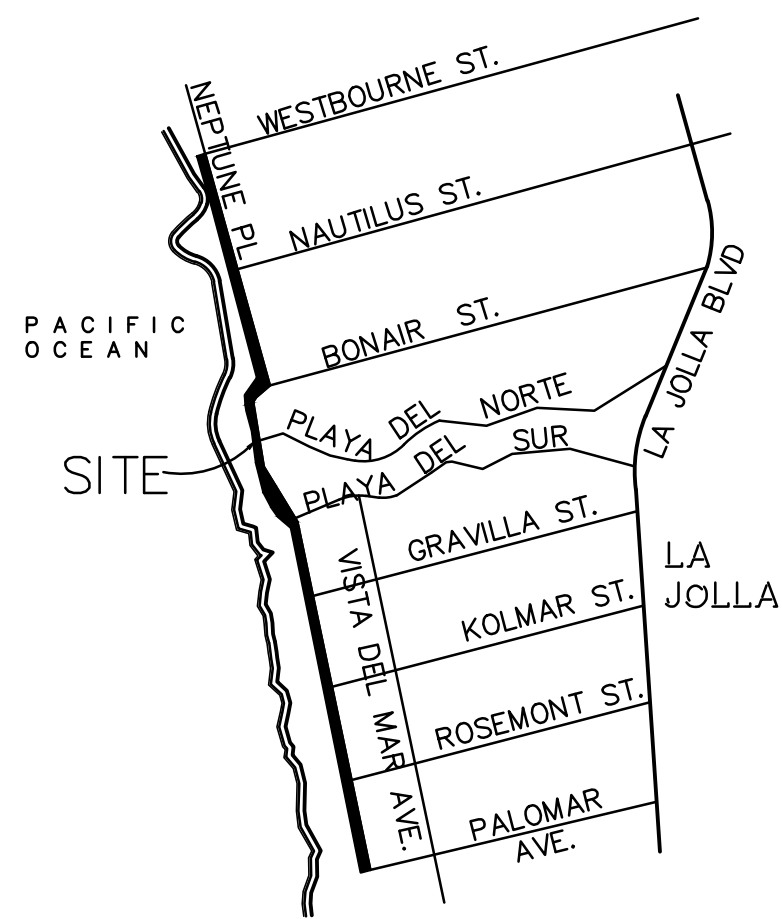
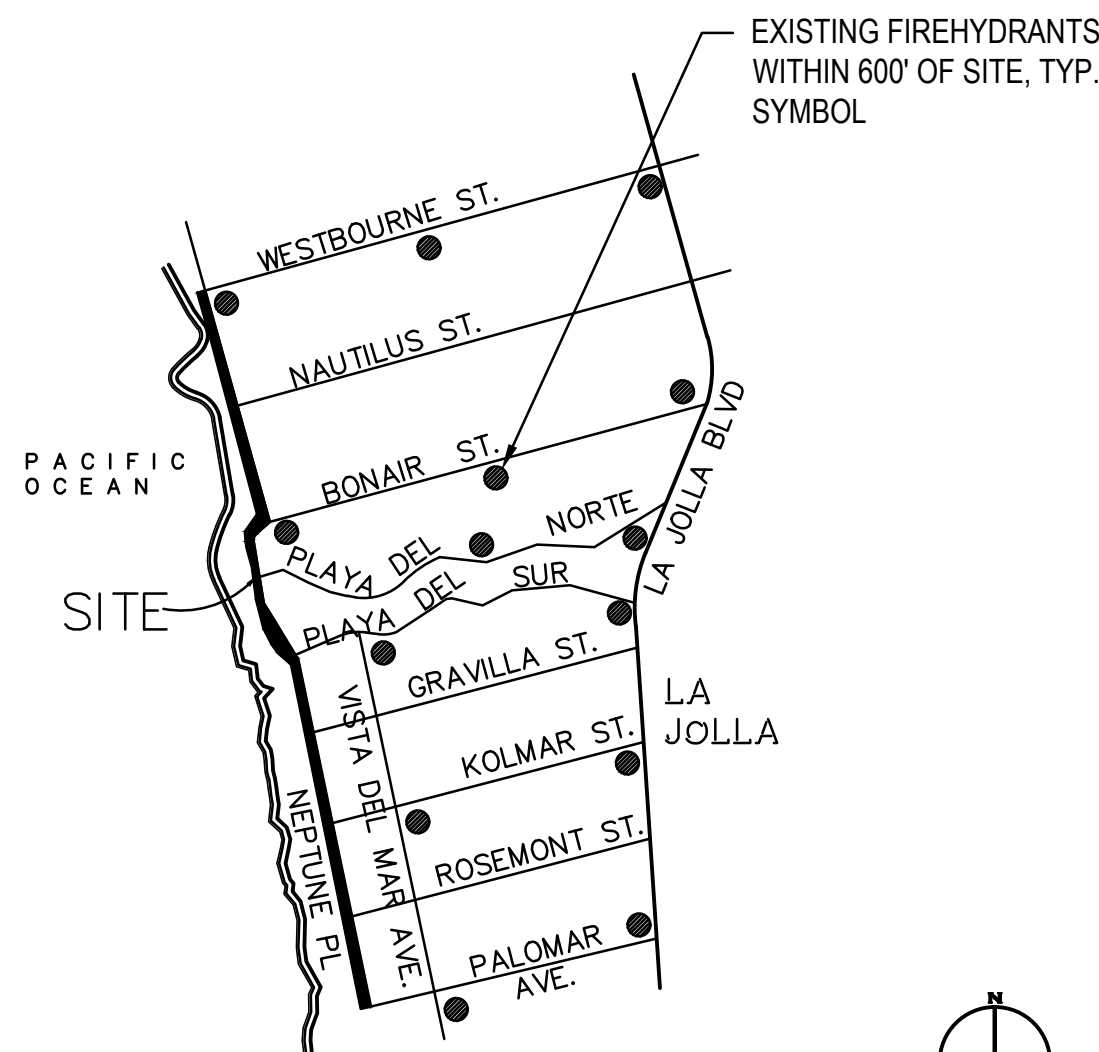


WINDANSEA BEACH SLOPE PROTECTION IMPROVEMENTS



VICINITY MAP

NOT TO SCALE



FIRE HYDRANT MAP

NOT TO SCALE

APPLICABLE CODES, DRAWINGS, AND SPECIFICATIONS (CURRENT VERSIONS)

STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK),

CITY OF SAN DIEGO SUPPLEMENT (TO BE USED IN CONJUNCTION WITH GREENBOOK)

CITY OF SAN DIEGO STANDARD DRAWINGS

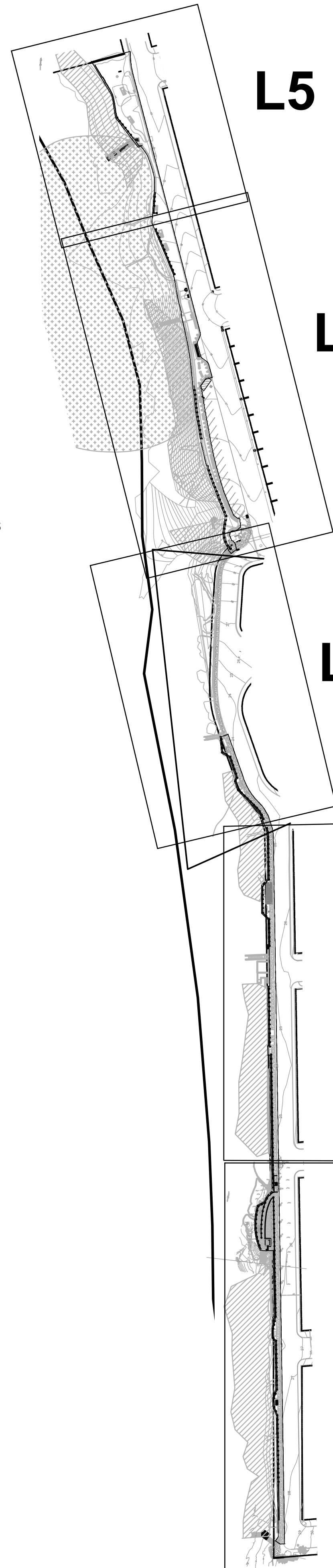
CALIFORNIA MUTCD

(U.S. CUSTOMARY) UNIT STANDARD PLANS, DOCUMENT NO. AEC0925061

(U.S. CUSTOMARY) SPECIFICATIONS, DOCUMENT NO. AEC0925062

CALIFORNIA BUILDING CODE, DISABLED ACCESS REGULATIONS, TITLE 24

AMERICANS WITH DISABILITIES ACT / AMERICANS WITH DISABILITIES ACT ACCESSIBILITIES GUIDELINES



GENERAL NOTES

- THIS PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES, INCLUDING WATER SEWER, GAS AND ELECTRICAL LINES. FLAG OR OTHERWISE MARK ALL LOCATIONS AND INDICATE UTILITY TYPE.
- GRADE SITE TO DIRECT WATER AWAY FROM BUILDING AND NEW ADDITIONS. LANDSCAPE DRAINS SHALL BE INSTALLED AT LOW POINTS TO REDUCE RUNOFF CROSSING PATHS AND PAVING.
- THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF ALL REQUIRED LANDSCAPE IMPROVEMENTS, INCLUDING IN THE RIGHT-OF-WAY.
- IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR FINAL INSPECTION.
- EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBIT WITHIN THE DRIPLINE.
 - A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

PROJECT SUMMARY

PROJECT ADDRESS:
WINDANSEA BEACH
0 NEPTUNE PLACE
LA JOLLA, CA 92037

LEGAL DESCRIPTION:
CITY PARK

GROSS SITE AREA:
2.25 ACRES

APN:
3512630100

PLANNING AREAS:
SUBREGIONAL AREA: COASTAL
MAJOR STATISTICAL AREA: NORTH CITY
COMMUNITY PLANNING AREA: LA JOLLA - CITY OF SAN DIEGO

LAND USE:
7604 BEACH - ACTIVE

CITY-OWNED LAND: SITE CODE M116RD (WINDANSEA PARK)

ZONING DESIGNATION:
OP-1-1

OVERLAY ZONES:
COASTAL HEIGHT LIMIT OVERLAY ZONE (CHLOZ)
COASTAL OVERLAY ZONE (COZ) CST-APP
COASTAL OVERLAY ZONE FIRST PUBLIC ROADWAY (COZFPR)
PARKING IMPACT OVERLAY ZONE (PIOZ) - COASTAL AND BEACH IMPACT
RESIDENTIAL TANDEM PARKING OVERLAY ZONE (RTPOZ)
SENSITIVE COASTAL OVERLAY ZONE (SCOZ)
TRANSIT AREA OVERLAY ZONE (TAOZ)

TRANSPORTATION:
TRANSIT PRIORITY AREA (TPA)
AFFORDABLE HOUSING PARKING DEMAND - HIGH

HISTORICAL AND CULTURAL RESOURCES:
PALEONTOLOGICAL SENSITIVITY AREA - WATER
DESIGNATED HISTORIC RESOURCE - HRB #358, SURF SHACK AT WINDANSEA BEACH (THE SHACK IS LOCATED OUTSIDE THE LIMIT OF WORK FOR THE PROPOSED IMPROVEMENTS BUT IS LOCATED WITHIN THE BOUNDARIES OF THE APN)

ENVIRONMENTALLY SENSITIVE LANDS (ESL):
MULTIPLE HABITAT PLANNING AREA (MHPA)
SENSITIVE VEGETATION (SV)
COASTAL BLUFF (CB)

GEOLOGY AND SOILS:
EARTHQUAKE FAULT BUFFERS - GEOLOGIC HAZARD CATEGORY 12
GEOLOGIC HAZARD CATEGORY - 43, 53
SLOPES 25% OR GREATER

HYDROLOGY:
ENVIRONMENTALLY SENSITIVE AREA (ESA)

PROJECT ADDRESS:
WINDANSEA BEACH
0 NEPTUNE PLACE
LA JOLLA, CA 92037

LEGAL DESCRIPTION:
BLK A

GROSS SITE AREA:
0.5 ACRES

APN:
3514670100

PLANNING AREAS:
SUBREGIONAL AREA: COASTAL
MAJOR STATISTICAL AREA: NORTH CITY
COMMUNITY PLANNING AREA: LA JOLLA - CITY OF SAN DIEGO

LAND USE:
7604 BEACH - ACTIVE

CITY-OWNED LAND: SITE CODE N102R2 (LA JOLLA STRAND PARK)

ZONING DESIGNATION:
OP-1-1

OVERLAY ZONES:
COASTAL HEIGHT LIMIT OVERLAY ZONE (CHLOZ)
COASTAL OVERLAY ZONE (COZ) CST-APP
COASTAL OVERLAY ZONE FIRST PUBLIC ROADWAY (COZFPR)
PARKING IMPACT OVERLAY ZONE (PIOZ) - COASTAL AND BEACH IMPACT
RESIDENTIAL TANDEM PARKING OVERLAY ZONE (RTPOZ)
SENSITIVE COASTAL OVERLAY ZONE (SCOZ)
TRANSIT AREA OVERLAY ZONE (TAOZ)

TRANSPORTATION:
TRANSIT PRIORITY AREA (TPA)
AFFORDABLE HOUSING PARKING DEMAND - HIGH

HISTORICAL AND CULTURAL RESOURCES:
PALEONTOLOGICAL SENSITIVITY AREA - HIGH

ENVIRONMENTALLY SENSITIVE LANDS (ESL):
MULTIPLE HABITAT PLANNING AREA (MHPA)
SENSITIVE VEGETATION (SV)
COASTAL BLUFF (CB)

GEOLOGY AND SOILS:
EARTHQUAKE FAULT BUFFERS - GEOLOGIC HAZARD CATEGORY 12
GEOLOGIC HAZARD CATEGORY - 43
SLOPES 25% OR GREATER

HYDROLOGY:
ENVIRONMENTALLY SENSITIVE AREA (ESA)

LANDSCAPE CONCEPT STATEMENT

LOW POST AND CHAIN GUARDS ARE PROPOSED AT THE TOP OF BLUFFS TO PREVENT PEDESTRIANS FROM ACCESSING THE ENTIRE SLOPE. OPENINGS IN THE CHAIN ARE PROVIDED FOR BEACH ACCESS DIRECTING PEDESTRIANS TO LIMITED PARTS OF THE SLOPE REDUCING EROSION OF THE BLUFFS. THE POSTS AND CHAIN IS INTENDED TO MATCH THE EXISTING POST AND CHAIN AT VARIOUS LOCATIONS ALONG THE BLUFF. THE RECONSTRUCTION OF A FORMERLY EXISTING BELVEDERE THAT WAS VANDALIZED AND DEMOLISHED IS PROPOSED. THIS BELVEDERE IS INTENDED TO MATCH THE ORIGINAL BELVEDERE CONSTRUCTION AS CLOSELY AS POSSIBLE.

IRRIGATION NOTE

THERE IS NO IRRIGATION PROPOSED FOR THIS NATURAL SITE

DRAINAGE NOTES

ALL DRAINAGE SYSTEMS SHOWN ARE EXISTING. THERE ARE NO NEW DRAINS PROPOSED.

PROJECT TEAM

OWNER:
CITY OF SAN DIEGO
PARK AND RECREATION DEPARTMENT
202 "C" STREET, MS 35
SAN DIEGO, CA 92101

**PRIME CONSULTANT
LANDSCAPE ARCHITECT:**

NERI LANDSCAPE ARCHITECTURE
928 HORNBLEND STREET, SUITE #3
SAN DIEGO, CA 92109
P: (858) 274-3222
M: (858) 354-6701
CONTACT: JIM NERI
JIM@NERILA.COM

CIVIL ENGINEER:

SNIPES-DYE ASSOCIATES
8348 CENTER DRIVE, STE. G
LA MESA, CA 91942
P: (619) 697-9234
F: (619) 460-2033
CONTACT: BOB BRUCKART
BOB@SNIPESDYE.COM

SHEET INDEX

DRAWING NO.

TITLE SHEET	TS
SLOPE PROTECTION	L1
SLOPE PROTECTION	L2
SLOPE PROTECTION	L3
SLOPE PROTECTION	L4
SLOPE PROTECTION	L5
BELVEDERE RECONSTRUCTION	L6

BENCHMARK FOR SURVEY

WINDANSEA PARKING LOT:

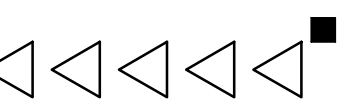
THE BENCHMARK FOR THIS SURVEY IS THE CITY OF SAN DIEGO BRASS PLUG IN THE TOP OF THE CURB AT THE NORTHEAST CORNER OF NEPTUNE PLACE AND BONAIR STREET; ELEVATION = 34.839, U.S.C. & G.S. DATUM OF 1929

END OF KOLMAR STREET:

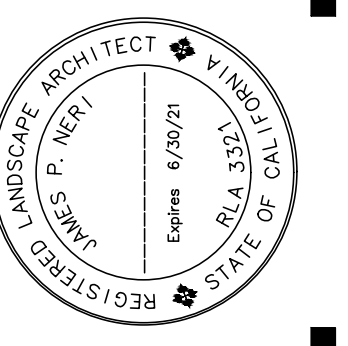
THE BENCHMARK FOR THIS SURVEY IS THE CITY OF SAN DIEGO BRASS PLUG IN THE TOP OF CURB AT THE NORTHEAST CORNER OF NEPTUNE PLACE AND ROSEMONT STREET; ELEVATION + 27.321, NGVD29

END OF PALOMAR STREET:

THE BENCHMARK FOR THIS SURVEY IS THE CITY OF SAN DIEGO BRASS PLUG IN THE TOP OF CURB AT THE NORTHEAST CORNER OF NEPTUNE PLACE AND ROSEMONT STREET; ELEVATION + 27.321, NGVD29



Project No. - XX
Drawn - XXX
Checked - JPN



LANDSCAPE IMPROVEMENT PLANS FOR
WINDANSEA BEACH
SLOPE PROTECTION
Neptune Place between
Palomar Avenue and Westbourne Street
La Jolla, CA 92037

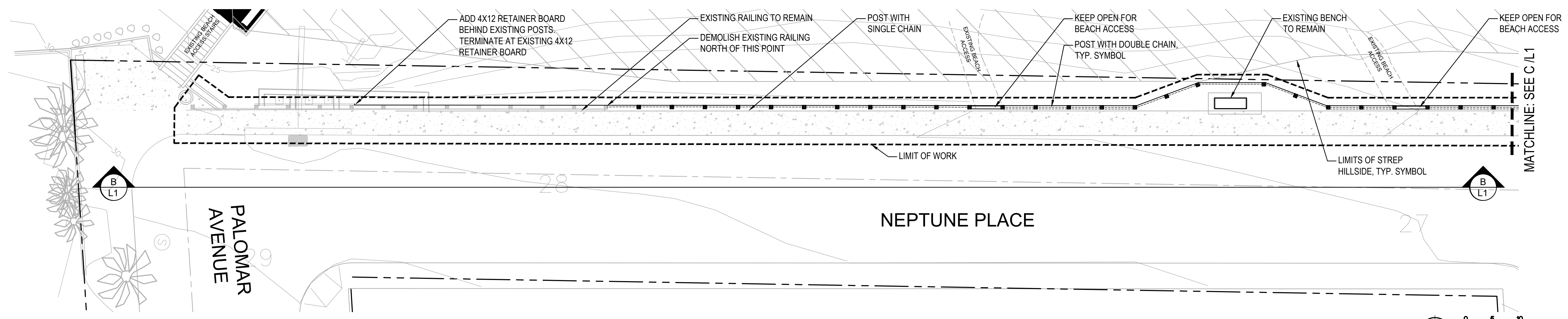
PTS-0666879
FOR APPROVAL
OCTOBER 28 2020

COASTAL
DEVELOPMENT
PERMIT

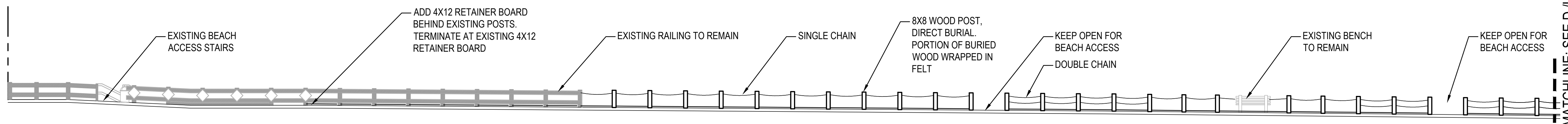
TS

ALL PLANS, DESIGNS AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE.

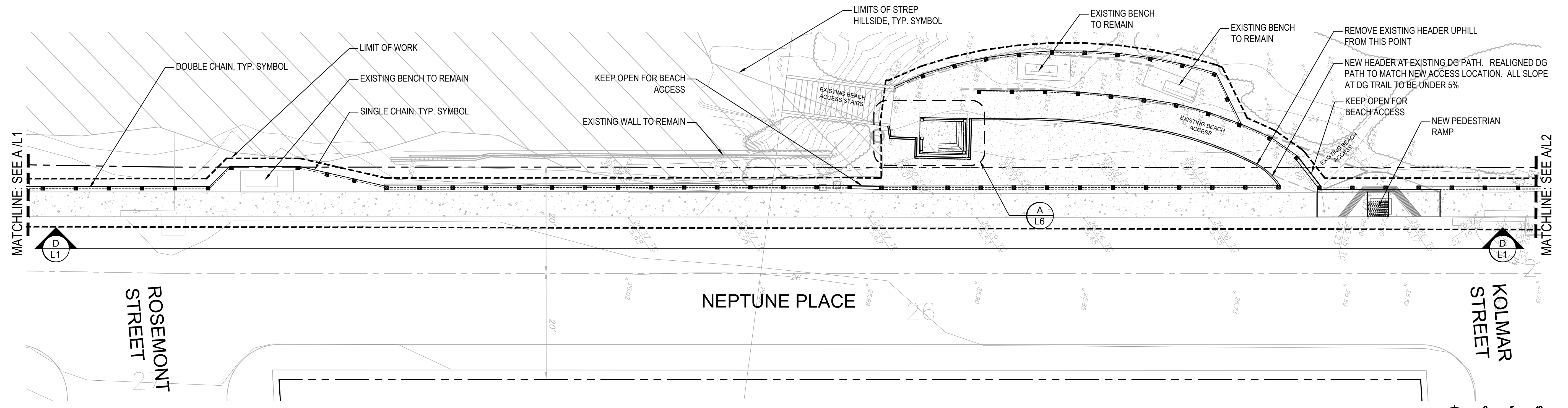
ALL PLANS, DESIGNS AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE.



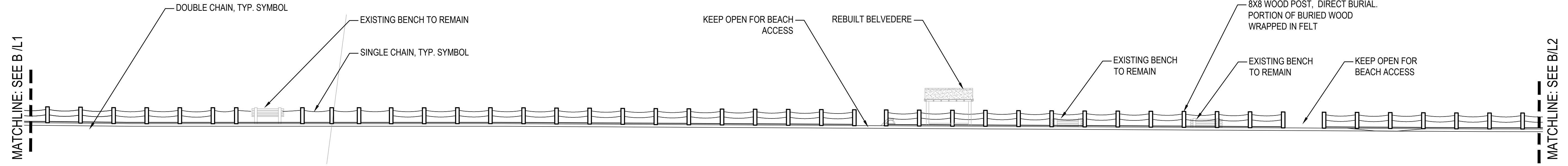
A SLOPE PROTECTION PLAN



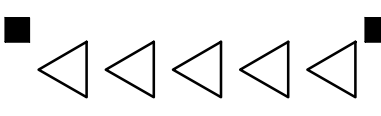
B SLOPE PROTECTION ELEVATION



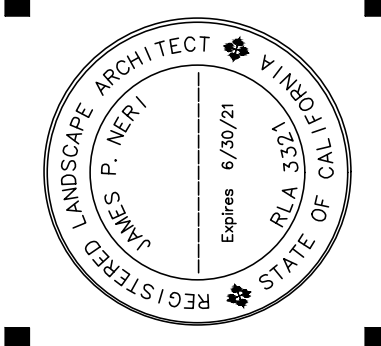
C SLOPE PROTECTION PLAN



D SLOPE PROTECTION ELEVATION



Project No. - XX
Drawn - XXX
Checked - JPN

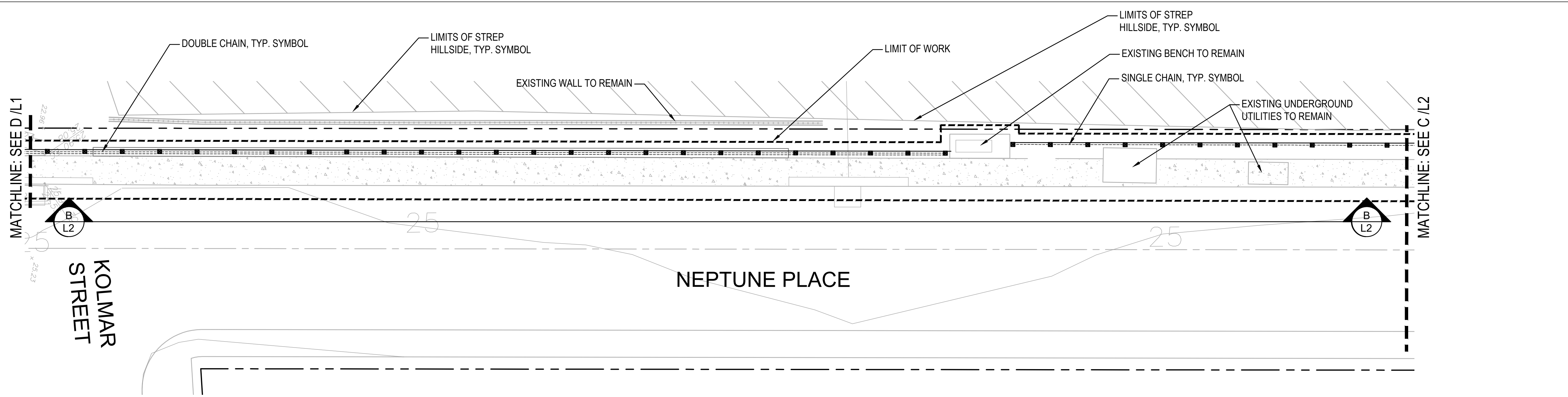


LANDSCAPE IMPROVEMENT PLANS FOR
WINDANSEA BEACH
SLOPE PROTECTION
Neptune Place between
Palomar Avenue and Westbourne Street
La Jolla, CA 92037

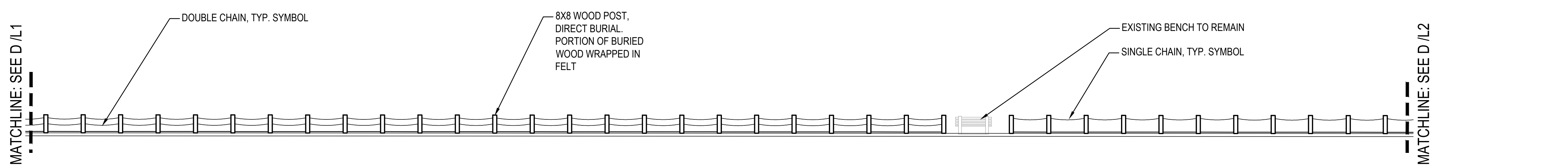
PTS-0666879
FOR APPROVAL
OCTOBER 28 2020

SLOPE PROTECTION
1

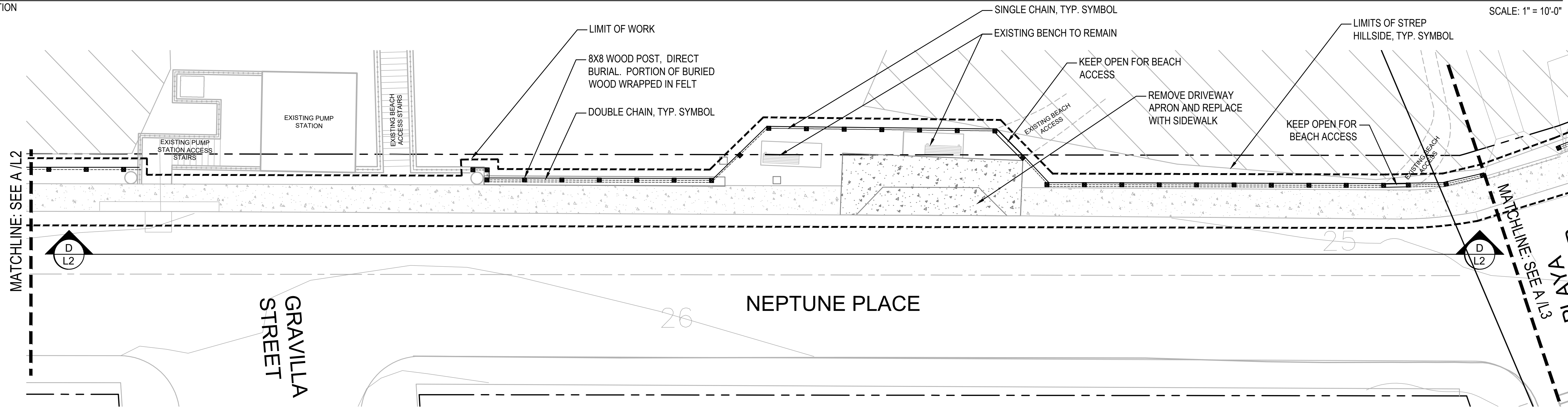
ALL PLANS, DESIGNS AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE.



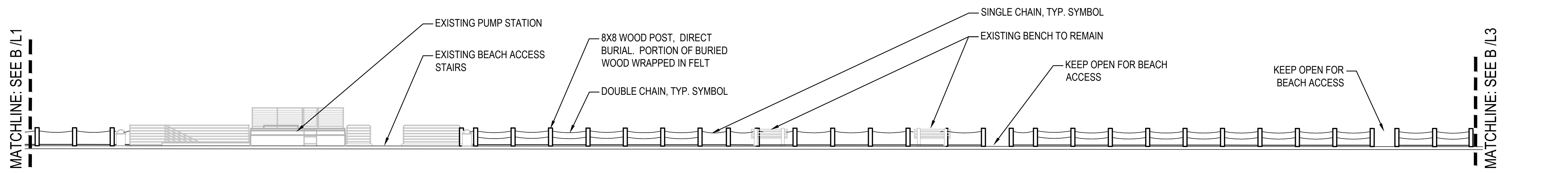
A SLOPE PROTECTION PLAN
PLAN



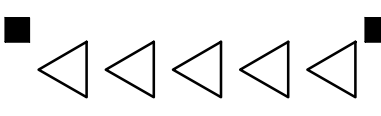
B SLOPE PROTECTION ELEVATION
ELEVATION



C SLOPE PROTECTION PLAN
PLAN

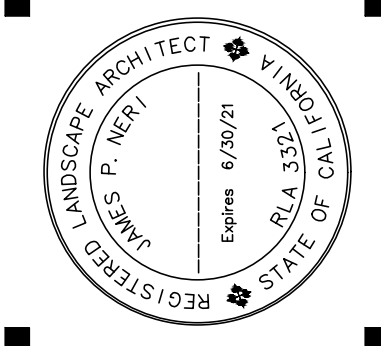


D SLOPE PROTECTION ELEVATION
ELEVATION



Project No. - XX
Drawn - XXX
Checked - JPN

N LA
NERI LANDSCAPE ARCHITECTURE
928 HORNBLINE STREET, SUITE # 3
SAN DIEGO, CA 92109
TEL: 619.594.7433 FAX: 619.594.7433
WWW.NERILA.COM



LANDSCAPE IMPROVEMENT PLANS FOR
WINDANSEA BEACH
SLOPE PROTECTION
Neptune Place between
Palomar Avenue and Westbourne Street
La Jolla, CA 92037

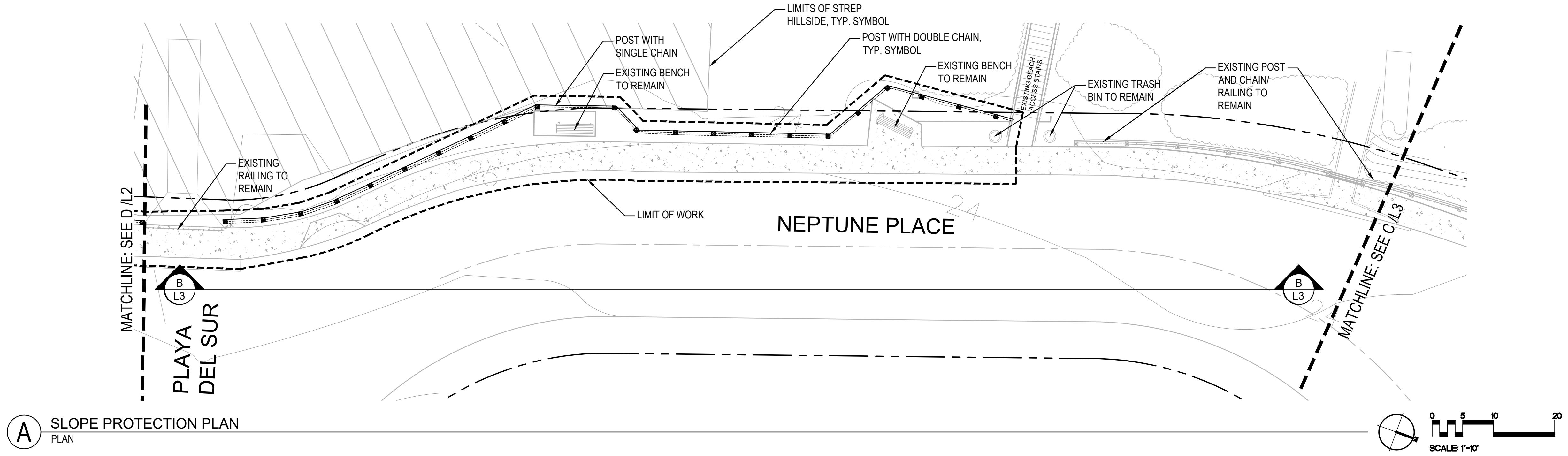
PTS-0666879
FOR APPROVAL
OCTOBER 28 2020

SLOPE PROTECTION

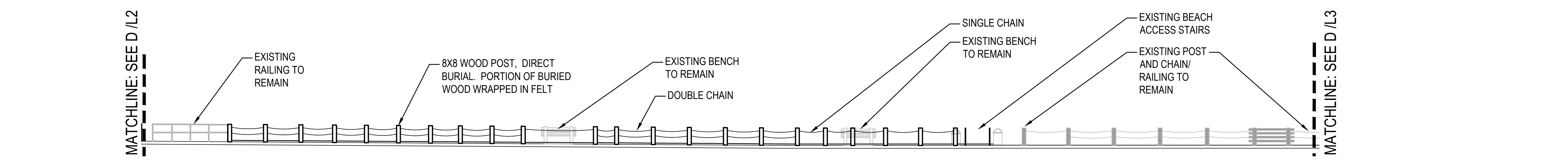
L2

SCALE: 1" = 10'-0"

ALL PLANS, DESIGNS AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE.

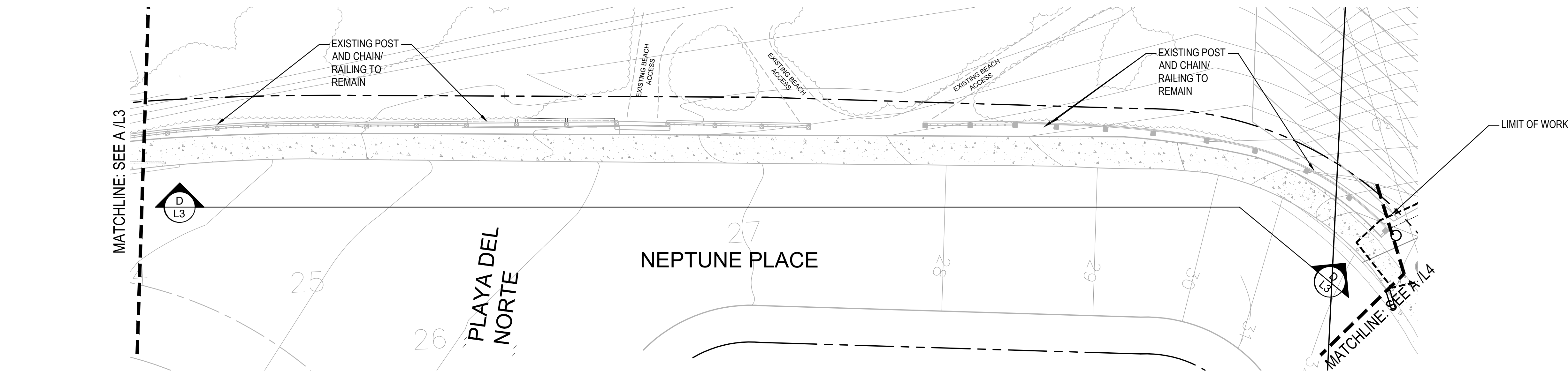


(A) SLOPE PROTECTION PLAN
PLAN

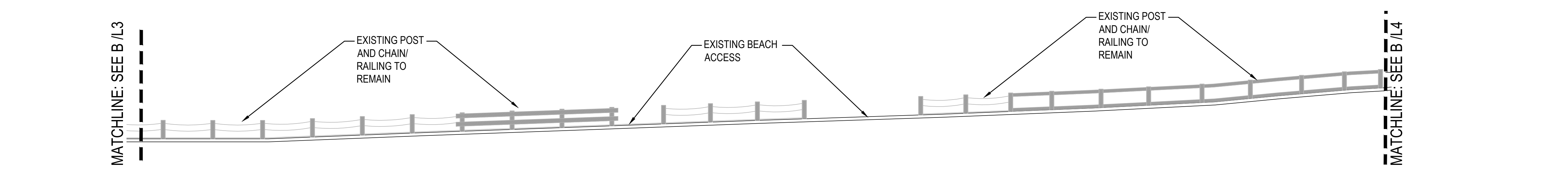


(B) SLOPE PROTECTION ELEVATION
ELEVATION

SCALE: 1" = 10'-0"

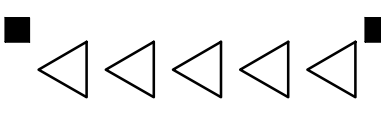


(C) SLOPE PROTECTION PLAN
PLAN

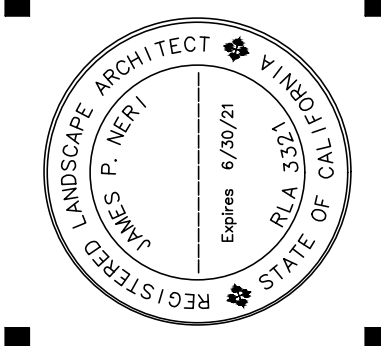


(D) SLOPE PROTECTION ELEVATION
ELEVATION

SCALE: 1" = 10'-0"



Project No. - XX
Drawn - XXX
Checked - JPN



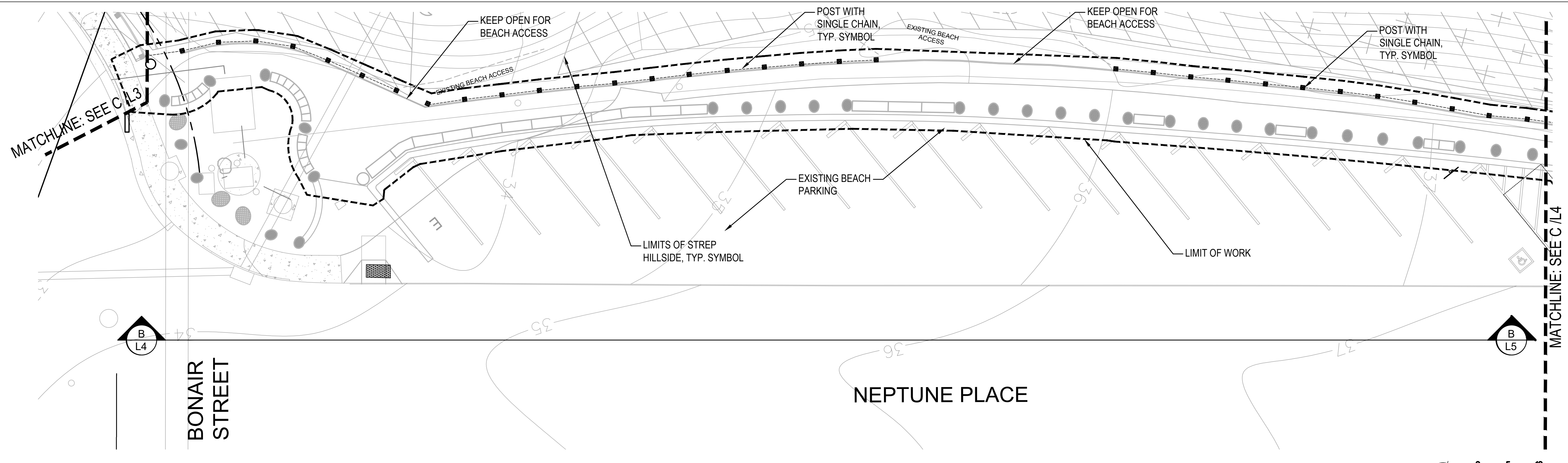
LANDSCAPE IMPROVEMENT PLANS FOR
WINDANSEA BEACH
SLOPE PROTECTION
Neptune Place between
Palomar Avenue and Westbourne Street
La Jolla, CA 92037

PTS-0666879
FOR APPROVAL
OCTOBER 28 2020

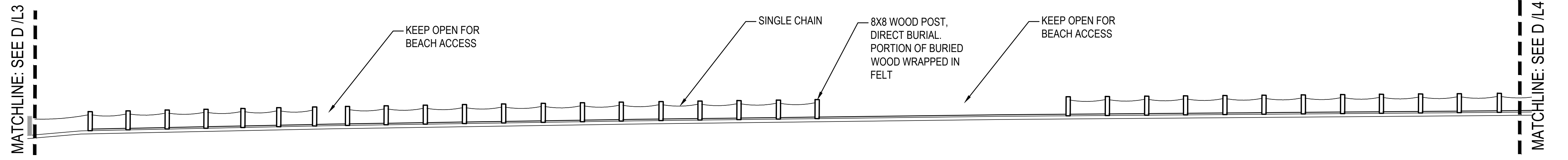
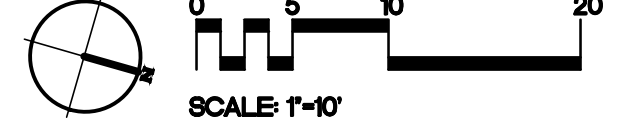
SLOPE PROTECTION

L3

ALL PLANS, DESIGNS AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE.

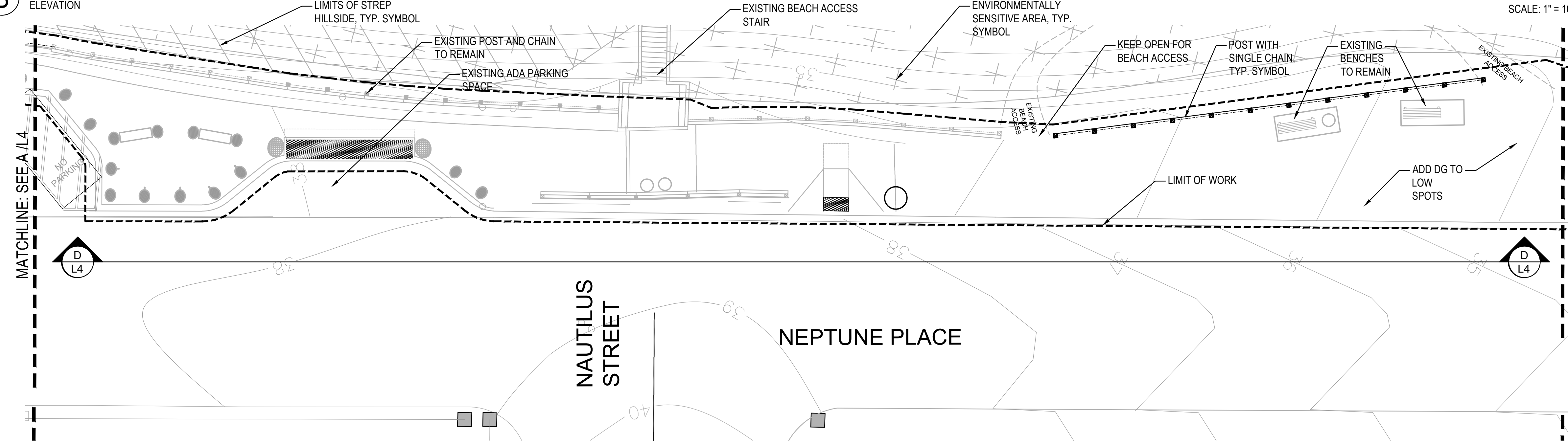


A SLOPE PROTECTION PLAN PLAN

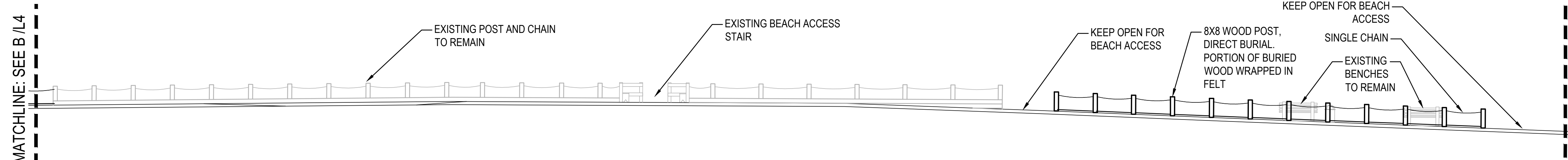
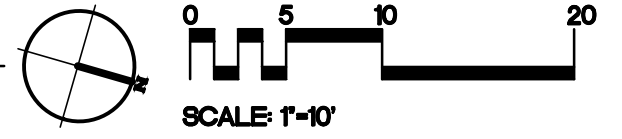


B SLOPE PROTECTION ELEVATION ELEVATION

SCALE: 1" = 10'-0"

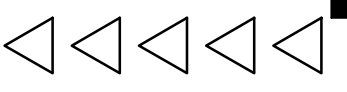


C SLOPE PROTECTION PLAN PLAN

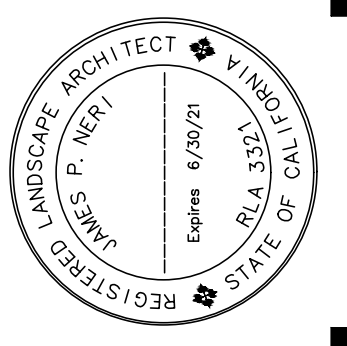


D SLOPE PROTECTION ELEVATION ELEVATION

SCALE: 1" = 10'-0"



Project No. - XX
Drawn - XXX
Checked - JPN



LANDSCAPE IMPROVEMENT PLANS FOR
WINDANSEA BEACH
SLOPE PROTECTION
Neptune Place between
Palomar Avenue and Westbourne Street
La Jolla, CA 92037

PTS-0666879

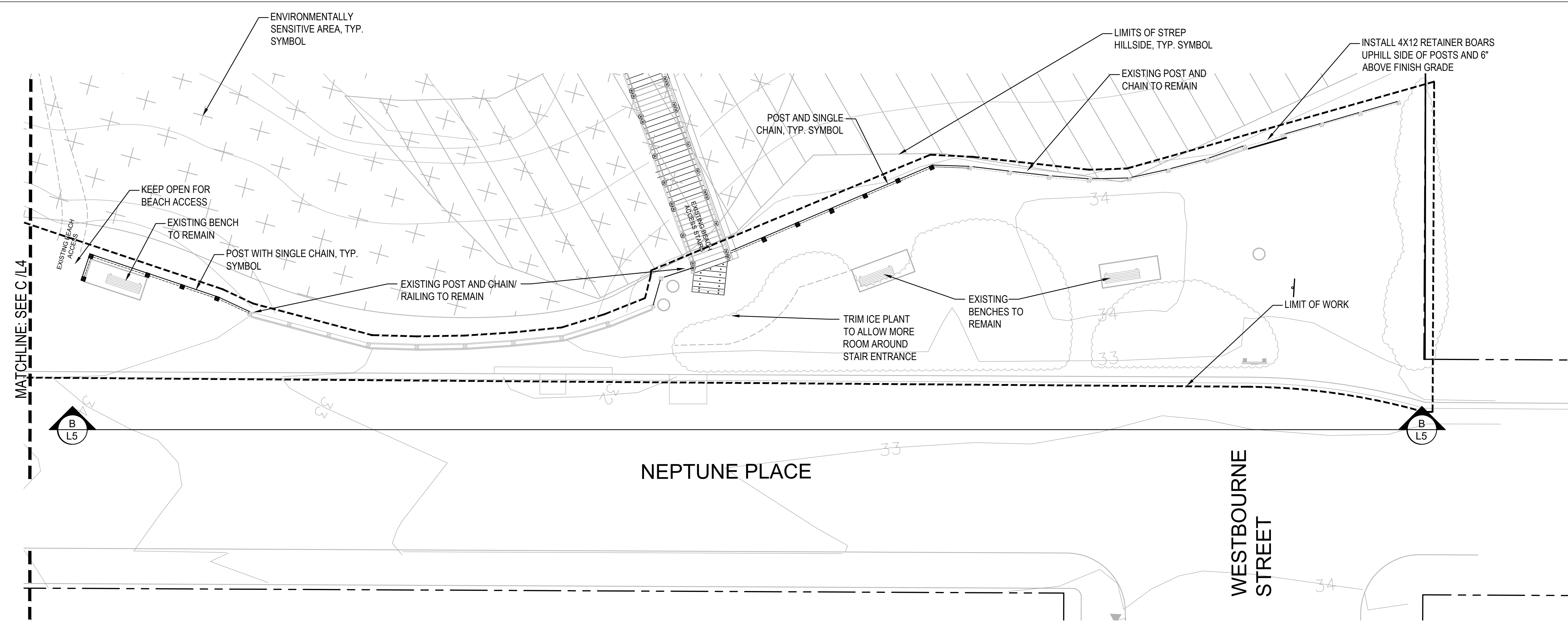
FOR APPROVAL

OCTOBER 28 2020

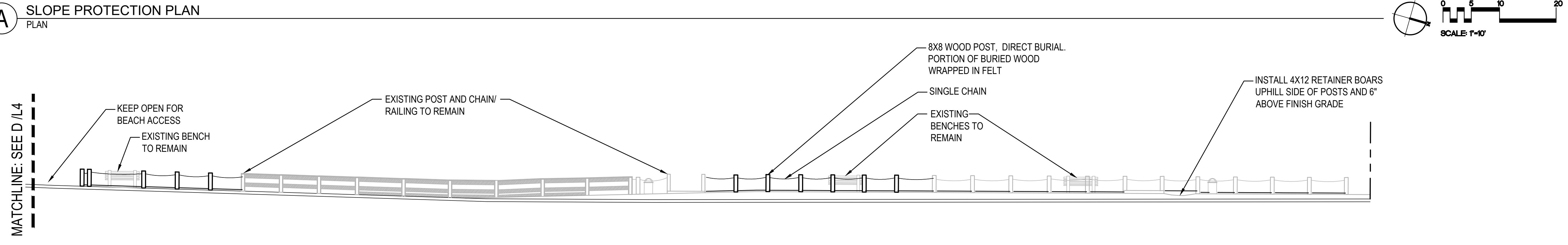
SLOPE PROTECTION

L4

ALL PLANS, DESIGNS AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE.

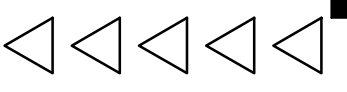


A SLOPE PROTECTION PLAN
PLAN



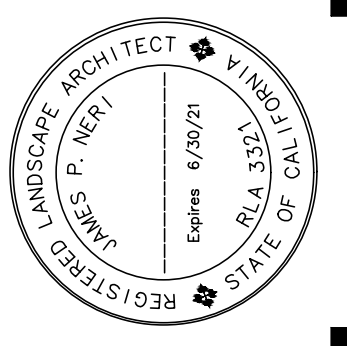
B SLOPE PROTECTION ELEVATION
ELEVATION

SCALE: 1" = 10'-0"



Project No. - XX
Drawn - XXX
Checked - JPN

N L A
NERI LANDSCAPE ARCHITECTURE
928 HORNBLIND STREET, SUITE # 3
SAN DIEGO, CA 92109
WWW.NERILA.COM



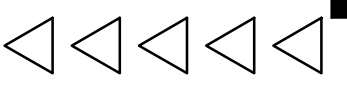
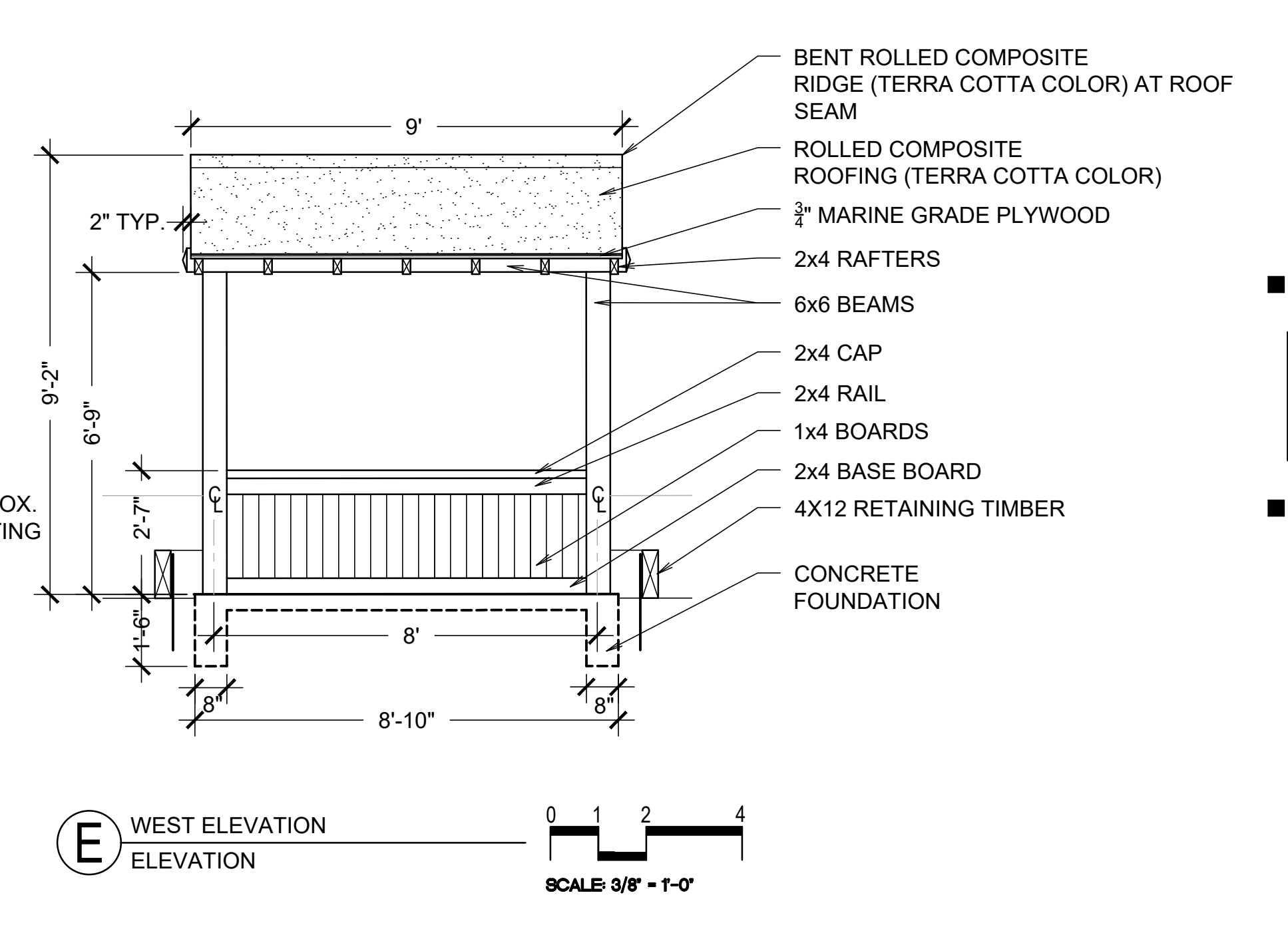
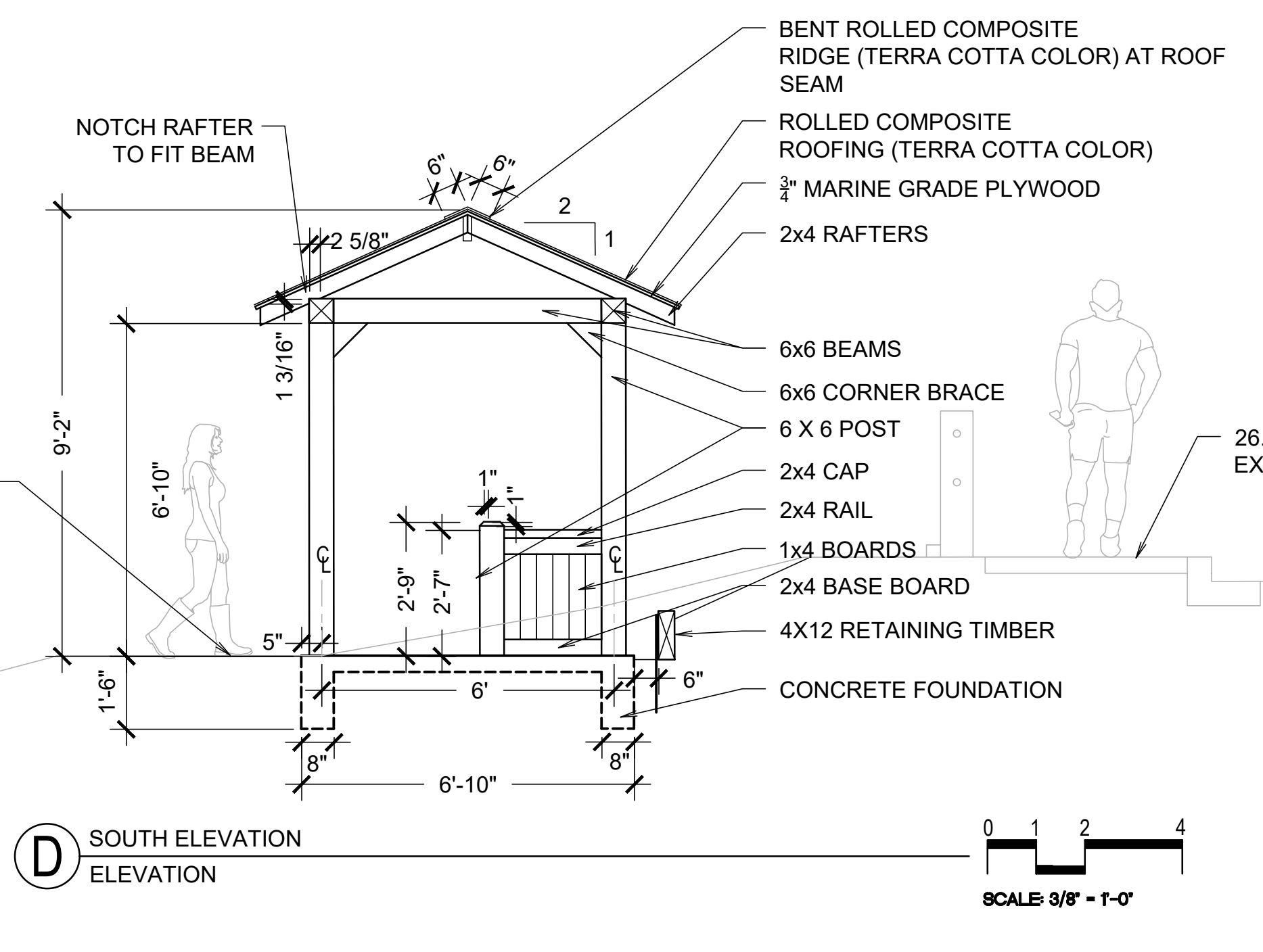
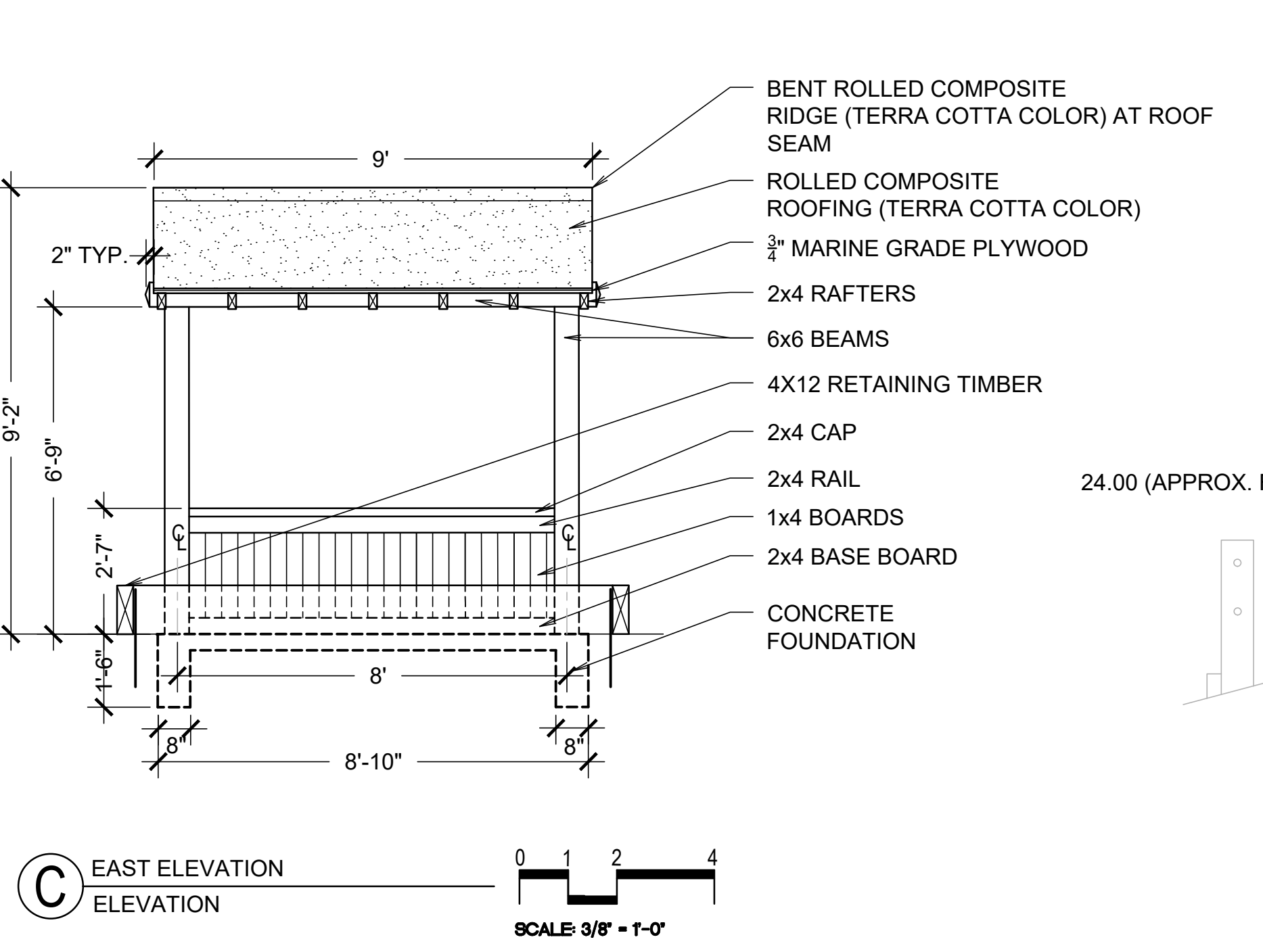
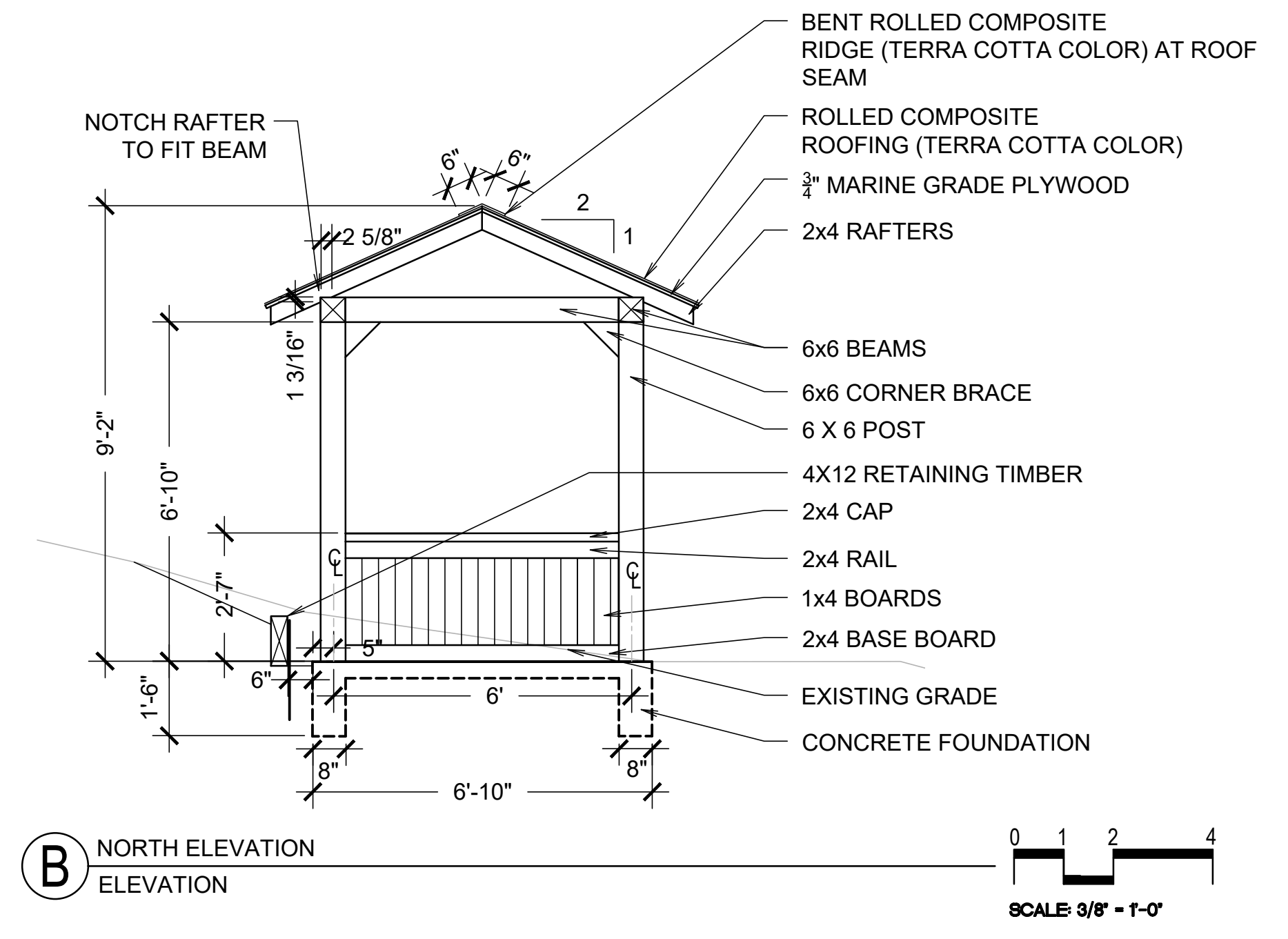
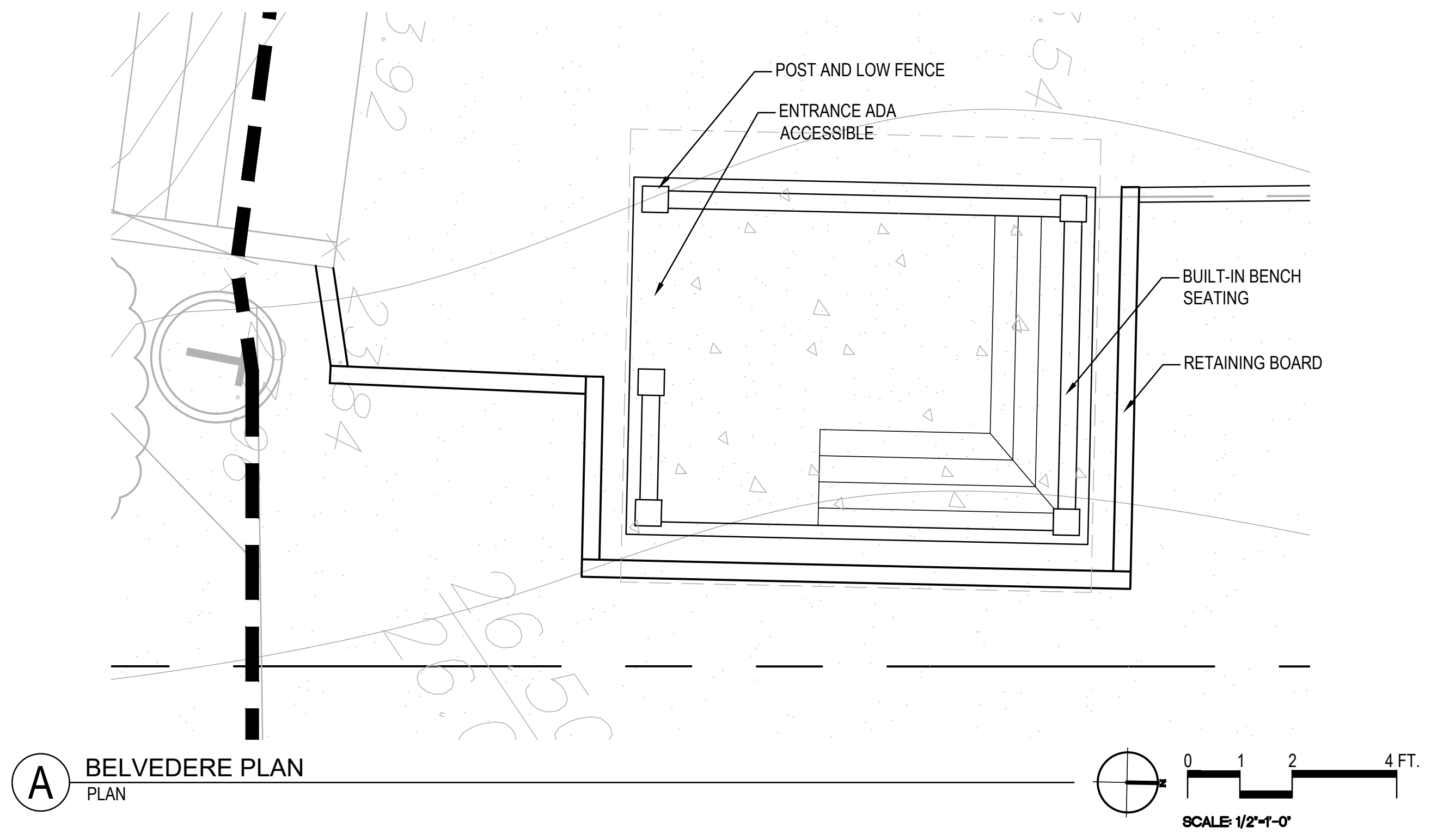
LANDSCAPE IMPROVEMENT PLANS FOR
WINDANSEA BEACH
SLOPE PROTECTION
Neptune Place between
Palomar Avenue and Westbourne Street
La Jolla, CA 92037

PTS-0666879
FOR APPROVAL
OCTOBER 28 2020

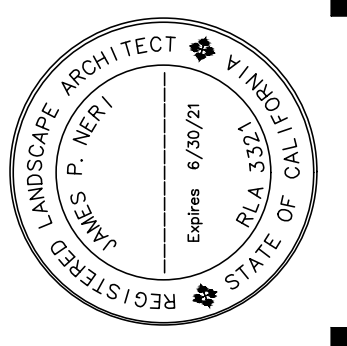
SLOPE PROTECTION

L5

ALL PLANS, DESIGNS AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE.



Project No. - XX
Drawn - XXX
Checked - JPN



LANDSCAPE IMPROVEMENT PLANS FOR
WINDANSEA BEACH
SLOPE PROTECTION
Neptune Place between
Palomar Avenue and Westbourne Street
La Jolla, CA 92037

PTS-0666879
FOR APPROVAL
OCTOBER 28 2020

BELVEDERE
RECONSTRUCTION