



REPORT

THE CITY OF SAN DIEGO
TO THE PARK AND RECREATION BOARD

DATE ISSUED: March 10, 2011 REPORT NO: 101

ATTENTION: Park and Recreation Board
Agenda of March 17, 2011

SUBJECT: Home Avenue Neighborhood Park – General Development Plan

SUMMARY

Issue -Should the Park and Recreation Board approve the General Development Plan [GDP] for Home Avenue Neighborhood Park?

Staff Recommendation - Recommend approval of the Home Avenue Neighborhood Park GDP.

Other Recommendations:

On August 23, 2005 the Chollas Lake Recreation Council voted (6-2-1) approving the Home Avenue GDP.

On November 22, 2005 The Chollas Lake Recreation Council voted (14-0) recommending approval of the Home Avenue Neighborhood Park GDP with the following recommendations to:

- Leave Home Ave as is and not widen it to a four lane collector street as required per the Mid City Community plan, present the road widening issue to the City Heights Planning Group and limit Home Avenue to one traffic lane in both directions;
- Have the parking for the park be on Home Avenue to maximize the parkland for recreation purposes;
- Also it was voted (13-1) recommending the use of Decomposed Granite or Pea Gravel for the off-leashed dog area, and if it becomes necessary, replace with grass.

On January 4, 2006 the road widening issue was presented to the City Heights Area Planning Committee, and the Committee gave the following recommendation:

- *"If a community plan amendment is required to narrow Home Avenue adjacent to the proposed Home Avenue Park, then the Committee recommends*

approval of a Community Plan Initiation and recommends that the Park and Recreation Director and the Planning Director cooperate with the Committee in initiating, writing, and requesting approval of the amendment.”

On September 25, 2007 the GDP was presented to the Chollas Lake Recreation Council, and the Committee voted unanimously (6-0) recommending approval of the revised Home Avenue Neighborhood Park GDP as presented and with 6 revisions as long as the park design conforms to previous actions voted on by the Council including the following recommendations:

- “Ultimate City ROW” should be re-classified to say “City ROW” on the GDP exhibits;
- The necessary sewer and other stub-outs for the comfort station be included in Phase 1 construction;
- Sidewalks should be concrete;
- City to provide portable toilets on park site until comfort station is built;
- The final road striping plans be brought back to the Chollas Lake Recreation Council for review; and
- Removal of any plans to widen Home Avenue.

On May 14, 2008 the Community Park II Area Committee voted (7-2-0) recommending the approval of the Home Avenue Park General Development Plan as presented.

On June 11, 2008 the Design Review Committee voted unanimously recommending the approval of the Home Avenue Park General Development Plan as presented with the following recommendations to:

- Change the Crape Myrtle trees to native flowering trees
- Add smaller paths off the proposed decomposed granite path or meandering the path into and out of the 20 foot buffer area along Auburn Creek
- Substitute native plants for the Pittosporum identified as a screening shrub
- Reduce the monument sign in size and orient for better visibility from street
- Omit the monument sign lighting
- Add benches with shade near the children’s play areas
- Design the cobble columns to have a dry stacked appearance
- Substitute a cobble or rock pinnacle at the top of the columns of the round concrete balls shown in the GDP documents
- Soften the southern edge of the off-leashed area
- Blend the playground equipment into the background by using neutral colors as brown posts and forest green accents
- Blend black into the rubberized surfacing colors to subdue the surfacing color somewhat.

On January 4, 2010 the City Heights Area Planning Committee voted unanimously to support the Home Avenue Park Site Development Plans for CEQA Permit review,

requesting the plans be revised to include the following recommendations:

- Inclusion of toilet facilities
- A 4 foot height restriction for the fence along Home Avenue
- Either a 3 hour maximum or no overnight parking restriction on the entire street frontage along Home Avenue
- Inclusion of a landscaped parkway between the street curb and sidewalk
- Inclusion of a plan for Arrundo removal in the park area

Fiscal Impact - The current estimated cost for the design and construction of the park and associated street improvements is approximately at \$4,300,150. Currently, this project is partially funded by Special Park Fee in the amount of \$600,000. Additional funding has been identified from a Proposition 84 Grant in the amount of \$2,800,150 for the park's construction and the City Heights Redevelopment Fund in the amount of \$900,000 for street improvements and environmental mitigations.

Once fully funded via necessary City Council appropriations, construction will be scheduled for completion within 24 to 30 months. Estimated annual operation and maintenance cost is approximately \$24,100 and would be requested in the Park and Recreation Department's annual budget.

Water and Energy Conservation Status:

The proposed project complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental: The City of San Diego as Lead Agency has prepared and completed the Site Development Permit and Negative Mitigated Negative Declaration, Project No. 194262, dated February 17, 2011, covering the park development activity. The SDP report and MND document can be obtained at <http://www.sandiego.gov/planning-commission/pcreports>.

BACKGROUND

The park site is located on 4750 Home Avenue, just to the south of Euclid Avenue and north of Fairmount Avenue, in the City Heights Neighborhood of the Mid-City Community Planning Area. This park parcel consists of 5.8 acres of dedicated parkland, including approximately 4 acres of open space and canyon hillside within the City's Multiple Habitat Planning Area, a portion of Auburn Creek channel along the center, and a flat portion of 1.8 acres of usable land along the frontage.

The proposed park development will be mainly within the 1.8 acre area that is in between the Auburn Creek channel and Home Avenue road. Proposed park amenities include children play areas, basketball court, picnic area with barbeques and shade structure, accessible walkway and

nature trails, pedestrian bridge, dog park area, security lighting, other typical landscaping improvements and site furniture. Also, a comfort station facility has recently been added to the scope of improvements.

Auburn Creek is a tributary to Chollas Creek as identified in the City's Chollas Creek Enhancement Program that has specific design and development guidelines for creating usable linkages throughout the natural and urban drainage systems. Incorporating creek enhancements and improvements and creating a transitional buffer area provides for opportunities to expand recreational use with natural habitats and educational/interpretive elements, and to restore the Auburn Creek channel to more natural and safe conditions and linear park settings.

Traffic safety improvements are provided to enhance access for pedestrians to and from the park, including the installation of a new intersection signal with pedestrian crossings, accessible ramps, and concrete walkway with parkway landscapes, lighting and parking. These improvements are designed to connect various trails along the Auburn Creek.

The Mitigated Negative Declaration was recently completed and included a noise mitigation measure requiring the use of rubberized pavement along Home Avenue to reduce the exterior noise to an acceptable level for this park development. This mitigation will result in a half mile stretch of full street width paving along the park frontage and from 45th Street to Euclid Avenue.

The additional development and construction costs for the comfort station facility, associated street safety improvements, and rubberized pavement are included in the current cost estimate.

DISCUSSION

The City conducted several workshops with the community and Park and Recreation Council and received support with some recommendations for the Home Avenue Neighborhood Park General Development Plan. Members of Chollas Lake Recreation Council and community attending the workshops voiced their objection to the widening of Home Avenue for the portion that is adjacent and in front the park site. The Chollas Lake Recreation Council requested that the street improvements match the existing alignment north of the park site which would be 32 feet wide, instead of 46-feet from the centerline to curb line. This roadway widening of Home Avenue is a requirement in the Mid City Community Planning Plan.

After consultation with the Development Services Department – Transportation Development Section, a traffic study was prepared to further evaluate the necessary traffic safety elements for park users walking to and from the park crossing Home Avenue. The study recommended to provide a new traffic signal at the intersection of Home Avenue and Menlo Avenue to make it safer for pedestrians crossing Home Avenue to get to and from the park.

As a result, other minor modifications to the GDP plans were required necessary to implement these traffic safety improvements on Home Avenue as recommended by the

DSD-Transportation Development (these improvements are not for the widening of Home Avenue). On-site circulation and access would need to be modified to encourage the use of the signal light. Due to these changes, staff conducted an additional workshop in September of 2007 at the Recreation Council and obtained a recommendation of approval for the changes made to the previously approved GDP.

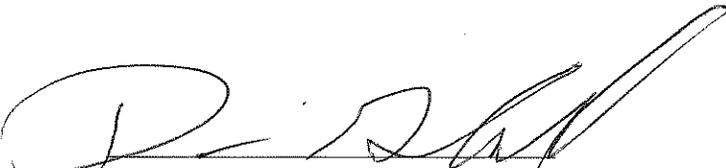
During the Site Development Permit Review, this project was presented to the City Heights Planning Area Committee where they recommended to include a restroom facility, to provide a contiguous parkway with landscapes along the street frontage, and various other minor revisions. A comfort station has since been added to the scope of improvements at the location previously identified on the GDP. Other modifications were the relocation of sidewalk and fence line as shown in the revised GDP attached.

All other requested design recommendations as listed by the various committees such as the park monument sign in a smaller size and its placement for better visibility, children's playground equipments and surface with more neutral colors, and more native plant selections will be implemented and incorporated in the next design development phase as part of the preparation of construction documents for Home Avenue Park.

ALTERNATIVES

1. Recommend approval of the Home Avenue Neighborhood Park GDP with modifications;
2. Recommend disapproval of the Home Avenue Neighborhood Park GDP.

Respectfully submitted,


Darren Greenhalgh, Deputy Director
Architectural Engineering & Parks Division

for 
Prepared By: Samir Mahmalji,
Project Officer II

DVM/dvm

Attachment: Home Avenue Neighborhood Park – General Development Plan Exhibits

HOME AVENUE NEIGHBORHOOD PARK – GENERAL DEVELOPMENT PLAN

List of Exhibits

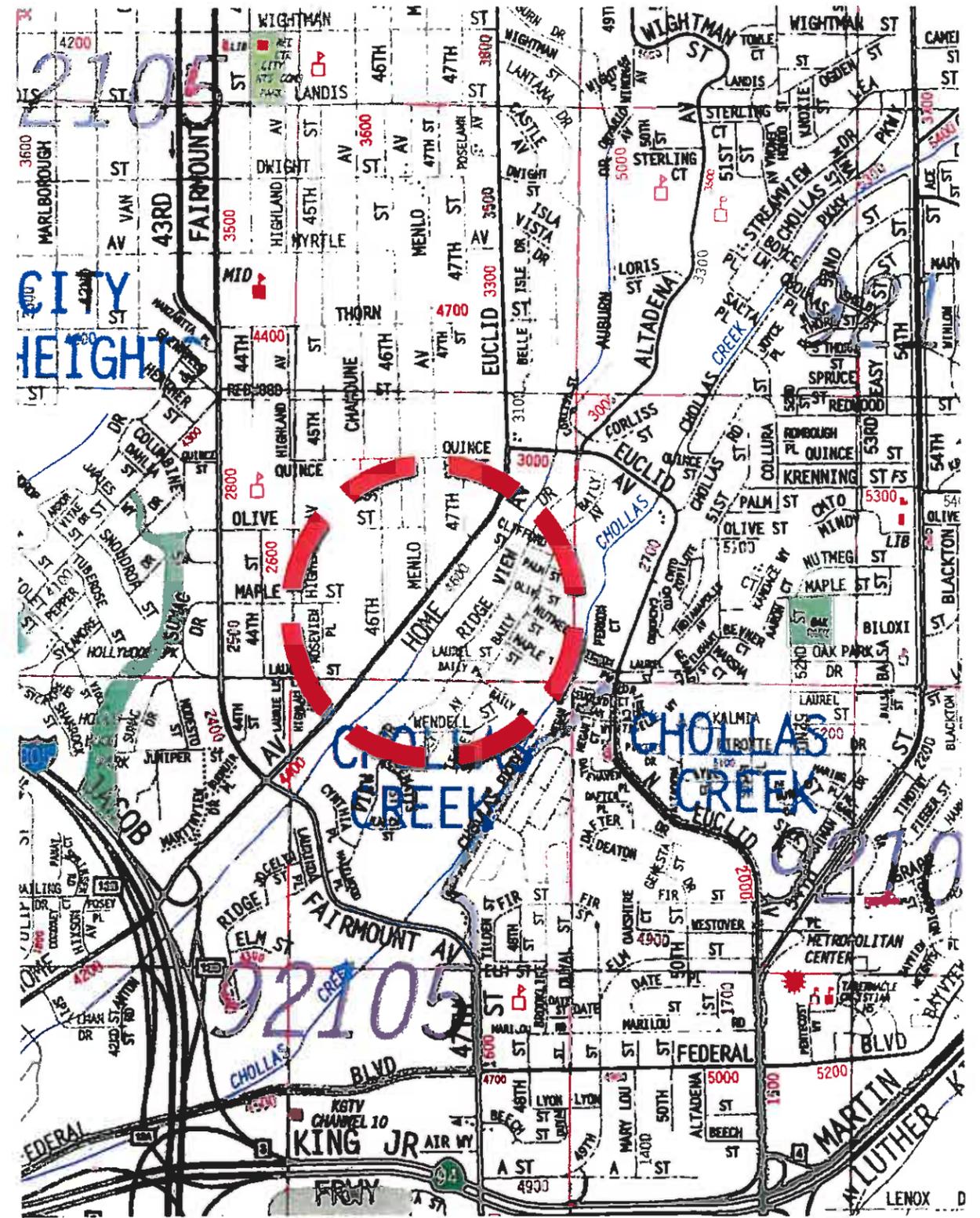
- 1) Vicinity Map & Aerial Photo
- 2) Project Cross Sections
- 3) Site Plan
- 4) Grading Plan
- 5) Landscape Development Plan
- 6) Site Plan with Existing Vegetation Communities
- 7) Park Identification Sign
- 8) Plan Material and Site Furnishings
- 9) Playground Equipment
- 10) Play Area Plan
- 11) Lighting Plan



(NTS)



Home Avenue Neighborhood Park -



Home Avenue Neighborhood Park - General Development Plan



HOME AVENUE PARK

Project Location

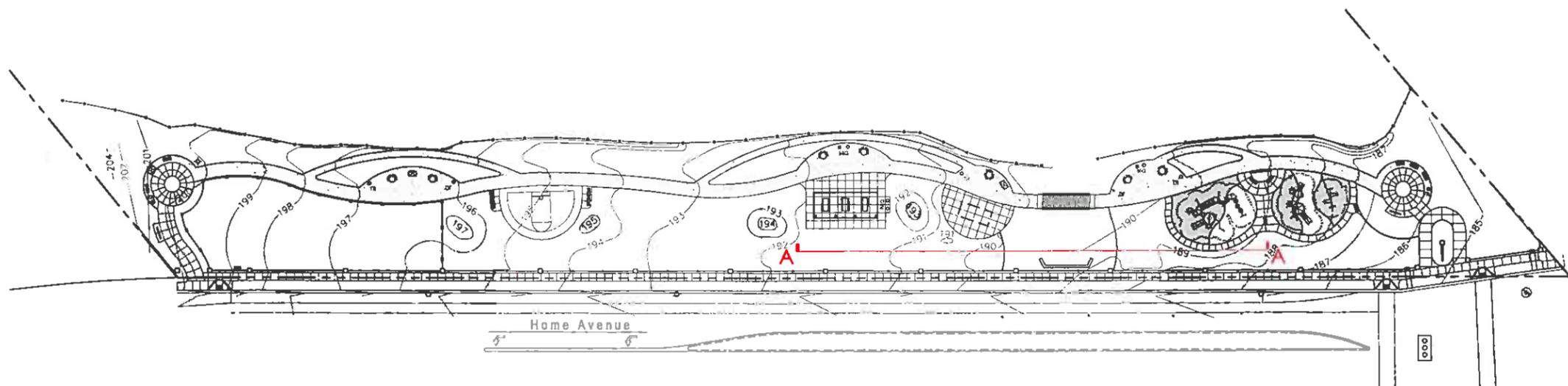




SECTION A-A



HOME AVENUE PHOTO ELEVATION



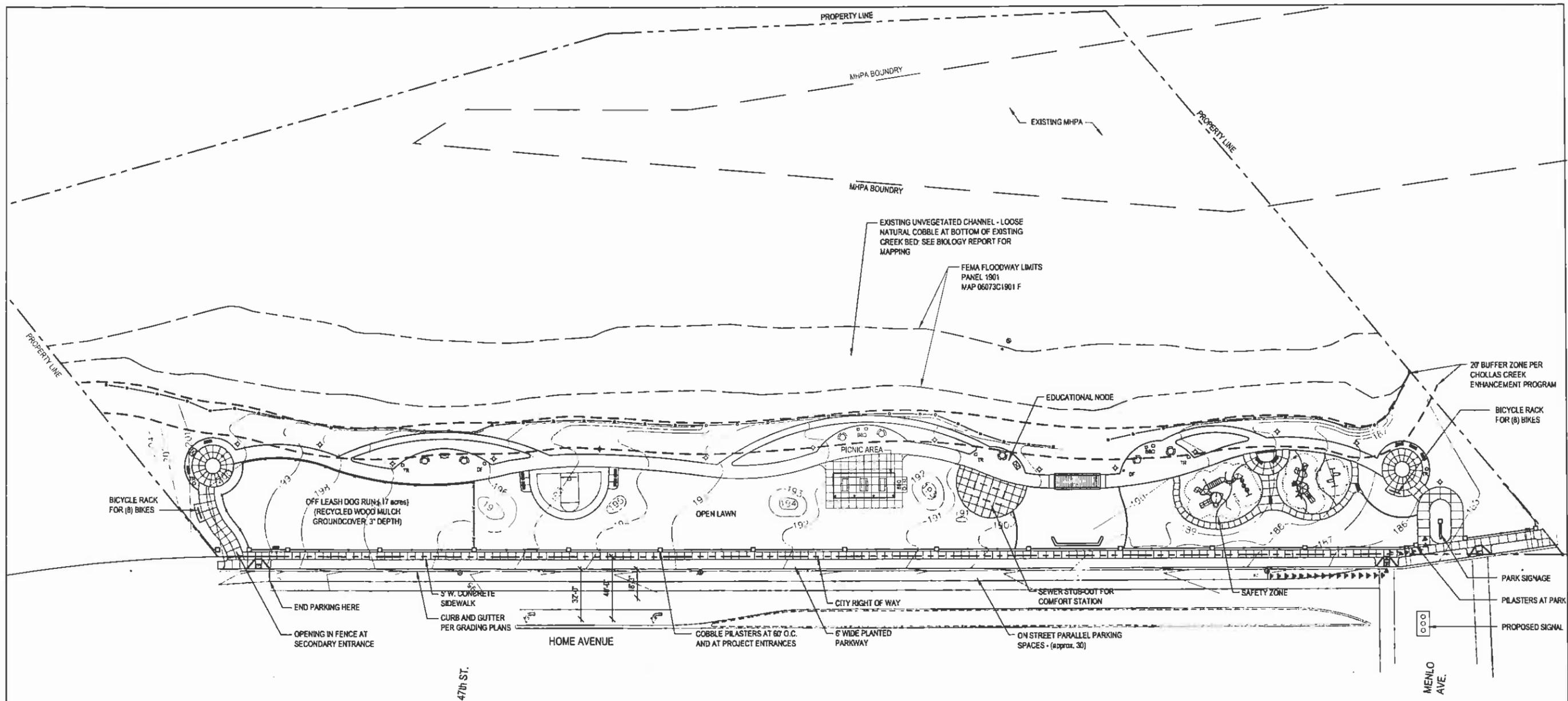
HOME AVENUE PHOTO ELEVATION
N.T.S.



NOWELL & ASSOCIATES
LANDSCAPE ARCHITECTURE
2405 STATE STREET SAN DIEGO, CA 92103
TEL 619.325.1990 FAX 619.325.1997

PROJECT CROSS SECTIONS FOR					SHEET NO.
HOME AVENUE PARK					
NEIGHBORHOOD PARK					CIP #298650
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 7 OF 8 SHEETS					
FOR CITY SERVICES					DATE
DESIGNED BY	BY	APPROVED	DATE	FILED	
ORIGINAL	RL				1846-6298
					PARCEL CORPORA TION
					206-1737
					LAWSON CORPORA TION
CONTRACTOR	DATE STARTED	DATE STOPPED	DATE COMPLETED		-D

April 16, 2010



SITE FURNISHINGS LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	Picnic Shelter: 20 X 40' METAL SHADE STRUCTURE WITH SOLID ROOF		4' HIGH BLACK VINYL COATED CHAIN LINK FENCE		DRINKING FOUNTAIN
	Comfort Station 2 UNISEX RESTROOMS		4' HIGH WROUGHT IRON FENCE WITH COBBLESTONE PILASTERS AT 20' ON CENTER		BASKETBALL NET & BACKBOARD
	PLAY STRUCTURE FOR 6-12 YEAR OLDS SEE ATTACHED PLAY STRUCTURE PLAN FOR MODEL NUMBERS		POST AND RAIL FENCE		BICYCLE RACK
	PLAY STRUCTURE FOR 2-5 YEAR OLDS SEE ATTACHED PLAY STRUCTURE PLAN FOR MODEL NUMBERS.		8' RECTANGULAR PICNIC TABLE (STANDARD)		SECURITY LIGHTING
	SWINGS FOR 2-5 YEAR OLDS		8' RECTANGULAR PICNIC TABLE (ADA ACCESSIBLE)		PARK IDENTIFICATION SIGN
	PEDESTRIAN BRIDGE		4' ROUND PICNIC TABLE (STANDARD)		END WALL PER CIVIL PLANS
			4' ROUND PICNIC TABLE (ADA ACCESSIBLE)		PLAY SAND
			INTERPRETIVE SIGN		RESILIENT RUBBER PLAY SURFACE MODEL #
			5 BENCH		ADA ACCESSIBLE STABILIZED DECOMPOSED GRANITE
			BARBECUE & HOT COALS RECEPTACLE		CONCRETE PAVING - NATURAL GREY WITH BROOM FINISH
			TRASH RECEPTACLE		

SITE PLAN NOTES

- DESCRIPTION
- PROJECT LIGHTING WILL BE DIRECTED AWAY FROM THE MCSP AREA.
- ACCESSIBILITY
- ▶▶▶▶ DENOTES ACCESSIBLE PATH OF TRAVEL



NOWELL & ASSOCIATES
LANDSCAPE ARCHITECTURE
2605 STATE STREET SAN DIEGO, CA 92103
TEL 619.325.1990 FAX 619.325.1997

SITE PLAN FOR
HOME AVENUE PARK
NEIGHBORHOOD PARK

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 2 OF 8 SHEETS

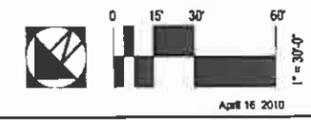
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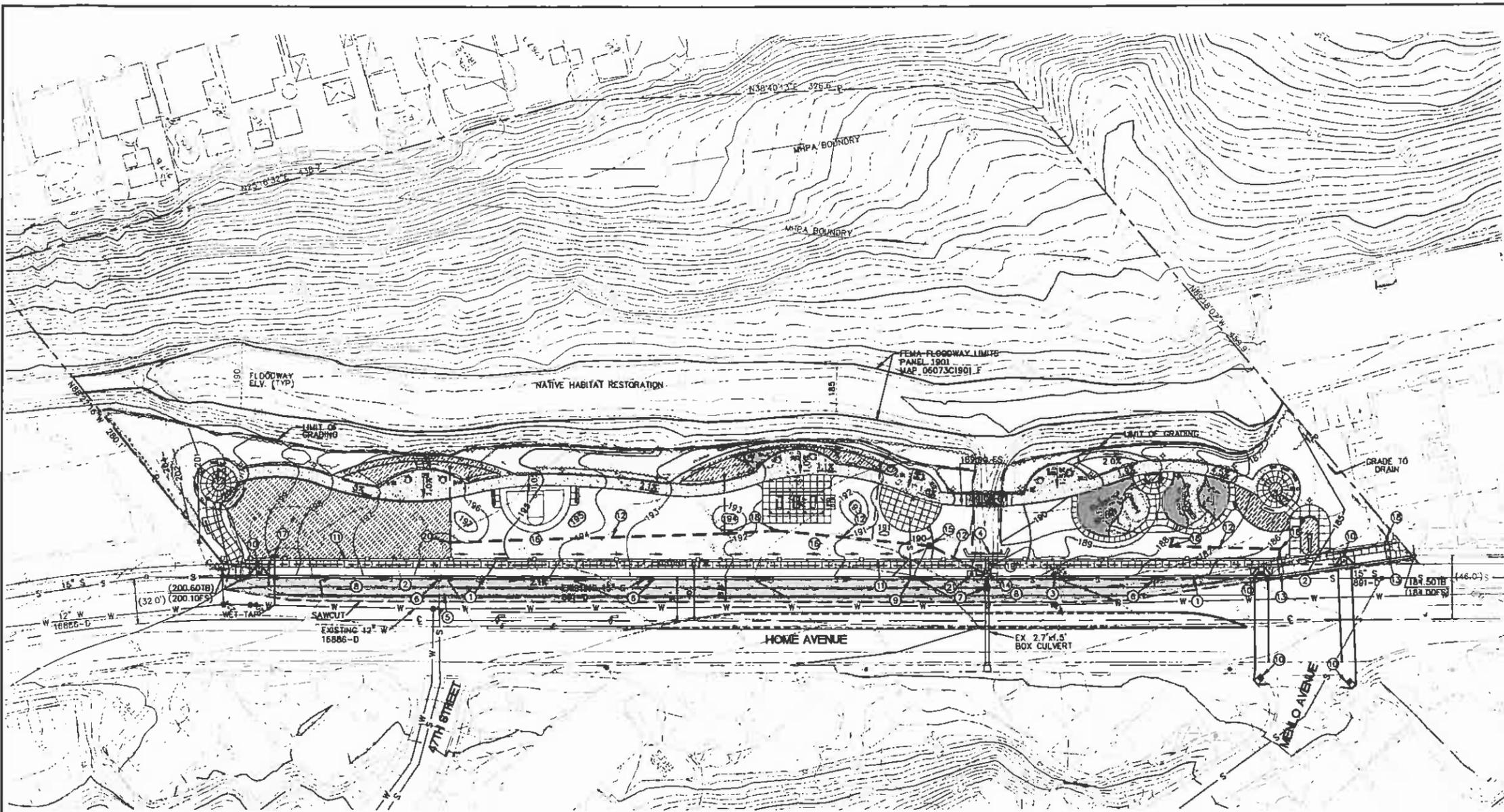
FOR CITY ENGINEER	DATE
DESCRIPTION	BY
APPROVED	DATE
FILED	

1846-6298
NO. BY COORDINATOR

206-1737
LANDSCAPE ARCHITECT

CONTRACTOR: _____ DATE STARTED: _____ DATE COMPLETED: _____





WORK TO BE DONE
 THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2009 EDITION (GREENBOOK), DOCUMENT NO. P150504091, FILED MAY 4, 2009, INCLUDING THE REGIONAL AND CITY OF SAN DIEGO SUPPLEMENT, DOCUMENT NO. P150504092, FILED MAY 4, 2009.
- 1999 STANDARD SPECIAL PROVISIONS FOR SIGNALS, LIGHTING AND ELECTRICAL SYSTEMS OF THE CITY OF SAN DIEGO, DOCUMENT NO. 769842, FILED OCTOBER 22, 1999.
- CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FHWA'S MUTCD, 2003 EDITION, AS AMENDED FOR USE IN CALIFORNIA), DOCUMENT NO. ACC1231064, FILED DECEMBER 31, 2006.
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DOCUMENT NO. AEC0925062, FILED SEPTEMBER 25, 2006.

STANDARD DRAWINGS:

- CITY OF SAN DIEGO STANDARD DRAWINGS, INCLUDING ALL REGIONAL STANDARD DRAWINGS, DOCUMENT NO. ACC1231063, FILED DECEMBER 31, 2006 (RSD).
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD PLANS, DOCUMENT NO. AEC0925061, FILED SEPTEMBER 25, 2006.

LEGEND

EXISTING IMPROVEMENTS		SYMBOL
PROPERTY LINE		---
EXISTING MANHOLE		⊕
EXISTING SEWER		---
EXISTING SEWER LATERAL		---
EXISTING WATER		---
EXISTING ELECTRIC		---
EXISTING TELEPHONE		---
EXISTING FIRE HYDRANT		⊕
EXISTING TELEPHONE POLE		⊕
EXISTING CURB		---
EXISTING CURB AND GUTTER		---
EXISTING TYPE 15 STREET LIGHT		⊕
EXISTING PEDESTRIAN RAMP		---

PROPOSED IMPROVEMENTS:		
ITEM	STD DWG	SYMBOL
PROPOSED MAJOR CONTOUR		---
PROPOSED MINOR CONTOUR		---
6" CURB & GUTTER TYPE 'H'	G-2, SDG-100	---
SIDEWALK PAVING	G-7, SDG-100	---
AC PAVEMENT	SDG-113, SCHEDULE J	---
CURB OUTLET	D-25	---
STORM DRAIN PIPE		---
SEWER LATERAL	SS-01	---
STORM DRAIN INLET		⊕
TYPE I CATCH BASIN	D-29	---
TYPE B CURB INLET	D-2	---
TYPE A-4 CLEANOUT	D-9	---
4'x6.5' FILTERRA BOX		---
PEDESTRIAN RAMP W/TRUNCATED DOMES (3'x4')	SDG-132	---

GRADING NOTES:

- GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.
- PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OR THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
- GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL.

ACCESSIBLE NOTES:

- ACCESSIBLE PATHS OF TRAVEL ARE DESIGNED TO HAVE NO CROSS-SLOPE IN EXCESS OF 1.5%.
- ACCESSIBLE PATHS OF TRAVEL ARE DESIGNED TO HAVE NO RUNNING SLOPE IN EXCESS OF 4.5%.
- ALL PARK ENTRANCES, EXITS, FACILITIES, AND EQUIPMENT ARE DESIGNED TO THE ABOVE CRITERIA.

STREET LIGHTING NOTE:

ALL STREET LIGHTING TO BE PER THE CITY OF SAN DIEGO STREET DESIGN MANUAL AND AMENDMENT TO CITY COUNCIL POLICY 200-18.

MONITORING NOTE:

PRIOR TO PERMIT ISSUANCE OR BID OPENING/AWARD, THE ASSISTANT DEPUTY DIRECTOR ENVIRONMENTAL DESIGNEE SHALL VERIFY THAT ALL THE REQUIREMENTS FOR ARCHAEOLOGICAL, NATIVE AMERICAN, AND PALEONTOLOGICAL MONITORING HAVE BEEN NOTED ON THE APPROPRIATE CONSTRUCTION DOCUMENTS.

EROSION CONTROL NOTE:

ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND FOR PERMANENT POST CONSTRUCTION TREATMENT CONTROL. PERMANENT BMP'S, THE WATER QUALITY TECHNICAL REPORT (WQTR) IF APPLICABLE.

CONSTRUCTION NOTES

- CONSTRUCT 6" TYPE 'G' CURB AND GUTTER PER SAN DIEGO REGIONAL STANDARD DRAWING (RSD) G-2
- CONSTRUCT 4" PCC SIDEWALK PER RSD G-7
- PROTECT EXISTING FIRE HYDRANT, ADJUST TO GRADE
- CONSTRUCT WING HEADWALL PER RSD D-34
- REMOVE EXISTING POWER POLE AND LIGHT
- ADJUST EXISTING MANHOLE TO GRADE
- INSTALL TYPE 'A-4' CLEANOUT, PER RSD D-9, WITH 36" RCP, CONNECT TO PROPOSED CURB INLET.
- CONSTRUCT AC STREET SECTION PER RSD SDG-113
- INSTALL 4" PVC SEWER LATERAL PER RSD SS-01
- CONSTRUCT PEDESTRIAN RAMP PER RSD SDG-132
- PROPOSED FENCING FOR LANDSCAPE PLANS
- PROPOSED STORM DRAIN SYSTEM
- PROPOSED CURB OUTLET, PER RSD D-25
- PROPOSED TYPE 'B' CURB INLET, PER RSD D-2
- PROPOSED TYPE 'I' CATCH BASIN, PER RSD D-29.
- PROPOSED BIO-SHALE FOR WATER QUALITY PURPOSES
- INSTALL IRRIGATION SERVICE AND METER WITH BACKFLOW PER RSD WR-01
- INSTALL 12" GRATED INLET
- INSTALL 36" RCP STORM DRAIN
- INSTALL 12" GRATED INLET WITH FILTER INSERT
- INSTALL 4'x6.5' BMP FILTERRA BOX

EARTHWORK INFORMATION

TOTAL SITE AREA: 284,000 SF
 TOTAL AMOUNT OF SITE TO BE GRADED: 79,200 SF
 PERCENT OF TOTAL SITE TO BE GRADED: 30%
 AMOUNT OF SITE WITH 25% SLOPES OR GREATER: 185,700 SF
 PERCENT OF TOTAL SITE WITH 25% SLOPES OR GREATER: 70%
 AMOUNT OF SITE WITH 25% SLOPES OR GREATER TO BE GRADED: 0 SF
 AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0 SF
 PERCENT OF TOTAL SITE WITHIN HILLSIDE REVIEW: 0%
 AMOUNT OF CUT: 2,100 C.Y.
 AMOUNT OF FILL: 1,380 C.Y.
 AMOUNT OF EXPORT: 720 C.Y.
 MAXIMUM HEIGHT OF FILL SLOPE(S): 2 FT
 MAXIMUM HEIGHT OF CUT SLOPE(S): 2 FT

NASLAND ENGINEERING
 CIVIL ENGINEERING • SURVEYING • LAND PLANNING
 4740 Ruffner Street, San Diego, California, 92111 • 619-592-7770

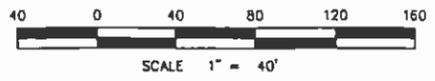
REVISION	DATE	BY	PROJECT
ORIGINAL	3-30-10	N.E.	ENGR. L. P. THORNBURGH
			DESIGNED BY: ADAM PODUCH
			DRAWN BY: A. PODUCH
			SCALE: AS SHOWN
			JOB NO. 104-249.1

PRELIMINARY GRADING PLAN:
HOME AVENUE

CITY OF SAN DIEGO, CALIFORNIA
 SHEET 3 OF 8 SHEETS

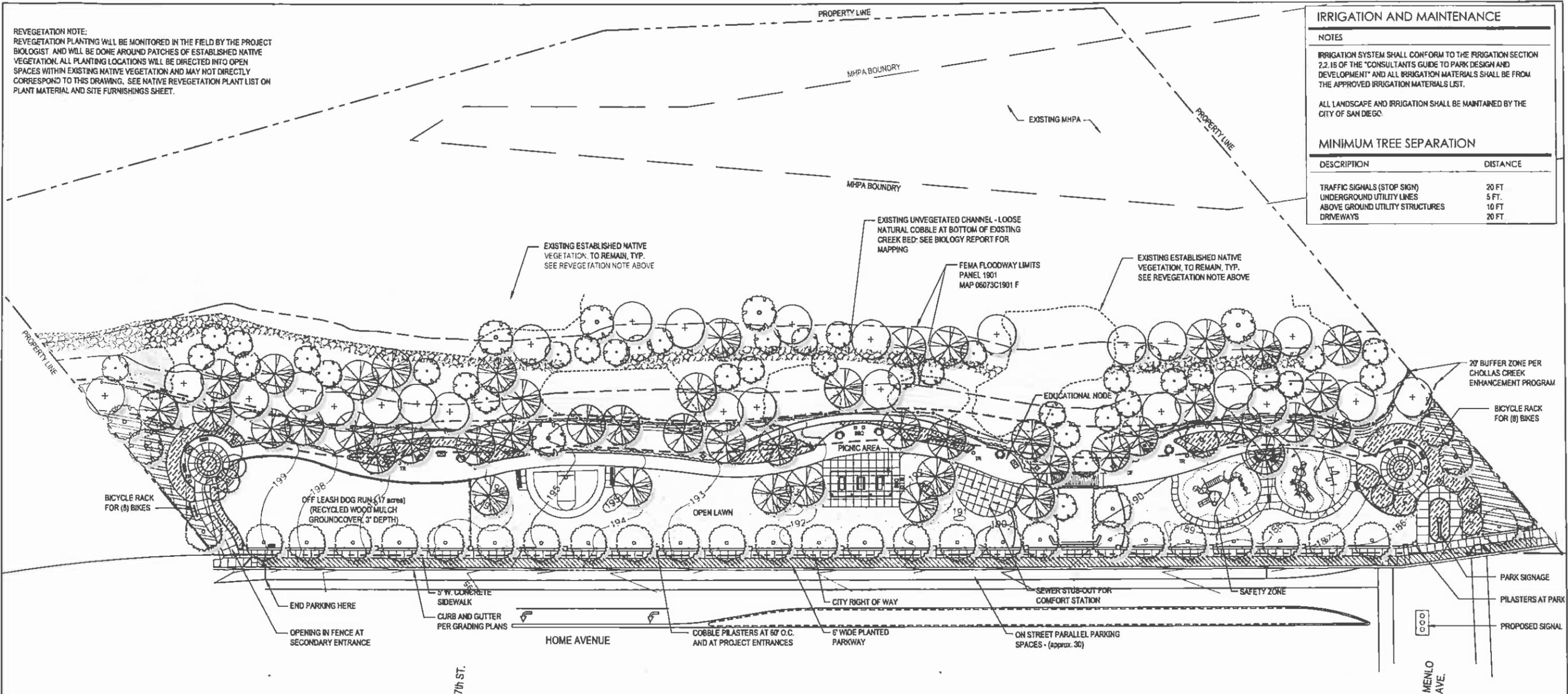
W.O. CIP #298850

FOR CITY ENGINEER	DATE	DESIGNER
DESCRIPTION	BY	APPROVED
DATE	FILED	
DESIGN ENGINEER		
1848-6298		
NO. 81 DEPARTMENT		
206-1737		
LARGEST COORDINATES		
DATE STARTED	DATE COMPLETED	
		3-D



REVEGETATION NOTE:
REVEGETATION PLANTING WILL BE MONITORED IN THE FIELD BY THE PROJECT BIOLOGIST AND WILL BE DONE AROUND PATCHES OF ESTABLISHED NATIVE VEGETATION. ALL PLANTING LOCATIONS WILL BE DIRECTED INTO OPEN SPACES WITHIN EXISTING NATIVE VEGETATION AND MAY NOT DIRECTLY CORRESPOND TO THIS DRAWING. SEE NATIVE REVEGETATION PLANT LIST ON PLANT MATERIAL AND SITE FURNISHINGS SHEET.

IRRIGATION AND MAINTENANCE	
NOTES	
IRRIGATION SYSTEM SHALL CONFORM TO THE IRRIGATION SECTION 2.2.15 OF THE "CONSULTANTS GUIDE TO PARK DESIGN AND DEVELOPMENT" AND ALL IRRIGATION MATERIALS SHALL BE FROM THE APPROVED IRRIGATION MATERIALS LIST.	
ALL LANDSCAPE AND IRRIGATION SHALL BE MAINTAINED BY THE CITY OF SAN DIEGO.	
MINIMUM TREE SEPARATION	
DESCRIPTION	DISTANCE
TRAFFIC SIGNALS (STOP SIGN)	20 FT
UNDERGROUND UTILITY LINES	5 FT.
ABOVE GROUND UTILITY STRUCTURES	10 FT
DRIVEWAYS	20 FT



PLANT MATERIAL LEGEND

SYMBOL	DESCRIPTION	COMMENT	MATURE SIZE (HT/SP)	SYMBOL	DESCRIPTION	COMMENT	MATURE SIZE (HT/SP)
	Large Native Riparian Deciduous Tree: 20% 1 Gal., 20% 5 Gal., 60% 15 Gal. PLATANUS RACEMOSA (CALIFORNIA SYCAMORE)	SPECIMEN DECIDUOUS	50 / 30'		Native Low Groundcover: 100% 1 Gal - 4' O.C. BACCHARIS PILULARIS 'PIGEON POINT' (DWARF COYOTE BRUSH) ERIOGONUM FASCICULATUM 'DANA POINT' (DANA POINT BUCKWHEAT)	SPREADING GROUND COVER SPREADING GROUND COVER	2' / 10' 2' / 5'
	Medium Native Riparian Deciduous Tree: 45% 1 Gal., 45% 5 Gal., 10% 15 Gal. POPULUS FREMONTII (WESTERN COTTONWOOD)	VERTICAL SCREENING TREE	50' / 30'		Turf: HYDROSEED MIX - 80% PERENNIAL RYE - 20% BERMUDA		
	Native Evergreen Tree on Slopes or Above Creekbed in Buffer Area: 100% 15 Gal. QUERCUS AGRIFOLIA (COAST LIVE OAK)	EVERGREEN TREE	40' / 50'		Native Evergreen Screening Shrub: 50% 1 Gal., 50% 5 Gal. - 5' O.C. HETEROMELES ARBUTIFOLIA (TOYON, HOLLYWOOD) RHAMNUS CALIFORNICA (COFFEEBERRY) RHUS INTEGRIFOLIA (LEMONADE BERRY)	VERTICAL FORM: RED BERRIES COMPACT EVERGREEN DENSE ROUNDED EVERGREEN	16' / 10' 6' / 6' 12' / 12'
	Native Evergreen Street Tree: 100% 24" Box QUERCUS AGRIFOLIA (COAST LIVE OAK)	CANOPY STREET TREE	40 / 50'	NATIVE AUBURN CREEK BUFFER PLANTINGS:			
	Small Riparian Deciduous Tree: 50% 1 Gal., 50% 5 Gal. SALIX LASIOLEPIS (ARROYO WILLOW) BACCHARIS SALICIFOLIA (MULEFAT)	NATIVE REVEGETATION TREE NATIVE REVEGETATION TREE	10 / 20' 8' / 8'		Ornamental Buffer Plantings: Buffer plantings will be extended to non-buffer areas such as entries and educational nodes. 50% 1 Gal., 50% 5 Gal. - 30' O.C. ENCELIA CALIFORNICA (CALIFORNIA ENCELIA) KECKIELLA CORDIFOLIA (HEART-LEAF PENSTEMON) LEYNIUS CONDENSATUS (GIANT WILD RYE) MUHLENBERGIA RIGENS (DEER GRASS) RHAMNUS CALIFORNICA (COFFEEBERRY) SOLANUM PARISHII	BOLD YELLOW FLOWERS: RE-SEEDS UNDERSTORY ACCENT BLUE BOLD LEAVES, ORNAMENTAL GRASS ORNAMENTAL GRASS COMPACT EVERGREEN PARISH NIGHT SHADE	3' / 5' 4' / 5' 3' / 3' 3' / 3' 6' / 6' 3' / 3'
	Small Flowering Deciduous Tree: 100% 15 Gal. AESCULUS CALIFORNICA (CALIFORNIA BUCKEYE) SAMBUCUS MEXICANA (MEXICAN ELDERBERRY)	FLOWERING NATIVE TREE FLOWERING NATIVE TREE	20 / 30' 20 / 15'		Typical Buffer Plantings: SEE LIST AT RIGHT		
					Existing Unvegetated Channel: LOOSE NATURAL COBBLE AT BOTTOM OF EXISTING CREEK BED: SEE BIOLOGY REPORT FOR MAPPING		
					Existing Established Native Vegetation: SEE REVEGETATION NOTE AT TOP LEFT		

TYPICAL BUFFER PLANTINGS:

INFORMAL GROUPINGS OF LOW TO MEDIUM HEIGHT SAN DIEGO COUNTY NATIVE PLANTS THAT WILL SERVE AS A BUFFER TO THE AUBURN CREEK REVEGETATION PLANTINGS. THE FOLLOWING PLANT LIST HAS BEEN PREPARED BY THE PROJECT BIOLOGIST.

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
ADENOSTOMA FASCICULATUM	CHAMISE	RHUS INTEGRIFOLIA	LEMONADEBERRY
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	ROSA CALIFORNICA	CALIFORNIA ROSE
BACCHARIS PILULARIS	COYOTE BRUSH	SALVIA MELLIIFERA	BLACK SAGE
BACCHARIS SAROTHOIDES	BROOM BACCHARIS	XYLOCOCCUS BICOLOR	MISSION MANZANITA
ENCELIA CALIFORNICA	COMMON ENCELIA	YUCCA SCHIDIGERA	MOHAVE YUCCA
ERIODICTYON CRASSIFOLIUM	FELT-LEAVED YERBA SANTA		
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN-YARROW		
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT		
HAZARDIA SQUARROSA	SAWTOOTHED GOLDENBUSH		
HETEROMELES ARBUTIFOLIA	TOYON		
ISOCOMA MENZIESII VAR. MENZIESII	COAST GOLDENBUSH		
KECKIELLA CORDIFOLIA	CLIMBING PENSTEMON		
LEYNIUS CONDENSATUS	GIANT RYEGRASS		
LOTUS SCOPARIUS	DEERWEED		
LOMGERA SUBSPICATA	WILD HONEYSUCKLE		
MALOSMA LAURINA	LAUREL SUNAC		
MIMULUS AURANTIACUS	BUSH MONKEYFLOWER		
MIRABILIS CALIFORNICA	WISHBONE BUSH		
MUHLENBERGIA RIGENS	DEERGRASS		
QUERCUS AGRIFOLIA	COAST LIVE OAK		
QUERCUS BERBERIDIFOLIA	SCRUB OAK		
QUERCUS DUMOSA	NUTTALL'S SCRUB OAK		
RHAMNUS CROCEA	SPINY REDBERRY		
RHUS INTEGRIFOLIA	LEMONADEBERRY		

Note: THE NATIVE PLANT REVEGETATION THAT WILL OCCUR EAST OF THE PARK AND DOWN-SLOPE OF THE MHPA IS DESIGNED TO REMOVE EXISTING EXOTIC PLANT SPECIES AND NO INVASIVE EXOTIC SPECIES WILL BE INTRODUCED WITHIN THE LANDSCAPING OF THE PARK. NO WORK WILL OCCUR ADJACENT TO THE MHPA.



NOWELL & ASSOCIATES
LANDSCAPE ARCHITECTURE
2605 STATE STREET SAN DIEGO CA 92103
TEL 619 325 1990 FAX 619 325 1997

LANDSCAPE DEVELOPMENT PLAN FOR
HOME AVENUE PARK
NEIGHBORHOOD PARK

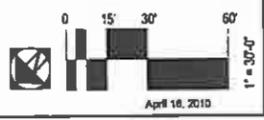
CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 4 OF 8 SHEETS

NO. CIP #298650

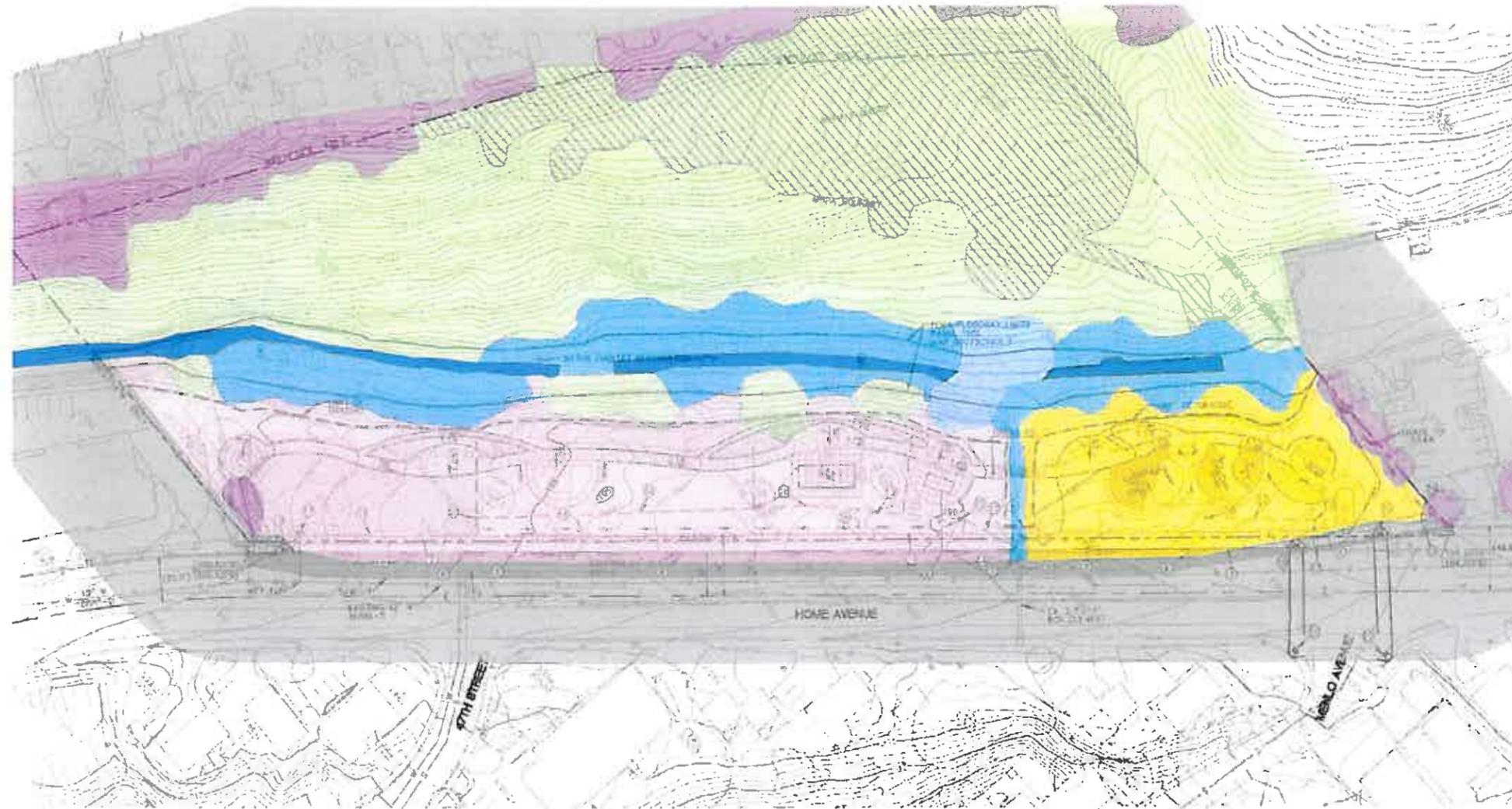
DESCRIPTION	BY	APPROVED	DATE	FILED
DESIGNED				
DRAWN				
CHECKED				
CONTRACTOR				
INSPECTOR				

1846-6298
206-1737
LANSBERRY CORPORATION

APR 18, 2010



Home Avenue Neighborhood Park - General Development Plan



WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 2008 EDITION (ORANGEBOOK), DOCUMENT NO. P1750504091, FILED MAY 4, 2008, INCLUDING THE REGIONAL AND CITY OF SAN DIEGO SUPPLEMENT, DOCUMENT NO. P1750504092, FILED MAY 4, 2009
- 1889 STANDARD SPECIAL PROVISIONS FOR SIGNALS, LIGHTING AND ELECTRICAL SYSTEMS OF THE CITY OF SAN DIEGO, DOCUMENT NO. 768847, FILED OCTOBER 22, 1998.
- CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FHWA'S MUTCD), PAGES 1-11.01, AS AMENDED FOR USE IN CALIFORNIA, DOCUMENT NO. AEC1231054, FILED DECEMBER 31, 2008.
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DOCUMENT NO. AEC0772067, FILED SEPTEMBER 25, 2008.

STANDARD DRAWINGS:

- CITY OF SAN DIEGO STANDARD DRAWINGS, INCLUDING ALL REGIONAL STANDARD DRAWINGS, DOCUMENT NO. AEC1231063, FILED DECEMBER 31, 2008 (RSD).
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD PLANS, DOCUMENT NO. ALC0825041, FILED SEPTEMBER 25, 2008.

LEGEND

EXISTING INFORMATION	ITEM	SYMBOL
PROPERTY LINE	.....	—P—
EXISTING MANHOLE	.....	—M—
EXISTING SEWER	.....	—S—
EXISTING SEWER LATERAL	.....	—SL—
EXISTING WATER	.....	—W—
EXISTING ELECTRIC	.....	—E—
EXISTING TELEPHONE	.....	—T—
EXISTING FIRE HYDRANT	.....	—FH—
EXISTING TELEPHONE POLE	.....	—TP—
EXISTING CURB	.....	—C—
EXISTING CURB AND GUTTER	.....	—CG—
EXISTING TYPE 18 STREET LIGHT	.....	—L18—
EXISTING PLEASANT RAMP	.....	—PR—
PROPOSED INFORMATION	ITEM	SYMBOL
PROPOSED MAJOR CONTOUR	.....	—100—
PROPOSED MINOR CONTOUR	.....	—100—
4" CURB & GUTTER TYPE "H"	D-2, 500-100	—CG—
SIDEWALK PAVING	C-7, 500-100	—SP—
AS PAVEMENT	SDC-113, SCHEDULE	—SP—
CURB OUTLET	C-25	—CO—
STORM DRAIN PIPE	SS-01	—SD—
SEWER LATERAL	SS-01	—SL—
STORM DRAIN INLET	D-20	—DI—
TYPE I CATCH BASIN	D-20	—CB—
TYPE B CURB INLET	D-2	—CI—
TYPE A-4 C/TANOUT	D-9	—CT—
PEDESTRIAN RAMP W/TRUNCATED CURBS (STR)	SDC-132	—PR—

GRADING NOTES:

- GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.
- PLANT AND REPAIR ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 3, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OF THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
- GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A HIGH-BIOSOLUBLE HYDROSEED MIX, GRASS/COVER, OR EQUIVALENT MATERIAL.

EARTHWORK INFORMATION

TOTAL SITE AREA: 284,000 SF
 TOTAL AMOUNT OF SITE TO BE GRADED: 19,200 SF
 PERCENT OF TOTAL SITE TO BE GRADED: 33%
 AMOUNT OF SITE WITH 25% SLOPES OR GREATER: 183,700 SF
 PERCENT OF TOTAL SITE WITH 25% SLOPES OR GREATER: 70%
 AMOUNT OF SITE WITH 25% SLOPES OR GREATER TO BE GRADED: 0 SF
 AMOUNT OF SITE WITH 1-1.5% SLOPES TO BE GRADED: 0 SF
 PERCENT OF TOTAL SITE WITH 1-1.5% SLOPES TO BE GRADED: 0%
 AMOUNT OF CUT: 2,100 CY
 AMOUNT OF FILL: 1,360 CY
 AMOUNT OF EXPORT: 780 CY
 MAXIMUM HEIGHT OF FILL SLOPE(S): 2 FT
 MAXIMUM HEIGHT OF CUT SLOPE(S): 3 FT

ACCESSIBLE NOTES:

ACCESSIBLE PATHS OF TRAVEL ARE DESIGNED TO HAVE NO CROSS-SLOPE IN EXCESS OF 1:50.

ACCESSIBLE PATHS OF TRAVEL ARE DESIGNED TO HAVE NO RUNNING SLOPE IN EXCESS OF 4.5%.

ALL PARK ENTRANCES, ENTS, FACILITIES, AND EQUIPMENT ARE DESIGNED TO THE ABOVE CRITERIA.

STREET LIGHTING NOTE:

ALL STREET LIGHTING TO BE PER THE CITY OF SAN DIEGO STREET DESIGN MANUAL AND AMENDMENT TO CITY COUNCIL POLICY 200-18.

MONITORING NOTE:

PRIOR TO PERMIT ISSUANCE OR BID OPENING/AWARD, THE ASSISTANT DEPUTY DIRECTOR ENVIRONMENTAL DESIGN SHALL VERIFY THAT ALL THE REQUIREMENTS FOR ARCHAEOLOGICAL, NATIVE AMERICAN, AND PALEONTOLOGICAL MONITORING HAVE BEEN NOTED ON THE APPROPRIATE CONSTRUCTION DOCUMENTS.

EROSION CONTROL NOTE:

ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL SWPP AND FOR PERMANENT POST CONSTRUCTION TREATMENT CONTROL PERMANENT SWPPS, THE WATER QUALITY TECHNICAL REPORT (WQTR) IF APPLICABLE.

- CONSTRUCTION NOTES**
- CONSTRUCT 6" TYPE "C" CURB AND GUTTER PER SAN DIEGO REGIONAL STANDARD DRAWING (RSD) D-2.
 - CONSTRUCT 4" PVC SIDEWALK FOR RSD D-7.
 - PROTECT EXISTING FIRE HYDRANT, ADJUST TO GRADE.
 - CONSTRUCT WING HEADWALL PER RSD D-34.
 - REMOVE EXISTING POWER POLE AND LIGHT.
 - ADJUST EXISTING MANHOLE TO GRADE.
 - INSTALL TYPE "A-4" C/TANOUT, PER RSD D-9, WITH 36" REP, CONNECT TO PROPOSED CURB INLET.
 - CONSTRUCT AC STREET SECTION PER RSD 500-113.
 - INSTALL 4" PVC SEWER LATERAL PER RSD SS 01 (FOR FUTURE USE).
 - CONSTRUCT PEDESTRIAN RAMP PER RSD SDC-132.
 - PROPOSED FENCING FOR LANDSCAPE PLANS.
 - PROPOSED STORM DRAIN SYSTEM (PRIVATE).
 - PROPOSED CURB OUTLET, PER RSD D-25.
 - PROPOSED TYPE "B" CURB INLET, PER RSD D-2.
 - PROPOSED TYPE "I" CATCH BASIN, PER RSD D-20.
 - PROPOSED BIO-SHALE FOR WATER QUALITY PURPOSES.
 - INSTALL IRRIGATION SERVICE AND METER WITH BACKFLOW PREVENTER PER RSD 88-01.
 - INSTALL 12" GRATED INLET.
 - INSTALL 36" REP STORM DRAIN.
 - INSTALL 18" GRATED INLET WITH FILTER SCREEN.

Vegetation Communities

Coastal Sage Scrub	Light Green
Developed	Grey
Disturbed Coastal Sage Scrub	Dark Green
Disturbed Wetland	Blue
Non-native Grassland	Yellow
Ornamental	Purple
Ruderal	Pink
Southern Willow Scrub	Light Blue
Unvegetated Channel	Dark Blue



FIGURE 11
 Site Grading Plan and Existing Vegetation Communities within the Home Avenue Park Project
 Sheet 6 of 11

PROPOSED PLANT MATERIAL



AESCULUS CALIFORNICA
(CALIFORNIA BUCKEYE)



BACCHARIS SALICIFOLIUS
(MULEFAT)



ERIOGONUM FASCICULATUM
(FLAT-TOP BUCKWHEAT)



QUERCUS AGRIFOLIA
(COAST LIVE OAK)



HETEROMELES ARBUTIFOLIA
(TOYON, HOLLYWOOD)



LEYMUS CONDENSATUS
(GIANT WILD RYE)

NATIVE AUBURN CREEK REVEGETATION PLANTS

SCIENTIFIC NAME	COMMON NAME
BACCHARIS SALICIFOLIA	MULE FAT
PLATANUS RACEMOSA	WESTERN SYCAMORE
POPULUS FREMONTII	FREMONT COTTONWOOD
ROSA CALIFORNICA	CALIFORNIAROSE
SAMBUCUS MEXICANA	MEXICAN ELDERBERRY
SALIX EXIGUA	NARROW-LEAVED WILLOW
SALIX GOODINGII	GOODING'S BLACK WILLOW
SALIX LAEVIGATA	RED WILLOW
SALIX LASIOLEPIS	ARROYO WILLOW
VITIS GIRDIANA	DESERT WILD GRAPE

NOTE: SEE WETLAND MITIGATION / REVEGETATION REPORT PREPARED BY PROJECT BIOLOGIST FOR REVEGETATION PROCEDURES



MUHLENBERGIA RIGENS
(DEER GRASS)



PLATANUS RACEMOSA /
CALIFORNIA SYCAMORE



POPULUS FREMONTII /
WESTERN COTTONWOOD



SALIX LASIOLEPIS
(WILLOW)



SAMBUCUS MEXICANA
(MEXICAN ELDERBERRY)



RHUS INTEGRIFOLIA
(LEMONADE BERRY)

PROPOSED SITE FURNISHINGS



PICNIC SHELTER w/ SOLID ROOF



PLAY EQUIPMENT (2-5 YEAR OLDS)



PLAY EQUIPMENT (6-12 YEAR OLDS)



PEDESTRIAN BRIDGE



BASKETBALL NET & BACKBOARD



8' RECTANGULAR ADA COMPLIANT PICNIC TABLE



TRAILSIDE 62" DIAMETER ADA COMPLIANT ROUND PICNIC TABLE



PRE-CAST CONCRETE POST AND RAIL FENCE



5' CONCRETE BENCH



BBO & HOT COALS RECEPTACLE



TRASH RECEPTACLE



DRINKING FOUNTAIN



BICYCLE RACK



CHOLLAS CREEK SIGNAGE (WITH PLEXI COVER)



SECURITY LIGHTING



NOWELL & ASSOCIATES
LANDSCAPE ARCHITECTURE
2405 STATE STREET SAN DIEGO, CA 92103
TEL 619.525.1990 FAX 619.525.1997

PLANT MATERIAL AND SITE FURNISHINGS SHEET FOR:				
HOME AVENUE PARK				
NEIGHBORHOOD PARK				
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 5 OF 8 SHEETS				TRA. NO. CIP #298650
FOR CITY USE ONLY				
DESCRIPTION	BY	APPROVED	DATE	FILED
ORIGINAL	ML			
				1846-6298
				206-1737
				LANDSCAPE COORDINATOR
CONTRACTOR	DATE SHOWN			
SUBMITTER	DATE COMPLETED			

APR 16, 2010

PROPOSED SITE STRUCTURES



COLORS:
POSTS/BEAMS: BLACK
LATTICES: FOREST GREEN

PRE-FABRICATED OVERHEAD SOLID SHADE STRUCTURE
(IMAGE OF SOLID ROOF NOT AVAILABLE)

COLORS:
POSTS, SUPPORTS: BLACK
INFILL: FOREST GREEN



PRE-FABRICATED PEDESTRIAN BRIDGE

PROPOSED PLAY EQUIPMENT (2-5 YEARS)



RUBBER SAFETY SURFACE



SAND



PROPOSED PLAY EQUIPMENT (6-12 YEARS)

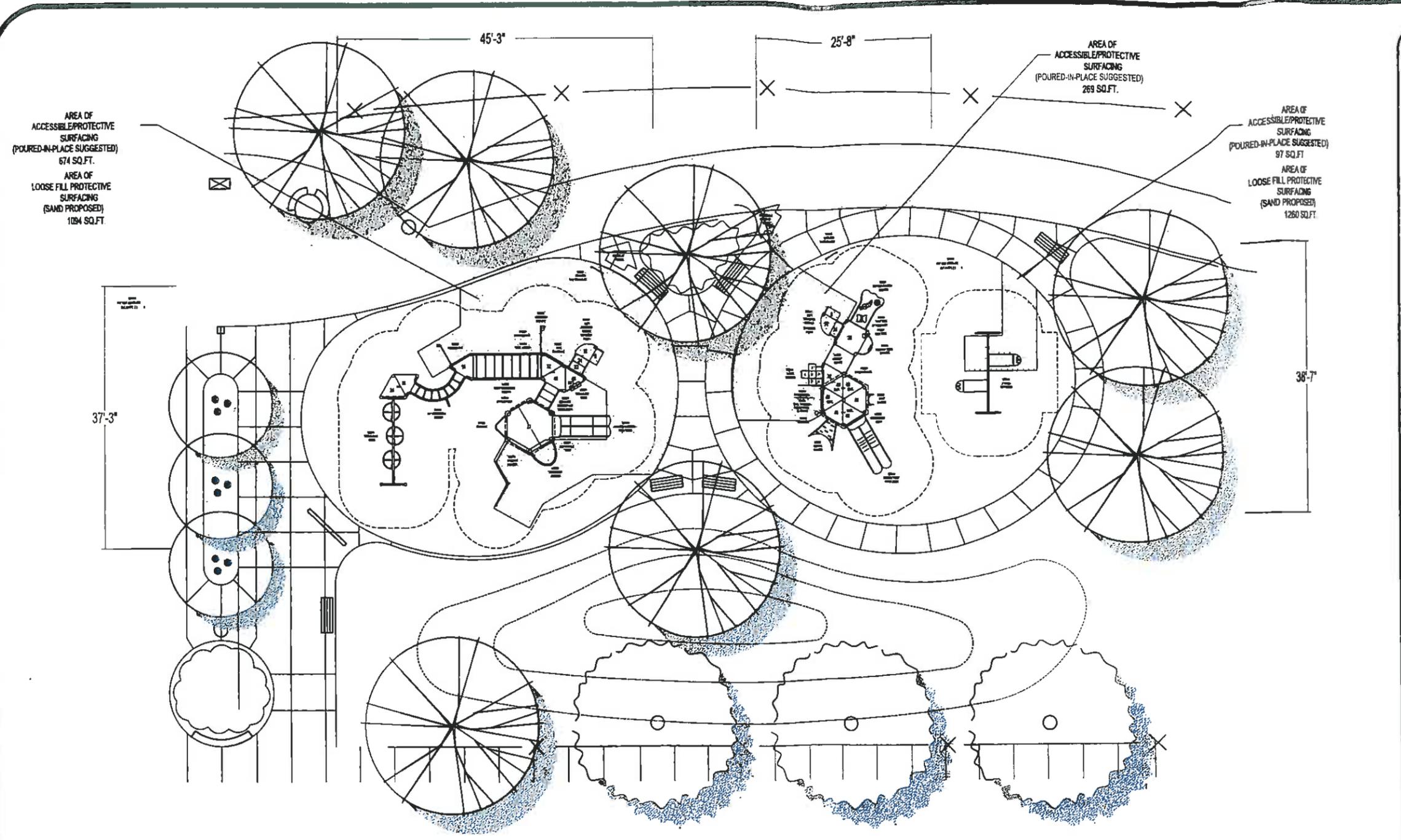


PLAY STRUCTURE COLORS:

POSTS: FOREST GREEN
ACCENT: ORANGE
FLOORS: BROWN

PLAY EQUIPMENT BY **LANDSCAPE STRUCTURES**





TOTAL ELEVATED PLAY COMPONENTS	8		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	4	REQUIRED	4
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	3	REQUIRED	3
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	3	REQUIRED	3

TOTAL ELEVATED PLAY COMPONENTS	8		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	4	REQUIRED	4
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	3	REQUIRED	3
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	3	REQUIRED	3



HOME AVENUE
PARK
SAN DIEGO, CA

COAST RECREATION
MIKE EISERT

SYSTEM TYPE
PLAYBOOSTER
DRAWING #
2123-1-3



The play components identified on this plan are IPEMA certified. (Unless otherwise noted) The use and layout of these components conforms to the requirements of ASTM F1487.

THIS PLAY AREA & EQUIPMENT IS DESIGNED FOR AGES 2-12 YEARS

IT IS THE MANUFACTURERS OPINION THAT THIS PLAY AREA DOES COMFORM TO THE ADA ACCESSIBILITY GUIDELINES (ADAA), ASSUMING AN ACCESSIBLE PROTECTIVE SURFACING IS PROVIDED, AS INDICATED, OR WITHIN THE ENTIRE USE ZONE.

THIS CONCEPTUAL PLAN WAS BASED ON INFORMATION AVAILABLE TO US, PRIOR TO CONSTRUCTION. DETAILED SITE INFORMATION INCLUDING SITE DIMENSIONS, TOPOGRAPHY, EXISTING UTILITIES, SOIL CONDITIONS, AND DRAINAGE SOLUTIONS SHOULD BE OBTAINED, EVALUATED, & UTILIZED IN THE FINAL DESIGN. PLEASE VERIFY ALL DIMENSIONS OF PLAY AREA, SIZE, ORIENTATION, AND LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE FURNISHINGS PRIOR TO ORDERING. BUILDER SHOULD NOT FACE THE HOT AFTERNOON SUN.

CHOOSE A PROTECTIVE SURFACING MATERIAL THAT HAS A CRITICAL HEIGHT VALUE OF AT LEAST THE HEIGHT OF THE HIGHEST ACCESSIBLE PART OF ALL HEIGHT OF THE HIGHEST EQUIPMENT. (SEE CONSUMER PRODUCT SAFETY COMMISSION (CPSC) GUIDELINES, SECTION ON SURFACING) ACCESSIBLE PROTECTIVE SURFACING TO BE A COMBINATION OF UNITARY AND LOOSE FILL MATERIALS (PP RUBBER & SAND)

IT IS THE MANUFACTURERS OPINION THAT THIS PLAYSTRUCTURE CONFORMS TO THE CALIFORNIA CODE OF REGULATIONS TITLE 22, DIVISION 4, CHAPTER 22.

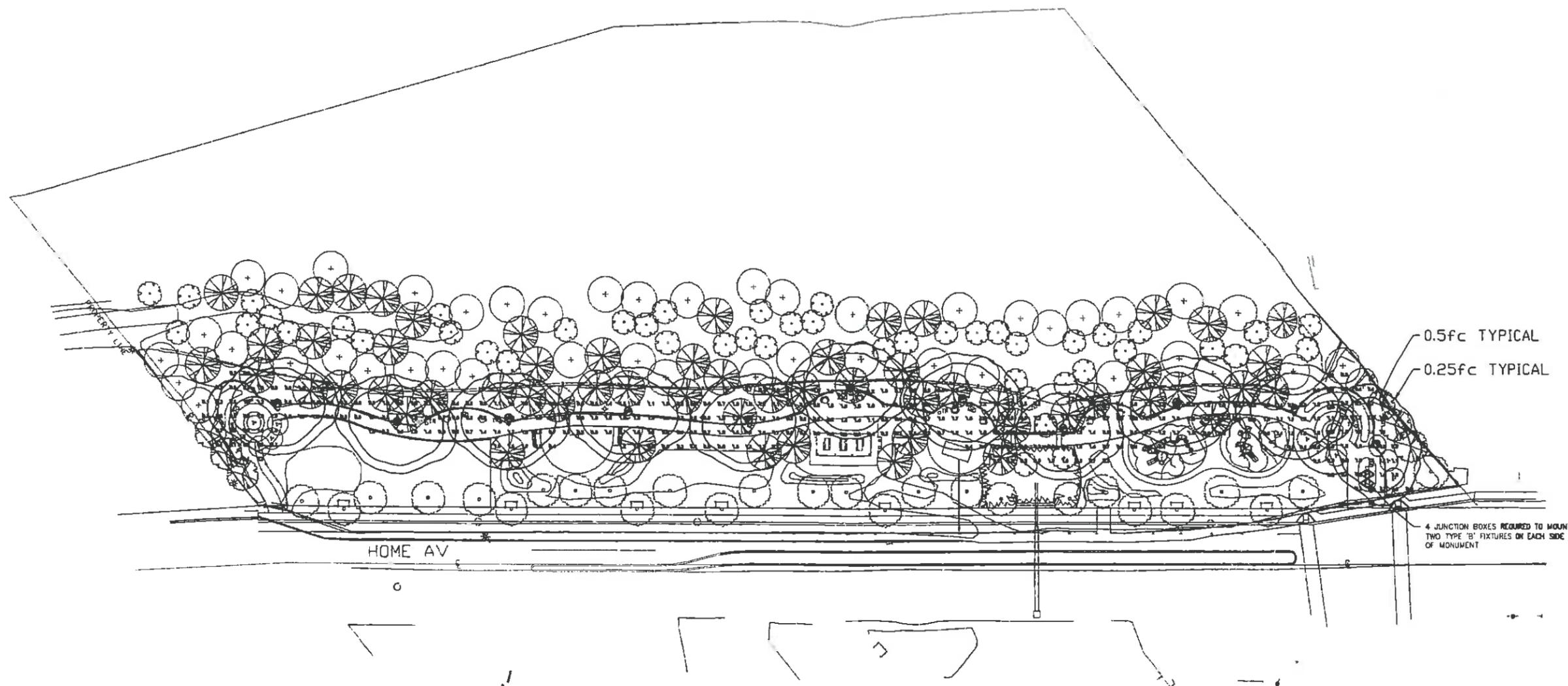
DESIGNED BY:
CLJ
COPYRIGHT: MARCH 24 2008
LANDSCAPE STRUCTURES, INC.
8110 COAST HIGHWAY - P.O. BOX 88
DUBLINO, CALIFORNIA 94568
TEL: 925-254-8000 FAX: 925-254-8001

DATE	DESCRIPTION	BY
07/20/08	2123-1-2	CLJ
02/24/05	2123-1-1	CLJ
Date	Previous Drawing #	Initials





HOME AVENUE PARK



LIGHTING PHOTOMETRIC PLAN

Scale 1" = 40'

LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	MANUFACTURER AND CATALOG NUMBER	EQUIVALENT MANUFACTURER SUBJECT TO APPROVAL OF SHOP DRAWINGS	LAMPS				FIXTURE		BALLAST TYPE	MOUNTING	DESCRIPTION
			QTY.	TYPE	WATTS	COLOR TEMP.	INPUT VOLTS	TOTAL INPUT WATTS			
(A) ⊕	KING LUMINAIRE WASHINGTON K118-LAR-18-150-(WOC)-HPS-20BMT-K15 POLE : STRESSCRETE K513-G-E40-RBP-S/F-K15	NO SUBSTITUTIONS	1	HPS	150	-	TBD	188	HPF	POLE TOP	HIGH PRESSURE SODIUM, ACORN GLOBE WITH UV STABILIZED IMPACT RESISTANT ACRYLIC RIPPLED GLOBE, TYPE II ALUMINUM LOUVER MOUNTED TO 13'-0" CONCRETE POLE. PAINTED SURFACES ON LUMINAIRE SHALL BE BLACK.
(B) ∇	HYDREL 4700-32-120-JBB-LPI-02	-	1	T8	32	-	120	39	ELECTRONIC	JUNCTION BOX	ACCENT LIGHT WITH TWO SWIVEL KNUCKLES FOR AIMING. FURNISH COMPLETE WITH TWO JUNCTION BOXES FOR MOUNTING TO GRADE. BRONZE FINISH, U.L. LISTED FOR WET LOCATIONS.

Designer
R.C.
Date
Feb 28 2008
Scale
1"=40'-0"
Drawing No.
CALC-1

