24588453	ST63106-CC		1
Avanti 4.4 Cu. Ft. Refrigerator, Black (RM4416B)	1169657	RM4416B		1
Winsome Mabel 3-Shelf Wood Mobile Kitchen Cart with Lockable Wheels, Walnut/Natural	2502796	94843		1
Staples Kelburne Luxura Ergonomic Faux Leather Swivel Executive Chair, Black	2554455	ST63107-CC		1
Boss Fabric Guest Chair, Black	710926	B6909-BK		2
Tennsco Standard Wardrobe Cabinet with Double Hinge Doors, 1-Shelf, 1 Closet, Black, 72"H x 36"W x 18"D	285505	TNN-7114BK		1
Bush Business Furniture Westfield 48W x 30D Office Desk w/ Mobile File Cabinet, Hansen Cherry	12310	SRC048HCSU		1

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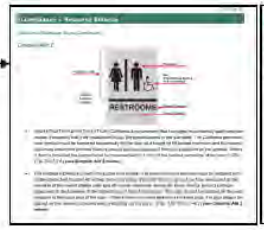
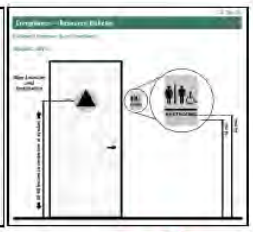
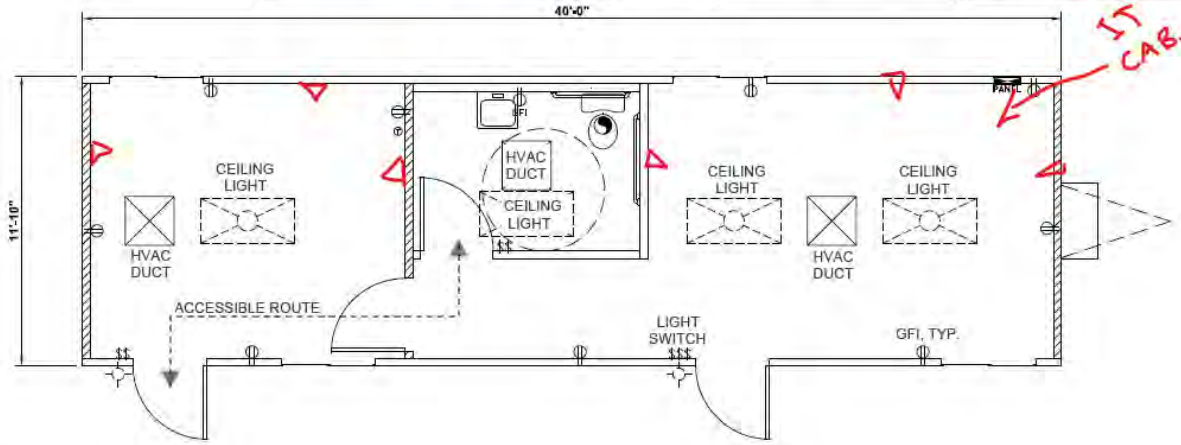
Cory Purvis
to me
Hi Jarad
This is confirmed. ISA height will be in compliance with CBC
Cory Purvis
Territory Sales Manager
WILLSCOT | mobile mini







Note: Red triangles represent drop locations

Specifications

Size
- 44' Long (including hitch)
- 40' Box size
- 12' Wide nominal
- 8' Ceiling height nominal

Interior Finish
- Paneled walls
- Vinyl tile floors
- Grid ceiling

Electric
- Fluorescent ceiling lights
- 120/240 volt single phase electric
- 100 AMP breaker panel

Windows/Doors
- Horizontal slider windows
- Std doors w/ vison panel, std lockset

Exterior Finish/Frame
- Wood siding & trim
- I-Beam outrigger frame
- Standard drip rail gutters

Heating & Cooling
- Wall mount HVAC

Additional floor plans available. Floor plans and specifications may vary from those shown and are subject to in-stock availability.

CAD FILE:	DWG #:	REV#:	REF:	APPROVAL:
WS2013-	A-1	0		
SCALE:	SERIAL#:	DATE	DWN BY:	APVL DATE:
3/16"=1'				

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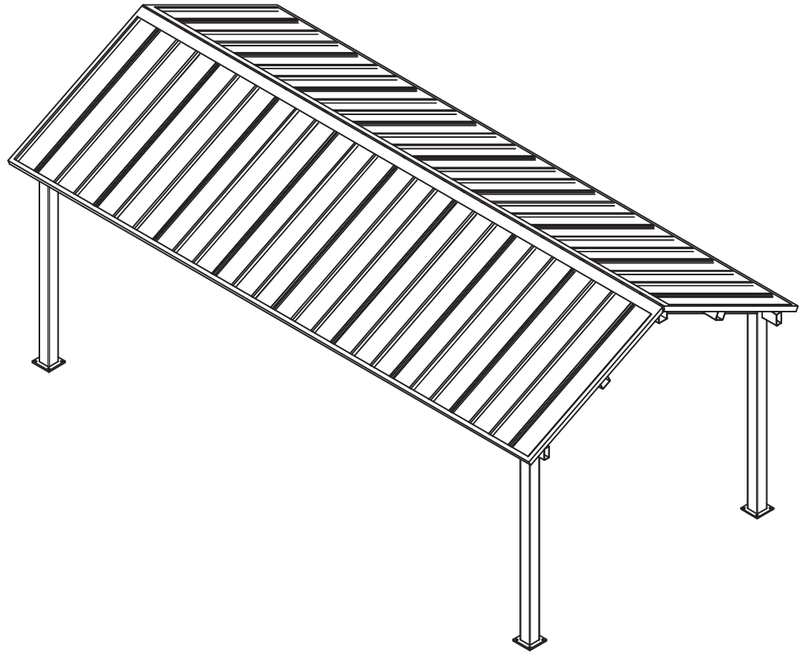
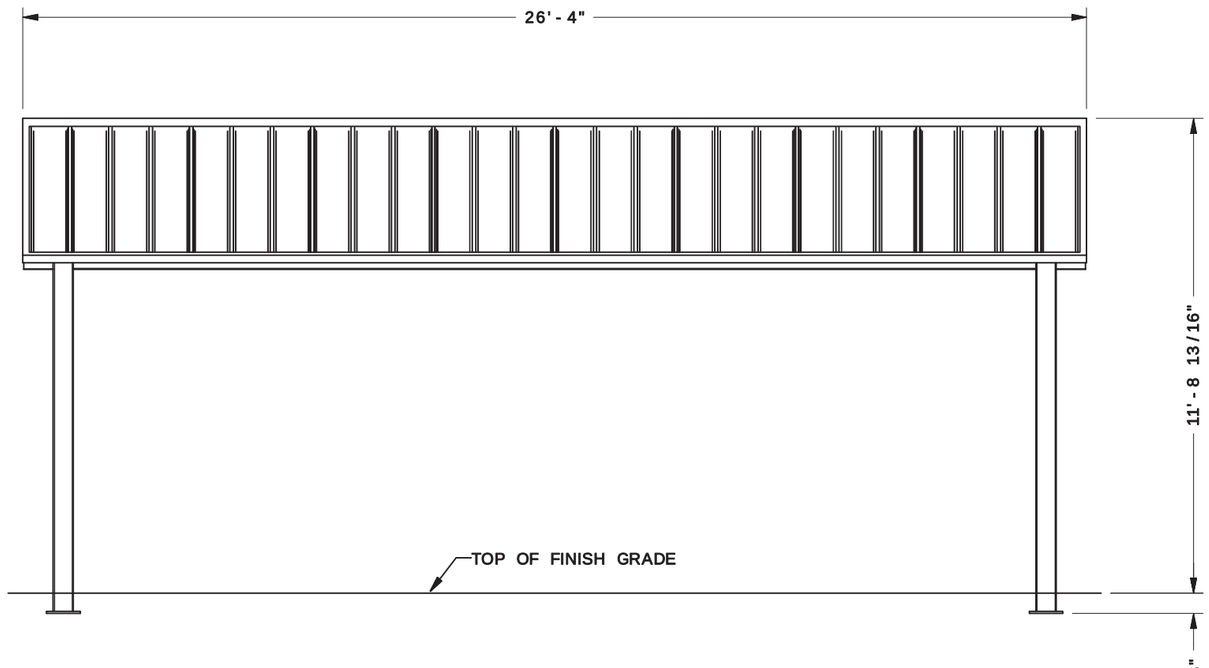
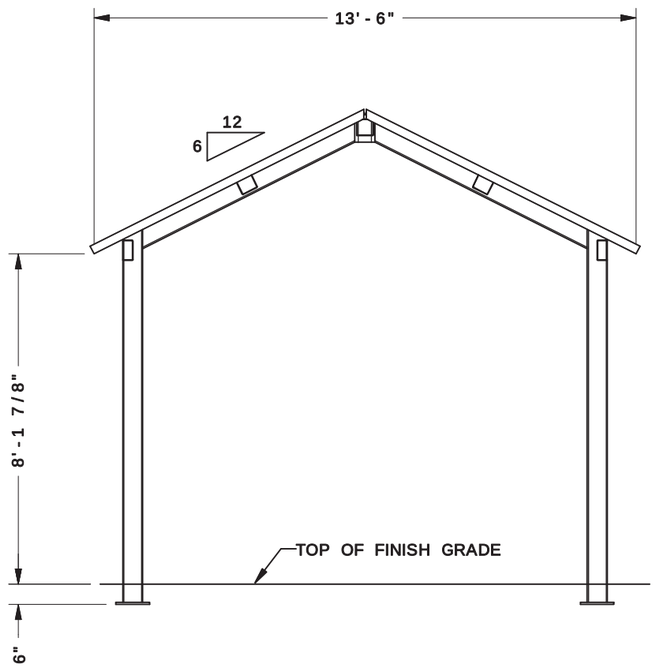
APPENDIX L

SHADE STRUCTURE DETAILS

PRELIMINARY: NOT FOR CONSTRUCTION







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616.396.0944 FX

ELEVATION

DRAWN BY: JCG

DATE: 2/8/2022

JOB NO.:

REVISION: B

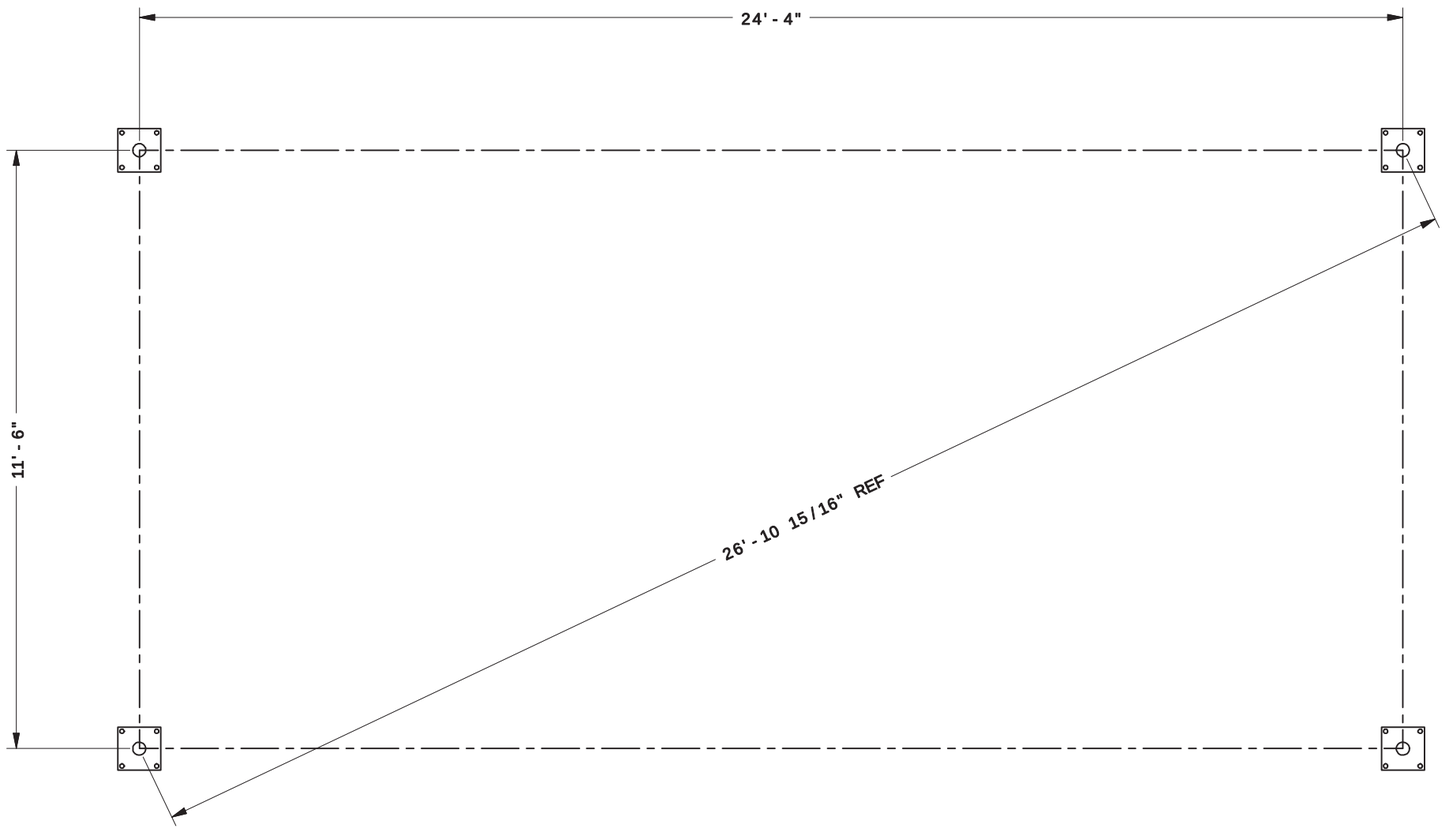
BUILDING TYPE: RG13.5X26.33M - P6

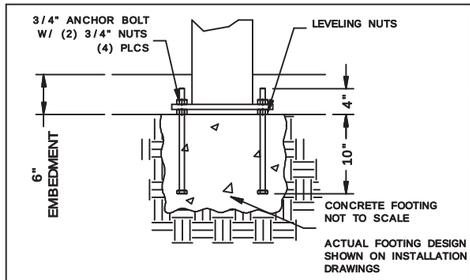
PROJECT NAME: WEST SYCAMORE STAGING AREA

SHEET 1.0

S:\Engineering\Inventor\PRELIMINARIES\RG13X23.5M - P6 (WEST SYCAMORE STAGING AREA)\RG13X23.5M - P6.idw

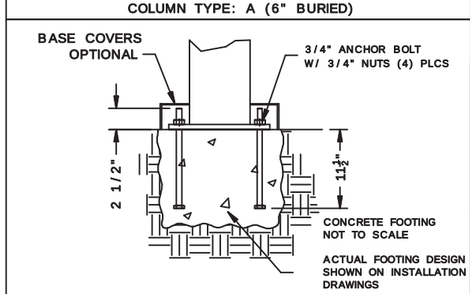
PRELIMINARY: NOT FOR CONSTRUCTION





PRELIMINARY DRAWINGS SHOWN AS 6" BURIED

STANDARD BASE CONNECTION
COLUMN TYPE: A (6" BURIED)



OPTIONAL BASE CONNECTION
COLUMN TYPE: B (SURFACE MOUNT W/ COVERS)

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ANCHOR BOLT LAYOUT

DRAWN BY: JCG

DATE: 2/8/2022

JOB NO.:

REVISION: B

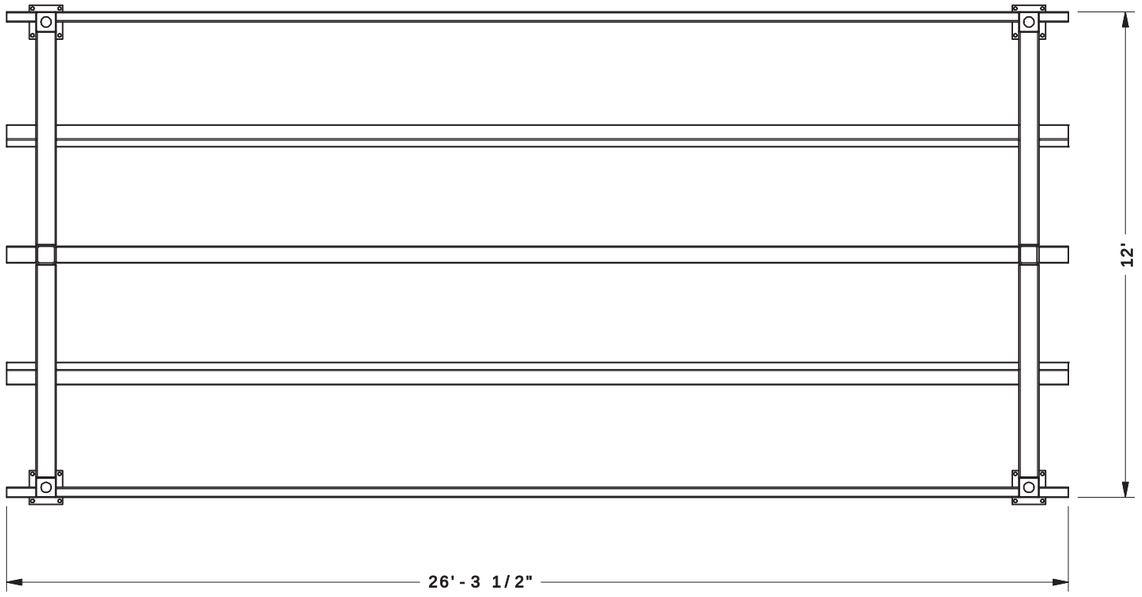
BUILDING TYPE: RG13.5X26.33M-P6

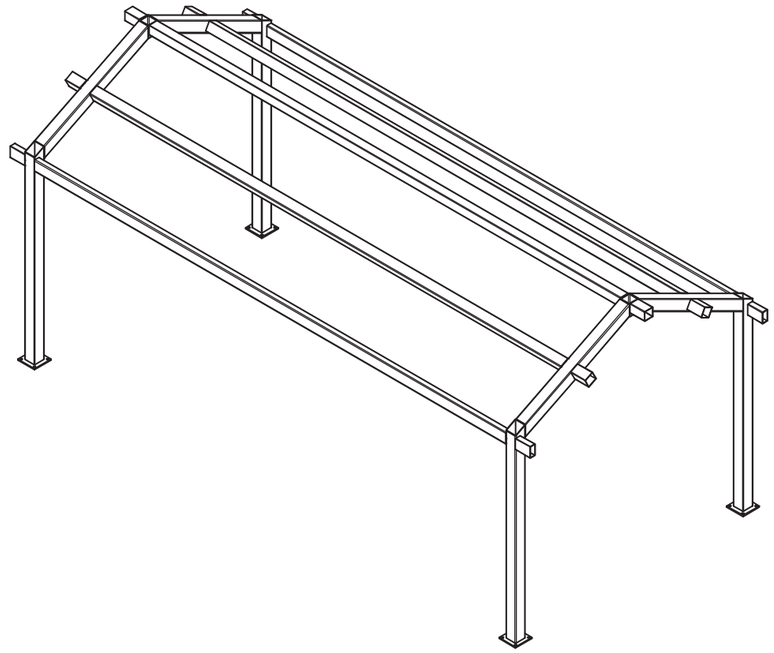
PROJECT NAME: WEST SYCAMORE STAGING AREA

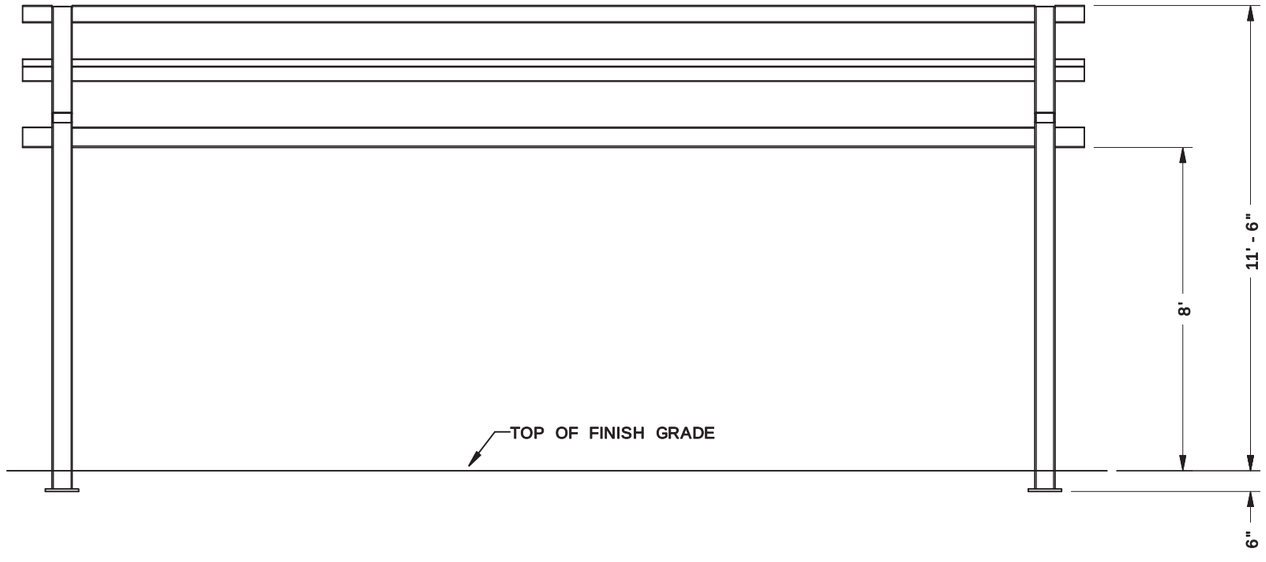
SHEET 2.0

S:\Engineering\Inventor\PRELIMINARIES\RG13X23.5M-P6 (WEST SYCAMORE STAGING AREA)\RG13X23.5M-P6.idw

PRELIMINARY: NOT FOR CONSTRUCTION







ALL STRUCTURAL COMPONENTS WILL BE:
TUBE: ASTM A500 GRADE B
PLATE: ASTM A36
BOLTS: ASTM A325
NUTS: ASTM A563
WELDING: GMAW

NOTE:
COLUMN SIZE: HSS 6X6X3/16

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FRAME

DRAWN BY: JCG

DATE: 2/8/2022

JOB NO.:

REVISION: B

BUILDING TYPE: RG13.5X26.33M-P6

PROJECT NAME: WEST SYCAMORE STAGING AREA

SHEET 3.0

S:\Engineering\Inventor\PRELIMINARIES\RG13X23.5M-P6 (WEST SYCAMORE STAGING AREA)\RG13X23.5M-P6.idw

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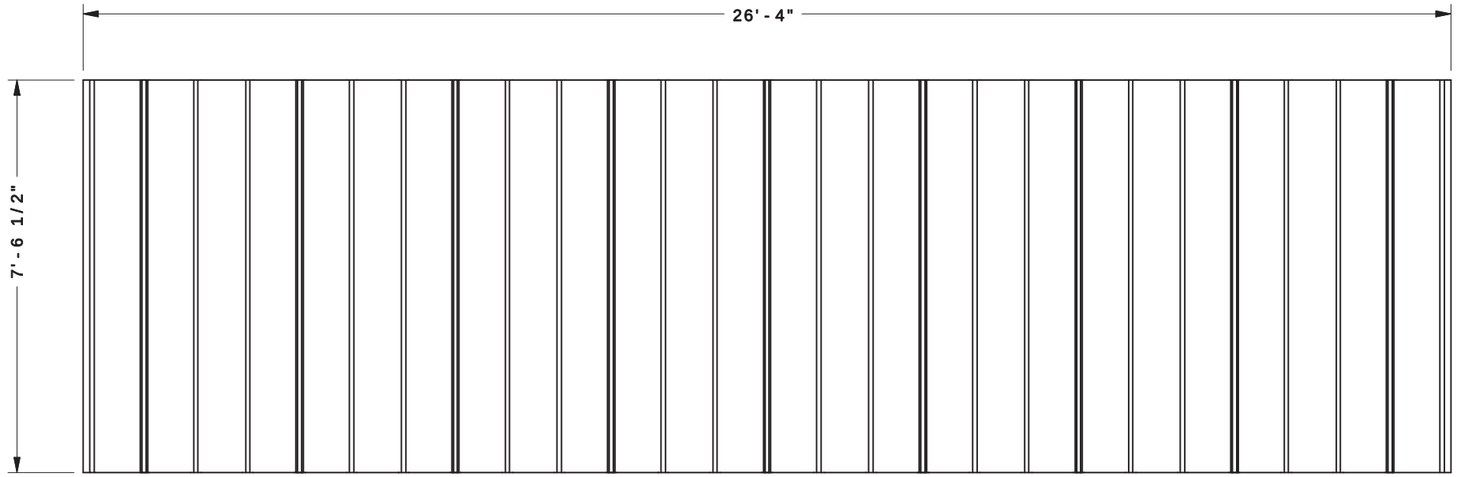
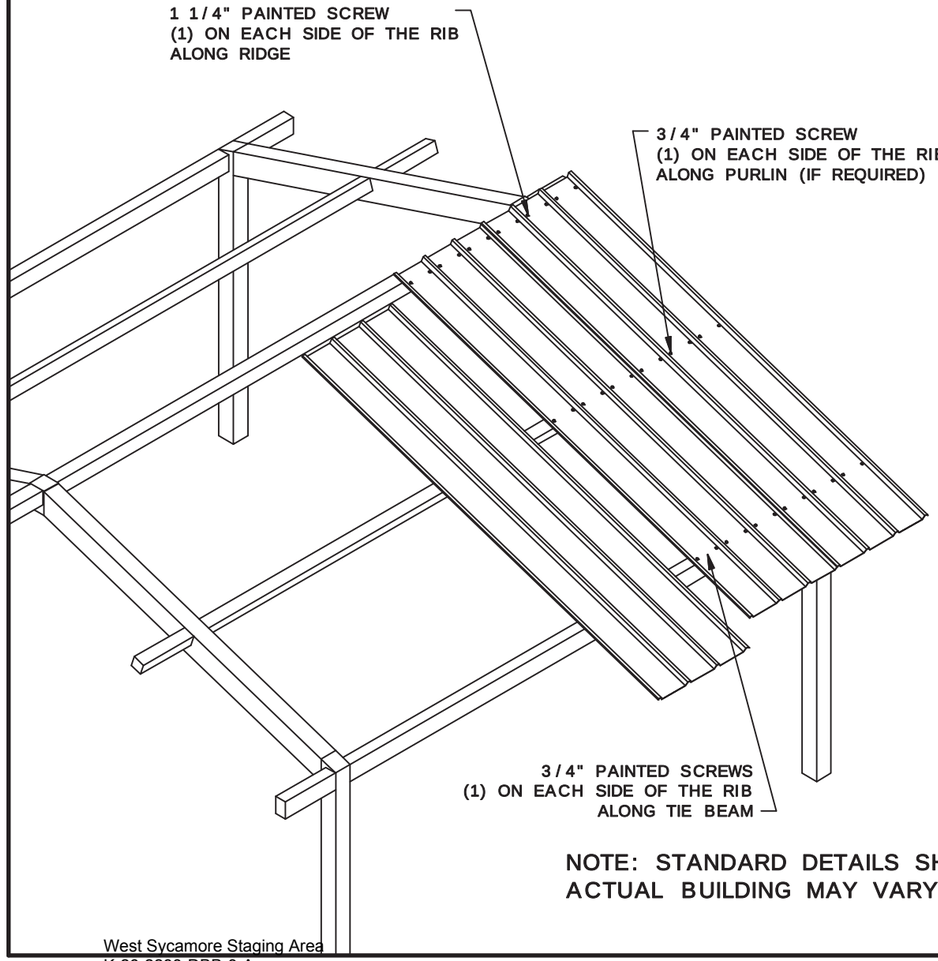
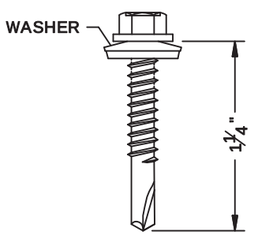
PRELIMINARY: NOT FOR CONSTRUCTION



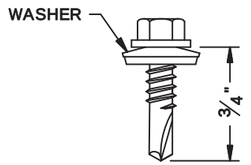
MULTI - RIB ROOF LAYOUT



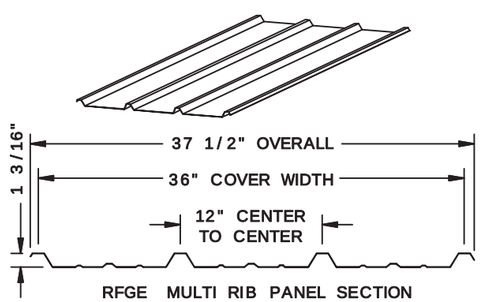
NOTE: STANDARD DETAILS SHOWN
ACTUAL BUILDING MAY VARY



1 1/4" PAINTED SCREW



3/4" PAINTED SCREW



RFGE MULTI RIB PANEL SECTION

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ROOF LAYOUT

DRAWN BY: JCG

DATE: 2/8/2022

JOB NO.:

REVISION: B

BUILDING TYPE: RG13.5X26.33M-P6

PROJECT NAME: WEST SYCAMORE STAGING AREA

SHEET 4.0

PRINTED ON : 2/8/2022

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ELECTRICAL INFORMATION - RECTANGULAR GABLE

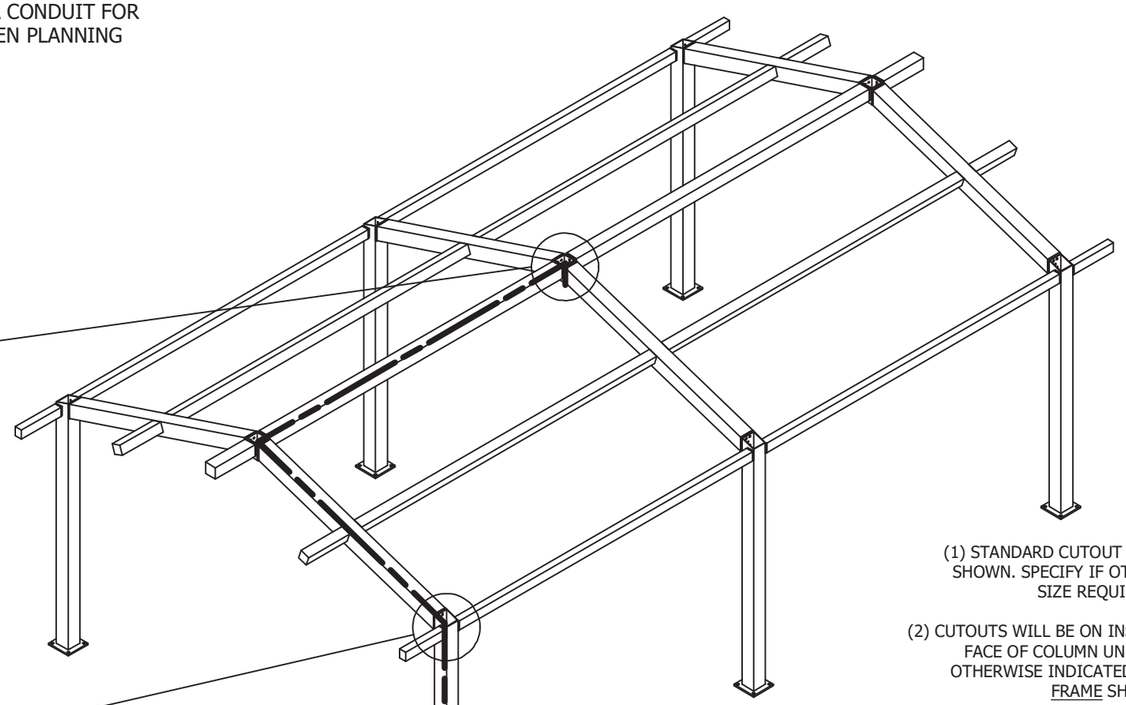
ICON'S STANDARD ELECTRICAL IS DESIGNED TO ACCOMMODATE Ø1/2" CONDUIT WITH A Ø3" INLET HOLE ON THE BOTTOM OF EACH COLUMN.
THE CONDUIT PATHWAY RUNS THROUGH THE COLUMN, RAFTER, AND RIDGE BEAM THROUGH ALL BOLTED CONNECTIONS AS SHOWN.
IF YOU HAVE SPECIAL ELECTRICAL REQUIREMENTS, PLEASE OUTLINE ANY CHANGES BELOW AS DESCRIBED.

PLEASE NOTE: DESIGN LIMITATIONS ON HOLE/CUTOUT SIZES MAY APPLY.
ICON WILL REACH OUT TO DISCUSS ANY SUCH LIMITATIONS AS NEEDED.

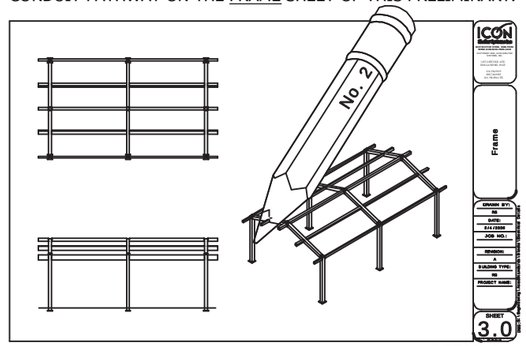
NOTE: ICON SHELTER FRAME IS NOT UL LISTED TO ACT AS A CONDUIT FOR ELECTRICAL WIRING. CONSULT LOCAL BUILDING CODES WHEN PLANNING YOUR ELECTRICAL SYSTEM.

STEPS:
1. **CONDUIT HOLE SIZE (DETAIL A)**
2. **ELECTRICAL EXIT HOLES (DETAIL B)**
3. **ELECTRICAL ACCESS & COVER PLATES (DETAIL C)**
4. **ELECTRICAL CONDUIT PATHWAY (DETAIL D)**

PRELIMINARY: NOT FOR CONSTRUCTION



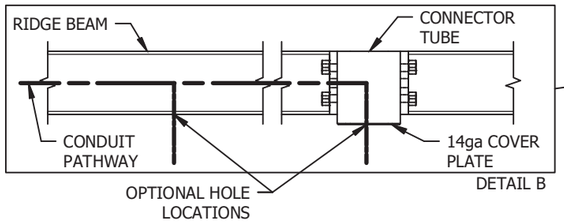
IF REQUIRED, PLEASE DRAW THE NECESSARY ELECTRICAL CONDUIT PATHWAY ON THE FRAME SHEET OF THIS PRELIMINARY.



DETAIL D

OPTIONAL EXIT HOLES

IF REQUIRED, EXIT HOLES FOR LIGHTING, ETC. CAN BE PLACED IN THE RIDGE BEAM AND/OR CONNECTOR TUBE WITH 14ga COVER PLATE AS SHOWN (CHARGES APPLY)
USE FRAME SHEET OF THIS PRELIMINARY TO SPECIFY REQUIRED EXIT HOLE LOCATIONS AND SIZE.



DETAIL B

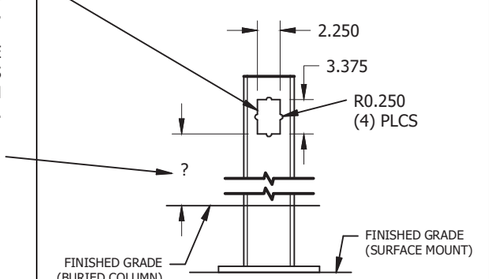
OPTIONAL CUTOUTS

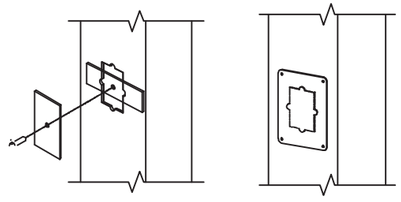
USE FRAME SHEET OF THIS PRELIMINARY TO SPECIFY REQUIRED CUTOUT LOCATIONS (CHARGES APPLY)
SEE REQUIRED INFO BELOW

(1) STANDARD CUTOUT SIZE SHOWN. SPECIFY IF OTHER SIZE REQUIRED.

(2) CUTOUTS WILL BE ON INSIDE FACE OF COLUMN UNLESS OTHERWISE INDICATED ON FRAME SHEET.

(3) SPECIFY HEIGHT ABOVE FINISHED GRADE FOR EACH CUTOUT AS SHOWN

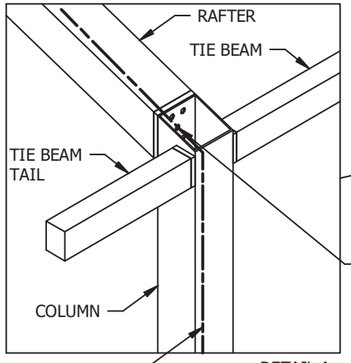




DETAIL C

(4) COVER PLATES PROVIDED UPON REQUEST (CHARGES APPLY)
PLEASE SPECIFY TYPE AND QUANTITY REQUIRED:

- ☐ PLATE & STRAP
- ☐ POP-RIVET COVER PLATE
  HOW MANY REQUIRED?_____



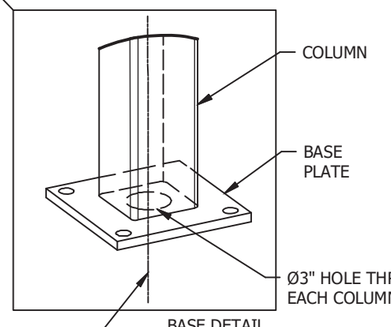
DETAIL A

ICON PROVIDES A MINIMUM OF (1) 3/4" HOLE AT EACH CONNECTION FOR 1/2" CONDUIT.
IF APPLICABLE, PLEASE SPECIFY REQUIRED CONDUIT SIZE: (CHARGES APPLY)

- ☐ 3/4" CONDUIT (1" HOLES)
- ☐ 1" CONDUIT (1 1/4" HOLES)
- ☐ OTHER (PLEASE SPECIFY

_____

CONDUIT PATHWAY PROVIDED FOR EACH COLUMN.



BASE DETAIL

NOTE: BUILDING DEPICTED ON THIS SHEET FOR ILLUSTRATION PURPOSES ONLY. ACTUAL LAYOUT AND FRAME MEMBER QUANTITIES VARY BY DESIGN. PLEASE REFER TO ELEVATION AND FRAME SHEETS IN THIS PRELIMINARY FOR ORDER-SPECIFIC CONFIGURATION.

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ELECTRICAL INFO

DRAWN BY: JCG
DATE: 2/8/2022
JOB NO.:
REVISION: B
BUILDING TYPE: RG13.5X26.33M-P6
PROJECT NAME: WEST SYCAMORE STAGING AREA

SHEET 5.0

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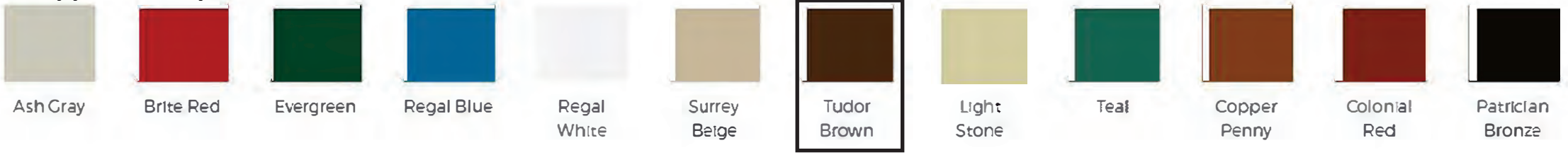
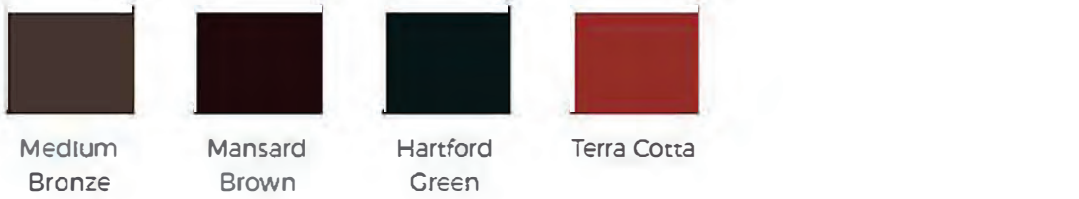
ICON Powder Coat Colors or approved equal

POSTS, BEAMS

ICON Metal Panel Roof Colors or approved equal

ROOF



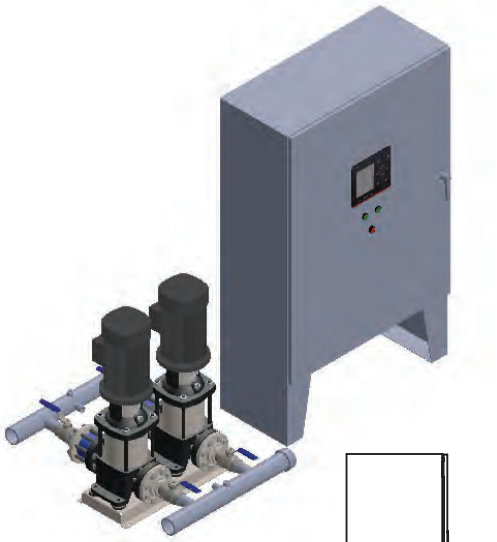


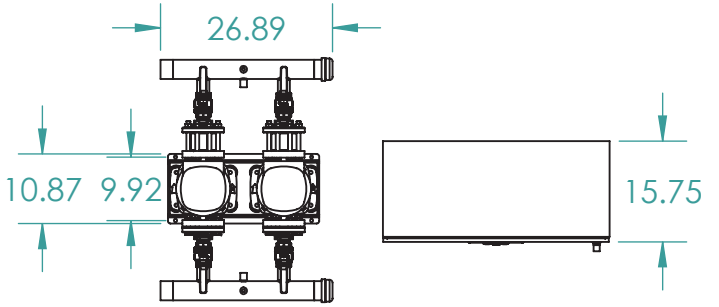
APPENDIX M

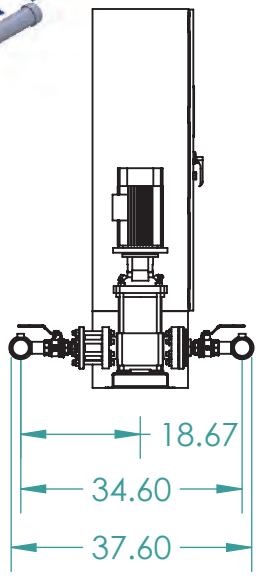
BOOSTER PUMP DETAILS

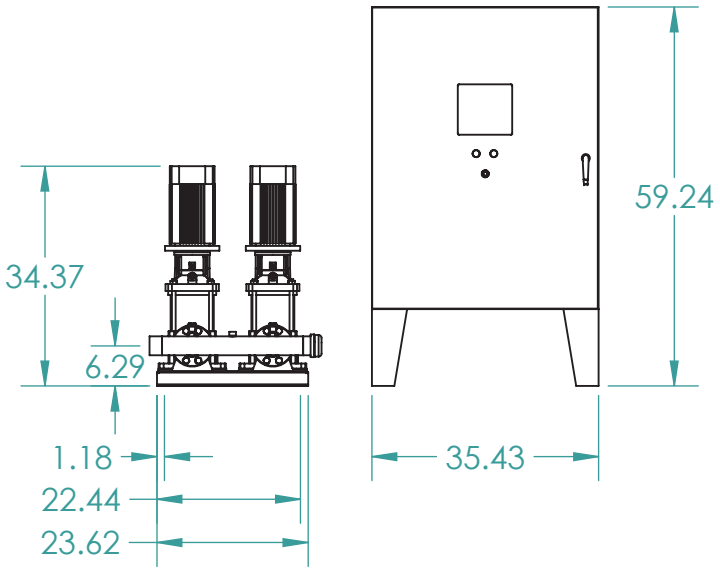
1. Manifolds 2.5" NPT Class 150 AISI 316SS Schedule 10s ASTM A312 or ∅76.1mm x2mm
2. Base/Frame AISI 304SS
3. Standard system layout : panel right facing suction
4. Full port ball valve ASTM
5. UL Type 12 rated electrical panel

Note: panel size will vary with options









GRUNDFOS

FRESNO, CALIFORNIA 93727 USA
or approved equal

Note:
All dimensions are ±0.5"
Not for Construction
All dimensions subject to changewithout notice.

BoosterpaQ Model:	HYDRO MPC E 2CR10-4 or approved equal				
Power:	1x208-230	60HZ	2x3HP		
Job:				Scale:	1:30
Dwg No:	Rev: 0	Date: 1/31/2018	Drawer 71999	Page:	1 of 1

Pump Performance Datasheet

Customer	:	Quote Number / ID	: 1648934
Customer ref. / PO	:	Model	: Hydro MPC-EC (CUE) 2CR 10-4 1x230V 60Hz or approved equal
Tag Number	: 1x230V Option		
Service	: 40gpm @ 60psi (1+1)	Part Number	: Custom system
Quantity	: 1	Stages	: 4
Quantity of pumps	: 1 active + 1 standby	Based on curve number	: RC10266_SB Rev 0
		Date last saved	: 05/04/2022 10:55 AM

Operating Conditions

System flowrate	: 40.00 USgpm
Flowrate per pump	: 40.00 USgpm
Differential head / pressure, rated (requested)	: 138.6 ft
Differential head / pressure, rated (actual)	: 138.8 ft
Suction pressure, min / max	: 0.00 / 0.00 psi.g
NPSH available, rated	: Ample
Site Supply Frequency	: 60 Hz
Power Supply	: 1ph 230V

Performance

Speed, rated	: 3151 rpm
Speed, maximum	: 3457 rpm
Speed, minimum	: 900 rpm
Pump efficiency	: 65.95 %
NPSH required / margin required	: 5.05 / 0.00 ft
nq (imp. eye flow) / S (imp. eye flow)	: 34 / 99 Metric units
Head maximum, rated speed	: 158.7 ft
Head rise to shutoff	: 14.46 %
Flow, best eff. point	: 49.79 USgpm
Flow ratio, rated / BEP	: 80.34 %
Speed ratio (rated / max)	: 91.15 %
Head ratio (rated speed / max speed)	: 79.83 %
Cq/Ch/Ce/Cn [ANSI/HI 9.6.7-2010]	: 1.00 / 1.00 / 1.00 / 1.00
Selection status	: Acceptable

Energy Indexes

PEI (VL)	: 0.48
ER (VL)	: 52

Liquid

Liquid type	: Cold Water
Additional liquid description	:
Temperature, max	: 68.00 deg F
Fluid density, rated / max	: 1.000 / 1.000 SG
Viscosity, rated	: 1.00 cP
Vapor pressure, rated	: 0.34 psi.a

Material

Material selected	: Standard - Cast Iron / 304 Stainless Steel

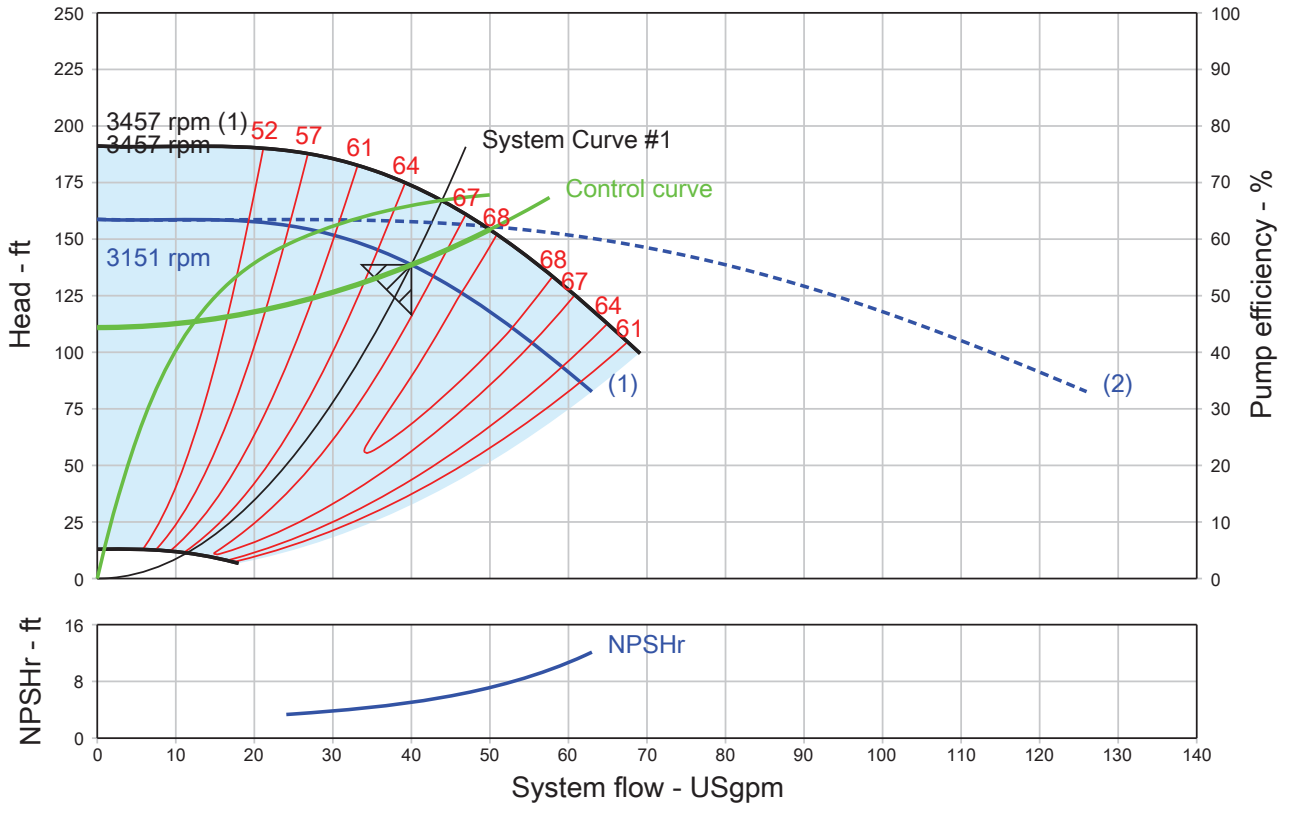
Pressure Data

Pump shut off pressure	: 68.69 psi.g
Maximum allowable suction pressure	: 116.0 psi.g

Driver & Power Data (@Max density)

Motor sizing specification	: Max power (non-overloading)
Margin over specification	: 0.00 %
Service factor	: 1.00
Rated power (based on duty point)	: 2.12 hp
Max power (non-overloading)	: 2.24 hp
Motor rating	: 3.00 hp / 2.24 kW (Fixed)
Panel Max FLA	: 43 A
MCA	: 44.1 A
MOCP	: 60 A

*Addition of pilot pump, up-sizing HP, or 575V will affect System FLA, MCA, and MOCP.



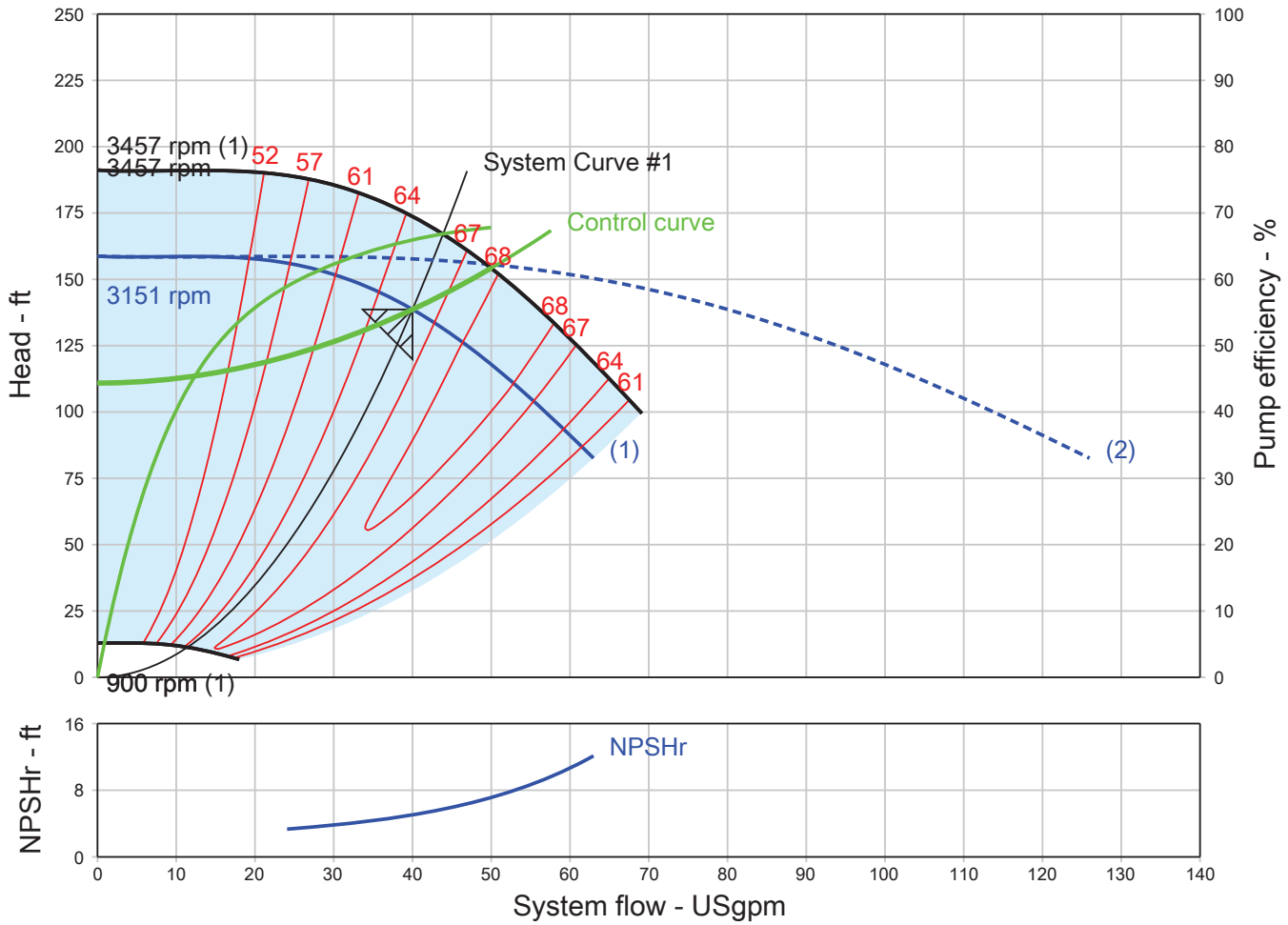
Hydro MPC E (CUE) with CR pumps

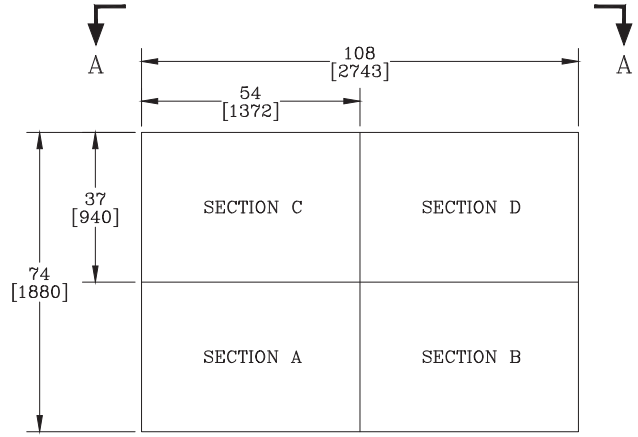
QUOTE NUMBER / ID 1648934	**UNIT TAG 1x230V Option**	**QUANTITY 1**
	SERVICE 40gpm @ 60psi (1+1)	
REPRESENTATIVE	**SUBMITTED BY**	**DATE**
ENGINEER	**APPROVED BY**	**DATE**
CONTRACTOR	**ORDER #**	**DATE**

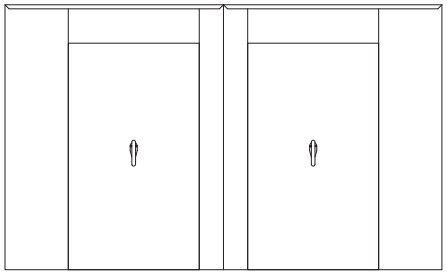
Hydro MPC-EC (CUE)
2CR 10-4 1x230V 60Hz
3457 rpm or approved equal

Part Number N/A

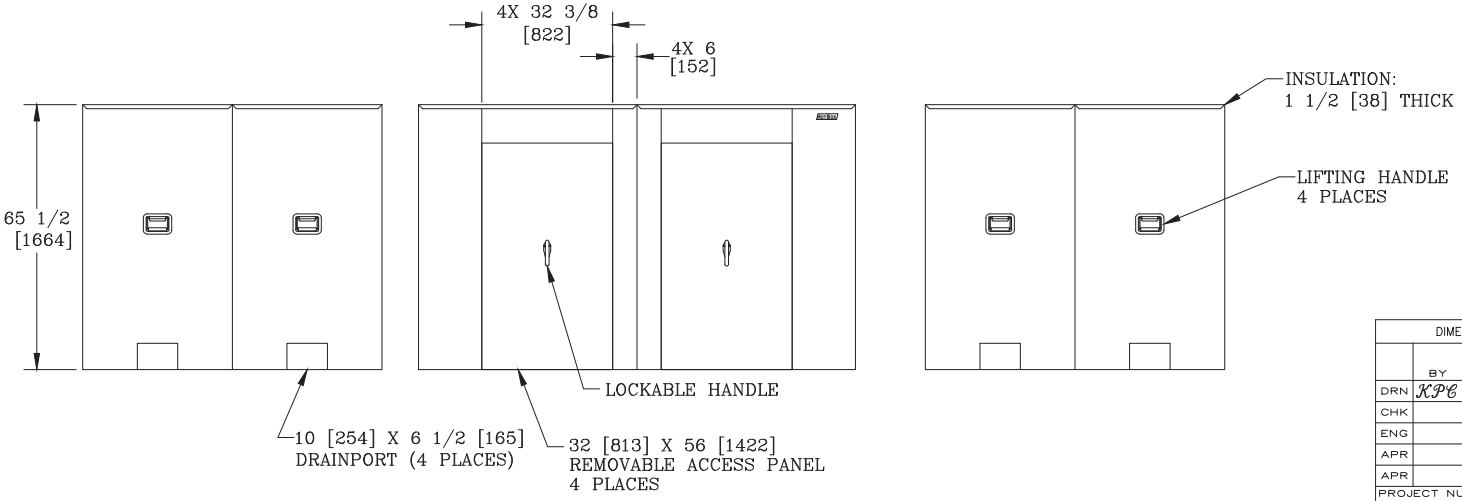
Conditions of Service		Pump Data		Motor Data	
Flow Per Pump	40.00 USgpm	Material	Standard - Cast Iron / 304 Stainless Steel	Nameplate HP	3 HP
Head	138.6 ft			Rated Power	2.12 HP
Liquid	Cold Water			Enclosure	TEFC
Temperature	68.00 deg F	Pump shut off pressure	68.69 psi.g	Voltage	115/208-230 V
NPSHr	5.05 ft	Max Allowable Suction Pressure	116.0 psi.g	Phase	1 Phase
Viscosity	1.00 cP	Pump Efficiency	65.95 %		
Specific Gravity	1.000 SG	PEI (VL)	0.48		
		ER (VL)	52		







VIEW A–A



NOTES:

1. INTERNAL DIMENSIONS: 71 [1803]W X 105 [2667]L X 64 [1626]H

2. FOR RECOMMENDED SLAB SIZE ADD 9" [229] TO THE ENCLOSURE EXTERIOR.

DIMENSIONS ARE IN INCHES OR MILLIMETERS IN BRACKETS UNLESS OTHERWISE NOTED.

	BY	DATE
DRN	KPC	9/10/09
CHK		
ENG		
APR		
APR		

WEIGHT: 375# 170kg
SCALE: 3/8"=1'
SIZE: B

HUBBELL® 3621 INDUSTRIAL PARK DR LENOIR CITY, TN 37771 800–346–3062 www.hot–box.com or approved equal

LOC: LC S

DRAWING DESCRIPTION
HOT BOX®
(4 SECTION) ALUMINUM ENCLOSURE
LB6E–D

REV: A 9/09

PROJECT NUMBER: 09851

SHEET 1 OF 1

DRAWING NUMBER: LA071105064

Options: General & Vents

Hot Box® Enclosures can be modified to meet your specific project requirements. Below are many of the options that are available:

- **Standard options include:** vents, exhaust fans, alarm and lighting packages, and special colors (see pages 45-49 for details).
- **Specialized options include:** penetrations, FDC boots, stainless steel anchors, hinged doors, acrylic windows, extra insulation, sound insulation, special voltage heaters, explosion proof heaters/equipment, and different material types like 3003 Mill Finish (.05") or 5052 Marine Grade aluminum (.050" or .125"). Contact your representative for details or other special requirements.

Vent Features:

- 4" diameter aluminum fixed blade wall vent with foam rubber winter cover that is sized to be pushed inside the vent itself. It is pliable and soft, molding into the opening without resistance.
- 12" x 12" aluminum fixed blade wall vent with integrated insect screen.
- Winter covers are included to help prevent heat loss in the winter. They slide against the back side of the vent and are constructed of the same stucco embossed aluminum as the enclosure (non-insulated).
- Vent location and quantities vary depending on the size of the enclosure.
- Vents come fully installed.

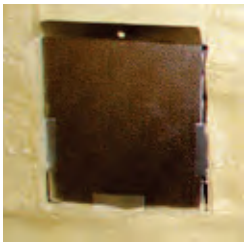
Vent Maintenance:

- Install the winter covers when temperatures hold at 40°F or less for any prolonged period of time.
- When temperatures rise above 40°F, remove winter covers. **Winter covers must be removed when a fan is in use.**

4" Diameter Round Vent

12" x 12" Square Vent (Outside)

12" x 12" Square Vent-Inside without Winter Cover



12" x 12" Square Vent-Inside with Winter Cover

Options: Exhaust Fan

Features:

- 10” diameter 5 blade exhaust fan
- Adjustable thermostat
- Automatic gravity shutter
- Wire fan guard
- Totally enclosed motor
- UL listed for US and Canada
- Fixed blade wall vent(s) & winter cover(s) to prevent heat loss in cold weather

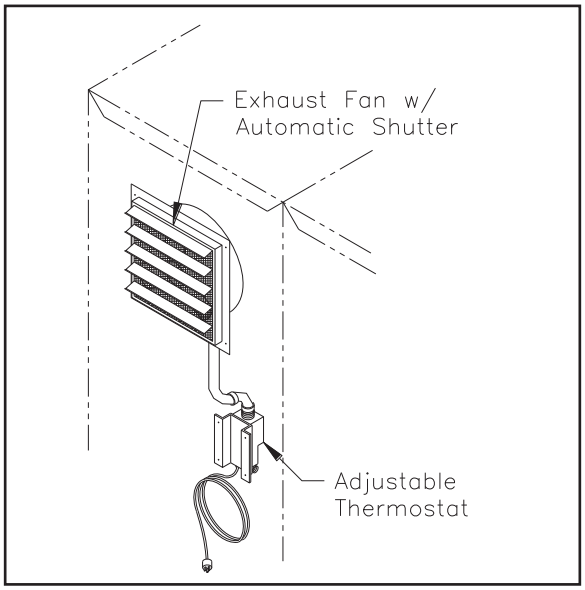
Technical Specs:

- 120 volt single phase
- 60 Hz
- 1/30 hp motor
- 1550 rpm
- 585cfm @ .00-In. SP
- Maximum 1.5 amps
- Maximum Ambient Temp. 104 degrees F
- Fan location, vent size, and quantity of fan(s) can vary, based on the size of the enclosure

Complete Exhaust Fan (Interior View)

Installation:

- Contractors other than Hot Box® are responsible for the installation of the G.F.I. protected 15 amp, 120v, single phase service and receptacle. All installations to be in accordance with local and national codes.
- Plug the fan into the receptacle.
- Adjust the thermostat to the desired temperature.



Maintenance:

- Install the winter covers into the vents when temperatures hold at 40°F or less for any prolonged period of time. **When the weather warms again, and the temperatures consistently reaches 40°F at night, winter covers must be removed.**
- Keep the area around the automatic shutter free of objects that could impede air flow.
- Lubricate the motor sleeve bearings annually using S.A.E. 20 (non detergent) oil.

APPENDIX N

LONG-TERM MAINTENANCE AND MONITORING AGREEMENT

LONG-TERM MAINTENANCE AND MONITORING AGREEMENT

This **25-Month Long-Term Maintenance and Monitoring Agreement (LTMMA)** is made and entered into by and between the City of San Diego (City), a municipal corporation, and INSERT NAME OF 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 execution of this LTMMA, the Parties entered into a general contract (Construction Contract) for the construction of **WEST SYCAMORE STAGING AREA, WBS number B-20054, Bid No. K-26-2283-DBB-3-A.**

B. In accordance with the Construction Contract, the Contractor shall enter into this LTMMA with the City for the purpose of implementing and fulfilling long-term maintenance requirements in accordance with the City of San Diego Municipal Code and the Contract Documents for the specified elopement(s) of **WEST SYCAMORE STAGING AREA** (Maintenance Requirements).

C. The Contractor is ready and willing to fulfill its maintenance requirements in accordance with the terms of this LTMMA.

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 LTMMA by this reference.

B. **Exhibits Incorporated.** All Exhibits and Attachments referenced in this LTMMA are incorporated into this LTMMA by this reference.

C. **Contract Term.** This LTMMA shall be effective upon completion of the Plant Establishment Period (PEP) as described in **Section 6-1.1** of **ATTACHMENT E – Supplementary Special Provisions** and **Section 802** of the 2021 GREENBOOK AND WHITEBOOK and it shall be effective until the completion of the Work as described below.

D. **Terms and Conditions.** This LTMMA is subject to the terms and conditions of the Construction Contract included in the 2021 GREENBOOK, WHITEBOOK (**Part 1, and Part 8)**, and Special Provisions, (**Contract Document- Equal Opportunity Contracting Program)** except as otherwise stated in this LTMMA.

E. Partial Release of Payment Bond and Performance Bond.

1. **Performance of Contract in Two Phases.** There are two separate phases of Work to be performed by the Contractor under this Contract. The first phase covers the Work involved in the original agreement as described in this agreement ("Phase 1 Work"). The second phase covers the work involved in the long-term maintenance of the Re-vegetation/Restoration Area after Phase 1 Work has been completed ("Phase 2 Work").

2. **Bond Handling for Contract Phases.** The Payment Bond and the Performance Bond covering Phase 1 Work on this Contract shall remain in full force and effort until completion of that phase is certified. The original Payment Bond and the original Performance Bond covering Phase 1 Work on this Contract shall continue in full force and effort for Phase 2 Work, however the value of each bond may be reduced as follows:

   i. Completion by the Contractor of all Phase 1 Work shall be evidenced solely by the City Engineer affirming in writing that to the best of their knowledge that all Phase 1 Work has been completed by the Contractor in strict conformity with all City-approved plans and revisions, and that the Phase 1 Work completed by the Contractor meets all applicable standards ("Notice of Completion").

   ii. Upon issuance by the City Engineer of the Notice of Completion for Phase 1 Work, the Payment Bond for this Project, and the Performance Bond for this Project, may be partially released, and thereby reduced for the Work performed under Phase1. The remaining payment and performance bond will cover the full cost of Phase 2 Work on this Project, which will be the amount specified in "Section 4: COMPENSATION" in Section 4.1 of this LTMMA. Retention associated with Phase I work may be fully released in accordance with standard close-out procedures.

   iii. Phase II work proceeds under the separate LTMMA, and retainage is not withheld for Phase II, as it is governed by a distinct agreement with its own performance and compliance requirements.

3. **No Partial Release Upon Default.** No Partial Performance Bond Release and Reduction shall be given to the Contractor if the Performance Bond and/or this Agreement is in default on Phase 1 Work.

SECTION 1 - MAINTENANCE CONTRACT SUMMARY

1.1. General. The Contractor shall fulfill the Project's Maintenance Requirements (Work) as identified in the scope of work attached as LTMMA **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 **Exhibit A**, at the direction of the City.

1.2. Schedule of Work. The Contractor shall follow the Schedule of Work (Schedule) for the maintenance and monitoring period provided in the Plans.

After receiving notification from the City, the Contractor shall create a comprehensive Schedule of Work (Schedule) for performance of this LTMMA for the City's approval. The Schedule shall include routine work, 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. This LTMMA shall commence when the City approves of the Work of the Plant Establishment Period and sends notice of the approval to the Contractor in accordance with **Part 8, Section 802** of the Construction Contract and shall continue for **25** months.

1.4. License. The Contractor shall hold the following licenses in good standing:

1.4.1. **C-27** State Contractor's License.

1.4.1.1. Alternatively, the Contractor shall retain the services of a Subcontractor with a **C-27** State Contractor's License.

1.4.2. Pest Control Advisor's License.

1.4.2.1. Alternatively, the Contractor shall retain the services of a licensed Pest Control Advisor.

1.4.3. Registration with the County Agriculture Commission.

1.4.4. Qualified Applicator's Certificate for Category B. This shall apply to any person supervising the use of pesticides, herbicides, or rodenticides.

1.4.5. 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 LTMMA Exhibit B**.

1.5. Hours of Performance. The Contractor shall perform the Work between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday (Working Hours). The City may, in its sole discretion, grant permission to the Contractor to perform Work during non-Working Hours. Maintenance functions that generate excess noise (operations of power equipment which would cause annoyance to area residents for example) shall not begin before 7:00 a.m.

SECTION 2 - ADMINISTRATION

2.1. **Contract Administrator. PURCHASING & CONTRACTING DEPARTMENT, PUBLIC WORKS DIVISION (PWD)** is the Contract Administrator for the LTMMA. The Contractor shall perform the Work under the direction of a designated representative of Purchasing & Contracting Department, Public Works Division. The City will communicate with the Contractor on all matters related to the administration of this LTMMA and the Contractor's performance of the Work rendered hereunder. When this LTMMA refers to communications to or with the City, those communications shall be with the City, unless the City or this LTMMA specifies otherwise. Further, when this LTMMA 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 company representative who is authorized to discuss matters pertaining to this LTMMA with the City and shall promptly respond and be available during Normal Working Hours. 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 may fulfill this requirement. A mobile telephone shall not fulfill the requirement for a local office. All calls to the Contractor 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 the Contractor for immediate disposition. The Contractor shall provide the City with a 24 hour emergency telephone number for this purpose.

2.4. **Staffing.** The Contractor shall furnish supervisory and working personnel capable of promptly accomplishing all Work required under this LTMMA on schedule and to the satisfaction of the City.

2.5. **Contractor Inspections.** The Contractor shall perform inspections of the Work site and shall 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.

SECTION 3: WORK SITE MAINTENANCE

3.1. **Use of Chemicals.** The Contractor shall submit to the City for approval sample labels and MSDS for all chemical herbicides, rodenticides, and pesticides proposed for use under this LTMMA. 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 LTMMA. 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 the City along with the 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 horticultural landscape maintenance practices in accordance with the instructions from the Project Biologist. The Contractor's failure to properly manage and conserve water may result in deductions from the monthly payment to be made to the Contractor or other penalties under this LTMMA.

If the 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 the Contractor's failure to follow water conservation regulations imposed by the City, the Public Utilities Department of the City of San Diego, and, where appropriate, the State of California, the County Water Authority, or other legal entities shall be solely the responsibility of the Contractor and may be deducted from the monthly payment to be made to the Contractor under this LTMMA.

3.3. Payment for Water. The Contractor shall pay for the water used in the maintenance of the Work site and this cost is included in the price of this LTMMA.

3.4. Satisfactory Progression. If the Revegetation/Restoration Area is not progressing towards the required performance criteria, as defined in the Scope of Work, in accordance with the Work Schedule, and as determined by City, the City may accordingly adjust monthly payments to the Contractor.

SECTION 4: COMPENSATION

4.1. Maximum Compensation. The compensation for this LTMMA shall not exceed $**CONTRACTOR'S LUMP SUM BID AMOUNT FOR THIS LONG-TERM MAINTENANCE AGREEMENT – TO BE ESTABLISHED DURING THE AWARD PROCESS.**

4.2. Method of Payment and Reports. The payments will be made monthly in direct proportion that each month bears to the total value of the Contract Price. As conditions precedent to payment, the Contractor shall submit a detailed invoice and report of maintenance Work performed every month. The Contractor's failure to submit the required reports or certified payrolls as described in the Construction Contract shall constitute a basis for withholding payment by the City.

4.3. Final Payment. The Contractor shall not receive final payment until the following conditions have been completed to the City's satisfaction:

4.3.1. 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 Construction Contract and this LTMMA.

4.3.2. The Contractor has provided to the City a signed and notarized Affidavit of Disposal, a copy of which is attached to the Construction Contract, stating that all brush, trash, debris, and surplus materials resulting from the Work have been disposed of in a legal manner.

4.3.3. The Contractor has provided a final work summary report to the City.

4.3.4. The Contractor has performed comprehensive and successful testing and checks of the Maintenance Items.

SECTION 5: BONDS AND INSURANCE

5.1. Contract Bonds. Prior to the commencement of Work, the Contractor, at its sole cost and expense, shall provide the following bonds issued by a surety authorized to issue bonds in California satisfactory to the City:

5.1.1. A Payment Bond (Material and Labor Bond) in an amount not less than the Contract Price for this Bid item, 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.

5.1.2. A Performance Bond in an amount not less than the Contract Price for this bid item to guarantee the faithful performance of all Work within the time prescribed in a manner satisfactory to the City and to guarantee 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 LTMMA.

5.2. Insurance. The Contractor shall maintain insurance coverage as specified in **Section 5-4, "INSURANCE"** of the Construction Contract at all times during the term of this LTMMA.

The Contractor shall not begin the Work under this LTMMA until they have complied with the following:

5.2.1.Obtain insurance certificates reflecting evidence of insurance:

1. Commercial General Liability
2. Commercial Automobile Liability
3. Worker's Compensation

5.2.2. Confirm that all policies contain the specific provisions required in **Section 5-4, "INSURANCE"**.

The Contractor shall submit copies of any policy upon request by the City.

The Contractor shall not modify any policy or endorsement thereto which increases the City's exposure to loss for the duration of this LTMMA.

SECTION 6: MISCELLANOUS

6.1. Illness and Injury Prevention Program. The Contractor shall comply with all the mandates of Senate Bill 198 and shall specifically 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 the performance of any Work.

6.2. City Standard Provisions. This LTMMA is subject to the same standard provisions and Contractor Certification requirements as the Construction Contract.

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 LTMMA.

6.4. Assignment. The Contractor shall not assign the obligations under this LTMMA, whether by express assignment or by sale of the company, nor any monies due or to become due, without the City's prior written approval. Any assignment in violation of this section shall constitute a Default and is grounds for immediate termination of this LTMMA, at the sole discretion of City. In no event shall any putative assignment create a contractual relationship between the 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 the City. Any provisions of this LTMMA that may appear to give the City any right to direct the Contractor concerning the details of performing the Work, or to exercise any control over such performance, shall mean only that the Contractor shall follow the direction of the City concerning the end results of the performance.

6.6. Covenants and Conditions. All provisions of this LTMMA 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 and Venue. The jurisdiction and venue for any suit or proceeding arising out of or concerning this LTMMA, the interpretation or application of any of its terms, or any related disputes shall be the County of San Diego, State of California.

6.8. Successors in Interest. This LTMMA and all rights and obligations created by it shall be in force and effect whether or not any Parties to this LTMMA have been succeeded by another entity and all rights and obligations created by this LTMMA shall be vested and binding on any Party's successor in interest.

6.9. Integration. This LTMMA and the exhibits, attachments, and references incorporated into this LTMMA fully express all understandings of the Parties concerning the matters covered in this LTMMA. No change, alteration, or modification of the terms or conditions of this LTMMA, 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 by an amendment to this LTMMA agreed to by both Parties. All prior negotiations and agreements shall be merged into this LTMMA.

6.10. Counterparts. This LTMMA 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. Any 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 LTMMA, nor any failure to exercise any right or remedy consequent upon a breach of any covenant, term, or condition of this LTMMA, 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 LTMMA, 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 LTMMA shall not render any other provision of this LTMMA unenforceable, invalid, or illegal.

6.13. 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.

IN WITNESS WHEREOF, this Contract is executed by the City of San Diego, acting by and through its Mayor or designee, pursuant to Municipal Code **§22.3102**, authorizing such execution, and by Contractor.

THE CITY OF SAN DIEGO

By: _____

Printed Name: Stephen Samara
Principal Contract Specialist
Purchasing & Contracting Department

Date: 10/13/2026

I HEREBY CERTIFY I can legally bind **Palm Engineering Construction Co., Inc.** and that I have read this entire contract.

By: _____

Printed Name: Rasoul Shahbazi

Title: President

Date: 07/27/2026

I HEREBY APPROVE the form of the foregoing Contract this

Heather Ferbert, City Attorney

By: _____

Printed Name: _____
Deputy City Attorney

Date: 10/14/2026

EXHIBIT A

SCOPE OF WORK

I. Location of Work. The location of the Work to be performed (Revegetation Area) is shown on Specifications and Drawings numbered **0100364-25-D** through **0100364-30-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/Restoration Area during the Monitoring Program in accordance with this Contract. The Revegetation/Restoration Area shall meet the success criteria specified in the Plan at each of the milestones listed in the Schedule for the maintenance and monitoring period. The Work includes complete landscape maintenance consisting of irrigation, maintaining 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 useable condition and to maintain the plant material in a healthy and viable state.

The Work also includes biological monitoring of the Revegetation/Restoration Area according to the schedule and methods specified in the Revegetation/Restoration Plan. The monitoring work shall include all reporting tasks specified in the Plan.

III. Method of Performing Work.

A. Irrigation. Irrigation shall be applied to container and salvaged plants in accordance with instructions from the Project Biologist. Irrigation delivery techniques and schedules will vary depending on the availability of a sprinkler irrigation system and weather patterns. Failure of an existing irrigation system to provide full and proper irrigation shall not relieve Contractor of the responsibility to provide adequate irrigation with full and proper coverage of all areas subject to this LTMMA.

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 Calendar 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 in accordance with instructions from the Project Biologist. The Contractor shall furnish all hoses, nozzles, sprinklers, etc. necessary to accomplish this supplementary irrigation. The Contractor shall exercise due diligence to prevent water waste, erosion, and detrimental seepage into existing underground improvements and to existing structures.

3. Irrigation shall be accomplished as follows:

a) Turf (if any) shall be irrigated Monday through Friday, as required, to maintain acceptable growth, viability and health, and to encourage deep rooting, in accordance with instructions from the Project Biologist. Additional irrigation shall be performed in the event of unusually hot/dry weather conditions (as are present during Santa Ana conditions, or other times of low humidity or high winds, or during a prolonged high temperature period during summer months).

b) Landscaped improved banks and slopes (if any) shall be irrigated Monday through Friday as required to maintain acceptable growth, viability and health, and to encourage deep rooting, in accordance with instructions from the Project Biologist.

c) Shrub beds (if any) shall be irrigated as required to maintain acceptable growth, viability and health, and to encourage deep rooting, in accordance with instructions from the Project Biologist. 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.

d) Planted and seeded areas shall be irrigated as required to maintain acceptable growth, viability and health, and to encourage deep rooting, in accordance with instructions from the Project Biologist. 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/Restoration 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) The 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 LTMMA, the Contractor shall:

a) Not duplicate any coded City key furnished by City for access and operation of the controller;

b) Surrender all keys furnished by City, promptly at the end of the term of this LTMMA, or at any time deemed necessary by City to prevent serious loss to City;

c) protect the security of City's property by keeping controller cabinet and building doors locked at all times; and

d) refrain from using premises behind locked doors for storage of materials, supplies, or tools except as approved by City.

B. Pruning Shrubs and Ground Cover Plants. The Contractor shall prune all shrubs and ground cover plants growing in the Revegetation Area as required to:

1. Maintain plant growth viability and health, and to encourage deep rooting, in accordance with instructions from the Project Biologist.

2. Prevent encroachment of passage ways, walks, streets, or view of signs; and

3. Prevent encroachment in any manner deemed objectionable by the City.

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 inches in diameter with an approved pruning paint when required by the 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 the City. The Contractor shall not shear, hedge, or severely prune plants, unless authorized by the City. The Contractor shall not use growth regulators.

C. Tree Maintenance. The Contractor shall maintain all trees and container plants in the revegetation area in accordance with instructions from the Project Biologist. The Contractor shall perform pruning in accordance with instructions from the Project Biologist, when necessary. The Contractor shall not top trees.

1. **Potential Hazards.** The Contractor shall notify the 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 the City. The Contractor shall replace trees in kind and size as determined by the

City. If there is a difference in value between the tree lost and the replacement tree, the City will deduct the difference from payment to be made under this LTMMA. 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 two "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. **Fertilization.** The Contractor shall fertilize the Revegetation Area as necessary in accordance with instructions from the Project Biologist. Contractor shall submit to City Material Safety Data Sheets and a schedule of application showing the site, date, and approximate time of fertilizer application (Fertilizer Schedule). The Fertilization Schedule, regardless of its intensity, timing, or the number of sites covered daily or weekly, shall not excuse Contractor from performing any other Work regularly required under this LTMMA. All fertilization shall first be approved by the Project Biologist.

1. The Contractor shall notify the City at least 48 hours before beginning any fertilization. Fertilizer shall be delivered to the site only in the original unopened containers bearing the manufacturer's guaranteed analysis. Damaged packages shall not be accepted. The Contractor shall furnish to the City with duplicate signed, legible copies of all certificates and invoices for all fertilizer to be used for this LTMMA. The invoices shall state the grade, amount and quantity received. Both the copy to be retained by the City and the Contractor's copy shall be signed by the City, on site, before any fertilizer may be used.

2. Fertilizers, if necessary, shall be applied at the direction of the Project Biologist and according to manufacturer's product specifications.

3. If deemed necessary by the City to achieve required results, the Contractor shall apply other materials as directed by the City, including:

    a) iron chelate;

    b) soil sulfur;

    c) gypsum; or

    d) surfactant enzymes such as Sarvon or Naiad.

4. The Contractor shall adequately irrigate the fertilized area(s) immediately following the application of fertilizers and/or amendments to force fertilizer material to rest directly on the soil surface. Drip irrigated areas shall be adequately hand watered using quick coupler valves and hoses to dissolve fertilizer.

E. **Weed Removal.** The Contractor shall completely remove weeds from the Re-vegetation Area, including all turf grass areas, shrub and ground cover areas, planters, tree wells, and cracks in paved areas, including sidewalks, parking lot, gutters and curbs, as shown on the Work Schedule. 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.

Weed removal in areas with native habitat shall be in accordance with **Section 802 of the Whitebook**.

F. **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 the City within 4 Calendar Days if disease or insect or rodent infestation is discovered. In its notice to the City, the Contractor shall identify the disease, insect, or rodent and specify the control measures to be taken. Upon approval of the City, the 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 the City.

1. All individuals who supervise the mixing and application of herbicides, pesticides, and rodenticides on behalf of the Contractor shall possess valid Qualified Applicators Certificate for Category B issued to them by the State Department of Food and Agriculture.

2. The Contractor shall utilize all safeguards necessary during disease, insect or rodent control operations to ensure safety of the public and the employees of the Contractor, in accordance with current standard practices accepted by the State of California Department of Food and Agriculture. If the 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.

G. **Plant Replacement.** Except as provided in **Section H** below, the Contractor shall notify the City within 4 Calendar Days of the loss of plant material due to any cause.

1. The Contractor shall, at no cost to the 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 the City.

2. If so directed by the City, the Contractor shall replace any plant damaged or lost that is not a result of the 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 outside of warranty.

3. The 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 the City determines such replacement should occur, Contractor shall replace the plants as directed by the City. The City will pay for materials and labor outside of warranty.

H. **Damage Reports.** The Contractor shall notify the City within 24 hours of any damage to the Work Area caused by accident, vandalism, or theft.

I. **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 LTMMA. 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 the Contractor's pruning, trimming, weeding, edging and other Work required by this LTMMA. Immediately after working in streets, park walks, gutters, driveways, and paved areas, the Contractor shall clean them in accordance with all applicable laws.

2. **Third Party Generated Litter.** Upon discovery, the Contractor shall remove all litter, including bottles, glass, cans, paper, cardboard, fecal matter, leaves, branches, metallic items, and other debris, from the Work site.

J. **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 shall meet all requirements specified in **Section 802 of the Whitebook**.

K. **Final Site Cleanup**. Prior to completion of the LTMMA, all temporary irrigation materials, BMP's, and signs shall be removed from the site and properly disposed of.

EXHIBIT B

LICENSE DATA SHEET

State Contractor License Classification and Number: 853930 - A,B,C27 & C10

Name of License Holder: Palm Engineering Construction Company, Inc. DBA Palm Engineering

Expiration Date: 02/28/2027

City of San Diego Business License Number: B2004010181

Expiration Date: 7/31/2027

APPENDIX O

HAZARDOUS WASTE LABEL/FORMS

HAZARDOUS
WASTE
STATE AND FEDERAL LAW PROHIBITS IMPROPER DISPOSAL
IF FOUND, CONTACT THE NEAREST POLICE, OR PUBLIC SAFETY
AUTHORITY, OR THE U.S. ENVIRONMENTAL PROTECTION AGENCY
OR THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES
GENERATOR NAME
ADDRESS
24 HR. PHONE
CITY
STATE
ZIP
EPA ID NO.
MANIFEST DOCUMENT NO.
EPA WASTE NO.
CA WASTE NO.
ACCUMULATION START DATE
CONTENTS, COMPOSITION
PROPER DOT SHIPPING NAME
TECHNICAL NAME (S)
UN/NA NO. WITH PREFIX
PHYSICAL STATE
SOLID
LIQUID
HAZARDOUS PROPERTIES
CORROSIVE
FLAMMABLE
REACTIVE
TOXIC
OTHER
HANDLE WITH CARE!
CONTAINS HAZARDOUS OR TOXIC WASTES

INCIDENT/RELEASE ASSESSMENT FORM [1]

If you have an emergency, Call 911

Handlers of hazardous materials are required to report releases. The following is a tool to be used for assessing if a release is reportable. Additionally, a non-reportable release incident form is provided to document why a release is not reported (see back).

Questions for Incident Assessment:	YES	NO
1. Was anyone killed or injured, or did they require medical care or admitted to a hospital for observation?	❒	❒
2. Did anyone, other than employees in the immediate area of the release, evacuate?	❒	❒
3. Did the release cause off-site damage to public or private property?	❒	❒
4. Is the release greater than or equal to a reportable quantity (RQ)?	❒	❒
5. Was there an uncontrolled or unpermitted release to the air?	❒	❒
6. Did an uncontrolled or unpermitted release escape secondary containment, or extend into any sewers, storm water conveyance systems, utility vaults and conduits, wetlands, waterways, public roads, or off site?	❒	❒
7. Will control, containment, decontamination, and/or clean up require the assistance of federal, state, county, or municipal response elements?	❒	❒
8. Was the release or threatened release involving an unknown material or contains an unknown hazardous constituent?	❒	❒
9. Is the incident a threatened release (a condition creating a substantial probability of harm that requires immediate action to prevent, reduce, or mitigate damages to persons, property, or the environment)?	❒	❒
10. Is there an increased potential for secondary effects including fire, explosion, line rupture, equipment failure, or other outcomes that may endanger or cause exposure to employees, the general public, or the environment?	❒	❒

If the answer is YES to any of the above questions – report the release to the California Office of Emergency Services at 800-852-7550 and the local CUPA daytime: (619) 338-2284, after hours: (858) 565-5255. Note: other state and federal agencies may require notification depending on the circumstances.

Call 911 in an emergency

If all answers are NO, complete a Non Reportable Release Incident Form (page 2 of 2) and keep readily available. Documenting why a "no" response was made to each question will serve useful in the event questions are asked in the future, and to justify not reporting to an outside regulatory agency.

If in doubt, report the release.

[1] This document is a guide for accessing when hazardous materials release reporting is required by Chapter 6.95 of the California Health and Safety Code. It does not replace good judgment, Chapter 6.95, or other state or federal release reporting requirements.

NON REPORTABLE RELEASE INCIDENT FORM

1. RELEASE AND RESPONSE DESCRIPTION Incident #_____

Date/Time Discovered	Date/Time Discharge	Discharge Stopped ☐ Yes ☐ No
Incident Date / Time:		
Incident Business / Site Name:		
Incident Address:		
Other Locators (Bldg, Room, Oil Field, Lease, Well #, GIS)		
Please describe the incident and indicate specific causes and area affected. Photos Attached?: ☐Yes ☐No		
Indicate actions to be taken to prevent similar releases from occurring in the future.		

2. ADMINISTRATIVE INFORMATION

Supervisor in charge at time of incident:	Phone:
Contact Person:	Phone:

3. CHEMICAL INFORMATION

Chemical	Quantity ☐ GAL ☐ LBS ☐ FT^3
Chemical	Quantity ☐ GAL ☐ LBS ☐ FT^3
Chemical	Quantity ☐ GAL ☐ LBS ☐ FT^3
Clean-Up Procedures & Timeline:	
Completed By:	Phone:
Print Name:	Title:

EMERGENCY RELEASE FOLLOW - UP NOTICE REPORTING FORM

A

BUSINESS NAME	FACILITY EMERGENCY CONTACT & PHONE NUMBER ( ) -

B

INCIDENT DATE MO DAY YR	TIME OES NOTIFIED (use 24 hr time)	OES CONTROL NO.

C

INCIDENT ADDRESS LOCATION	CITY / COMMUNITY	COUNTY ZIP

D

CHEMICAL OR TRADE NAME (print or type)	CAS Number

CHECK IF CHEMICAL IS LISTED IN 40 CFR 355, APPENDIX A ☐	CHECK IF RELEASE REQUIRES NOTIFI - CATION UNDER 42 U.S.C. Section 9603 (a) ☐

PHYSICAL STATE CONTAINED ☐ SOLID ☐ LIQUID ☐ GAS	PHYSICAL STATE RELEASED ☐ SOLID ☐ LIQUID ☐ GAS	QUANTITY RELEASED

ENVIRONMENTAL CONTAMINATION ☐ AIR ☐ WATER ☐ GROUND ☐ OTHER	TIME OF RELEASE	DURATION OF RELEASE ___DAYS ___HOURS ___MINUTES

E

ACTIONS TAKEN

F

KNOWN OR ANTICIPATED HEALTH EFFECTS (Use the comments section for addition information)

☐ ACUTE OR IMMEDIATE (explain) _____

☐ CHRONIC OR DELAYED (explain) _____

☐ NOTKNOWN (explain)

G

ADVICE REGARDING MEDICAL ATTENTION NECESSARY FOR EXPOSED INDIVIDUALS

H

COMMENTS (INDICATE SECTION (A - G) AND ITEM WITH COMMENTS OR ADDITIONAL INFORMATION)

I

CERTIFICATION: I certify under penalty of law that I have personally examined and I am familiar with the information submitted and believe the submitted information is true, accurate, and complete.

REPORTING FACILITY REPRESENTATIVE (print or type) _____

SIGNATURE OF REPORTING FACILITY REPRESENTATIVE _____ DATE: _____

EMERGENCY RELEASE FOLLOW-UP NOTICE
REPORTING FORM INSTRUCTIONS

GENERAL INFORMATION:

Chapter 6.95 of Division 20 of the California Health and Safety Code requires that written emergency release follow-up notices prepared pursuant to 42 U.S.C. § 11004, be submitted using this reporting form. Non-permitted releases of reportable quantities of Extremely Hazardous Substances (listed in 40 CFR 355, appendix A) or of chemicals that require release reporting under section 103(a) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 [42 U.S.C. § 9603(a)] must be reported on the form, as soon as practicable, but no later than 30 days, following a release. The written follow-up report is required in addition to the verbal notification.

BASIC INSTRUCTIONS:

- The form, when filled out, reports follow-up information required by 42 U.S.C § 11004. Ensure that all information requested by the form is provided as completely as possible.
- If the incident involves reportable releases of more than one chemical, prepare one report form for each chemical released.
- If the incident involves a series of separate releases of chemical(s) at different times, the releases should be reported on separate reporting forms.

SPECIFIC INSTRUCTIONS:

Block A: Enter the name of the business and the name and phone number of a contact person who can provide detailed facility information concerning the release.

Block B: Enter the date of the incident and the time that verbal notification was made to OES. The OES control number is provided to the caller by OES at the time verbal notification is made. Enter this control number in the space provided.

Block C: Provide information pertaining to the location where the release occurred. Include the street address, the city or community, the county and the zip code.

Block D: Provide information concerning the specific chemical that was released. Include the chemical or trade name and the Chemical Abstract Service (CAS) number. Check all categories that apply. Provide best available information on quantity, time and duration of the release.

Block E: Indicate all actions taken to respond to and contain the release as specified in 42 U.S.C. § 11004(c).

Block F: Check the categories that apply to the health effects that occurred or could result from the release. Provide an explanation or description of the effects in the space provided. Use Block H for additional comments/information if necessary to meet requirements specified in 42 U.S.C. § 11004(c).

Block G: Include information on the type of medical attention required for exposure to the chemical released. Indicate when and how this information was made available to individuals exposed and to medical personnel, if appropriate for the incident, as specified in 42 U.S.C. § 11004(c).

Block H: List any additional pertinent information.

Block I: Print or type the name of the facility representative submitting the report. Include the official signature and the date that the form was prepared.

MAIL THE COMPLETED REPORT TO:

State Emergency Response Commission (SERC)
Attn: Section 304 Reports
Hazardous Materials Unit
3650 Schriever Avenue
Mather, CA 95655

NOTE: Authority cited: Sections 25503, 25503.1 and 25507.1, Health and Safety Code. Reference: Sections 25503(b)(4), 25503.1, 25507.1, 25518 and 25520, Health and Safety Code.

ATTACHMENT F

IN-USE OFF-ROAD DIESEL FUELED FLEET REGULATION (OFF-ROAD REGULATION) COMPLIANCE (CARB)

ATTACHMENT F

IN-USE OFF-ROAD DIESEL FUELED FLEET REGULATION (OFF-ROAD REGULATION) COMPLIANCE

The California Air Resources Board (CARB) approved amendments to the Off-Road Regulations which can be found at 13 California Code of Regulations (CCR) sections 2449, 2449.1, and 2449.2. These amendments apply to any person, business, or government agency who owns or operates within California any vehicles with a diesel-fueled or alternative diesel fueled off-road compression-ignition engine with maximum power (max hp) of 25 horsepower (hp) or greater provided that the vehicle cannot be registered and driven safely on-road or was not designed to be driven on-road, even if it has been modified so that it can be driven safely on-road. See 13 CCR section 2449 (b) for the full list of vehicles covered by these Off-Road Regulations.

Beginning **January 1, 2024**, Contractor shall be subject to the requirements below. No Contractor or public works awarding body, as applicable, shall enter into a contract with a fleet for which it does not have a valid Certificate of Reported Compliance for the fleet and its listed subcontractors, if applicable, prior to entering into a new or renewed contract with that fleet. Contractor shall comply with the following requirements:

(1) For a project involving the use of vehicles subject to the Off-Road Regulation, Contractor must obtain copies of the valid Certificates of Reported Compliance, as described in 13 CCR section 2449(n), for the fleet selected for this Contract and their listed subcontractors, if applicable, prior to entering into a new or renewed contract with that fleet and provide copies of such Certificates of Reported Compliance to the City within 10 days of issuance of the Notice of Intent to Award letter. Contractor shall enter into a contract with a fleet for which it does not have a valid Certificates of Reported Compliance for the fleet and its listed subcontractors. City shall not enter into a contract with Contractor until all current Certificates of Reported Compliance for the fleet to be used on this Project are provided by Contractor.

(2) The Certificates of Reported Compliance received by Contractor for this Project must be retained by Contractor for three years after the Project's completion. Upon request by CARB, these records must be provided to CARB within five business days of the request. Additionally, upon request by City, these records must be produced to City within five business days of the request.

(3) For emergency contracts that meet the definition of “emergency operations” as defined in 13 CCR section 2449(c)(18), they are exempt from the requirements in 13 CCR section 2449(i)(1)-(3) and sections (1) and (2) above, but must still retain records verifying vehicles subject to the regulation that are operating on the “emergency operations” project are actually being operated on the project for “emergency operations” only. These records, as described in more detail below in section (B) must be retained by Contractor for three years after completion of the Project and upon request from either CARB or the City, Contractor shall provide those records to the requesting party within five business days. All other emergency contracts that do not meet the definition of “emergency operations” must comply with the requirements above and 13 CCR section 2449(i)(1) – (3).

A. "Emergency Operations" is defined as:

1. Any activity for a project conducted during emergency, life threatening situations, where a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or an essential public service; or in conjunction with any officially declared disaster or state of emergency, as declared by an authorized health officer, agricultural commissioner, fire protection officer, or other authorized health officer;

2. Any activity for a project conducted by essential service utilities to provide electricity, natural gas, telephone, water, or sewer during periods of service outages and emergency; or

3. Operations including_repairing or preventing damage to roads, buildings, terrain, and infrastructure as a result of an earthquake, flood, storm, fire, other infrequent act of nature, or terrorism. Routine maintenance or construction to prevent public health risks does not constitute emergency operations under the Off-Road Regulations.

B. The records retained by Contractor for "emergency operations" projects must include:

1. A description of the emergency;

2. The address or a description of the specific location of the emergency;

3. The dates on which the emergency operations were performed; and

4. An attestation by the fleet that the vehicles are operated on the Project for "emergency operations" only.

Beginning **January 1, 2024,** Contractor is also subject to the requirements described in 13 CCR section 2449(j).

(1) Between March 1 and June 1 of each year, Contractor must collect new valid Certificates of Reported Compliance for the current compliance year, as defined in 13 CCR section 2449(n), from all fleets that have an ongoing contract with Contractor as of March 1 of that year. Contractors shall not write contracts to evade this requirement.

(2) Contractor shall only allow fleets with valid Certificates of Reported Compliance on the Contractor's job sites.

(3) If Contractor discovers that any fleet intending to operate vehicles subject to this regulation for Contractor does not have a valid Certificate of Reported Compliance, as defined in 13 CCR section 2449(n), or if Contractor observes any noncompliant vehicles subject to the regulation on Contractor's job site, then Contractor must report the that to CARB at https://calepacomplaints.secure.force.com/complaints/Complaint, or email **dieselcomplaints@arb.ca.gov**, for each fleet without a valid Certificate of Reported Compliance or each noncompliant vehicle, as applicable, within five business days of such discovery. See 13 CCR 2449(n) for the information required to be disclosed to CARB when reporting non-compliance.

(4) Upon request by CARB, Contractor must immediately disclose to CARB the name and contact information of each responsible party for all vehicles subject to this regulation operating at the job site or for Contractor.

(5) Contractor shall prominently display signage for any project where vehicles subject to this Off-Road Regulation will operate for 8 calendar days or more. The signage must be posted by the eighth calendar day from which the first vehicle operates. The signage will be in lettering larger than size 14-point type and displayed in a conspicuous place where notices to employees are customarily posted at the job site or where there is employee foot traffic. If one of the above locations is also viewable by the public, it should be posted at that location. An exemption to this posting requirement is permitted if the operational time of a project is 7 calendar days or less. The signage must include the following language, verbatim:

(A) Who does the In-Use Off-Road Regulation Apply to?

The In-Use Off-Road Diesel-Fueled Fleets Regulation (Off-Road Regulation) applies to all self-propelled off-road diesel vehicles 25 horsepower or greater and most two-engine vehicles (except on-road two-engine sweepers) owned or operated in California. This includes vehicles that are rented or leased (rental or leased fleets)."

(B) "In-Use Off-Road Regulation Requirements

Idling Limit: Vehicles cannot idle longer than five minutes. There are exceptions for vehicles that need to idle to perform work.

Labeling: Vehicles must be labeled with a CARB assigned equipment identification number (EIN). The EIN shall be white on a red background, unless the vehicle is part of a captive attainment area fleet, in which case the EIN shall be white on a green background.

The EIN shall be located in clear view on both sides of the outside of the vehicle."

ATTACHMENT G

CONTRACT AGREEMENT

ATTACHMENT G

CONTRACT AGREEMENT

CONSTRUCTION CONTRACT

This contract is made and entered into between THE CITY OF SAN DIEGO, a municipal corporation, herein called "City", and Palm Engineering Construction Co., Inc., herein called "Contractor" for construction of **West Sycamore Staging Area**; Bid No. **K-26-2283-DBB-3-A** in the total amount **Two Million One Hundred Seventy Three Thousand Two Hundred Thirty Three Dollars and Thirty Three Cents ($2,173,233.33)**, which is comprised of the Base Bid.

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 Instruction to Bidders and the Supplementary Special Provisions (SSP).

   (d) Long-Term Revegetation Maintenance Agreement.

   (e) That certain documents entitled **West Sycamore Staging Area**, on file in the office of the Purchasing & Contracting Department as Document No. **B-20054,** 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 **West Sycamore Staging Area**, Bid Number **K-26-2283-DBB-3-A**, 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 and is approved by the City Attorney in accordance with San Diego Charter Section 40.

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 **22.3102** authorizing such execution.

CONTRACTOR

By R. Shahbazi

Print Name: Rasoul Shahbazi

Title: President

Date: 07/27/2026

City of San Diego License No.: B2004010181

State Contractor's License No.: 853930

DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) REGISTRATION NUMBER: 2000000411

THE CITY OF SAN DIEGO

By: Stephen Samara

Print Name: Stephen Samara
Principal Contract Specialist
Purchasing & Contracting Department

Date: 10/13/2026

APPROVED AS TO FORM
Heather Ferbert, City Attorney

By: Ray Palumbo

Print Name: Ray Palumbo
Deputy City Attorney

Date: 10/14/2026

CERTIFICATIONS AND FORMS

The Bidder, by submitting its electronic bid, agrees to and certifies under penalty of perjury under the laws of the State of California, that the certifications, forms and affidavits submitted as part of this bid are true and correct.

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.

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

County of San Diego

The bidder, being first duly sworn, deposes and says that he or she is authorized by 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.

CONTRACTOR CERTIFICATION

DRUG-FREE WORKPLACE

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 5-1.3, "Drug-Free Workplace", of the project specifications, and that;

This company 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.

CONTRACTOR CERTIFICATION

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE CERTIFICATION

I hereby certify that I am familiar with the requirements of San Diego City Council Policy No. 100-4 regarding the Americans With Disabilities Act (ADA) outlined in the WHITEBOOK, Section 5-1.2, "California Building Code, California Code of Regulations Title 24 and Americans with Disabilities Act". of the project specifications, and that:

This company has in place 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.

CONTRACTOR CERTIFICATION

CONTRACTOR STANDARDS – PLEDGE OF COMPLIANCE

I declare under penalty of perjury that I am authorized to make this certification on behalf of the company submitting this bid/proposal, that as Contractor, I am familiar with the requirements of City of San Diego Municipal Code § 22.3004 regarding Contractor Standards as outlined in the WHITEBOOK, Section 5-1.4, ("Contractor Standards and Pledge of Compliance"), of the project specifications, and that Contractor has complied with those requirements.

I further certify that each of the Contractor's subcontractors has completed a Pledge of Compliance attesting under penalty of perjury of having complied with City of San Diego Municipal Code § 22.3004.

CONTRACTOR CERTIFICATION

EQUAL BENEFITS ORDINANCE CERTIFICATION

I declare under penalty of perjury that I am familiar with the requirements of and in compliance with the City of San Diego Municipal Code § 22.4300 regarding Equal Benefits Ordinance.

CONTRACTOR CERTIFICATION

EQUAL PAY ORDINANCE CERTIFICATION

Contractor shall comply with the Equal Pay Ordinance (EPO) codified in the San Diego Municipal Code (SDMC) at section 22.4801 through 22.4809, unless compliance is not required based on an exception listed in SDMC section 22.4804.

Contractor shall require all of its subcontractors to certify compliance with the EPO in their written subcontracts.

Contractor must post a notice informing its employees of their rights under the EPO in the workplace or job site.

By signing this Contract with the City of San Diego, Contractor acknowledges the EPO requirements and pledges ongoing compliance with the requirements of SDMC Division 48, section 22.4801 et seq., throughout the duration of this Contract.

CONTRACTOR CERTIFICATION

IN-USE OFF-ROAD DIESEL FUELED FLEET REGULATION (OFF-ROAD REGULATION) COMPLIANCE

I hereby certify that Contractor is familiar with the requirements 13 CCR 2449, 2449.1, and 2449.2, as well as Attachment F, In-Use Off-Road Diesel Fueled Fleet Regulation (Off-Road Regulation) Compliance (CARB), and that Contractor shall comply with these requirements.

I further certify that each of the Contractor's listed subcontractors is familiar with these requirements and shall also comply.

CONTRACTOR CERTIFICATION

PRODUCT ENDORSEMENT

I declare under penalty of perjury that I acknowledge and agree to comply with the provisions of City of San Diego Administrative Regulation 95.65, concerning product endorsement. Any advertisement identifying or referring to the City as the user of a product or service requires the prior written approval of the City.

AFFIDAVIT OF DISPOSAL

(To be submitted upon completion of Construction pursuant to the contracts Certificate of Completion)

WHEREAS, on the _____ DAY OF _____, 2_____ the undersigned entered into and executed a contract with the City of San Diego, a municipal corporation, for:

WEST SYCAMORE STAGING AREA
(Project Title)

as particularly described in said contract and identified as Bid No.**K-26-2283-DBB-3-A**; SAP No. (WBS) **B-20054** 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 _____, _____.

By:_____
Contractor

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

ELECTRONICALLY SUBMITTED FORMS

FAILURE TO FULLY COMPLETE AND SUBMIT ANY OF THE FOLLOWING FORMS WILL DEEM YOUR BID NON-RESPONSIVE.

PLANETBIDS WILL NOT ALLOW FOR BID SUBMISSIONS WITHOUT THE ATTACHMENT OF THESE FORMS

The following forms are to be completed by the bidder and submitted (uploaded) electronically with the bid in PlanetBids.

A. **BID BOND – See Instructions to Bidders, Bidders Guarantee of Good Faith (Bid Security) for further instructions**

B. **CONTRACTOR'S CERTIFICATION OF PENDING ACTIONS**

C. **MANDATORY DISCLOSURE OF BUSINESS INTERESTS FORM**

D. **DEBARMENT AND SUSPENSION CERTIFICATION FOR PRIME CONTRACTOR**

E. **DEBARMENT AND SUSPENSION CERTIFICATION FOR SUBCONTRACTORS, SUPPLIERS AND MANUFACTURERS**

BID BOND

See Instructions to Bidders, Bidder Guarantee of Good Faith
(Bid Security)

KNOW ALL MEN BY THESE PRESENTS,

That PALM ENGINEERING CONSTRUCTION COMPANY, INC. as Principal, and NATIONWIDE MUTUAL 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

West Sycamore Staging Area; K-26-2283-DBB-3-A

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 26TH day of JUNE, 20 26

PALM ENGINEERING CONSTRUCTION COMPANY, INC. (SEAL)
(Principal)

By: _____
(Signature)

RASOUL SHAHBAZI, PRESIDENT

NATIONWIDE MUTUAL INSURANCE COMPANY (SEAL)
(Surety)

By: _____
(Signature)

LAWRENCE F. MCMAHON, ATTORNEY-IN-FACT

(SEAL AND NOTARIAL ACKNOWLEDGEMENT OF SURETY)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT Civil Code § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

County of San Diego }

On 6/26/2026 (Date) before me, Sandra Figueroa (Insert Name of Notary exactly as it appears on the official seal), Notary Public,

personally appeared Lawrence F. McMahon (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.

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 _____ (Signature of Notary Public)

SANDRA FIGUEROA
COMM. # 2499159
SAN DIEGO COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
SEPTEMBER 22, 2028

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 the form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Lawrence F. McMahon
- ☐ 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

Bond Number: ----------

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation

hereinafter referred to severally as the "Company" and collectively as "the Companies" does hereby make, constitute and appoint:
CHRISTOPHER CONTE; DALE G HARSHAW; GEOFFREY SHELTON; JANICE MARTIN; JOHN R QUALIN; LAWRENCE F MCMAHON; MARIA GUISE; MINNA HUOVILA; RYAN WARNOCK; SARAH MYERS; TARA BACON

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf on the date thereof any and all: (i)bonds and undertakings; (ii) Proposal Bonds; (ii) Letters of Surety; (iv) Consent of Surety; and (v) other obligatory instruments of similar nature, in penalties not exceeding the sum of

UNLIMITED

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 23rd day of October, 2025.

Antonio C. Albanese, **Vice President** of Nationwide Mutual Insurance Company

ACKNOWLEDGMENT

STATE OF OHIO COUNTY OF FRANKLIN: ss
On this 23rd day of October, 2025, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.

Karen L. Karn
Notary Public, State of Ohio
No. 2018-RE-719796
Commission Expires July 7, 2028

Notary Public
My Commission Expires
July 7, 2028

CERTIFICATE

I, Lezlie F. Chimienti, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of said Company this 26th day of June, 2026.

Assistant Secretary

BDJ 1(10-25)00

CONTRACTOR'S 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
N/A					

Contractor Name: Palm Engineering Construction Company, Inc.

Certified By Rasoul Shahbazi Title President

Name

Signature Date 06/30/2026

USE ADDITIONAL FORMS AS NECESSARY

Mandatory Disclosure of Business Interests Form

BIDDER/PROPOSER INFORMATION

Legal Name		DBA	
Palm Engineering Construction Company, Inc.		Palm Engineering	
Street Address	**City**	**State**	**Zip**
7330 Opportunity Rd ste A	San Diego	CA	92111
Contact Person, Title		**Phone**	**Fax**
Rasoul Shahbazi		(619) 291-1495	None

Provide the name, identity, and precise nature of the interest* of all persons who are directly or indirectly involved** in this proposed transaction (SDMC § 21.0103).

* The precise nature of the interest includes:

- the percentage ownership interest in a party to the transaction,
- the percentage ownership interest in any firm, corporation, or partnership that will receive funds from the
- transaction, the value of any financial interest in the transaction,
- any contingent interest in the transaction and the value of such interest should the contingency be satisfied, and any
- philanthropic, scientific, artistic, or property interest in the transaction.

** Directly or indirectly involved means pursuing the transaction by:

- communicating or negotiating with City officers or employees,
- submitting or preparing applications, bids, proposals or other documents for purposes of contracting with the City,
- or directing or supervising the actions of persons engaged in the above activity.

Name	Title/Position
Rasoul Shahbazi	President
City and State of Residence	**Employer (if different than Bidder/Proposer)**
Chula Vista, CA 91914	Palm Engineering Construction Company, Inc.
Interest in the transaction	
100%	

Name	Title/Position
City and State of Residence	**Employer (if different than Bidder/Proposer)**
Interest in the transaction	

* Use Additional Pages if Necessary *

Under penalty of perjury under the laws of the State of California, I certify that I am responsible for the completeness and accuracy of the responses contained herein, and that all information provided is true, full and complete to the best of my knowledge and belief. I agree to provide written notice to the Mayor or Designee within five (5) business days if, at any time, I learn that any portion of this Mandatory Disclosure of Business Interests Form requires an updated response. Failure to timely provide the Mayor or Designee with written notice is grounds for Contract termination.

Rasoul Shahbazi, President	R. Shahbazi	06/30/2026
Print Name, Title	Signature	Date

Failure to sign and submit this form with the bid/proposal shall make the bid/proposal non-responsive. In the case of an informal solicitation, the contract will not be awarded unless a signed and completed Mandatory Disclosure of Business Interests Form is submitted.

DEBARMENT AND SUSPENSION CERTIFICATION

PRIME CONTRACTOR

FAILURE TO COMPLETE AND SUBMIT AT TIME OF BID SHALL RENDER BID NON-RESPONSIVE

EFFECT OF DEBARMENT OR SUSPENSION
To promote integrity in the City's contracting processes and to protect the public interest, the City shall only enter into contracts with responsible- bidders and contractors. In accordance with San Diego Municipal Code §22.0814 (a): *Bidders* and c*ontractors* who have been *debarred* or *suspended* are excluded from submitting bids, submitting responses to requests for proposal or qualifications, receiving *contract* awards, executing *contracts*, participating as a *subcontractor*, employee, agent or representative of another *person* contracting with the City.

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 Names of the Principal Individual owner(s).

The names of all persons interested in the foregoing proposal as Principals are as follows:

NAME	TITLE
Rasoul Shahbazi	President

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.

The Bidder, under penalty of perjury, certifies that, except as noted below, he/she or any person associated therewith in the capacity of owner, partner, director, officer, manager:

- Is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal, State or local agency;
- has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal, State or local agency within the past 3 years;
- does not have a proposed debarment pending; and
- has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

None.

Exceptions will be considered in determining bidder responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

Contractor Name: Palm Engineering Construction Company, Inc.

Certified By: Rasoul Shahbazi — Title: President

Name

Signature

Date: 06/30/2026

NOTE: Providing false information may result in criminal prosecution or administrative sanctions.

DEBARMENT AND SUSPENSION CERTIFICATION

SUBCONTRACTORS, SUPPLIERS AND MANUFACTURERS

TO BE COMPLETED BY BIDDER

FAILURE TO COMPLETE AND SUBMIT AT TIME OF BID SHALL RENDER BID NON-RESPONSIVE

Names of the Principal individual owner(s)

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 Names of the Principal Individual owner(s) for their subcontractor/supplier/manufacturers.

Please indicate if principal owner is serving in the capacity of **subcontractor**, **supplier,** and/or **manufacturer**:

☒ SUBCONTRACTOR ☐ SUPPLIER ☐ MANUFACTURER

NAME	TITLE
Laura Watts (BW Testing & Inspection-Consultant)	President
Jeffery Baudour	CCO

☒ SUBCONTRACTOR ☐ SUPPLIER ☐ MANUFACTURER

NAME	TITLE
Michael McGRath (McGrath	President
Consulting-Consultant)	

☒ SUBCONTRACTOR ☐ SUPPLIER ☐ MANUFACTURER

NAME	TITLE
Sarai Arellano (RAN Engineering Group)	President
Jose Arellano Rodriguez (RAN Engineering Group)	Vice President

☒ SUBCONTRACTOR ☐ SUPPLIER ☐ MANUFACTURER

NAME	TITLE
Leo Nava (Nava Landscapes, Inc.)	President

Contractor Name: Palm Engineering Construction Company, Inc.

Certified By Rasoul Shahbazi Title President

Name

Date 06/30/2026

Signature

USE ADDITIONAL FORMS AS NECESSARY*

DEBARMENT AND SUSPENSION CERTIFICATION

SUBCONTRACTORS, SUPPLIERS AND MANUFACTURERS

TO BE COMPLETED BY BIDDER

FAILURE TO COMPLETE AND SUBMIT AT TIME OF BID SHALL RENDER BID NON-RESPONSIVE

Names of the Principal individual owner(s)

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 Names of the Principal Individual owner(s) for their subcontractor/supplier/manufacturers.

Please indicate if principal owner is serving in the capacity of **subcontractor**, **supplier,** and/or **manufacturer**:

☒ SUBCONTRACTOR ☐ SUPPLIER ☐ MANUFACTURER

NAME	TITLE
CHARLES EDWIN KAUFMAN	President
IV(Public Restroom Company)	

☒ SUBCONTRACTOR ☐ SUPPLIER ☐ MANUFACTURER

NAME	TITLE
DAVID ANTHONY BRILHANTE	President
(Statewide Stripes, Inc.)	

☒ SUBCONTRACTOR ☐ SUPPLIER ☐ MANUFACTURER

NAME	TITLE
Barbara Merkel (Merkel & Associates,	President
Inc.-Consultant)	

☒ SUBCONTRACTOR ☐ SUPPLIER ☐ MANUFACTURER

NAME	TITLE

Contractor Name: Palm Engineering Construction Company, Inc.

Certified By Rasoul Shahbazi Title President

Name

Date 06/30/2026

Signature

USE ADDITIONAL FORMS AS NECESSARY*

City of San Diego

CITY CONTACT: Abel Martinez , Contract Specialist, Email: MartinezAbel@sandiego.gov
Phone No. (619) 533-5270

ADDENDUM A

e - Bidding

FOR

WEST SYCAMORE STAGING AREA

BID NO.:	**K-26-2283-DBB-3-A**
SAP NO. (WBS/IO/CC):	**B-20054**
CLIENT DEPARTMENT:	**1714**
COUNCIL DISTRICT:	**5**
CADPR ID:	**10000709-2022**
PROJECT TYPE:	**GD, GG**

BID DUE DATE:

2:00 PM
JUNE 30, 2026

CITY OF SAN DIEGO'S ELECTRONIC BIDDING SITE, PLANETBIDS

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

ENGINEER OF WORK

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

Brooke JP Whalen | 6/18/2026 | Seal:

1) Registered Landscape Architect — Date

Parita Ammerlahn | 06/18/2026 | Seal:

2) For City Engineer — Date

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. Please confirm whether the RFI response from the previous bid is still valid. If not, please see the questions below.

A1. Bidders shall rely solely on the current solicitation documents and any addenda issued for this solicitation.

Q2. Please confirm that Whitebook 2021 Edition shall be applied for this project.

A2. Yes, the 2021 WhiteBook shall apply to this project.

Q3. The Hydro Slurry Components table shown on sheet LP04 has a different ratio and materials of slurry mix from the Seed mix and hydroseed procedure notes no.5 and 7 shown on sheet LP01. Please clarify which shall be used for the slurry mix of hydroseed in this project.

A3. Manufacturer recommended application rates of products may vary per different manufacturers of fiber mulch, soil tackifiers, etc. Bid the higher application rate provided in the Drawings. Once project is awarded, as part of submittal process submit fiber mulch, soil tackifier, etc. product data including manufacturer recommended application rates for review and approval.

Q4. Please provide the installation detail of the orange construction fence as shown on sheet LP02.

A4. Contractor to provide industry standard 3' tall orange construction fencing secured to metal T-stakes using zip ties every 12" o.c. along height of T-stake. Provide T-stakes with safety cap at 10' max., closer spacing as necessary to ensure fencing functions as intended.

Q5. Refer to specs 801-2.2.1, planting areas to receive Class A topsoil shall be scarified at 6" depth and areas to receive Class C topsoil shall be scarified at 8" depth. However, there is no information shown on plans about the topsoil of this project. Please clarify if this project will use Class A or Class C as topsoil.

A5. Use Class A Topsoil

Q6. Refer to Note #1/Container Plant Procedures on sheet LP02, planting pits for container plants shall be 1.5 times as deep and 3 times as wide as container size. However, per standard detail SDL-101 and SDL-2, it indicates planting pit shall be 2X rootball. Please clarify.

A6. Plans take precedence over Standard Drawings; the planting pits for container plants shall be three times the container size.

Q7. Refer to specification section 800-2.2.10, flow sensor cable shall be installed in 3/4" conduit. However, per standard detail SDI-112, it indicates to 1" min. conduit for flow sensor cable. Please clarify.

A7. Standard Drawing SDI-112 takes precedence over WhiteBook Section 800-2.2.10. Use 1" PVC conduit for flow sensor cables.

Q8. Will the City be performing Construction Survey for the project?

A8. The City will perform survey work per WhiteBook 3-10.2

Q9. Please confirm if the City will be performing the Survey Monument Tie-out.

A9. The City will perform survey work per WhiteBook 3-10.2

Q10. The water and sewer fee amounts noted on sheet G03 say they expire on 10/11/2025, please advise if there are updated cost for this service.

A10. The 2” Wet Tap fee remains at $254.00.

Q11. In the soils report, Log of Test Pit TP-6 notes that they encountered Asbestos Pipe. The plans do not indicate what this existing pipe is or where it is located. Please confirm that if asbestos pipe is encountered and needs to be removed it would be paid under the field order allowance or change order. If not, please provide the limits of any asbestos pipe that would need to be removed.

A11. Per Figure 2-1 (Page 3) and the Plate following Page 27 of the Soils Report, Test Pit TP-6 is located over the existing telephone line identified on Sheet C02, Demolition Note 29, at the north end of the existing trailer. The boring log indicates that the asbestos pipe was encountered at a depth of approximately 2 to 3 feet below grade.

The asbestos pipe is associated with the existing telephone line and is not within the limits of the proposed excavation. The only planned excavation in this area is for the 300-gallon underground sewage holding tank, which is located clear of the existing telephone line as shown in Blow-Up Detail B on Sheet C04.

Q12. For special inspections, please confirm that the requirement for Special inspection is limited to structural work covered under the California Building Code and the City will perform concrete testing for sidewalk, curb and gutter, driveways, etc.

A12. Correct, Special Inspections are limited to structural work, and concrete testing will be performed by the City Lab.

Q13. Will cobbles that have been removed from the onsite soils be allowed to be left onsite / used in the landscape areas

A13. Bid for removal of cobbles but this may be allowed for onsite use during construction per the Engineer.

C. CLARIFICATIONS

1. Plan set numbered **0100364-01-D through 0100364-40-D** has been resized. Please refer to the PlanetBids website for the updated version.

D. SUPPLEMENTARY SPECIAL PROVISIONS

1. To Attachment E, SUPPLEMENTARY SPECIAL PROVISIONS, **Section 5, LEGAL RELATIONS AND RESPONSIBILITIES**, page 55, **ADD** the following:

5-1.8 Due Process and Safety Ordinance (O-22081).

Contractor shall comply with San Diego Municipal Code (SDMC) section 52.1506 by doing all the following:

(a) complying with California Government Code sections 7285.1 and 7285.2, as may be amended;

(b) complying with California Penal Code sections 13778.3, 1524.2(c), and 1546.5, as may be amended;

(c) keeping all information relating to “protected personal characteristics” or “protected personal activity” (as those terms are defined in SDMC section 52.1502) received or obtained through performance of this Contract

confidential and not sharing or transmitting any such information to any third person unless: (i) required to do so under federal or state law, (ii) required to do so to perform this Contract, or (iii) if the City is required to provide such information;

(d) displaying public-facing signage required by SDMC section 52.1507(b) at public entrances to Contractor's facilities located in the City of San Diego;

(e) including a requirement to comply with SDMC sections 52.1506(a)(1) through (a)(5) in all subcontracts related to the performance of this Contract; and

(f) providing notice to the City within five (5) business days of Contractor's receipt of any request from "Federal law enforcement personnel," "out-of-state law enforcement personnel," or a "private party acting under the color of law enforcement authority" for assistance with any "law enforcement activity" related to a "protected personal characteristic" or "protected personal activity" (as those terms are defined in SDMC section 52.1502).

E. CERTIFICATIONS AND FORMS

1. To Certifications and Forms, **ADD DUE PROCESS AND SAFETY ORDINANCE (O-22081),** page 7 of this Addendum.

Elif E. Cetin, Director

Engineering & Capital Projects Department

Dated: *June 22, 2026*
San Diego, California

EEC/MA/ker

CONTRACTOR CERTIFICATION

DUE PROCESS AND SAFETY ORDINANCE (O-22081)

Contractor shall comply with San Diego Municipal Code (SDMC) section 52.1506 by doing all the following:

(a) complying with California Government Code sections 7285.1 and 7285.2, as may be amended;

(b) complying with California Penal Code sections 13778.3, 1524.2(c), and 1546.5, as may be amended;

(c) keeping all information relating to "protected personal characteristics" or "protected personal activity" (as those terms are defined in SDMC section 52.1502) received or obtained through performance of this Contract confidential and not sharing or transmitting any such information to any third person unless: (i) required to do so under federal or state law, (ii) required to do so to perform this Contract, or (iii) if the City is required to provide such information;

(d) displaying public-facing signage required by SDMC section 52.1507(b) at public entrances to Contractor's facilities located in the City of San Diego;

(e) including a requirement to comply with SDMC sections 52.1506(a)(1) through (a)(5) in all subcontracts related to the performance of this Contract; and

(f) providing notice to the City within five (5) business days of Contractor's receipt of any request from "Federal law enforcement personnel," "out-of-state law enforcement personnel," or a "private party acting under the color of law enforcement authority" for assistance with any "law enforcement activity" related to a "protected personal characteristic" or "protected personal activity" (as those terms are defined in SDMC section 52.1502).

I further certify that each of the Contractor's listed subcontractors is familiar with these requirements and shall also comply.

IMPROVEMENT PLANS FOR

WEST SYCAMORE STAGING AREA

17160 STONEBRIDGE PKWY, SAN DIEGO, CA 92131

CONTRACTOR'S RESPONSIBILITIES

1. PURSUANT TO SECTION 4216 OF THE CALIFORNIA GOVERNMENT CODE, AT LEAST 2 WORKING DAYS PRIOR TO EXCAVATION, YOU MUST CONTACT THE REGIONAL NOTIFICATION CENTER (E.G., UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA) AND OBTAIN AN INQUIRY IDENTIFICATION NUMBER.
2. NOTIFY SDG&E AT LEAST 10 WORKING DAYS PRIOR TO EXCAVATING WITHIN 10' OF SDG&E UNDERGROUND HIGH VOLTAGE TRANSMISSION POWER LINES. (I.E., 69 KV & HIGHER).
3. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING: SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
4. CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND AREAS OF DISTURBANCE DURING CONSTRUCTION. INSTALLATION OF TEMPORARY FENCING SHALL NOT DETER OR HINDER ACCESS TO EXISTING AND NEW FIRE HYDRANTS. FENCING SHALL BE MAINTAINED IN A GOOD CONDITION AND IF DAMAGED, THE CONTRACTOR SHALL REPAIR IMMEDIATELY. CONTRACTOR SHALL REMOVE FENCING UPON THE COMPLETION OF THE WORK AND REPAIR DAMAGE CAUSE BY THE INSTALLATION OF TEMPORARY FENCING.

SHEET INDEX

SHEET NO.	DISCIPLINE CODE	TITLE
01	G01	TITLE SHEET
02	G02	ACCESSIBILITY PLAN, GENERAL NOTES
03	G03	WATER AND SEWER NOTES
04	C01	NOTES AND DETAILS
05-06	C02-C03	EXISTING CONDITIONS AND DEMOLITION PLAN
07	C04	WATER AND SEWER PLAN
08-09	C05-C06	GRADING PLANS
10	C07	BMP PLAN FOR STANDARD DEVELOPMENT PROJECT
11	C08	HORIZONTAL CONTROL PLAN
12	C09	EROSION CONTROL PLAN
13	LD01	LANDSCAPE EXISTING CONDITIONS AND DEMO PLAN
14	LD02	BIOLOGICAL RESOURCE PROTECTION DURING CONSTRUCTION NOTES
15	LC01	LANDSCAPE CONSTRUCTION GENERAL NOTES
16	LC02	LANDSCAPE CONSTRUCTION OVERALL PLAN
17	LC03	LANDSCAPE CONSTRUCTION PLAN ENLARGEMENTS
18	LC04	LANDSCAPE CONSTRUCTION MATERIALS AND FINISH SCHEDULE
19-20	LC05-LC06	LANDSCAPE CONSTRUCTION DETAILS
21-22	LI01-LI02	LANDSCAPE IRRIGATION PLANS
23	LI03	LANDSCAPE IRRIGATION NOTES AND CALCULATIONS
24	LI04	IRRIGATION PLAN AND LEGEND
25	LP01	LANDSCAPE PLANTING, REVEGETATION, WEED, EROSION, MAINTENANCE NOTES
26	LP02	LANDSCAPE PLANTING OVERALL PLAN, CONTAINER PLANTING AND MAINTENANCE NOTES
27	LP03	PLANTING PLAN ENLARGEMENTS, PLANTING LEGEND, PLANTING MATERIALS AND FINISH SCHEDULE
28	LP04	PLANTING DETAILS, SEED MIX, PERFORMANCE STANDARDS
29-30	LP05-LP06	BRUSH MANAGEMENT NOTES
31	P01	BOOSTER PUMP PLAN, DIAGRAMS, AND SCHEDULE
32	S01	GENERAL STRUCTURAL NOTES
33	S02	COMFORT STATION FOUNDATION DETAIL
34	S03	SHADE STRUCTURE FOUNDATION DETAIL
35	E01	ELECTRICAL LEGEND AND GENERAL NOTES
36	E02	SINGLE LINE DIAGRAM AND LOAD CALCULATIONS
37	E03	ELECTRICAL SITE PLAN - DEMOLITION
38-39	E04-E05	PARTIAL ELECTRICAL SITE PLAN - NEW WORK
40	E06	ELECTRICAL SPECIFICATIONS

STANDARD SPECIFICATIONS AND DRAWINGS

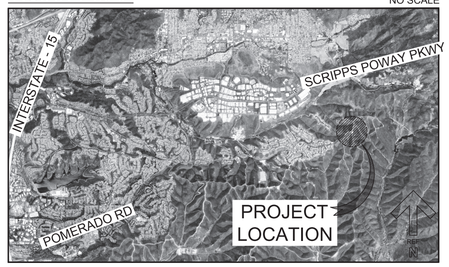
DOCUMENT NO.	DESCRIPTION
PWPI010119-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2021 EDITION
PWPI010119-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WHITEBOOK), 2021 EDITION
PWPI010119-04	CITYWIDE COMPUTER AIDED DESIGN AND DRAFTING (CADD) STANDARDS, 2018 EDITION
PWPI060121-10	CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES REVISION 6(CA MUTCD REV6), 2014 EDITION
PWPI030119-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.SS CUSTOMARY STANDARD SPECIFICATIONS, 2018 EDITION
PWPI010119-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2021 EDITION
PWPI030119-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD PLANS, 2018 EDITION

REFERENCE DRAWINGS

- AS-BUILT DRAWINGS FOR SYCAMORE ESTATES PHASE II: DRAWING NO. 32529-6-D, 32529-7-D.
- CITY OF SAN DIEGO CONSULTANT'S GUIDE, LATEST EDITION
- GEOTECHNICAL REPORT DATED MARCH 29, 2022: NOVA PROJECT NUMBER 2021245 PREPARED BY NOVA SERVICES, INC.

VICINITY MAP

NO SCALE



MONUMENTATION/SURVEY NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND / OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LICENSED LAND SURVEYOR OR LICENSED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA SHALL FIELD LOCATE, REFERENCE, AND / OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK, DEMOLITION, OR SURFACE IMPROVEMENTS. IF DESTROYED, A LICENSED LAND SURVEYOR SHALL REPLACE SUCH MONUMENT(S) WITH APPROPRIATE MONUMENTS. WHEN SETTING SURVEY MONUMENTS USED FOR RE-ESTABLISHMENT OF THE DISTURBED CONTROLLING SURVEY MONUMENTS AS REQUIRED BY SECTIONS 6730.2 AND 8771 OF THE BUSINESS AND PROFESSIONALS CODE OF THE STATE OF CALIFORNIA, A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILLED WITH THE COUNTY SURVEYOR. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION SHALL BE NOTIFIED IN WRITING AT LEAST 7 DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY CONSTRUCTION.

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 THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH THE 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 LANDSCAPE ARCHITECT OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

P.L.A. NO. 5175 _____ EXP. 09-30-2026 DATE 10/25/2024

OWNER/APPLICANT

OWNER: CITY OF SAN DIEGO
APPLICANT: ENGINEERING & CAPITAL PROJECTS
APPLICANT ADDRESS: 525 B STREET, 750 MS 908A SAN DIEGO, CA 92101
APPLICANT PHONE NUMBER: 619-533-6622

STATE APPROVED COACH

NO.	DESCRIPTION
1.	PREFABRICATED COMFORT STATION
2.	PREFABRICATED OFFICE TRAILER

PREFABRICATED COMFORT STATION AND PREFABRICATED OFFICE TRAILER ARE STATE OF CALIFORNIA APPROVED COACHES, DEFERRED SUBMITTALS BY SEPARATE PERMIT.

SHADE STRUCTURE BY SEPARATE PERMIT UNDER SEPARATE PTS#
(SHADE STRUCTURE PER S01, S03)

CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS AND APPROVALS ASSOCIATED WITH THE COMFORT STATION, OFFICE TRAILER, AND SHADE STRUCTURE, AND SHALL PAY ALL ASSOCIATED FEES. SEE SHEETS LC-03 AND LC-04 FOR ADDITIONAL INFORMATION.

PARK INSPECTION TEAM

1. SITE SUPERINTENDENT (CONTRACTOR)
2. CONTRACTOR(S)
3. RESIDENT ENGINEER FROM FIELD ENGINEERING DIVISION
4. CITY PROJECT MANAGER
5. DESIGN CONSULTANT(S)
6. PARK AND RECREATION REPRESENTATIVES
7. ACCESS COMPLIANCE OFFICER
8. THIRD-PARTY CERTIFIED INSPECTOR (AS NEEDED)
9. PARKS & RECREATION DISTRICT/ASSET MANAGERS

FIELD DATA

BENCHMARK: SOUTH WESTERLY BRASS PLUG AT THE INTERSECTION OF BIRCH BLUFF AVENUE AND FIG TREE STREET AS PUBLISHED IN THE CITY OF SAN DIEGO VERTICAL CONTROL BOOK.

ELEVATION TAKEN AS: 967.912 FEET M.S.L.

BASIS OF BEARING: THE BASIS OF HORIZONTAL COORDINATES FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (EPOCH 1991.35) BASED LOCALLY UPON THE FOLLOWING CONTROL MONUMENTS NO. 614 AND 615 PER RECORD OF SURVEY NO. 14492. BEARING TAKE AS: NORTH 22° 03'54"EAST. QUOTED BEARINGS FROM REFERENCE MAPS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

TOPOGRAPHIC SOURCE: FIELD SURVEY BY RANCHO LAND CO., DATE: 02/28/2022

ASSESSORS PARCEL NUMBER

APN 325-050-18

LEGAL DESCRIPTION

SEC 29-14-1W*N H*5.04 AC M/L IN

PROJECT DATA

CONDITION OF SOIL: COMPACT
LANDSCAPE AREA SQUARE FOOTAGE: 10,050 SQUARE FEET
TOTAL AREA OF DISTURBANCE: 0.61 ACRES
TOTAL VALUATION OF PROPOSED PROJECT: $2,000,000

PROJECT DIRECTORY

OWNER/APPLICANT: CITY OF SAN DIEGO
ENGINEERING & CAPITAL PROJECTS
525 B STREET, 750 MS908A, SAN DIEGO, CA 92101
P: (619) 533-4207
PROJECT MANAGER: MARK CALLERAN
(MCALLERAN@SANDIEGO.GOV)

PRIME CONSULTANT: KTUA
3916 NORMAL STREET, SAN DIEGO, CA 92103
P: (619) 294-4477, EXT 129
CONTACT: JEROD HUWA (JEROD@KTUA.COM)

CIVIL ENGINEER: NASLAND ENGINEERING
4740 RUFFNER STREET, SAN DIEGO, CA 92111
P: (858) 292-7770
CONTACT: DANIEL QUINONES (DANIELQ@NASLAND.COM)

STRUCTURAL ENGINEER: PSE
10650 TREENA ST., SUITE 208, SAN DIEGO, CA 92131
P: (858) 842-1677
CONTACT: JOE WENDT (JOE.WENDT@PSENGINEERS.COM)

ELECTRICAL ENGINEER: ELECTRICAL DESIGN, INC.
9845 ERMA ROAD, SAN DIEGO, CA 92131
P: (858) 564-8985
CONTACT: EDDIE DAVID (EDAVID@EDI-ENGINEERS.COM)

GEOTECHNICAL ENGINEER: NOVA SERVICES, INC.
4373 VIEWRIDGE AVE., SUITE B, SAN DIEGO, CA 92123
P: (858) 292-7575
CONTACT: WAIL MOKHTAR (WMOKHTAR@USA-NOVA.COM)

SURVEYOR: RANCHO LAND CO
406 16TH STREET SUITE #102, RAMONA, CA 92065
P: (760) 788-1530
CONTACT: CASEY LYNCH (CLYNCH@RANCHOLANDCO.COM)

DISCIPLINE CODE

G	GENERAL
C	CIVIL
L	LANDSCAPE
P	PLUMBING
S	STRUCTURAL
E	ELECTRICAL

WORK TO BE DONE

PLANS, NOTES, DETAILS AND SPECIFICATIONS FOR THE DEVELOPMENT OF THE WEST SYCAMORE STAGING AREA. IMPROVEMENTS SHALL INCLUDE ACCESSIBLE CAST-IN-PLACE CONCRETE PAVING, ACCESSIBLE PARKING, PLANTING, IRRIGATION, HARDSCAPE SURFACING, SITE FURNISHINGS, PREFABRICATED COMFORT STATION, SHADE STRUCTURE, PREFABRICATED OFFICE TRAILER WITH STAIRWAY AND RAMP, AND OTHER ITEMS AS SHOWN IN THE CONSTRUCTION BID DOCUMENTS.

PARK CONSTRUCTION INSPECTION STAGES:

INSPECTION SCHEDULE SHALL INCLUDE, BUT NOT BE LIMITED TO:

1. PRE-CONSTRUCTION MEETING
2. DEMOLITION MARK-OUT
3. ROUGH GRADING AND DRAINAGE SYSTEM LAYOUT
4. IRRIGATION MAINLINE PRESSURE TEST
5. IRRIGATION LATERAL LINE PRESSURE TEST
6. WIRING PRIOR TO BACKFILLING TRENCHES
7. HARDSCAPE AT TIME OF FINISHED STAKING AND LAYOUT
8. CONSTRUCTION LAYOUT AND SITE FURNISHING INSTALLATION / REVIEW
9. FINISH GRADING AND SOIL PREPARATION
10. IRRIGATION COVERAGE TEST
11. PLANT MATERIAL (WHEN DELIVERED) AND PLACEMENT APPROVAL
12. SUBSTANTIAL CONFORMANCE REVIEW / PUNCH LIST WALK
13. PROJECT CONSTRUCTION 100 PERCENT COMPLETE / PUNCH LIST COMPLETENESS REVIEW
14. 120 DAY PLANT ESTABLISHMENT PERIOD PER SPECIFICATIONS. THIS INSPECTION IS TO BE HELD WHEN THE PUNCH LIST ITEMS ARE COMPLETE.
15. FINAL WALK-THROUGH, ACCEPTANCE BY THE CITY. CONTRACTOR TO SUBMIT FINAL APPROVED AS-BUILT DRAWINGS TO THE CITY.

SPECIAL INSPECTIONS

1. SOILS COMPACTION: ALL SOIL BEARING SURFACES AND FILL MATERIALS SHALL BE INSPECTED BY THE SOILS ENGINEER PRIOR TO PLACING CONCRETE OR AS INDICATED BY THE GEOTECHNICAL ENGINEER/GEOTECHNICAL REPORT.
2. CONCRETE:
   A. CYLINDER TESTS, SLUMP TEST, AIR CONTENT
   B. DURING PLACEMENT OF REINFORCING STEEL & ANCHOR BOLTS
   C. DURING PLACEMENT OF CAST IN PLACE CONCRETE (CIP)
3. PROJECT GEOLOGIST SHALL OBSERVE THE FOUNDATION EXCAVATIONS PRIOR TO FORMING OR PLACING REINFORCING STEEL, CONTRACTOR SHALL COORDINATE SCHEDULE WITH RESIDENT ENGINEER (7) DAYS MIN. PRIOR TO EXCAVATING.
4. STRUCTURAL WELDINGS (ON SITE FABRICATION)
5. STRUCTURAL STEEL (OFF SITE FABRICATION)
6. FIELD WELDING
7. EPOXY ANCHORS/MECHANICAL ANCHORS

GROUND WATER DISCHARGE NOTES

1. ALL GROUND WATER EXTRACTIONS 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 R9-2015-0013 NPDES CAG919003.
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 R9-2015-0013 NPDES NO. CAG919003.

CONSTRUCTION STORM WATER PROTECTION NOTES

1. TOTAL SITE DISTURBANCE AREA (ACRES) 0.61 ACRES (26,725 SF)
   HYDROLOGIC UNIT & WATERSHED PENASQUITOS HU/LOS PENASQUITOS WATERSHED AND SAN DIEGO HU/SAN DIEGO RIVER WATERSHED
   HYDROLOGIC SUBAREA NAME & NO POWAY - 906.20/SANTEE - 907.12
2. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE:
   ☐ MINOR WPCP
   THE PROJECT IS SUBJECT TO MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT NO. R9-2013-0001 AS AMENDED BY R9-2015-0001 AND R9-2015-0100
   ☑ WPCP
   THE PROJECT IS SUBJECT TO MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT NO. R9-2013-0001 AS AMENDED BY R9-2015-0001 AND R9-2015-0100
   ☐ SWPPP
   THE PROJECT IS SUBJECT TO MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT NO. R9-2013-0001 AS AMENDED BY R9-2015-0001 AND R9-2015-0100 AND CONSTRUCTION GENERAL PERMIT (CGP) ORDER 2022-0057 DWQ.

   TRADITIONAL: RISK LEVEL 1☐ 2☐ 3☐ N/A☑
   LUP: RISK TYPE 1☐ 2☐ 3☐ N/A☑
3. CONSTRUCTION SITE PRIORITY
   ☐ASBS ☐LOW ☑MEDIUM ☐HIGH

PERMANENT STORM WATER BMP CATEGORY

- ☐ PRIORITY DEVELOPMENT PROJECT
- ☑ STANDARD DEVELOPMENT PROJECT
- ☐ PDP EXEMPT
- ☐ NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS

NOTE: PROPOSED BUILDING FALLS UNDER EXCLUSION ITEM VIII(C) OF CITY OF SD INFO BULLETIN 146 - THE PROPOSED BUILDING TO BE OCCUPIED BY CITY STAFF.

CODES AND STANDARDS

- FEDERAL: AMERICANS WITH DISABILITIES ACT (ADA). TITLE II REGULATIONS CFR 28 PART 35 AND 35.151. INCLUDING THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (APENDIX A OF 28 CFR PART 36)
- STATE: 2022 CALIFORNIA BUILDING CODE (CBC), PART 2, CBSC (2022 IBC & CALIFORNIA AMENDMENTS) (TITLE 24)

CONSTRUCTION CHANGE

CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVED NO.

The City of SAN DIEGO

AS-BUILT INFORMATION

MATERIALS
PIPE CL 235 (WATER)
PIPE SDR 35 (SEWER)
GATE VALVES
FIRE HYDRANTS
SEWER MANHOLES
EHABILITATE SEWER MANHOLES
REHABILITATE SEWER MAIN

WARNING

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

PLANS FOR THE CONSTRUCTION OF

WEST SYCAMORE STAGING AREA

TITLE SHEET

CONSULTANT

ktua
3916 Normal Street
San Diego, CA 92103
619.294.4477
www.ktua.com

SIGNING:

SPEC. NO 2283A

LICENSED LANDSCAPE ARCHITECT — JEROD JP WHALEN — 5175 — EXP. 09-30-2026 — 10/25/2024 — STATE OF CALIFORNIA

10/25/2024

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 01 OF 40 SHEETS

APPROVED: _____ 12/17/2025
ENGINEER OF WORK AND FOR CITY ENGINEER DATE

PARITA AMMERLAHN 85403
PRINT EOW / DCE RCE#

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA		12/17/25	

CONTRACTOR _____ NTP DATE _____
INSPECTOR _____ NOC DATE _____

WBS NO. B-20054

SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER

CHECKED BY: PROJECT ENGINEER

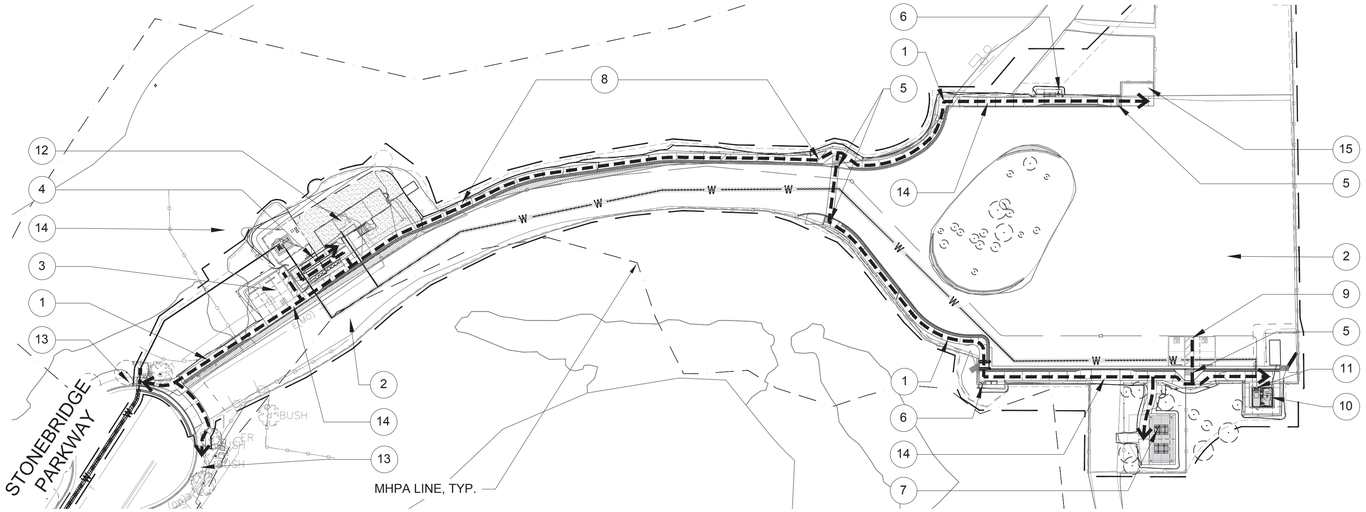
1918-6328 NAD83 COORDINATES

278-1767 LAMBERT COORDINATES

DRAWING NO. 0100364- 01 -D

G01

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS



KEY NOTES

1	ACCESSIBLE PATH OF TRAVEL (CONCRETE UNLESS NOTED OTHERWISE)
2	EXISTING GRAVEL/DIRT ROAD AND PARKING LOT OVER ASPHALT AND CEMENT/AGGREGATE, SEE GEOTECHNICAL REPORT
3	OFFICE TRAILER ACCESSIBLE PARKING (1 VAN ACCESSIBLE SPACE)
4	ACCESSIBLE RAMP TO OFFICE TRAILER (ALUMINUM)
5	ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES, SEE CIVIL DRAWINGS
6	BENCH WITH ADJACENT ACCESSIBLE SPACE FOR A WHEELCHAIR, SEE ENLARGEMENTS B AND C, SHEET LC03
7	ACCESSIBLE PICNIC TABLE, SEE SHEET ENLARGEMENT C, SHEET LC03
8	MIN. 5'-0" X 5'-0" PASSING SPACE FOR WHEELCHAIRS
9	SHADE STRUCTURE/COMFORT STATION ACCESSIBLE PARKING (1 VAN ACCESSIBLE SPACE, 1 CAR ACCESSIBLE SPACE)
10	ACCESSIBLE COMFORT STATION, SEE MANUFACTURER'S CUT SHEETS/DRAWINGS
11	ACCESSIBLE DRINKING FOUNTAIN MOUNTED TO COMFORT STATION EXTERIOR WALL, SEE MANUFACTURER'S CUT SHEETS/DRAWINGS
12	ACCESSIBLE OFFICE TRAILER, SEE MANUFACTURER'S CUT SHEETS/DRAWINGS
13	EXISTING ASPHALT WALKWAY
14	CONCRETE DRIVEWAY
15	EXISTING DUMPSTER LOCATION

A **ACCESSIBILITY PLAN**
PLAN

0 20 40
SCALE: 1" = 40'

NORTH

HOLDING TANK NOTE

SEWAGE TANKS TO BE USED
BECAUSE THE NEAREST SEWER
MAIN IS GREATER THAN 200' AWAY.

PARKING TABLE - ADJACENT TO OFFICE TRAILER

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES	MINIMUM NUMBER OF REGULAR ACCESSIBLE PARKING SPACES	MINIMUM NUMBER OF VAN ACCESSIBLE PARKING SPACES
1-25 SPACES	REQUIRED: 1	REQUIRED: 0	REQUIRED: 1
PROVIDED: 2	PROVIDED: 1	PROVIDED: 0	PROVIDED: 1

PARKING TABLE - ADJACENT TO COMFORT STATION/SHADE STRUCTURE

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES	MINIMUM NUMBER OF REGULAR ACCESSIBLE PARKING SPACES	MINIMUM NUMBER OF VAN ACCESSIBLE PARKING SPACES
1-25 SPACES	REQUIRED: 1	REQUIRED: 0	REQUIRED: 1
PROVIDED: 2	PROVIDED: 2	PROVIDED: 1	PROVIDED: 1

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE- TABLE 5.106.5.3.1

TOTAL NUMBER OF PARKING SPACES PROVIDED IN FACILITY	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)
4	0	0

*NOTE: CBC TABLE 11B 228.3.2.1 APPLIES TO FACILITIES WITH EVCS - THIS SITE HAS NO EVCS.

SIDEWALK NOTES:

1. PROPOSED ON SITE WALKS DO NOT EXCEED 4.5% RUNNING SLOPE IN THE DIRECTION OF TRAVEL, AND THE MAXIMUM CROSS SLOPE SHALL BE LESS THAN 1.5%, WIDTH SHALL BE 4'-0" MIN., AND SITE WALKS SHALL HAVE A SLIP RESISTANT FINISH. EXCEPTION - ALONG ROADWAY ENTERING THE SITE THE WALK EXCEEDS 4.5% RUNNING SLOPE BECAUSE THE ROAD EXCEEDS 4.5% RUNNING SLOPE. SEE GRADING PLANS FOR ADDITIONAL INFORMATION.
2. ANY ABRUPT LEVEL CHANGES WILL BE LESS THAN 1/2" ALONG ALL ACCESSIBLE ROUTES OF TRAVEL. WHEN CHANGES OCCUR, THEY SHALL BE BEVELED WITH A SLOPE LESS THAN 1:12. LEVEL CHANGES OF LESS THAN 1/4" MAY BE VERTICAL.

ABBREVIATIONS

ABAND	ABANDON	E/O	EAST OFTR CONTRACTOR	PC	POINT OF CURVE
ABAND'D	ABANDONED	EQ	EQUAL	POE	POINT OF END
AC	ASBESTOS CEMENT PIPE / ASPHALT CONCRETE	F	FLANGE	PRC	POINT OF REVERSE CURVATURE
		FH	FIRE HYDRANT	PT	POINT OF TANGENT
AHD	AHEAD	FS	FIRE SERVICE	PROP	PROPOSED
ASSY	ASSEMBLY	GV	GATE VALVE	RDCR	REDUCER
BC	BEGIN CURVE	HDPE	HIGH-DENSITY POLYETHYLENE	RT	RIGHT SURVEY LINE
BFV	BUTTERFLY VALVE			SD&AE	SAN DIEGO & ARIZONA EASTERN RAILROAD
BK	BACK	HP	HIGH PRESSURE		
BTWN	BETWEEN	IE	INVERT ELEVATION	SDTI	SAN DIEGO TROLLEY INC.
CATV	CABLE TV	LT	LEFT	SO	STUB OUT
CI	CAST IRON PIPE	MJ	MECHANICAL JOINT	S/O	SOUTH OF
	CENTER LINE	MTS	SAN DIEGO METROPOLITAN TRANSIT SYSTEM	SWR	SEWER
COND	CONDUIT			TEL	TELEPHONE
CONT	CONTINUOUS	MTD	MULTIPLE TELEPHONE DUCT	TYP	TYPICAL
CON		N/O	NORTH OF	UNK	UNKNOWN
DB	DIRECT BURIED	NOC	NOTICE OF COMPLETION	UNO	UNLESS NOTED OTHERWISE
DI	DUCTILE IRON	NTP	NOTICE TO PROCEED		
EB	ENCASED BURIED	OVHD	OVER HEAD	VC	VITRIFIED CLAY PIPE
EC	END CURVE	OC	ON CENTER	WM	WATER METER
EL,ELEV	ELEVATION	PVC	POLYVINYL CHLORIDE	WTR	WATER
ELEC	ELECTRIC	POB	POINT OF BEGINNING	W/O	WEST OF
EX,EXIST	EXISTING	PCC	POINT OF COMPOUND CURVE		

GENERAL NOTES

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
2. UPON ISSUANCE OF A PERMIT, NO WORK WILL BE PERMITTED ON WEEKENDS OR HOLIDAYS UNLESS APPROVED BY TRAFFIC CONTROL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT.
3. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE PERMIT HOLDER OR OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
4. IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER ISSUED BEFORE A ``PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE (800) 422-4133, TWO WORKING DAYS BEFORE YOU DIG.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR POTHOLING AND LOCATING ALL EXISTING UTILITIES THAT CROSS THE PROPOSED TRENCH LINE WHILE MAINTAINING A 1 FOOT VERTICAL CLEARANCE.
6. ``PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, CONTRACTOR SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT ISSUING AUTHORITY.
7. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE RESIDENT ENGINEER OR THE CHANGE IS REQUIRED BY THE RESIDENT ENGINEER.
8. CONTRACTOR SHALL REPLACE OR REPAIR ALL TRAFFIC SIGNAL LOOPS, CONDUITS, AND LANE STRIPING DAMAGED DURING CONSTRUCTION.
9. PRIOR TO SITE DISTURBANCE, CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRECONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO, CONSTRUCTION MANAGEMENT AND FIELD SERVICES DIVISION (858) 627-3200.
10. CONTRACTOR SHALL ONLY PERFORM SITE SURVEY AND UTILITY MARK OUT SERVICES PRIOR TO THE PRECONSTRUCTION MEETING.
11. CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PROGRAM DURING THE PROJECT CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD.
12. CONTRACTOR SHALL HAVE EMERGENCY MATERIAL AND EQUIPMENT ON HAND FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER, SEWER, AND STORM DRAIN FACILITIES WHERE FLOW MAY GENERATE EROSION AND SEDIMENT POLLUTION.
13. MANHOLES, VAULTS AND PULL BOX COVERS SHALL BE LABELED WITH THE "NAME OF COMPANY" AND HAVE A SLIP RESISTANT LID WITH A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.5.
14. AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.
15. CONTRACTOR SHALL PROVIDE RED-LINES DRAWINGS IN ACCORDANCE WITH SECTION 3-7.3.2 OF THE WHITE BOOK, "RED-LINES AND RECORD DOCUMENTS."
16. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1 FOOT VERTICAL SEPARATION TO ALL UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PLANS.
17. 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 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.
18. CONTRACTOR SHALL INSTALL CITY APPROVED TEMPORARY VIDEO OR RADAR DETECTION WHEN EXISTING TRAFFIC SIGNAL DETECTION SYSTEMS ARE DAMAGED, DISABLED, OR BECOME INEFFECTIVE DUE TO CONSTRUCTION ACTIVITIES FOR A PERIOD OF GIVE (5) OR MORE DAYS, SATISFACTORY TO THE RESIDENT ENGINEER. THE CONTRACTOR SHALL COMPLETELY REMOVE ALL TEMPORARY TRAFFIC SIGNAL DETECTION EQUIPMENT AND RESTORE/INSTALL A CITY APPROVED PERMANENT VEHICLE DETECTION SYSTEM UPON COMPLETION OF CONSTRUCTION, SATISFACTORY TO THE RESIDENT ENGINEER.
19. PRIOR TO CONSTRUCTION, SURVEY MONUMENTS (HORIZONTAL AND VERTICAL) THAT ARE LOCATED IN THE CONSTRUCTION AREA SHALL BE TIED-OUT AND REFERENCED BY A LAND SURVEYOR.
20. UPON COMPLETION OF CONSTRUCTION, ALL DESTROYED SURVEY MONUMENTS ARE REQUIRED TO BE REPLACED, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE PREPARED AND FILED WITH THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYOR ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

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.

UNDERGROUND UTILITIES

CAUTION: 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
IRRIGATION SYSTEMS	(619) 533-5783
IRRIGATION CONTROL WIRE:	(619) 533-5783
FACILITIES MAINTENANCE DIVISION	(619) 525-8500

811 Dig Alert — Know what's below. Call before you dig. California South. Call Two Working Days Before You Dig! 811 / 800-422-4133

(APPLIES TO ALL SHEETS)

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 FOR CITY 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.

SPECIAL INSPECTORS, MATERIALS TESTING, OFFSITE FABRICATION

-THE SPECIAL INSPECTOR MUST BE REGISTERED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.
-THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, FOR TESTING OF MATERIALS, SYSTEMS, COMPONENTS AND, EQUIPMENT.
-OFFSITE FABRICATOR MUST BE APPROVED BY THE CITY OF SAN DIEGO,
DEVELOPMENT SERVICES FOR THE FABRICATION OF MEMBERS AND ASSEMBLIES ON THE PREMISES OF THE FABRICATOR'S SHOP.
-OFFSITE FABRICATOR SHALL SUBMIT AN 'APPLICATION TO PERFORM OFF-SITE FABRICATION' TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO COMMENCEMENT OF FABRICATION.
-OFFSITE FABRICATOR SHALL SUBMIT A 'CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION' TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF FABRICATED ITEMS AND ASSEMBLIES.
-THE SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE, IN ADDITION TO, AND NOT A SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY A CITY'S BUILDING INSPECTOR.

SHEET NOTES

1. SEE SHEET TS-01 FOR TITLE SHEET INFORMATION
2. SEE SHEETS LC-01 THROUGH LC-06 FOR LANDCSAPE CONSTRUCTION PLANS, NOTES, SCHEDULE, AND DETAILS.
3. SEE SHEETS LI-01 THROUGH LI-03 FOR LANDSCAPE IRRIGATION PLANS, NOTES, AND SCHEDULE.
4. SEE SHEETS LP-00 THROUGH LP-03 FOR LANDSCAPE DEMO PLANS, PLANTING PLANS, NOTES, SCHEDULE, AND DETAILS.
5. REFER TO GREENBOOK, WHITEBOOK, AND SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

PLANS FOR THE CONSTRUCTION OF WEST SYCAMORE STAGING AREA

ACCESSIBILITY PLAN, GENERAL NOTES

CONSULTANT

ktua
3916 Normal Street
San Diego, CA 92103
619.294.4477
www.ktua.com

SIGNING:

SPEC. NO 2283A

LICENSED LANDSCAPE ARCHITECT — BRENDAN JD WHALEN — 10/25/2024 — STATE OF CALIFORNIA

10/25/2024

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 02 OF 40 SHEETS

WBS NO. B-20054

APPROVED: ENGINEER OF WORK AND FOR CITY ENGINEER — DATE 12/17/2025
PARITA AMMERLAHN — PRINT EOW / DCE — RCE# 85403

SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER

CHECKED BY: PROJECT ENGINEER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA		12/17/25	

1918-6328 NAD83 COORDINATES

278-1767 LAMBERT COORDINATES

DRAWING NO. 0100364- 02 -D

G02

CONTRACTOR _____ NTP DATE _____

INSPECTOR _____ NOC DATE _____

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

WATER AND SEWER NOTES

1. LOCATE WATER SERVICE(METER BOX) AND SEWER HOUSE CONNECTION(SEWER CLEANOUT) OUT OF DRIVEWAYS AND WALKWAYS (UNLESS OTHERWISE APPROVED BY THE R.E.). SEWER HOUSE CONNECTIONS SHALL BE LOCATED NO LESS THAN 5 FEET AWAY FROM DRIVEWAYS.THE SEWER LATERAL AND THE WATER SERVICE LINE SHALL BE SEPERATED OF 1 FOOT (WITH THE WATER SERVICE AT THE HIGHER ELEVATION). THE SEWER LATERAL AND THE WATER SERVICE LINE SHALL BE INSTALLED IN A RELATIVE LOCATION SO THAT THE SEWER LATERAL IS IN THE DOWNSTREAM DIRECTION OF THE STREET.IF THE ABOVE CRITERIA CANNOT BE MET,THE SEWER LATERAL AND THE WATER SERVICE LINE SHALL BE SEPARATED BY 10 FEET.

2. ALL CONNECTIONS TO EXISTING WATER MAINS ARE TO BE PREFORMED BY THE PUBLIC UTILITIES DEPARTMENT. IF THE CONNECTIONS ARE NOT READY TO BE MADE AND FEES PAID BEFORE 10/11/2025,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 LINEAR FEE OF PIPE.T

	COST	TYPE OF CONNECTION	SHEET
ITEM#1	$254.00	2" WET TAP	C04
ITEM#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 1ST TILL APRIL 1ST OF THE FOLLOWING YEAR,WHEN WATER DEMAND IS LOWER.

3. ALL BURIED DUCTILE IRON PIPE AND FITTINGS SHALL BE COATED AND HOLIDAY FREE AS SPECIFIED IN THE WHITEBOOK.IF USING WAX TAPE,OVERLAP EXISTING METALLIC PIPING BY 12 INCHES ON EACH SIDE.IF ANY BURIED PIPE MATERIALS ARE CHANGED FROM NONMETALLIC TO METALLIC DURING THE CONSTRUCTION PHASE,THIS CHANGE MUST BE SUBMITTED FOR REVIEW AND APPROVAL OF THE CITY'S CORROSION ENGINEER.

4. ALL HORIZONTAL SEPARATION DIMENSIONS SHOWN BETWEEN WATER AND SEWER MAINS SHALL BE MEASURED FROM THE NEAREST EDGE OF EACH PIPELINE PER STATE OF CALIFORNIA,DEPARTMENT OF PUBLIC HEALTH,BASIC SEPARATION STANDARDS.MINIMUM SEPARATION BETWEEN WATER AND SEWER MAINS SHALL BE 10 FEET HORIZONTAL AND 1 FOOT VERTICAL.

5. NO SHRUBS MORE THAN 3FEET IN HEIGHT AT MATURITY OR TREES SHALL BE ALLOWED WITHIN 10 FEET OF ANY SEWER MAIN OR LATERAL AND 5 FEET OF ANY WATER MAIN OR WATER SERVICE,NO TREES OR ANY KIND OF LANDSCAPING SHALL BE INSTALLED WITHIN WATER/SEWER ACCESS EASEMENT.

6. ALL PROPOSED WATER AND SEWER SHOWN ON THE PLANS SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE CITY OF SAN DIEGO WATER AND SEWER DESIGN GUIDES.

7. SHOP DRAWING SUBMITTALS: PRIOR TO FABRICATION , SHOP DRAWINGS SHALL BE PREPARED AND APPROVED BY THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL CERTIFY THAT THE SHOP DRAWINGS MEET THE INTENT OF THE SIGNED DESIGN PLANS AND SPECIFICATIONS .THE APPROVED SHOP DRAWINGS SHALL THEN BE SUBMITTED TO THE RESIDENT ENGINEER FOR A SIX WEEK REVIEW PERIOD. ONCE THE SHOP DRAWINGS HAVE BEEN ACCEPTED BY THE RESIDENT ENGINEER,THE MATERIALS MAY BE MANUFACTURED AT THE PLANT, REQUESTS FOR PLANT INSPECTION MUST BE MADE A MINIMUM OF 2 (TWO) WORKING DAYS PRIOR TO MANUFACTURING IF THE PLANT IS IN THE SOUTHERN CALIFORNIA AREA,ALL PLANTS LOCATED OUTSIDE OF SOUTHERN CALIFORNIA MUST SCHEDULE INSPECTION A MINIMUM OF 7 (SEVEN) WORKING DAYS PRIOR TO MANUFACTURING. REFER TO LATEST EDITION OF THE GREENBOOK AND WHITEBOOK,STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 4-3, "INSPECTION."

8. ALL PROPOSED PUBLIC SEWER FACILITY INSTALLATION 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 SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION.

9. FOR ALL SEWER PLANS: THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL,STATE AND LOCAL LAWS, ORDINANCES, CODES, ORDERS, AND REGULATIONS WHICH IN ANY MANNER AFFECT THE CONDUCT OF WORK,SPECIFICALLY AS IT RELATES TO SEWAGE SPILLS. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PREVENTING SEWAGE SPILLS, FOR CONTAINING SEWAGE SPILLS,AND FOR RECOVERY AND LEGAL DISPOSAL OF ANY SPILLED SEWAGE AND FOR ANY FINES, PENALTIES, CLAIMS AND LIABILITY ARISING FROM CAUSING A SEWAGE SPILL, AND FOR ANY VIOLATION OF ANY LAW, ORDIANCE, CODE, ORDER OR REGULATION BECAUSE OF THE SPILL(S).

10. FOR WORK INVOLVING LIVE SEWER FACILITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING AND SUBMITTING A SEWAGE BYPASS AND PUMPING PLAN THAT WILL ENSURE THE CITY'S POLICY OF "ZERO SPILLS". THE PLAN SHALL INCLUDE A SPILL PREVENTION AND EMERGENCY RESPONSE PLAN INDICATING THE PROCEDURES, EQUIPMENT, AND ACTIVITIES THAT WILL BE IMPLEMENTED IN THE EVENT OF AN EMERGENCY SHUTDOWN OR FAILURE OF THE FLOW DIVERSION EQUIPMENT. REFER TO THE LATEST EDITION OF THE GREENBOOK AND WHITEBOOK, STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION, SECTION 3-12.5 SANITARY SEWERS.

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

WARNING

0 1/2 1

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PLANS FOR THE CONSTRUCTION OF

WEST SYCAMORE STAGING AREA

WATER AND SEWER NOTES

CONSULTANT

ktua
3916 Normal Street
San Diego, CA 92103
619.294.4477
www.ktua.com

SIGNING:

SPEC. NO 2283A

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 03 OF 40 SHEETS

WBS NO. B-20054

LICENSED LANDSCAPE ARCHITECT — JEROME JP WHALEN — STATE OF CALIFORNIA — EXP. 08/31/2026 — 10/25/2024

10/25/2024

APPROVED: Parita Ammerlahn 12/17/2025
ENGINEER OF WORK AND FOR CITY ENGINEER DATE

PARITA AMMERLAHN 85403
PRINT EOW / DCE RCE#

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA	Parita Ammerlahn	12/17/25	

SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER

CHECKED BY: PROJECT ENGINEER

1918-6328
NAD83 COORDINATES

278-1767
LAMBERT COORDINATES

DRAWING NO. G03

CONTRACTOR

INSPECTOR

NTP DATE

NOC DATE

0100364- 03 -D

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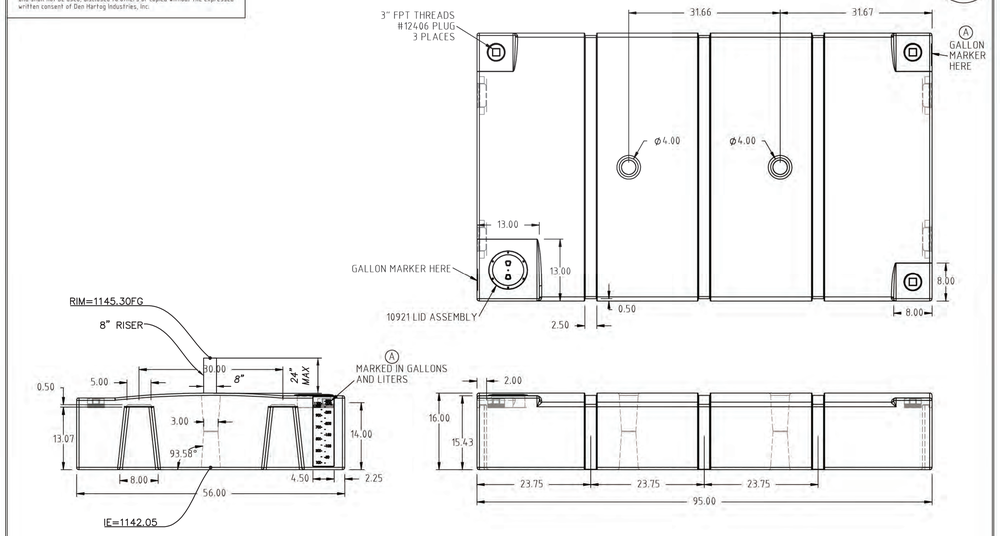
LP0300-HT

A



REV	DESCRIPTION	BY / DATE	CCN
A	ADD GALLON MARKER INFORMATION TO PRINT.	DHJ 11/6/13	2732

ALL DIMENSIONS ARE IN DECIMAL INCHES
TOLERANCES UNLESS OTHERWISE SPECIFIED:
POLYETHYLENE ±1% @ 68° F
METAL DECIMAL ± .125" FRACTION ± 1/4" ANGLE ± 1°

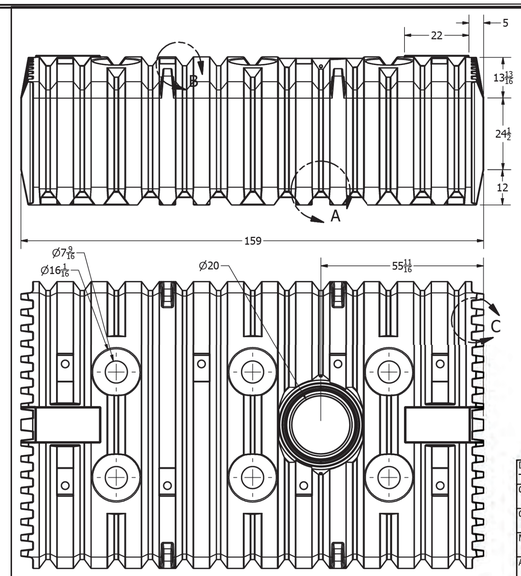
THIRD ANGLE PROJECTION ANSI 14.5M

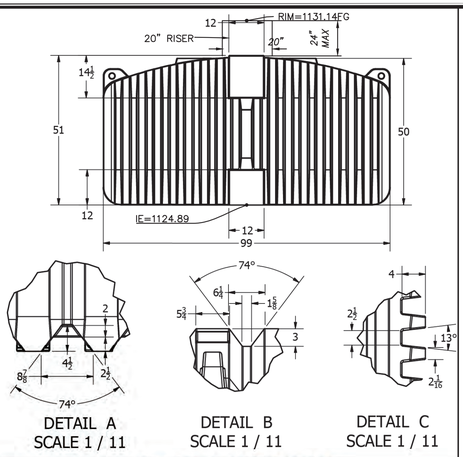
DRAWN / DATE: DHJ 10/21/11
APPRD. / DATE: REH 10/23/11
SHOT WEIGHT: 130.00 LBS.
SHIPPING WEIGHT: 132.00 LBS.
FINISH:
MATERIAL: 10420
NOTES: 1).300 WALL

Den Hartog INDUSTRIES, INC.
Ace Roto-Mold Injection Molding Blow Molding Sowjoy
4010 HOSPERS DRIVE S. BOX 425, HOSPERS, IOWA 51238-0425

DESCRIPTION: 300 GALLON LOW PROFILE HOLDING TANK
SCALE: N.S.
PART NO.: LP0300-HT

DETAIL: 300 GALLON HOLDING TANK OR APPROVED EQUAL





DETAIL A SCALE 1 / 11

DETAIL B SCALE 1 / 11

DETAIL C SCALE 1 / 11

DRAWN: Todd Bolzer	11/15/2011	NORWESCO, INC., ST. BONIFACIUS, MN
CHECKED		TITLE: 2500 HOLDING TANK FOB MN
QA		
MFG		
APPROVED		SIZE: B; DWG NO: 44079; REV: A
		SCALE: 1/16; SHEET 1 OF 1

DETAIL: 2500 GALLON HOLDING TANK OR APPROVED EQUAL

SPECIAL NOTES

THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF WORK. THE CITY ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE CITY WILL NOT BE RESPONSIBLE FOR THEIR ENFORCEMENT.

1. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTORS SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER, ENGINEER AND GEOLOGIST HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN THE CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROPERTY, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

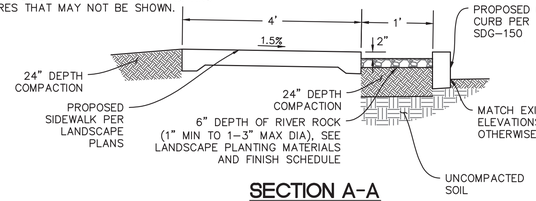
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FACILITIES (ABOVEGROUND AND UNDERGROUND) WITHIN THE PROJECT SITE AND MAKE EXPLORATORY EXCAVATIONS SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT THE REVISION OF THE CONSTRUCTION PLANS IF IT IS FOUND THE ACTUAL LOCATIONS ARE IN CONFLICT WITH THE PROPOSED WORK. SEE GEOTECHNICAL REPORT FOR ANTICIPATED EXISTING SUBGRADE MATERIALS.

3. DURING CONSTRUCTION: THE CONTRACTOR SHALL PROPERLY GRADE ALL EXCAVATED SURFACES TO PROVIDE POSITIVE DRAINAGE AND PREVENT PONDING OF WATER. HE SHALL CONTROL SURFACE WATER TO AVOID DAMAGE TO ADJOINING PROPERTIES OR TO FINISHED WORK ON THE SITE.

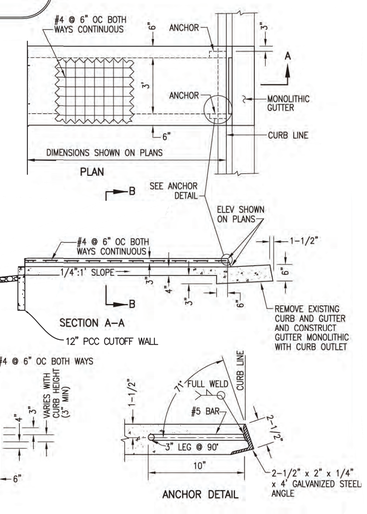
4. NASLAND ENGINEERING WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL PROPOSED CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY NASLAND ENGINEERING.

5. WORK PERFORMED WITHOUT BENEFIT OF TESTING AND/OR INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

6. THE EXISTENCE AND LOCATION OF UTILITY STRUCTURES AND FACILITIES SHOWN ON THE CONSTRUCTION PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. ATTENTION IS CALLED TO THE POSSIBLE EXISTENCE OF OTHER UTILITY FACILITIES OR STRUCTURES NOT KNOWN OR IN A LOCATION DIFFERENT FROM THAT SHOWN ON THE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN ON THE PLANS AND ANY OTHER EXISTING FACILITIES OR STRUCTURES THAT MAY NOT BE SHOWN.

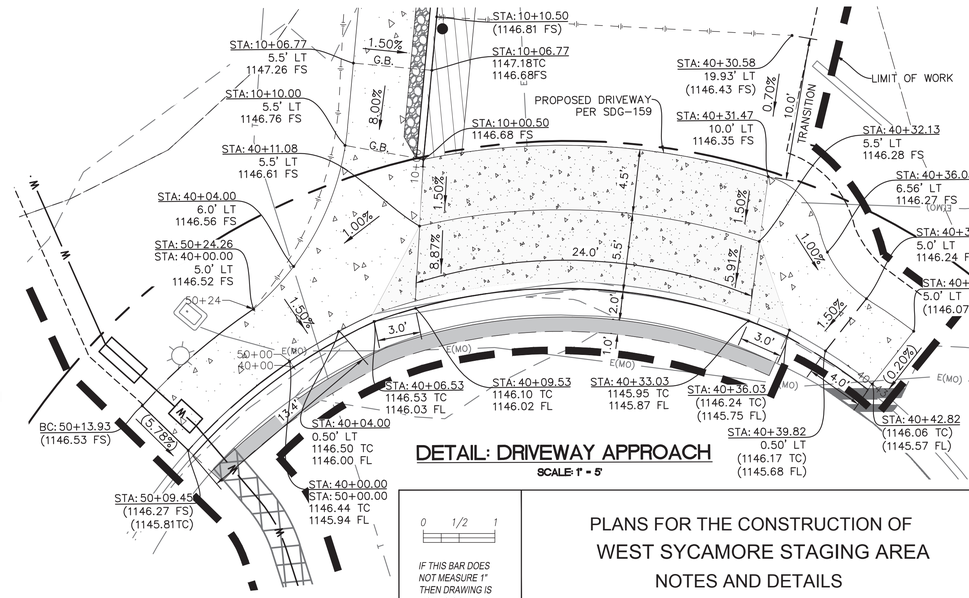


SECTION A-A
NON-ERODIBLE GRAVEL STRIP DETAIL
NO SCALE



NOTES
1. CONCRETE SHALL BE 560-C-3250.
2. D = INSIDE DIAMETER OF PIPE OR DEPTH OF CHANNEL.
3. SECTION TO BE SLOPED LATERALLY WITH TOP CONFORMING TO THE GRADES OF THE EXISTING SIDEWALK AND CURB.
4. MANHOLE FRAME AND COVER MAY BE DELETED WITH OPEN CHANNEL.
5. TROWEL FINISH TOP SURFACE AND REPRODUCE MARKINGS OF EXISTING SIDEWALK AND CURB.
6. TROWEL FINISH FLOOR OF OUTLET.
7. PROVIDE 1/4" TOOLED GROOVE IN TOP SLAB IN LINE WITH BACK OF ADJACENT CURB.

MODIFIED CURB OUTLET- TYPE A DETAIL
NO SCALE



DETAIL: DRIVEWAY APPROACH
SCALE: 1" = 5'

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

PLANS FOR THE CONSTRUCTION OF WEST SYCAMORE STAGING AREA
NOTES AND DETAILS

CONSULTANT

Nasland Civil Engineering Surveying Land Planning
T (858) 292-7770
4740 Ruffner Street
San Diego, CA 92111
nasland.com
NE: 121008.1

SIGNING:

REGISTERED PROFESSIONAL ENGINEER DANIEL QUINONES NO. 92310 CIVIL STATE OF CALIFORNIA
4/24/2026

SPEC. NO 2283A

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 4 OF 40 SHEETS

WBS NO. B-20054

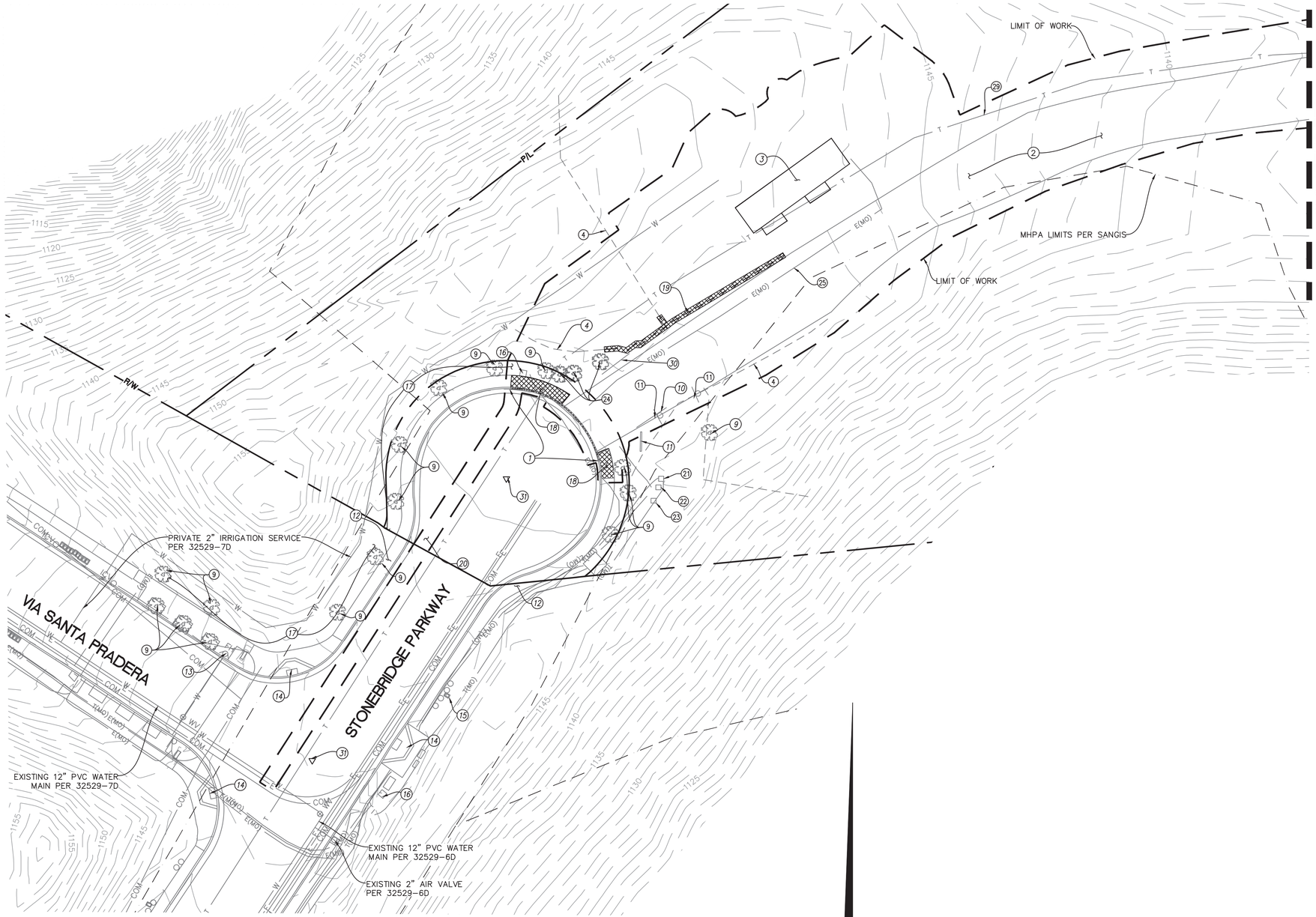
APPROVED: Parita Ammerlahn — ENGINEER OF WORK AND FOR CITY ENGINEER — 12/17/2025 DATE
PARITA AMMERLAHN — PRINT EOW / DCE — 85403 RCE#

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA	Parita Ammerlahn	12/17/25	

SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER
CHECKED BY: PROJECT ENGINEER
1918-6328 NAD83 COORDINATES
278-1767 LAMBERT COORDINATES
DRAWING NO. 0100364-004 -D
C01

CONTRACTOR _____ NTP DATE _____
INSPECTOR _____ NOC DATE _____

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

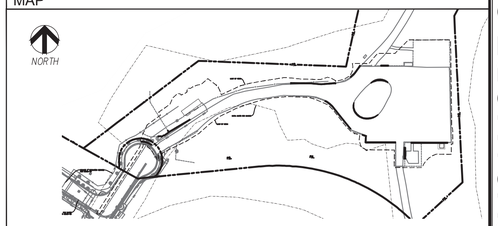


DEMOLITION NOTES

1. REMOVE EXISTING CURB AND GUTTER.
2. EXISTING DRIVE AISLE TO REMAIN.
3. CONTRACTOR SHALL COORDINATE WITH CITY OF SAN DIEGO FORTHE REMOVAL OF EXISTING WILLSCOT TRAILER, REMOVAL BY WILLSCOT.
4. EXISTING FENCE TO REMAIN AND BE PROTECTED IN PLACE.
9. EXISTING TREES TO REMAIN AND BE PROTECETD IN PLACE, SEE SHEET LD01.
10. EXISTING GATE TO REMAIN AND BE PROTECTED IN PLACE.
11. EXISTING SIGN TO REMAIN AND BE PROTECTED IN PLACE.
12. EXISTING ASPHALT SIDEWALK TO REMAIN AND BE PROTECTED IN PLACE.
13. EXISTING FIRE HYDRANT TO REMAIN AND BE PROTECTED IN PLACE.
14. EXISTING CURB RAMP TO REMAIN AND BE PROTECTED IN PLACE.
15. EXISTING IRRIGATION METER TO REMAIN AND BE PROTECTED IN PLACE.
16. EXISTING STREET LIGHT TO REMAIN AND BE PROTECTED IN PLACE.
17. EXISTING IRRIGATION HEADS TO REMAIN AND BE PROTECTED IN PLACE, SEE SHEET LD01.
18. EXISTING ASPHALT SIDEWALK TO BE REMOVED. REFER TO DETAIL ON SHEET C-01 FOR MORE INFORMATION.
19. EXISTING WOODEN/CHAIN LINK FENCE TO BE REMOVED.
20. EXISTING ASPHALT TO BE REMOVED AND REPLACED IN LOCATION OF TRENCHING.
21. EXISTING ELECTRICAL PEDESTAL TO REMAIN AND BE PROTECTED IN PLACE.
22. EXISTING PENTAIR AIR CONDITIONING UNIT TO REMAIN AND BE PROTECTED IN PLACE.
23. EXISTING SDG&E SINGLE PHASE TRANSFORMER TO REMAIN AND BE PROTECTED IN PLACE.
24. EXISTING TREE TO BE REMOVED, SEE SHEET LD-01.
25. EXISTING ELECTRICAL LINE TO REMAIN AND BE PROTECTED IN PLACE, SEE SHEET E03.
29. EXISTING TELEPHONE LINE TO REMAIN AND BE PROTECETD IN PLACE.
30. EXISTING EQUESTRIAN STEP-OVER GATE TO BE REMOVED.
31. EXISTING SURVEY WELLS TO BE PROTECTED IN PLACE.

NOTE:
1. SEE ELECTRICAL DEMOLITION PLANS FOR ELECTRICAL/DATA ITEMS TO REMAIN AND ELECTRICAL/ DATA ITEMS TO BE REMOVED, E-03.
2. SEE LANDSCAPE EXISTING CONDITIONS AND DEMOLITION PLANS FOR LANDSCAPE/TREES TO REMAIN AND TO BE REMOVED, LD-01.
3. PRIOR TO REMOVING FENCES, CONTRACTOR SHALL REMOVE AND STOCKPILE ALL EXISTING SIGNAGE THAT IS SECURED TO FENCE, CONTRACTOR SHALL REINSTALL STOCKPILED SIGNAGE ON NE FENCE, TYP.

KEY MAP



NOT TO SCALE

40 0 40 80 120 160

SCALE 1" = 40'

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

PLANS FOR THE CONSTRUCTION OF WEST SYCAMORE STAGING AREA EXISTING CONDITIONS AND DEMOLITION PLAN

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

CONSULTANT

Nasland Civil Engineering Surveying Land Planning

T (858) 292-7770
4740 Ruffner Street San Diego, CA 92111
nasland.com
NE: 121008.1

SIGNING:

SPEC. NO 2283A

REGISTERED PROFESSIONAL ENGINEER DANIEL QUINONES NO. 92310 CIVIL STATE OF CALIFORNIA
4/24/2026

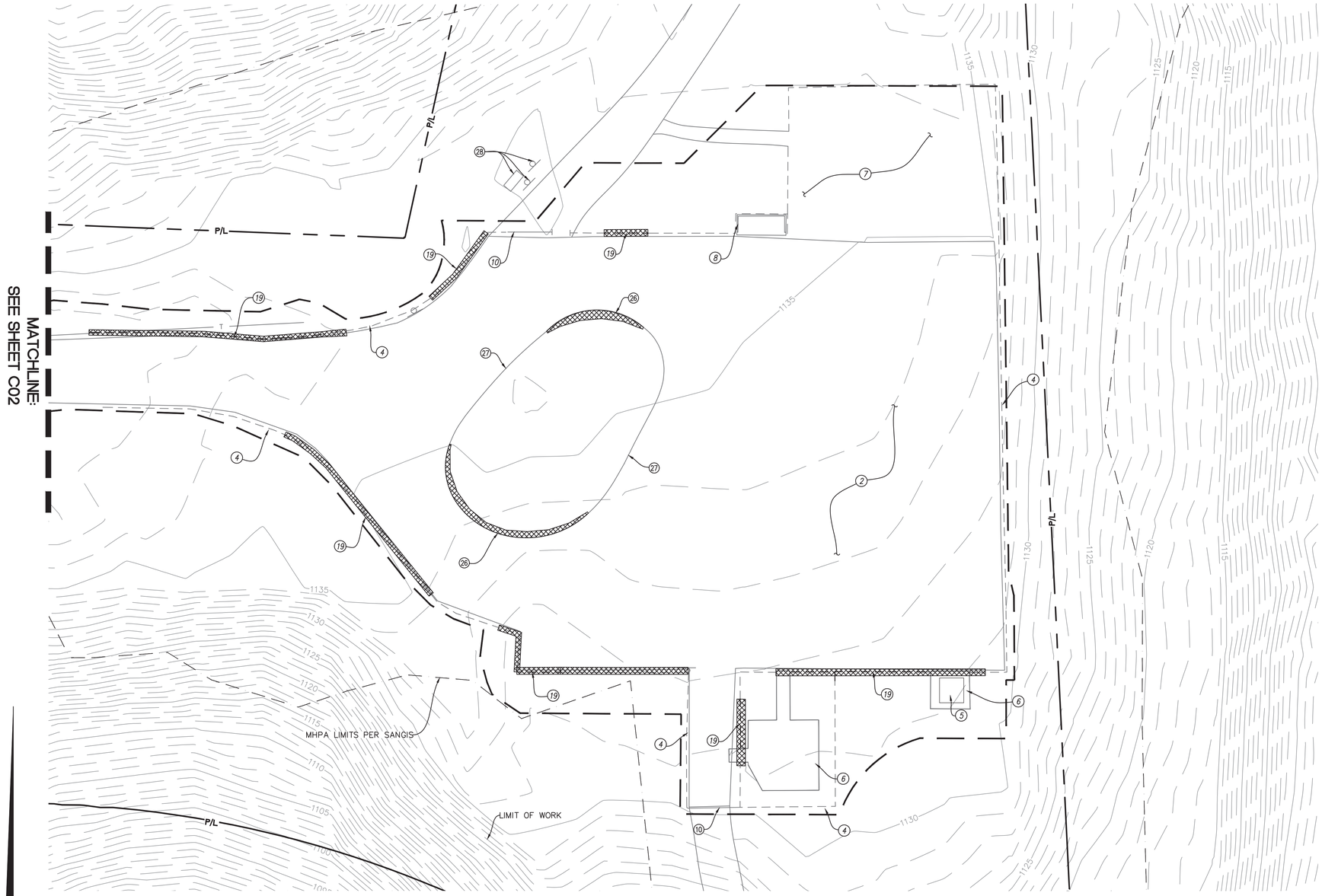
CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 5 OF 40 SHEETS

APPROVED: ENGINEER OF WORK AND FOR CITY ENGINEER — DATE 12/17/2025
PARITA AMMERLAHN — PRINT EOW / DCE — RCE# 85403

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA		12/17/25	

CONTRACTOR _____ NTP DATE _____
INSPECTOR _____ NOC DATE _____

WBS NO. B-20054
SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER
CHECKED BY: PROJECT ENGINEER
1918-6328 NAD83 COORDINATES
278-1767 LAMBERT COORDINATES
DRAWING NO. C02
0100364-005 -D

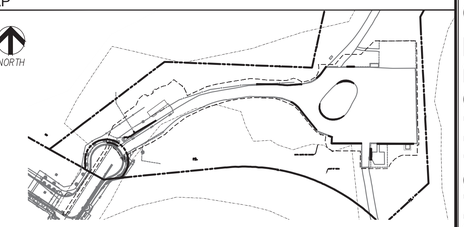


DEMOLITION NOTES

(2) EXISTING DRIVE AISLE TO REMAIN.
(4) EXISTING FENCE TO REMAIN AND BE PROTECTED IN PLACE.
(5) EXISTING PORTABLE RESTROOM TO BE RELOCATED ON SITE. CONTRACTOR SHALL PROPOSE NEW LOCATION THAT SHALL REMAIN OPEN TO THE PUBLIC DURING CONSTRUCTION, AND SHALL COORDINATE THE PROPOSED NEW LOCATION WITH RESIDENT ENGINEER.
(6) EXISTING CONCRETE PAD TO BE REMOVED.
(7) EXISTING HORSE CORRAL TO REMAIN AND BE PROTECTED IN PLACE.
(8) EXISTING CONCRETE DUMPSTER PAD, CURB, AND BOLLARDS TO REMAIN AND BE PROTECTED IN PLACE.
(10) EXISTING GATE TO REMAIN AND BE PROTECTED IN PLACE.
(19) EXISTING WOODEN/CHAIN LINK FENCE TO BE REMOVED.
(26) EXISTING HEADER AND LANDSCAPING TO BE REMOVED REFER TO LANDSCAPE PLANS, SEE SHEET LD01.
(27) EXISTING HEADER AND LANDSCAPING TO REMAIN AND BE PROTECTED IN PLACE.
(28) EXISTING TRAILHEAD SIGNS AND KIOSK TO REMAIN AND BE PROTECTED IN PLACE.

NOTE:
1. SEE ELECTRICAL DEMOLITION PLANS FOR ELECTRICAL/DATA ITEMS TO REMAIN AND ELECTRICAL/ DATA ITEMS TO BE REMOVED, E-03.
2. SEE LANDSCAPE EXISTING CONDITIONS AND DEMOLITION PLANS FOR LANDSCAPE/TREES TO REMAIN AND TO BE REMOVED, LD-01.
3. PRIOR TO REMOVING FENCES, CONTRACTOR SHALL REMOVE AND STOCKPILE ALL EXISTING SIGNAGE THAT IS SECURED TO FENCE, CONTRACTOR SHALL REINSTALL STOCKPILED SIGNAGE ON NE FENCE, TYP.

KEY MAP



NOT TO SCALE

40 0 40 80 120 160
SCALE 1" = 40'

0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

PLANS FOR THE CONSTRUCTION OF WEST SYCAMORE STAGING AREA EXISTING CONDITIONS AND DEMOLITION PLAN

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

CONSULTANT

Nasland Civil Engineering Surveying Land Planning
T (858) 292-7770
4740 Ruffner Street San Diego, CA 92111
nasland.com
NE: 121008.1

SIGNING:

SPEC. NO 2283A

REGISTERED PROFESSIONAL ENGINEER DANIEL QUINTANA NO. 92310 CIVIL STATE OF CALIFORNIA
4/24/2026

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 6 OF 40 SHEETS

APPROVED: Parita Ammerlahn
ENGINEER OF WORK AND FOR CITY ENGINEER — DATE 12/17/2025
PARITA AMMERLAHN — RCE# 85403
PRINT EOW / DCE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA	Parita Ammerlahn	12/17/25	

CONTRACTOR _____ NTP DATE _____
INSPECTOR _____ NOC DATE _____

WBS NO. B-20054
SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER
CHECKED BY: PROJECT ENGINEER
1918-6328 NAD83 COORDINATES
278-1767 LAMBERT COORDINATES
DRAWING NO. C03
0100364-006 -D

NOTE:
1. ALL ONSITE WATER AND SEWER FACILITIES FOR THE SUBJECT PROJECT WILL BE PRIVATE AND SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND SHALL BE REVIEWED AS PART OF THE SEPARATE BUILDING PERMIT PLAN CHECK,
2. SEWAGE TANKS TO BE USED BECAUSE THE NEAREST SEWER MAIN IS GREATER THAN 200' AWAY.
3. NO EXISTING WATER METERS ON SITE.

PRIVATE SEWER LATERAL DATA TABLE

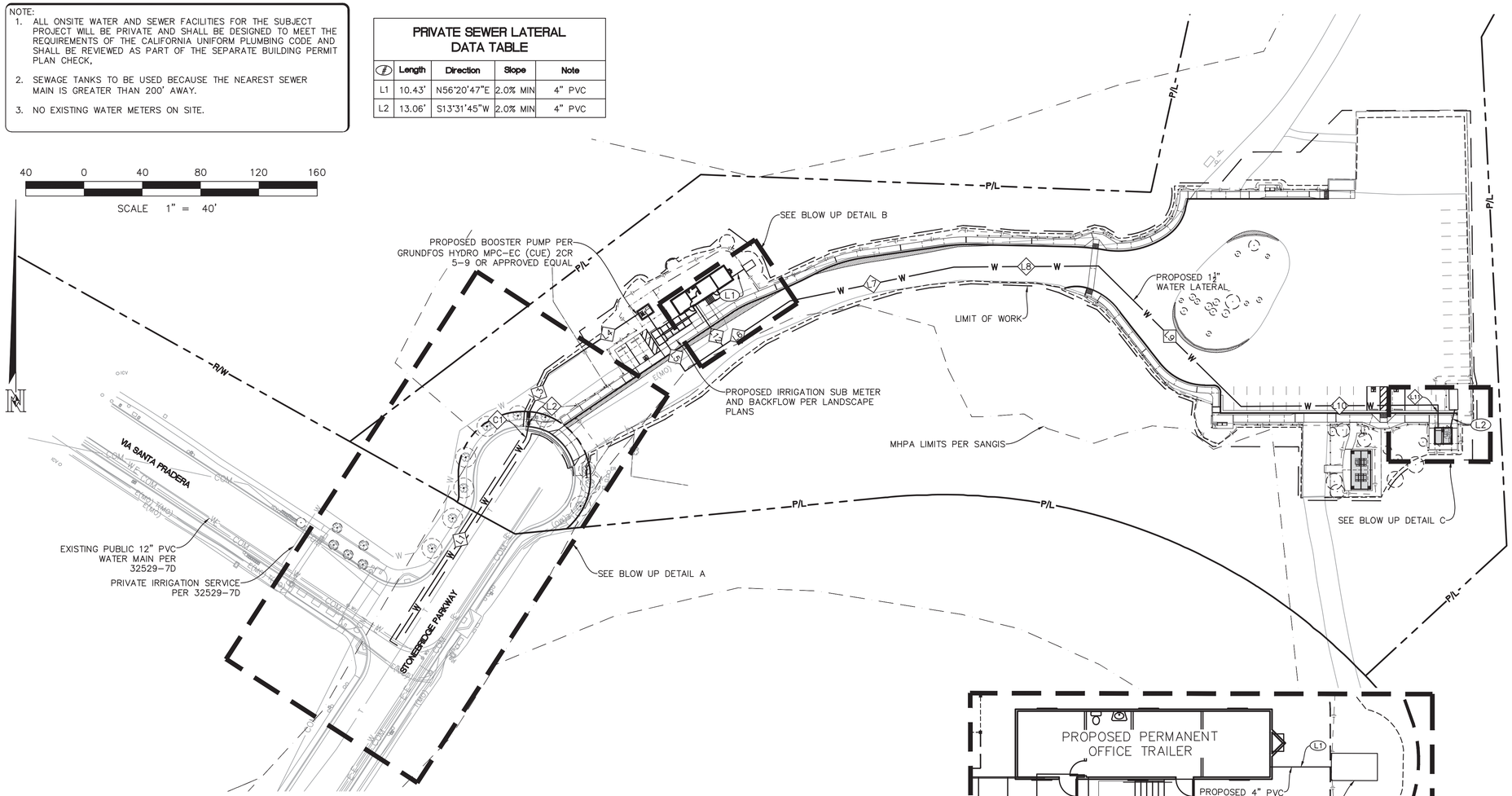
(L)	Length	Direction	Slope	Note
L1	10.43'	N56°20'47"E	2.0% MIN	4" PVC
L2	13.06'	S13°31'45"W	2.0% MIN	4" PVC

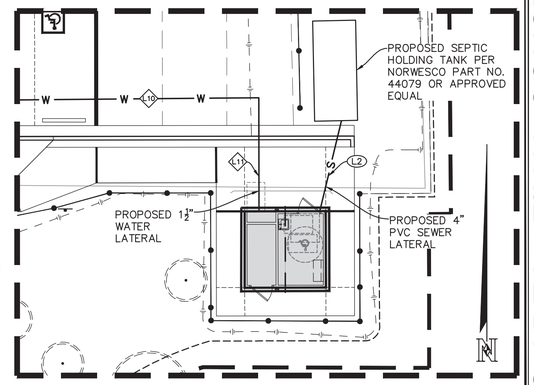
WATER DATA TABLE

(W)	Length	Direction	Note
C1	3.96'	22°41'26"	2" COPPER
L1	162.88	N32°53'13"E	2" COPPER
L2	15.25	N5°52'55"E	2" COPPER
L3	29.98	N26°33'54"E	1.5" PVC
L4	73.55	N56°27'07"E	1.5" PVC
L5	45.32	S33°45'00"E	1.5" PVC
L6	86.55	N56°15'00"E	1.5" PVC
L7	114.86	N78°19'44"E	1.5" PVC
L8	99.13	N89°34'13"E	1.5" PVC
L9	137.29	S45°25'16"E	1.5" PVC
L10	135.16	N89°34'22"E	1.5" PVC
L11	15.83	S0°15'30"E	1.5" PVC
L12	34.03	N33°55'28"W	1" PVC

NOTE: TYPICAL 3' MIN DEPTH FOR WATER LINES

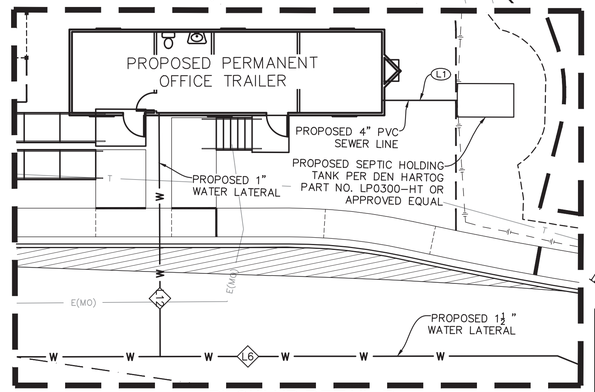
40 0 40 80 120 160
SCALE 1" = 40'





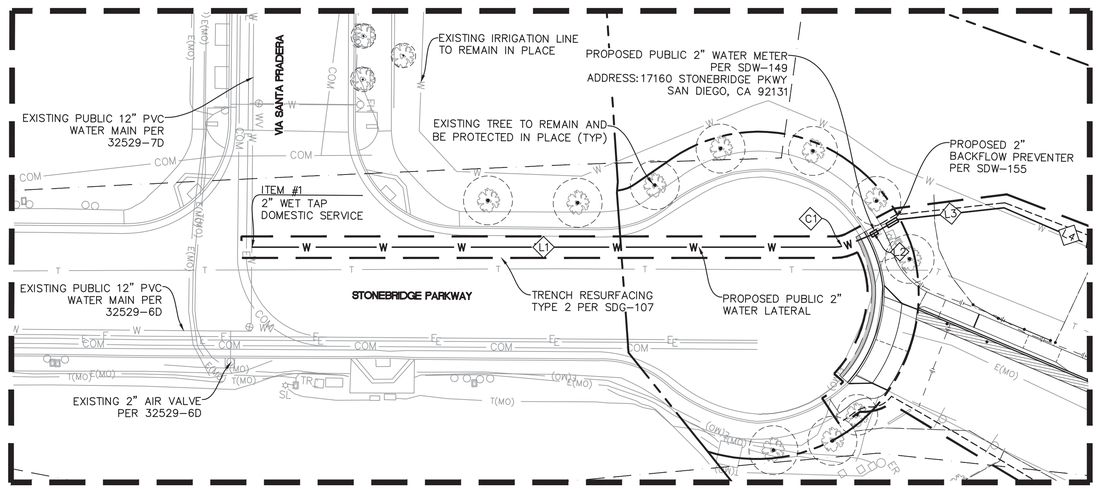
10 0 10
SCALE 1" = 10'

BLOW UP DETAIL C
SCALE: 1=10'



10 0 10
SCALE 1" = 10'

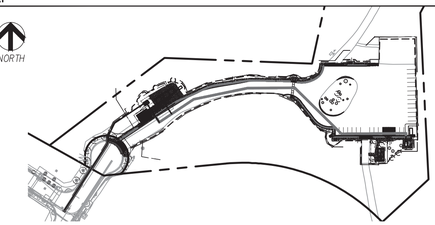
BLOW UP DETAIL B
SCALE: 1=10'



BLOW UP DETAIL A
SCALE: 1=20'

20 0 20 40 60 80
SCALE 1" = 20'

KEY MAP



NOT TO SCALE

0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

PLANS FOR THE CONSTRUCTION OF WEST SYCAMORE STAGING AREA
WATER AND SEWER PLAN

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

CONSULTANT

Nasland Civil Engineering Surveying Land Planning
T (858) 292-7770
4740 Ruffner Street San Diego, CA 92111
nasland.com
NE: 121008.1

SIGNING:

SPEC. NO 2283A

REGISTERED PROFESSIONAL ENGINEER DANIEL QUINCE NO. 92310 CIVIL STATE OF CALIFORNIA
4/24/2026

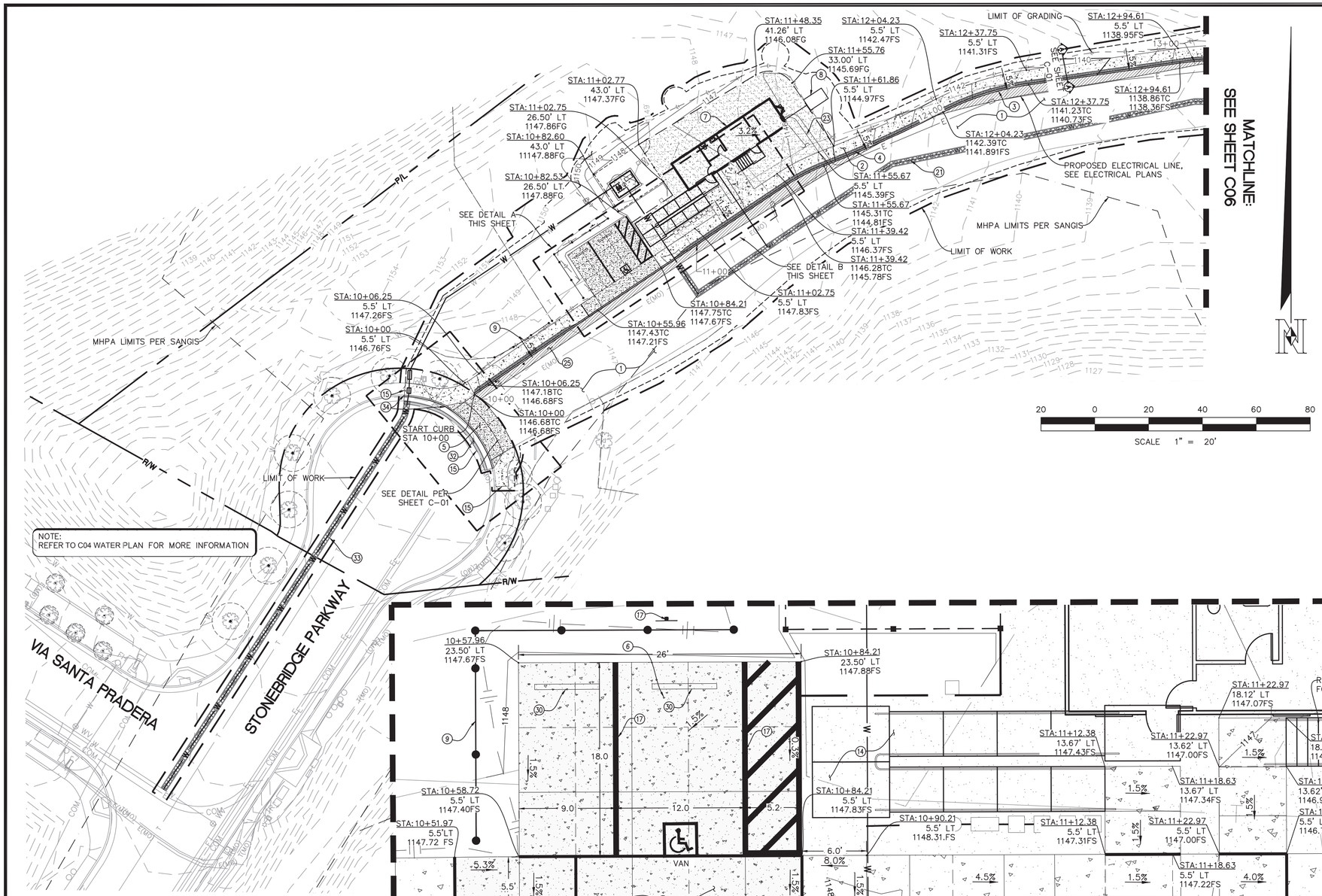
CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 7 OF 40 SHEETS

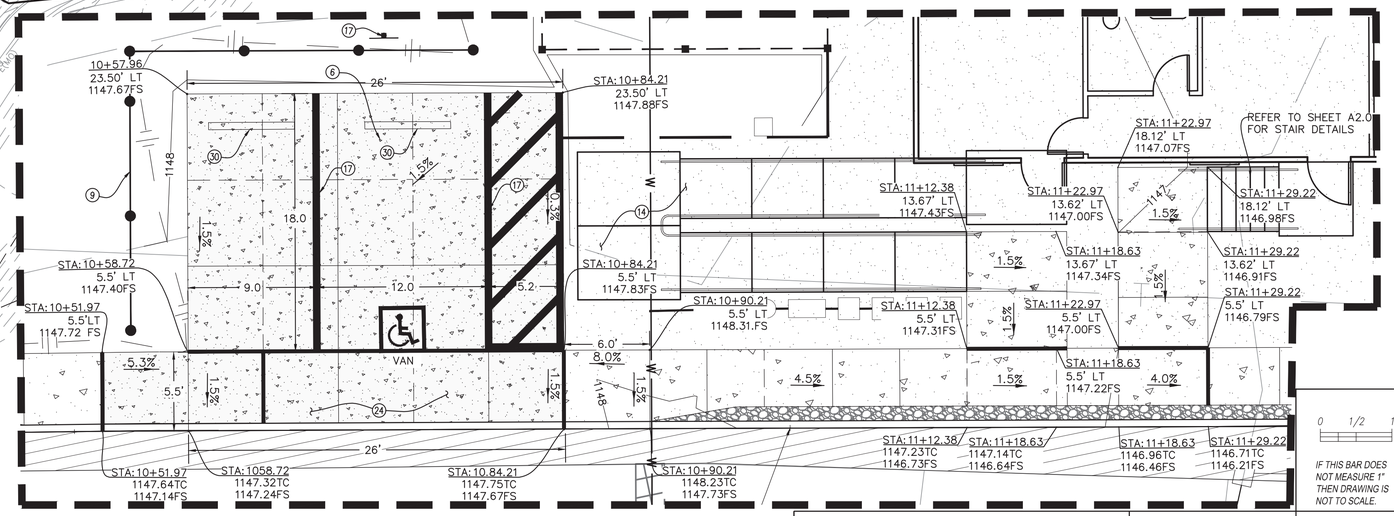
APPROVED: ENGINEER OF WORK AND FOR CITY ENGINEER — DATE 12/17/2025
PARITA AMMERLAHN, PRINT EOW / DCE — RCE# 85403

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA		12/17/25	

CONTRACTOR — NTP DATE
INSPECTOR — NOC DATE

WBS NO. B-20054
SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER
CHECKED BY: PROJECT ENGINEER
1918-6328 NAD83 COORDINATES
278-1767 LAMBERT COORDINATES
DRAWING NO. 0100364-007 -D
C04



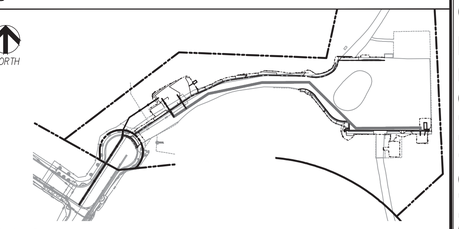


DETAIL A:
ACCESSIBLE PARKING STALL AND RAMP LANDING
SCALE: 1' = 5'

CONSTRUCTION NOTES

1. EXISTING DRIVE AISLE TO REMAIN AND BE PROTECTED IN PLACE.
2. PROPOSED SIDEWALK PER LANDSCAPE CONSTRUCTION PLANS.
3. PROPOSED 6" CURB PER SDG -150. MATCH EXISTING ELEVATIONS.
4. PROPOSED NON-ERODIBLE GRAVEL STRIP. REFER TO DETAIL ON SHEET C01.
5. PROPOSED CONCRETE COMMERCIAL DRIVEWAY PER SDG-159
6. PROPOSED TYPE 2 CONCRETE, SEE LANDSCAPE CONSTRUCTION PLANS.
7. PROPOSED OFFICE TRAILER.
8. PROPOSED SEWAGE HOLDING TANK. REFER TO SHEET C-01 AND C-05 FOR ADDITIONAL INFORMATION.
9. PROPOSED FENCE PER LANDSCAPE CONSTRUCTION PLANS.
14. PROPOSED ACCESSIBLE RAMP. SEE LANDSCAPE CONSTRUCTION PLANS.
15. PROPOSED SAWCUT LINE. MATCH TO EXISTING GRADE.
17. PROPOSED STRIPING AND SIGNAGE PER SDM-117.
21. TRENCH RESURFACING PER SDG-107. CONSTRUCT PAVEMENT UP TO 2" BELOW ADJACENT DRIVE AISLE, AND INSTALL CLASS II BASE.
23. PROPOSED ELECTRICAL CONDUIT, SEE ELECTRICAL DRAWINGS.
24. PROPOSED CONCRETE COMMERCIAL DRIVEWAY PER SDG-162.
25. PROPOSED AC PAVEMENT (5" AC/14" CLASS II BASE). CONSTRUCT PAVEMENT UP TO 2" BELOW ADJACENT DRIVE AISLE, AND INSTALL CLASS II BASE.
30. PROPOSED WHEEL STOPS.
32. PROPOSED FULL DEPTH 4" AC OVER 10" AB.
33. TRENCH RESURFACING TYPE 2 PER SDG-107.
34. PROPOSED CURB AND GUTTER TYPE G PER SDG-151.

KEY MAP



NOT TO SCALE

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IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

PLANS FOR THE CONSTRUCTION OF
WEST SYCAMORE STAGING AREA
GRADING PLAN

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

CONSULTANT

Nasland — Civil Engineering, Surveying, Land Planning
T (858) 292-7770
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San Diego, CA 92111
nasland.com
NE: 121008.1

SIGNING:

SPEC. NO 2283A

REGISTERED PROFESSIONAL ENGINEER — DANIEL QUINONES — NO. 92310 — CIVIL — STATE OF CALIFORNIA
4/24/2026

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 8 OF 40 SHEETS

APPROVED: ENGINEER OF WORK AND FOR CITY ENGINEER — DATE 12/17/2025
PARITA AMMERLAHN, PRINT EOW / DCE — RCE# 85403

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA		12/17/25	

CONTRACTOR
INSPECTOR
NTP DATE
NOC DATE

WBS NO. B-20054
SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER
CHECKED BY: PROJECT ENGINEER
1918-6328 NAD83 COORDINATES
278-1767 LAMBERT COORDINATES
DRAWING NO. 0100364-008 -D
C05

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

MATCHLINE: SEE SHEET C05

LIMIT OF WORK

SEE DETAIL D THIS SHEET

SEE DETAIL E THIS SHEET

SEE DETAIL C THIS SHEET

PROPOSED ELECTRICAL LINE, SEE ELECTRICAL PLANS

MHPA LIMITS PER SANGIS

MHPA LIMITS PER SANGIS

STA: 13+10.99 5.5' LT 1138.33FS

STA: 13+10.99 1138.25TC 1137.75FS

STA: 13+80.94 1137.09TC 1136.59FS

STA: 14+49.54 1136.03TC 1135.53FS

STA: 14+03.22 1136.52TC 1136.13FS

STA: 20+15.69 1136.13TC 1135.63FS

STA: 20+00 1135.88TC 1135.38FS

STA: 20+00 START CURB

STA: 20+41.42 1135.85TC 1135.35FS

STA: 20+41.42 5.5' RT 1135.93FS

STA: 20+88.96 1134.69TC 1134.19FS

STA: 21+24.14 1133.00TC 1132.50FS

STA: 21+30.13 1132.65TC 1132.15FS

STA: 20+88.96 5.5' RT 1134.77FS

STA: 21+24.14 5.5' RT 1133.06FS

STA: 21+37.99 1132.53TC 1131.87FL

STA: 21+51.99 1132.08TC 1131.58FL

STA: 22+09.00 1132.47TC 1132.36FL

STA: 22+03.00 1132.83TC 1132.33FL

STA: 22+03.00 6.5' RT 1132.93FS

STA: 21+60.49 10.75' RT 1132.30FS

STA: 22+09.00 6.5' RT 1132.57FS

STA: 22+25.00 6.5' RT 1132.47FS

STA: 22+31.00 6.5' LT 1132.85FS

STA: 21+29.62 20.75' RT 1132.05FS

STA: 21+60.49 6.50' RT 1132.36FS

STA: 30+42.81 1130.99FS

STA: 30+47.81 1130.91FS

STA: 30+12.91 1132.19FS

STA: 30+30.15 1131.50FS

STA: 30+60.43 1131.41FS

STA: 30+73.01 1131.35FS

STA: 22+25.00 1132.37TC 1132.28FL

STA: 22+31.00 1132.75TC 1132.25FL

STA: 30+00 1132.71FS

STA: 30+04.23 1132.54FS

STA: 31+56.71 1132.64FS

STA: 31+56.26 1132.55FS

STA: 31+53.26 1132.50FS

STA: 31+48.26 1132.30FS

STA: 31+20.09 1131.75FS

STA: 31+45.09 1132.34FS

STA: 31+44.09 1132.21FS

STA: 31+37.89 1132.06FS

STA: 30+91.59 1131.45FS

STA: 31+33.63 1131.89FS

STA: 22+95.00 6.5' RT 1131.90FS

STA: 22+95.00 25.10' RT 1131.6FS

STA: 23+14.30 END CURB

STA: 23+14.30 1131.55TC 1131.05FS

STA: 23+14.30 6.5' RT 1131.64FS

STA: 23+14.30 25.10' RT 1131.37FS

STA: 15+27.38 9.75' LT 1135.89FS

STA: 15+20.67 5.5' LT 1135.78FS

STA: 15+14.67 5.5' LT 1135.30FS

STA: 15+41.88 9.76' LT 1135.92FS

STA: 15+41.88 5.5' LT 1135.86FS

STA: 15+69.11 5.5' LT 1135.91FS

STA: 15+75.11 5.5' LT 1135.43FS

STA: 14+78.67 5.5' LT 1135.86FS

STA: 14+84.67 5.5' LT 1135.49FS

1135.90FS

STA: 14+71.52 5.5' LT 1136.02FS

STA: 14+49.54 5.5' LT 1136.11FS

STA: 15+27.35 5.5' LT 1135.83FS

STA: 14+84.67 1135.41 TC 1135.33 FS

STA: 15+20.67 1135.70 TC 1135.20 FS

STA: 14+78.67 1135.79 TC 1135.29 FS

STA: 15+14.67 1135.22 TC 1135.14 FS

STA: 14+71.52 1135.94TC 1135.44FS

STA: 15+75.11 END CURB

STA: 15+75.11 1135.35TC 1135.35FS

STA: 15+69.11 1135.83TC 1135.33FS

1131.50FS

STA: 21+03.00 6.5' RT 1132.93FS

STA: 22+52.00 18.0' LT 1132.30 FS

STA: 22+52.00 1.5' LT 1132.03 FS

STA: 22+52.00 1132.00 FS

STA: 22+61.25 1.5' LT 1132.02 FS

STA: 22+61.25 1131.99 TC/FL

STA: 22+78.50 18.0' LT 1132.06 FS

STA: 22+78.50 1.50' LT 1131.79 FS

STA: 22+78.50 1131.76 FS

STA: 22+66.25 1.5' LT 1131.97 FS

STA: 22+66.25 1131.94 TC/FL

STA: 22+55.25 1132.42 TC 1131.97 FL

STA: 22+55.25 6.5' RT 1132.51 FS

STA: 22+49.26 6.5' RT 1132.60 FS

STA: 22+59.60 10.52' RT 1132.57 FS

STA: 22+72.25 1132.39 TC 1131.89 FL

STA: 22+78.29 6.5' RT 1132.52 FS

STA: 22+66.25 6.5' RT 1132.46 FS

STA: 22+67.91 10.52' RT 1132.52 FS

STA: 13+93.55 10.50' LT 1136.97FS

STA: 13+83.03 5.5' LT 1137.17FS

STA: 13+95.08 6.5' LT 1136.91FS

STA: 14+00.45 10.50' LT 1136.91FS

STA: 13+99.08 6.5' LT 1136.85FS

STA: 14+12.10 5.5' LT 1136.56FS

STA: 14+01.33 1136.89TC 1136.39FL

STA: 13+95.08 1136.39TC/FL

STA: 14+05.28 1136.59TC 1136.09FL

STA: 13+99.08 1136.37TC

STA: 20+16.10 1136.13 TC 1135.63 FS

STA: 20+20.30 1135.63 TC/FL

STA: 20+26.55 1136.00 TC 1135.50 FS

STA: 20+16.22 5.5' RT 1135.71 FS

STA: 20+20.83 5.5' RT 1135.71 FS

STA: 20+26.60 5.5' RT 1136.08 FS

CONSTRUCTION NOTES

1. EXISTING DRIVE AISLE TO REMAIN AND BE PROTECTED IN PLACE.
2. PROPOSED SIDEWALK PER LANDSCAPE CONSTRUCTION PLANS.
3. PROPOSED 6" CURB PER SDG -150. MATCH EXISTING ELEVATIONS.
4. PROPOSED NON-ERODIBLE GRAVEL STRIP. REFER TO DETAIL ON SHEET C01.
6. PROPOSED TYPE 2 CONCRETE, SEE LANDSCAPE CONSTRUCTION PLANS.
8. PROPOSED SEWAGE HOLDING TANK. REFER TO SHEET C-01 AND C-05 FOR ADDITIONAL INFORMATION.
9. PROPOSED FENCE PER LANDSCAPE CONSTRUCTION PLANS.
10. PROPOSED COMFORT STATION.
11. PROPOSED SHADE STRUCTURE.
12. PROPOSED CURB RAMP TYPE B PER SDG-133.
13. PROPOSED MODIFIED CURB RAMP TYPE C-1 PER SDG-135.
17. PROPOSED STRIPING AND SIGNAGE PER SDM-117.
18. PORTION OF EXISTING LANDSCAPE ISLAND TO BE REMOVED.
21. TRENCH RESURFACING PER SDG-107. CONSTRUCT PAVEMENT UP TO 2" BELOW ADJACENT DRIVE AISLE, AND INSTALL CLASS II BASE.
24. PROPOSED CONCRETE COMMERCIAL DRIVEWAY PER SDG-162.
25. PROPOSED AC PAVEMENT (5" AC/14" CLASS II BASE). CONSTRUCT PAVEMENT UP TO 2" BELOW ADJACENT DRIVE AISLE, AND INSTALL CLASS II BASE.
26. PROPOSED MODIFIED TYPE 2 RIP-RAP ENERGY DISSIPATOR WITH NO.2 BACKING PER SDD-104. WIDTH PER PLAN.
27. PROPOSED TIMBER HEADER. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.
28. PROPOSED CURB AND GUTTER PER SDG-151.
29. PROPOSED CURB FACE INLET PER DETAIL ON SHEET C01.
30. PROPOSED WHEEL STOPS.

20 0 20 40 60 80

SCALE 1" = 20'

DETAIL C:
ACCESSIBLE PARKING STALL AND CURB RAMP
SCALE: 1" = 5'

DETAIL D:
CURB RAMP
SCALE: 1" = 5'

DETAIL E:
MODIFIED CURB RAMP
SCALE: 1" = 5'

KEY MAP

NORTH

NOT TO SCALE

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

PLANS FOR THE CONSTRUCTION OF WEST SYCAMORE STAGING AREA GRADING PLAN

CONSULTANT

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REGISTERED PROFESSIONAL ENGINEER DANIEL QUINCES NO. 92310 CIVIL STATE OF CALIFORNIA
4/24/2026

SPEC. NO 2283A

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 9 OF 40 SHEETS

WBS NO. B-20054

APPROVED: ENGINEER OF WORK AND FOR CITY ENGINEER — 12/17/2025 DATE
PARITA AMMERLAHN PRINT EOW / DCE — 85403 RCE#

SUBMITTED BY: MARK CALLERAN PROJECT MANAGER

CHECKED BY: PROJECT ENGINEER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA		12/17/25	

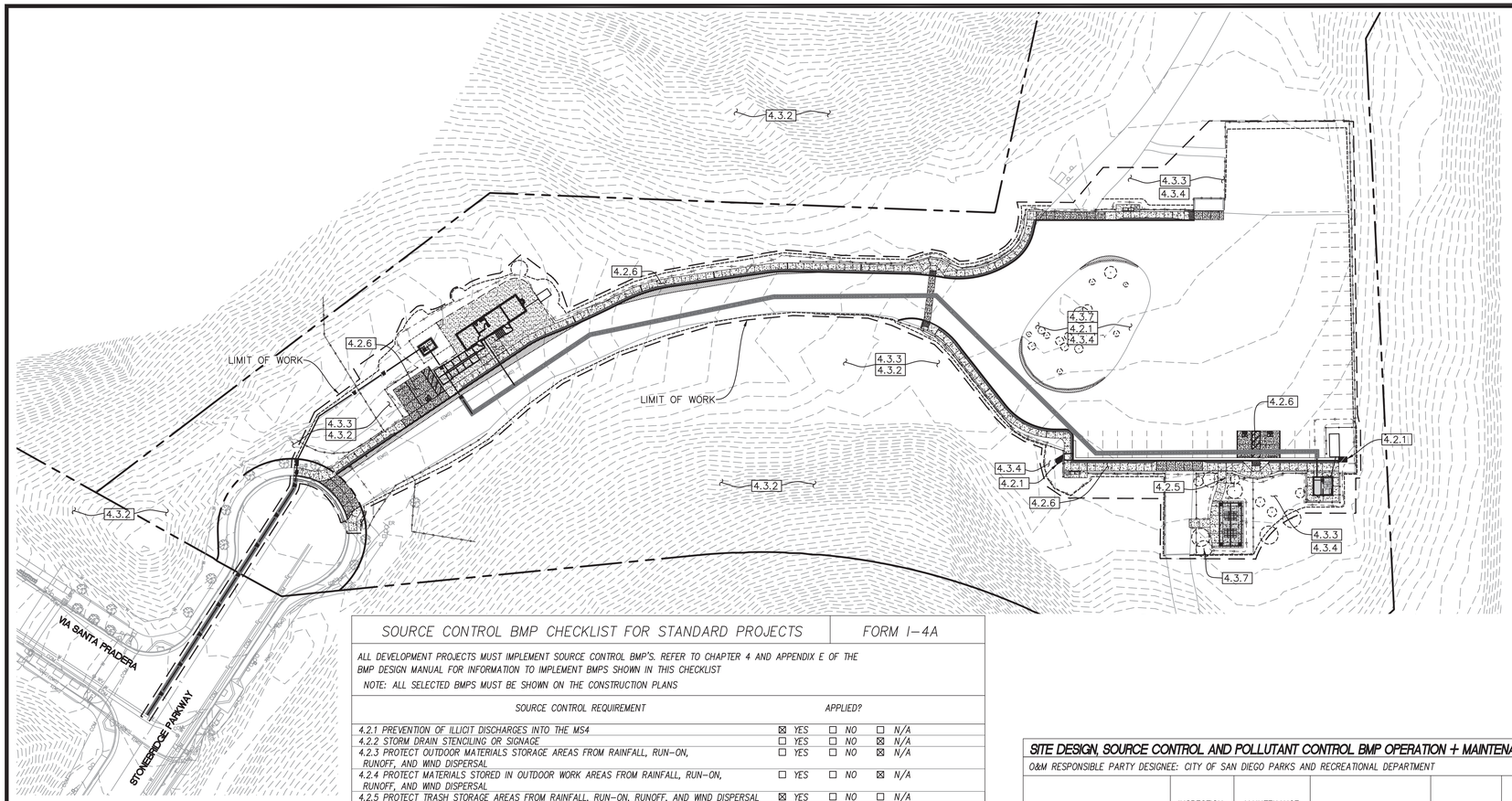
1918-6328 NAD83 COORDINATES

278-1767 LAMBERT COORDINATES

CONTRACTOR _____ NTP DATE _____
INSPECTOR _____ NOC DATE _____

DRAWING NO. 0100364-009 -D

C06



LEGEND

PROPOSED AC PAVEMENT

PROPOSED CONCRETE WALKWAY

PROPOSED CURB

PROPOSED WATER LATERAL — W —

PROPOSED SEWER LATERAL — S —

PREVENTION OF ILLICIT DISCHARGES INTO THE MS4	4.2.1
PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	4.2.5
BMPS BASED ON POTENTIAL SOURCES OF RUNOFF POLLUTANTS	4.2.6
CONSERVE NATURAL AREAS, SOILS, AND VEGETATION	4.3.2
MINIMIZE IMPERVIOUS AREA	4.3.3
MINIMIZE SOIL COMPACTION	4.3.4
LANDSCAPE WITH NATIVE OR DROUGHT TOLERANT SPECIES (SEE LANDSCAPE PLANS)	4.3.7

IMPERVIOUS AREA TABLE:

- TOTAL IMPERVIOUS AREA=8,065 SF
- IMPERVIOUS AREA DRAINING TO HYDRAULICALLY SEPARATE GRAVEL STRIP= 4,672SF
- TOTAL AREA COUNTED: 8,065 SF-4,672 SF=3,393 SF

SOURCE CONTROL BMP CHECKLIST FOR STANDARD PROJECTS — FORM I-4A

ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SOURCE CONTROL BMP'S. REFER TO CHAPTER 4 AND APPENDIX E OF THE BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT BMPS SHOWN IN THIS CHECKLIST

NOTE: ALL SELECTED BMPS MUST BE SHOWN ON THE CONSTRUCTION PLANS

SOURCE CONTROL REQUIREMENT	APPLIED?		
4.2.1 PREVENTION OF ILLICIT DISCHARGES INTO THE MS4	☒ YES	☐ NO	☐ N/A
4.2.2 STORM DRAIN STENCILING OR SIGNAGE	☐ YES	☐ NO	☒ N/A
4.2.3 PROTECT OUTDOOR MATERIALS STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	☐ YES	☐ NO	☒ N/A
4.2.4 PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	☐ YES	☐ NO	☒ N/A
4.2.5 PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	☒ YES	☐ NO	☐ N/A
4.2.6 BMPS BASED ON POTENTIAL SOURCES OF RUNOFF POLLUTANTS			
ON-SITE STORM DRAIN INLETS	☐ YES	☐ NO	☒ N/A
INTERIOR FLOOR DRAINS AND ELEVATOR SHAFT SUMP PUMPS	☐ YES	☐ NO	☒ N/A
INTERIOR PARKING GARAGES	☐ YES	☐ NO	☒ N/A
NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL	☐ YES	☐ NO	☒ N/A
LANDSCAPE/OUTDOOR PESTICIDE USE	☐ YES	☐ NO	☒ N/A
POOLS, SPAS, PONDS, DECORATIVE FOUNTAINS, AND OTHER WATER FEATURES	☐ YES	☐ NO	☒ N/A
FOOD SERVICE	☐ YES	☐ NO	☒ N/A
REFUSE AREAS	☐ YES	☐ NO	☒ N/A
INDUSTRIAL PROCESSES	☐ YES	☐ NO	☒ N/A
OUTDOOR STORAGE OF EQUIPMENT OR MATERIALS	☐ YES	☐ NO	☒ N/A
VEHICLE/EQUIPMENT REPAIR AND MAINTENANCE	☐ YES	☐ NO	☒ N/A
FUEL DISPENSING AREA	☐ YES	☐ NO	☒ N/A
LOADING DOCKS	☐ YES	☐ NO	☒ N/A
FIRE SPRINKLER TEST WATER	☐ YES	☐ NO	☒ N/A
MISCELLANEOUS DRAIN OR WASH WATER	☐ YES	☐ NO	☒ N/A
PLAZAS, SIDEWALKS, AND PARKING LOTS	☒ YES	☐ NO	☐ N/A
SC-6A: LARGE TRASH GENERATING FACILITIES	☐ YES	☐ NO	☒ N/A
SC-6B: ANIMAL FACILITIES	☐ YES	☐ NO	☒ N/A
SC-6C: PLANT NURSERIES AND GARDEN CENTERS	☐ YES	☐ NO	☒ N/A
SC-6D:AUTOMOTIVE-RELATED USES	☐ YES	☐ NO	☒ N/A

DISCUSSION / JUSTIFICATION FOR ALL "NO" ANSWERS SHOWN ABOVE:

SITE DESIGN BMP CHECKLIST FOR STANDARD PROJECTS — FORM I-5A

ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SITE DESIGN BMP'S. REFER TO CHAPTER 4 AND APPENDIX E OF THE BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT BMPS SHOWN IN THIS CHECKLIST

NOTE: ALL SELECTED BMPS MUST BE SHOWN ON THE CONSTRUCTION PLANS

SITE DESIGN REQUIREMENT	APPLIED?		
4.3.1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES	☐ YES	☐ NO	☒ N/A
4.3.2 CONSERVE NATURAL AREAS, SOILS, AND VEGETATION	☒ YES	☐ NO	☐ N/A
4.3.3 MINIMIZE IMPERVIOUS AREA	☒ YES	☐ NO	☐ N/A
4.3.4 MINIMIZE SOIL COMPACTION	☒ YES	☐ NO	☐ N/A
4.3.5 IMPERVIOUS AREA DISPERSION	☒ YES	☐ NO	☐ N/A
4.3.6 RUNOFF COLLECTION	☐ YES	☐ NO	☒ N/A
4.3.7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES	☒ YES	☐ NO	☐ N/A
4.3.8 HARVESTING AND USING PRECIPITATION	☐ YES	☐ NO	☒ N/A

DISCUSSION / JUSTIFICATION FOR ALL "NO" ANSWERS SHOWN ABOVE:

SITE DESIGN, SOURCE CONTROL AND POLLUTANT CONTROL BMP OPERATION + MAINTENANCE PROCEDURE

O&M RESPONSIBLE PARTY DESIGNEE: CITY OF SAN DIEGO PARKS AND RECREATIONAL DEPARTMENT

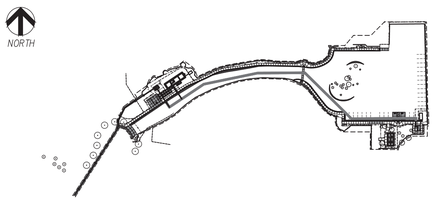
BMP DESCRIPTION	INSPECTION FREQUENCY	MAINTENANCE FREQUENCY	MAINTENANCE METHOD	QUANTITY	INCLUDED IN O&M MANUAL	SHEET NUMBER(S)
SITE DESIGN ELEMENTS					YES X NO	
DESCRIPTION: 4.3.2	N/A	N/A	N/A	N/A		5-6
DESCRIPTION: 4.3.3	N/A	N/A	N/A	N/A		5-6
DESCRIPTION: 4.3.4	N/A	N/A	N/A	N/A		5-6
DESCRIPTION: 4.3.7	MONTHLY	AS NEEDED	MAINTAIN PLANTING, MOW GRASS, REMOVE TRASH AND DEBRIS FROM LANDSCAPE AREAS	N/A		23-26
SOURCE CONTROL ELEMENTS					YES X NO	
DESCRIPTION: 4.2.1	QUARTERLY	AS NEEDED	REMOVE TRASH AND DEBRIS	N/A		5-6
DESCRIPTION: 4.2.5	QUARTERLY	AS NEEDED	REMOVE TRASH AND DEBRIS	1		5-6
DESCRIPTION: 4.2.6 (SIDEWALKS)	MONTHLY	AS NEEDED	REMOVE TRASH AND DEBRIS, SWEEP PLAZA AREAS AND SIDEWALKS	N/A		5-6
POLLUTANT CONTROL BMP(S)					YES X NO	
DESCRIPTION:	N/A	N/A	N/A	N/A		N/A
HMP FACILITY (IF SEPARATE)					YES X NO	
DESCRIPTION:	N/A	N/A	N/A	N/A		N/A

HMP EXEMPT

40 0 40 80 120 160

SCALE 1" = 40'

KEY MAP



NOT TO SCALE

0 1/2 1

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PLANS FOR THE CONSTRUCTION OF WEST SYCAMORE STAGING AREA BMP PLAN FOR STANDARD DEVELOPMENT PROJECT

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

CONSULTANT

Nasland Civil Engineering Surveying Land Planning

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SPEC. NO 2283A

CITY OF SAN DIEGO, CALIFORNIA
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SHEET 10 OF 40 SHEETS

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PARITA AMMERLAHN — PRINT EOW / DCE — RCE# 85403

SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER

CHECKED BY: PROJECT ENGINEER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA		12/17/25	

1918-6328 NAD83 COORDINATES

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CONTRACTOR _____ NTP DATE _____

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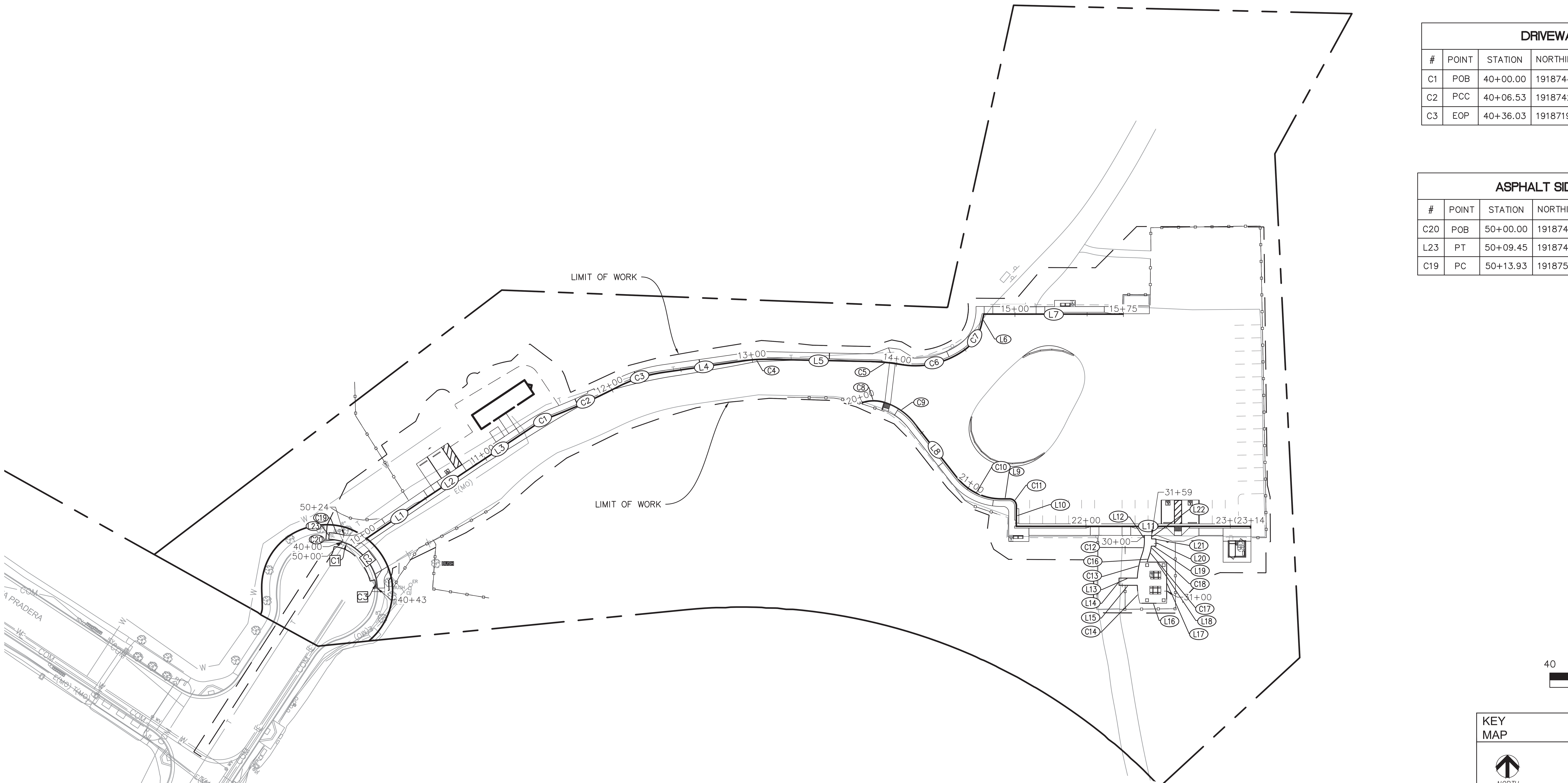
DRAWING NO. 0100364-010 -D

C07



DRIVEWAY HORIZONTAL ALIGNMENT

#	POINT	STATION	NORTHING (Y)	EASTING (X)	ELEMENT	BRG/DELTA	DIST/LENGTH
C1	POB	40+00.00	1918744.9705	6330573.8824	R=38.28	Δ=9°46'14"	L=6.53
C2	PCC	40+06.53	1918742.6227	6330579.9647	R=38.37	Δ=44°03'26"	L=29.50
C3	EOP	40+36.03	1918719.7515	6330597.4355	R=41.49	Δ=9°22'54"	L=6.79

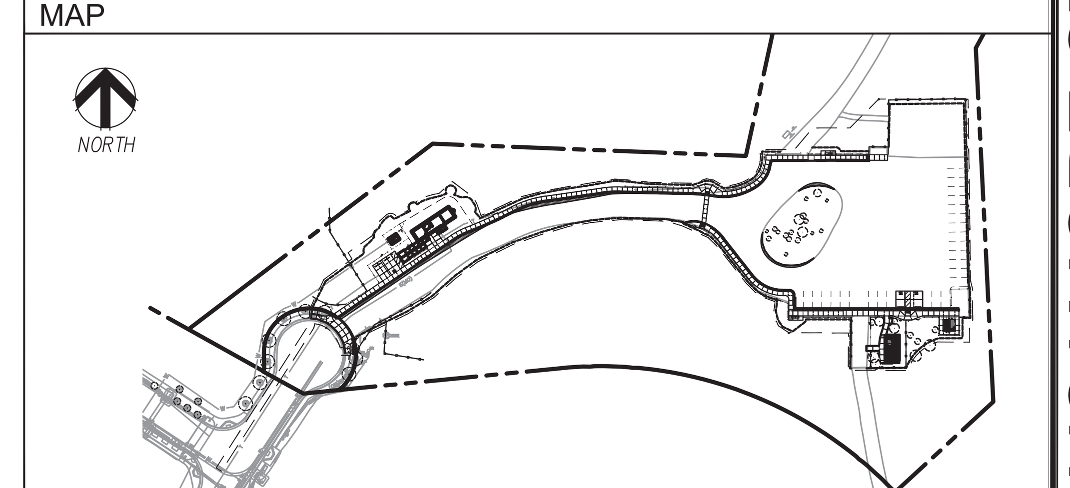
ASPHALT SIDEWALK HORIZONTAL ALIGNMENT

#	POINT	STATION	NORTHING (Y)	EASTING (X)	ELEMENT	BRG/DELTA	DIST/LENGTH
C20	POB	50+00.00	1918745.4346	6330574.0174	R=40.85	Δ=13°15'24"	L=9.45
L23	PT	50+09.45	1918746.9636	6330564.7114	STRAIGHT	N4°39'58"E	D=4.48
C19	PC	50+13.93	1918751.4304	6330565.0759	R=41.95	Δ=14°05'59"	L=10.32

40 0 40 80 120 160

SCALE 1" = 40'

KEY MAP



NOT TO SCALE

NORTH CURB HORIZONTAL ALIGNMENT

#	POINT	STATION	NORTHING (Y)	EASTING (X)	ELEMENT	BRG/DELTA	DIST/LENGTH
L1	POB	10+00.00	1918746.9046	6330590.4312	STRAIGHT	N55°48'31"E	D=55.96
L2	PI	10+55.96	1918778.3519	6330636.7192	STRAIGHT	N56°19'20"E	D=28.25
L3	PI	10+84.21	1918794.0184	6330660.2300	STRAIGHT	N56°19'20"E	D=55.21
C1	PC	11+39.42	1918824.6316	6330706.1710	R=75.00	Δ=12°25'07"	L=16.26
C2	PRC	11+55.67	1918832.1151	6330720.5660	R=456.14	Δ=6°05'54"	L=48.55
C3	PRC	12+04.23	1918852.0915	6330764.7915	R=100.00	Δ=19°12'20"	L=33.52
L4	PT	12+37.75	1918862.2656	6330796.5656	STRAIGHT	N81°50'52"E	D=56.87
C4	PC	12+94.61	1918870.3297	6330852.8598	R=100.00	Δ=9°22'52"	L=16.37
L5	PT	13+10.99	1918871.3172	6330869.1849	STRAIGHT	S88°46'16"E	D=69.95
C5	PC	13+80.94	1918869.8169	6330939.1216	R=150.00	Δ=8°30'43"	L=22.28
C6	PRC	14+03.22	1918867.6889	6330961.2833	R=58.50	Δ=45°21'58"	L=46.32
C7	PCC	14+49.54	1918877.7941	6331005.2566	R=30.50	Δ=41°17'12"	L=21.98
L6	PT	14+71.52	1918895.6795	6331017.1989	STRAIGHT	N13°05'18"E	D=7.15
L7	PI	14+78.67	1918902.6409	6331018.8173	STRAIGHT	S89°59'02"E	D=96.44
	EOP	15+75.11	1918902.6135	6331115.2571	STRAIGHT	N90°00'00"E	D=0.00

SOUTH WALKWAY AND SHADE STRUCTURE HORIZONTAL ALIGNMENT

#	POINT	STATION	NORTHING (Y)	EASTING (X)	ELEMENT	BRG/DELTA	DIST/LENGTH
L12	POB	30+00.00	1918749.5649	6331129.8270	STRAIGHT	S0°01'02"W	D=4.23
C12	PC	30+04.23	1918745.3387	6331129.8257	R=25.00	Δ=19°54'28"	L=8.69
C13	PRC	30+12.91	1918736.8263	6331128.3291	R=58.00	Δ=17°01'55"	L=17.24
L13	PT	30+30.15	1918719.9878	6331124.9311	STRAIGHT	S90°00'00"W	D=12.66
L14	PI	30+42.81	1918719.9878	6331112.2738	STRAIGHT	S0°00'00"W	D=5.00
L15	PI	30+47.81	1918714.9878	6331112.2738	STRAIGHT	S90°00'00"E	D=12.62
C14	PC	30+60.43	1918714.9878	6331124.8942	R=57.61	Δ=12°30'51"	L=12.58
L16	PT	30+73.01	1918702.5603	6331126.6989	STRAIGHT	N90°00'00"E	D=18.57
L17	PI	30+91.59	1918702.5603	6331145.2738	STRAIGHT	N0°00'00"W	D=28.50
L18	PI	31+20.09	1918731.0603	6331145.2738	STRAIGHT	N89°58'25"W	D=13.54
C16	PC	31+33.63	1918731.0665	6331131.7338	R=57.92	Δ=4°12'46"	L=4.26
C17	PRC	31+37.89	1918735.1224	6331133.0298	R=30.00	Δ=9°57'14"	L=5.21
C18	PCC	31+43.10	1918740.1516	6331134.3725	R=32.64	Δ=3°29'12"	L=1.99
L19	PC	31+45.09	1918742.1176	6331134.6514	STRAIGHT	S89°58'58"E	D=3.17
L20	PI	31+48.26	1918742.1167	6331137.8247	STRAIGHT	N0°01'02"E	D=5.00
L21	PI	31+53.26	1918747.1167	6331137.8262	STRAIGHT	N89°58'58"W	D=3.00
L22	PI	31+56.26	1918747.1176	6331134.8262	STRAIGHT	N0°00'37"E	D=2.45
	EOP	31+58.71	1918749.5634	6331134.8267	STRAIGHT	N0°00'00"E	D=0.00

SOUTH CURB HORIZONTAL ALIGNMENT

#	POINT	STATION	NORTHING (Y)	EASTING (X)	ELEMENT	BRG/DELTA	DIST/LENGTH
C8	POB	20+00.00	1918841.6797	6330934.1878	R=25.00	Δ=35°57'18"	L=15.69
C9	PCC	20+15.69	1918841.9000	6330949.6178	R=42.50	Δ=34°41'07"	L=25.73
L8	PT	20+41.42	1918827.5483	6330970.4985	STRAIGHT	S38°09'21"E	D=47.54
C10	PC	20+88.96	1918790.1635	6330999.8708	R=39.00	Δ=51°40'49"	L=35.18
L9	PT	21+24.14	1918775.0960	6331030.3494	STRAIGHT	S89°58'17"E	D=5.99
C11	PC	21+30.13	1918775.0931	6331036.3416	R=5.00	Δ=90°00'02"	L=7.85
L10	PT	21+37.99	1918770.0915	6331041.3401	STRAIGHT	S0°01'02"W	D=14.00
L11	PI	21+51.99	1918756.0915	6331041.3359	STRAIGHT	S89°59'01"E	D=162.32
	EOP	23+14.30	1918756.0448	6331203.6529	STRAIGHT	N89°45'42"E	D=0.00

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

PLANS FOR THE CONSTRUCTION OF WEST SYCAMORE STAGING AREA
HORIZONTAL CONTROL PLAN

CONSULTANT

Nasland — Civil Engineering, Surveying, Land Planning
T (858) 292-7770
4740 Ruffner Street
San Diego, CA 92111
nasland.com
NE: 121008.1

SIGNING:

SPEC. NO 2283A

REGISTERED PROFESSIONAL ENGINEER — DANIEL QUINONES — NO. 92310 — EXP. 6-30-27 — CIVIL — STATE OF CALIFORNIA

4/24/2026

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 11 OF 40 SHEETS

APPROVED: Parita Ammerlahn — ENGINEER OF WORK AND FOR CITY ENGINEER — DATE 12/17/2025

PARITA AMMERLAHN — PRINT EOW / DCE — RCE# 85403

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA	Parita Ammerlahn	12/17/25	

CONTRACTOR ____ NTP DATE ____
INSPECTOR ____ NOC DATE ____

WBS NO. B-20054

SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER

CHECKED BY: ____ PROJECT ENGINEER

1918-6328 NAD83 COORDINATES

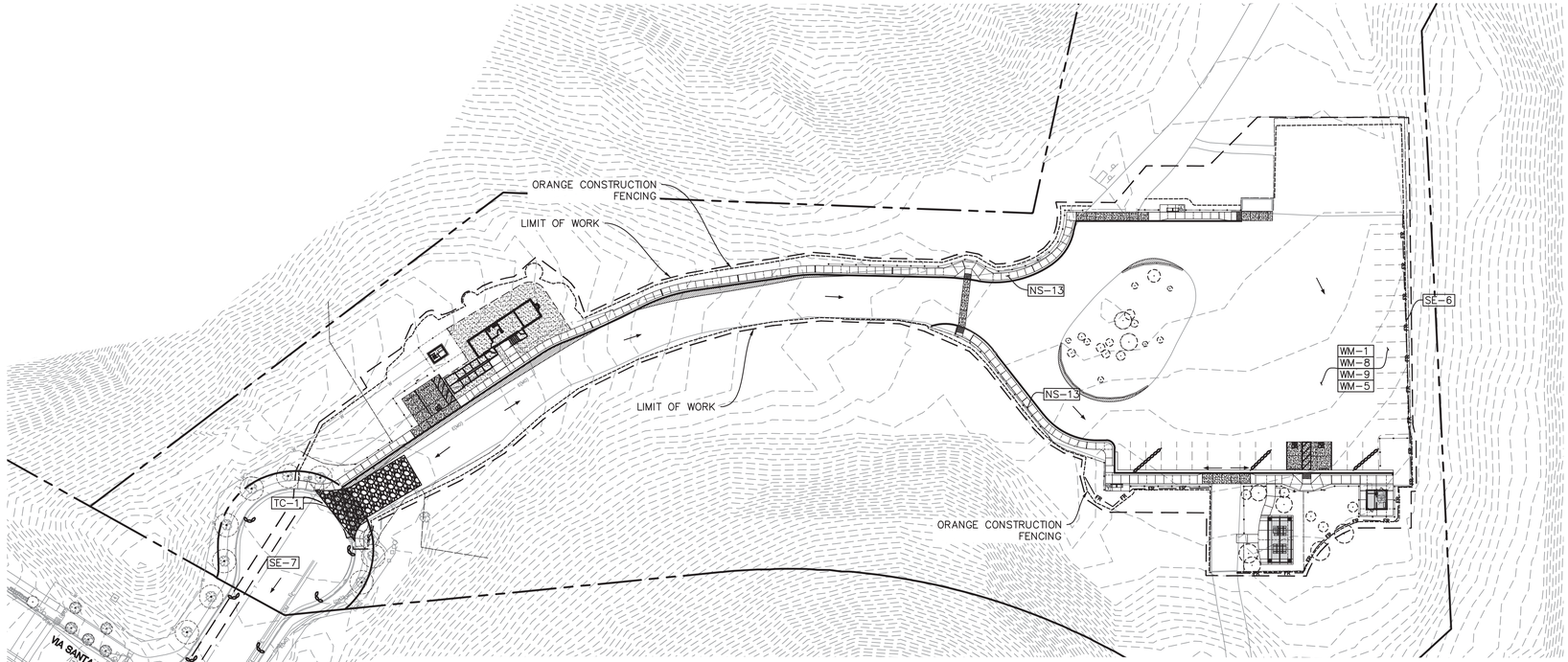
278-1767 LAMBERT COORDINATES

DRAWING NO. 0100364-011 -D

C08

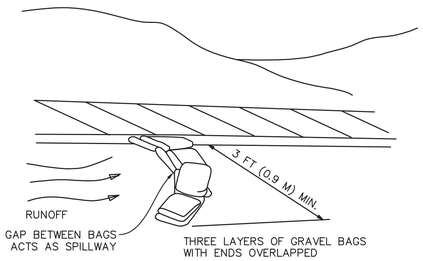
WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

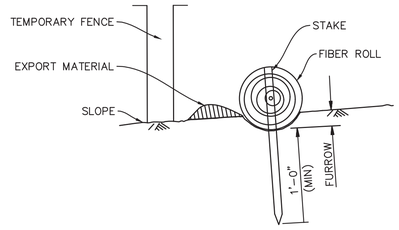


LEGEND:

SE-5	FIBER ROLL PER CASQA FACT SHEET SE-5	FR FR FR
SE-6	GRAVEL BAG BERM PER CASQA FACT SHEET SE-6	
SE-7	STREET SWEEPING PER CASQA FACT SHEET SE-7	
TC-1	STABILIZED CONSTRUCTION ENTRANCE PER CASQA FACT SHEET TC-1	
	DIRECTION OF FLOW	
WM-1	MATERIAL DELIVERY AND STORAGE. PER CASQA FACT SHEET WM-1	
WM-5	SOLID WASTE MANAGEMENT. PER CASQA FACT SHEET WM-5	
WM-8	WASTE MANAGEMENT CONCRETE WASTE MANAGEMENT. PER CASQA FACT SHEET WM-8	
WM-9	SANITARY WASTE MANAGEMENT. PER CASQA FACT SHEET WM-9	
NS-13	CONCRETE FINISHING PER CASQA FACT SHEET NS-13	



GRAVEL BAGS
NOT TO SCALE



FIBER ROLLS
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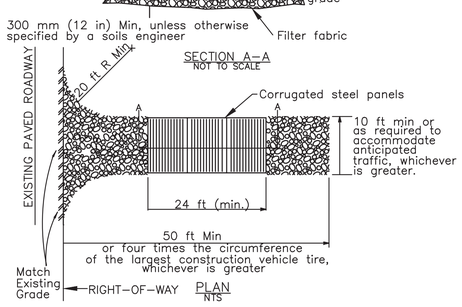
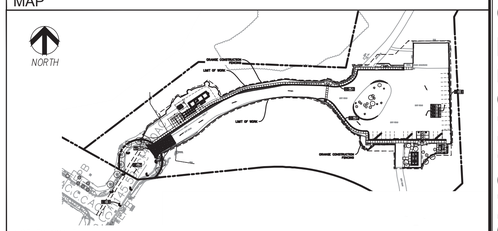


STABILIZED CONSTRUCTION ENTRANCE
NO SCALE

KEY MAP



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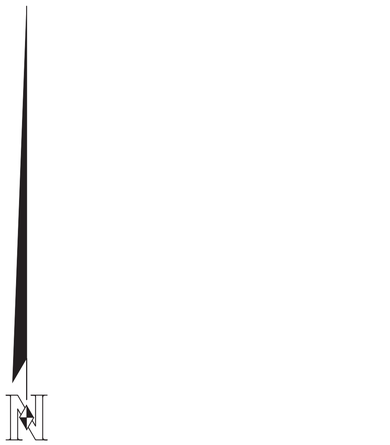

40 0 40 80 120 160

SCALE 1" = 40'

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

PLANS FOR THE CONSTRUCTION OF WEST SYCAMORE STAGING AREA EROSION CONTROL PLAN

CONSULTANT

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REGISTERED PROFESSIONAL ENGINEER — DANIEL QUINONES — NO. 92310 — CIVIL — STATE OF CALIFORNIA — 4/24/2026

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 12 OF 40 SHEETS

APPROVED: _____ 12/17/2025
ENGINEER OF WORK AND FOR CITY ENGINEER — DATE

PARITA AMMERLAHN — 85403
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DESCRIPTION	BY	APPROVED	DATE	FILMED
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WBS NO. B-20054

SUBMITTED BY:
MARK CALLERAN
PROJECT MANAGER

CHECKED BY:
PROJECT ENGINEER

1918-6328
NAD83 COORDINATES

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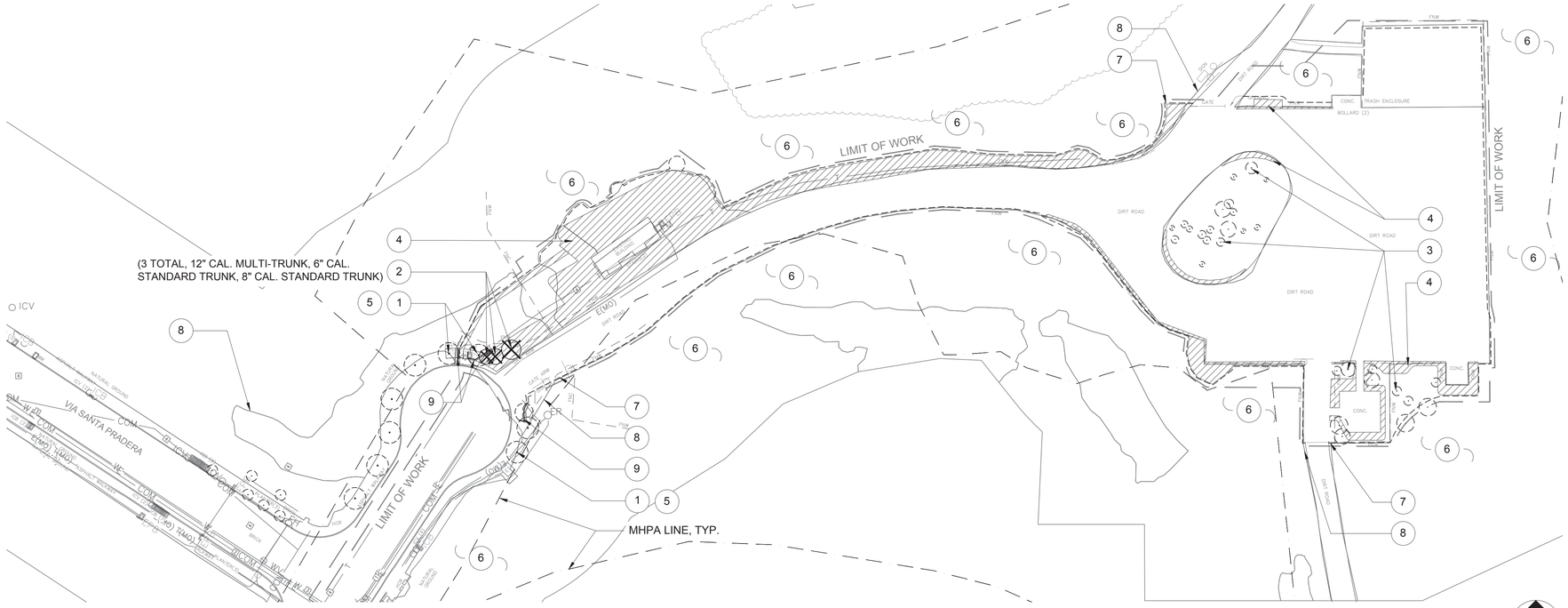
DRAWING NO. C09

0100364-012 -D



A LANDSCAPE EXISTING CONDITIONS AND DEMOLITION PLAN
PLAN

0 20 40 80
SCALE: 1" = 40'
NORTH

LANDSCAPE EXISTING CONDITIONS AND DEMOLITION LEGEND

KEY	SYMBOL	DESCRIPTION
1		EXISTING TREE TO REMAIN AND BE PROTECTED, TYP.
2		EXISTING TREE TO BE REMOVED, TYP.
3		EXISTING PLANTING MATERIAL TO REMAIN AND BE PROTECTED, TYP. LOCATIONS APPROXIMATED BASED UPON AERIAL IMAGERY - CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL PROTECT EXISTING PLANT MATERIAL IN PLACE UNLESS NOTED OTHERWISE.
4		EXISTING PLANTING MATERIAL TO BE REMOVED, TYP. (EXTENT OF EXISTING PLANT MATERIAL TO BE REMOVED MATCHES EXTENT OF PROPOSED IMPROVEMENTS)
5		EXISTING IRRIGATION SYSTEM TO REMAIN AND BE PROTECTED, TYP. IF DISTURBED, REPAIR USING MATERIALS TO MATCH EXISTING EQUIPMENT, TYP.
6	-	EXISTING PLANTING MATERIAL TO REMAIN AND BE PROTECTED, TYP. CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL PROTECT EXISTING PLANT MATERIAL IN PLACE UNLESS NOTED OTHERWISE.
7		ORANGE CONSTRUCTION FENCE (OR IF IN A WILDLIFE AREA, A YELLOW ROPE BARRIER AS DIRECTED BY THE RESIDENT ENGINEER)
8		OUTLINE OF COASTAL SAGE SCRUB, TYP.
9	-	TEMPORARY TREE PROTECTION FENCE (TREE PROTECTION ZONE)

SHEET NOTES

1. SEE SHEETS LP01 THROUGH LP03 FOR PLANTING NOTES, PLANS, LEGEND, AND DETAILS.
2. SEE SHEETS LC01 THROUGH LC06 FOR LANDSCAPE CONSTRUCTION PLANS, NOTES, SCHEDULE, AND DETAILS.
3. SEE SHEETS LI01 THROUGH LI03 FOR LANDSCAPE IRRIGATION PLANS, NOTES, AND SCHEDULE.
4. REFER TO GREENBOOK, WHITEBOOK, AND SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

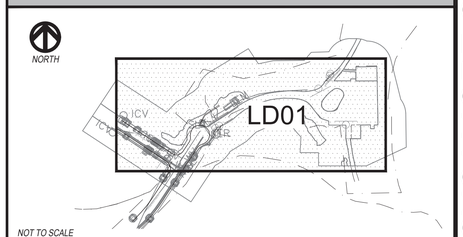
TREE PROTECTION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING DAMAGE TO ALL EXISTING TREES (INCLUDING PALMS) TO REMAIN WITHIN AND IMMEDIATELY ADJACENT TO THE PROJECT BOUNDARY.
   A) CONSTRUCTION AND MAINTENANCE STAFF SHALL AVOID UNNECESSARY ACTIVITIES WITHIN THE DRIPLINE OF ALL TREES.
2. ANY DAMAGE OR INJURY TO TREES SHALL BE REPORTED WITHIN 24 HOURS TO THE CITY BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING, IMPLEMENTING, AND MAINTAINING THE TREE PROTECTION ZONE AS SHOWN ON THESE PLANS DURING THE ENTIRE CONSTRUCTION PERIOD. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE VIA THE FOLLOWING METHODS:
   A. STAKE THE COMPLETE DRIP LINE.
   B. ROOTS SHALL BE CLEANLY CUT BACK APPROXIMATELY 6" FROM THE LIMIT OF DISTURBANCE, UNLESS OTHERWISE DIRECTED BY A CERTIFIED CONSULTING ARBORIST.
   C. INSTALL A TEMPORARY FENCE AROUND THE IDENTIFIED DRIPLINE PER WHITEBOOK REQUIREMENTS, UNLESS OTHERWISE DIRECTED BY A CERTIFIED CONSULTING ARBORIST.
   D. ATTACH AN ORANGE OR YELLOW PROTECTIVE FENCE (MIN. 3' HIGH) TO THE CHAIN LINK FENCE.
   E. WHEN AREAS UNDER THE TREE CANOPY CANNOT BE FENCED, ANOTHER METHOD SHALL BE REQUIRED, AS RECOMMENDED BY A CERTIFIED CONSULTING ARBORIST.
   F. ON THE CHAIN LINK FENCE POST "KEEP OUT" SIGNS IN BOTH SPANISH AND ENGLISH.
   G. SUBMIT A TREE MAINTENANCE SCHEDULE PREPARED BY THE CONTRACTOR.
   H. IF A TREE IS ADJACENT TO OR IN THE IMMEDIATE PROXIMITY TO A GRADE SLOPE OF 8% OR MORE, PROVIDE ADEQUATE EROSION CONTROL (I.E. JUTE MATTING OR EQUAL) WITHIN THE TREE PROTECTION ZONE.
   I. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE UNLESS OTHERWISE NOTED.
   J. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
   L. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE. PRUNING FOR VERTICAL CLEARANCE OF BUILDINGS, TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL BE PERFORMED UNDER THE DIRECTION OF A CERTIFIED CONSULTING ARBORIST ONLY.
   M. THE EXISTING GRADE SHALL NOT BE DISTURBED UNLESS OTHERWISE APPROVED BY THE CITY.
   N. N. ROOT SYSTEMS SHALL BE PROTECTED FROM FLOODING, EROSION, CHEMICAL SPILLS, AND EXCESSIVE VARIATIONS IN SOIL MOISTURE BY CONSTRUCTION ACTIVITY.
4. TREE PRUNING OR PRUNING OF ROOTS LARGER THAN 2" DIAMETER WILL ONLY OCCUR UNDER THE GUIDANCE OF A CERTIFIED CONSULTING ARBORIST WITH WRITTEN APPROVAL FROM THE CITY.
5. THE CONTRACTOR SHALL VERIFY IN WRITING TO THE CITY WHEN THE TREE PROTECTION ZONE HAS BEEN ESTABLISHED.
6. ANY MODIFICATIONS AND/OR ADDITIONS TO THE APPROVED TREE PROTECTION ZONE SHALL BE SUBMITTED BY THE CONTRACTOR WITH ADEQUATE INFORMATION TO THE CITY FOR APPROVAL.
7. SEE WHITEBOOK FOR DEFINITION OF THE TREE PROTECTION ZONE.
8. PRIOR TO ANY CONSTRUCTION, PROTECTION FENCING/BARRIERS SHALL BE IN PLACE FOR ALL PROTECTED TREES, PER WHITEBOOK.
9. ALL TREE LOCATIONS AND QUANTITIES ARE APPROXIMATED BASED ON A COMBINATION OF AERIAL IMAGERY AND SURVEY INFORMATION. CONTRACTOR SHALL VERIFY THE TREE LOCATIONS AND QUANTITIES.
10. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING WITHIN THE DRIPLINE OF EXISTING TREES. NO MECHANICAL TRENCHING WITHIN THE DRIPLINE OF THE EXISTING TREE WILL BE ALLOWED. AIR SPADE SHALL BE USED FOR ALL TRENCHING WITHIN THE DRIPLINE OF TREES. CONTRACTOR SHALL REFER TO THE ARBORIST REPORT, IF APPLICABLE, FOR ADDITIONAL PRECAUTIONS REQUIRED FOR THE EXISTING TREES. VERIFY ALL LAYOUT IN FIELD WITH RESIDENT ENGINEER.

PLANTING DEMOLITION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ERECTING A FENCE TO PROTECT ALL PLANTING AND TREES DESIGNATED TO REMAIN IN PLACE DURING CONSTRUCTION WITHIN AND IMMEDIATELY ADJACENT TO PROJECT BOUNDARY AREA.
2. 3 WEEKS MINIMUM PRIOR TO CONTRACTOR'S DEMOLITION / REMOVAL OF ANY PLANT MATERIAL, CONTRACTOR SHALL COORDINATE WITH THE RESIDENT ENGINEER AND THE CITY'S HORTICULTURE / MAINTENANCE STAFF REGARDING REMOVAL / STOCKPILING OF PORTIONS OF EXISTING PLANTS, ROCKS, MULCH, GROUNDCOVER, AND ANY OTHER MATERIAL, AFTER WHICH CONTRACTOR SHALL DEMOLISH AND REMOVE REMAINING LANDSCAPE MATERIAL.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE EXISTING TREES AND PLANTINGS WITHIN PROJECT BOUNDARY AREA DURING CONSTRUCTION, INCLUDING PROVIDING MAINTENANCE AND WATER. CONTRACTOR SHALL REPLACE ANY TREE/PLANTING IN THE EVENT IT DIES, AT NO ADDITIONAL COST TO THE CITY.
4. PRIOR TO ANY NEW PLANTING, VERIFY ALL EXISTING AND PROPOSED TREE AND PLANT LOCATIONS TO AVOID CONFLICT WITH EXISTING AND PROPOSED UTILITIES. PROPOSED PLANTS MAY NEED TO BE SHIFTED OR RELOCATED AS NECESSARY, AS APPROVED BY THE RESIDENT ENGINEER. SEE PLANTING PLAN AND SPECIFICATIONS FOR MORE INFORMATION.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF EXISTING AND PROPOSED UTILITIES WITHIN THE PROJECT LIMITS WHICH MAY BE AFFECTED BY INSTALLATION. IMMEDIATELY CONTACT THE RESIDENT ENGINEER IF A CONFLICT IS EVIDENT.
6. ALL EXISTING PLANT MATERIAL TO REMAIN AND ALL LANDSCAPE THAT IS DISTURBED BY THE IRRIGATION OR CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AND REPLACED SAME IN KIND AND SIZE. DISTURBED FINISH GRADES SHALL BE ADJUSTED TO MEET THE FINISH GRADES OF SURROUNDING, ADJACENT AREAS.
7. REPAIRED AND REPLACED PLANTS SHALL BE SUBJECT TO THE PLANT ESTABLISHMENT PERIOD/GUARANTEE PERIOD, SEE SPECIFICATIONS.

KEY MAP



WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

PLANS FOR THE CONSTRUCTION OF
WEST SYCAMORE STAGING AREA
LANDSCAPE EXISTING CONDITIONS AND DEMOLITION PLAN

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

CONSULTANT
ktua
3916 Normal Street
San Diego, CA 92103
619.294.4477
www.ktua.com
SIGNING:

SPEC. NO 2283A

LICENSED LANDSCAPE ARCHITECT — JEROME JP WHALEN — 5925 — 10/25/2024 — STATE OF CALIFORNIA
10/25/2024

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 13 OF 40 SHEETS

APPROVED: Parita Ammerlahn — 12/17/2025
ENGINEER OF WORK AND FOR CITY ENGINEER — DATE
PARITA AMMERLAHN — 85403
PRINT EOW / DCE — RCE#

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA	Parita Ammerlahn	12/17/25	

CONTRACTOR
INSPECTOR
NTP DATE
NOC DATE

WBS NO. B-20054
SUBMITTED BY: MARK CALLERAN — PROJECT MANAGER
CHECKED BY: — PROJECT ENGINEER
1918-6328 NAD83 COORDINATES
278-1767 LAMBERT COORDINATES
DRAWING NO. LD01
0100364- 013 -D

BIOLOGICAL RESOURCE PROTECTION DURING CONSTRUCTION NOTES

PRIOR TO ISSUANCE OF NOTICE TO PROCEED (NTP), THE DEVELOPMENT SERVICES DEPARTMENT (DSD) ENVIRONMENTAL DESIGNEE (ED) SHALL REVIEW AND APPROVE ALL CONSTRUCTION DOCUMENTS (PLANS, SPECIFICATIONS, DETAILS, ETC.) TO ENSURE THESE MMRP REQUIREMENTS ARE INCORPORATED.

6.1 BIOLOGICAL RESOURCE PROTECTION DURING CONSTRUCTION

6.1.1 PRIOR TO CONSTRUCTION

A. BIOLOGIST VERIFICATION - THE OWNER/PERMITTEE SHALL PROVIDE A LETTER TO THE CITY'S MITIGATION MONITORING COORDINATION (MMC) SECTION STATING THAT A PROJECT BIOLOGIST (QUALIFIED BIOLOGIST) AS DEFINED IN THE CITY OF SAN DIEGO'S BIOLOGICAL GUIDELINES (2018), HAS BEEN RETAINED TO IMPLEMENT THE PROJECT'S BIOLOGICAL MONITORING PROGRAM. THE LETTER SHALL INCLUDE THE NAMES AND CONTACT INFORMATION OF ALL PERSONS INVOLVED IN THE BIOLOGICAL MONITORING OF THE PROJECT.

B. PRECONSTRUCTION MEETING - THE QUALIFIED BIOLOGIST SHALL ATTEND THE PRECONSTRUCTION MEETING, DISCUSS THE PROJECT'S BIOLOGICAL MONITORING PROGRAM, AND ARRANGE TO PERFORM ANY FOLLOW UP MITIGATION MEASURES AND REPORTING INCLUDING SITE-SPECIFIC MONITORING, RESTORATION OR REVEGETATION, AND ADDITIONAL FAUNA/FLORA SURVEYS/SALVAGE.

C. BIOLOGICAL DOCUMENTS - THE QUALIFIED BIOLOGIST SHALL SUBMIT ALL REQUIRED DOCUMENTATION TO MMC VERIFYING THAT ANY SPECIAL MITIGATION REPORTS INCLUDING BUT NOT LIMITED TO, MAPS, PLANS, SURVEYS, SURVEY TIMELINES, OR BUFFERS ARE COMPLETED OR SCHEDULED PER CITY BIOLOGY GUIDELINES, MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP), ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE (ESL), PROJECT PERMIT CONDITIONS; CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); ENDANGERED SPECIES ACTS (ESAS); AND/OR OTHER LOCAL, STATE OR FEDERAL REQUIREMENTS.

D. BCME - THE QUALIFIED BIOLOGIST SHALL PRESENT A BIOLOGICAL CONSTRUCTION MITIGATION/MONITORING EXHIBIT (BCME) WHICH INCLUDES THE BIOLOGICAL DOCUMENTS IN C ABOVE. IN ADDITION, INCLUDE: RESTORATION/REVEGETATION PLANS, SENSITIVE PLANT SALVAGE/RELOCATION REQUIREMENTS, AVIAN OR OTHER WILDLIFE SURVEYS/SURVEY SCHEDULES (INCLUDING GENERAL AVIAN NESTING AND USFWS PROTOCOL CALIFORNIA GNATCATCHER SURVEYS), TIMING OF SURVEYS, AVIAN CONSTRUCTION AVOIDANCE AREAS/NOISE BUFFERS/ BARRIERS, OTHER IMPACT AVOIDANCE AREAS, AND ANY SUBSEQUENT REQUIREMENTS DETERMINED BY THE QUALIFIED BIOLOGIST AND THE CITY MMC. THE BCME SHALL INCLUDE A SITE PLAN, WRITTEN AND GRAPHIC DEPICTION OF THE PROJECT'S BIOLOGICAL MITIGATION/MONITORING PROGRAM, AND A SCHEDULE. THE BCME SHALL BE APPROVED BY MMC AND REFERENCED IN THE CONSTRUCTION DOCUMENTS.

E. AVIAN PROTECTION REQUIREMENTS - REMOVAL OF HABITAT IN THE PROPOSED AREA OF DISTURBANCE WILL LIKELY OCCUR DURING THE MIGRATORY BIRD BREEDING SEASON. THEREFORE, THE QUALIFIED BIOLOGIST SHALL CONDUCT A PRECONSTRUCTION SURVEY TO DETERMINE THE PRESENCE OR ABSENCE OF NESTING FOR MBTA-COVERED SPECIES ON THE PROPOSED AREA OF DISTURBANCE. THE PRECONSTRUCTION SURVEY SHALL BE CONDUCTED WITHIN 10 CALENDAR DAYS PRIOR TO THE START OF CONSTRUCTION ACTIVITIES OR IF WORK IS HALTED AND ARE THEN RESUMED (INCLUDING REMOVAL OF VEGETATION). THE APPLICANT SHALL SUBMIT THE RESULTS OF THE PRECONSTRUCTION SURVEY TO THE CITY'S DSD/MMC FOR REVIEW AND APPROVAL PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES.

IF NESTING ACTIVITIES FOR BIRD SPECIES ARE DETECTED, A LETTER REPORT OR MITIGATION PLAN 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.) SHALL BE PREPARED AND INCLUDE PROPOSED MEASURES TO BE IMPLEMENTED TO ENSURE THAT TAKE OF BIRDS OR EGGS OR DISTURBANCE OF BREEDING ACTIVITIES IS AVOIDED. THE REPORT OR MITIGATION PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND IMPLEMENTED TO THE SATISFACTION OF THE CITY. THE CITY'S MMC SECTION OR RESIDENT ENGINEER, AND BIOLOGIST SHALL VERIFY AND APPROVE THAT ALL MEASURES IDENTIFIED IN THE REPORT OR MITIGATION PLAN ARE IN PLACE PRIOR TO AND/OR DURING CONSTRUCTION.

F. RESOURCE DELINEATION - PRIOR TO CONSTRUCTION ACTIVITIES, THE QUALIFIED BIOLOGIST SHALL SUPERVISE THE PLACEMENT OF ORANGE CONSTRUCTION FENCING OR EQUIVALENT ALONG THE LIMITS OF DISTURBANCE ADJACENT TO SENSITIVE BIOLOGICAL HABITATS AND VERIFY COMPLIANCE WITH ANY OTHER PROJECT CONDITIONS AS SHOWN ON THE BCME. THIS PHASE SHALL INCLUDE FLAGGING PLANT SPECIMENS AND DELIMITING BUFFERS TO PROTECT SENSITIVE BIOLOGICAL RESOURCES (E.G., HABITATS/FLORA & FAUNA SPECIES, INCLUDING NESTING BIRDS) DURING CONSTRUCTION. APPROPRIATE STEPS/CARE SHOULD BE TAKEN TO MINIMIZE ATTRACTION OF NEST PREDATORS TO THE SITE.

G. EDUCATION -PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES, THE QUALIFIED BIOLOGIST SHALL MEET WITH THE OWNER/PERMITTEE OR DESIGNEE AND THE CONSTRUCTION CREW AND CONDUCT AN ON-SITE EDUCATIONAL SESSION REGARDING THE NEED TO AVOID IMPACTS OUTSIDE OF THE APPROVED CONSTRUCTION AREA AND TO PROTECT SENSITIVE FLORA AND FAUNA (INCLUDING AVOIDANCE OF THE MHPA, CALIFORNIA GNATCATCHER, FLAGGING FOR REMOVAL OF INVASIVE SPECIES OR RETENTION OF SENSITIVE PLANTS, AND TO CLARIFY ACCEPTABLE ACCESS ROUTES/METHODS AND STAGING AREAS, ETC.).

6.1.2 DURING CONSTRUCTION

A. MONITORING- ALL CONSTRUCTION (INCLUDING ACCESS/STAGING AREAS) SHALL BE RESTRICTED TO AREAS PREVIOUSLY IDENTIFIED, PROPOSED FOR DEVELOPMENT/STAGING, OR PREVIOUSLY DISTURBED AS SHOWN ON THE BCME. THE QUALIFIED BIOLOGIST SHALL MONITOR CONSTRUCTION ACTIVITIES AS NEEDED TO ENSURE THAT CONSTRUCTION ACTIVITIES DO NOT ENCROACH INTO BIOLOGICALLY SENSITIVE AREAS (INCLUDING THE MHPA), OR CAUSE OTHER SIMILAR DAMAGE, AND THAT THE WORK PLAN HAS BEEN AMENDED TO ACCOMMODATE ANY SENSITIVE SPECIES LOCATED DURING THE PRE-CONSTRUCTION SURVEYS. IN ADDITION, THE QUALIFIED BIOLOGIST SHALL DOCUMENT FIELD ACTIVITY VIA THE CONSULTANT SITE VISIT RECORD (CSVR). THE CSVR SHALL BE E-MAILED TO MMC ON THE 1ST DAY OF MONITORING, THE 1ST WEEK OF EACH MONTH, THE LAST DAY OF MONITORING, AND IMMEDIATELY IN THE CASE OF ANY UNDOCUMENTED CONDITION OR DISCOVERY.

B. SUBSEQUENT RESOURCE IDENTIFICATION - THE QUALIFIED BIOLOGIST SHALL NOTE/ACT TO PREVENT ANY NEW DISTURBANCES TO HABITAT, FLORA, AND/OR FAUNA ONSITE (E.G., FLAG PLANT SPECIMENS FOR AVOIDANCE DURING ACCESS, ETC). IF ACTIVE NESTS OR OTHER PREVIOUSLY UNKNOWN SENSITIVE RESOURCES ARE DETECTED, ALL PROJECT ACTIVITIES THAT DIRECTLY IMPACT THE RESOURCE SHALL BE DELAYED UNTIL SPECIES SPECIFIC LOCAL, STATE OR FEDERAL REGULATIONS HAVE BEEN DETERMINED AND APPLIED BY THE QUALIFIED BIOLOGIST.

6.1.3 POST CONSTRUCTION

A. IN THE EVENT THAT IMPACTS EXCEED PREVIOUSLY ALLOWED AMOUNTS, ADDITIONAL IMPACTS SHALL BE MITIGATED IN ACCORDANCE WITH CITY BIOLOGY GUIDELINES, ESL AND MSCP, STATE CEQA, AND OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAW. THE QUALIFIED BIOLOGIST SHALL SUBMIT A FINAL BCME/REPORT TO THE SATISFACTION OF THE CITY ADD/MMC WITHIN 30 DAYS OF CONSTRUCTION COMPLETION.

6.2 PROJECT-SPECIFIC AVOIDANCE AND MINIMIZATION MEASURES

THE PROJECT SHALL IMPLEMENT THE PROVISIONS STATED IN SECTION 6.1. IN ADDITION OR TO SUPPLEMENT MEASURES 6.1, THE FOLLOWING AVOIDANCE AND MINIMIZATION MEASURES SHALL BE IMPLEMENTED IN COMPLIANCE WITH MITIGATION MEASURE MM-BIO-1 FROM THE PEIR:

- THE PROJECT WAS DESIGNED TO AVOID ANY IMPACTS TO SENSITIVE HABITATS AND SPECIES WITHIN THE MHPA. IMPACTS TO COASTAL SAGE SCRUB HABITAT WERE REDUCED TO A THRESHOLD LESS THAN SIGNIFICANT AND DO NOT REQUIRE MITIGATION.
- THE PROJECT ENFORCES THE MBTA BY REMOVING ALL VEGETATION, INCLUDING ALL TREES, PRIOR TO OR DURING THE BIRD NESTING SEASON (FEBRUARY 1 THROUGH SEPTEMBER 15), AS DESCRIBED IN SECTION 6.1. NO OCCUPIED GNATCATCHER HABITAT WOULD BE REMOVED DURING THE GNATCATCHER BREEDING SEASON.
- PER THE CITY OF SAN DIEGO GUIDELINES, UTILITY TRENCHES WILL BE REVEGETATED WITH NATIVE SPECIES THAT OCCUR IN THE VICINITY OF THE PROJECT AREA. AFTER BACKFILLING OF THE TRENCHES, THE CONTRACTOR SHALL REVEGETATE THE COASTAL SAGE SCRUB HABITAT BY SEEDING WITH CITY-APPROVED NON-IRRIGATED NATIVE COASTAL SAGE SCRUB SPECIES OCCURRING IN THE PROJECT AREA. THE SEED MIX SHALL BE FREE OF NON-NATIVE AND INVASIVE SPECIES, TO BE VERIFIED BY A RESTORATION ECOLOGIST/PROJECT BIOLOGIST. RESTORATION SHALL OCCUR DURING THE WINTER MONTHS TO TAKE ADVANTAGE OF NATURAL PRECIPITATION, AND WATERING USING A WATER TRUCK OR ALIKE SHALL OCCUR DURING THE PLANT ESTABLISHMENT PERIOD TO ENCOURAGE PLANT ESTABLISHMENT AND GROWTH. AN EXPERIENCED PLANT BIOLOGIST OR BOTANIST SHALL CONDUCT A PRE-CONSTRUCTION RARE PLANT SURVEY PRIOR DURING THE MOST OPPORTUNE PERIOD FOR PLANT DETECTION DURING THE BLOOMING PERIOD OF THE MSCP-COVERED ENDEMIC PLANT SPECIES WITH A MODERATE TO HIGH POTENTIAL TO OCCUR (SEE TABLE 2), TYPICALLY BETWEEN MARCH AND JUNE. SHOULD ANY SENSITIVE PLANT SPECIES BE DETECTED WITHIN THE PERMANENT OR TEMPORARY IMPACT FOOTPRINT, THE SPECIES SHALL BE INCLUDED IN THE SEED MIX FOR TEMPORARY IMPACT REVEGETATION (SEE BIO-1). REVEGETATION OF NATIVE SPECIES WILL INCLUDE A 120-DAY PLANT ESTABLISHMENT PERIOD (PEP) AND 25-MONTH MAINTENANCE AND MONITORING PERIOD PER THE CITY'S REVEGETATION STANDARD OPERATING PRACTICES (SOP).

WHERE IMPACTS CANNOT BE AVOIDED OR MINIMIZED, PROJECT-SPECIFIC MITIGATION MEASURES CONSISTENT WITH THE PEIR ARE PROPOSED. THE MITIGATION MEASURES IDENTIFIED BELOW REFERENCE THE MITIGATION NUMBERS IDENTIFIED IN THE PEIR IN PARENTHESES. THE FOLLOWING MITIGATION AND MONITORING MEASURES ARE CONSISTENT WITH THE PEIR AND WITH THE CITY OF SAN DIEGO'S BIOLOGY GUIDELINES (CITY OF SAN DIEGO 2018), AND SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION TO MITIGATE ANY SIGNIFICANT IMPACTS TO A THRESHOLD BELOW SIGNIFICANCE.

6.3 MITIGATION MEASURES

THE FOLLOWING MITIGATION MEASURES WILL MITIGATE ANY UNAVOIDABLE INDIRECT PERMANENT AND TEMPORARY IMPACTS TO A LEVEL BELOW SIGNIFICANCE.

BIO-1 (PEIR MM-BIO-1): TO REDUCE POTENTIALLY SIGNIFICANT IMPACTS THAT WOULD CAUSE A REDUCTION IN THE NUMBER OF UNIQUE, RARE, ENDANGERED, SENSITIVE, OR FULLY PROTECTED SPECIES OF PLANTS, IF PRESENT WITHIN THE STUDY AREA, FOCUSED PRESENCE/ABSENCE SURVEYS SHALL BE CONDUCTED PURSUANT TO THE CITY OF SAN DIEGO BIOLOGY GUIDELINES (CITY OF SAN DIEGO 2018). AN EXPERIENCED PLANT BIOLOGIST OR BOTANIST SHALL CONDUCT A PRE-CONSTRUCTION RARE PLANT SURVEY PRIOR DURING THE MOST OPPORTUNE PERIOD FOR PLANT DETECTION DURING THE BLOOMING PERIOD OF THE MSCP-COVERED ENDEMIC PLANT SPECIES WITH A MODERATE TO HIGH POTENTIAL TO OCCUR (SEE TABLE 2), TYPICALLY BETWEEN MARCH AND JUNE. SHOULD ANY SENSITIVE PLANT SPECIES BE DETECTED WITHIN THE PERMANENT OR TEMPORARY IMPACT FOOTPRINT, THE SPECIES SHALL BE INCLUDED IN THE SEED MIX FOR TEMPORARY IMPACT REVEGETATION. THE QUALIFIED BIOLOGIST SHALL NOTE/ACT TO PREVENT ANY NEW DISTURBANCES TO HABITAT, FLORA, AND/OR FAUNA ONSITE (E.G., FLAG PLANT SPECIMENS FOR AVOIDANCE DURING ACCESS, ETC.). IF SENSITIVE PLANTS ARE DETECTED, ALL PROJECT ACTIVITIES THAT DIRECTLY IMPACT THESE PLANTS SHALL BE DELAYED UNTIL SPECIES SPECIFIC LOCAL, STATE OR FEDERAL REGULATIONS HAVE BEEN DETERMINED AND APPLIED BY THE QUALIFIED BIOLOGIST.

BIO-2 (PEIR MM-BIO-1): TO REDUCE POTENTIALLY SIGNIFICANT IMPACTS THAT WOULD CAUSE A REDUCTION IN THE NUMBER OF UNIQUE, RARE, ENDANGERED, SENSITIVE, OR FULLY PROTECTED SPECIES OF ANIMALS, IF PRESENT WITHIN THE STUDY AREA, FOCUSED PRESENCE/ABSENCE SURVEYS SHALL BE CONDUCTED PURSUANT TO THE CITY OF SAN DIEGO BIOLOGY GUIDELINES (CITY OF SAN DIEGO 2018). PRIOR TO THE ISSUANCE OF ANY GRADING PERMIT, NOTICE TO PROCEED (NTP), OR PRE-CONSTRUCTION MEETING, THE CITY DEPUTY DIRECTOR (OR APPOINTED DESIGNEE) SHALL VERIFY THAT THE 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:
  - O 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.
  - O 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
    - 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 REPRESENTATIVE 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
    - 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* (SEE BELOW) 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).
  - O 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:
    - IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITIONS SHALL BE ADHERED TO AS SPECIFIED ABOVE.
    - IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES ARE NEEDED.

BIO-3: ALL CONSTRUCTION RELATED ACTIVITY THAT MAY HAVE POTENTIAL FOR LEAKAGE OR INTRUSION SHALL BE MONITORED BY THE QUALIFIED PROJECT BIOLOGIST OR RESIDENT ENGINEER TO ENSURE THERE IS NO IMPACT TO THE MHPA. DURING CONSTRUCTION ACTIVITIES, A BIOLOGICAL MONITOR SHALL VERIFY IN WRITING ON THE CSVRS THAT NO TRASH STOCKPILING OR OIL DUMPING, FUELING OF EQUIPMENT, STORAGE OF HAZARDOUS WASTES OR CONSTRUCTION EQUIPMENT/MATERIAL, PARKING OR OTHER CONSTRUCTION RELATED ACTIVITIES SHALL OCCUR ADJACENT TO SENSITIVE HABITAT AND THE MHPA. THE FOLLOWING PROVISIONS SHALL BE IMPLEMENTED PRIOR TO, DURING, AND AFTER CONSTRUCTION, AS APPLICABLE:

- THE CONTRACTOR, IN COORDINATION WITH THE BIOLOGICAL MONITOR, SHALL INSTALL AN ENVIRONMENTAL SENSITIVE AREA (ESA) FENCE (I.E. ORANGE CONSTRUCTION FENCE) TO DELINEATE THE WORK AREA AWAY FROM THE MHPA. THE BIOLOGICAL MONITOR SHALL REGULARLY INSPECT THAT ESA FENCE AND THE CONTRACTOR SHALL MAINTAIN AND REPAIR THE FENCE AS NECESSARY.
- THE CONTRACTOR SHALL IMPLEMENT AND MONITOR BMPS AS REQUIRED BY THE CITY OF SAN DIEGO. THE BIOLOGICAL MONITOR SHALL ALSO VERIFY THAT ALL REQUIRED BEST MANAGEMENT PRACTICES (BMPS) ARE INSTALLED AND REGULARLY MAINTAINED TO AVOID ANY DRAINAGE OF STORMWATER RUNOFF, CONTAMINATED LIQUIDS OR TOXINS INTO THE MHPA.
- THE CONTRACTOR SHALL ALSO ENSURE ALL AREAS FOR STAGING, STORAGE OF EQUIPMENT AND MATERIALS, TRASH, EQUIPMENT MAINTENANCE, AND OTHER CONSTRUCTION RELATED ACTIVITIES ARE CONTAINED WITHIN THE LIMITS OF THE PROJECT AREA OF POTENTIAL EFFECT.
- NO STAGING/STORAGE AREAS FOR EQUIPMENT AND MATERIALS SHALL BE LOCATED WITHIN OR ADJACENT TO THE MHPA; NO EQUIPMENT MAINTENANCE SHALL BE CONDUCTED WITHIN OR NEAR THE MHPA. NO TRASH, OIL, PARKING, OR OTHER CONSTRUCTION RELATED ACTIVITIES SHALL BE ALLOWED OUTSIDE THE ESTABLISHED LIMITS OF GRADING. ALL CONSTRUCTION RELATED DEBRIS SHALL BE REMOVED OFF SITE TO AN APPROVED DISPOSAL FACILITY.

* 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 REPRESENTATIVE, 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.

EIR INFORMATION:

FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE MISSION TRAILS REGIONAL PARK MASTER PLAN UPDATE

FINAL ENVIRONMENTAL IMPACT REPORT
PROJECT NO. 349988

SCH NO. 2014041011
DATED FEBRUARY 2019

WARNING
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PLANS FOR THE CONSTRUCTION OF
WEST SYCAMORE STAGING AREA
BIOLOGICAL RESOURCE PROTECTION DURING CONSTRUCTION NOTES

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CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 14 OF 40 SHEETS

LICENSED LANDSCAPE ARCHITECT BROOKE JP WHALEN #5632 STATE OF CALIFORNIA
10/25/2024
10/25/2024

APPROVED: Parita Ammerlahn
ENGINEER OF WORK AND FOR CITY ENGINEER — DATE 12/17/2025
PARITA AMMERLAHN
PRINT EOW / DCE — RCE# 85403

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA	Parita Ammerlahn	12/17/25	

WBS NO. B-20054
SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER
CHECKED BY: PROJECT ENGINEER
1918-6328 NAD83 COORDINATES
278-1767 LAMBERT COORDINATES
DRAWING NO. LD02
0100364- 014 -D

CONTRACTOR
INSPECTOR
NTP DATE
NOC DATE

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

GENERAL CONSTRUCTION NOTES

1. THIS CONSTRUCTION PACKAGE WAS COMPILED USING EXISTING INFORMATION DOCUMENTED IN THE FIELD, AND THEREFORE SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PRIOR TO BIDDING, THE CONTRACTOR IS TO CONFIRM CONDITIONS IN THE FIELD AFFECTING THE COMPLETION OF CONSTRUCTION WORK AND REPORT DISCREPANCIES TO THE RESIDENT ENGINEER.
2. PROTECT EXISTING UTILITIES, HARDSCAPE, FENCING, CURBS AND GUTTERS, LIGHTS, SIGNS, CATCH BASINS, STREET IMPROVEMENTS, FURNISHINGS, ETC. DURING CONSTRUCTION. ANY DAMAGED ITEMS SHALL BE REPLACED TO MATCH EXISTING AT CONTRACTOR'S OWN EXPENSE.
3. CONTRACTOR SHALL LAYOUT AND FIELD VERIFY ALL DIMENSIONS OF SITE ELEMENTS AND ALL RELATED WORK PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF RESIDENT ENGINEER.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING OF DRAWINGS. ANGLES ARE AT 90 DEGREES UNLESS NOTED OTHERWISE.
5. WHERE CONFLICTS OCCUR BETWEEN GENERAL CONSTRUCTION NOTES, DRAWINGS AND ACTUAL FIELD CONDITIONS, NOTIFY RESIDENT ENGINEER FOR CLARIFICATION. FAILURE TO PROVIDE NOTIFICATION SHALL MAKE CONTRACTOR LIABLE FOR COSTS INCURRED TO RECTIFY THE DISCREPANCY.
6. CONTRACTOR TO CONSULT WITH THE PROJECT'S SITE SUPERINTENDENT, APPROPRIATE AGENCIES, DIG ALERT, AND DRAWINGS TO VERIFY LOCATIONS OF UNDERGROUND UTILITIES, PIPES AND RELATED STRUCTURES. RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE OF THE UTILITIES, PIPES, OR STRUCTURES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION OPERATIONS WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTION AND GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. CONTRACTOR SHALL BRING SUCH CONDITIONS TO ATTENTION OF RESIDENT ENGINEER IMMEDIATELY FOR RESOLUTION. CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR COSTS INCURRED AND REQUIRED MODIFICATIONS DUE TO LACK OF PROVIDING SUCH NOTIFICATION.
8. GRADE ALL HARDSCAPE AND PLANTING AREAS PER GRADING PLANS
9. FIELD VERIFY VERTICAL CONTROLS OF ALL CONSTRUCTION FEATURES AS SHOWN ON THE CONSTRUCTION PLANS PRIOR TO POURING CONCRETE FLATWORK.
10. ENSURE THAT FINISHED GRADES HAVE BEEN SET CORRECTLY PRIOR TO INSTALLING PAVING, CURBS AND OTHER STRUCTURES.
11. ENSURE THAT DRAIN LINES, IRRIGATION LATERAL AND MAINLINES, ELECTRICAL CONDUIT SLEEVES, ETC., ARE IN PLACE PRIOR TO INSTALLATION OF PAVING AND CURBS.
12. CONTRACTOR SHALL REFER TO PROJECT SPECIFIC GEOTECHNICAL REPORT DATED MARCH 29, 2022: NOVA PROJECT NUMBER 2021245 PREPARED BY NOVA SERVICES, INC. ITEMS 13-18 BELOW ARE FROM THE GEOTECHNICAL REPORT, CONTRACTOR SHALL SEE REPORT FOR ADDITIONAL INFORMATION.
13. PROJECT GEOLOGIST PROJECT GEOLOGIST SHALL PROVIDE SPECIAL SOILS INSPECTION DURING CONSTRUCTION, CONTRACTOR SHALL COORDINATE SCHEDULE SPECIAL SOILS INSPECTIONS WITH RESIDENT ENGINEER (7) DAYS MIN. PRIOR TO EXCAVATING. SEE GEOTECH REPORT FOR ADDITIONAL INFORMATION.
14. SEE GEOTECHNICAL REPORT SECTION 7.1.9 "EXCAVATION CHARACTERISTICS" - IT IS ANTICIPATED THAT EXCAVATIONS CAN BE ACHIEVED WITH CONVENTIONAL EARTHWORK EQUIPMENT IN GOOD WORKING ORDER. DIFFICULT EXCAVATION SHOULD BE ANTICIPATED IN CEMENTED/INDURATED ZONES WITHIN THE MISSION VALLEY FORMATION AND POMERADO CONGLOMERATE. GRAVEL, AND COBBLES SHOULD BE ANTICIPATED. LARGER CLASTS OR DEBRIS MAY BE ENCOUNTERED IN THE FILL IN AREAS NOT EXPLORED. CONTRACTOR SHALL MOBILIZE EQUIPMENT CAPABLE OF EXCAVATING AND COMPACTING STRONGLY CEMENTED MATERIALS WITH GRAVEL AND COBBLES.
15. SEE GEOTECHNICAL REPORT SECTION 7.1.10 "OVERSIZED MATERIAL" - EXCAVATIONS MAY GENERATE OVERSIZED MATERIAL. OVERSIZED MATERIAL IS DEFINED AS ROCKS OR CEMENTED CLASTS GREATER THAN 6 INCHES IN LARGEST DIMENSION. OVERSIZED MATERIAL SHOULD BE BROKEN DOWN TO NO GREATER THAN 6 INCHES IN LARGEST DIMENSION FOR USE IN FILL, USED AS LANDSCAPE MATERIAL, OR DISPOSED OF OFF-SITE.
16. SEE GEOTECHNICAL REPORT SECTION 7.1.3 "REMEDIAL GRADING - VEHICULAR PAVEMENTS" - BENEATH PROPOSED VEHICULAR PAVEMENT AREAS, THE EXISTING SOILS SHOULD BE EXCAVATED TO A DEPTH OF AT LEAST 1 FOOT BELOW PLANNED SUBGRADE ELEVATION. HORIZONTALLY, EXCAVATIONS SHOULD EXTEND AT LEAST 2 FEET OUTSIDE THE PLANNED PAVEMENT OR UP TO EXISTING IMPROVEMENTS, WHICHEVER IS LESS. PROJECT GEOLOGIST SHOULD OBSERVE THE CONDITIONS EXPOSED IN THE BOTTOM OF EXCAVATIONS TO EVALUATE WHETHER ADDITIONAL EXCAVATION IS RECOMMENDED. THE RESULTING SURFACE SHOULD THEN BE SCARIFIED TO A DEPTH OF 6 TO 8 INCHES, MOISTURE CONDITIONED TO NEAR OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 95% RELATIVE COMPACTION. IF COMPETENT FORMATIONAL MATERIALS ARE EXPOSED, SCARIFICATION AND RECOMPACTION NEED NOT BE PERFORMED. THE EXCAVATION SHOULD BE FILLED WITH MATERIAL SUITABLE FOR REUSE AS COMPACTED FILL HAVING AN EI OF 50 OR LESS.
17. SEE GOETCHNICAL REPORT SECTION 7.1.4 "REMEDIAL GRADING - HARDSCAPE" - BENEATH PROPOSED CONCRETE HARDSCAPE AREAS, THE ON-SITE SOILS SHOULD BE EXCAVATED TO A DEPTH OF AT LEAST 2 FEET BELOW PLANNED SUBGRADE ELEVATION. HORIZONTALLY, EXCAVATIONS SHOULD EXTEND AT LEAST 2 FEET OUTSIDE THE PLANNED HARDSCAPE OR UP TO EXISTING IMPROVEMENTS, WHICHEVER IS LESS. PROJECT GEOLOGIST SHOULD OBSERVE THE CONDITIONS EXPOSED IN THE BOTTOM OF EXCAVATIONS TO EVALUATE WHETHER ADDITIONAL EXCAVATION IS RECOMMENDED. THE RESULTING SURFACE SHOULD THEN BE SCARIFIED TO A DEPTH OF 6 TO 8 INCHES, MOISTURE CONDITIONED TO NEAR OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. IF COMPETENT FORMATIONAL MATERIALS ARE EXPOSED, SCARIFICATION AND RECOMPACTION NEED NOT BE PERFORMED. THE EXCAVATION SHOULD BE FILLED WITH COMPACTED FILL HAVING AN EXPANSION INDEX OF 50 OR LESS.
18. SEE GEOTECHNICAL REPORT SECTION 7.1.2 "REMEDIAL GRADING - BUILDING PADS" - PROJECT PLANS WERE NOT AVAILABLE AT THE TIME OF THIS REPORT. WE ANTICIPATE THAT THE PROPOSED STRUCTURES WILL BE SUPPORTED ON SHALLOW SPREAD FOOTINGS WITH A CONCRETE SLAB-ON-GRADE OR RAISED SLAB. IF A SLAB-ON-GRADE IS CONSTRUCTED, THE EXISTING FILL SHOULD BE EXCAVATED IN ITS ENTIRELY TO EXPOSE FORMATION (MISSION VALLEY FORMATION OR POMERADO CONGLOMERATE). ADDITIONALLY, FORMATIONAL MATERIALS WITHIN 2 FEET OF THE DEEPEST PLANNED FOOTING BOTTOM LEVEL SHOULD BE EXCAVATED. HORIZONTALLY, THE EXCAVATIONS SHOULD EXTEND AT LEAST 5 FEET OUTSIDE THE PLANNED PERIMETER BUILDING FOUNDATIONS OR UP TO EXISTING IMPROVEMENTS, WHICHEVER IS LESS. THE RESULTING EXCAVATION SHOULD THEN BE FILLED TO THE FINISHED PAD GRADE WITH COMPACTED FILL HAVING AN EXPANSION INDEX (EI) OF 50 OR LESS.
    IF A RAISED FLOOR SLAB IS CONSTRUCTED IN LIEU OF A SLAB-ON-GRADE, THE EXISTING FILL AND FORMATION SHOULD BE EXCAVATED TO A DEPTH OF 2 FEET BELOW THE PROPOSED BOTTOM OF FOOTINGS. HORIZONTALLY, THE EXCAVATIONS SHOULD EXTEND TO THE WIDTH OF THE PROPOSED FOOTINGS. THE RESULTING EXCAVATION SHOULD THEN BE FILLED TO THE PROPOSED BOTTOM OF FOOTING ELEVATION WITH COMPACTED FILL HAVING AN EI OF 50 OR LESS. ALTERNATIVELY, THE RESULTING EXCAVATION CAN BE BACKFILLED WITH A TWO-SACK SAND/CEMENT SLURRY MIX.
    REMOVALS UP TO 5 FEET ARE ANTICIPATED. PROJECT GEOLOGIST SHOULD OBSERVE THE CONDITIONS EXPOSED IN THE BOTTOM OF EXCAVATIONS TO EVALUATE WHETHER ADDITIONAL EXCAVATION IS RECOMMENDED.

SHEET NOTES

1. SEE SHEETS LC01 FOR GENERAL CONSTRUCTION NOTES.
2. SEE SHEETS LC02 THROUGH LC03 FOR LANDSCAPE CONSTRUCTION PLANS.
3. SEE SHEET LC04 FOR MATERIALS AND FINISH SCHEDULE.
4. SEE SHEETS LC05 THROUGH LC06 FOR LANDSCAPE CONSTRUCTION DETAILS.
5. REFER TO GREENBOOK, WHITEBOOK, AND SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

WARNING

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WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

PLANS FOR THE CONSTRUCTION OF
WEST SYCAMORE STAGING AREA
LANDSCAPE CONSTRUCTION GENERAL NOTES

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SIGNING:

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LICENSED LANDSCAPE ARCHITECT — GEORGE JP WHALEN — 5641 — 10/25/2024 — STATE OF CALIFORNIA

10/25/2024

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 15 OF 40 SHEETS

APPROVED: Parita Ammerlahn — 12/17/2025
ENGINEER OF WORK AND FOR CITY ENGINEER — DATE

PARITA AMMERLAHN — 85403
PRINT EOW / DCE — RCE#

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NOC DATE

WBS NO. B-20054

SUBMITTED BY: MARK CALLERAN — PROJECT MANAGER

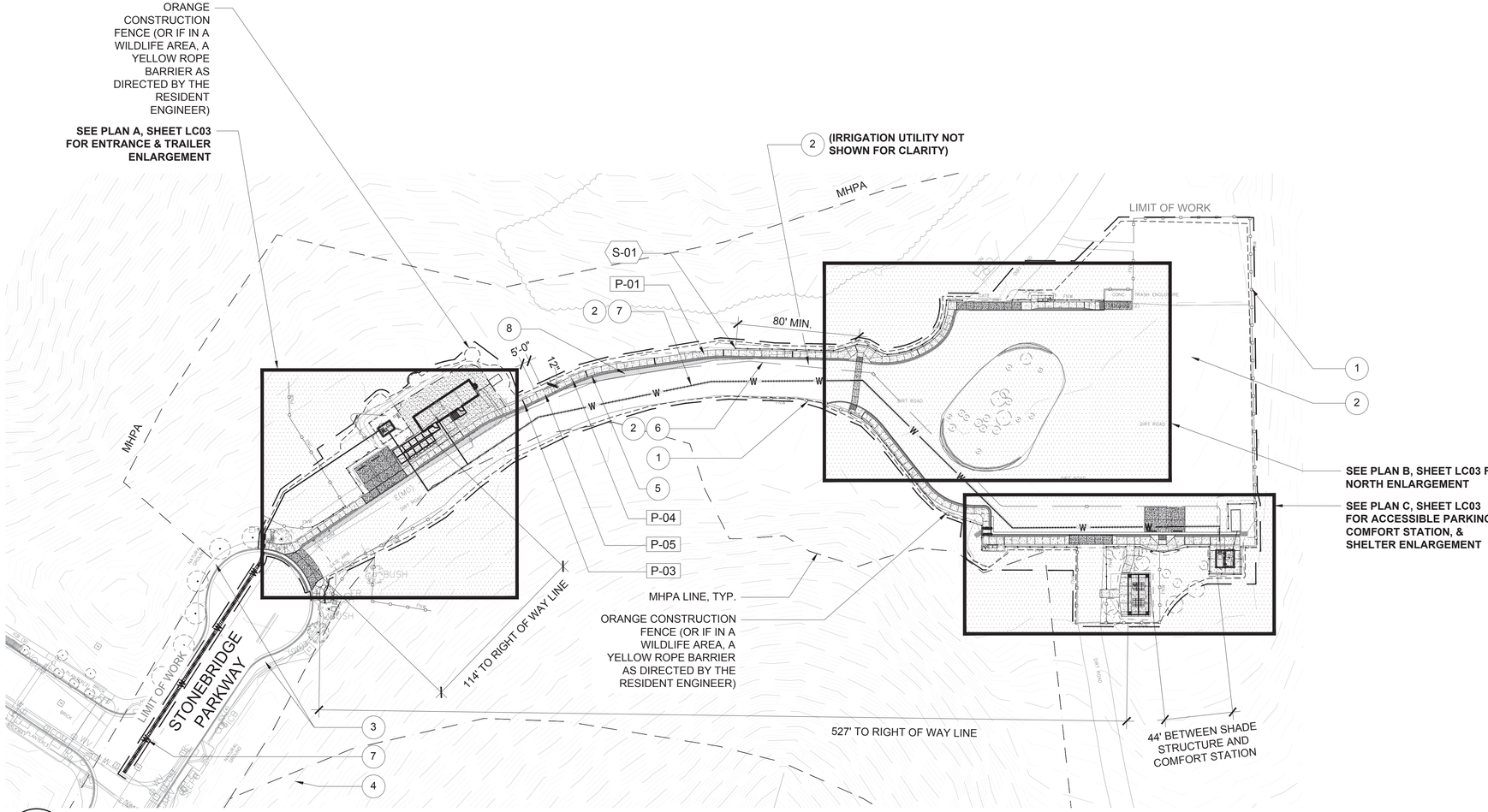
CHECKED BY: — PROJECT ENGINEER

1918-6328 NAD83 COORDINATES

278-1767 LAMBERT COORDINATES

DRAWING NO. LC01

0100364- 015 -D



A LANDSCAPE CONSTRUCTION OVERALL PLAN
PLAN

PAVING / SURFACES LEGEND

KEY	SYMBOL	DESCRIPTION	DETAIL
P-01		TYPE 1 CONCRETE (PEDESTRIAN)	A / LC05
P-03		EXPANSION JOINT, 1/8" RADIUS EDGES	G-10* SDG-109*
P-04		TOOLED JOINT, 1/8" WIDE WITH 1/8" RADIUS EDGES	G-10* SDG-109*
P-05		WEAKENED PLANE JOINT CURB AND SIDEWALK (NO JOINT FILLER) 1/8" RADIUS	G-10* SDG-109*

*CITY OF SAN DIEGO PUBLIC WORKS CONST. STANDARD DRAWINGS.

SITE AMENITIES AND FURNISHINGS LEGEND

KEY	SYMBOL	DESCRIPTION	DETAIL
S-01		ROUND RAIL FENCE	D / LC06

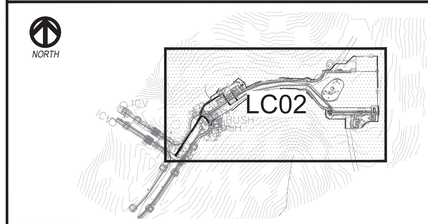
KEY NOTES

1	EXISTING FENCE/GATE TO REMAIN AND BE PROTECTED
2	DRIVE AND PARKING LOT. WHERE TRENCHED/DISTURBED (INCLUDING WATER, ELECTRIC, IRRIGATION UTILITY LOCATIONS), CONTRACTOR SHALL RESTORE TO EXISTING CONDITIONS. SEE CIVIL PLANS (I.E. TRENCH RESURFACING PER SDG-107. CONSTRUCT PAVEMENT UP TO 2" BELOW ADJACENT DRIVE AISLE AND INSTALL CLASS II BASE).
3	EXISTING WALKWAY TO REMAIN AND BE PROTECTED
4	EXISTING CONTOURS, SEE GRADING PLANS
5	RIVER ROCK (BMP), SEE CIVIL DRAWINGS AND LANDSCAPE PLANTING PLANS
6	ELECTRIC UTILITY, SEE ELECTRICAL PLANS
7	UTILITIES, SEE CIVIL PLANS
8	DRIVE, SEE CIVIL DRAWINGS FOR MATERIAL TYPE AND DETAILS

SHEET NOTES

1. SEE SHEETS LC01 FOR GENERAL CONSTRUCTION NOTES.
2. SEE SHEETS LC02 THROUGH LC03 FOR LANDSCAPE CONSTRUCTION PLANS.
3. SEE SHEET LC04 FOR MATERIALS AND FINISH SCHEDULE.
4. SEE SHEETS LC05 THROUGH LC06 FOR LANDSCAPE CONSTRUCTION DETAILS.
5. REFER TO GREENBOOK, WHITEBOOK, AND SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

KEY MAP



NOT TO SCALE

0 20 40 80
SCALE: 1" = 40'
NORTH

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

PLANS FOR THE CONSTRUCTION OF
WEST SYCAMORE STAGING AREA
LANDSCAPE OVERALL PLAN

CONSULTANT
ktua
3916 Normal Street
San Diego, CA 92103
619.294.4477
www.ktua.com
SIGNING:

SPEC. NO 2283A

LICENSED LANDSCAPE ARCHITECT JP WHALEN 5744 10/25/2024 STATE OF CALIFORNIA
10/25/2024

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 16 OF 40 SHEETS

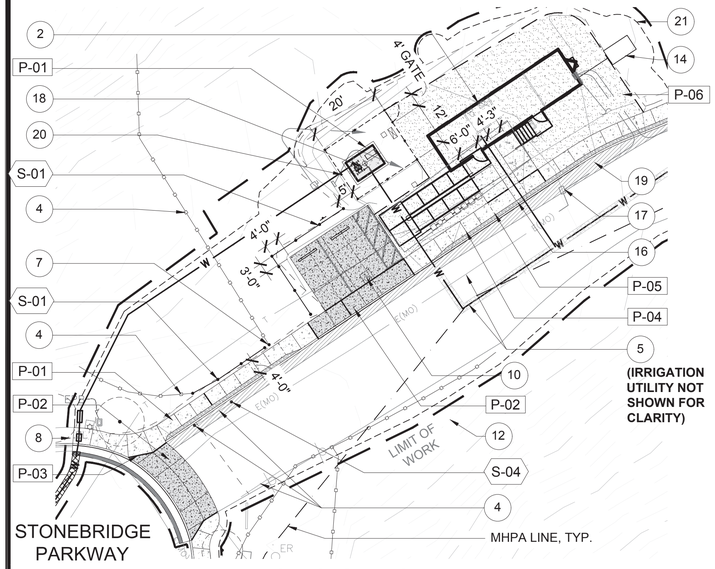
APPROVED: ENGINEER OF WORK AND FOR CITY ENGINEER — DATE 12/17/2025
PARITA AMMERLAHN, PRINT EOW / DCE — RCE# 85403

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA		12/17/25	

CONTRACTOR
INSPECTOR
NTP DATE
NOC DATE

WBS NO. B-20054
SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER
CHECKED BY: PROJECT ENGINEER
1918-6328 NAD83 COORDINATES
278-1767 LAMBERT COORDINATES
DRAWING NO. LC02
0100364- 016 -D

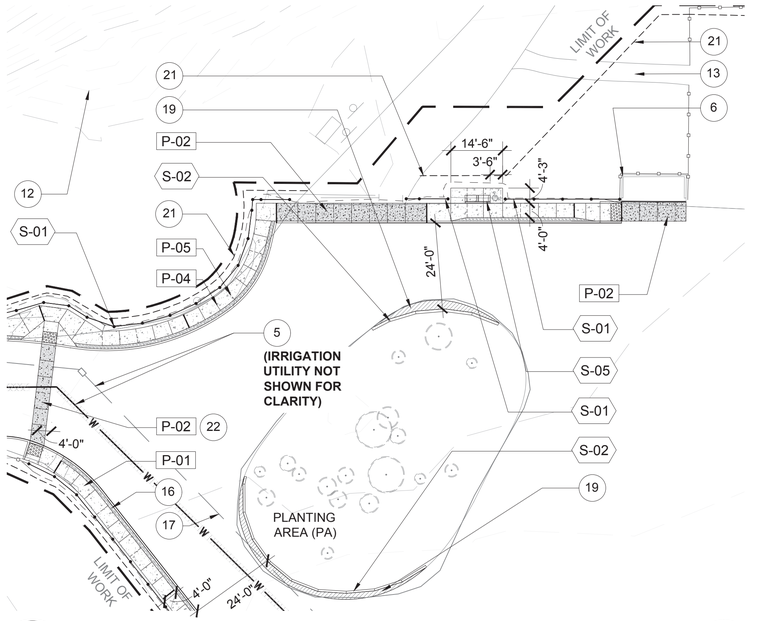
WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS



A ENTRANCE & OFFICE TRAILER ENLARGEMENT
PLAN

SCALE: 1" = 20'

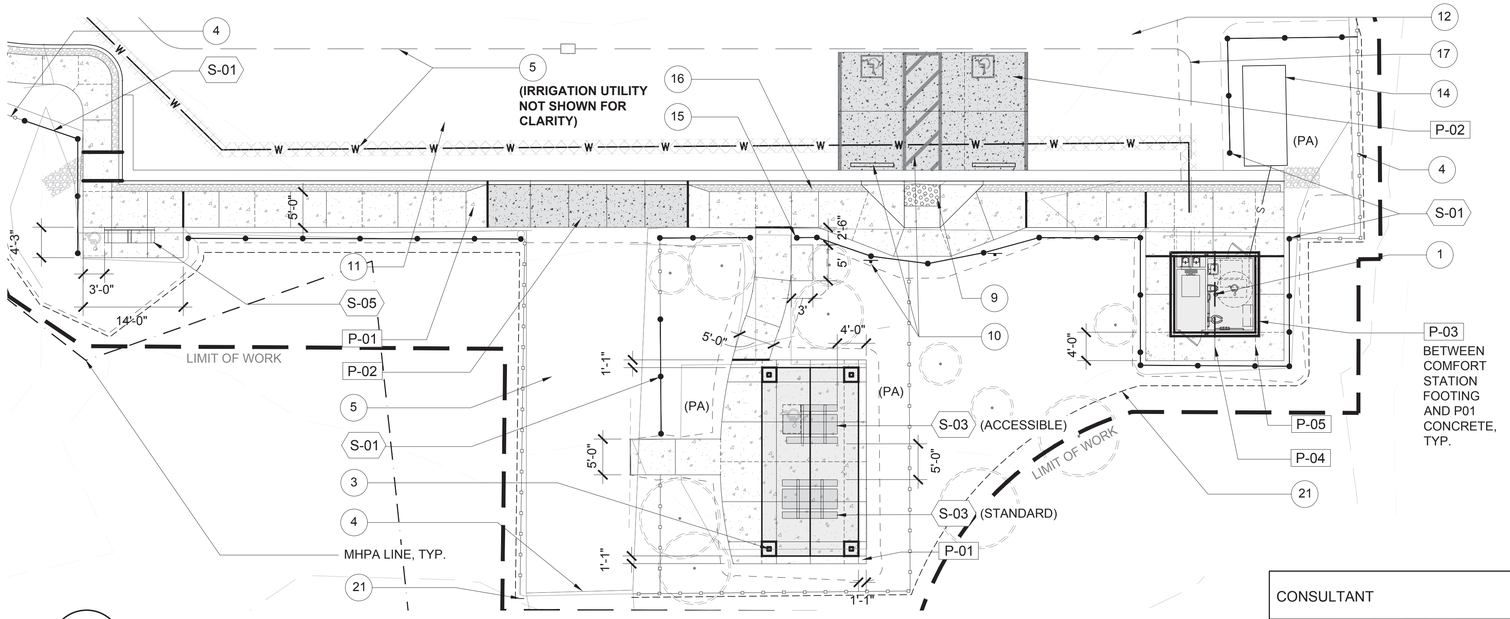
NORTH



B NORTH ENLARGEMENT
PLAN

SCALE: 1" = 20'

NORTH



C ACCESIBLE PARKING, COMFORT STATION, & SHADE STRUCTURE ENLARGEMENT
PLAN

SCALE: 1" = 10'

NORTH

KEY NOTES

1	COMFORT STATION, SEE NOTES, SHEET LC04
2	OFFICE TRAILER, SEE NOTES, SHEET LC04
3	SHADE STRUCTURE (ICON 26'-4" X 13'-6" ROOF DIMENSIONS BY ICON OR APPROVED EQUAL): -FRAME: POWDERCOATED 'SURREY BEIGE' -ROOF: POWDERCOATED 'TUDOR BROWN' -SHADE STRUCTURE BY SEPARATE PERMIT UNDER SEPARATE PTS#.
4	EXISTING FENCE/GATE TO REMAIN AND BE PROTECTED
5	DRIVE AND PARKING LOT. WHERE TRENCHED/DISTURBED (INCLUDING WATER, ELECTRIC, IRRIGATION UTILITY LOCATIONS), CONTRACTOR SHALL RESTORE TO EXISTING CONDITIONS. SEE CIVIL PLANS (I.E. TRENCH RESURFACING PER SDG-107. CONSTRUCT PAVEMENT UP TO 2" BELOW ADJACENT DRIVE AISLE AND INSTALL CLASS II BASE).
6	EXISTING CURB TO REMAIN AND BE PROTECTED
7	GALVANIZED CHAIN LINK FENCE POST PER SDM-112, M-20 DETAILS, SEE SHEET LC04
8	EXISTING WALKWAY TO REMAIN AND BE PROTECTED
9	DETECTABLE WARNING TILE, TYP. SEE CIVIL PLANS
10	ACCESSIBLE PARKING STRIPING, SIGNAGE, AND PARKING BLOCKS, SEE CIVIL PLANS
11	DASHED PARKING LINES FOR REFERENCE ONLY (NOT IN CONTRACT)
12	EXISTING CONTOURS, SEE GRADING PLANS
13	EXISTING PATH DISTURBED BY IRRIGATION INSTALLATION SHALL BE REPAIRED TO PRE-EXISTING CONDITIONS USING MATERIALS TO MATCH EXISTING, TYP.
14	UNDERGROUND SEWAGE TANK, SEE CIVIL PLANS
15	CONTRACTOR SHALL RELOCATE THE EXISTING "DOGS MUST BE LEASHED" SIGN (1) POST TO THE EAST (TO LOCATION SHOWN)
16	RIVER ROCK (BMP), SEE CIVIL DRAWINGS AND LANDSCAPE PLANTING PLANS
17	ELECTRIC UTILITY, SEE ELECTRICAL PLANS
18	BOOSTER PUMP AND ENCLOSURE, SEE PLUMBING PLANS
19	DRIVE, SEE CIVIL DRAWINGS FOR MATERIAL TYPE AND DETAILS
20	GALVANIZED, VINYL COATED BLACK CHAIN LINK FENCE AND GATE PER SDM-112, M-20 DETAILS, SEE SHEET LC04
21	ORANGE CONSTRUCTION FENCE (OR IF IN A WILDLIFE AREA, A YELLOW ROPE BARRIER AS DIRECTED BY THE RESIDENT ENGINEER)
22	CONCRETE SHALL HAVE THICKENED EDGE ON EAST AND WEST SIDES, PER DETAIL A, SHEET LC05

PAVING / SURFACES LEGEND

KEY	SYMBOL	DESCRIPTION	DETAIL
P-01		TYPE 1 CONCRETE (PEDESTRIAN)	A / LC05
P-02		TYPE 2 CONCRETE (VEHICULAR)	A / LC05
P-03		EXPANSION JOINT, 1/8" RADIUS EDGES	*G-10 *SDG-109
P-04		TOOLED JOINT, 1/8" WIDE WITH 1/8" RADIUS EDGES	*G-10 *SDG-109
P-05		WEAKENED PLANE JOINT CURB AND SIDEWALK (NO JOINT FILLER) 1/8" RADIUS	*G-10 *SDG-109
P-06		STABILIZED D.G. WITH STEEL HEADER	C / LC05

SITE AMENITIES AND FURNISHINGS LEGEND

KEY	SYMBOL	DESCRIPTION	DETAIL
S-01		ROUND RAIL FENCE	D / LC06
S-02		TIMBER HEADER	B / LC05
S-03		ACCESSIBLE PICNIC TABLE	A / LC06
		STANDARD PICNIC TABLE	B / LC06
S-04		STEEL POST	*WM-04
S-05		BENCH WITH BACK	C / LC06

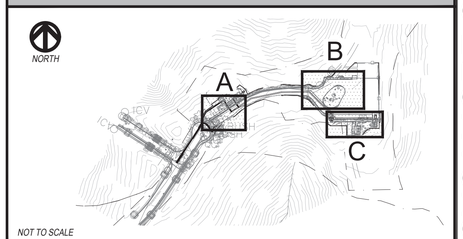
*CITY OF SAN DIEGO PUBLIC WORKS CONSTRUCTION STANDARD DRAWINGS.

NOTE: SCALE OF SYMBOLS ABOVE VARIES RELATIVE TO PLANS DUE TO VARYING SCALES OF PLANS ON THIS SHEET.

SHEET NOTES

1. SEE SHEETS LC01 FOR GENERAL CONSTRUCTION NOTES.
2. SEE SHEETS LC02 THROUGH LC03 FOR LANDSCAPE CONSTRUCTION PLANS.
3. SEE SHEET LC04 FOR MATERIALS AND FINISH SCHEDULE.
4. SEE SHEETS LC05 THROUGH LC06 FOR LANDSCAPE CONSTRUCTION DETAILS.
5. REFER TO GREENBOOK, WHITEBOOK, AND SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

KEY MAP



NOT TO SCALE

WARNING

0 1/2 1

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PLANS FOR THE CONSTRUCTION OF WEST SYCAMORE STAGING AREA
LANDSCAPE CONSTRUCTION PLAN ENLARGEMENTS

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

CONSULTANT

ktua
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San Diego, CA 92103
619.294.4477
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SIGNING:

SPEC. NO 2283A

LICENSED LANDSCAPE ARCHITECT — JOSHUA JP WHALEN — 6426 — 10/25/2024 — STATE OF CALIFORNIA

10/25/2024

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 17 OF 40 SHEETS

WBS NO. B-20054

APPROVED: ENGINEER OF WORK AND FOR CITY ENGINEER — DATE 12/17/2025

PARITA AMMERLAHN — PRINT EOW / DCE — RCE# 85403

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA		12/17/25	

SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER

CHECKED BY: PROJECT ENGINEER

1918-6328 NAD83 COORDINATES

278-1767 LAMBERT COORDINATES

CONTRACTOR

INSPECTOR

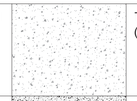
NTP DATE

NOC DATE

DRAWING NO. 0100364- 017 -D

LC03

MATERIALS AND FINISH SCHEDULE

KEY	SYMBOL	ITEM	DESCRIPTION	COLOR / FINISH	REMARKS	SUPPLIERS (OR APPROVED EQUAL)	QUANTITY	DETAIL
PAVING / SURFACES								
P-01		TYPE 1 CONCRETE (PEDESTRIAN)	PEDESTRIAN THICKNESS CONCRETE	COLOR: NATURAL GRAY FINISH: MEDIUM BROOM FINISH	CONCRETE SHALL BE INSTALLED PER DETAILS, GEOTECHNICAL REPORT, AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE 4'X4' MOCKUP SHOWING COLOR, FINISH, AND CONTACT, WEAKENED PLANE, EXPANSION JOINTS FOR REVIEW AND APPROVAL BY RESIDENT ENGINEER PRIOR TO INSTALLATION OF CONCRETE.	-	SEE PLANS	A / LC05
P-02		TYPE 2 CONCRETE (VEHICULAR)	VEHICULAR THICKNESS CONCRETE					
P-03		EXPANSION JOINT, 1/8" RADIUS EDGES	CITY OF SAN DIEGO PUBLIC WORKS CONSTRUCTION STANDARD, DRAWING G-10 AND SDG-109	PER CITY STANDARDS	1/4" THICK ASPHALT IMPREGNATED FELT MATERIAL	-	SEE PLANS	*G-10
P-04		TOOLED JOINT, 1/8" WIDE WITH 1/8" RADIUS EDGES	CITY OF SAN DIEGO PUBLIC WORKS CONSTRUCTION STANDARD, DRAWING G-10 AND SDG-109	PER CITY STANDARDS	-	-	SEE PLANS	*G-10
P-05		WEAKENED PLANE JOINT CURB AND SIDEWALK (NO JOINT FILLER) 1/8" RADIUS	CITY OF SAN DIEGO PUBLIC WORKS CONSTRUCTION STANDARD, DRAWING G-10 AND SDG-109	PER CITY STANDARDS	-	-	SEE PLANS	*G-10
P-06		STABILIZED D.G. (DECOMPOSED GRANITE) WITH STEEL HEADER	STEEL HEADER: 5-1/2" STEEL HEADER, 3/16" THICK STABILIZED DECOMPOSED GRANITE	HEADER COLOR: BLACK HEADER FINISH: BLACK ANODIZED STABILIZED D.G. COLOR: BRIMSTONE	REFER TO SPECIFICATIONS, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	SURE-LOC, PHONE: (800) 787-3562 S.W. BOULDER & STONE, PHONE: (760) 497-2533	SEE PLANS	C / LC05
FURNISHINGS								
S-01		ROUND RAIL FENCE	5" DIA. PRESSURE TREATED LODGE POLE POST IN CONCRETE FOOTING, PRESSURE TREATED LODGE POLE RAILS	COLOR: NATURAL FINISH: NATURAL CONCRETE COLOR: NATURAL GRAY	REFER TO DETAIL. CONTRACTOR SHALL PROVIDE PHOTOS WITH LABELED SIZES OF POST, RAILS, ETC. FOR REVIEW AND APPROVAL BY RESIDENT ENGINEER PRIOR TO INSTALLATION.	-	SEE PLANS	D / LC06
S-02		TIMBER HEADER	TREATED RAILROAD TIE SECURED WITH REBAR STAKES WITH HEAD	COLOR: NATURAL FINISH: NATURAL	REFER TO DETAIL CONTRACTOR SHALL PROVIDE PHOTOS WITH LABELED SIZES OF HEADER, STAKES, ETC. FOR REVIEW AND APPROVAL BY RESIDENT ENGINEER PRIOR TO INSTALLATION.	HOME DEPOT - WWW.HOMEDEPOT.COM	SEE PLANS	B / LC05
S-03		ACCESSIBLE PICNIC TABLE	RIGHT ENTRY ACCESSIBLE CONCRETE PICNIC TABLE	COLOR: SIERRA (#61078) MATERIAL: PRECAST CONCRETE FINISH: SMOOTH WITH FACTORY APPLIED NANO NON-SACRAFICIAL ANTI-GRAFITTI COATING SEALER. MODEL: 100SRE (NO SKATE STOPPERS) - RIGHT ENTRY ACCESSIBLE TABLE MODEL: 100S (NO SKATE STOPPERS) - STANDARD TABLE -EPOXY THE ENTIRE BOTTOM OF ALL TABLE LEGS DURING INSTALLATION ON THE CONCRETE	REFER TO SPECIFICATIONS SECTION 219, REFER TO DETAIL, INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL PROVIDE MANUFACTURER'S CUT SHEET/DATA SHEET, INCLUDING PROPOSED CONCRETE COLOR, FOR REVIEW AND APPROVAL BY RESIDENT ENGINEER PRIOR TO INSTALLATION.	OUTDOOR CREATIONS INC. WWW.OUTDOORCREATIONS.COM	1	A / LC06
		STANDARD PICNIC TABLE	STANDARD CONCRETE PICNIC TABLE				1	B / LC06
S-04		STEEL POST	PROTECTION POST TYPE "A", MODIFY DETAIL TO BE 48" TALL AS MEASURED FROM TOP OF POST TO FINISH GRADE	PIPE COLOR: MODIFY DETAIL AND LEAVE POST GALVANIZED (DO NOT PAINT SAFETY YELLOW) CONCRETE COLOR: NATURAL GRAY	REFER TO DETAIL	-	1	*WM-04
S-05		BENCH WITH BACK	CONCRETE BENCH WITH CENTER DIVIDER/ARMREST	COLOR: SIERRA (#61078) MATERIAL: PRECAST CONCRETE FINISH: SMOOTH WITH FACTORY APPLIED NANO NON-SACRAFICIAL ANTI-GRAFITTI COATING SEALER. MODEL: 408B (NO SKATE STOPPERS) -EPOXY THE ENTIRE BOTTOM OF ALL TABLE LEGS DURING INSTALLATION ON THE CONCRETE	REFER TO SPECIFICATIONS SECTION 219, REFER TO DETAIL, INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL PROVIDE MANUFACTURER'S CUT SHEET/DATA SHEET, INCLUDING PROPOSED CONCRETE COLOR, FOR REVIEW AND APPROVAL BY RESIDENT ENGINEER PRIOR TO INSTALLATION.	OUTDOOR CREATIONS INC. OUTDOORCREATIONS.COM	2	C / LC06
-		CHAIN LINK FENCE CHAIN LINK GATE	CHAIN LINK FENCE TO MATCH EXISTING ON SITE CHAIN LINK FENCE	KEY NOTE #7: MATCH HEIGHT/COLOR/FINISH/SELVAGES OF EXISTING FENCE ON SITE KEY NOTE #20 COLOR/FINISH: GALVANIZED, BLACK VINYL COATED HEIGHT: 6'-0" TOP/BOTTOM SELVAGES: KNUCKLED	REFER TO DETAIL. CONTRACTOR SHALL PROVIDE MANUFACTURER'S PRODUCT CUT SHEET/DATA SHEET, INCLUDING PROPOSED FENCE MATERIAL COLOR, FOR REVIEW AND APPROVAL BY RESIDENT ENGINEER PRIOR TO INSTALLATION.	MASTER HALCO - MASTERHALCO.COM	SEE PLANS	*SDM-112 *M-20
(1)	-	COMFORT STATION (DEFERRED SUBMITTAL BY SEPARATE PERMIT)	DESCRIPTION: MEDIUM VANDAL RESISTANT CEILING; EXTERIOR: PRECISION CMU BLOCK, PAINT WITH CITY OF SAN DIEGO STANDARD LATEX EXTERIOR CITY TAN (FLAT); EXTERIOR DOORS & TRIM: PAINT WITH CITY OF SAN DIEGO STANDARD ACRYLIC EXTERIOR OXFORD-BROWN (FLAT); COMPOSITION SHINGLE ROOF: TEAK COLOR; INTERIOR PAINT ENAMEL LATEX SEMI-GLOSS INTR WHITE; HIGH VANDAL RESISTANT STAINLESS STEEL FIXTURES; EXTERIOR DOORS WITH NO LOUVERS; WATER RESISTANT CONCRETE FLOOR; AEL 12 DARK-SKY COMPLIANT FIXTURE, 3000K TEMPERATURE; FLOLOGIC SYSTEM 1.5" LEAK DETECTOR AND AUTO WATER SHUTOFF SYSTEM; TANKLESS ELECTRIC WATER HEATER; IN ADDITION TO STANDARD SCREEN, PROVIDE GABLE VENT SCREEN - NATURAL FINISH ALUMINUM SCREEN WITH 1/16" - 1/8" HOLES (STATE APPROVED COACH, SEE SHEET TS01). ACCESSIBLE DRINKING FOUNTAIN, DRINKING FOUNTAIN WITH BOTTLE FILLER, PET FOUNTAIN. CONTRACTOR SHALL PROVIDE MANUFACTURER'S PRODUCT CUT SHEET/DATA SHEET, INCLUDING ALL PROPOSED MATERIALS, COLORS, AND FINISHES FOR REVIEW AND APPROVAL BY RESIDENT ENGINEER PRIOR TO INSTALLATION.		PUBLIC RESTROOM COMPANY - CHAD KAUFMAN CHAD@PUBLICRESTROOMCOMPANY.COM	1	
(2)	-	OFFICE TRAILER (DEFERRED SUBMITTAL BY SEPARATE PERMIT)	DESCRIPTION: 44' X 12' WILLSCOT INCLUDING LED EXTERIOR LIGHTS; VCT (VINYL TILE) FLOOR; T-GRID SUSPENDED CEILING; WOOD SMART PANEL EXT., WOOD SKIRTING; CENTRAL HVAC DUCTED IN CEILING; EXTERIOR DOORS WITH DEADBOLTS; ALUMINUM STAIRS AND RAMP (STATE APPROVED COACH, SEE SHEET TS01) CONTRACTOR SHALL PROVIDE MANUFACTURER'S PRODUCT CUT SHEET/DATA SHEET, INCLUDING ALL PROPOSED MATERIALS, COLORS, AND FINISHES FOR REVIEW AND APPROVAL BY RESIDENT ENGINEER PRIOR TO INSTALLATION.		WILLSCOT - LORENA QUINTERO, CORY PURVIS LORENA.QUINTERO@WILLSCOT.COM	1	

*CITY OF SAN DIEGO PUBLIC WORKS CONSTRUCTION STANDARD DRAWINGS.

MATERIALS AND FINISH SCHEDULE NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING FOR THE REQUIRED SHADE STRUCTURE SEALED ENGINEERING DRAWINGS FROM THE MANUFACTURER, AND FOR FULLY PERMITTING THE SHADE STRUCTURE (PAYING ALL ASSOCIATED FEES, PULLING PERMIT). SHADE STRUCTURE BY SEPARATE PERMIT UNDER THE SAME PTS#.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING FOR THE REQUIRED COMFORT STATION SEALED ENGINEERING DRAWINGS FROM THE MANUFACTURER, AND FOR FULLY PERMITTING THE COMFORT STATION (PAYING ALL ASSOCIATED FEES, PULLING PERMIT). STATE APPROVED COACH.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING FOR THE REQUIRED OFFICE TRAILER SEALED ENGINEERING DRAWINGS FROM THE MANUFACTURER, AND FOR FULLY PERMITTING THE OFFICE TRAILER (PAYING ALL ASSOCIATED FEES, PULLING PERMIT). STATE APPROVED COACH.
4. APPLY PERMASHIELD PREMIUM 5600 NON-SACRIFICIAL ANTI-GRAFFITI SEALANT ON EXPOSED INTERIOR AND EXTERIOR SURFACES OF COMFORT STATION, AND TO EXPOSED SURFACES OF BENCH WITH BACK, ACCESSIBLE PICNIC TABLE, STANDARD PICNIC TABLE, SHADE STRUCTURE, AND TO EXTERIOR SURFACES OF OFFICE TRAILER, TYP. COATING PROCESS IS AS FOLLOWS: 1. AQUASEAL ME12 2. PERMASHIELD BASE 3. PERMASHIELD PREMIUM 4. PERMISHIELD PREMIUM. APPLY EACH COATING PER MANUFACTURER'S RECOMMENDATIONS. APPLY MATTE FINISH PERMASHIELD TO SURFACES THAT HAVE A MATTE FINISH, APPLY GLOSS FINISH TO SURFACES THAT HAVE A GLOSS FINISH, TYP.
5. THE SCALE OF THE SYMBOLS USED ABOVE VARIES RELATIVE TO THE PLANS DUE TO VARYING SCALES OF PLANS USED IN THIS DRAWING SET.

SHEET NOTES

1. SEE SHEETS LC01 FOR GENERAL CONSTRUCTION NOTES.
2. SEE SHEETS LC02 THROUGH LC03 FOR LANDSCAPE CONSTRUCTION PLANS.
3. SEE SHEET LC04 FOR MATERIALS AND FINISH SCHEDULE.
4. SEE SHEETS LC05 THROUGH LC06 FOR LANDSCAPE CONSTRUCTION DETAILS.
5. REFER TO GREENBOOK, WHITEBOOK, AND SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

WARNING

0 1/2 1

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PLANS FOR THE CONSTRUCTION OF
WEST SYCAMORE STAGING AREA
LANDSCAPE CONSTRUCTION
MATERIALS AND FINISH SCHEDULE

CONSULTANT

ktua
3916 Normal Street
San Diego, CA 92103
619.294.4477
www.ktua.com

SIGNING:

SPEC. NO 2283A

LICENSED LANDSCAPE ARCHITECT
GEORGE JP WHALEN
10/25/2024
STATE OF CALIFORNIA

10/25/2024

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 18 OF 40 SHEETS

APPROVED: Parita Ammerlahn
ENGINEER OF WORK AND FOR CITY ENGINEER
12/17/2025
DATE

PARITA AMMERLAHN
PRINT EOW / DCE
85403
RCE#

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA	Parita Ammerlahn	12/17/25	

CONTRACTOR
INSPECTOR
NTP DATE
NOC DATE

WBS NO. B-20054

SUBMITTED BY:
MARK CALLERAN
PROJECT MANAGER

CHECKED BY:
PROJECT ENGINEER

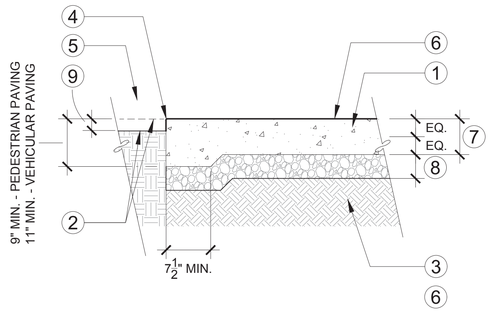
1918-6328
NAD83 COORDINATES

278-1767
LAMBERT COORDINATES

DRAWING NO.
0100364- 018 -D

LC04

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS



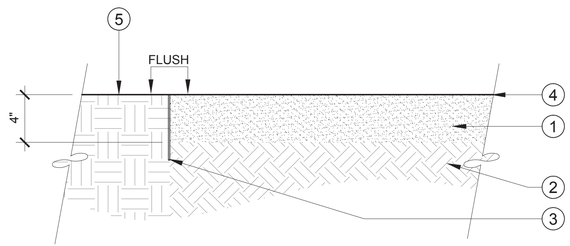
NOTES:

1. SLOPE CONCRETE PAVING PER GRADING PLANS.
2. REFER TO MATERIAL AND FINISH SCHEDULE FOR COLORS AND FINISHES.
3. REFER TO SHEET LC02 AND LC03 FOR LOCATIONS OF TYPE 1 AND TYPE 2 CONCRETE.

LEGEND

1. CONCRETE PAVING, 560-C-3250 PER SPECS
2. FINISHED GRADE ELEVATION VARIES RELATIVE TO FINISHED SURFACE OF CONCRETE, SEE SHEET LP04
3. **TYPE 1 CONCRETE (PEDESTRIAN) PAVING:** EXISTING SOILS SHALL BE EXCAVATED TO A DEPTH OF 24" MINIMUM BELOW THE PLANNED SUBGRADE ELEVATION. HORIZONTALLY, EXCAVATIONS SHOULD EXTEND 24" MIN. OUTSIDE THE PLANNED PAVEMENT OR UP TO EXISTING IMPROVEMENTS, WHICHEVER IS LESS. THE GEOTECHNICAL ENGINEER SHOULD OBSERVE THE CONDITIONS EXPOSED IN THE BOTTOM OF EXCAVATIONS TO EVALUATE WHETHER ADDITIONAL EXCAVATION IS RECOMMENDED. THE RESULTING SURFACE SHOULD THEN BE SCARIFIED TO A DEPTH OF 6 TO 8 INCHES, MOISTURE CONDITIONED TO NEAR OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. FILL WITH MATERIAL SUITABLE FOR REUSE AS COMPACTED FILL HAVING AN EI OF 50 OR LESS, SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
   TYPE 2 CONCRETE (VEHICULAR) PAVING: EXISTING SOILS SHALL BE EXCAVATED TO A DEPTH OF 12" MINIMUM BELOW THE PLANNED SUBGRADE ELEVATION. HORIZONTALLY, EXCAVATIONS SHOULD EXTEND 24" MIN. OUTSIDE THE PLANNED PAVEMENT OR UP TO EXISTING IMPROVEMENTS, WHICHEVER IS LESS. THE GEOTECHNICAL ENGINEER SHOULD OBSERVE THE CONDITIONS EXPOSED IN THE BOTTOM OF EXCAVATIONS TO EVALUATE WHETHER ADDITIONAL EXCAVATION IS RECOMMENDED. THE RESULTING SURFACE SHOULD THEN BE SCARIFIED TO A DEPTH OF 6 TO 8 INCHES, MOISTURE CONDITIONED TO NEAR OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 95% RELATIVE COMPACTION. FILL WITH MATERIAL SUITABLE FOR REUSE AS COMPACTED FILL HAVING AN EI OF 50 OR LESS, SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
4. 1/4" RADIUS, TYP.
5. PLANTING AREA
6. FINISHED SURFACE
7. CONCRETE PAVING THICKNESS:
   TYPE 1 CONCRETE (PEDESTRIAN) PAVING: 6" MIN.
   TYPE 2 CONCRETE (VEHICULAR) PAVING: 7 1/2" MIN.
8. AGGREGATE BASE THICKNESS:
   TYPE 1 CONCRETE (PEDESTRIAN) PAVING: NONE REQUIRED
   TYPE 2 CONCRETE (VEHICULAR) PAVING: 4", PLACED PER GEOTECH REPORT
9. BARK MULCH CONDITION: SEE DETAIL A, SHEET LP04
   NO MULCH CONDITION: SEE DETAIL A, SHEET LP04

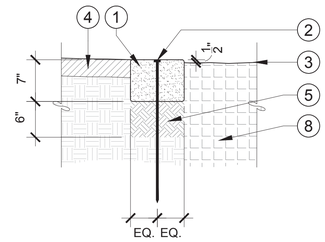
A CONCRETE PAVING
SECTION — SCALE: 1" = 1'



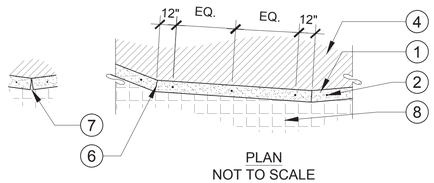
LEGEND

1. STABILIZED DECOMPOSED GRANITE, 95% MIN. RELATIVE COMPACTION. SEE MATERIAL AND FINISH SCHEDULE FOR COLOR/TYPE
2. COMPACTED SUBGRADE, SEE DETAIL A THIS SHEET FOR TYPE 1 CONCRETE (PEDESTRIAN) PAVING
3. STEEL HEADER (P-06), SEE MATERIAL AND FINISH SCHEDULE FOR COLOR/TYPE
4. FINISHED SURFACE
5. FINISHED GRADE

C STABILIZED D.G. WITH STEEL HEADER
SECTION — SCALE: 2" = 1'



SECTION
SCALE: 1" = 1'



PLAN
NOT TO SCALE

LEGEND

1. 7" x 9" TREATED RAILROAD TIE
2. 1/2" DIA. X 24" LONG REBAR STAKE WITH HEAD, COUNTERSINK INTO RAILROAD TIE SO THAT HEAD OF STAKE IS FLUSH WITH TOP SURFACE OF RAILROAD TIE. PROVIDE (3) STAKES PER TIE GREATER THAN 6' IN LENGTH, PROVIDE (2) STAKES PER TIE LESS THAN 6' IN LENGTH
3. FINISHED GRADE
4. BARK MULCH, 3" MIN. DEPTH
5. COMPACTED SUBGRADE 90% MIN. RELATIVE COMPACTION, TYP.
6. MITER ENDS OF TIES SO THAT TIES CAN BE INSTALLED IN A RADIUS AS SHOWN. GAP BETWEEN TIES SHALL BE 1/4" MAX., TYP.
7. ENDS OF TIES WITH NON-MITERED ENDS IS UNACCEPTABLE
8. PARKING LOT, SEE CIVIL DRAWINGS

B TIMBER HEADER
PLAN / SECTION — SCALE: VARIES

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

PLANS FOR THE CONSTRUCTION OF
WEST SYCAMORE STAGING AREA
LANDSCAPE CONSTRUCTION DETAILS

CONSULTANT
ktua
3916 Normal Street
San Diego, CA 92103
619.294.4477
www.ktua.com
SIGNING:

SPEC. NO 2283A

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 19 OF 40 SHEETS

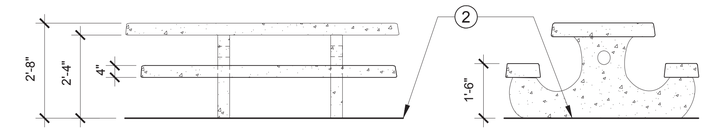
LICENSED LANDSCAPE ARCHITECT — JOSHUA JP WHALEN — No. 6426 — 10/25/2026 — 10/25/2024 — STATE OF CALIFORNIA
10/25/2024

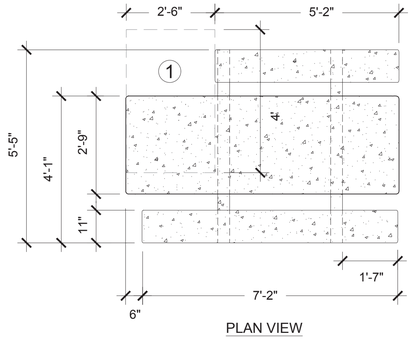
APPROVED: Parita Ammerlahn — ENGINEER OF WORK AND FOR CITY ENGINEER — 12/17/2025 DATE
PARITA AMMERLAHN — PRINT EOW / DCE — 85403 RCE#

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA	Parita Ammerlahn	12/17/25	

CONTRACTOR
INSPECTOR
NTP DATE
NOC DATE

WBS NO. B-20054
SUBMITTED BY: MARK CALLERAN — PROJECT MANAGER
CHECKED BY: — PROJECT ENGINEER
1918-6328 — NAD83 COORDINATES
278-1767 — LAMBERT COORDINATES
DRAWING NO. LC05
0100364- 019 -D





LEGEND

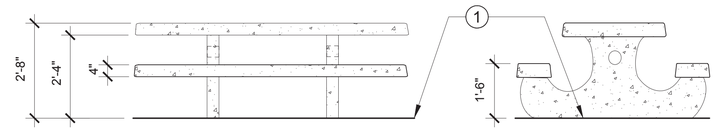
1. WHEELCHAIR SPACE, KEEP CLEAR (2'-6" X 4'-0")
2. FINISHED SURFACE

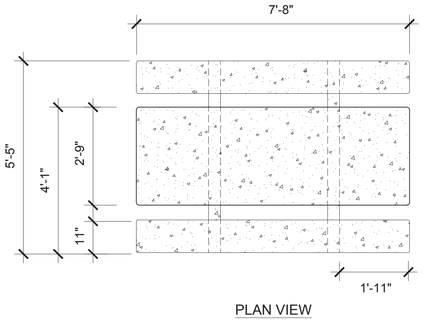
NOTES:

1. PRODUCT SHALL BE BY OUTDOOR CREATIONS, OR APPROVED EQUAL.
2. CONTRACTOR SHALL EPOXY THE ENTIRE BOTTOM OF ALL TABLE LEGS DURING INSTALLATION ON THE CONCRETE.

A ACCESSIBLE PICNIC TABLE

PLAN / ELEVATION — SCALE: 1/2" = 1'





LEGEND

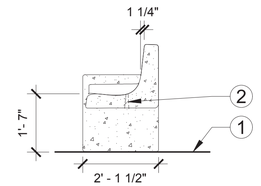
1. FINISHED SURFACE

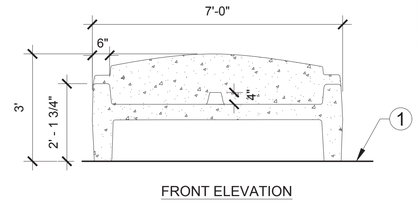
NOTES:

1. PRODUCT SHALL BE BY OUTDOOR CREATIONS, OR APPROVED EQUAL.
2. CONTRACTOR SHALL EPOXY THE ENTIRE BOTTOM OF ALL TABLE LEGS DURING INSTALLATION ON THE CONCRETE.

B STANDARD PICNIC TABLE

PLAN / ELEVATION — SCALE: 1/2" = 1'





LEGEND

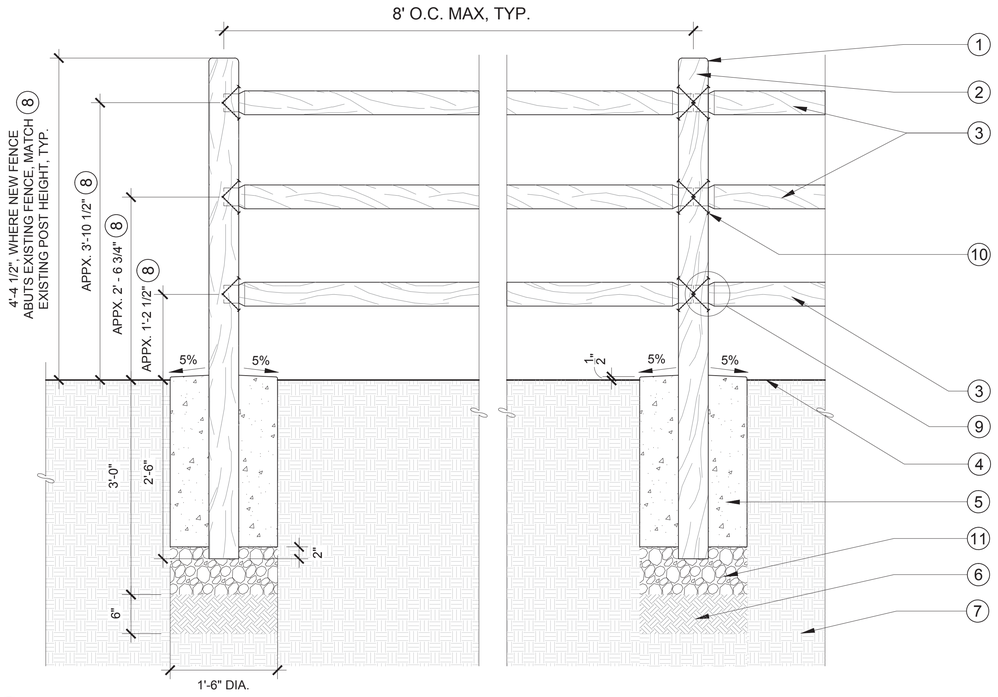
1. FINISHED SURFACE
2. DRAIN

NOTES:

1. PRODUCT SHALL BE BY OUTDOOR CREATIONS, OR APPROVED EQUAL.
2. CONTRACTOR SHALL EPOXY THE ENTIRE BOTTOM OF ALL BENCH LEGS DURING INSTALLATION ON THE CONCRETE.

C BENCH WITH BACK

SECTION / ELEVATION — SCALE: 1/2" = 1'



LEGEND

1. PROVIDE 1/2" RADIUS ON TOP CORNERS, TYP.
2. 5" DIA. TREATED LODGE POLE CORNER, LINE, AND TERMINAL POSTS, 7' LENGTH.
3. TREATED LODGE POLE PINE TOP, INTERMEDIATE, BOTTOM RAIL
4. FINISHED GRADE
5. NATURAL GRAY CONCRETE FOOTING, SLOPE TOP OF FOOTING TO DRAIN AWAY FROM POST AS SHOWN. PROVIDE 1/4" RADIUS AT TOP CORNERS, PROVIDE MEDIUM BROOM FINISH ON TOP SURFACE OF FOOTING.
6. COMPACTED SUBGRADE 90% MIN. RELATIVE COMPACTION, TYP.
7. UNDISTURBED SOIL. IF ABUTTING SOIL HAS BEEN DISTURBED CONTRACTOR SHALL COMPACT TO 90% MIN. RELATIVE COMPACTION, TYP.
8. DIMENSIONS PROVIDED ARE APPROXIMATE - INTENT IS TO MATCH FENCE HEIGHT, MATCH RAIL HEIGHT OF EXISTING ADJACENT ROUND RAIL FENCES, TYP.
9. FOR FENCE SECTIONS LESS THAN 8' IN LENGTH, CONTRACTOR SHALL MODIFY THE END OF THE RAIL TO MATCH THE FINISHED END OF STANDARD 8' LONG RAILS (I.E. TAPERED END THAT FITS INTO STANDARD POST HOLES)
10. SECURE RAILS TO POSTS USING 4" MIN. LENGTH DECK SCREWS "TOENAILED" AT 45° ANGLE THROUGH POST INTO RAIL, (2) PER RAIL END, TYP. HEAD OF SCREW SHALL BE FLUSH WITH FACE OF POST. PRE-DRILL/USE SELF-DRILLING SCREWS AS NEEDED TO ENSURE SPLITS IN POST ARE NOT CREATED DURING INSTALLATION, TYP.
11. 3/4" CRUSHED ROCK, COMPACTED TO 90% MIN.

NOTES:

1. CONTRACTOR SHALL STAKE THE FENCE LOCATION(S) IN THE FIELD PRIOR TO CONSTRUCTION FOR REVIEW AND APPROVAL BY THE RESIDENT ENGINEER.
2. FENCE POSTS SHALL BE INSTALLED PLUMB, TYP.
3. FOOTING EXCAVATIONS SHALL BE CLEAN OF SOIL SLOUGH PRIOR TO POURING CONCRETE, TYP.

D ROUND RAIL FENCE

SECTION — SCALE: 1" = 1'

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

WARNING

0 1/2 1

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PLANS FOR THE CONSTRUCTION OF
WEST SYCAMORE STAGING AREA
LANDSCAPE CONSTRUCTION DETAILS

CONSULTANT

ktua
3916 Normal Street
San Diego, CA 92103
619.294.4477
www.ktua.com

SIGNING:

SPEC. NO 2283A

LICENSED LANDSCAPE ARCHITECT — GEORGE JP WHALEN — 5664 — 10/25/2024 — STATE OF CALIFORNIA

10/25/2024

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 20 OF 40 SHEETS

WBS NO. B-20054

APPROVED: Parita Ammerlahn
ENGINEER OF WORK AND FOR CITY ENGINEER — DATE 12/17/2025

PARITA AMMERLAHN
PRINT EOW / DCE — RCE# 85403

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA	Parita Ammerlahn	12/17/25	

SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER

CHECKED BY: PROJECT ENGINEER

1918-6328 NAD83 COORDINATES

278-1767 LAMBERT COORDINATES

CONTRACTOR

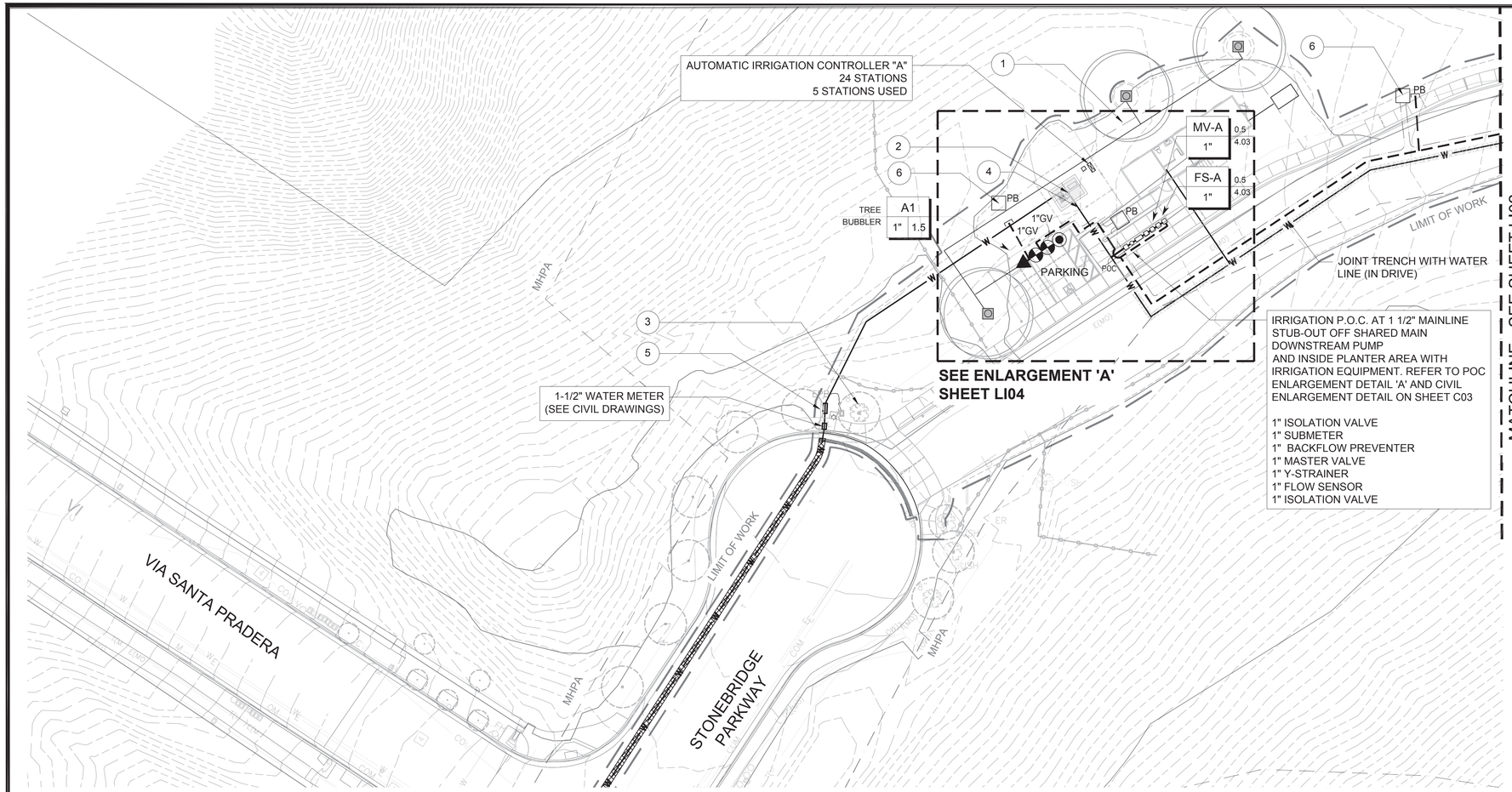
INSPECTOR

NTP DATE

NOC DATE

DRAWING NO. LC06

0100364- 020 -D



IRRIGATION REFERENCE LEGEND

SYMBOL	DESCRIPTION
◎	TREE BUBBLER SYSTEM (2 BUBBLERS PER SYMBOL)
⊠	AUTOMATIC IRRIGATION CONTROLLER
POC	POINT OF CONNECTION
NO SYMBOL	1" SUBMETER, SEE POC ENLARGEMENT 'A', SHEET LI-04
NO SYMBOL	IRRIGATION BACKFLOW PREVENTER, SEE POC ENLARGEMENT 'A', SHEET LI-04
NO SYMBOL	WYE STRAINER, SEE POC ENLARGEMENT 'A', SHEET LI-04
NO SYMBOL	FLOW SENSOR, SEE POC ENLARGEMENT 'A', SHEET LI-04
NO SYMBOL	MASTER VALVE (NORMALLY OPEN), SEE POC ENLARGEMENT 'A', SHEET LI-04
▲	REMOTE CONTROL VALVE
△	REMOTE CONTROL VALVE (DRIP)
#"GV	MANUAL GLOBE VALVE
◉	QUICK COUPLING VALVE
PB	PULL BOX
– – – –	IRRIGATION MAINLINE
———	IRRIGATION LATERAL LINE
= = = = =	PIPE SLEEVE / WIRE CONDUIT. REFER TO SHEET LI-03, NOTE 14 UNDER NOTES SECTION, FOR SLEEVE CONDITION.
– · – · –	IRRIGATION CONTROL WIRE IN CONDUIT ROUTE (SLEEVED UNDER PAVEMENT)
⊢ – –	MAINLINE STUB OUT

SHEET NOTES

1. SEE SHEETS LI01 THROUGH LI02 FOR IRRIGATION PLANS.
2. SEE SHEET LI03 FOR IRRIGATION NOTES AND DETAILS.
3. SEE SHEET LI04 FOR IRRIGATION P.O.C. ENLARGEMENT PLAN AND LEGEND.
4. SEE SHEETS LD01 THROUGH LD02 FOR IRRIGATION EXISTING CONDITIONS AND DEMOLITION INFORMATION.
5. REFER TO GREENBOOK, WHITEBOOK, AND SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

KEY NOTES

1	DO NOT DAMAGE/REMOVE EXISTING PLANT MATERIAL TO INSTALL IRRIGATION, TYP. FIELD ADJUST ROUTE OF IRRIGATION LINE, AS APPROVED BY RESIDENT ENGINEER, TO AVOID DISTURBING EXISTING PLANT MATERIAL, TYP.
2	BOOSTER PUMP ENCLOSURE. REFER TO MECHANICAL ENGINEERING DRAWINGS FOR BOOSTER PUMP
3	IRRIGATION FOR EXISTING TREE SHALL BE REPAIRED WHERE DISTURBED USING MATERIALS TO MATCH EXISTING EQUIPMENT USED FOR TREE IRRIGATION
4	TO SHARED DOMESTIC / IRRIGATION SERVICE, SEE CIVIL ENGINEERING PLANS
5	EXISTING IRRIGATION SYSTEM TO BE REPAIRED WHERE DISTURBED USING MATERIALS TO MATCH EXISTING EQUIPMENT
6	PROVIDE 1 1/2" CAPPED MAINLINE STUB-OUT AT EACH LOCATION. IN ADDITION TO PULLING CONTROL WIRES FOR IRRIGATION SHOWN, STUB OUT 2 SPARE CONTROL WIRES AND THE COMMON WIRE (PROVIDE 3 FT LOOP) AT EACH PULL BOX. COORDINATE WITH REVEGETATION CONTRACTOR FOR SYSTEM EXTENSIONS AND CONTROLLER STATIONS NEEDED FOR ADDITIONAL TEMPORARY IRRIGATION.

HYDRAULIC CALCULATIONS

Client:	City of San Diego			Date:	3/11/2024
Project Name:	W. Sycamore Staging Area			Project #:	020-060.06
Sources:	POTABLE, MIXED USE		HGL: 1250		
P.O.C.	"A"	Valve No.:	A3	System GPM:	4

AVAILABLE PRESSURE AT WATER METER: 1146' ELEV	51
NET ELEVATION CHANGE (+) POC TO HIGH/LOW POINT OF SYSTEM: (FT.):	10
PRESSURE RESULTING FROM CHANGE IN ELEVATION:	-4.3
AVAILABLE PRESSURE W/ ELEV. FACTOR: (ZONE A3)	**55.3**

FRICTION LOSSES:	Class	Size	Loss/100 ft	Length	Peak GPM	TOTAL LOSS
Mix. Use Service Line	*Cu*	*2"*	*0.13*	*183*	*10*	*0.2*
Mixed Use Meter	-	*2"*	-	-	*10*	*1.5*
Mix. Use Backflow Prev.	-	*2"*	-	-	*10*	*14.0*
Mix. Use Booster Pump	-	-	-	-	*10*	*3.0*
Mix. Use Water (PVC)	*SCH 80*	*1 1/2"*	*0.45*	*132*	*10*	*0.6*
Total estimated equipment loss upstream irrigation POC						*19.3*
Pump peak output (psi), irrigation POC						**70.0**
Irrigation submeter	-	1"	-	-	10	0.7
Irrigation Backflow Prev.	-	1"	-	-	10	11.5
Wye Strainer	-	1"	-	-	10	0.1
Master Valve	-	1"	-	-	10	0.8
Flow Sensor	-	1"	-	-	10	0.1
Pressure Supply Line	SCH 40	1 1/2"	0.31	648	10	2.0
Pressure Supply Line	SCH 40	1"	2.62	24	10	0.6
Remote Control Valve	-	1"	-	-	-	0.0
Globe Valve	-	1 1/2"	-	-	10	0.4
Globe Valve	-	1"	-	-	10	1.0
Lateral Line	SCH 40	varies	-	-	-	1.7
Fittings	SCH 41	varies	-	-	-	1.9

OPERATION CALCULATIONS		
TOTAL IRRIG. PRESSURE LOSS:		20.9
PRESSURE REQUIRED AT HEAD:	Point source Drip	40.0
PRESSURE REQUIREMENT (IRRIG):		**60.9**
BOOSTER PUMP REQUIREMENT:		**70.0**
ELEV. PRESSURE LOSS (GAIN):		4.3
RESIDUAL PRESSURE:		**13.4**

Prepared by: BE
Reviewed by: BE

Note: Mixed use booster pump (Plumbing Plans) was used as available pressure for these calcs.
P.O.C. / 3HP pump (max. 40 gpm) available water pressure at 1148' elevation: 70 psi
Irrigation System designed for 10 gpm (estimated hose peak demand) at 70 psi delivery.

City of San Diego Hydrant Flow Request FORM DS-160
Static: 52 PSI Pitot: --- PSI Residual: 43 PSI Elevation: 1143 ft
Date: 2/14/2022 Flow: 1049 GPM
Researched in database by: Miguel Tomayo

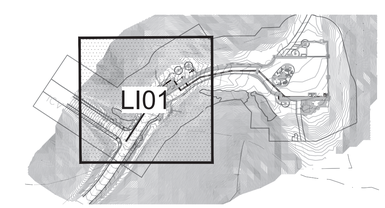
Note: Lower than the (10 psi) psi range was used for purposes of these calculations.
3/11/21 email from Jerod Huwa, included DS-160 form Hydrant Flow Request info.
Location: hydrant @ 52 psi at northeast corner Via Santa Pradera and Stonebridge Pkwy intersection.
P.O.C. approx. available static water pressure at 1143' elevation: 52 psi
The HGL pressure zone is 1250. (HGL calcs indicate 46 psi @ 1143' elev) -- figure used is 42 psi

Irrigation System designed for 10 gpm at 70 psi delivery. Hose use.

0 10 20 40
SCALE: 1" = 20'
NORTH

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

KEY MAP



PLANS FOR THE CONSTRUCTION OF WEST SYCAMORE STAGING AREA IRRIGATION PLAN

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

CONSULTANT

ktua
3916 Normal Street
San Diego, CA 92103
619.294.4477
www.ktua.com

SIGNING:

SPEC. NO 2283A

LICENSED LANDSCAPE ARCHITECT — BROOKE LEE WHALEN SYLVESTER — No. 6666 — EXP. 08/31/2026 — 10/25/2024 — STATE OF CALIFORNIA

10/25/2024

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 21 OF 40 SHEETS

WBS NO. B-20054

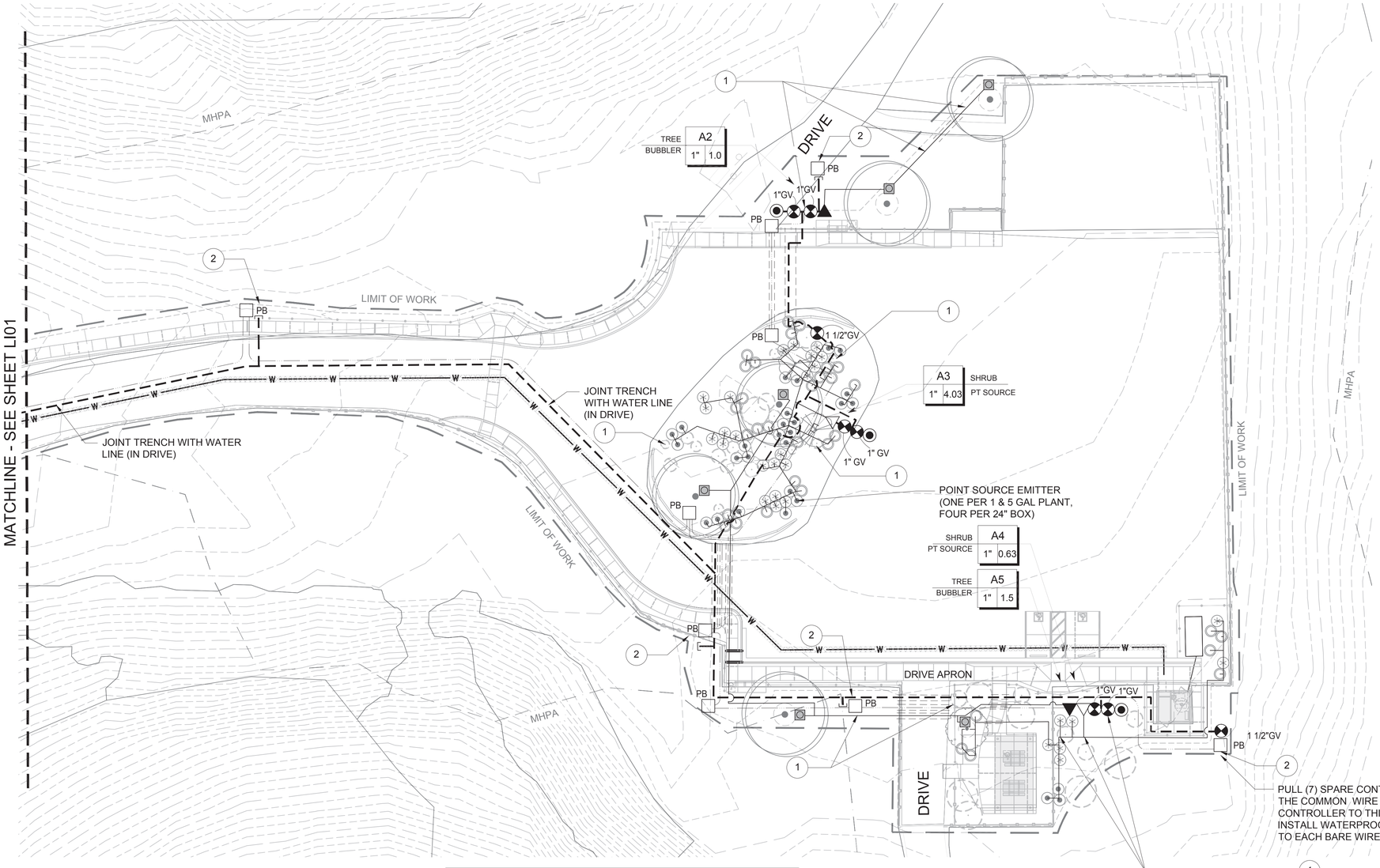
APPROVED: ENGINEER OF WORK AND FOR CITY ENGINEER — DATE 12/17/2025
PARITA AMMERLAHN, PRINT EOW / DCE — RCE# 85403

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA		12/17/25	

SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER
CHECKED BY: PROJECT ENGINEER
1918-6328 NAD83 COORDINATES
278-1767 LAMBERT COORDINATES

CONTRACTOR _____ NTP DATE _____
INSPECTOR _____ NOC DATE _____

DRAWING NO. LI01
0100364- 021 -D



KEY NOTES

1	DO NOT DAMAGE/REMOVE EXISTING PLANT MATERIAL TO INSTALL IRRIGATION, TYP. FIELD ADJUST ROUTE OF IRRIGATION LINE, AS APPROVED BY RESIDENT ENGINEER, TO AVOID DISTURBING EXISTING PLANT MATERIAL, TYP.
2	PROVIDE 1 1/2" CAPPED MAINLINE STUB-OUT AT EACH LOCATION. IN ADDITION TO PULLING CONTROL WIRES FOR IRRIGATION SHOWN, STUB OUT 2 SPARE CONTROL WIRES AND THE COMMON WIRE (PROVIDE 3 FT LOOP) AT EACH PULL BOX. REVEGETATION CONTRACTOR AND CONTRACTOR SHALL COORDINATE AS NEEDED FOR SYSTEM EXTENSIONS AND CONTROLLER STATIONS NECESSARY FOR TEMPORARY IRRIGATION, SEE TEMPORARY IRRIGATION NOTES, SHEET LI03

IRRIGATION REFERENCE LEGEND

SYMBOL	DESCRIPTION
	TREE BUBBLER SYSTEM (2 BUBBLERS PER SYMBOL)
	AUTOMATIC IRRIGATION CONTROLLER
POC	POINT OF CONNECTION
NO SYMBOL	1" SUBMETER, SEE POC ENLARGEMENT 'A', SHEET LI-04
NO SYMBOL	IRRIGATION BACKFLOW PREVENTER, SEE POC ENLARGEMENT 'A', SHEET LI-04
NO SYMBOL	WYE STRAINER, SEE POC ENLARGEMENT 'A', SHEET LI-04
NO SYMBOL	FLOW SENSOR, SEE POC ENLARGEMENT 'A', SHEET LI-04
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	REMOTE CONTROL VALVE
	REMOTE CONTROL VALVE (DRIP)
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	IRRIGATION MAINLINE
	IRRIGATION LATERAL LINE
	PIPE SLEEVE / WIRE CONDUIT. REFER TO SHEET LI-03, NOTE 14 UNDER NOTES SECTION, FOR SLEEVE CONDITION.
	IRRIGATION CONTROL WIRE IN CONDUIT ROUTE (SLEEVED UNDER PAVEMENT)
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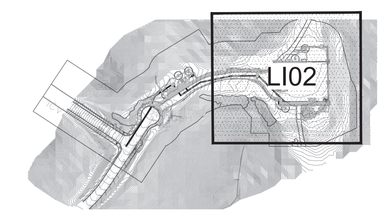


NOT TO SCALE

0 10 20 40

SCALE: 1" = 20'

NORTH

WARNING

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

PLANS FOR THE CONSTRUCTION OF WEST SYCAMORE STAGING AREA IRRIGATION PLAN

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

CONSULTANT

ktua
3916 Normal Street
San Diego, CA 92103
619.294.4477
www.ktua.com

SIGNING:

LICENSED LANDSCAPE ARCHITECT — ANNE LI WHALEN — 5991 — 10/31/2026 — RENEWAL DATE — 10/25/2024 — DATE — STATE OF CALIFORNIA

10/25/2024

SPEC. NO 2283A

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 22 OF 40 SHEETS

APPROVED: Parita Ammerlahn — 12/17/2025
ENGINEER OF WORK AND FOR CITY ENGINEER — DATE

PARITA AMMERLAHN — 85403
PRINT EOW / DCE — RCE#

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA	Parita Ammerlahn	12/17/25	

CONTRACTOR
INSPECTOR
NTP DATE
NOC DATE

WBS NO. B-20054

SUBMITTED BY: MARK CALLERAN — PROJECT MANAGER

CHECKED BY: — PROJECT ENGINEER

1918-6328 NAD83 COORDINATES

278-1767 LAMBERT COORDINATES

DRAWING NO. LI02

0100364- 022 -D

GENERAL IRRIGATION NOTES

1. THE IRRIGATION SYSTEM DESIGN IS BASED ON AN AVAILABLE CITY WATER PRESSURE OF 44 PSI FOR WEST SYCAMORE STAGING AREA. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING WATER PRESSURE PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION AND SHALL PROMPTLY REPORT ANY DIFFERENCES TO THE RESIDENT ENGINEER.
2. THIS SYSTEM USES POTABLE WATER. SYSTEM IS SHARED WITH A BOOSTED DOMESTIC WATER SYSTEM. IRRIGATION SYSTEM DESIGNED FOR 10 GPM AT 87 PSI.
3. THE IRRIGATION SYSTEM IS SHOWN DIAGRAMMATICALLY FOR CLARITY PURPOSES. LOCATE ALL PIPING, VALVES, AND OTHER IRRIGATION EQUIPMENT WITHIN LANDSCAPE AREAS UNLESS NOTED OR DIRECTED OTHERWISE. REFER ALSO TO SPECIFIC NOTES ON PLANS AND DETAILS.
4. PRIOR TO ANY EXCAVATION OR TRENCHING, LOCATE AND VERIFY ALL CABLES, CONDUITS, AND UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AN UNDERGROUND UTILITY LOCATING SERVICE TO LOCATE AND MARK ALL UTILITIES PROMPTLY. THE CONTRACTOR WILL TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH UNDERGROUND UTILITIES. 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 CONFLICTING CONDITIONS ARE ENCOUNTERED UNDERGROUND.
5. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT PROMPTLY TO THE ATTENTION OF THE RESIDENT ENGINEER. SHOULD THE CONTRACTOR FAIL TO NOTIFY THE RESIDENT ENGINEER OF ANY DISCREPANCIES, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISIONS NECESSARY AT NO ADDITIONAL COST TO THE OWNER.
6. ALL IRRIGATION MAINLINES ARE 1 1/2" SIZE, EXCEPT 1" IN VALVE MANIFOLDS, MASTER VALVE AND FLOW SENSOR MANIFOLDS.
7. ALL LATERAL LINES ARE 3/4" SIZE UNLESS INDICATED OTHERWISE.
8. INSTALL WIRE CONDUIT IN ALL MAINLINE AND WIRE TRENCHES. NO IRRIGATION SLEEVE TO BE INSTALLED IN WATERLINE JOINT TRENCH.
9. ALL POINT SOURCE EMITTERS ARE 2GPH (ONE PER 1 & 5 GAL PLANT, FOUR PER 24" BOX)
10. IRRIGATION CONTROLLER PEDESTAL ENCLOSURE ASSEMBLY IS TO BE CITY APPROVED WEATHER-BASED TYPE WITH FLOW SENSING DIAGNOSTICS. TYPE TO BE CONSISTENT WITH CURRENT NEIGHBORHOOD LANDSCAPE MAINTENANCE AREA CONTROL SYSTEMS UNLESS DIRECTED OTHERWISE.
11. AT EACH PULL BOX, PROVIDE A 36" LOOP OF THE COMMON WIRE, ALL CONTROL WIRES, AND TWO (2) SPARE CONTROL WIRES FROM THE CONTROLLER. STUB OUT 1 1/2" MAINLINE AT SAME LOCATION UNLESS INDICATED OTHERWISE.
12. SEE GEOTECHNICAL REPORT FOR ANTICIPATED EXISTING SUBGRADE MATERIALS.
13. VALVES SHALL BE LOCATED IN PLANTING AREAS AND IMMEDIATELY ADJACENT TO WALKS, CURBS, OR PAVING AREAS AND SET AT RIGHT ANGLES TO EDGES UNLESS OTHERWISE DIRECTED BY RESIDENT ENGINEER. MANIFOLD PIPE AND GLOBE VALVE SIZES SHALL BE AS NOTED. ALL VALVE BOXES AND IRRIGATION LINES SHALL BE SPACED WITH AN 18" TYPICAL DISTANCE BETWEEN VALVE BOXES. ORIENT VALVE BOX SUCH THAT LID OPENS FROM THE SIDE ACCESSED, AND IN LIKE MANNER AS EXISTING BOXES WHERE OCCURS.
14. EXCEPT FOR JOINT TRENCH WITH WATER LINE AREA, ALL IRRIGATION LINES UNDER PAVING SHALL BE SLEEVED WITH PVC SCH 40 PIPE. SLEEVE SHALL BE A MINIMUM 2 TIMES THE DIAMETER OF PIPE TO BE SLEEVED (2" MIN. DIA.). ALL IRRIGATION CONTROL WIRE SHALL BE INSTALLED IN CONDUIT, MINIMUM TWICE THE DIAMETER OF WIRE BUNDLE.
15. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNED ON THE PLANS.
16. REFER TO THE DETAILS AND SPECIFICATIONS FOR FURTHER INFORMATION.
17. ALL PLANTINGS SHALL BE FULLY WATERED IN UPON PLANTING. DO NOT RELY SOLELY UPON THE AUTOMATIC IRRIGATION SYSTEM. UTILIZE SUPPLEMENTAL HOSE WATERING AS REQUIRED, INITIALLY AND DURING THE PLANT ESTABLISHMENT PERIOD, AND AS DIRECTED ON PLANS TO ENSURE ALL PLANTINGS RECEIVE ADEQUATE WATER TO THE ENTIRE ROOT ZONE.
18. NO LOW HEAD DRAINAGE IS PERMITTED. ALL LOW HEAD DRAINAGE SHALL BE CORRECTED BY THE CONTRACTOR. HEADS WITH INTERNAL CHECK VALVES, SPRING CHECK AND/OR SWING CHECK VALVES SHALL BE INSTALLED WHERE NEEDED AT NO ADDITIONAL COST TO THE CITY.
19. THE WORK INCLUDES ALL SERVICES NECESSARY TO PERFORM THE IRRIGATION WORK AS SHOWN AND/OR NOTED ON THE DRAWINGS AND/OR AS SPECIFIED WITHOUT ADDITIONAL COST TO THE CITY. NO CHANGES FROM THE CONSTRUCTION DOCUMENTS ARE ALLOWED UNLESS PREVIOUSLY AUTHORIZED IN WRITING BY THE RESIDENT ENGINEER.
20. PRIOR TO ANY WORK, CONTRACTOR SHALL COORDINATE WITH THE RESIDENT ENGINEER AND IN THE RESIDENT ENGINEER'S PRESENCE FIELD VERIFY ALL EXISTING IRRIGATION SYSTEM COMPONENTS TO DETERMINE WHICH SYSTEM COMPONENTS ARE REQUIRED TO BE PROTECTED-IN-PLACE IN ORDER TO MAINTAIN THEM IN CURRENT WORKING ORDER DURING CONSTRUCTION AND/OR TO PROMPTLY RESTORE THEM TO FUNCTIONAL CONDITION PRIOR TO COMPLETION OF WORK, AS AFFECTS THIS WORK.
21. THE REVIEW SHALL BE LIMITED TO VERIFYING EXISTING CONDITIONS AND PERFORMING OPERATIONAL TESTING, AND TO DETERMINE THE SYSTEMS TO BE RECONNECTED TO THE EXISTING CONTROL SYSTEM. CONTRACTOR TO COORDINATE WITH RESIDENT ENGINEER TO ADJUST ANY NEW WATERING PROGRAM REQUIRED.
22. DURING DEMOLITION AND CONSTRUCTION, PROTECT-IN-PLACE AND/OR MAINTAIN ANY REQUIRED SYSTEMS-TO-REMAIN-IN-PLACE AND/OR SYSTEM COMPONENTS-TO-REMAIN-IN-PLACE DETERMINED WITH THE RESIDENT ENGINEER ON THE PRE-CONSTRUCTION WALK-THROUGH TO BE CRITICAL TO REMAIN IN SERVICE DURING/AFTER THE PROJECT'S SCOPE OF WORK HAS BEEN COMPLETED. CONTRACTOR SHALL EXERCISE CARE TO ENSURE EXISTING IRRIGATION, WHETHER INDICATED OR NOT ON DRAWINGS, ARE MAINTAINED OPERABLE THROUGHOUT CONSTRUCTION.
23. UPON COMPLETION OF THE PROJECT, A POST-PROJECT WALK-THROUGH SHALL BE SCHEDULED WITH THE RESIDENT ENGINEER TO CONFIRM ALL IRRIGATION WORK, ALONG WITH EXISTING IRRIGATION REMAINING IN PLACE HAS BEEN MAINTAINED IN A FUNCTIONAL MANNER AND IS IN A CONDITION ACCEPTABLE TO THE RESIDENT ENGINEER.

IRRIGATION CALCULATIONS

Project No.: 020-060.06

				Date:	March 10, 2024
				City/Governing Agency:	San Diego
				Landscape Project Type:	Non-residential
Project Name:	W. Sycamore Staging Area - -				
Reference Evapotranspiration (ETo):	59.94	in/yr	**CIMIS Station #**	153	
LA (Landscape Area):	776	sq ft	**Planning Area**	Escondido SPV	
SLA (Special Landscape Area):		sq ft			**sq ft:**
Water Source:	Potable Water		**SLA Description:**	Crop plants	
				RW irrigation	
				RW feature/s	
				Active turf	
				Total:	

MAWA = Maximum Applied Water Allowance (gal/yr)

MAWA = (ETo) (0.62) [(0.45 x LA) + (0.55 x SLA)]

ETo = Reference evapotranspiration (in inches per year)
0.62 = Conversion factor (to get gallons per sq ft)
0.45 = ET Adjustment Factor (ETAF) (for plant factors and irrigation efficiency)
LA = Landscape Area including any SLA (in sq ft)
0.55 = Additional Water Allowance for any SLA
SLA = Special Landscape Area (in sq ft) (edible crops, recycled water features, recycled water, recreational/active turf areas)

Calculation:

(59.94) x (0.62) x [(0.45 x 776) + (0.55 x 0)] **MAWA =** 12,980 gal/year

ETWU = Estimated Total Water use (gal/yr)

ETWU = (ETo) (0.62) [(PF x HA ÷ IE) + SLA]

ETo = Reference evapotranspiration (in inches per year)
0.62 = Conversion factor (to get gallons per sq ft)
PF = Plant Factor from Water Use Classification of Landscape Species (WUCOLS)
(low: 0.1-0.3, moderate: 0.4-0.6, high: 0.7-1.0; artificial turf: 0.1-0.2; water features: 0.8)
HA = Hydrozone Area (low, moderate, or high water use in sq ft)
IE = Irrigation Efficiency (Bubbler: 0.81; Spray: 0.75; Microspray: 0.75; Rotator: 0.75; Rotor: 0.75; Drip:0.81)
SLA = Special Landscape Area (in sq ft) (edible crops, recycled water features, recycled water, recreational/active turf areas)

Calculation:

(59.94) x (0.62) x [(110) + 0] **ETWU =** 4,089 gal/year

Hydrozone No.	Plant Water Use Type Classification	Plant	Plant Factor (PF)	Hydrozone Area (HA) (sq ft)	PF x HA (sq ft)	IE	PF x HA / IE	Irrigation Method
1	Low	Trees	0.2	112	22	0.81	28	Bubbler
2	Low	Shrubs/GC	0.1	664	66	0.81	82	Drip
		HA (sq ft) Total:		776			110	

ETWU = 4,089 gal/year
MAWA = 12,980 gal/year

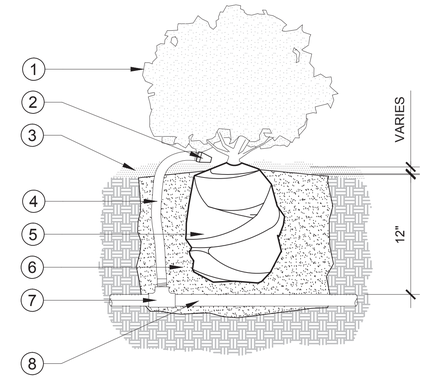
Note: MAWA formula and Irrigation Efficiency factors per latest State MWELO revisions.

Estimated Total Water Use is under the Maximum Applied Water Allowance.

TEMPORARY IRRIGATION NOTES

TEMPORARY IRRIGATION UNDER THE DIRECTION OF THE RESIDENT ENGINEER AND PROJECT BIOLOGIST WILL BE APPLIED AS FOLLOWS:

1. HYDROSEED AND/OR CONTAINER PLANTS SHOULD BE PLANTED BETWEEN OCTOBER 1 AND FEBRUARY 15 DURING RAINY SEASON, IF POSSIBLE. HYDROSEED PLANTED BETWEEN FEBRUARY 15 – OCTOBER 1 SHALL REQUIRE A COMPREHENSIVE IRRIGATION PLAN AND APPROVAL BY CITY REPRESENTATIVE AND PROJECT BIOLOGIST. CONTRACTOR SHALL PREPARE AND SUBMIT THE PLAN TO THE RESIDENT ENGINEER FOR APPROVAL. NOTE IRRIGATION PLAN FOR CONTAINER AND BOXED PLANTS HAS ALREADY BEEN PROVIDED AS A PART OF THESE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL PROVIDE ALL IRRIGATION LINES AND APPURTENANCES TO FUNCTION AUTOMATICALLY AND IN ACCORDANCE WITH THE PLAN AND MAKE ANY ADJUSTMENTS NECESSARY TO MEET THE SUCCESS CRITERIA PER PROJECT BIOLOGIST RECOMMENDATIONS.
2. TEMPORARY IRRIGATION VIA IRRIGATION LINES AND APPURTENANCES (OR ALTERNATE METHOD APPROVED BY THE RESIDENT ENGINEER AND PROJECT BIOLOGIST) SHALL BE PROVIDED BY THE CONTRACTOR FOR A PERIOD SUFFICIENT TO ESTABLISH PLANT MATERIAL AND TO PROVIDE VEGETATIVE COVER THAT PREVENTS SOIL EROSION AND MEETS COVER SUCCESS CRITERIA. THE AMOUNT OF IRRIGATION MUST BE ADJUSTED WHEN WARRANTED BY SITE CONDITIONS. BIOLOGIST AND LANDSCAPE CONTRACTOR SHALL MONITOR TO DETERMINE SUCCESS AND ADDED REQUIREMENT FOR TEMPORARY IRRIGATION.
3. IRRIGATION SHALL BE PERFORMED IN A MANNER THAT AVOIDS RUNOFF, SEEPAGE, AND OVERSPRAY ONTO ADJACENT PROPERTIES, NON-IRRIGATED AREAS, WALLS, ROADWAYS, WATERWAYS, OR STRUCTURES. THE WATER DELIVERY RATE SHALL BE MATCHED TO THE SLOPE GRADIENT AND THE PERCOLATION RATE OF THE SOIL.
4. IRRIGATION SHALL DELIVER WATER SUFFICIENTLY AND UNIFORMLY AND SHALL BE APPROPRIATE TO THE NEEDS OF THE PLANT MATERIALS. RECOMMENDED REFERENCE MATERIALS FOR IRRIGATION SYSTEM DESIGN ARE LISTED IN APPENDIX "A" OF THE CITY'S LANDSCAPE STANDARDS.
5. OVERWATERING AS EVIDENCED BY SOGGY SOILS, CONTINUALLY WET PAVEMENT, STANDING WATER, RUNOFF IN STREET GUTTERS AND OTHER SIMILAR CONDITIONS SHALL BE MANAGED AND PREVENTED.
6. IF THE PROJECT BIOLOGIST RECOMMENDS AN ALTERNATIVE IRRIGATION METHOD SUCH AS TRUCK WATERING, ALL VEHICLES SHALL STAY ON THE PERMANENT ACCESS ROUTES AND SHALL NOT IRRIGATE BEYOND THE REVEGETATION BOUNDARY.
7. TEMPORARY IRRIGATION MATERIALS SHALL BE PLACED SO THAT THEY CAN BE DRIVEN OVER OR DO NOT IMPEDE ACCESS TO UTILITIES (I.E. MANHOLES).
8. IF MULTIPLE LANDSCAPE SUBCONTRACTORS ARE HIRED, CONTRACTOR SHALL ENSURE THE TEMPORARY IRRIGATION SUBCONTRACTOR COORDINATES WATER SCHEDULES, DESIGN, INSTALLATION, ETC. WITH THE PERMANENT IRRIGATION SUBCONTRACTOR.



LEGEND

1. PLANT MATERIAL
2. DRIP EMITTER WITH BUG CAP (SAME EMITTER AS EMITTER MANUFACTURER)
3. MULCH
4. BEND AND HOLD TYPE FLEXIBLE RISER DRIP EMITTER ASSEMBLY WITH PRE-INSTALLED DIRECT CONNECT 2.0 GPH EMITTER, 1/2" MIPT.
5. ROOT BALL
6. PLANTING BACKFILL MIX PER PLANTING PLAN AND SPECIFICATIONS
7. LATERAL LINE TEE OR ELL WITH THREADED CONNECTION, SIZE AS REQUIRED
8. RIGID PVC DRIP LATERAL (SEE PLANS FOR SIZES)

NOTE:

1. USE TEFLON TAPE ON ALL THREADED CONNECTIONS.
2. PROVIDE (1) DRIP EMITTER PER 1 GAL AND 5 GAL PLANT. (4) EMITTERS PER 24" BOX PLANT

A **POINT SOURCE IRRIGATION**
SECTION SCALE: N.T.S.

SHEET NOTES

1. SEE SHEETS LI01 THROUGH LI02 FOR IRRIGATION PLANS.
2. SEE SHEET LI03 FOR IRRIGATION NOTES AND DETAILS.
3. SEE SHEET LI04 FOR IRRIGATION P.O.C. ENLARGEMENT PLAN AND LEGEND.
4. SEE SHEETS LD01 THROUGH LD02 FOR IRRIGATION EXISTING CONDITIONS AND DEMOLITION INFORMATION.
5. REFER TO GREENBOOK, WHITEBOOK, AND SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

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PLANS FOR THE CONSTRUCTION OF
WEST SYCAMORE STAGING AREA
IRRIGATION NOTES AND CALCULATIONS

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SIGNING:

SPEC. NO 2283A

LICENSED LANDSCAPE ARCHITECT
JEROME JP WHALEN #5161
10/25/2024
"STATE OF CALIFORNIA"
10/25/2024

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 23 OF 40 SHEETS

APPROVED: ENGINEER OF WORK AND FOR CITY ENGINEER — DATE 12/17/2025
PARITA AMMERLAHN — PRINT EOW / DCE — RCE# 85403

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA		12/17/25	

WBS NO. B-20054
SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER
CHECKED BY: PROJECT ENGINEER
1918-6328 NAD83 COORDINATES
278-1767 LAMBERT COORDINATES
DRAWING NO. LI03
CONTRACTOR
INSPECTOR
NTP DATE
NOC DATE
0100364- 023 -D

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

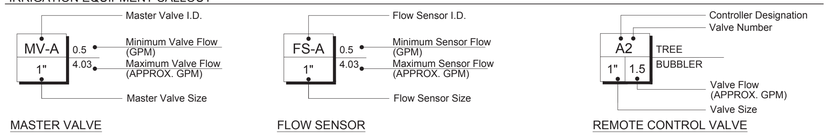
IRRIGATION LEGEND

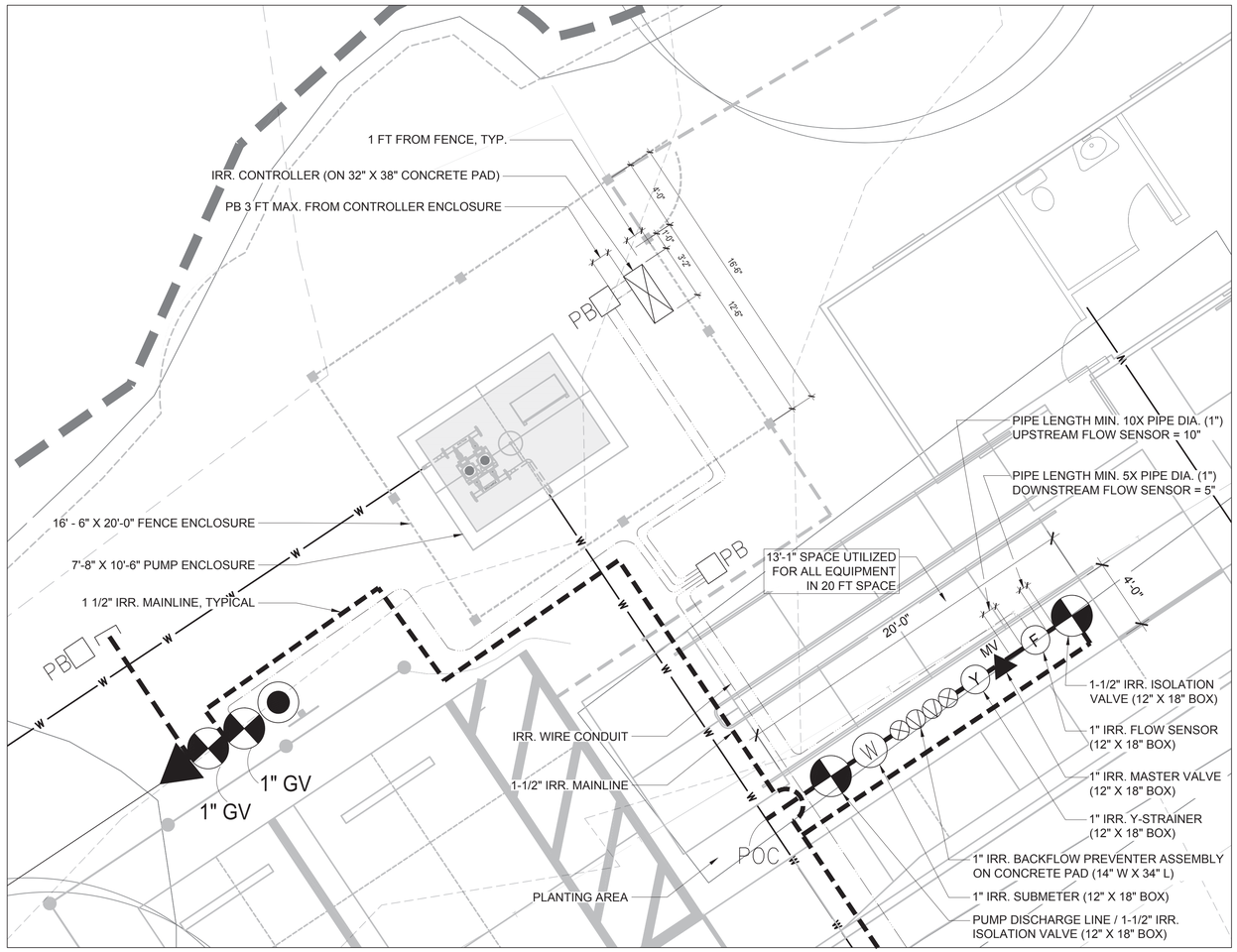
SYMBOL	DESCRIPTION	MANUFACTURER / MODEL NO. (OR APPROVED EQUAL)	RADIUS	PSI	GPM/GPH	DETAILS
⊠	TREE BUBBLER SYSTEM (2 BUBBLERS PER TREE)	EACH TREE SHALL HAVE: - ONE (1) 4" POP-UP (HUNTER PROS-04-CV WITH MSBN-25Q NOZZLE) WITH FACTORY INSTALLED CHECK VALVE. - ONE (1) FIXED BUBBLER (HUNTER PCB-25 NOZZLE) IN A PERFORATED PIPE. WITH ANTI-DRAIN SPRING CHECK VALVE.	1' FLOOD	30 30	0.25 GPM 0.25 GPM	SDI-103 SDI-104
NO SYMBOL	POINT SOURCE EMITTER ASSEMBLY	SALCO PRO-SPEC WITH TRUCHECK SLV-PST-CV-2 (1/2" FIPT THREAD, CHECK VALVE, 2GPH, MULCH-CAMO COLOR) WITH PRE-ASSEMBLED IH-SERIES 12" L BLACK RISER SLV-PVC-AC WITH TWO 1/2" MIPT ADAPTERS. ONE PER 1 & 5 GAL PLANT, FOUR PER 24" BOX.	FLOOD	40	2.0 GPH	A/LI-03

SYMBOL	DESCRIPTION	MANUF./MODEL NO. (OR APPROVED EQUAL)	REMARKS	DETAIL
POC	POINT OF CONNECTION	-	APPROX. LOCATION SHOWN, FIELD VERIFY.	-
Ⓦ	IRRIGATION SUBMETER	1" POTABLE, SENSUS COMPOUND TYPE OR APPROVED EQUAL	APPROX. LOCATION SHOWN, FIELD VERIFY	SDW-134 SDI-114 (SIM)
⊗⊗⊗	REDUCED PRESSURE PRINCIPLE ASSEMBLY (RP) TYPE BACKFLOW PREVENTER	WILKINS 975XL2 (1" SIZE)	APPROX. LOCATION SHOWN, FIELD VERIFY	SDW-155
NO SYMBOL	BACKFLOW PREVENTER ENCLOSURE	BACKFLOW PREVENTION DEVICE INSPECTION INC. (BPDI) BP-2 (10"W x 24"H x 30"L)	APPROX. LOCATION SHOWN, FIELD VERIFY.	SDW-155
Ⓨ	WYE STRAINER	WILKINS YBXL-40 1" WITH 40 MESH SCREEN	DOWNSTREAM IRRIGATION BACKFLOW PREVENTER	SDI-114 (SIM)
▲ MV	MASTER VALVE (NORMALLY OPEN)	SUPERIOR 3100 1"	APPROX. LOCATION SHOWN, FIELD VERIFY	SDI-111
Ⓕ	FLOW SENSOR	BADGER MODEL IR-220P 1" OR APPROVED EQUAL	IMMEDIATELY DOWNSTREAM MASTER VALVE	SDI-112
- - - -	DIRECT BURIAL CONTROL WIRE	PAIGE P7079D (14 AWG), OR APPROVED EQUAL	INSTALL ALL WIRE IN CONDUIT. SOLID COPPER, COLOR CODED	SDI-115, SDI-119
▲	REMOTE CONTROL VALVE	HUNTER IBV-101G-FS: 1"	APPROX. LOCATION SHOWN, FIELD VERIFY, SIZE PER PLAN	SDI-114, SDI-126
△	REMOTE CONTROL VALVE (DRIP)	HUNTER IBZ-101-40: 1" IBV FILTER SENTRY BRASS VALVE W/ 1" HFR-100-75 FILTER REGULATOR (40 PSI)	APPROX. LOCATION SHOWN, FIELD VERIFY, SIZE PER PLAN	SDI-127 (OPT B), SDI-126
#"GV	GLOBE VALVE	NIBCO T-211-YK OR APPROVED EQUAL WITH CROSS HANDLE	SIZE PER PLAN. WITH ACCESS SLEEVE AND WEATHERMATIC #906L LOCKING CAP	SDI-106, SDI-126
◉	QUICK COUPLING VALVE	RAINBIRD 44-LRC (1" SIZE)	APPROX. LOCATION SHOWN, FIELD VERIFY	SDI-105, SDI-126
☒	AUTOMATIC IRRIGATION CONTROLLER	IRRITROL MC+ BLUE (12 STATION, PEDESTAL MOUNT) SITEONE LANDSCAPE TECHNICAL SERVICES ASSEMBLY: CA6-IR1-24 / LPP / RSE /FSFVC-100B / GR-K. ASSEMBLY INCLUDES IRRITROL MC+BLUE 12 STATION CONTROLLER, 16" TOP ENTRY STAINLESS STEEL ENCLOSURE, LINE PRIMARY PROTECTION, RAIN SENSOR ENCLOSURE ASSEMBLY, 1" BRASS DI FLOW SENSOR, 1" SUPERIOR N/O MASTER VALVE, GROUND ROD KIT	LOCATE IN FENCED PUMP ENCLOSURE. REFER TO ENLARGEMENT 'A', THIS SHEET AND SHEET LI-01	SDI-117
PB	PULL BOX	J&R CONCRETE 3-HL OR APPROVED EQUAL	AS NOTED AT CONDUIT SWEEP ELLS FOR WIRE PULL BOXES, AT ENDS OF EACH SLEEVE CROSSING, AND FOR REMOTE CONTROL VALVES. LOW VOLT. = LOCKING LID	SDI-115
— — —	IRRIGATION MAINLINE	PVC SCH 40 = 1-1/2" SIZE AND SMALLER WITH PVC SCH 80 FITTINGS	DEPTH OF COVER PER DETAILS. ALL MAINLINE SIZE IS 1 1/2" EXCEPT AT NOTED 1" MASTER VALVE, FLOW SENSOR AND VALVE MANIFOLDS	SDI-110
———	IRRIGATION LATERAL LINE (SIZE AS NOTED ON PLAN)	PVC SCH 40 WITH PVC SCH 40 FITTINGS	1" SIZE & ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS 3/4" IN SIZE	SDI-110
- - - - - -	SLEEVE	PVC SCH 40 WITH PVC SCH 40 FITTINGS FOR WIRE CONDUITS: GRAY ELECTRICAL CONDUIT WITH PVC SCH 40 SWEEP ELLS FOR WIRE CONDUIT SLEEVES: WHITE COLOR FOR WATER LINE SLEEVES: WHITE COLOR	PROVIDE SEPARATE SLEEVE FOR PIPE, SEPARATE SLEEVE FOR WIRE. MIN. 2" SIZE, TWICE THE DIA. OF PIPE OR WIRE BUNDLE SLEEVED. APPROX. LOCATION SHOWN, FIELD VERIFY. INSTALL AS NOTED AND UNDER PAVING/HARDSCAPE	SDI-110

SDI & SDW = CITY OF SAN DIEGO STANDARD DRAWINGS, LATEST EDITION

IRRIGATION EQUIPMENT CALLOUT





PLAN ENLARGEMENT 'A' - POINT OF CONNECTION

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

SHEET NOTES

1. SEE SHEETS LI01 THROUGH LI02 FOR IRRIGATION PLANS.
2. SEE SHEET LI03 FOR IRRIGATION NOTES AND DETAILS.
3. SEE SHEET LI04 FOR IRRIGATION P.O.C. ENLARGEMENT PLAN AND LEGEND.
4. SEE SHEETS LD01 THROUGH LD02 FOR IRRIGATION EXISTING CONDITIONS AND DEMOLITION INFORMATION.
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LICENSED LANDSCAPE ARCHITECT — BRANDON JD WHALEN — EXP. 08/31/2026 — 10/25/2024 — STATE OF CALIFORNIA

10/25/2024

CITY OF SAN DIEGO, CALIFORNIA
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ENGINEER OF WORK AND FOR CITY ENGINEER — 12/17/2025 DATE

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SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER

CHECKED BY: PROJECT ENGINEER

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1918-6328
NAD83 COORDINATES

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CONTRACTOR
INSPECTOR
NTP DATE
NOC DATE

DRAWING NO. LI04

0100364- 024 -D

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

PLANTING NOTES

1. ALL FINISH GRADING AND LANDSCAPE OPERATIONS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROJECT DRAWINGS, DETAILS, AND PROJECT SPECIFICATIONS. REFER TO PROJECT SPECIFICATIONS FOR ALL PLANTING REQUIREMENTS.
2. SEE SHEET LP02 FOR PLANTING DETAILS. SEE LANDSCAPE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL INFORM THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY CHANGED CONDITIONS WHICH OCCUR ON PROJECT SITE WHICH ARE NOT REFLECTED ON PLANS.
4. REMOVE ALL WEEDS, DEBRIS, AND ROCKS LARGER THAN ONE-HALF-INCH (1/2") FROM ALL PLANTING AREAS, AND DISPOSE OF LEGALLY AND APPROPRIATELY OFF-SITE.
5. FINISH GRADE OF SOIL SHALL BE HELD BELOW ADJACENT FINISH PAVING SURFACE OR CURB IN SHRUB AND GROUNDCOVER AREAS, SEE DETAIL B, SHEET LP02.
6. CONTRACTOR SHALL INSTALL A THREE-INCH (3") LAYER OF TYPE 7 MULCH (WOOD CHIPS, SEE SPECS SECTION 800-1.2.5 FOR ADDITIONAL INFORMATION) IN ALL SHRUB AND GROUNDCOVER AREAS WITH SLOPES LESS THAN 3:1 GRADIENT, SEE DRAWINGS FOR LOCATIONS, TYP. SUBMIT SAMPLE FOR APPROVAL TO RESIDENT ENGINEER. REFER TO SPECIFICATIONS.
7. ALL SLOPES 2:1 OR GREATER ARE TO BE STABILIZED WITH JUTE MESH PRIOR TO PLANTING. REFER TO SPECIFICATIONS.
8. CONTRACTOR SHALL PROVIDE ELECTRONIC PHOTOGRAPHS OF ALL TREES FOR APPROVAL, PRIOR TO PURCHASE AND INSTALLATION. REFER TO SPECIFICATIONS.
9. TREE LOCATIONS MAY BE ADJUSTED TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES. CONSULT WITH RESIDENT ENGINEER PRIOR TO ADJUSTMENT OF TREE LOCATIONS.
10. CONTRACTOR SHALL NOTIFY THE RESIDENT ENGINEER AT THE TIME OF DELIVERY OF ANY PLANT MATERIAL WHICH HAS BEEN DAMAGED OR IS IN POOR CONDITION. THE CITY SHALL DETERMINE ACCEPTABILITY OF SUBJECT PLANT MATERIAL.
11. PLANT MATERIAL SHALL BE INSPECTED BY THE CITY BEFORE PLANTING. PLANT MATERIAL MAY BE REJECTED AT ANY TIME BY THE CITY DUE TO POOR CONDITION, FORM, OR DAMAGE PRIOR TO, DURING, OR AFTER THE PLANTING PROCESS.
12. AT LEAST ONE PLANT OF EACH SPECIES DELIVERED TO THE SITE SHALL HAVE AN IDENTIFICATION TAG FROM THE SUPPLYING NURSERY SHOWING BOTH COMMON AND SCIENTIFIC NAMES.
13. THE PLANTING PLANS ARE DIAGRAMMATIC. PLANT MATERIALS SHALL BE SPOTTED AS SHOWN ON THE DRAWINGS. TREE LOCATIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE EXCAVATION OF PLANTING PITS AND REMOVAL FROM CONTAINERS. FINAL LAYOUT OF ALL OTHER PLANT MATERIALS SHALL BE APPROVED IN THE FIELD BY THE CITY PRIOR TO PLANTING.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND SQUARE FOOTAGES.
15. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIALS SUFFICIENT TO COVER AREAS SHOWN ON THE DRAWINGS AT THE SPECIFIED SPACING.
16. CONTRACTOR SHALL COORDINATE LANDSCAPE WORK WITH THE WORK OF OTHER TRADES AND PROFESSIONS. CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE DURING THE COURSE OF CONSTRUCTION.
17. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF EXISTING AND PROPOSED UTILITIES WITHIN THE PROJECT LIMITS WHICH MAY BE AFFECTED BY INSTALLATION. IMMEDIATELY CONTACT THE RESIDENT ENGINEER IF A CONFLICT IS EVIDENT.
18. REMOVE ALL TYING MATERIALS, MARKING TAPES, AND NURSERY STAKES AT THE TIME OF PLANTING.
19. CONTRACTOR SHALL PROTECT EXISTING VEGETATION AND OTHER IMPROVEMENTS OUTSIDE THE LIMITS OF WORK, AND EXISTING VEGETATION AND IMPROVEMENTS WITHIN THE LIMITS OF WORK AS SHOWN IN THE LANDSCAPE EXISTING CONDITIONS AND DEMOLITION PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGES INCURRED DURING CONSTRUCTION.
20. THE MAINTENANCE PERIOD SHALL BEGIN ONLY UPON WRITTEN ACCEPTANCE OF THE COMPLETED PLANTED AREAS BY THE RESIDENT ENGINEER AND THE LANDSCAPE ARCHITECT.
21. PROVIDE MATCHING FORMS AND SIZES FOR ALL PLANT MATERIAL WITHIN EACH SPECIES AND SIZE DESIGNATED BY THE DRAWINGS.
22. ALIGN AND EQUALLY SPACE, IN ALL DIRECTIONS, ALL PLANT MATERIAL WITHIN EACH SPECIES SO DESIGNATED PER THESE NOTES AND DRAWINGS.
23. FURNISH ALL DELIVERY SLIPS OF THE SPECIFIED AMENDMENTS TO THE RESIDENT ENGINEER FOR REVIEW AFTER PLANT INSTALLATION. IF IT IS DETERMINED MORE AMOUNTS ARE NEEDED, CONTRACTOR WILL BE REQUIRED TO ADD INTO SOIL WITH OBSERVATION OR PROVIDE CREDIT BACK TO THE CITY.
24. ALL PLANTING AREAS SHALL BE GRADED TO HAVE POSITIVE DRAINAGE AWAY FROM THE BUILDING WALLS AND STRUCTURES, SEE GRADING PLANS.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING LANDSCAPE WITHIN SCOPE AREA. ALL PLANTING WITHIN SCOPE OF WORK AREAS ARE TO BE KEPT FREE OF LITTER AND DEBRIS. ALL PLANTS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. ALL DISEASED OR DEAD PLANTS SHALL BE REPLACED IMMEDIATELY. REPLACE PLANTINGS IF DAMAGED, WITH LIKE SIZE, DURING CONSTRUCTION.
26. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REPLACEMENT OF ALL PLANT MATERIAL DAMAGED DURING IRRIGATION REPAIR OR PLANTING INSTALLATION.
27. SEE THE LATEST EDITION OF THE "WHITEBOOK" STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR PLANT ESTABLISHMENT PERIOD (PEP) INFORMATION.
28. MINIMUM TREE SEPARATION DISTANCES FROM SITE IMPROVEMENTS:

A. TRAFFIC SIGNALS/STOP SIGN	20 FEET
B. UNDERGROUND UTILITY LINES	5 FEET
C. SEWER LINES	10 FEET
D. ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC)	10 FEET
E. DRIVEWAYS	10 FEET
F. RESIDENTIAL STREETS RATED AT 25 MPH OR LOWER	5 FEET
G. INTERSECTIONS	25 FEET

29. 120-DAY PLANT ESTABLISHMENT PERIOD (THIS INSPECTION IS TO BE HELD WHEN THE PUNCH LIST ITEMS ARE COMPLETE).

CITY OF SAN DIEGO LANDSCAPE AND MAINTENANCE NOTES

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM INSIDE DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5).
3. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 8 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF TRAVEL WAY PER THE CITY OF SAN DIEGO MUNICIPAL CODE, SECTION 142.0403(b)(10).
4. ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3," EXCLUDING SLOPES WITH A SLOPE GRADIENT GREATER THAN 3:1. VEGETATION PER SDMC 142.0411.

GENERAL REVEGETATION NOTES

1. REVEGETATION OF THE PROJECT AREA SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF SAN DIEGO WHITEBOOK, CITY LANDSCAPE STANDARDS, AND CITY SPECIFICATIONS UNDER THE DIRECTION OF THE RESIDENT ENGINEER (RE) AND PROJECT BIOLOGIST.
2. THE MHPA BOUNDARY IS SHOWN ON THE PLANS. WITHIN OR ADJACENT TO THE MHPA (WITHIN 100 FT) NO NOISE GENERATING ACTIVITIES (ABOVE 60 DB/HR AVERAGE) ARE ALLOWED BETWEEN MARCH 1 AND AUGUST 15 WITHOUT A BIOLOGIST'S APPROVAL, SEE SHEET LD02 FOR ADDITIONAL INFORAMTION.
3. THE GENERAL AVIAN BREEDING SEASON IS FEBRUARY 1 – SEPTEMBER 15. NO GRADING, TRENCHING, VEGETATION REMOVAL, BRUSH MANAGEMENT ACTIVITIES, OR TRIMMING IS ALLOWED WITHOUT FIRST HOLDING A PRE-CONSTRUCTION NEST SURVEY CONDUCTED BY A BIOLOGIST OR CITY REPRESENTATIVE, SEE SHEET LD02 FOR ADDITIONAL INFORMATION.
4. 1:1 REPLACEMENT OF CONTAINER PLANTS (IN KIND) SHALL BE MONITORED AND MAINTAINED FOR A PERIOD OF NO LESS THAN 120 DAYS TO ENSURE
5. SUCCESSFUL ESTABLISHMENT OF PLANTINGS PER CONTRACT SPECIFICATIONS.
6. ORANGE CONSTRUCTION FENCE (OR IF IN A WILDLIFE AREA, A YELLOW ROPE BARRIER AS DIRECTED BY THE RESIDENT ENGINEER) SHALL BE INSTALLED TO PREVENT UNAUTHORIZED ACCESS TO THE PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE FENCE/BARRIER THROUGHOUT THE DURATION OF THE PROJECT, FROM THE INSTALLATION OF ALL REVEGETATION PLANT MATERIALS THOUGH THE 120 DAY PLANT ESTABLISHMENT PERIOD, AND UNTIL THE END OF THE 25 MONTHS.
7. MAINTENANCE AND MONITORING PERIOD. FOLLOWING ACCEPTANCE OF THE 25 MONTHS MAINTENANCE AND MONITORING PERIOD BY THE CITY REPRESENTATIVE AND PROJECT BIOLOGIST THE CONTRACTOR SHALL REMOVE ALL FENCING.
8. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPERLY DISPOSING OF ALL TRASH AND/OR DEBRIS FROM THE PROJECT AREA THROUGHOUT THE DURATION OF THE PROJECT.
9. CONTRACTOR SHALL REMOVE ALL TEMPORARY IRRIGATION LINES, NON-BIODEGRADABLE (PLASTIC MESH) BMPS (E.G. SILT FENCING, STRAW WATTLES, GRAVEL BAGS, ETC), AND ALL APPURTENANCES FOLLOWING ACCEPTANCE OF REVEGETATION BY THE RE AND THE CITY REPRESENTATIVE.
10. FOR SQUARE FOOTAGES OF PLANTING AREAS, SEE PLAN A SHEET LP02 (AREA 1), PLAN A SHEET LP03 (AREA 2), AND PLAN B SHEET LP03 (AREA 3).

WEED ABATEMENT NOTES

1. THE PROJECT BIOLOGIST SHALL INSPECT THE REVEGETATION SITE FOR WEED COVERAGE PRIOR TO PLANTING AND THROUGHOUT THE PROJECT. THE PROJECT AREA SHALL BE CLEAN AND FREE OF ALL WEED/INVASIVE PLANT MATERIAL PRIOR TO INSTALLATION OF CONTAINER PLANTS AND SEED.
2. INVASIVE PLANT SPECIES INCLUDING, BUT NOT LIMITED TO THOSE LISTED IN THE CITY'S LANDSCAPE STANDARDS AND CALIFORNIA INVASIVE PLANT COUNCIL INVASIVE PLANT INVENTORY DATABASE, ARE PROHIBITED AND SHALL BE ERADICATED AND REMOVED BY CONTRACTOR.
3. THE CONTRACTOR SHALL VERIFY WEEDS TO BE REMOVED WITH PROJECT BIOLOGIST PRIOR TO PROCEEDING.
4. THROUGHOUT THE DURATION OF THE REVEGETATION PROJECT, ALL AREAS WHERE WEED REMOVAL CREATES BARE AREAS IN EXCESS OF 25-FOOT X 25-FOOT SHALL BE REPLANTED AT THE DIRECTION OF THE PROJECT BIOLOGIST VIA THE RESIDENT ENGINEER.
5. PULLED WEEDS AND DEBRIS SHALL BE TRANSPORTED AND DISPOSED OF LEGALLY OFFSITE IMMEDIATELY TO PREVENT ANY SEED DISPERSAL ON THE SITE.
6. HERBICIDES SHALL BE APPLIED UNDER THE DIRECTION OF THE BIOLOGIST AND SHALL CONTAIN GREEN DYE.
7. ALL WEEDY SPECIES SHOULD BE CLEARED APPROXIMATELY TWO WEEKS FOLLOWING HERBICIDE APPLICATION.
8. WEED SEEDLINGS AND SPROUTS SHALL BE REMOVED BEFORE ATTAINING 6-INCHES IN HEIGHT AND/OR BEFORE PRODUCING SEED.

EROSION CONTROL NOTES

1. EROSION CONTROL MATERIAL SHOULD BE SELECTED BASED ON THE SLOPE AND USE OF THE AREA (I.E. CONSTRUCTION CORRIDORS STEEPER THAN A 3:1 SLOPE SHALL RECEIVE EROSION CONTROL MATTING IMMEDIATELY AFTER GRADING).
2. EROSION CONTROL MATERIALS, SUCH AS STRAW WATTLES AND JUTE CLOTH, SHALL BE COMPOSED OF ALL NATURAL MATERIALS THAT ARE BIODEGRADABLE.
3. THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN BMPS (WEEKLY MAINTENANCE/REPLACEMENT, PREPARATION FOR STORM EVENTS) DURING 120-DAY PLANT ESTABLISHMENT PERIOD. THE CITY SHALL ASSUME RESPONSIBILITY OF BMP MAINTENANCE ONCE THE PLANT ESTABLISHMENT PERIOD HAS ENDED.

SHEET NOTES

1. SEE SHEET LD01 FOR LANDSCAPE EXISTING CONDITIONS AND DEMOLITION PLAN.
2. SEE SHEET LP01 FOR PLANTING, REVEGETATION, WEED ABATEMENT, SEED MIX AND HYDROSEED PROCEDURE NOTES.
3. SEE SHEETS LP02 FOR PLANTING PLANS, MAINTENANCE REQUIREMENTS, AND CONTAINER PLANT PROCEDURES.
4. SEE SHEET LP03 FOR PLANTING PLANS, PLANTING LEGEND AND PLANTING MATERIALS SCHEDULE.
5. SEE SHEET LP04 FOR PLANTING DETAILS, PERFORMANCE STANDARDS, NATIVE SEED MIX, AND SUMMARY AND SCHEDULE FOR MAINTENANCE, MONITORING, AND REPORTING.
6. SEE SHEETS LP05 AND LP06 FOR BRUSH MANAGEMENT NOTES.
7. REFER TO GREENBOOK, WHITEBOOK, AND SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

SEED MIX AND HYDROSEED PROCEDURE NOTES

1. THE SEED MIX SHOWN IN THE TABLE, SHEET LP04 SHALL BE APPLIED IN ALL NON-HARDSCAPED AREAS DISTURBED BY THE PROJECT AS SHOWN IN PLANS. THE SEED SHALL BE INSTALLED VIA HYDROSEED METHODS, UNLESS OTHERWISE DIRECTED BY THE PROJECT BIOLOGIST. SEED APPLIED BETWEEN NOVEMBER – MARCH SHALL BE COVERED BY CONTRACTOR WITH SUITABLE BIODEGRADABLE COVER AS APPROVED BY THE PROJECT BIOLOGIST.
2. ALL SEEDS SHALL MEET THE MINIMUM % PURE LIVE SEED (PLS) AS NOTED IN TABLES. IF MINIMUM % PLS COUNT CANNOT BE MET CONTRACTOR TO COORDINATE AND OBTAIN WRITTEN APPROVAL FROM THE PROJECT BIOLOGIST FOR ALTERNATIVE COMPLIANCE.
3. ALL SEEDS SHALL ORIGINATE FROM SAN DIEGO COUNTY AND NO MORE THAN 10-MILES FROM THE COAST. CONTRACTOR SHALL RETAIN AND SUBMIT ALL SEED TAGS FOR SEED PRODUCTS TO BE USED TO THE RESIDENT ENGINEER AND PROJECT BIOLOGIST PRIOR TO APPLICATION. IF SEED CANNOT BE PROCURED THAT MEETS THIS CRITERIA, THE CONTRACTOR SHALL PROVIDE EVIDENCE THAT THE SEED IS NOT AVAILABLE AND NOTIFY THE CITY REPRESENTATIVE AND THE PROJECT BIOLOGIST FOR ALTERNATIVE COMPLIANCE.
4. SEEDING SHALL OCCUR ONLY AFTER THE PROJECT BIOLOGIST HAS OBSERVED AND APPROVED THAT THE SITE HAS BEEN PROPERLY PREPARED.
5. HYDROSEED WILL BE APPLIED IN A TWO-STEP PROCESS. HYDROSEED WILL BE APPLIED FIRST TO ENSURE ADEQUATE SEED – SOIL CONTACT. A HYDROMULCH APPLICATION WILL FOLLOW HYDROSEED APPLICATION TO STABILIZE THE SOIL. HYDROMULCH SHOULD INCLUDE 100% VIRGIN WOOD FIBER MULCH AT 2,000 POUNDS PER ACRE, AND A SOIL TACKIFIER; EITHER GUAR-BASED AT 50 LBS./ACRE OR PSYLLIUMBASED AT 150 LBS./ACRE.
6. ONLY AS DIRECTED BY THE RESIDENT ENGINEER AND PROJECT BIOLOGIST TYPE 9 MULCH (WOOD FIBER) OR BONDED FIBER MATRIX (BFM) SHALL BE APPLIED AT THE MINIMUM RATE OF 1,500 POUNDS PER ACRE; HYDROPOST PREMIUM COMPOST, OR EQUAL, SHALL BE APPLIED AT THE MINIMUM RATE OF 1,000 POUNDS PER ACRE; BIOSOL MIX 7-2-3 ORGANIC FERTILIZER, OR EQUAL, SHALL BE APPLIED AT THE MINIMUM RATE OF 800 POUNDS PER ACRE; AM 120 MYCORRHIZAL INOCULUM, OR EQUAL, SHALL BE APPLIED AT THE MINIMUM RATE OF 60 POUNDS PER ACRE.
7. TYPE 9 MULCH (WOOD FIBER) OR BFM AND HYDROPOST COMPOST SHALL BE UNIFORMLY SPREAD AND "TACKED" WITH TYPE 10 MULCH (STABILIZING EMULSION) BINDER AT A MINIMUM RATE OF 150 LBS PER ACRE. THE BINDER SHALL BE AN ORGANIC DERIVATIVE OR PROCESSED ORGANIC ADHESIVE, OR AS DIRECTED BY THE PROJECT BIOLOGIST.
8. A WETTING AGENT CONSISTING OF ONE TON PER ACRE AGRICULTURAL GYPSUM (95% ALKYL POLYETHYLENE GLYCOL ETHER OR AS APPROVED BY THE BIOLOGIST) SHALL BE APPLIED AS PER MANUFACTURER'S RECOMMENDATIONS, OR AS RECOMMENDED BY THE BIOLOGIST.
9. EQUIPMENT USED FOR THE APPLICATION OF SLURRY SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUSPEND AND HOMOGENOUSLY MIX THE SLURRY, THE SLURRY MIX SHALL BE DYED GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY.

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

WARNING
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IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

PLANS FOR THE CONSTRUCTION OF
WEST SYCAMORE STAGING AREA
LANDSCAPE PLANTNG, REVEGETATION
WEED, EROSION, MAINTENANCE NOTES

CONSULTANT
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SIGNING:

SPEC. NO 2283A

LICENSED LANDSCAPE ARCHITECT BROOKE JP WHALEN 6741 10/25/2024 STATE OF CALIFORNIA
10/25/2024

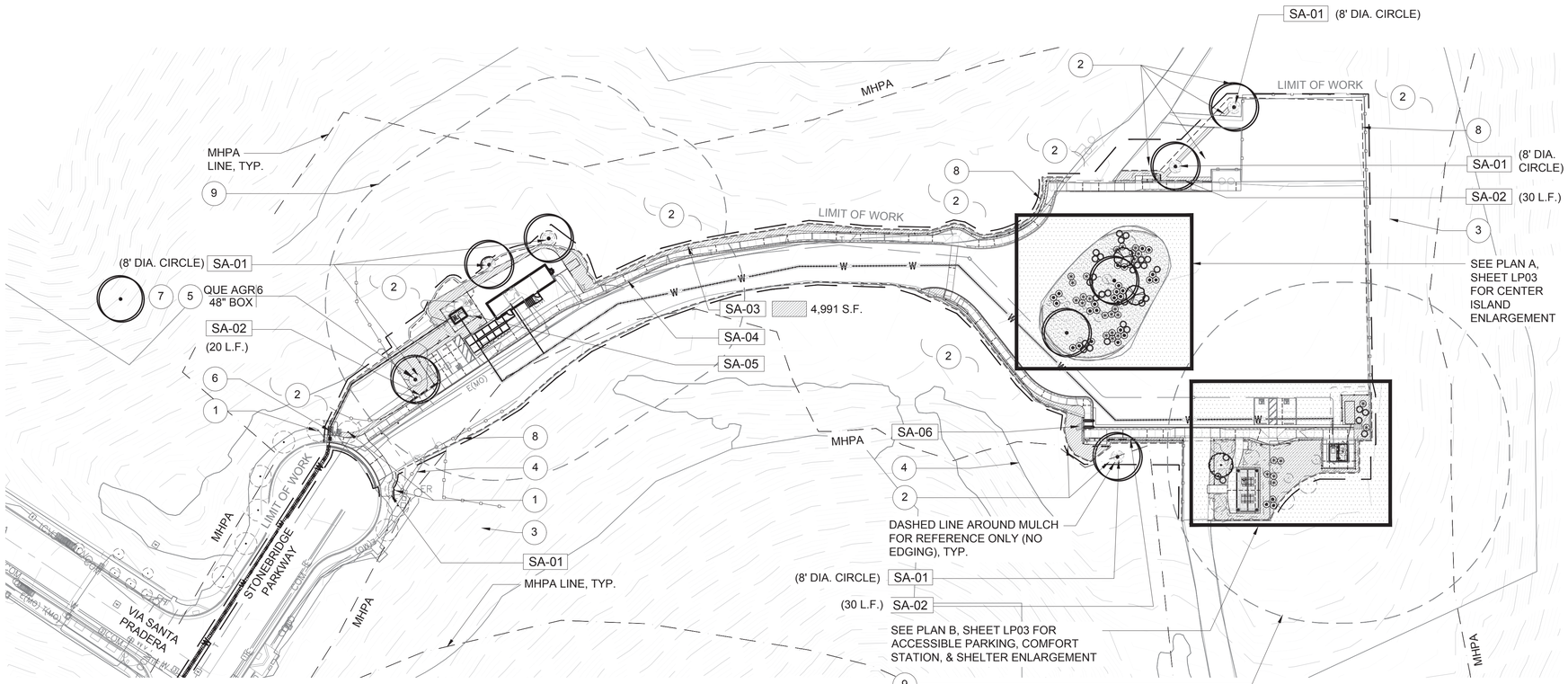
CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 25 OF 40 SHEETS

APPROVED: Parita Ammerlahn 12/17/2025
ENGINEER OF WORK AND FOR CITY ENGINEER DATE
PARITA AMMERLAHN 85403
PRINT EOW / DCE RCE#

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA	Parita Ammerlahn	12/17/25	

CONTRACTOR
INSPECTOR
NTP DATE
NOC DATE

WBS NO. B-20054
SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER
CHECKED BY: PROJECT ENGINEER
1918-6328 NAD83 COORDINATES
278-1767 LAMBERT COORDINATES
DRAWING NO. 0100364- 025 -D
LP01



A LANDSCAPE PLANTING OVERALL PLAN

PLAN (AREA 1 - 4,330 SQUARE FEET OF NATIVE SEED, NEW SHRUBS/TREES)

KEY NOTES

1	EXISTING NATIVE PLANT MATERIAL TO REMAIN AND BE PROTECTED, TYP. LOCATIONS APPROXIMATED BASED UPON AERIAL IMAGERY - CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL PROTECT EXISTING NATIVE PLANT MATERIAL IN PLACE UNLESS NOTED OTHERWISE IN DEMOLITION PLANS.
2	EXISTING NATIVE PLANT MATERIAL TO REMAIN AND BE PROTECTED, TYP. - CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL PROTECT EXISTING NATIVE PLANT MATERIAL IN PLACE UNLESS NOTED OTHERWISE IN DEMOLITION PLANS.
3	EXISTING CONTOUR, SEE GRADING PLANS
4	OUTLINE OF COASTAL SAGE SCRUB, TYP. (PER GIS FILES)
5	DO NOT DAMAGE/REMOVE EXISTING NATIVE PLANT MATERIAL TO INSTALL TREE - FIELD ADJUST TREE LOCATION TO PROTECT EXISTING NATIVE PLANT MATERIAL. OBTAIN APPROVAL OF TREE LOCATION FROM RESIDENT ENGINEER PRIOR TO DIGGING TREE PIT.
6	3" DEPTH WOOD MULCH TO MATCH EXISTING MULCH IN THE RIGHT-OF-WAY. WHERE NEW MULCH ABUTS EXISTING MULCH, BLEND/FEATHER MULCHES TOGETHER, TYP.
7	INSTALL TREE 10' MIN. FROM ADJACENT CONCRETE OR HEADER, TYP.
8	ORANGE CONSTRUCTION FENCE (OR IF IN A WILDLIFE AREA, A YELLOW ROPE BARRIER AS DIRECTED BY THE RESIDENT ENGINEER)
9	EXTENT OF ZONE 1 BRUSH MANAGEMENT (100' OFFSET FROM OFFICE TRAILER, COMFORT STATION HABITABLE STRUCTURES)

LANDSCAPE CONSTRUCTION LEGEND

KEY	SYMBOL	DESCRIPTION	DETAIL
SA-01		BARK MULCH - DO NOT DAMAGE/REMOVE EXISTING NATIVE PLANT MATERIAL TO INSTALL MULCH, TYP.	A / LP04
SA-02		ROOT BARRIER	B / LP04
SA-03		NATIVE SEED	-
SA-04		RIVER ROCK	-
SA-05		RIVER ROCK OVER WEED BARRIER FABRIC	-
SA-06		STONE RUBBLE (RIP RAP)	-

MAINTENANCE REQUIREMENTS

1. REVEGETATION AREA SHALL BE MAINTAINED FOR A PERIOD OF NOT LESS THAN 25 MONTHS (PER TABLE ON SHEET LP04) OR AS DETERMINED BY THE RESIDENT ENGINEER AND PROJECT BIOLOGIST. ALL REVEGETATED AREAS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL APPROVAL BY THE CITY. THE MAINTENANCE PERIOD BEGINS ON THE FIRST DAY FOLLOWING ACCEPTANCE (AT THE END OF 120 DAY PLANT ESTABLISHMENT PERIOD) AND MAY BE EXTENDED AT THE DETERMINATION OF THE CITY REPRESENTATIVE AND RESIDENT ENGINEER.
2. THE 120 DAY PLANT ESTABLISHMENT PERIOD BEGINS FOLLOWING COMPLETION OF HYDROSEED APPLICATION AND PLANT INSTALLATION. THE COMPLETION OF THE 120 DAY PLANT ESTABLISHMENT PERIOD WILL BE DETERMINED BY THE CITY REPRESENTATIVE IN CONSULTATION WITH THE PROJECT BIOLOGIST. ONCE IT HAS BEEN DETERMINED THAT THE 120 PLANT ESTABLISHMENT PERIOD HAS BEEN SUCCESSFULLY COMPLETED, THE 25 MONTH MAINTENANCE MONITORING PERIOD WILL BEGIN. COMPLETION OF THE 25 MONTH MAINTENANCE AND MONITORING PERIOD WILL BE DETERMINED BY THE CITY REPRESENTATIVE IN CONSULTATION WITH THE PROJECT BIOLOGIST.
3. PRIOR TO FINAL APPROVAL, THE CITY REPRESENTATIVE MAY REQUIRE CORRECTIVE ACTION INCLUDING BUT NOT LIMITED TO WEED ERADICATION AND REMOVAL, REPLANTING, THE PROVISION OR MODIFICATION OR IRRIGATION SYSTEMS, AND THE REPAIR OF ANY SOIL EROSION OR SLOPE SLIPPAGE, IN CONSULTATION WITH THE PROJECT BIOLOGIST.
4. WEEDING, HERBICIDE, AND/OR PESTICIDE APPLICATION SHALL BE DONE REGULARLY BY CONTRACTOR. WEEDING SHALL BE DONE AT A MINIMUM OF BI-WEEKLYUNTIL THE END OF THE 120 DAY PLANT ESTABLISHMENT PERIOD, AND MONTHLY THROUGHOUT THE 25 MONTHS OF MAINTENANCE. WEEDS SHALL BE PROPERLY DISPOSED OF OFFSITE. CONTRACTOR SHALL OBTAIN APPROVAL FROM CITY REPRESENTATIVE AND PROJECT BIOLOGIST PRIOR TO HERBICIDE/PESTICIDE APPLICATION, AND SHALL APPLY HERBICIDE/PESTICIDE PER MANUFACTURER'S RECOMMENDATION AND ANY STATE OR CALIFORNIA GUIDELINES. CONTRACTOR MUST POSSESS A VALID STATE PESTICIDE AND/OR HERBICIDE LICENSE AT ALL TIMES.
5. CONTRACTOR SHALL CONTROL WEEDS AS IDENTIFIED BY THE PROJECT BIOLOGIST SUCH THAT NO WEED COVER EXCEEDS 5% OF THE PROJECT SITE, BEFORE THEY EXCEED TWELVE INCHES (6") IN HEIGHT, AND BEFORE THEY SET SEED. AREAS WHERE WEEDING CREATES IN EXCESS OF 25 SQUARE FEET OF BARE SOIL SHALL BE REPLANTED AND MAINTAINED BY CONTRACTOR.
6. IN AREAS WHERE NON-NATIVE GRASSLANDS (NNG) HAVE BEEN DISTURBED, ALL COVERAGE REQUIREMENTS CAN BE ACHIEVED BY ESTABLISHMENT OF NATIVE OR NON-NATIVE GRASSES OR FORBS THAT
1) ARE NOT LISTED IN THE CITY OF SAN DIEGO LANDSCAPE STANDARDS AS INVASIVE PLANT SPECIES AND
2) ARE NOT RATED BY THE CALIFORNIA INVASIVE PLANT COUNCIL (CAL-IPC) AS HIGHLY INVASIVE.

CONTAINER PLANT PROCEDURES

1. PLANTING PITS FOR CONTAINER PLANTS SHALL BE APPROXIMATELY 1.5 TIMES AS DEEP AND 3 TIMES AS WIDE AS THE CONTAINER SIZE. ALL PLANTING PITS SHALL BE FILLED WITH WATER AND ALLOWED TO COMPLETELY DRAIN PRIOR TO PLANT INSTALLATION. AFTER THE PLANTING PITS HAVE BEEN PRESOAKED, THE CONTRACTOR SHALL BACKFILL THE HOLE TO THE APPROPRIATE PLANTING DEPTH AND SET PLANTS IN THE CENTER OF THE HOLE, BACKFILL THE HOLE, AND THOROUGHLY APPLY MORE WATER. THE AFOREMENTIONED DIMENTIONS SUPERCEDE STANDARD DRAWING SDL-102.
2. A WATERING BASIN, APPROXIMATELY TWICE THE SIZE OF THE PLANT CANOPY SHALL BE CREATED. THE CONTRACTOR SHALL APPLY 2-INCHES OF WEED FREE MULCH INSIDE THE WATERING BASIN.
3. STAKES SHALL BE INSTALLED ON ALL TREES FOR STABILIZATION.
4. ALL PLANTS SHALL HAVE ORIGINATED FROM SEED OR CUTTINGS OBTAINED FROM COASTAL SAN DIEGO COUNTY WITHIN 25 MILES OF THE COASTLINE. ALL PLANTS SHALL HAVE BEEN GROWN UNDER CLIMATIC AND IN SOIL CONDITIONS COMPARABLE TO THOSE OF THE PROJECT SITE. SUBSTITUTIONS SHALL NOT BE PERMITTED WITHOUT PRIOR AUTHORIZATION FROM THE CITY REPRESENTATIVE AND/OR PROJECT BIOLOGIST. CONTAINER PLANTS SHALL BE PROCURED FROM A NURSERY QUALIFIED TO PROPAGATE AND CARE FOR PLANT SPECIES.
5. CONTAINER PLANT MATERIAL MUST BE DELIVERED TO THE PROJECT SITE AT THE APPROPRIATE TIME, IN A HEALTHY AND VIGOROUS CONDITION AND LABELED CLEARLY. THE PROJECT BIOLOGIST WILL REJECT PLANT MATERIAL DELIVERED PRIOR TO ITS PLANTING DATE. SPECIMENS SHOWING EVIDENCE OF DISEASE, MISHANDLING, DEFECTS OR DAMAGE, OVER OR UNDER-WATERING, OR OTHER DEFICIENCY AT THE TIME OF DELIVERY WILL BE REJECTED.
6. CONTAINER PLANTS WILL BE PLACED BY THE CONTRACTOR FOR THE REVIEW AND APPROVAL BY THE PROJECT BIOLOGIST IN THE REVEGETATION AREAS. CONTAINER PLANTS SHALL BE ARRANGED BY THE CONTRACTOR IN A NATURALLY RANDOM MANNER AS SHOWN IN THE PLANS, OBSERVING MINIMUM SPACING AS INDICATED IN THE PLANTING PALETTE.

0 20 40 80

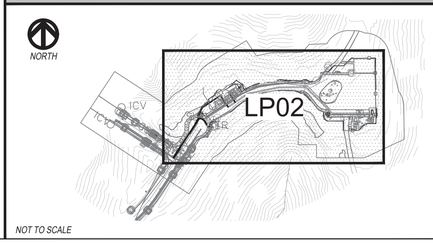
SCALE: 1" = 40'

NORTH

SHEET NOTES

1. SEE SHEET LD01 FOR LANDSCAPE EXISTING CONDITIONS AND DEMOLITION PLAN.
2. SEE SHEET LP01 FOR PLANTING, REVEGETATION, WEED ABATEMENT, SEED MIX AND HYDROSEED PROCEDURE NOTES.
3. SEE SHEETS LP02 FOR PLANTING PLANS, MAINTENANCE REQUIREMENTS, AND CONTAINER PLANT PROCEDURES.
4. SEE SHEET LP03 FOR PLANTING PLANS, PLANTING LEGEND AND PLANTING MATERIALS SCHEDULE.
5. SEE SHEET LP04 FOR PLANTING DETAILS, PERFORMANCE STANDARDS, NATIVE SEED MIX, AND SUMMARY AND SCHEDULE FOR MAINTENANCE, MONITORING, AND REPORTING.
6. SEE SHEETS LP05 AND LP06 FOR BRUSH MANAGEMENT NOTES.
7. REFER TO GREENBOOK, WHITEBOOK, AND SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

KEY MAP



NOT TO SCALE

WARNING

0 1/2 1

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PLANS FOR THE CONSTRUCTION OF
WEST SYCAMORE STAGING AREA
LANDSCAPE PLANTING OVERALL PLAN
CONTAINER PLANTING AND MAINTENANCE NOTES

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

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SIGNING:

SPEC. NO 2283A

LICENSED LANDSCAPE ARCHITECT
GEORGE JP WHALEN
10/25/2024
STATE OF CALIFORNIA

10/25/2024

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 26 OF 40 SHEETS

APPROVED: Parita Ammerlahn
ENGINEER OF WORK AND FOR CITY ENGINEER — 12/17/2025 DATE
PARITA AMMERLAHN
PRINT EOW / DCE — 85403 RCE#

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA	Parita Ammerlahn	12/17/25	

CONTRACTOR
INSPECTOR
NTP DATE
NOC DATE

WBS NO. B-20054

SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER

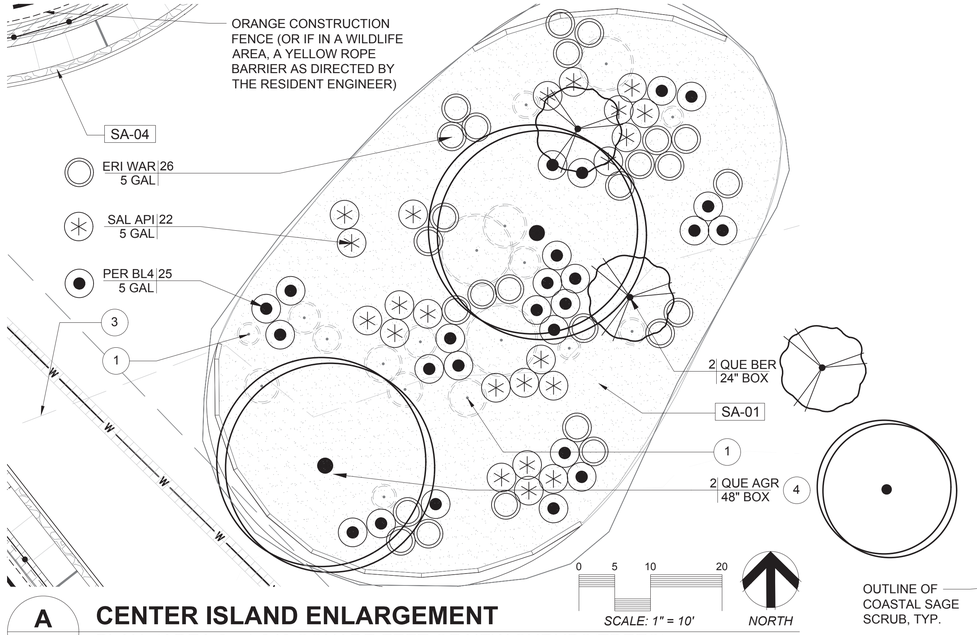
CHECKED BY: PROJECT ENGINEER

1918-6328 NAD83 COORDINATES

278-1767 LAMBERT COORDINATES

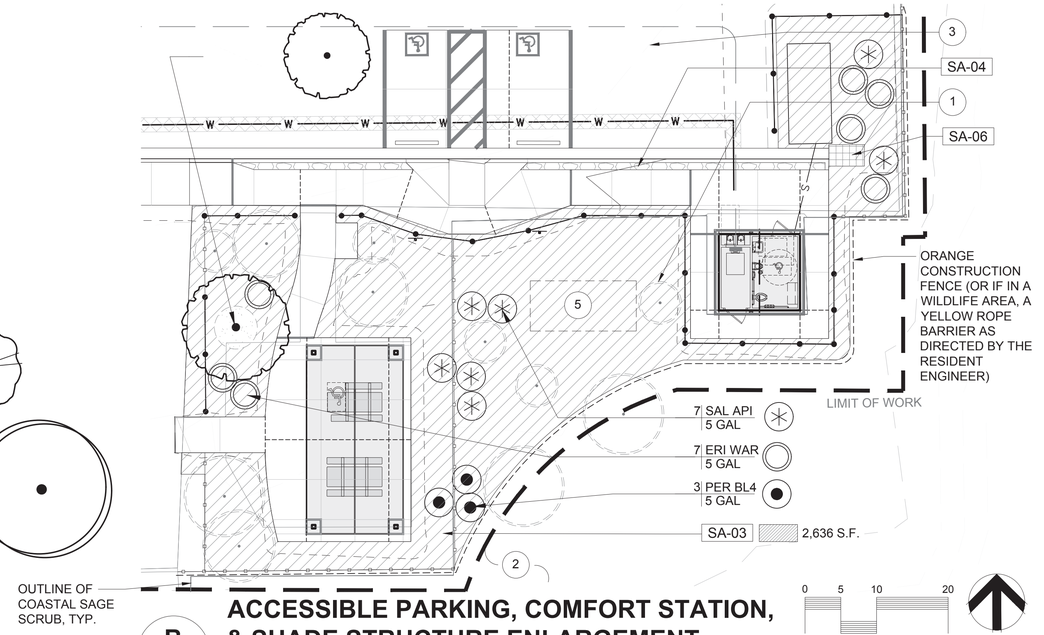
DRAWING NO. LP02

0100364- 026 -D



A CENTER ISLAND ENLARGEMENT

PLAN (AREA 2 - 1,940 SQUARE FEET OF NEW SHRUBS/TREES)



B ACCESSIBLE PARKING, COMFORT STATION, & SHADE STRUCTURE ENLARGEMENT

PLAN (AREA 3 - 2,633 SQUARE FEET OF NATIVE SEED, NEW SHRUBS/TREES)

KEY NOTES

1	EXISTING NATIVE PLANT MATERIAL TO REMAIN AND BE PROTECTED, TYP. LOCATIONS APPROXIMATED BASED UPON AERIAL IMAGERY - CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL PROTECT EXISTING NATIVE PLANT MATERIAL IN PLACE UNLESS NOTED OTHERWISE IN DEMOLITION PLANS.
2	EXISTING NATIVE PLANT MATERIAL TO REMAIN AND BE PROTECTED, TYP. - CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL PROTECT EXISTING NATIVE PLANT MATERIAL IN PLACE UNLESS NOTED OTHERWISE IN DEMOLITION PLANS.
3	EXISTING CONTOUR, SEE GRADING PLANS
4	INSTALL 10' MIN. FROM ADJACENT CONCRETE OR HEADER, TYP.
5	LOCATION OF PROPOSED IRRIGATION VALVES, SEE IRRIGATION PLANS SHEET LI02. INTENT IS TO LOCATE VALVES TO PROTECT EXISTING NATIVE PLANTS IN PLACE, WHILE ALSO LOCATING VALVES AWAY FROM SIDEWALKS AND PLAZAS AS SHOWN.

LANDSCAPE CONSTRUCTION LEGEND

KEY	SYMBOL	DESCRIPTION	DETAIL
SA-01		BARK MULCH - DO NOT DAMAGE/REMOVE EXISTING NATIVE PLANT MATERIAL TO INSTALL MULCH, TYP.	A / LP04
SA-03		NATIVE SEED	-
SA-04		RIVER ROCK	-
SA-06		STONE RUBBLE (RIP RAP)	-

NOTES:

1. IN AREAS SHOWN ON PLANS TO RECEIVE NATIVE SEED, REMOVE NON-NATIVE PLANTS/WEEDS PRIOR TO INSTALLING SEED. DO NOT DISTURB EXISTING NATIVE PLANTS, TYP. SEE WEED ABATEMENT NOTES, SHEET LP01.
2. IN AREAS SHOWN ON PLANS TO RECEIVE BARK MULCH, REMOVE NON-NATIVE PLANTS/WEEDS PRIOR TO INSTALLING SEED. DO NOT DISTURB EXISTING NATIVE PLANTS, TYP. SEE WEED ABATEMENT NOTES, SHEET LP01.
3. SCALE OF SYMBOLS AT LEFT VARIES RELATIVE TO PLANS DUE TO VARYING SCALES OF PLANS IN THIS SET.

PLANTING MATERIALS SCHEDULE

KEY	SYMBOL	ITEM	DESCRIPTION	COLOR & SIZE	NOTES & REMARKS	SUPPLIER INFO. (OR APPROVED EQUAL)	DETAIL
SA-01		BARK MULCH	TYPE 7 MULCH (WOOD CHIPS), SEE NOTES ON SHEET LP01	COLOR: MEDIUM BROWN SIZE: 1/2" TO 2" TYPICAL PARTICLE SIZE	SEE SPECIFICATIONS	AGRISERVICE WEBSITE: AGRISERVICEINC.COM	A / LP04
SA-02		ROOT BARRIER	24" DEPTH UB 24-2 ROOT BARRIER, SEE SPECS	MATERIAL: POLYPROPYLENE, SEE SPECIFICATIONS	INSTALL PER DETAIL, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	DEEPROOT WEBSITE: DEEPROOT.COM	B / LP04
SA-03		NATIVE SEED (6,963 S.F.)	TYPE 11 HYDRO-MULCH (COASTAL SAGE SCRUB MIX)	SEEDING RATE: 47.5 POUNDS PER ACRE HEIGHT RANGE: 12"-54"	CUSTOM MIX, INSTALL PER SEED SUPPLIER'S RECOMMENDATIONS, PER SPECIFICATIONS	S&S SEEDS WEBSITE: SSSEEDS.COM	SEE LP04 FOR MIX
SA-04		RIVER ROCK	TYPE 10 MULCH (MEXICAN SUNBURST PEBBLE)	COLOR: GOLDEN BRONZE, BUFF SIZE: 1" TO 3"	INSTALL PER "NON-ERODIBLE STRIP" DETAIL, SEE CIVIL DRAWINGS	SOUTHWEST BOULDER & STONE WEBSITE: SOUTHWESTBOULDER.COM	-
SA-05		RIVER ROCK OVER WEED B. FABRIC	TYPE 10 MULCH (MEXICAN SUNBURST PEBBLE), FABRIC	COLOR: GOLDEN BRONZE, BUFF SIZE: 1" TO 3"	INSTALL TO A DEPTH OF 3" MIN. MIRAFI 180N WEED BARRIER FABRIC SHALL NOT BE VISIBLE ONCE ROCK IS INSTALLED, TYP.	SOUTHWEST BOULDER & STONE WEBSITE: SOUTHWESTBOULDER.COM	-
SA-06		STONE RUBBLE (RIP RAP)	TYPE 10 MULCH (BAJA CRESTED RUBBLE)	COLOR: RUST, RED, BRONZE SIZE: 4" TO 8"	INSTALL TO A DEPTH OF 1.1' MIN., SEE CIVIL DRAWINGS AND WHITEBOOK FOR ADDITIONAL INFORMATION	SOUTHWEST BOULDER & STONE WEBSITE: SOUTHWESTBOULDER.COM	-

SHEET NOTES

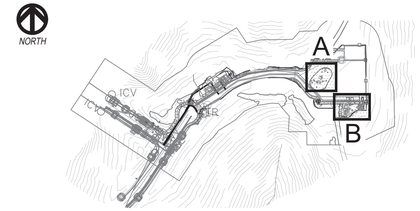
1. SEE SHEET LD01 FOR LANDSCAPE EXISTING CONDITIONS AND DEMOLITION PLAN.
2. SEE SHEET LP01 FOR PLANTING, REVEGETATION, WEED ABATEMENT, SEED MIX AND HYDROSEED PROCEDURE NOTES.
3. SEE SHEETS LP02 FOR PLANTING PLANS, MAINTENANCE REQUIREMENTS, AND CONTAINER PLANT PROCEDURES.
4. SEE SHEET LP03 FOR PLANTING PLANS, PLANTING LEGEND AND PLANTING MATERIALS SCHEDULE.
5. SEE SHEET LP04 FOR PLANTING DETAILS, PERFORMANCE STANDARDS, NATIVE SEED MIX, AND SUMMARY AND SCHEDULE FOR MAINTENANCE, MONITORING, AND REPORTING.
6. SEE SHEETS LP05 AND LP06 FOR BRUSH MANAGEMENT NOTES
7. REFER TO GREENBOOK, WHITEBOOK, AND SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

PLANTING LEGEND

SYMBOL	CODE	DETAIL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MIN. HT.	MIN. SPREAD	WATER USE	REMARKS	QTY
TREES											
	HET ARB	*SDL-101, *SDL-106	HETEROMELES ARBUTIFOLIA	TOYON	24" BOX	PER PLAN	3'-4'	3'-4'	VERY LOW	MULTI-TRUNK FULL HEAD, GOOD COLOR, DOUBLE STAKED	1
	QUE BER	*SDL-101, *SDL-106	QUERCUS BERBERIDIFOLIA	SCRUB OAK	24" BOX	PER PLAN	3'-4'	3'-4'	VERY LOW	MULTI-TRUNK, FULL HEAD, GOOD COLOR, DOUBLE STAKED	2
	QUE AGR	*SDL-101, *SDL-106	QUERCUS AGRIFOLIA	COAST LIVE OAK	48" BOX	PER PLAN	14'-16'	7'-8'	VERY LOW	STANDARD FULL HEAD, GOOD COLOR, DOUBLE STAKED	8
SHRUBS											
	ERI WAR	**SDL-102, C, LP04	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	5 GAL.	PER PLAN	12"-16"	18"-24"	VERY LOW	FULL AND BUSHY TO GROUND. GOOD COLOR.	33
	PER BL4	**SDL-102, C, LP04	PERITOMA ARBOREA	BLADDERPOD	5 GAL.	PER PLAN	12"-16"	18"-24"	VERY LOW	FULL AND BUSHY TO GROUND. GOOD COLOR.	28
	SAL API	**SDL-102, C, LP04	SALVIA APIANA	WHITE SAGE	5 GAL.	PER PLAN	12"-16"	18"-24"	VERY LOW	FULL AND BUSHY TO GROUND. GOOD COLOR.	30

* CITY OF SAN DIEGO PUBLIC WORKS CONSTRUCTION STANDARD DRAWINGS
** CITY OF SAN DIEGO PUBLIC WORKS CONSTRUCTION STANDARD DRAWINGS. THE "CONTAINER PLANT PROCEDURES" LISTED ON LP02 SUPERCEDE STANDARD DRAWINGS SDL-102.

KEY MAP



NOT TO SCALE

WARNING

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

PLANS FOR THE CONSTRUCTION OF
WEST SYCAMORE STAGING AREA
LANDSCAPE PLANTING PLAN ENLARGEMENTS, PLANTING LEGEND

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

CONSULTANT

ktua
3916 Normal Street
San Diego, CA 92103
619.294.4477
www.ktua.com

SIGNING:

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SHEET 27 OF 40 SHEETS

WBS NO. B-20054

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PARITA AMMERLAHN, PRINT EOW / DCE — RCE# 85403

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SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER

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1918-6328 NAD83 COORDINATES

278-1767 LAMBERT COORDINATES

CONTRACTOR

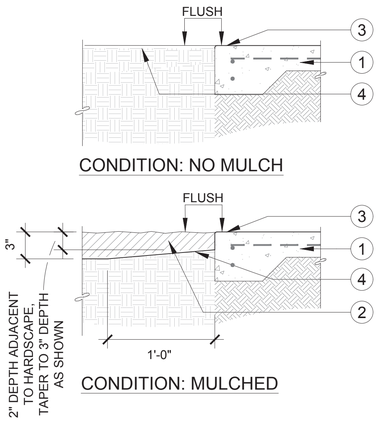
INSPECTOR

NTP DATE

NOC DATE

DRAWING NO. 0100364- 027 -D

LP03

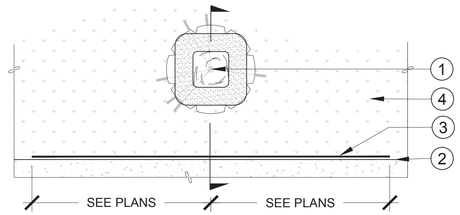


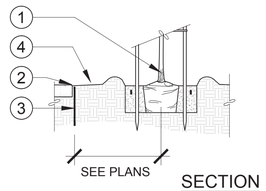
LEGEND

1. HARDSCAPE
2. BARK MULCH, WHERE OCCURS
3. FINISHED SURFACE
4. FINISHED GRADE

A FINISHED GRADE ADJACENT TO HARDSCAPE

SECTION SCALE: 1 1/2" = 1'





LEGEND

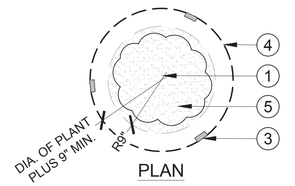
1. TREE PLANTING PER CITY OF SAN DIEGO PUBLIC WORKS CONSTRUCTION STANDARD DRAWINGS SDL-101, SDL-106
2. ADJACENT HARDSCAPE EDGE
3. ROOT BARRIER AS REQUIRED, TOP OF BARRIER SHALL BE HELD 1/2" BELOW FINISHED GRADE.
4. EXISTING PLANTING TO REMAIN AND BE PROTECTED, UNLESS NOTED OTHERWISE

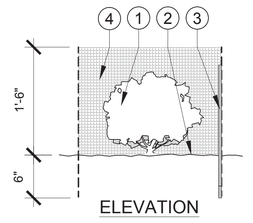
NOTES:

1. ROOT BARRIERS SHALL BE INSTALLED WHEN TREES ARE WITHIN 10' OF HARDSCAPE OR AS SHOWN IN PLANS, SEE LANDSCAPE PLANTING PLANS FOR LOCATIONS.
2. WHERE POSSIBLE INSTALL 10' MIN. (OR AS SHOWN IN PLANS, WHICHEVER IS GREATER) EACH SIDE OF TRUNK MEASURED PARALLEL TO HARDSCAPE.
3. INSTALL PARALLEL TO WALKS & CURBS.
4. DO NOT ENCIRCLE TREE IF POSSIBLE.
5. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

B ROOT BARRIER

PLAN | SECTION SCALE: 1/4" = 1'-0"





LEGEND

1. SHRUB, INSTALL PER SDL-102
2. FINISHED GRADE, TYP.
3. 1/2" X 2" X 24" WOOD STAKE. PROVIDE (3) PER MESH CIRCLE. PROVIDE (1) STAKE EVERY 4' O.C. MAX. WHEN MESH IS INSTALLED AROUND A GROUP OF SHRUBS
4. 1/2" X 1/2" X 19 GAUGE GALVANIZED WELDED WIRE MESH, INSTALL BELOW GRADE AS SHOWN. USE (2) 9 GAUGE MIN. WIRE TIRES TO SECURE TO WOOD STAKE, TYP. INSTALL AROUND EACH NEW SHRUB, NEW GROUP OF SHRUBS, TYP.
5. CIRCLE OF BARK MULCH AROUND EACH SHRUB, TYP. (BEYOND)

NOTE:

1. CONTRACTOR SHALL REMOVE MESH, STAKES, AND TIES AT THE END OF THE 25 MONTH MAINTENANCE AND MONITORING PERIOD, TYP.

C MESH FENCE

PLAN | ELEVATION SCALE: 1" = 1'

NATIVE SEED

CUSTOM COASTAL SAGE SCRUB MIX

SPECIES	COMMON NAME	BULK POUNDS PER ACRE	MIN % PLS*
Acmispon glaber	Deerweed	6.00	81
Artemisia californica	California Sagebrush	2.00	18
Calochortus splendens	Lilac Mariposa	1.00	30
Diplacus aurantiacus	Bush Monkey Flower	2.00	3
Dudleya pulverulenta	Chalk dudleya	0.50	10
Encelia californica	Bush Sunflower	4.00	21
Eriogonum fasciculatum	California Buckwheat	8.00	10
Eschscholzia californica	California Poppy	2.00	83
Festuca microstachys	Small Fescue	6.00	90
Isocoma menziesii	Coast Goldenbush	3.00	10
Lasthenia californica	Dwarf Goldfields	1.00	68
Lupinus succulentus	Arroyo Lupine	2.00	83
Salvia apiana	White Sage	2.00	35
Salvia mellifera	Black Sage	2.00	60
Sisyrinchium bellum	Blue-Eyed Grass	2.00	78
Stipa pulchra	Purple needle grass	4.00	73
		47.50	

HYDRO SLURRY COMPONENTS

PRODUCT	POUNDS/ACRE
FLEXTERRA HP-FG	4,000
TRI-C HUMATE ORGANIC SOIL CONDITIONER	500
BIOSOL FORTE 7-2-1 ORGANIC FERTILIZER	800
AM 120 MYCORRHIZAL INOCULUM	60

*MIN % PLS AT LEFT (PURE LIVE SEED) = SEED PURITY X GERMINATION RATE
HEIGHT: 12-54 INCHES
EMERGENCE: 10-20 DAYS

NOTES:
1. MIX AT LEFT IS THE "SEED" COMPONENT OF THE TYPE 11 HYDRO-MULCH (I.E. WATER, EROSION CONTROL, SOIL CONDITIONER, ORGANIC FERTILIZER, INOCULUM, NON-TOXIC DYE, ETC.)
2. IN NATIVE SEED AREAS PROVIDE 75' MAX. LENGTH WITHOUT SLOPE INTERRUPTION DEVICE, INSTALL SLOPE INTERRUPTION DEVICE PER SEED MANUFACTURER RECOMMENDATIONS.

SUMMARY AND SCHEDULE FOR MAINTENANCE, MONITORING, AND REPORTING FOR PROJECT

PERIOD	CONTRACTOR RESPONSIBILITIES	PROJECT BIOLOGIST RESPONSIBILITIES	REPORTING AND SUBMITTALS
INSTALLATION	CONTRACTOR IS RESPONSIBLE FOR PREPARATION OF SITE, IMPLEMENTATION OF THE REVEGETATION PLAN, AND INSTALLATION OF CONTAINER PLANTS AND SEED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT BIOLOGIST.	PROJECT BIOLOGIST IS RESPONSIBLE FOR MONITORING INSTALLATION, AS NEEDED, TO ENSURE SUCCESSFUL INSTALLATION AND IMPLEMENTATION OF THE REVEGETATION PLAN.	PROJECT BIOLOGIST TO SUBMIT MEMO TO CITY REPRESENTATIVE WITHIN 7 DAYS OF INSTALLATION COMPLETION. CONTRACTOR TO NOTIFY MMC.
120 DAY PLANT ESTABLISHMENT PERIOD INSTALLATION	CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY MAINTENANCE (WATERING, WEED ABATEMENT, REPLACEMENT PLANTING, MAINTAIN BMP'S) TO ENSURE ESTABLISHMENT OF VEGETATION AND SITE REMAINS EROSION FREE. MAINTENANCE ACTIVITIES SHALL OCCUR AS-NEEDED, BUT NOT LESS THAN BI-WEEKLY.	PROJECT BIOLOGIST IS RESPONSIBLE FOR MONITORING REVEGETATION AND PROVIDING MAINTENANCE RECOMMENDATIONS. MONITORING SHALL OCCUR BI-WEEKLY FOR THE FIRST TWO MONTHS, THEN MONTHLY THEREAFTER.	CONTRACTOR TO NOTIFY MMC PRIOR TO THE COMPLETION OF THE 120 DAY PEP FOR SITE INSPECTION. PROJECT BIOLOGIST TO SUBMIT MONITORING MEMO TO CITY REPRESENTATIVE FOLLOWING EACH SITE VISIT AND COMPLETION MEMO WITHIN 7 DAYS OF COMPLETION.
25-MONTH MAINTENANCE AND MONITORING	CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY MAINTENANCE (WATERING, WEED ABATEMENT, REPLACEMENT PLANTING, MAINTAIN BMP'S) TO MEET SUCCESS CRITERIA. MAINTENANCE ACTIVITIES SHALL OCCUR AS-NEEDED, BUT NOT LESS THAN MONTHLY.	PROJECT BIOLOGIST IS RESPONSIBLE FOR MONITORING REVEGETATION AND PROVIDING MAINTENANCE RECOMMENDATIONS. MONITORING SHALL OCCUR QUARTERLY.	PROJECT BIOLOGIST TO SUBMIT QUARTERLY MONITORING MEMO TO CITY REPRESENTATIVE. PRIOR TO COMPLETION OF THE 25 MONTH, CONTRACTOR TO CONTACT MMC FOR FINAL SITE VISIT. PROJECT BIOLOGIST TO SUBMIT FINAL MEMO WITHIN 14 DAYS OF COMPLETION OF THE 25 MONTH MONITORING PERIOD.

*IF 25 MONTH SUCCESS CRITERIA ARE NOT MET, THE MAINTENANCE AND MONITORING (M&M) PROGRAM WILL BE EXTENDED AS REQUIRED, AS DEEMED APPROPRIATE BY THE CITY. MAINTENANCE AND MONITORING WITH REPORTING SHALL CONTINUE AS NEEDED.

COASTAL SAGE SCRUB - REVEGETATION PERFORMANCE STANDARDS

	PERCENT COVER NATIVE VEGETATION	PERCENT COVER NON-NATIVE VEGETATION	
		HERBACEOUS	CAL-IPC LISTED SPECIES
120-DAY PLANT ESTABLISHMENT PERIOD	HEALTHY ESTABLISHMENT OF NATIVE PLANT MATERIAL AND NO EROSION	<10	0
YEAR 1	60%	<5	0
YEAR 2 (25-MONTH)	85%	<5	0

SHEET NOTES

1. SEE SHEET LD01 FOR LANDSCAPE EXISTING CONDITIONS AND DEMOLITION PLAN.
2. SEE SHEET LP01 FOR PLANTING, REVEGETATION, WEED ABATEMENT, SEED MIX AND HYDROSEED PROCEDURE NOTES.
3. SEE SHEETS LP02 FOR PLANTING PLANS, MAINTENANCE REQUIREMENTS, AND CONTAINER PLANT PROCEDURES.
4. SEE SHEET LP03 FOR PLANTING PLANS, PLANTING LEGEND AND PLANTING MATERIALS SCHEDULE.
5. SEE SHEET LP04 FOR PLANTING DETAILS, PERFORMANCE STANDARDS, NATIVE SEED MIX, AND SUMMARY AND SCHEDULE FOR MAINTENANCE, MONITORING, AND REPORTING.
6. SEE SHEETS LP05 AND LP06 FOR BRUSH MANAGEMENT NOTES.
7. REFER TO GREENBOOK, WHITEBOOK, AND SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

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PLANS FOR THE CONSTRUCTION OF
WEST SYCAMORE STAGING AREA
LANDSCAPE PLANTING DETAILS,
SEED MIX, PERFORMANCE STANDARDS

CONSULTANT
ktua
3916 Normal Street
San Diego, CA 92103
619.294.4477
www.ktua.com
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LICENSED LANDSCAPE ARCHITECT BROOKE JP WHALEN 6741 10/25/2024 STATE OF CALIFORNIA
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SHEET 28 OF 40 SHEETS

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1918-6328 NAD83 COORDINATES
278-1767 LAMBERT COORDINATES
DRAWING NO. LP04

CONTRACTOR
INSPECTOR
NTP DATE
NOC DATE
0100364- 028 -D

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

SAN DIEGO MUNICIPAL CODE 142.0412 - BRUSH MANAGEMENT

TABLE 142-04H		
	STANDARD WIDTH	PROVIDED WIDTH
ZONE ONE	35 FEET	35 FEET
ZONE TWO	65 FEET	65 FEET

(f) THE ZONE TWO WIDTH MAY BE DECREASED BY 1 ½ FEET FOR EACH 1 FOOT OF INCREASE IN ZONE ONE WIDTH, HOWEVER, WITHIN THE COASTAL OVERLAY ZONE, A MAXIMUM REDUCTION OF 30 FEET OF ZONE TWO WIDTH IS PERMITTED.

(g) ZONE ONE REQUIREMENTS

1. THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
2. ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES, AND NON-HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE, ONE HOUR FIRE-RATED TYPE IV OR HEAVY TIMBER CONSTRUCTION AS DEFINED IN THE CALIFORNIA BUILDING CODE.
3. PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
4. TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
   (A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR
   (B) WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.
6. ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
7. ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.

(H) ZONE TWO REQUIREMENTS

1. THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
2. NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
3. WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.
4. WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
5. THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:
   (A) ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE, LOW-FUEL, AND FIRE-RESISTIVE. NO NON-NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
   (B) NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF FIRE RESISTIVE NATIVE TREES AND TREE FORM SHRUBS MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES AND IF THE VERTICAL DISTANCE BETWEEN THE LOWEST BRANCHES OF THE TREES AND THE TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LADDER FUELING.
   (C) ALL NEW ZONE TWO PLANTINGS SHALL IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOW-FLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVERSPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED UPON APPROVED ESTABLISHMENT OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.
   (D) WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 142.0411(A), REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. FIFTY PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO.
6. ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, REMOVING INVASIVE SPECIES, AND CONTROLLING WEEDS.
7. EXCEPT AS PROVIDED IN SECTION 142.0412(I), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142-04H CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES, THE REQUIRED ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED.

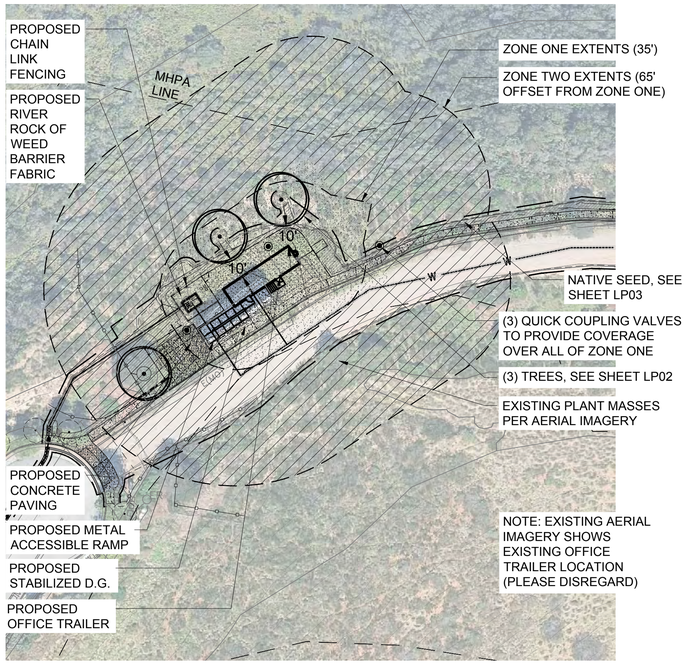
(i) AN APPLICANT MAY REQUEST APPROVAL OF ALTERNATIVE COMPLIANCE FOR BRUSH MANAGEMENT IN ACCORDANCE WITH PROCESS ONE IF ALL OF THE FOLLOWING CONDITIONS EXIST:

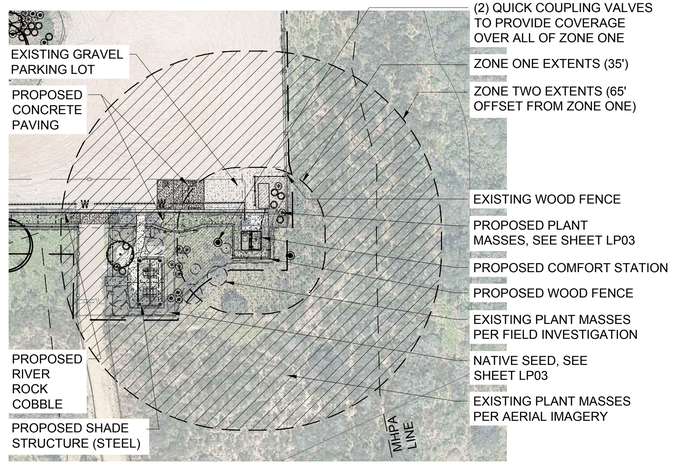
1. THE PROPOSED ALTERNATIVE COMPLIANCE PROVIDES SUFFICIENT DEFENSIBLE SPACE BETWEEN ALL STRUCTURES ON THE PREMISES AND CONTIGUOUS AREAS OF NATIVE OR NATURALIZED VEGETATION AS DEMONSTRATED TO THE SATISFACTION OF THE FIRE CHIEF BASED ON DOCUMENTATION THAT ADDRESSES THE TOPOGRAPHY OF THE SITE, EXISTING AND POTENTIAL FUEL LOAD, AND OTHER CHARACTERISTICS RELATED TO FIRE PROTECTION AND THE CONTEXT OF THE PROPOSED DEVELOPMENT .
2. THE PROPOSED ALTERNATIVE COMPLIANCE MINIMIZES IMPACTS TO UNDISTURBED NATIVE OR NATURALIZED VEGETATION WHERE POSSIBLE WHILE STILL MEETING THE PURPOSE AND INTENT OF SECTION 142.0412 TO REDUCE FIRE HAZARDS AROUND STRUCTURES AND PROVIDE AN EFFECTIVE FIRE BREAK.
3. THE PROPOSED ALTERNATIVE COMPLIANCE IS NOT DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA.

(a) IF THE FIRE CHIEF APPROVES ALTERNATIVE COMPLIANCE IN ACCORDANCE WITH THIS SECTION, THE MODIFICATIONS SHALL BE RECORDED WITH THE APPROVED PERMIT CONDITIONS IF APPROVED AS PART OF A DEVELOPMENT PERMIT, OR NOTED IN THE PERMIT FILE IF APPROVED AS PART OF A CONSTRUCTION PERMIT.

(b) FOR EXISTING STRUCTURES, THE FIRE CHIEF MAY REQUIRE BRUSH MANAGEMENT IN COMPLIANCE WITH THIS SECTION FOR ANY AREA, INDEPENDENT OF SIZE, LOCATION, OR CONDITION IF IT IS DETERMINED THAT AN IMMINENT FIRE HAZARD EXISTS.

(c) BRUSH MANAGEMENT FOR EXISTING STRUCTURES SHALL BE PERFORMED BY THE OWNER OF THE PROPERTY THAT CONTAINS THE NATIVE AND NATURALIZED VEGETATION. THIS REQUIREMENT IS INDEPENDENT OF WHETHER THE STRUCTURE BEING PROTECTED BY BRUSH MANAGEMENT IS OWNED BY THE PROPERTY OWNER SUBJECT TO THESE REQUIREMENTS OR IS ON NEIGHBORING PROPERTY.





NOTES:

1. THE OWNER/PERMITTEE SHALL SCHEDULE A PRE-CONSTRUCTION MEETING ON SITE WITH THE CONTRACTOR AND THE DEVELOPMENT SERVICES DEPARTMENT TO DISCUSS AND OUTLINE THE IMPLEMENTATION OF THE BRUSH MANAGEMENT PROGRAM.
2. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SHRUB, AND CHAPARRAL HABITATS DURING THE BREEDING SEASON OF FEDERALLY PROTECTED SPECIES, FROM MARCH 1 TO AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY OF SAN DIEGO THAT THE THINNING WOULD BE CONSISTENT WITH THE CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.
3. PREVIOUSLY CONFORMING, LEGAL STRUCTURES (SUCH AS WOODEN FENCES, GAZEBOS, DECKS) WITHIN ZONE ONE SHALL BE ALLOWED TO REMAIN. HOWEVER, THEY MUST MEET THE FIRE-RATING CRITERIA PER SDMC 142.0412(G)(2) UPON REPAIR AND/OR REPLACEMENT.
4. ALL LANDSCAPING / BRUSH MANAGEMENT WITHIN THE BRUSH MANAGEMENT ZONE(S) AS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF PARKS AND RECREATION. THE BRUSH MANAGEMENT ZONE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.

A BRUSH MANAGEMENT PLANS

0 20 40 80

SCALE: 1" = 40'

NORTH

WARNING

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

PLANS FOR THE CONSTRUCTION OF
WEST SYCAMORE STAGING AREA
BRUSH MANAGEMENT NOTES

CONSULTANT

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SIGNING:

LICENSED LANDSCAPE ARCHITECT JEROME JP WHALEN 5757 — 04/28/2024 — STATE OF CALIFORNIA

SPEC. NO 2283

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 29 OF 40 SHEETS

WBS NO. B-20054

APPROVED: Parita Ammerlahn
ENGINEER OF WORK AND FOR CITY ENGINEER
06/18/2026
DATE

PARITA AMMERLAHN
PRINT EOW / DCE
85403
RCE#

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA	Parita Ammerlahn	06/18/26	

SUBMITTED BY:
MARK CALLERAN
PROJECT MANAGER

CHECKED BY:
PROJECT ENGINEER

1918-6328
NAD83 COORDINATES

278-1767
LAMBERT COORDINATES

CONTRACTOR
INSPECTOR
NTP DATE
NOC DATE

DRAWING NO.
0100364-029 -D
LP05

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

SAN DIEGO LANDSCAPE STANDARDS SECTION III - BRUSH MANAGEMENT

3-1 BRUSH MANAGEMENT - DESCRIPTION

FIRE SAFETY IN THE LANDSCAPE IS ACHIEVED BY REDUCING THE READILY FLAMMABLE FUEL ADJACENT TO STRUCTURES. THIS CAN BE ACCOMPLISHED BY PRUNING AND THINNING OF NATIVE AND NATURALIZED VEGETATION, REVEGETATION WITH LOW FUEL VOLUME PLANTINGS OR A COMBINATION OF THE TWO. IMPLEMENTING BRUSH MANAGEMENT IN AN ENVIRONMENTALLY APPROPRIATE MANNER REQUIRES A REDUCTION IN THE AMOUNT AND CONTINUITY OF HIGHLY FLAMMABLE FUEL WHILE MAINTAINING PLANT COVERAGE FOR SOIL PROTECTION. SUCH A TRANSITION WILL MINIMIZE THE VISUAL, BIOLOGICAL AND EROSION IMPACTS WHILE REDUCING THE RISKS OF WILDLAND FIRES.

3-2 BRUSH MANAGEMENT - REQUIREMENTS

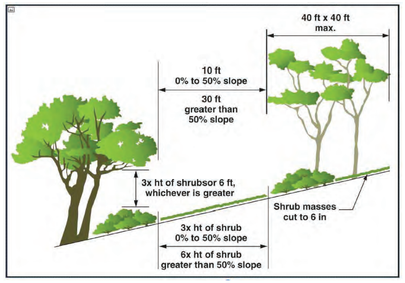
3.2-1 BASIC REQUIREMENTS - ALL ZONES

3.2-1.01 FOR ZONE TWO, PLANTS SHALL NOT BE CUT BELOW SIX INCHES

3.2-1.02 DEBRIS AND TRIMMINGS PRODUCED BY THINNING AND PRUNING SHALL BE REMOVED FORM THE SITE OR IF LEFT, SHALL BE CONVERTED INTO MULCH BY A CHIPPING MACHINE AND EVENLY DISPERSED, NON-IRRIGATED, TO A MAXIMUM DEPTH OF 6 INCHES.

3.2-1.03 TREES AND LARGE TREE FORM SHRUBS (E.G., OAKS, SUMAC, TOYON) WHICH ARE BEING RETAINED SHALL BE PRUNED TO PROVIDE CLEARANCE OF THREE TIMES THE HEIGHT OF THE UNDER STORY PLANT MATERIAL OR SIX FEET WHICHEVER IS HIGHER (FIGURE 3-1). DEAD AND EXCESSIVELY TWIGGY GROWTH SHALL ALSO BE REMOVED.

FIGURE 3-1
PRUNING TREES TO PROVIDE CLEARANCE FOR BRUSH MANAGEMENT



3.2-1.04 ALL PLANTS OR PLANT GROUPINGS EXCEPT CACTI, SUCCULENTS, TREES AND TREE-FORM SHRUBS SHALL BE SEPARATED BY A DISTANCE THREE TIMES THE HEIGHT OF THE TALLEST ADJACENT PLANTS (FIGURE 3-1).

3.2-1.05 MAXIMUM COVERAGE AND AREA LIMITATIONS AS STATED HEREIN SHALL NOT APPLY TO INDIGENOUS NATIVE TREE SPECIES (I.E., PINUS, QUERCUS, PLATANUS, SALIX AND POPULUS).

3.2-2 ZONE 1 REQUIREMENTS - ALL STRUCTURES

3.2-2.01 DO NOT USE, AND REMOVE IF NECESSARY, HIGHLY FLAMMABLE PLANT MATERIALS (SEE APPENDIX "B")

3.2-2.02 TREES SHOULD NOT BE LOCATED ANY CLOSER TO A STRUCTURE THAN A DISTANCE EQUAL TO THE TREE'S MATURE SPREAD

3.2-2.03 MAINTAIN ALL PLANTINGS IN A SUCCULENT CONDITION.

3.2-2.04 NON-IRRIGATED PLANT GROUPINGS OVER SIX INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 100 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 10 PERCENT OF THE TOTAL ZONE 1 AREA.

3.2-3 ZONE 2 REQUIREMENTS - ALL STRUCTURES

3.2-3.01 INDIVIDUAL NON-IRRIGATED PLANT GROUPINGS OVER 24 INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 400 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 30 PERCENT OF THE TOTAL ZONE 2 AREA.

BRUSH MANAGEMENT MAINTENANCE NOTES

1. GENERAL MAINTENANCE ~ REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES. BECAUSE EACH PROPERTY IS UNIQUE ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, HOWEVER, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE: ZONE 1: YEAR-ROUND MAINTENANCE, ZONE 2: SEASONAL MAINTENANCE. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SCRUB, AND COASTAL SAGE-CHAPARRAL HABITATS FROM MARCH 1 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY MANAGER THAT THE THINNING WOULD BE CONSISTENT WITH CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.

2. BRUSH MANAGEMENT ZONE 1 ~ THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD BE KEPT WELL WATERED AND ANY IRRIGATION RUN-OFF SHOULD DRAIN TOWARD THE STREET. RAIN GUTTERS AND DRAINAGE PIPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS. ALL PLANTING, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE EXCESSIVE FUEL AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.

3. BRUSH MANAGEMENT ZONE 2 ~ SEASONAL MAINTENANCE IN THIS ZONE SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF WEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF TREES AND SHRUBS. REMOVAL OF WEEDS SHOULD NOT BE DONE WITH HAND TOOLS SUCH AS HOES, AS THIS DISTURBS VALUABLE SOIL. THE USE OF WEED TRIMMERS OR OTHER TOOLS WHICH RETAIN SHORT STUBBLE THAT PROTECTS THE SOIL IS RECOMMENDED. NATIVE SHRUBS SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE LIVE AND DEAD FUEL. ON SLOPES ALL DRAINAGE DEVICES MUST BE KEPT CLEAR. RE-INSPECT AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS. VARIOUS GROUNDCOVERS SHOULD BE PERIODICALLY SHEARED AND THATCH REMOVED. DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES. FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE GROWTH.

4. LONG-TERM MAINTENANCE RESPONSIBILITY ~ ALL LANDSCAPING / BRUSH MANAGEMENT WITHIN THE BRUSH MANAGEMENT ZONE(S) AS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CITY OF SAN DIEGO. THE BRUSH MANAGEMENT ZONE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.

MAINTENANCE NOTES IN HABITAT AREAS

1. BRUSH MANAGEMENT ACTIVITY IS PERMITTED WITHIN ESLS (EXCEPT FOR WETLANDS) THAT ARE LOCATED WITHIN 100 FEET OF AN EXISTING STRUCTURE IN ACCORDANCE WITH SECTION 143.0110(C)(7).

2. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SCRUB, AND COASTAL SAGE CHAPARRAL HABITATS FROM MARCH 1 THROUGH AUGUST 15 (BIRD NESTING SEASON), EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY MANAGER THAT THE THINNING WOULD BE CONSISTENT WITH CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE MSCP SUBAREA PLAN.

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

PLANS FOR THE CONSTRUCTION OF
WEST SYCAMORE STAGING AREA
BRUSH MANAGEMENT NOTES

CONSULTANT
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SPEC. NO 2283A

LICENSED LANDSCAPE ARCHITECT BROOKE JP WHALEN 6784 STATE OF CALIFORNIA
10/25/2024
10/25/2024

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 30 OF 40 SHEETS

APPROVED:
ENGINEER OF WORK AND FOR CITY ENGINEER — 12/17/2025 DATE
PARITA AMMERLAHN — 85403
PRINT EOW / DCE — RCE#

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA		12/17/25	

CONTRACTOR
INSPECTOR
NTP DATE
NOC DATE

WBS NO. B-20054
SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER
CHECKED BY: PROJECT ENGINEER
1918-6328 NAD83 COORDINATES
278-1767 LAMBERT COORDINATES
DRAWING NO. 0100364- 030 -D
LP06

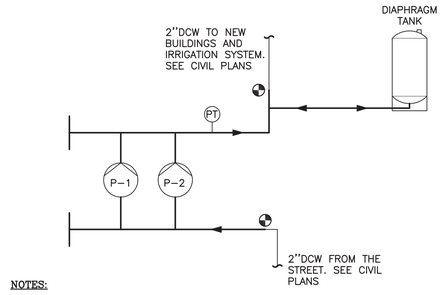
BOOSTER PUMP SCHEDULE

MARK	SERVICE	TYPE	GPM	T.D.H. DESIGN PSI	T.D.H. MAX PSI	% EFF	RPM	BHP	NOL BHP	HP	VOLTS/PH	PUMP SKID WEIGHT	CONTROL PANEL WEIGHT	MANUFACTURER & MODEL NO.	REMARKS
BP 1	DOMESTIC WATER BOOSTER PUMP	DOMESTIC WATER PUMP SKID	40	60	70	66.0	3,151	2.12	2.24	3 (2)	230/1	400	300	HYDRO MPC–EC (CUE) 2CR 10–4 OR APPROVED EQUAL	PROVIDE CONDUIT CONNECTION FROM CONTROL PANEL TO PUMP SKID, CASCADE CONTROL (PUMP START SPEED BASED).

NOTE: DOMESTIC WATER PRESSURE IS APPROXIMATELY 15 PSI AT PUMP INLET

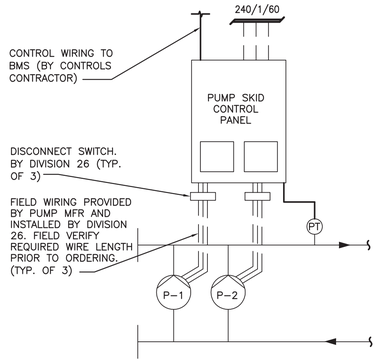
TANK SCHEDULE

MARK	DESCRIPTION
DT 1	DIAPHRAGM TANK: AMTROL STV–25, CONSTRUCTED NON–ASME, BRASS SYSTEM CONNECTION, PRIME AND PAINTED EXTERIOR, BUTYL/EPDM DIAPHRAGM WORKING PRESSURE 150 PSIG. WEIGHT: 360 LBS, OR APPROVED EQUAL
PE 1	PUMP ENCLOSURE: HUBBELL 9'–0"L X 6'–2"W X 5'–5"H INSULATED ALUMINUM ENCLOSURE. PROVIDE 1–1/2" INSULATION, FOUR REMOVABLE ACCESS PANELS, DRAIN PORTS AND 10" DIAMETER EXHAUST FAN. 120V/1PH/60HZ, 1/30HP MOTOR, OR APPROVED EQUAL



NOTES:

PUMP SKID INSTALLATION AND PIPE CONNECTIONS SHALL BE INSTALLED PER MANUFACTURE RECOMMENDATIONS.



NOTES:

1. ALL POWER WIRING AND CONDUIT BY DIVISION 26, UNLESS SPECIFICALLY INDICATED OTHERWISE.
2. ALL CONTROL WIRING AND CONDUIT BY DIVISION 23, UNLESS SPECIFICALLY INDICATED OTHERWISE.
3. THE SKID IS 400LBS AND CENTER MASS IS BELOW 4'

SEQUENCE OF OPERATION:

THE SYSTEM CONTROLLER SHALL OPERATE EQUAL CAPACITY VARIABLE SPEED PUMPS TO MAINTAIN A CONSTANT DISCHARGE PRESSURE OF 60 PSI (ADJUSTABLE).

AS FLOW DEMAND INCREASES THE PUMP SPEED SHALL BE INCREASED TO MAINTAIN THE SYSTEM SET–POINT PRESSURE. WHEN THE OPERATING PUMP(S) REACH 96% OF FULL SPEED (ADJUSTABLE), AN ADDITIONAL PUMP WILL BE STARTED AND WILL INCREASE SPEED UNTIL THE SYSTEM SET–POINT IS ACHIEVED. WHEN THE SYSTEM PRESSURE IS EQUAL TO THE SYSTEM SET–POINT ALL PUMPS IN OPERATION SHALL REACH EQUAL OPERATING SPEEDS. THE PUMP SYSTEM CONTROLLER SHALL HAVE FIELD ADJUSTABLE PROPORTIONAL GAIN AND INTEGRAL TIME (PI) SETTINGS FOR SYSTEM OPTIMIZATION.

THE SYSTEM CONTROLLER SHALL BE CAPABLE OF SWITCHING PUMPS ON AND OFF TO SATISFY SYSTEM DEMAND WITHOUT THE USE OF FLOW SWITCHES, MOTOR CURRENT MONITORS OR TEMPERATURE MEASURING DEVICES.

ALL PUMPS IN THE SYSTEM SHALL ALTERNATE AUTOMATICALLY BASED ON DEMAND, TIME AND FAULT. IF FLOW DEMAND IS CONTINUOUS (NO FLOW SHUT–DOWN DOES NOT OCCUR), THE SYSTEM CONTROLLER SHALL HAVE THE CAPABILITY TO ALTERNATE THE PUMPS EVERY 24 HOURS, EVERY 48 HOURS OR ONCE PER WEEK. THE INTERVAL AND ACTUAL TIME OF THE PUMP CHANGE–OVER SHALL BE FIELD ADJUSTABLE.

PLUMBING LEGEND

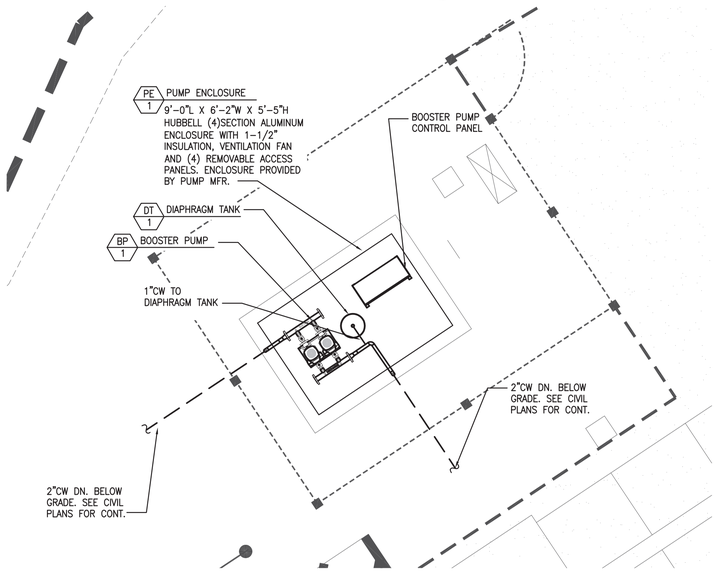
SYMBOL	ABBREVIATIONS	DESCRIPTION
	CW	COLD WATER
	BV	BALL VALVE
	CV	CHECK VALVE
	DN	DOWN OR DROP
	UP	RISE OR RISER
	CL	CAPPED LINE
	HB	HOSE BIB
	AFF	ABOVE FINISHED FLOOR
	AP	ACCESS PANEL
	ABV	ABOVE
	AC	AIR CONDITIONING
	BF	BELOW FLOOR
	CI	CAST IRON
	CP	CHROME PLATED
	CLG	CEILING
	CONN	CONNECT OR CONNECTION
	CONT	CONTINUATION
	CONTR	CONTRACTOR
	ELEV	ELEVATION
	(E)	EXISTING
	FF	FINISH FLOOR ELEVATION
	FIN	FINISH
	FLR	FLOOR
	GPM	GALLONS PER MINUTE
	GR	GRADE
	HDR	HEADER
	IE	INVERT ELEVATION
	MTD	MOUNTED
	NIC	NOT IN CONTRACT
	NTS	NOT TO SCALE
	PSI	POUNDS PER SQUARE INCH
	TYP	TYPICAL
	VTR	VENT THRU ROOF
(E)	EXIST	DENOTES EXISTING
	POC	POINT OF CONNECTION

GENERAL PROJECT NOTES:

1. ALL METAL STRUT, PIPE SUPPORTS, HANGERS, ETC., SHALL BE ELECTRO–PLATED GALVANIZED. ALL THREADED PRODUCTS, THREADED ROD, NUTS, BOLTS, ETC., SHALL BE ELECTRO–PLATED GALVANIZED. GALVANIZED COATINGS DAMAGED BY TRANSPORTING, HANDLING, CUTTING, BOLTING OR WELDING SHALL BE REPAIRED USING ASTM A780 ZINC–RICH PAINT FOR GALVANIZING.
2. CONTRACTOR SHALL VERIFY ALL EQUIPMENT MODEL NUMBERS, CAPACITIES, SIZES, VOLTAGES, AND ALL OTHER SCHEDULED INFORMATION WITH OTHER APPLICABLE TRADES AND WITH THE MANUFACTURER PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL CAREFULLY REVIEW THESE PLANS AND SPECIFICATIONS PRIOR TO BID. CONTRACTOR SHALL ALSO REVIEW PLANS AND SPECIFICATIONS OF OTHER RELATED TRADES (INCLUDING CIVIL, STRUCTURAL, AND ELECTRICAL) PRIOR TO BID TO INSURE AN ACCURATE UNDERSTANDING OF EXACT SCOPE OF WORK. ANY ITEMS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN SUFFICIENT TIME TO BE INCORPORATED INTO THE BID.
4. THESE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC, AND ARE NOT INTENDED TO INDICATE ALL DETAILS AND NECESSARY OFFSETS OF DUCTWORK AND PIPING. THE CONTRACTOR SHALL INSTALL MATERIAL AND EQUIPMENT IN A MANNER AS TO CONFORM TO STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEADROOM, AND KEEP OPENINGS AND PASSAGEWAYS CLEAR. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS THAT WOULD AFFECT THE SYSTEM PERFORMANCE OR INCUR ADDITIONAL COSTS. THIS NOTIFICATION SHALL BE SUBMITTED PRIOR TO INSTALLATION OF THE ITEMS CONCERNED.
5. ALL WORK SHALL CONFORM TO 2019 CMC PART 4 AND CPC PART 5, TITLE 24.

PUMP SKID PIPING DIAGRAM 1

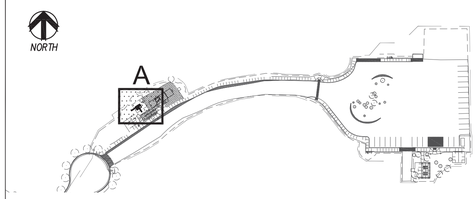
NOT TO SCALE



PUMP SKID WIRING AND CONTROLS DIAGRAM 2

NOT TO SCALE

KEY MAP



NOT TO SCALE

A PARTIAL PLUMBING PLAN - ENLARGEMENT

NOTE: ELECTRIC UTILITIES NOT SHOWN FOR CLARITY. SEE SHEET E–04

0 2 4 8

SCALE: 1/4" = 1'=0"

NORTH

WARNING

0 1/2 1

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PLANS FOR THE CONSTRUCTION OF
WEST SYCAMORE STAGING AREA
BOOSTER PUMP PLAN, DIAGRAMS AND SCHEDULE

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

CONSULTANT

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REGISTERED PROFESSIONAL ENGINEER MARK R. BENDER EXP. 8/30/26 MECHANICAL STATE OF CALIFORNIA

10/25/2024

SPEC. NO 2283A

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 31 OF 40 SHEETS

WBS NO. B-20054

APPROVED: Parita Ammerlahn
ENGINEER OF WORK AND FOR CITY ENGINEER — 12/17/2025 DATE
PARITA AMMERLAHN PRINT EOW / DCE — 85403 RCE#

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA	Parita Ammerlahn	12/17/25	

SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER
CHECKED BY: PROJECT ENGINEER

1918-6328 NAD83 COORDINATES
278-1767 LAMBERT COORDINATES

CONTRACTOR _____ NTP DATE _____
INSPECTOR _____ NOC DATE _____

DRAWING NO. 0100364-031 -D

P01

STRUCTURAL SHEETS:

S01 GENERAL NOTES
S02 COMFORT STATION FOUNDATION DETAILS
S03 SHADE STRUCTURE FOUNDATION DETAILS

GENERAL STRUCTURAL NOTES:

1. THESE NOTES ARE GENERAL IN NATURE AND ARE INTENDED TO SET MINIMUM STANDARDS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH THE CONTRACT DOCUMENTS AND HAVE A COPY OF THEM ON SITE AT ALL TIMES.
2. FOR ANY PORTION OF THE CONSTRUCTION WHICH THE CONTRACTOR IS UNABLE TO ASCERTAIN THE REQUIRED CONSTRUCTION OR WHERE CONFLICTS EXIST, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST ADDITIONAL INFORMATION (RFIs) AND/OR CLARIFICATIONS BEFORE CONSTRUCTION.
3. ALL WORK SHALL BE IN STRICT CONFORMANCE WITH THE 2022 CALIFORNIA BUILDING CODE (CBC).
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE CONSTRUCTION. THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
5. THE CONTRACTOR, SUBCONTRACTORS AND SUPPLIERS SHALL ENSURE COORDINATION OF CONTRACTOR SUPPLIED/DESIGNED ELEMENTS AND DEFERRED SUBMITTALS WITH ALL DESIGN DISCIPLINES WITHIN THE CONSTRUCTION SET. COORDINATION SHALL IDENTIFY AND RECONCILE CONFLICTS BETWEEN THE CONTRACTOR SUPPLIED/DESIGNED ELEMENTS AND THE CONSTRUCTION DRAWINGS PRIOR TO FABRICATION AND DELIVERY TO THE PROJECT SITE. THE PROJECT ENGINEER SHALL BE NOTIFIED IF CONFLICTS EXIST.
6. THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. METHODS, PROCEDURES, AND SEQUENCE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.
7. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN LIVE LOAD FOR THE STRUCTURE. PROVIDE SHORING AND/OR BRACING WHERE LOADS EXCEED DESIGN CAPACITY AND WHERE STRUCTURES HAVE NOT ATTAINED DESIGN STRENGTH.
8. CLADDING, WATERPROOFING, AND ARCHITECTURAL FEATURES ARE OUTSIDE THE STRUCTURAL SCOPE OF WORK. ANY DEPICTION OF SUCH FEATURES ON THE STRUCTURAL DRAWINGS ARE NOT INTENDED TO BE USED FOR CONSTRUCTION. REPRESENTATION OF SUCH FEATURES ON THESE DRAWINGS MAY OR MAY NOT BE ACCURATE. REFER TO ARCHITECTURAL DRAWINGS AND/OR SPECIFICATIONS.

JOB SITE CONDITIONS AND SAFETY:

1. CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE ENGINEER AND IT'S REPRESENTATIVE HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER.

DESIGN LOADS: PER 2022 CBC

1603.1.8 – SPECIAL LOADS:
COMFORT STATION DEAD LOAD ..... 29000 LB

1603.1.2 – ROOF LOADS:
LIVE LOAD ..... 20 PSF

1603.1.4 – WIND DESIGN CRITERIA:
ULTIMATE DESIGN WIND SPEED, Vult ..... 96 MPH
RISK CATEGORY II
WIND EXPOSURE ..... EXPOSURE C

1603.1.5 – EARTHQUAKE DESIGN CRITERIA:
RISK CATEGORY II
SEISMIC IMPORTANCE FACTOR, I_E 1.00
SPECTRAL ACCELERATION, S_s ..... 0.790 g
SPECTRAL ACCELERATION, S_1 ..... 0.291 g
SITE CLASS C
SPECTRAL RESPONSE COEFFICIENT, S_{DS} ..... 0.632 g
SPECTRAL RESPONSE COEFFICIENT, S_{D1} ..... 0.291 g
SEISMIC DESIGN CATEGORY ..... CATEGORY D

FOUNDATIONS:

1. GEOTECHNICAL REPORT WAS PREPARED BY NOVA SERVICES, INC. OF SAN DIEGO, CALIFORNIA. PHONE: (858) 292–7575, DATED MARCH 29, 2024 (THEIR PROJECT No. 2021245) AS AMENDED WITH UPDATED SEISMIC DESIGN PARAMETERS IN THEIR LETTER DATED SEPTEMBER 18, 2024. THE CONTRACTOR SHALL BE FAMILIAR WITH THAT SUPPLEMENTAL REPORT INFORMATION AND THE RECOMMENDATIONS CONTAINED THEREIN.
2. ALL FOUNDATIONS TO BEAR ON UNDISTURBED NATIVE MATERIAL, OR GRANULAR COMPACTED ENGINEERED FILL, PER THE PROJECT CONTRACT DOCUMENTS. THE CONTRACTOR IS DIRECTED TO THE GEOTECHNICAL REPORT IN THE PROJECT SUPPLEMENTAL INFORMATION FOR ADDITIONAL INFORMATION. EXCAVATIONS FOR FOUNDATIONS SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING OF CONCRETE FOR FOUNDATION.
3. SOIL DESIGN CRITERIA, PER GEOTECHNICAL ENGINEER:
   3.1. SOIL BEARING – 2,500 PSF
   3.2. SOIL PROFILE – C
   3.3. FRICTION COEFFICIENT – 0.35
   3.4. PASSIVE PRESSURE – 350 PSF/FT

CONCRETE:

1. ALL CONCRETE SHALL BE HARD ROCK CONCRETE MEETING REQUIREMENTS OF ACI–301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS". MIX PROPORTIONS SHALL BE PER ACI–301, METHOD 2 OR THE ALTERNATE PROCEDURE. SUBMIT MIX DESIGN FOR REVIEW BY STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
2. STRUCTURAL CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:

TYPE	CLASS	f'c	SLUMP	w/c	AIR
FOOTINGS	560–C–3250	3,250 psi	1–4"	0.48	0%

3. COLD WEATHER PLACEMENT SHALL CONFORM TO ACI–306. HOT WEATHER PLACEMENT SHALL CONFORM TO ACI–305. MECHANICALLY VIBRATE ALL FORMED CONCRETE. DO NOT OVER–VIBRATE. PLACE CONCRETE MONOLITHICALLY BETWEEN CONSTRUCTION OR CONTROL JOINTS. PROTECT ALL CONCRETE FROM PREMATURE DRYING.
4. CHAMFER ALL EXTERIOR CORNERS 1/2" UNLESS SHOWN OTHERWISE.
5. SLUMP LIMITS MAY BE INCREASED BY ADDITION OF ADMIXTURES PROVIDED THAT THE WATER/CEMENT RATIO OF THE ORIGINAL MIX DESIGN IS NOT EXCEEDED. WATER REDUCING ADMIXTURE SHALL BE IN CONFORMANCE WITH ASTM494, USED IN CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS. SUBMIT ADMIXTURES TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
6. CEMENT SHALL BY TYPE II OR V IN CONFORMANCE WITH ASTM C150. AGGREGATES SHALL BE IN CONFORMANCE WITH ASTM C33 AND USE CRUSHED (NOT ROUND) GRAVEL OR STONE. COARSE AGGREGATES SHALL NOT EXCEED 3/4". WATER SHALL BE CLEAN AND POTABLE.
7. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. GRADE 40 MAY BE USED FOR #3 AND SMALLER TIES AND STIRRUPS. DETAIL AND PLACE ACCORDING TO ACI MANUAL SP–66. BENDING OF REINFORCING STEEL IN THE FIELD IS NOT PERMITTED WITHOUT APPROVAL BY EOR. REBENDING OR STRAIGHTENING OF REINFORCING OR BENDING OF REINFORCING STEEL CAST INTO CONCRETE IS NOT ALLOWED.
8. UNLESS OTHERWISE NOTED, MINIMUM COVER SHALL BE 1 1/2" FOR #5 AND SMALLER BARS, 2" FOR #6 AND LARGER BARS AND 3" WHEN POURED AGAINST EARTH. SUPPORT REINFORCEMENT WITH APPROVED CHAIRS, SPACERS, OR TIES.
9. PROVIDE MINIMUM 48 BAR DIAMETERS AT SPLICES. NO MORE THAN 50% OF REINFORCING SHALL BE SPLICED AT ANY LOCATION. UNLESS OTHERWISE NOTED, BEND ALL HORIZONTAL REINFORCING A MINIMUM OF 2'–0" AT CORNERS AND WALL/FOOTING INTERSECTIONS WITH MIN. EMBEDMENT BEYOND INTERFACE PER DEVELOPMENT LENGTH SPECIFIED IN ACI 318.
10. FORMWORK SHALL BE IN ACCORDANCE WITH ACI–347 "GUIDE TO FORMWORK FOR CONCRETE". FORMS SHALL BE DESIGNED BY THE CONTRACTOR. BRACING SHALL BE PROVIDED AS REQUIRED OR UNTIL THE CONCRETE HAS REACHED ITS SPECIFIED 28–DAY STRENGTH. ALL SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. FORMWORK, SUPPORTS, AND SHORING SHALL PROVIDE FINISHED CONCRETE SURFACES AT ALL FACES: LEVEL, PLUMB, AND TRUE TO DIMENSIONS AND ELEVATIONS SHOWN IN THE DRAWINGS.
11. CONCRETE MIXTURE SHALL BE DESIGNED TO COMPLY WITH "GREENBOOK" STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION (2021) SECTION 201 AND CONSTRUCTED IN CONFORMANCE WITH SECTION 303 AND THE "WHITEBOOK" STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (2021) SECTION 201 AND CONSTRUCTED IN CONFORMANCE WITH SECTION 303. WHERE CONFLICTS BETWEEN THE TWO BOOKS EXIST, THE MOST STRINGENT STANDARD SHALL APPLY.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING GRADES, UNLESS NOTED OTHERWISE ON THE PLANS:

SHAPE	ASTM DESIGNATION	YIELD STRESS (Fy)
PLATES & BARS	ASTM A36	36 ksi
CHANNELS & ANGLES	ASTM A36	36 ksi

2. WELD ACCORDING TO CURRENT AWS STANDARDS WITH E70XX ELECTRODES.
3. WELD SIZES SHOWN ON THE DESIGN DRAWINGS ARE CONSIDERED EFFECTIVE WELD SIZES AND SHALL BE INCREASED IN ACCORDANCE WITH AWS AS REQUIRED BY GAPS OR SKEWS BETWEEN COMPONENTS.
4. ALL STEEL EXPOSED TO WEATHER SHALL BE PAINTED OR HOT–DIP GALVANIZED, UNLESS NOTED OTHERWISE.
5. ALL STRUCTURAL CONNECTION BOLTS SHALL BE ASTM F3125 GRADE A325, UNLESS NOTED OTHERWISE. HOOKED, HEADED, THREADED, AND NUTTED ANCHOR RODS SHALL BE ASTM F1554 (Fy = 36 ksi), UNLESS NOTED OTHERWISE.
6. CONTACT BETWEEN DISSIMILAR METALS SHALL BE ISOLATED USING PHENOLIC OR OTHERWISE APPROVED ISOLATION HARDWARE

PREMANUFACTURED STRUCTURES:

1. PREMANUFACTURED STRUCTURES SHALL CONFORM TO THE DIMENSIONS AND LAYOUT INDICATED ON THE PLANS. THE DESIGN FOR THE PREMANUFACTURED STRUCTURE SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO ANY CONSTRUCTION.
2. STRUCTURAL CALCULATIONS AND SHOP DRAWINGS FOR PREMANUFACTURED STRUCTURES SHALL BE DESIGNED BY A CALIFORNIA LICENSED PROFESSIONAL CIVIL OR STRUCTURAL ENGINEER AND SUBMITTED FOR APPROVAL PRIOR TO ANY FOUNDATION CONCRETE PLACEMENT.
3. THE CONTRACTOR SHALL COORDINATE ALL STRUCTURE LAYOUT DIMENSIONS WITH APPROVED STRUCTURE SHOP DRAWINGS. ANY DEVIATION BETWEEN THE CONSTRUCTION DRAWINGS AND SHOP DRAWINGS SHALL BE NOTED AND BROUGHT TO THE ATTENTION OF THE ENGINEER FOR REVIEW AND EVALUATION.
4. THE DESIGN OF PREMANUFACTURED STRUCTURES AND COMPONENTS SHALL BE IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE (CBC), ASCE 7–16, AISC 360–16, AISI S100–16, AND TMS 402/602.

POST–INSTALLED CONCRETE ANCHORS:

1. ADHESIVE:
   1.1. ADHESIVE ANCHORS SHALL BE INSTALLED BY QUALIFIED PERSONNEL TRAINED TO INSTALL ADHESIVE ANCHORS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND WITH STRICT ADHERENCE TO THE PROVISIONS WITHIN THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.
   1.2. AT THE TIME OF ANCHOR INSTALLATION, IN ACCORDANCE WITH ACI 318–19(22) SECTION 17.2.2, ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE HAVING A MINIMUM AGE OF 21 DAYS.
2. MECHANICAL:
   2.1. MECHANICAL ANCHORS SHALL BE INSTALLED BY QUALIFIED PERSONNEL TRAINED TO INSTALL MECHANICAL ANCHORS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND WITH STRICT ADHERENCE TO THE PROVISIONS WITHIN THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

PLANS FOR THE CONSTRUCTION OF
WEST SYCAMORE STAGING AREA
GENERAL STRUCTURAL NOTES

CONSULTANT

PSE PETERSON STRUCTURAL ENGINEERS
10650 Treena Street, Suite 208
San Diego, CA 92131
(858)842 - 1674

SIGNING:

REGISTERED PROFESSIONAL ENGINEER JOSEPH W. WENDT No. 89434 CIVIL STATE OF CALIFORNIA 10/30/2025

SPEC. NO 2283A

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 32 OF 40 SHEETS

WBS NO. B-20054

APPROVED: ENGINEER OF WORK AND FOR CITY ENGINEER — DATE 12/17/2025
PARITA AMMERLAHN, PRINT EOW / DCE — RCE# 85403

SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER
CHECKED BY: PROJECT ENGINEER

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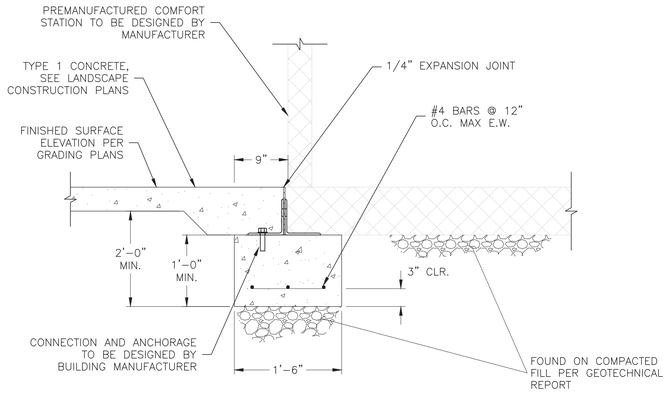
1918-6328 NAD83 COORDINATES
278-1767 LAMBERT COORDINATES

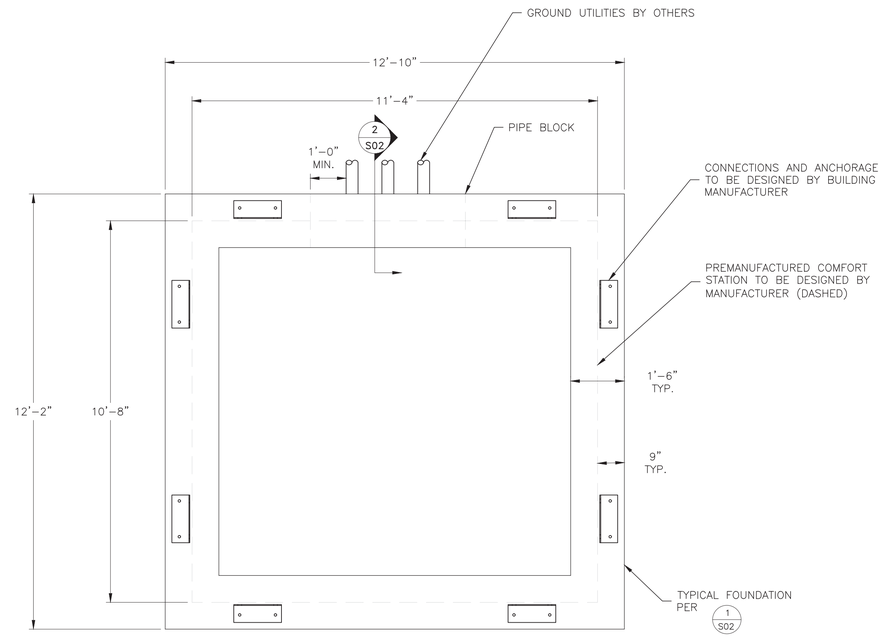
CONTRACTOR
INSPECTOR
NTP DATE
NOC DATE

DRAWING NO. 0100364- 032 -D
S01



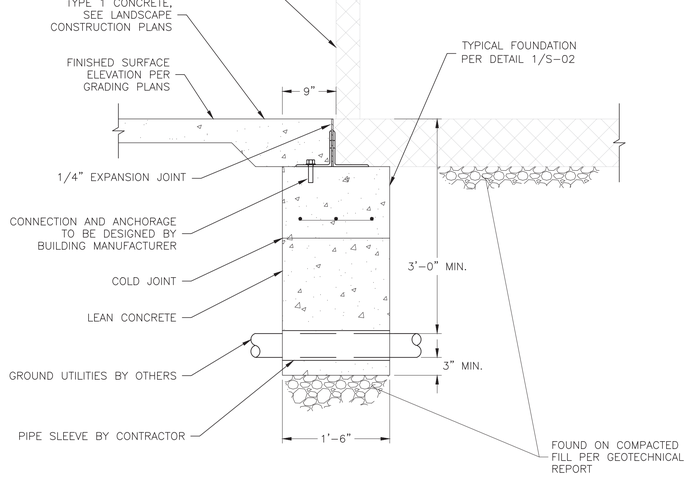
COMFORT STATION TYPICAL FOUNDATION SECTION (1/S02)

1" = 1'-0"



COMFORT STATION FOUNDATION PLAN

3/8" = 1'-0"



COMFORT STATION PIPE BLOCK SECTION (2/S02)

1" = 1'-0"

PREMANUFACTURED COMFORT STATION DESIGN NOTES:

1. THE COMFORT STATION AND ANCHORAGE SHALL BE DESIGNED BY THE MANUFACTURER AS A DEFERRED SUBMITTAL UNDER A SEPARATE PERMIT (STATE APPROVED COACH, SEE SHEET G01).
2. ALL SUPPORT/MOUNTING DESIGN REACTIONS SHALL BE DEVELOPED USING THE SITE SPECIFIC SEISMIC DESIGN PARAMETERS PER THE GEOTECHNICAL REPORT. SEE SHEET S01 FOR SITE SPECIFIC DESIGN PARAMETERS.
3. THE COMFORT STATION AND ANCHORAGE SHALL MEET ALL THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE (CBC).
4. THE CONTRACTOR/MANUFACTURER SHALL SUBMIT STRUCTURAL CALCULATIONS AND STRUCTURAL DETAILS STAMPED BY A CALIFORNIA LICENSED PROFESSIONAL ENGINEER TO THE ENGINEER OF RECORD FOR THE DESIGN OF THE STRUCTURE AND ANCHORAGE. SUBMITTAL MUST BE REVIEWED AND ACCEPTED PRIOR TO CONSTRUCTION OF FOUNDATION. SEE SHEETS TS01 AND LC04 FOR ADDITIONAL INFORMATION.
5. THE COMFORT STATION SHALL HAVE A MAX ROOF HEIGHT OF 12'-6" AND A ROOF SLOPE BETWEEN 10° AND 30°
6. LOCATION OF GROUND UTILITIES ARE SHOWN FOR REFERENCE ONLY AND SHOULD BE REVIEWED AND APPROVED BY ARCHITECT AND ENGINEER OF RECORD PRIOR TO CONSTRUCTION OF FOUNDATION.

WARNING

0 1/2 1

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PLANS FOR THE CONSTRUCTION OF WEST SYCAMORE STAGING AREA
COMFORT STATION FOUNDATION DETAILS

WEST SYCAMORE STAGING AREA – FINAL CONSTRUCTION DOCUMENTS

CONSULTANT

PSE PETERSON STRUCTURAL ENGINEERS

10650 Treena Street, Suite 208
San Diego, CA 92131
(858)842 - 1674

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CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 33 OF 40 SHEETS

APPROVED: Parita Ammerlahn — 12/17/2025
ENGINEER OF WORK AND FOR CITY ENGINEER — DATE

PARITA AMMERLAHN — 85403
PRINT EOW / DCE — RCE#

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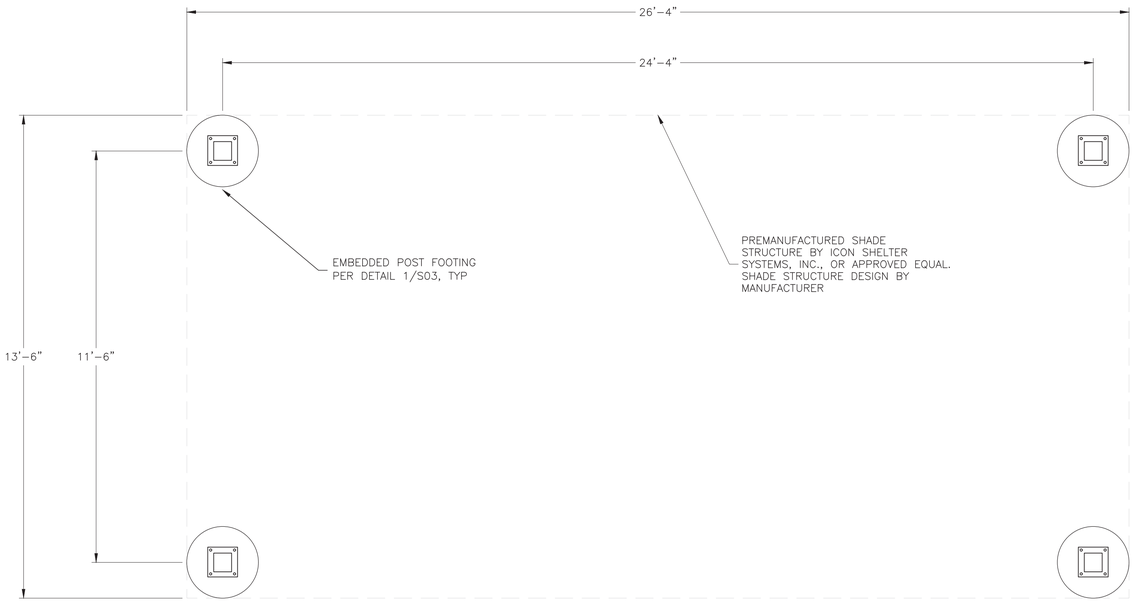
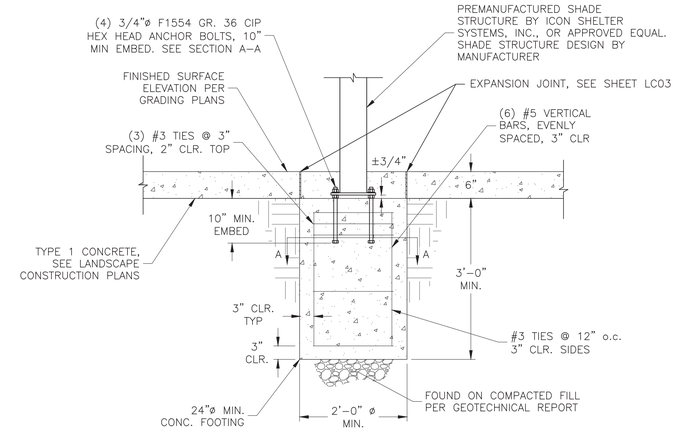
DRAWING NO. 0100364- 033 -D

S02



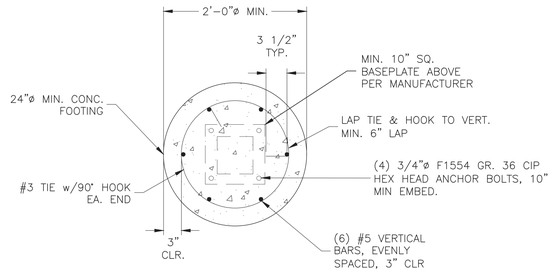
SHADE STRUCTURE FOUNDATION PLAN

1/2" = 1'-0"



ELEVATION VIEW

3/4" = 1'-0"



SECTION A-A

1" = 1'-0"

SHADE STRUCTURE FOOTING DETAIL (1/S03)

3/4" = 1'-0"

PREMANUFACTURED SHADE STRUCTURE DESIGN NOTES:

1. THE SHADE STRUCTURE, ANCHORAGE, AND FOUNDATION SHALL BE DESIGNED BY THE CONTRACTOR AS A DEFERRED SUBMITTAL UNDER A SEPARATE PERMIT. THE FOUNDATION IS SHOWN FOR BIDDING PURPOSES ONLY.
2. ALL SUPPORT/MOUNTING DESIGN REACTIONS SHALL BE DEVELOPED USING THE SITE SPECIFIC SEISMIC DESIGN PARAMETERS PER THE GEOTECHNICAL REPORT. SEE SHEET S01 FOR SITE SPECIFIC DESIGN PARAMETERS.
3. THE SHADE STRUCTURE, ANCHORAGE, AND FOUNDATION SHALL MEET ALL THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE (CBC).
4. THE CONTRACTOR/MANUFACTURER SHALL SUBMIT STRUCTURAL CALCULATIONS AND STRUCTURAL DETAILS STAMPED BY A CALIFORNIA LICENSED PROFESSIONAL ENGINEER TO THE ENGINEER OF RECORD FOR THE DESIGN OF THE STRUCTURE, ANCHORAGE, AND FOUNDATION. SUBMITTAL MUST BE REVIEWED AND ACCEPTED PRIOR TO CONSTRUCTION OF FOUNDATION.
5. THE SHADE STRUCTURE SHALL HAVE A MAX ROOF HEIGHT OF 12 FT ABOVE FINISHED GRADE AND A ROOF SLOPE BETWEEN 10° AND 30°
6. THE SHADE STRUCTURE SHALL HAVE MINIMALLY (4) POLE SUPPORTS AS SHOWN ON THE FOUNDATION PLAN.

WARNING

0 1/2 1

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PLANS FOR THE CONSTRUCTION OF WEST SYCAMORE STAGING AREA
SHADE STRUCTURE FOUNDATION DETAILS

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

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DRAWING NO. S03

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0100364- 034 -D

GENERAL NOTES

NEW WORK

1. ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ELECTRICAL CODE AND THE AUTHORITIES HAVING JURISDICTION.
2. THE CONTRACTOR SHALL EXAMINE THE LANDSCAPE, CIVIL, STRUCTURAL AND OTHER RELEVANT SHEETS OF THE PLANS AND VISIT THE SITE OF THE WORK, TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND ASCERTAIN THE WORK ENTAILED IN THIS CONTRACT. BY SUBMITTING A BID FOR THE WORK, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH EXAMINATION, AND THAT HE IS FAMILIAR WITH AND ACCEPTS THE CONDITIONS OF THE JOB AND SITE.
3. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF FIXTURES AND OUTLETS WITH THE LANDSCAPE PLANS AND ELEVATIONS. DETAILS AND DIMENSIONS SHOWN ON THE LANDSCAPE DRAWINGS TAKE PRECEDENCE OVER ELECTRICAL DRAWINGS.
4. UNLESS OTHERWISE NOTED OR SHOWN, THESE DRAWINGS AND SPECIFICATIONS DO NOT INDICATE METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
5. CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. CONTRACTOR TO DETERMINE THE EXACT LOCATION IN THE FIELD.
6. ALL EQUIPMENT SUCH AS ENCLOSURES, METALLIC CONDUITS, JUNCTION BOXES, FIXTURES, AND ALL OTHER APPARATUS SHALL BE PERMANENTLY AND EFFECTIVELY GROUNDED.
7. ALL EMPTY CONDUITS SHALL BE EQUIPPED WITH PULL ROPES.
8. ALL JUNCTION BOXES SHALL BE MOUNTED IN ACCESSIBLE LOCATIONS.
9. ALL MATERIAL AND EQUIPMENT INDICATED ON PLANS ARE NEW UNLESS SPECIFICALLY INDICATED OTHERWISE. IN GENERAL, DARK HEAVIER LINES INDICATE NEW WORK.
10. ALL CONDUCTORS SHALL BE IN CONDUIT. CONDUCTORS SHALL BE COPPER. INSULATION SHALL BE THHN/THWN.
11. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
12. ALL EQUIPMENT SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
13. PROVIDE EQUIPMENT GROUNDING CONDUCTOR PER CEC 250-122.
14. ALL EQUIPMENT EXPOSED TO THE WEATHER SHALL BE LISTED FOR EXTERIOR USE.
15. ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40.
16. CONTRACTOR SHALL PROVIDE ARC-FLASH ANALYSIS AND WARNING LABELS TO ALL PANELBOARDS. THE ANALYSIS SHALL BE PERFORMED BY A LICENSED PROFESSIONAL ELECTRICAL ENGINEER.
17. COORDINATE ALL WORK INCLUDING SCHEDULES, INSPECTIONS EXACT POINTS OF CONNECTIONS AND ALL OTHER REQUIREMENTS PRIOR TO AND DURING CONSTRUCTION WITH SDG&E.
18. REFER TO GREENBOOK AND WHITEBOOK SPECS FOR ADDITIONAL REQUIREMENTS.

ELECTRICAL LEGEND

GENERAL

1 / E3.2	DETAIL NUMBER DESIGNATION SHEET DETAIL APPEARS (ILLUSTRATED ON)
8	NOTE REFERENCE

POWER

+48"	INDICATES MOUNTING HEIGHT ABOVE FINISHED FLOOR
PH OR Ø	PHASE
	SURFACE MOUNTED PANELBOARD
	FLUSH MOUNTED PANELBOARD
200AF / 3P	CIRCUIT BREAKER AMPS FRAME NUMBER OF POLES
F	DISCONNECT SWITCH "F" INDICATES FUSED TYPE.
	COMBINATION DISCONNECT SWITCH AND MAGNETIC STARTER.
C	ENCLOSED CIRCUIT BREAKER
^{M}	MOTOR RATED TOGGLE SWITCH

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.
	FLEXIBLE CONDUIT
1ELA-1,3,5	CONDUIT HOMERUN TO PANELBOARD. TEXT INDICATES ELECTRICAL PANEL DESIGNATION AND CIRCUIT NUMBERS. MINIMUM CONDUIT SIZE SHALL BE 1/2". MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG. MAXIMUM NUMBER OF CURRENT-CARRYING CONDUCTORS IN A SINGLE CONDUIT SHALL BE THREE (3). PROVIDE A SEPARATE NEUTRAL CONDUCTOR FOR EACH BRANCH CIRCUIT. COMMON NEUTRALS ARE NOT ALLOWED. PROVIDE A CODE-SIZED INSULATED GROUND CONDUCTOR IN ALL CONDUITS.

ABBREVIATIONS

A	AMPERE	LTG	LIGHTING
ADA	AMERICAN DISABILITIES ACT	LV	LOW VOLTAGE
AC	ALTERNATING CURRENT		
AF	AMP FRAME	MCM	THOUSAND CIR MILS
AFF	ABOVE FINISHED FLOOR	MTD	MOUNTED
AIC	AMPERE INTERRUPTING CAPACITY	MCC	MOTOR CONTROL CENTER
AL	ALUMINUM	MFR	MANUFACTURER
AS	AMP SWITCH	MCA	MINIMUM CIRCUIT AMPS
		MOCP	MAXIMUM OVERCURRENT PROTECTION DEVICE
C	CONDUCTOR, CONDUIT		
CKT	CIRCUIT		
CSFM	CALIF. STATE FIRE MARSHALL	N	NORTH
CU	COPPER	NC	NORMALLY CLOSED
		NO	NORMALLY OPEN
DWG	DRAWING	NO.	NUMBER
		NP	NAME PLATE
E	EXISTING	NTS	NOT TO SCALE
ELEC	ELECTRICAL	NFPA	NATIONAL FIRE PROTECTION
EX	EXPLOSION PROOF	NEC	NATIONAL ELECTRIC CODE
FA	FIRE ALARM	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
FLUOR	FLUORESCENT		
GALV	GALVANIZED	RGS	RIGID GALV STEEL
GFI	GROUND FAULT INTERRUPTER	RVS	REDUCED VOLTAGE STARTER
GND, G	GROUND		
		SFD	SMOKE FIRE DAMPER
HOA	HANDS-OFF AUTO SWITCH	SHT	SHEET
HP	HORSEPOWER	SWT	SWITCH
HTR	HEATER	SYM	SYMMETRICAL
HPS	HIGH PRESSURE SODIUM	SWBD	SWITCHBOARD
HT	HEIGHT		
HV	HIGH VOLTAGE	TYP	TYPICAL
ICS	SEAL IN CONTACT	UL	UNDERWRITER'S LABORATORY
IND	INDICATION	UNO	UNLESS NOTED OTHERWISE
INST	INSTANTANEOUS		
INSUL	INSULATING	V	VOLTAGE
INT	INTERRUPTING		
		W	WIRE
KVA	KILOVOLT-AMPERE	WP	WEATHERPROOF
KW	KILOWATT	XFMR	TRANSFORMER

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

PLANS FOR THE CONSTRUCTION OF
WEST SYCAMORE STAGING AREA
ELECTRICAL LEGEND & GENERAL NOTES

CONSULTANT
ELECTRICAL DESIGN, INC.
CONSULTING ENGINEERS
2212 PLAZA DE LAS FLORES, CARLSBAD, CA 92009
TEL (858) 564-8885
SIGNING:

SPEC. NO 2283A

REGISTERED PROFESSIONAL ENGINEER ROBERTO S. DANTES No. E14116 Exp. 06-30-27 ELECTRICAL STATE OF CALIFORNIA
10/24/2024

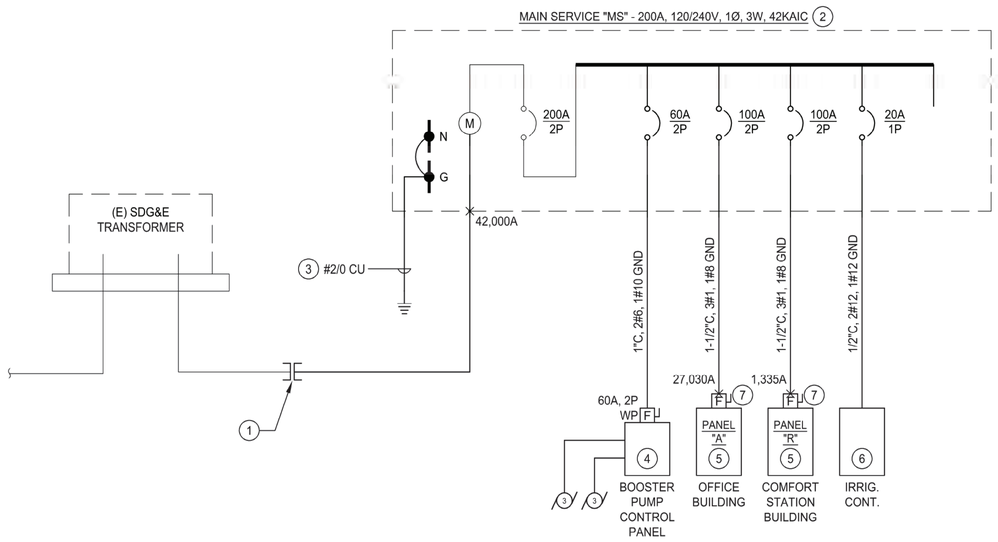
CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 35 OF 40 SHEETS

APPROVED: Parita Ammerlahn 12/17/2025
ENGINEER OF WORK AND FOR CITY ENGINEER — DATE
PARITA AMMERLAHN — 85403
PRINT EOW / DCE — RCE#

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA	Parita Ammerlahn	12/17/25	

CONTRACTOR
INSPECTOR
NTP DATE
NOC DATE

WBS NO. B-20054
SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER
CHECKED BY: PROJECT ENGINEER
1918-6328 NAD83 COORDINATES
278-1767 LAMBERT COORDINATES
DRAWING NO. E001
0100364-035 -D



SINGLE LINE DIAGRAM

SCALE: NOT TO SCALE

1
E002

MAIN SERVICE "MS" LOAD SUMMARY	
LOAD DESCRIPTION	**KVA**
BOOSTER PUMP CONTROL PANEL	7.8
PANEL "A"	19.2
PANEL "R"	10.0
IRRIGATION CONTROLLER	1.0
TOTAL LOAD	**38**
38 kVA @ 120/240V, 1ϕ, 3W =	**158 AMPS**

VOLTAGE DROP CALCULATIONS

FROM	TO	SUPPLY VOLTAGE	PHASE	VOLTAGE DROP		DEMAND LOAD		LENGTH (FEET)	K-FACTOR (OHMS)	PARALLEL RUNS	CIRCULAR MILS	WIRE SIZE (AWG)
				%	VOLTS	VA	AMPS					
PANEL "MS"	BP CONT PNL	240	1	1.33	3.20	7,800	33	100	12.9	1	26240	6
PANEL "MS"	PANEL "A"	240	1	0.10	0.25	19,200	80	10	12.9	1	83690	1
PANEL "MS"	PANEL "R"	240	1	2.94	7.06	10,000	42	550	12.9	1	83690	1
PANEL "MS"	IRRIG CONT	120	1	1.10	1.32	500	4	80	12.9	1	6530	12

SHORT CIRCUIT CALCULATIONS

VOLTAGE: 240	PHASE: 1	FROM								TO							
UTILITY'S MAX SHORT CIRCUIT CONTRIBUTION:	42,000																
MOTOR LOAD SHORT CIRCUIT CONTRIBUTION:	0	EQPM	WIRE SIZE	"C"	n	L	"f"	M	I (SCA)	EQPM	WIRE SIZE	"C"	n	L	"f"	M	I (SCB)
		"MSB"	-	-	-	-	-	-	**42,000**	BP CP	6	2430	1	100	14.403	0.065	**2,727**
										"A"	1	7493	1	10	0.467	0.682	**28,628**
										"R"	1	7493	1	550	25.691	0.037	**1,574**
										IRRIG	12	617	1	80	45.381	0.022	**906**

SHEET GENERAL NOTES:

1. COORDINATE ALL WORK INCLUDING SCHEDULES, INSPECTIONS, EXACT POINTS OF CONNECTIONS AND ALL OTHER REQUIREMENTS PRIOR TO AND DURING CONSTRUCTION WITH SDG&E.
2. SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT.
3. PROVIDE ARC-FLASH WARNING LABELS FOR ALL PANELBOARDS.

KEY NOTES:

(1) INTERCEPT EXISTING 3" SECONDARY CONDUIT AND EXTEND TO MAIN SERVICE "MS".

(2) RELOCATED MAIN SERVICE "MS".

(3) PROVIDE SERVICE GROUND PER CEC 250.

(4) PROVIDE POWER TO BOOSTER PUMP CONTROL PANEL.

(5) PROVIDE FEEDER TO LOAD CENTER SUPPLIED WITH THE MODULAR BUILDING.

(6) PROVIDE 20A, 120V CIRCUIT TO IRRIGATION CONTROLLER.

(7) PROVIDE WP, 100A, 2P FUSED DISCONNECT SWITCH.

WARNING

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

PLANS FOR THE CONSTRUCTION OF WEST SYCAMORE STAGING AREA
SINGLE LINE DIAGRAM & LOAD CALCULATIONS

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

CONSULTANT

ELECTRICAL DESIGN, INC. CONSULTING ENGINEERS
7212 PLAZA DE LAS FLORES, CARLSBAD, CA 92009
TEL (858) 566-8905

SIGNING:

SPEC. NO 2283A

REGISTERED PROFESSIONAL ENGINEER ROGELIO S. DAVILES No. E14116 Exp. 06-30-27 ELECTRICAL STATE OF CALIFORNIA

10/24/2024

CONTRACTOR _____ NTP DATE _____

INSPECTOR _____ NOC DATE _____

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 36 OF 40 SHEETS

APPROVED: Parita Ammerlahn
ENGINEER OF WORK AND FOR CITY ENGINEER — 12/17/2025 DATE

PARITA AMMERLAHN — 85403
PRINT EOW / DCE — RCE#

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA	Parita Ammerlahn	12/17/25	

WBS NO. B-20054

SUBMITTED BY: MARK CALLERAN — PROJECT MANAGER

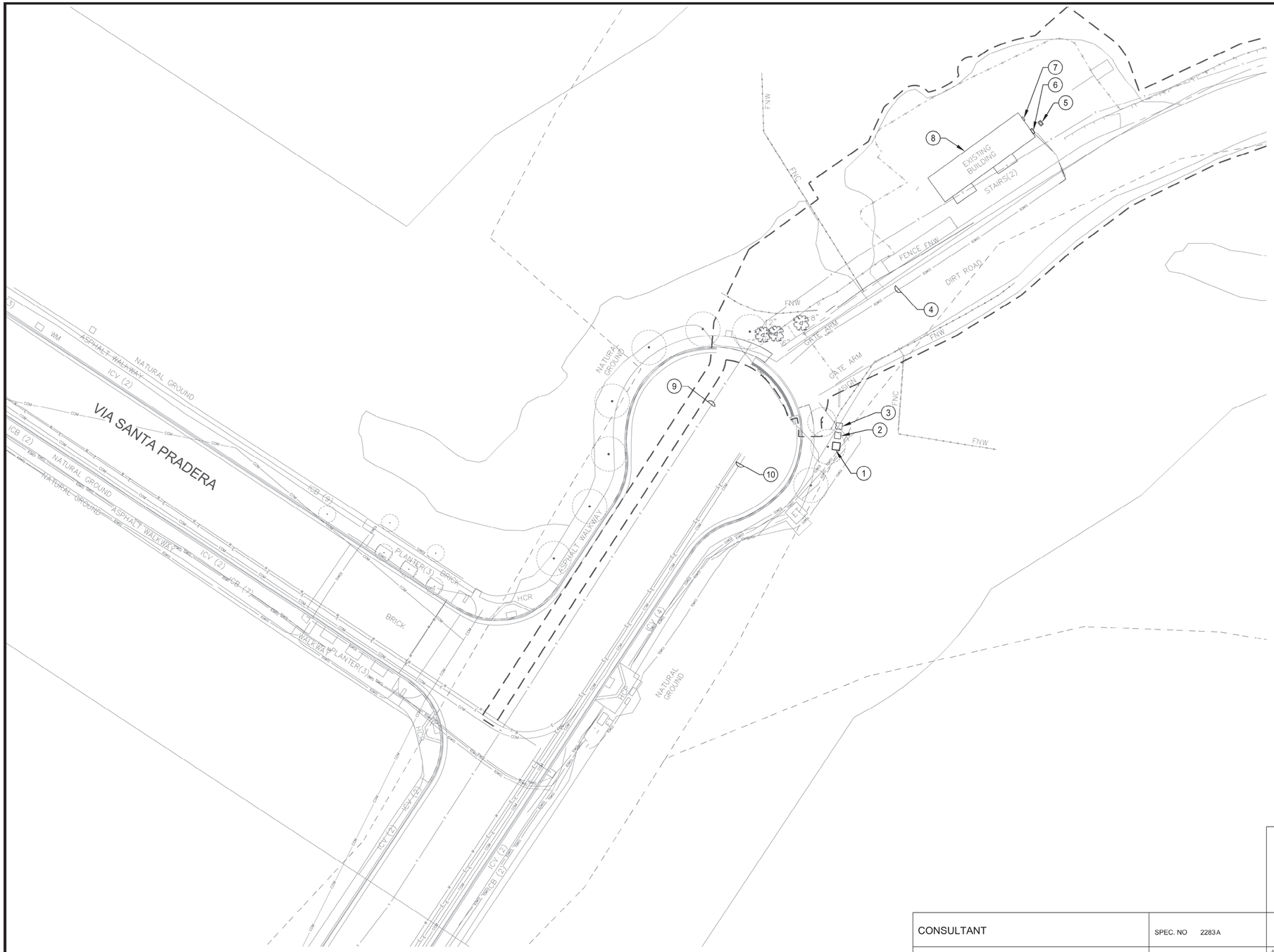
CHECKED BY: _____ — PROJECT ENGINEER

1918-6328 NAD83 COORDINATES

278-1767 LAMBERT COORDINATES

DRAWING NO. E002

0100364-036 -D



ELECTRICAL SITE PLAN - DEMOLITION

SCALE: 1" = 20'-0"

1
E003

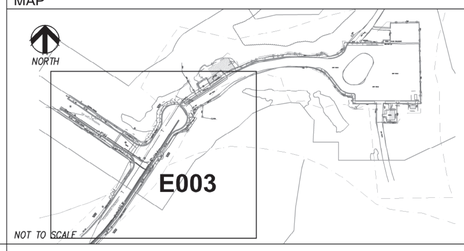
SHEET GENERAL NOTES:

1. COORDINATE ALL WORK INCLUDING SCHEDULES, INSPECTIONS, EXACT POINTS OF CONNECTION AND ALL OTHER REQUIREMENTS PRIOR TO AND DURING CONSTRUCTION WITH SDG&E, TELEPHONE AND CATV SERVICE PROVIDERS.
2. PRIOR TO DIGGING, COORDINATE EXISTING UNDERGROUND WET AND DRY UTILITIES WITH CITY AND ALL OTHER ENTITIES INVOLVED INCLUDING BUT NOT LIMITED TO DIGALERT (CALL 811).
3. CONTRACTOR IS RESPONSIBLE FOR TRENCHING AND BACKFILLING. ATTENTION IS CALLED TO THE FACT THAT THERE MAY BE NEW AND EXISTING UNDERGROUND UTILITY LINES THAT MUST BE PROTECTED IN PLACE AND REQUIRE EXTREME CAUTION WHEN TRENCHING. SEE GEOTECHNICAL REPORT FOR ANTICIPATED EXISTING SUB-GRADE MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES THEY CAUSE.
4. REPAIR, FILL AND PATCH TO MATCH EXISTING SURFACES DAMAGED DURING ELECTRICAL INSTALLATION.
5. SEE CIVIL DRAWINGS FOR SITE ITEMS EXISTING CONDITIONS AND DEMOLITION PLAN. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE EXISTING CONDITIONS AND DEMOLITION PLAN.

SHEET KEY NOTES:

1. EXISTING SDG&E SINGLE PHASE TRANSFORMER TO REMAIN.
2. EXISTING PENTAIR AIR CONDITIONING UNIT TO REMAIN.
3. EXISTING ELECTRICAL PEDESTAL TO REMAIN.
4. EXISTING SERVICE LATERAL CONDUIT TO REMAIN.
5. REMOVE ELECTRIC HANDHOLE.
6. EXISTING ELECTRIC MAIN SERVICE "MS" TO BE RELOCATED.
7. REMOVE MODULAR BUILDING LOAD CENTER.
8. EXISTING MODULAR BUILDING BEING REMOVED.
9. EXISTING AT&T UNDERGROUND CONDUIT TO REMAIN.
10. EXISTING COX COMMUNICATIONS UNDERGROUND CONDUIT TO REMAIN.

KEY MAP



WARNING

0 1/2 1

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PLANS FOR THE CONSTRUCTION OF
WEST SYCAMORE STAGING AREA
ELECTRICAL SITE PLAN - DEMOLITION

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

CONSULTANT

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TEL (858) 344-8985

SIGNING:

SPEC. NO 2283A

REGISTERED PROFESSIONAL ENGINEER
ROGELIO S. DANTES
No. E14116
Exp. 06-30-27
ELECTRICAL
STATE OF CALIFORNIA

10/24/2024

CONTRACTOR
INSPECTOR

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 37 OF 40 SHEETS

APPROVED: Parita Ammerlahn — ENGINEER OF WORK AND FOR CITY ENGINEER — 12/17/2025 DATE
PARITA AMMERLAHN — PRINT EOW / DCE — 85403 RCE#

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA	Parita Ammerlahn	12/17/25	

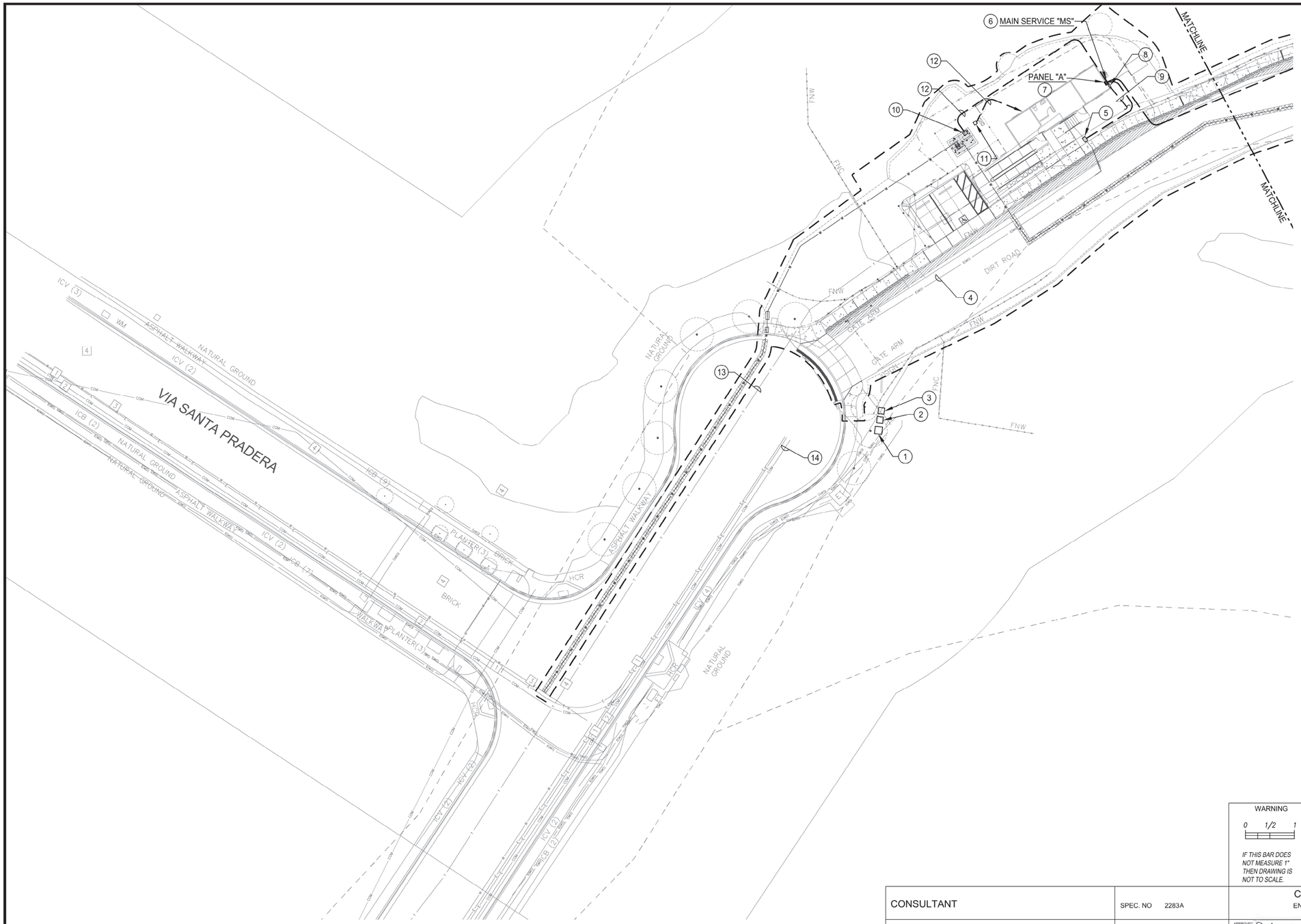
NTP DATE
NOC DATE

WBS NO. B-20054

SUBMITTED BY: MARK CALLERAN — PROJECT MANAGER
CHECKED BY: — PROJECT ENGINEER

1918-6328 NAD83 COORDINATES
278-1767 LAMBERT COORDINATES

DRAWING NO. E003
0100364-037 -D



PARTIAL ELECTRICAL SITE PLAN - NEW WORK

SCALE: 1" = 20'-0"

1 / E004

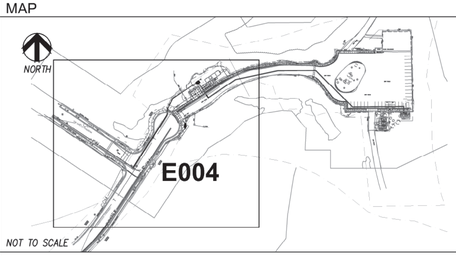
SHEET GENERAL NOTES:

1. COORDINATE ALL WORK INCLUDING SCHEDULES, INSPECTIONS, EXACT POINTS OF CONNECTION AND ALL OTHER REQUIREMENTS PRIOR TO AND DURING CONSTRUCTION WITH SDG&E, TELEPHONE AND CATV SERVICE PROVIDERS.
2. PRIOR TO DIGGING, COORDINATE EXISTING UNDERGROUND WET AND DRY UTILITIES WITH CITY AND ALL OTHER ENTITIES INVOLVED INCLUDING BUT NOT LIMITED TO DIGALERT (CALL 811).
3. CONTRACTOR IS RESPONSIBLE FOR TRENCHING AND BACKFILLING. ATTENTION IS CALLED TO THE FACT THAT THERE MAY BE NEW AND EXISTING UNDERGROUND UTILITY LINES THAT MUST BE PROTECTED IN PLACE AND REQUIRE EXTREME CAUTION WHEN TRENCHING. SEE GEOTECH REPORT FOR ANTICIPATED EXISTING SUBGRADE MATERIALS CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES THEY CAUSE.
4. REPAIR, FILL AND PATCH TO MATCH EXISTING SURFACES DAMAGED DURING ELECTRICAL INSTALLATION.
5. REFER TO SINGLE LINE DIAGRAM ON SHEET E-02 FOR EQUIPMENT AND FEEDER SIZES.

SHEET KEY NOTES:

1. EXISTING SDG&E SINGLE PHASE TRANSFORMER TO REMAIN.
2. EXISTING PENTAIR AIR CONDITIONING UNIT TO REMAIN.
3. EXISTING ELECTRICAL PEDESTAL TO REMAIN.
4. EXISTING SERVICE LATERAL CONDUIT TO REMAIN.
5. INTERCEPT EXISTING SDG&E 3" LATERAL CONDUIT AND EXTEND TO NEW LOCATION OF MAIN SERVICE "MS". PROVIDE TRAFFIC-RATED HANDHOLE AS REQUIRED.
6. NEW LOCATION OF MAIN SERVICE "MS". COORDINATE EXACT LOCATION WITH TRAILER MANUFACTURER.
7. LOAD CENTER IS PROVIDED WITH OFFICE TRAILER BY THE MANUFACTURER.
8. PROVIDE TELECOM PULLBOX.
9. PROVIDE 2" C.O. (AT&T) AND 2" C.O. (COX) AND EXTEND TO AT&T AND COX COMMUNICATIONS PULLBOXES. CITY OF SAN DIEGO I.T. GROUP TO COORDINATE INTERNET SERVICE WITH AT&T.
10. PROVIDE POWER TO BOOSTER PUMP CONTROLLER.
11. PROVIDE POWER TO IRRIGATION CONTROLLER. COORDINATE EXACT LOCATION.
12. TO MAIN SERVICE "MS". ROUTE CONDUIT TIGHT TO THE OUTSIDE OF THE FENCE TO AVOID SENSITIVE NATIVE PLANTS.
13. EXISTING AT&T UNDERGROUND CONDUIT TO REMAIN.
14. EXISTING COX COMMUNICATIONS UNDERGROUND CONDUIT TO REMAIN.

KEY MAP



WARNING

0 1/2 1

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PLANS FOR THE CONSTRUCTION OF WEST SYCAMORE STAGING AREA

PARTIAL ELECTRICAL SITE PLAN - NEW WORK

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

CONSULTANT

ELECTRICAL DESIGN, INC. CONSULTING ENGINEERS
2213 PLAZA DE LAS FLORES, CARLSBAD, CA 92009
Tel: (858) 344-8985

SIGNING:

SPEC. NO 2283A

REGILIO S. DANTES, No. E14116, Exp. 06-30-27, ELECTRICAL, STATE OF CALIFORNIA

10/24/2024

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 38 OF 40 SHEETS

APPROVED: Parita Ammerlahn
ENGINEER OF WORK AND FOR CITY ENGINEER — DATE 12/17/2025
PARITA AMMERLAHN — RCE# 85403
PRINT EOW / DCE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA	Parita Ammerlahn	12/17/25	

CONTRACTOR — NTP DATE
INSPECTOR — NOC DATE

WBS NO. B-20054

SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER

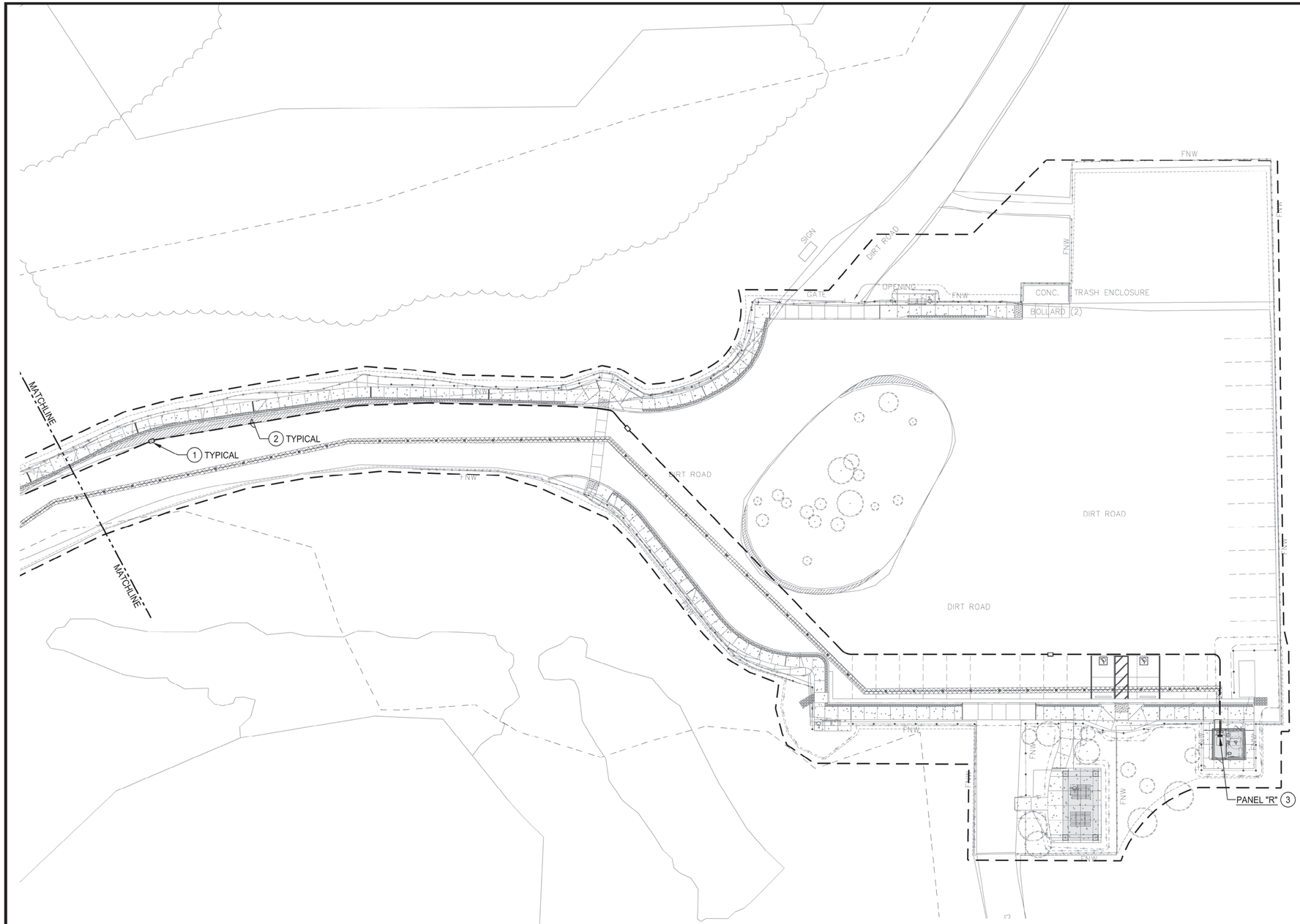
CHECKED BY: PROJECT ENGINEER

1918-6328 NAD83 COORDINATES

278-1767 LAMBERT COORDINATES

DRAWING NO. 0100364-038 -D

E004



PARTIAL ELECTRICAL SITE PLAN - NEW WORK

1
E005

SCALE: 1" = 20'-0"

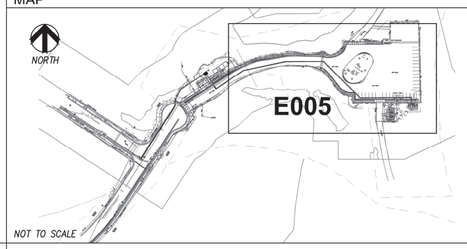
SHEET GENERAL NOTES:

1. COORDINATE ALL WORK INCLUDING SCHEDULES, INSPECTIONS, EXACT POINTS OF CONNECTION AND ALL OTHER REQUIREMENTS PRIOR TO AND DURING CONSTRUCTION WITH SDG&E, TELEPHONE AND CATV SERVICE PROVIDERS.
2. PRIOR TO DIGGING, COORDINATE EXISTING UNDERGROUND WET AND DRY UTILITIES WITH CITY AND ALL OTHER ENTITIES INVOLVED INCLUDING BUT NOT LIMITED TO DIGALERT (CALL 811).
3. CONDUITS INTO COMFORT STATION SHALL RUN THROUGH PIPE BLOCK SECTION. SEE SHEET S-02.
4. CONTRACTOR IS RESPONSIBLE FOR TRENCHING AND BACKFILLING. ATTENTION IS CALLED TO THE FACT THAT THERE MAY BE NEW AND EXISTING UNDERGROUND UTILITY LINES THAT MUST BE PROTECTED IN PLACE AND REQUIRE EXTREME CAUTION WHEN TRENCHING. SEE GEOTECH REPORT FOR ANTICIPATED EXISTING SUBGRADE MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES THEY CAUSE.
5. REPAIR, FILL AND PATCH TO MATCH EXISTING SURFACES DAMAGED DURING ELECTRICAL INSTALLATION.
6. REFER TO SINGLE LINE DIAGRAM ON SHEET E-02 FOR EQUIPMENT AND FEEDER SIZES.

SHEET KEY NOTES:

1. PROVIDE TRAFFIC-RATED HANDHOLE.
2. PROVIDE FEEDER.
3. LOAD CENTER PROVIDED WITH COMFORT STATION BY THE MANUFACTURER.

KEY MAP



WARNING

0 1/2 1

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PLANS FOR THE CONSTRUCTION OF
WEST SYCAMORE STAGING AREA
PARTIAL ELECTRICAL SITE PLAN - NEW WORK

CONSULTANT

EDI ELECTRICAL DESIGN, INC. CONSULTING ENGINEERS
2212 PLAZA DE LAS FLORES, CARLSBAD, CA 92009
Tel: (858) 564-8985

SIGNING:

SPEC. NO 2283A

REGISTERED PROFESSIONAL ENGINEER
RODOLFO S. DANTES
No. E14116
Exp. 06-30-27
ELECTRICAL
STATE OF CALIFORNIA

10/24/2024

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 39 OF 40 SHEETS

APPROVED: Parita Ammerlahn
ENGINEER OF WORK AND FOR CITY ENGINEER
12/17/2025
DATE

PARITA AMMERLAHN
PRINT EOW / DCE
85403
RCE#

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA	Parita Ammerlahn	12/17/25	

CONTRACTOR
INSPECTOR
NTP DATE
NOC DATE

WBS NO. B-20054

SUBMITTED BY:
MARK CALLERAN
PROJECT MANAGER

CHECKED BY:
PROJECT ENGINEER

1918-6328
NAD83 COORDINATES

278-1767
LAMBERT COORDINATES

DRAWING NO.
0100364-039 -D

E005

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

EXISTING WORK

A. PRIOR TO CONSTRUCTION & INSTALLATION, CONTRACTOR TO VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT/ENGINEER OF CONFLICTS OR CONDITIONS WHICH INTERFERE WITH INSTALLATION AS SET FORTH IN CONTRACT DOCUMENTS.
B. ALL CUTTING AND PATCHING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS CLEARLY INDICATED AS PART OF ANOTHER PRIME CONTRACT.
C. REMOVE, RELOCATE, AND EXTEND EXISTING INSTALLATIONS TO ACCOMMODATE NEW CONSTRUCTION.
D. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND EXTENSION WORK.
E. MAINTAIN ACCESS TO EXISTING BOXES AND OTHER INSTALLATIONS REMAINING ACTIVE AND REQUIRING ACCESS. MODIFY INSTALLATION OR PROVIDE ACCESS PANEL.
F. EXTEND EXISTING RACEWAY AND BOX INSTALLATIONS USING MATERIALS AND METHODS COMPATIBLE WITH EXISTING ELECTRICAL INSTALLATIONS, OR AS SPECIFIED.
G. CLEAN AND REPAIR EXISTING COMPONENTS TO REMAIN OR TO BE REINSTALLED.
H. PROVIDE ACCESS TO EXISTING WIRING CONNECTIONS REMAINING ACTIVE AND REQUIRING ACCESS. MODIFY INSTALLATION OR INSTALL ACCESS PANEL.
I. EXTEND EXISTING CIRCUITS USING MATERIALS AND METHODS COMPATIBLE WITH EXISTING ELECTRICAL INSTALLATIONS, OR AS SPECIFIED.
J. RING OUT CIRCUITS IN EXISTING PANEL AFFECTED BY THE WORK. WHERE ADDITIONAL CIRCUITS ARE NEEDED, INSTALL NEW BREAKERS.
K. TAG UNUSED CIRCUITS AS SPARE AND SWITCH BREAKER TO THE "OFF" POSITION.
L. WHERE EXISTING CIRCUITS ARE INDICATED TO BE REUSED, USE SENSING MEASURING DEVICES TO VERIFY CIRCUITS FEEDING PROJECT AREA OR ARE NOT IN USE.
M. PROVIDE NEW UPDATED DIRECTORIES WHERE MORE THAN THREE CIRCUITS HAVE BEEN MODIFIED OR REWIRED.
N. IDENTIFY SALVAGE ITEMS IN COOPERATION WITH OWNER. REMOVE AND PROTECT ITEMS TO BE SALVAGED AND TURN OVER TO OWNER.
O. CAREFULLY REMOVE EQUIPMENT, MATERIALS, OR FIXTURES WHICH ARE TO BE REUSED.

GENERAL

A. ALL ELECTRICAL WORK TO CONFORM TO:
   1. NFPA 70 (CALIFORNIA ELECTRIC CODE) – CURRENT VERSION
   2. NECA (NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION) – STANDARD OF INSTALLATION
   3. NETA ATS (INTERNATIONAL ELECTRICAL TESTING ASSOCIATION) – ACCEPTANCE TESTING SPECIFICATIONS FOR ELECTRICAL POWER DISTRIBUTION EQUIPMENT AND SYSTEMS.
   4. NFPA 72 (NATIONAL FIRE PROTECTION ASSOCIATION – NATIONAL FIRE ALARM CODE).
   5. ALL APPLICABLE LOCAL CODES.
B. ALL WORK SHOWN ON THIS DRAWING IS THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS CLEARLY INDICATED AS PART OF ANOTHER PRIME CONTRACT.
C. PROVIDE TEMPORARY POWER REQUIRED FOR ALL TRADES.
D. MATCH OWNERS EXISTING STANDARD EQUIPMENT.
E. COORDINATE WORK TO MINIMIZE OUTAGE DURATION.
F. OBTAIN ALL REQUIRED PERMITS & INSPECTIONS.
G. PROVIDE FOR ELECTRICAL INSPECTIONS AND SUBMIT REPORTS TO THE OWNER.
H. SUBMIT O&M MANUALS TO OWNER UPON COMPLETION OF WORK.
I. PROVIDE SUBMITTALS FOR ALL ELECTRICAL EQUIPMENT, EXCLUDING WIRE, CONDUIT, AND FASTENERS.
   1. HANDHOLES.
   2. LUMINAIRES – CATALOG INFORMATION SHOWING DIMENSIONS, RATINGS, AND PERFORMANCE DATA.
K. SELECT MATERIALS, SIZES, AND TYPES OF ANCHORS, FASTENERS, AND SUPPORTS TO CARRY LOADS OF EQUIPMENT.

LOW-VOLTAGE WIRE AND CABLE, 600V AND LESS

A. PROVIDE PRODUCTS AS FOLLOWS:
   1. SOLID CONDUCTOR FOR FEEDERS AND BRANCH CIRCUITS 10 AWG AND SMALLER.
   2. STRANDED CONDUCTORS FOR CONTROL CIRCUITS.
   3. CONDUCTOR NOT SMALLER THAN #12 AWG FOR POWER AND LIGHTING CIRCUITS.
   4. CONDUCTOR NOT SMALLER THAN #16 AWG FOR CONTROL CIRCUITS.
   5. 10 AWG CONDUCTORS FOR 20 AMPERE, 120 VOLT BRANCH CIRCUITS LONGER THAN 75 FEET.
   6. 10 AWG CONDUCTORS FOR 20 AMPERE, 277 VOLT BRANCH CIRCUITS LONGER THAN 200 FEET.
B. WIRING METHODS: PROVIDE THE FOLLOWING WIRING METHODS:
   1. UNDERGROUND LOCATIONS: USE ONLY BUILDING WIRE, TYPE THHN/THWN INSULATION, IN RACEWAY.
C. WIRE AND CABLE ROUTING INDICATED IS APPROXIMATE UNLESS DIMENSIONED. INCLUDE WIRE AND CABLE LENGTHS WITHIN 10 FT OF LENGTH SHOWN.
D. COMPLETELY AND THOROUGHLY SWAB RACEWAY BEFORE INSTALLING WIRE.
E. NEATLY TRAIN AND LACE WIRING INSIDE BOXES, EQUIPMENT, AND PANELBOARDS.
F. SPECIAL TECHNIQUES – WIRE IN RACEWAY:
   1. PULL CONDUCTORS INTO RACEWAY AT SAME TIME.
   2. INSTALL BUILDING WIRE 4 AWG AND LARGER WITH PULLING EQUIPMENT.
G. SPECIAL TECHNIQUES – WIRING CONNECTIONS:
   1. CLEAN CONDUCTOR SURFACES BEFORE INSTALLING LUGS AND CONNECTORS.
   2. MAKE SPLICES, TAPS, AND TERMINATIONS TO CARRY FULL AMPACITY OF CONDUCTORS WITH NO PERCEPTIBLE TEMPERATURE RISE.
   3. TAPE UNINSULATED CONDUCTORS AND CONNECTORS WITH ELECTRICAL TAPE TO 150 PERCENT OF INSULATION RATING OF CONDUCTOR.
   4. INSTALL SPLIT BOLT CONNECTORS OR MULTI–TAP BLOCKS FOR COPPER CONDUCTOR SPLICES AND TAPS, 6 AWG AND LARGER.
   5. INSTALL SOLDERLESS PRESSURE CONNECTORS WITH INSULATING COVERS FOR COPPER CONDUCTOR SPLICES AND TAPS, 8 AWG AND SMALLER.
   6. INSTALL INSULATED SPRING WIRE CONNECTORS WITH PLASTIC CAPS FOR COPPER CONDUCTOR SPLICES AND TAPS, 10 AWG AND SMALLER.
   7. TERMINATE EXISTING ALUMINUM CONDUCTORS WITH TIN–PLATED, ALUMINUM–BODIED COMPRESSION CONNECTORS ONLY. FILL WITH ANTI–OXIDANT COMPOUND BEFORE INSTALLING CONDUCTOR.
   8. INSTALL SUITABLE REDUCING CONNECTORS OR MECHANICAL CONNECTOR ADAPTORS FOR CONNECTING ALUMINUM CONDUCTORS TO COPPER CONDUCTORS.
J. GROUND CONDUCTORS:
   1. FOR 6 AWG AND SMALLER: GREEN.
   2. FOR 4 AWG AND LARGER: IDENTIFY WITH GREEN TAPE AT BOTH ENDS AND VISIBLE POINTS INCLUDING JUNCTION BOXES.
K. ALL WIRING SHALL BE #10 CU UNLESS SPECIFIED OTHERWISE.

GROUNDING SYSTEMS

A. GROUNDING SYSTEM RESISTANCE: 25 OHMS.
B. GROUNDING SYSTEMS:
   1. MECHANICAL CONNECTORS: BRONZE CONNECTORS, SUITABLE FOR GROUNDING AND BONDING APPLICATIONS, IN CONFIGURATIONS REQUIRED FOR PARTICULAR INSTALLATION.
C. EXOTHERMIC CONNECTIONS: EXOTHERMIC MATERIALS, ACCESSORIES, AND TOOLS FOR PREPARING AND MAKING PERMANENT FIELD CONNECTIONS BETWEEN GROUNDING SYSTEM COMPONENTS.
D. WIRE: STRANDED COPPER.
E. GROUNDING ELECTRODE CONDUCTOR: SIZE TO MEET NFPA 70 AND LOCAL MUNICIPALITY REQUIREMENTS.
F. INSTALLATION:
   1. EQUIPMENT GROUNDING CONDUCTOR: INSTALL SEPARATE, INSULATED CONDUCTOR WITHIN EACH FEEDER AND BRANCH CIRCUIT RACEWAY. TERMINATE EACH END ON SUITABLE LUG, BUS, OR BUSHING.

RACEWAY AND BOXES

A. PROVIDE RACEWAY AND BOXES LOCATED AS INDICATED, AND AT OTHER LOCATIONS REQUIRED FOR SPLICES, TAPS, WIRE PULLING, EQUIPMENT CONNECTIONS, AND COMPLIANCE WITH REGULATORY REQUIREMENTS. RACEWAY AND BOXES ARE SHOWN IN APPROXIMATE LOCATIONS UNLESS DIMENSIONED. PROVIDE RACEWAY TO COMPLETE WIRING SYSTEM.
B. UNDERGROUND: PROVIDE SCHEDULE 40 PVC. PROVIDE CAST METAL BOXES OR NONMETALLIC HANDHOLES WHERE REQUIRED.
C. MINIMUM RACEWAY SIZE: 3/4 INCH UNLESS OTHERWISE SPECIFIED.
D. RACEWAY ROUTING IS SHOWN IN APPROXIMATE LOCATIONS UNLESS DIMENSIONED. ROUTE TO COMPLETE WIRING SYSTEM.
E. INSTALL NO MORE THAN EQUIVALENT OF THREE 90 DEGREE BENDS BETWEEN BOXES.
F. INSTALL SUITABLE PULL STRING OR CORD IN EACH EMPTY RACEWAY EXCEPT SLEEVES AND NIPPLES.

IDENTIFICATION

A. IDENTIFY ELECTRICAL COMPONENTS AS FOLLOWS:
   1. ENGRAVED LAMINATED PLASTIC NAMEPLATE FOR EACH ELECTRICAL DISTRIBUTION, CONTROL EQUIPMENT ENCLOSURE, AND COMMUNICATION CABINET.
   2. CLOTH TYPE WIRE MARKER FOR EACH CONDUCTOR AT PANELBOARD GUTTERS, AND PULL BOXES.
   3. RACEWAY MARKER FOR EACH RACEWAY WHERE IT STUBS ABOVE THE CEILING OR BELOW THE FLOOR.
   4. UNDERGROUND WARNING TAPE ALONG LENGTH OF EACH UNDERGROUND RACEWAY OR CABLE, 3" BELOW FINISHED GRADE. TAPE TO BE 4–INCH WIDE PLASTIC TAPE, DETECTABLE TYPE, COLORED YELLOW WITH SUITABLE WARNING LEGEND DESCRIBING BURIED ELECTRICAL LINES.

WEST SYCAMORE STAGING AREA - FINAL CONSTRUCTION DOCUMENTS

WARNING

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

PLANS FOR THE CONSTRUCTION OF
WEST SYCAMORE STAGING AREA
ELECTRICAL SPECIFICATIONS

CONSULTANT

ELECTRICAL DESIGN, INC.
CONSULTING ENGINEERS
2241 PLAZA DEL SOL ESCONDIDO, CA 92029
Tel: (858) 564-8985

SIGNING:

SPEC. NO 2283A

REGISTERED PROFESSIONAL ENGINEER
REGILIO S. DANTES
No. E14116
Exp. 06-30-27
ELECTRICAL
STATE OF CALIFORNIA

10/24/2024

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 40 OF 40 SHEETS

WBS NO. B-20054

APPROVED: Parita Ammerlahn
ENGINEER OF WORK AND FOR CITY ENGINEER — DATE 12/17/2025

PARITA AMMERLAHN
PRINT EOW / DCE — 85403 RCE#

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	KTUA	Parita Ammerlahn	12/17/25	

SUBMITTED BY: MARK CALLERAN, PROJECT MANAGER
CHECKED BY: PROJECT ENGINEER
1918-6328 NAD83 COORDINATES
278-1767 LAMBERT COORDINATES

CONTRACTOR
INSPECTOR
NTP DATE
NOC DATE

DRAWING NO. E006
0100364-040 -D

City of San Diego

CITY CONTACT: Abel Martinez, Contract Specialist, Email: MartinezAbel@sandiego.gov
Phone No. (619) 533-5270

ADDENDUM B

e - Bidding

FOR

WEST SYCAMORE STAGING AREA

BID NO.:	**K-26-2283-DBB-3-A**
SAP NO. (WBS/IO/CC):	**B-20054**
CLIENT DEPARTMENT:	**1714**
COUNCIL DISTRICT:	**5**
CADPR ID:	**10000709-2022**
PROJECT TYPE:	**GD, GG**

BID DUE DATE:

2:00 PM
JUNE 30, 2026

CITY OF SAN DIEGO'S ELECTRONIC BIDDING SITE, PLANETBIDS

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

ENGINEER OF WORK

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

1) Registered Landscape Architect	6/23/2026 Date	Seal:

2) For City Engineer	06/24/2026 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. Pursuant to the City's Technical Bulletin BLDG-17-2, Duties and Responsibilities I.A.5, "Independent Special Inspectors, Testing Laboratories and Inspection Agencies shall work for the project's owner or the designer of record, not for the Contractor" and section I.A.11, "Failing to comply with the duties and responsibilities may subject the registered special inspector to disciplinary action…" and California Building Code Chapter 17 Section 1703.1.1 "shall be … independent from the contractor responsible for the work". Please confirm that the City has approved with the Building Official that they will allow the Contractor to directly hire the Special Inspector.

A1. The City acknowledges the Contractor's question regarding the independence requirements for Special Inspectors under Technical Bulletin BLDG-17-2 and California Building Code Section 1703.1.1. The City is currently reviewing the Special Inspection requirements applicable to this project with the Building Official. Pending that review, Contractors shall bid and perform the Work in accordance with the Contract Documents. If clarification or modification of the Special Inspection procurement requirements is determined to be necessary, the City will issue an addendum or other written direction as appropriate.

C. CLARIFICATIONS

1. The training materials and forms for Unifier will be made available at the provided link prior to the pre-construction meeting. See Section D, item 1, sub-item 3 of this Addendum.

D. SUPPLEMENTARY SPECIAL PROVISIONS

1. To Attachment E, SUPPLEMENTARY SPECIAL PROVISIONS, **Section 5, LEGAL RELATIONS AND RESPONSIBILITIES**, page 63, **ADD** the following:

5-13 ELECTRONIC COMMUNICATION. To the "WHITEBOOK", DELETE in its entirety and SUBSTITUTE with the following:

1. **Unless specified otherwise** (e.g., by federal requirements), Oracle Unifier (Unifier) shall be used for all Contract-related communications directed to the City regarding construction activities on the Contract.

2. You shall post all communications addressed to the Engineer concerning construction including, but not limited to, RFIs, submittals, daily logs including the Weekly Statement of Working Days (WSWD), Storm Water reports, Field Orders, Change Order requests, and transmittals to the Unifier website established for the Projects.

3. A user's guide for Unifier is available on the City's website. Refer to the Unifier training videos and forms at the location below:

   https://www.sandiego.gov/ecp/edocref/

4. Submit all required user agreements and supporting documentation identified in the Unifier User's Guide at the Pre-construction Meeting.

5-13.1 Payment. To the "WHITEBOOK", DELETE in its entirety and SUBSTITUTE with the following:

1. The payment for electronic communications is included in the Contract Price.

Elif E. Cetin, Director
Engineering & Capital Projects Department

Dated: *June 24, 2026*
San Diego, California

EEC/MA/ker

Submission

Bidder Details

Vendor Name	Palm Engineering Construction Co., Inc.
Address	7330 Opportunity Rd.. Suite A&B San Diego, CA, California 92111 United States
Respondee	Estimating
Respondee Title	Project Engineer
Phone	619-291-1495
Email	omar@palmengineeringco.com
Vendor Type	MALE, CADIR
License #	853930
CADIR	2000000411

Submission Detail

Submission Format	Electronic
Submitted	06/30/2026 1:58 PM (PDT)
Delivery Method	
Responsive	
Submission Status	Submitted
Confirmation #	494494

Respondee Comment

Buyer Comment

Attachments

File Title	File Name	File Type
1.Contractor s Certification of Pending Actions.pdf	1.Contractor s Certification of Pending Actions.pdf	Contractor's Certification of Pending Actions
2.Mandatory Disclosure of Business Interest.pdf	2.Mandatory Disclosure of Business Interest.pdf	Mandatory Disclosure of Business Interest
3.Prime Debarment and Suspension Certification.pdf	3.Prime Debarment and Suspension Certification.pdf	Prime Debarment and Suspension Certification
4.Subcontractor Debarment and Suspension Certification.pdf	4.Subcontractor Debarment and Suspension Certification.pdf	Subcontractor Debarment and Suspension Certification
5. Bid Bond.pdf	5. Bid Bond.pdf	Bid Bond

Subcontractors

Showing 7 Subcontractors

Name & Address	Desc	License Num	CADIR	Amount	Type
BW Testing & Inspections LLC 9520 Chesapeake Drive, Suite 606 San Diego, California 92123	Special Inspection (Consultant)	000000	2000006130	$5,000.00	DBE, CAU, WOSB, FEM, CADIR, ELBE, Local
McGrath Holdings, Inc PO BOX 2488 El Cajon, California 92021	WPCP development (Consultant)	000000	1000037165	$800.00	ELBE, CADIR, Local
Merkel & Associates, Inc. 5434 Ruffin Road San Diego, California 92123	Biological Monitoring (Consultant)	724891	1000021267	$22,228.00	WBE, CAU, SLBE, FEM, CADIR, Local
Nava Landscapes Inc 484 Kensington Dr San Marcos, California 92078	Landscape, irrigation, and Maintenance (constructor)	1003673	1001114682	$250,091.00	SDB, MBE, SLBE, HUBZ, MALE, LAT, CADIR, Local
Public Restroom Company 2587 Business Parkway Minden, Nevada 89423	Installation of Prefabricated Building. (Constructor)	822966	1000005303	$18,718.00	CADIR
RAN Engineering Group 1355 Max Avenue Chula Vista, California 91911	Electrical. (CONSTRUCTOR)	1059689	1001138678	$49,500.00	SDB, WOSB, FEM, PQUAL, LAT, CADIR, ELBE, Local
Statewide Stripes Inc. PO Box 600710 San Diego, California 92160	Striping. (Constructor)	788286	1000001334	$3,925.00	DBE, CADIR, Local

Line Items

Discount Terms No Discount

Item #	Item Code	Type	Item Description	UOM	QTY	Unit Price	Line Total	Response	Comment
Main Bid							**$2,173,233.33**		
1	524126		Bonds (Payment and Performance)	LS	1	$33,334.33	$33,334.33	Yes	
2	236220		Building Permits (EOC Type I)	AL	1	$4,000.00	$4,000.00	Yes	
3	237310		Construction of West Sycamore Staging Area per Plans numbered 0100364-01-D through 0100364-40-D, inclusive, and the specifications in contract Bid Document No. K-26-2283-DBB-3-A	LS	1	$1,751,333.00	$1,751,333.00	Yes	
4	237310		Mobilization	LS	1	$111,333.00	$111,333.00	Yes	
5			Field Orders (EOC Type II)	AL	1	$88,000.00	$88,000.00	Yes	
6	541330		Traffic Control and Working Drawings	LS	1	$13,333.00	$13,333.00	Yes	
7	238990		Construction Fencing and Access Route	LS	1	$10,000.00	$10,000.00	Yes	
8	541330		Biological Monitoring and Reporting	LS	1	$45,000.00	$45,000.00	Yes	
9	541330		25-Month Revegetation Maintenance and Monitoring Program	LS	1	$79,000.00	$79,000.00	Yes	
10	541330		WPCP Development	LS	1	$2,900.00	$2,900.00	Yes	
11	237310		WPCP Implementation	LS	1	$35,000.00	$35,000.00	Yes	

Line Item Subtotals

Section Title	Line Total
Main Bid	**$2,173,233.33**
Grand Total	**$2,173,233.33**