LANDSCAPE ARCHITECTURE PLANS FOR:
CITRUS BAY PARK
For CALIFORNIA WEST COMMUNITIES

1. CONTRACTOR SHALL VERIFY WITH OWNER'S REPRESENTATIVE THAT PLANS ARE CURRENT AND APPROVED.

2. CONTRACTOR SHALL MAINTAIN A SIGNED SET OF APPROVED CONSTRUCTION PLANS AND RELATED DOCUMENTATION AND A COPY OF THE CONSTRUCTION PERMIT ON THE JOB SITE DURING WORK OPERATIONS.

3. LANDSCAPE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHULA VISTA LANDSCAPE MANUAL, LANDSCAPE WATER CONSERVATION ORDINANCE, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("GREEN BOOK"), AND THE CITY OF CHULA VISTA'S LANDSCAPE IMPROVEMENT REVIEW PACKET, LATEST APPROVED EDITIONS (AS APPLICABLE). WHENEVER SPECIAL REQUIREMENTS CONFLICT ON ANY MATTER, THE STRICTER REQUIREMENT SHALL APPLY.

4. LANDSCAPE IMPROVEMENTS SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS.

5. THESE PLANS ARE BASED ON: CIVIL IMPROVEMENTS BY ___PLSA_____DATED__12-26-23_____, DRAWING NUMBER(S)___GR23-0005_____

6. THE CONTRACTOR SHALL COMPLY WITH THE ENGINEERING SOILS REPORT RECOMMENDATIONS AS THEY RELATE TO THE WORK DEPICTED ON THESE PLANS.

7. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY AND/OR REQUIRED PERMITS AND PAY ALL RELATED FEES AND/OR TAXES REQUIRED TO INSTALL THE WORK ON THESE PLANS.

8. THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE OF CALIFORNIA.

9. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR WITH THE PLANS PRIOR TO THE BEGINNING OF WORK.

10. UNIT PRICES FOR ALL IMPROVEMENTS SHALL BE ESTABLISHED AS PART OF THE CONTRACT WITH THE PROJECT OWNER, PRIOR TO BEGINNING WORK, TO ACCOMMODATE ADDITIONS AND/OR DELETIONS OF MATERIAL AND/OR LABOR.

11. DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE LANDSCAPE ARCHITECT OF RECORD (OR OWNERS REPRESENTATIVE).

12. THE LANDSCAPE ARCHITECT OF RECORD AND CITY REPRESENTATIVES SHALL BE NOTIFIED NO LESS THAN 2 WEEKS IN ADVANCE OF THE START OF CONSTRUCTION, ANY SITE OBSERVATION, OR MEETINGS. SITE OBSERVATIONS SHALL INCLUDE, BUT NOT BE LIMITED TO:

a. PRE-CONSTRUCTION MEETING
b. LANDSCAPE GRADING AND SOIL AMENDING
c. LANDSCAPE CONSTRUCTION
d. SPOTTING OF SPECIMEN PLANTS
e. IRRIGATION PRESSURE AND COVERAGE TEST
f. PLANTING AND/OR HYDROSEEDING
g. PRE-MAINTENANCE
h. POST-MAINTENANCE (FINAL)

13. SITE OBSERVATIONS BY THE LANDSCAPE ARCHITECT OF RECORD DURING ANY PHASE OF THIS PROJECT DO NOT RELIEVE CONTRACTOR OF THEIR PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND GOVERNING CODES.

14. THE CONTRACTOR SHALL PROVIDE FULL MAINTENANCE OF ALL LANDSCAPE AREAS FOR A MINIMUM OF 90 DAYS AFTER SUBSTANTIAL COMPLETION AS DETERMINED BY CITY REPRESENTATIVE.

15. 2 WEEKS PRIOR TO THE COMMENCEMENT OF THE LANDSCAPE AND IRRIGATION IMPROVEMENTS, THE CONTRACTOR SHALL CONTACT THE CITY LANDSCAPE INSPECTOR TO OBTAIN A LANDSCAPE INSPECTION PACKET, LANDSCAPE, AND IRRIGATION BOND EXONERATION WORKSHEET (IF APPLICABLE).

16. PROPOSED SCOPE OF WORK MAY INCLUDE WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND OTHER PUBLICLY OWNED AREAS. PRIOR TO COMMENCING WORK, CONTRACTOR SHALL CONTACT CITY OF CHULA VISTA SENIOR LANDSCAPE INSPECTOR, DAVE DEFACCI (DDEFACCI@CHULAVISTACA.GOV) ("LANDSCAPE INSPECTOR") TO COORDINATE WORK WITHIN AND AROUND THESE AREAS.

17. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING IN-KIND ANY DAMAGES TO PUBLIC AREAS, TO THE SATISFACTION OF THE LANDSCAPE INSPECTOR.

18. THE FOLLOWING ARE THE LANDSCAPE AND IRRIGATION FINAL CONSTRUCTION APPROVAL, ACCEPTANCE AND TURNOVER DOCUMENTS REQUIRED FOR ALL PRIVATE INFRASTRUCTURE WITHIN THE CITY OF CHULA VISTA. THE RESPONSIBLE PARTY SHALL SUBMIT THE FOLLOWING TURNOVER ITEMS TO SENIOR LANDSCAPE INSPECTOR, DAVE DEFACCI:

a. FORM 5522 COMPLETED AND SIGNED BY LANDSCAPE ARCHITECT OF RECORD AND PROJECT APPLICANT.
b. TRUE HALF SIZE PAPER COPY OF DIMENSIONED AS-BUILT IRRIGATION AND PLANTING PLANS WITH TREES NOTED.
c. SIGNED LETTER FROM THE ENTITY THAT IS MAINTAINING THE PROJECT (E.G. OWNER, HOA, ETC.) STATING THEY ARE SATISFIED WITH THE PROJECT INSTALLATION AND HAVE ACCEPTED MAINTENANCE.
d. COPY OF THE BOND, BOND ESTIMATE, AND BOND EXONERATION WORKSHEET, IF APPLICABLE.
e. CITY OF CHULA VISTA L&I INSPECTION CARD AS APPROPRIATE FOR THE TYPE OF PROJECT (PUBLIC, PRIVATE, OR HYBRID).
f. ALL OF THE ABOVE, ON A USB FLASH DRIVE IN PDF FILE FORMAT

THE IRRIGATION SYSTEMS SHALL COMPLY WITH THE CITY OF CHULA VISTA AND COUNTY OF SAN DIEGO STANDARDS AND GUIDELINES. IT IS THE INTENT FOR ALL IRRIGATION SYSTEMS TO PROPERLY IRRIGATE ALL LANDSCAPE AREAS WITH WATER CONSERVATION AT THE UTMOST IMPORTANCE. ALL IRRIGATION SHALL BE DESIGNED WITH INDIVIDUAL ZONES FOR EACH DIFFERENT MOISTURE REQUIREMENT. ALL SHRUB AND TURF AREAS TO RECEIVE IRRIGATION SPRAY HEADS OR ROTORS. ALL IRRIGATION SPRAY HEADS AND ROTORS MUST BE INSTALLED TO ELIMINATE OVERSPRAY ONTO ACCESS ROADS, DRAINAGE STRUCTURES, ETC.

GENERAL CONDITIONS SHORT FORM

PROTECTION OF LIFE AND PROPERTY
1. CONTRACTOR SHALL PROTECT ALL CONSTRUCTION AND LANDSCAPING FROM DAMAGE AND, WHEN REQUIRED, PROVIDE GUARDS OR COVERING. ANY DAMAGE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTORS ON THE JOB SHALL CARRY THE FOLLOWING INSURANCE: (A) WORKER'S COMPENSATION, (B) PUBLIC COMPREHENSIVE GENERAL LIABILITY, AND (C) PROPERTY DAMAGE. IN AN EMERGENCY THREATENING THE SAFETY OF LIFE, WORK OR ADJOINING PROPERTY, THE CONTRACTOR IS HEREBY INSTRUCTED TO ACT AT HIS DISCRETION TO PREVENT SUCH LOSS OR INJURY AND SHALL MAINTAIN THE FOLLOWING MINIMUM LIABILITY INSURANCE COVERAGE DURING THE CONTRACT PERIOD.

COVERAGE
BODILY INJURY: $250,000 PER INDIVIDUAL, PER OCCURRENCE
PROPERTY DAMAGE: $100,000 PER OCCURRENCE, AGGREGATE

2. THE CONTRACTOR SHALL CAUSE TO BE NAMED AS ADDITIONAL INSURED IN SUCH CONTRACTOR'S PUBLIC LIABILITY, CONTRACTOR'S PROTECTIVE LIABILITY AND AUTOMOBILE LIABILITY INSURANCE POLICIES THE FOLLOWING: (A) CALIFORNIA WEST COMMUNITIES,C 5927 PRIESTLY DRIVE, STE 110, CARLSBAD, CALIFORNIA 92008 (B) GILLESPIE MOODY PATTERSON 3176 LIONSHEAD AVE. SUITE 102, CARLSBAD, CALIFORNIA, 92101

3. CONTRACTOR SHALL NOT CAUSE THIS POLICY TO BE CANCELED OR PERMIT IT TO LAPSE, AND THE INSURANCE POLICY SHALL INCLUDE A CLAUSE TO THE EFFECT THAT THE POLICY SHALL NOT, AT ANY TIME DURING THE CONSTRUCTION PERIOD, BE CANCELED OR REDUCED, RESTRICTED OR LIMITED UNTIL FIFTEEN (15) DAYS AFTER ALL ADDITIONAL INSUREDS HAVE RECEIVED WRITTEN NOTICE AS EVIDENCED BY RETURNED RECEIPTS OF REGISTERED OR CERTIFIED LETTERS.

4. THE CONTRACTOR AGREES TO HOLD THE OWNER AND LANDSCAPE ARCHITECT HARMLESS FROM ANY CLAIMS ARISING OUT OF HIS OPERATIONS OF ANY OF HIS SUB CONTRACTORS, MATERIAL SUPPLIES, OR AGENTS.

5. ALL LOCAL, MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.

6. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER OR LANDSCAPE ARCHITECT.

7. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FEATURES TO REMAIN ON, AND ADJACENT TO, THE PROJECT SITE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.

8. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING AND/OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.

9. PERMITS FOR ANY CONSTRUCTION DEPICTED IN THESE PLANS SHALL BE OBTAINED BY THE CONTRACTOR.

10. CONTRACTOR SHALL HAVE A VALID CONTRACTORS LICENSE REQUIRED FOR THE PARTICULAR WORK BEING DONE. CONTRACTOR SHALL NOT ALLOW THE LICENSE(S) TO LAPSE DURING THE CONTRACT PERIOD

11. PRIOR TO THE COMMENCEMENT OF THE LANDSCAPE & IRRIGATION IMPROVEMENTS, THE CONTRACTOR SHALL CONTACT THE CITY OF CHULA VISTA SENIOR LANDSCAPE INSPECTOR, DAVE DEFACCI (DDEFACCI@CHULAVISTACA.GOV OR 619-409-5432) ("LANDSCAPE INSPECTOR") TO OBTAIN A LANDSCAPE INSPECTION PACKET, LANDSCAPE AND IRRIGATION BOND EXONERATION WORKSHEET (IF APPLICABLE), AND TO SCHEDULE AN INSPECTION OF THE IMPROVEMENTS.

DECLARATION OF RESPONSIBLE CHARGE:

I HEREBY DECLARE THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF THE PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF CHULA VISTA, OTAY WATER DISTRICT, AND THE SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS LANDSCAPE ARCHITECT OF WORK OF MY RESPONSIBILITY FOR PROJECT DESIGN.

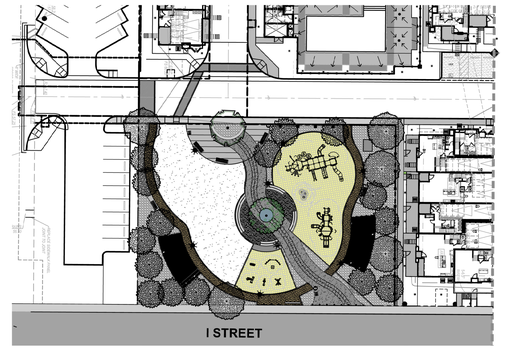
I AM FAMILIAR WITH AND AGREE TO COMPLY WITH THE REQUIREMENTS FOR LANDSCAPE IMPROVEMENT PLANS AS DESCRIBED IN CHAPTER 20.12 OF THE MUNICIPAL CODE. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THE REGULATIONS TO PROVIDE EFFICIENT LANDSCAPE WATER USE.

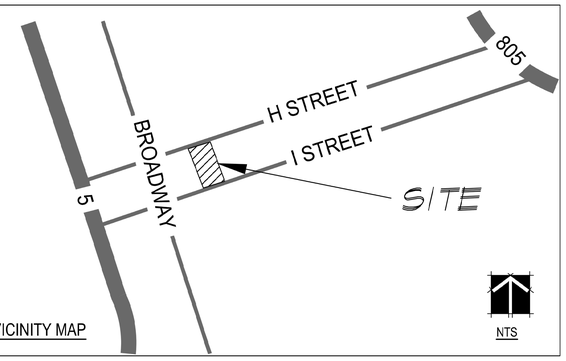
NAME: JOHN PATTERSON
NAME OF FIRM: GMP LANDSCAPE ARCHITECTURE
ADDRESS: 3176 LIONSHEAD AVE - SUITE 102, SAN DIEGO, CA 92010

Note: this "Declaration of Responsible Charge" shall be included with the requested information completed on the project design plans title page only.

SIGNATURE — DATE: 10/31/24

REGISTRATION NO. 3503 EXP. 02-2025





VICINITY MAP

PLANS PREPARED FOR (OWNER & DEVELOPER):
CALIFORNIA WEST COMMUNITIES
5927 PRIESTLY DRIVE, SUITE 110
CARLSBAD, CALIFORNIA 92008

PLANS PREPARED BY:
G.M.P. GILLESPIE. MOODY. PATTERSON
3176 LIONSHEAD AVE, STE 102
CARLSBAD, CA. 92101
858.558.8977
www.gmplandarch.com

APN:
643-060-71-00, 643-060-58-00

SITE ADDRESS:
550A CALLE VENETO

SHEET INDEX:

SHEET:	SHEET NUMBERS
TITLE SHEET AND KEY MAP	L-01
OVERALL MASTERPLAN	L-02
SITE CONTEXT	L-03
SITE CIRCULATION	L-04
PICNIC AREAS	L-05
TOT LOT AREA	L-06
LIGHTING	L-07
SIGNAGE	L-08
PAVING FINISHES	L-09
PLANT MATERIAL	L-10

HOLD HARMLESS AND INDEMNIFICATION CLAUSE

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE 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 OWNER, THE CITY/COUNTY OF LOCAL JURISDICTION, AND THE LANDSCAPE ARCHITECT 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 OWNER, THE CITY/COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.

CITY OF CHULA VISTA
REVIEWED BY: DATE:
APPROVED BY: DATE:
DIRECTOR OF DEVELOPMENT SERVICES, LAURA BLACK OR DESIGNEE

PROJECT INFORMATION

MUNICIPALITY:	CHULA VISTA	
WATER PURVEYOR:	SWEETWATER AUTHORITY	TEL:(619)420-1413
CIVIL ENGINEER:	PLSA	TEL: (858) 259-8212
ELEC. ENGINEER	T-DUG	TEL: (805)-431-3515

PROJECT DESCRIPTION: THE PARK AT CITRUS BAY IS PLANNED TO BE A HALF-ACRE PUBLIC PARK TO SERVE THE BROADER CHULA VISTA COMMUNITY. WITH A DESIRE FOR RECREATION, PLAY, SHADE FOR GATHERING AND CONNECTIVITY, STAKEHOLDERS CAME TOGETHER TO HELP CRAFT A PLAN THAT WOULD UNIFY THE EXISTING AND FUTURE USES WITHIN THE MALL AND THE BROADER WESTSIDE OF CHULA VISTA.

3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
gmp
LANDSCAPE ARCHITECTURE & PLANNING

LICENSED LANDSCAPE ARCHITECT — John R. Patterson — 3503 — 10-31-24 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

SHEET TITLE: OVERALL PARK PLAN

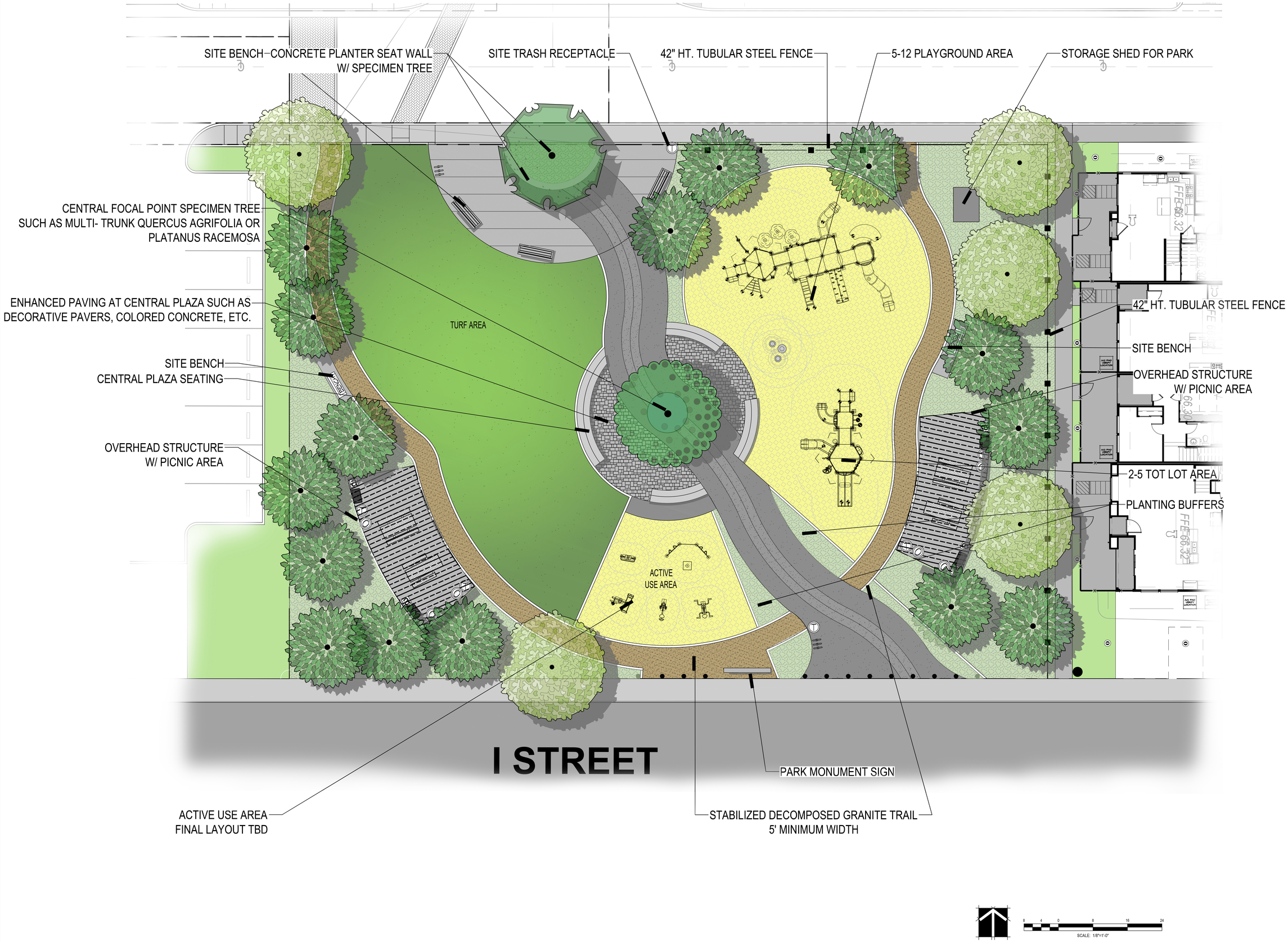
PROJECT\CLIENT: CITRUS BAY PARK
CHULA VISTA
CALIFORNIA WEST COMMUNITIES
5927 PRIESTLY DRIVE, SUITE 110
CARLSBAD, CA 92008

REVISIONS

DRAWN	CC
APPROVED	JP
PLOT DATE	10/31/2024
JOB NO.	22-054
SCALE	SEE SHEET

L-01

FILE NAME: G:\22-PROJECTS\22-054-00\LANDARCH\CDS\CD-PARK\EXHIBITS\22-054 PARK MASTERPLAN.DWG



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gmp@landarch.com
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LANDSCAPE ARCHITECTURE & PLANNING
gmp

LICENSED LANDSCAPE ARCHITECT
Jason P. Patterson
No. 5003
10-30-24
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

SHEET TITLE:
OVERALL PARK PLAN

PROJECT/CLIENT:
CITRUS BAY PARK
CHULA VISTA
CALIFORNIA WEST COMMUNITIES
5927 PRIESTLY DRIVE, SUITE 110
CARLSBAD, CA 92008

REVISIONS

DRAWN	CC
APPROVED	JP
PLOT DATE	10/30/2024
JOB NO.	22-054
SCALE	SEE SHEET

L-02

FILE NAME: G:\22-PROJECTS\22-054-00\LANDARCH\CDS\CD-PARK\EXHIBITS\22-054 PARK MASTERPLAN.DWG

DENOTES PARKING ON BOTH SIDES OF STREET

DENOTES PARKING ON ONE SIDE OF STREET

NTS

gmp
5176 Lonetree Ave.
Suite 100
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gmplandarch.com
T 858 558 8477
LANDSCAPE ARCHITECTURE & PLANNING

LICENSED LANDSCAPE ARCHITECT
Jeffrey P. Patterson
No. 5003
10-31-24
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

SHEET TITLE:
SITE CONTEXT

PROJECT/CLIENT:
CITRUS BAY PARK
CHULA VISTA
CALIFORNIA WEST COMMUNITIES
5927 PRIESTLY DRIVE, SUITE 110
CARLSBAD, CA 92008

REVISIONS

DRAWN	CC
APPROVED	JP
PLOT DATE	10/31/2024
JOB NO.	22-054
SCALE	SEE SHEET

L-03

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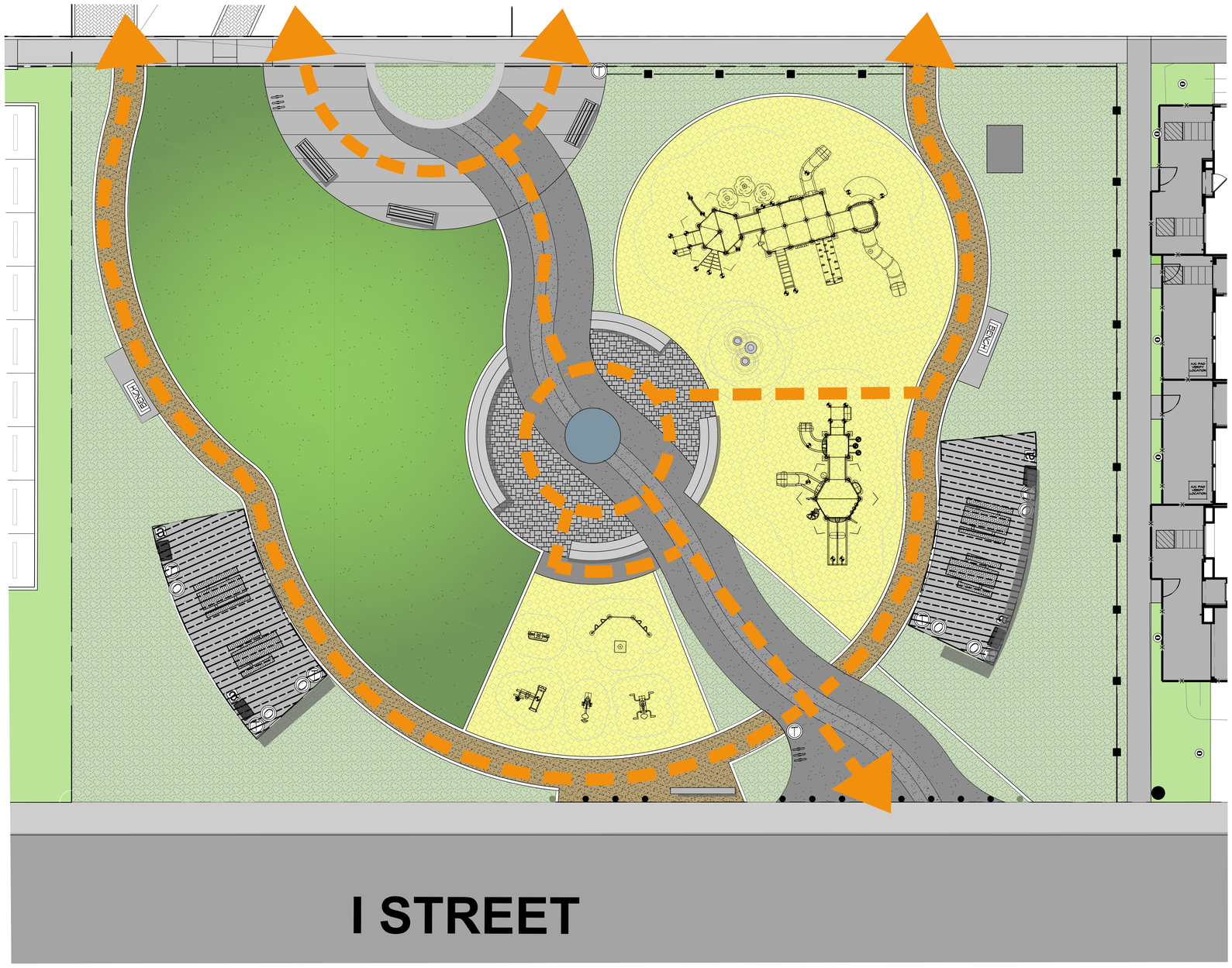

DENOTES PATH OF TRAVEL THROUGHOUT PARK
ALL PATHS TO BE ON SITE TO BE ADA COMPLIANT

SCALE: 1/8"=1'-0"

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LANDSCAPE ARCHITECTURE & PLANNING

LICENSED LANDSCAPE ARCHITECT
Jason P. Patterson
No. 5003
10-31-24
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

SHEET TITLE:
SITE CIRCULATION

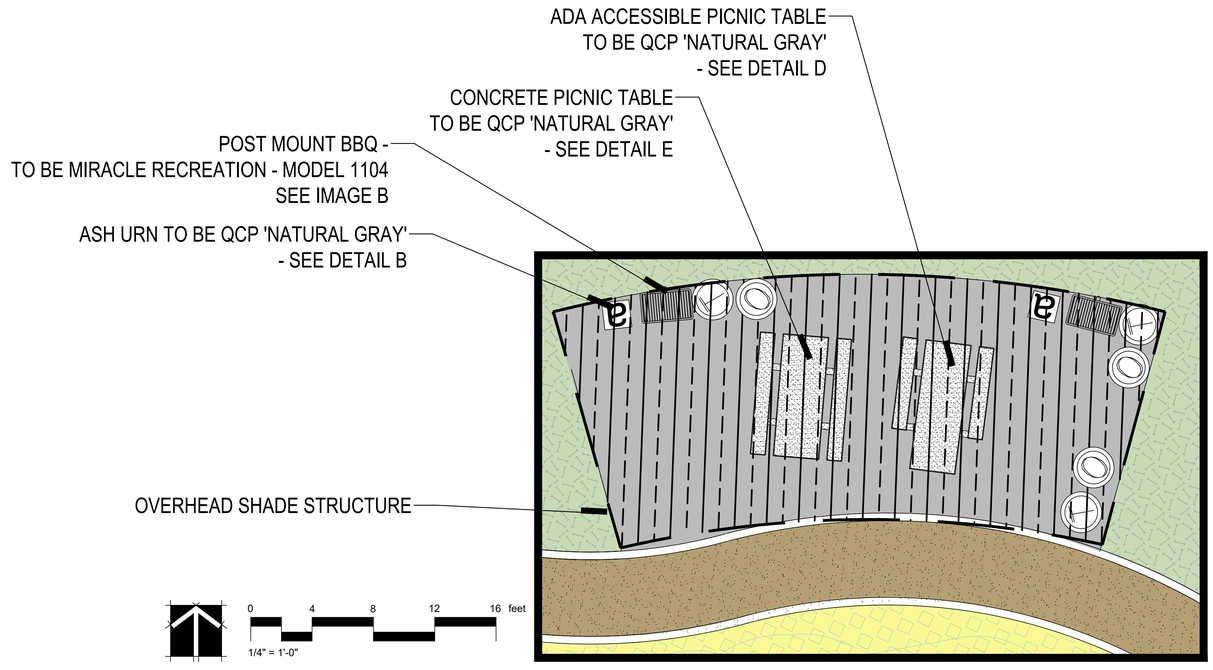
PROJECT/CLIENT:
CITRUS BAY PARK
CHULA VISTA
CALIFORNIA WEST COMMUNITIES
5927 PRIESTLY DRIVE, SUITE 110
CARLSBAD, CA 92008

REVISIONS

DRAWN	CC
APPROVED	JP
PLOT DATE	10/31/2024
JOB NO.	22-054
SCALE	SEE SHEET

L-04

FILE NAME:G:\22-PROJECTS\22-054-00\LANDARCH\CDS\CD-PARK\EXHIBITS\22-054 PARK MASTERPLAN.DWG



B

C

PRODUCT: QS-PS1624A | WEIGHT: 367 lbs (CUSTOMER TO OFFLOAD IF OVER 6000 Lbs.)

QUANTITY: ____

CONCRETE COLOR: SAN ANJELINO, NATURAL, MISSION WHITE, LATTE, HARVEST, FRENCH GREY, BUNGALOW, ADOBE TAUPE, CUSTOM COLOR

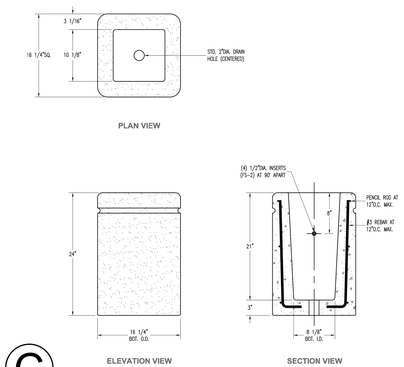
CONCRETE TEXTURE: CRAFTSMANS ETCH, STRATA

SEALER: STANDARD SEALER

Authorized Signature ____ Date

By signing above or stamping this drawing "approved" or "no exception taken" authorization to give to QCP to produce this drawing as shown within a 1/4" tolerance.

GENERAL PRODUCT NOTES:
E = EXPOSED FINISHED SURFACE
INSTALLATION IS REQUIRED BY OTHERS.
ALL EDGES TO BE EASED.
MANUFACTURING TOLERANCE ±1/4".
STD. 2"DIA. DRAIN HOLE W/SCREEN



QCP www.qcp-corp.com	PLAN TYPE: CONSTRUCTION PLAN	DATE: 2/6/17	FILE NO.: 053_QS_PS1624A	SHEET: X
	PRODUCT: QS-PS1624A | ASH URN | PALM	SCALE: 1" = 1'	DRAWN BY: -	OF: X
	PROJECT NAME: -	PC NO.: -	QC ITEM NO.: -	

D

PRODUCT: Q-LBT102PTADA | WEIGHT: 2,615 lbs. (CUSTOMER TO OFFLOAD IF OVER 6000 Lbs.)

QUANTITY: ___

CONCRETE COLOR: NATURAL, MISSION WHITE, CUSTOM, FRENCH GREY, LATTE

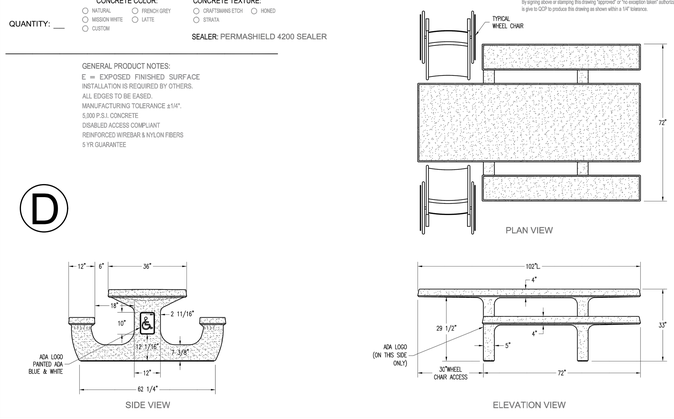
CONCRETE TEXTURE: CRAFTSMANS ETCH, STRATA

SEALER: PERMASHIELD 4200 SEALER

Authorized Signature ____ Date

By signing above or stamping this drawing "approved" or "no exception taken" authorization to give to QCP to produce this drawing as shown within a 1/4" tolerance.

GENERAL PRODUCT NOTES:
E = EXPOSED FINISHED SURFACE
INSTALLATION IS REQUIRED BY OTHERS.
ALL EDGES TO BE EASED.
MANUFACTURING TOLERANCE ±1/4".
5,000 P.S.I. CONCRETE
DISABLED ACCESS COMPLIANT
REINFORCED W/REBAR & NYLON FIBERS
5 YR GUARANTEE



QCP www.qcp-corp.com	PLAN TYPE: CONSTRUCTION PLAN	DATE: 6/6/23	FILE NO.: Q-LBT-102PTADA	SHEET: 1
	PRODUCT: Q-LBT102PTADA | PICNIC TABLE | LBT ADA	SCALE: 3/8" = 1'	DRAWN BY: -----	OF: 1
	PROJECT NAME:	PC NO.:	QC ITEM NO.:	

E

PRODUCT: Q-LBT96PT | WEIGHT: 2,707 lbs. (CUSTOMER TO OFFLOAD IF OVER 6000 Lbs.)

QUANTITY: ___

CONCRETE COLOR: NATURAL, MISSION WHITE, CUSTOM, FRENCH GREY, LATTE

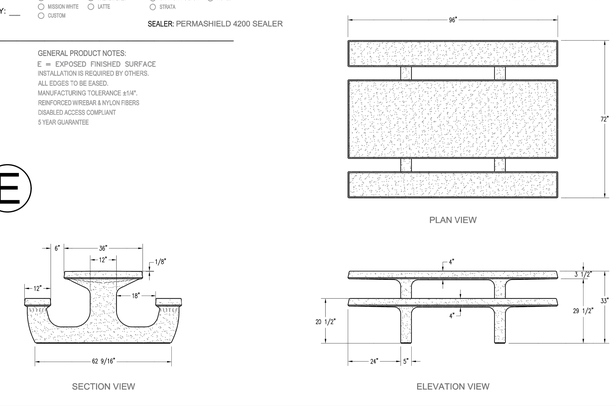
CONCRETE TEXTURE: CRAFTSMANS ETCH, STRATA

SEALER: PERMASHIELD 4200 SEALER

Authorized Signature ____ Date

By signing above or stamping this drawing "approved" or "no exception taken" authorization to give to QCP to produce this drawing as shown within a 1/4" tolerance.

GENERAL PRODUCT NOTES:
E = EXPOSED FINISHED SURFACE
INSTALLATION IS REQUIRED BY OTHERS.
ALL EDGES TO BE EASED.
MANUFACTURING TOLERANCE ±1/4".
REINFORCED W/REBAR & NYLON FIBERS
DISABLED ACCESS COMPLIANT
5 YEAR GUARANTEE



QCP www.qcp-corp.com	PLAN TYPE: CONSTRUCTION PLAN	DATE: 5/16/23	FILE NO.: Q-LBT-96PT	SHEET: 1
	PRODUCT: Q-LBT96PT | PICNIC TABLE | LBT	SCALE: 3/8" = 1'	DRAWN BY: -----	OF: 1
	PROJECT NAME:	PC NO.:	QC ITEM NO.:	

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Carlsbad, CA 92010
gmp@gmdarch.com
T 858 558 8477
gmp LANDSCAPE ARCHITECTURE & PLANNING

LICENSED LANDSCAPE ARCHITECT — Gregg P. Patterson — STATE OF CALIFORNIA — 10-31-24

NOT FOR CONSTRUCTION

SHEET TITLE: PICNIC AREAS

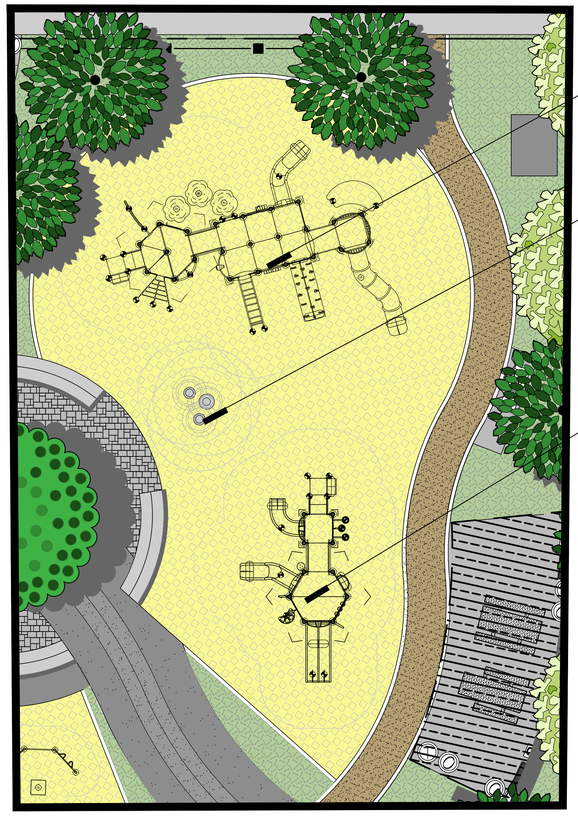
PROJECT/CLIENT:
CITRUS BAY PARK
CHULA VISTA
CALIFORNIA WEST COMMUNITIES
5927 PRIESTLY DRIVE, SUITE 110
CARLSBAD, CA 92008

REVISIONS

DRAWN	CC
APPROVED	JP
PLOT DATE	10/31/2024
JOB NO.	22-054
SCALE	SEE SHEET

L-05

FILE NAME: G:\22-PROJECTS\22-054-00\LANDARCH\CDS\CD-PARK\EXHIBITS\22-054 PARK MASTERPLAN.DWG



8 4 0 8 16 24

SCALE: 1/8"=1'-0"

Citrus Bay
TOP VIEW

ADA ACCESSIBILITY GUIDELINES - ADAAG CONFORMANCE

ELEVATED	ACCESSIBLE	RAMP ACCESSIBLE	GROUND	TYPES
11	11/6	-6/0	10/4	6/3

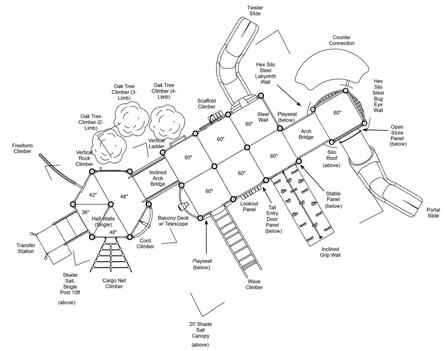
CHILD CAPACITY 136 **MAX FALL HEIGHT** 78

RH5 FOR KIDS AGES 5-12

GENERAL NOTES

This conceptual plan is based on information provided prior to construction. Detailed site information, including the following, should be obtained, evaluated, and utilized in the final project design. Exact site dimensions, topography, existing utilities, soil conditions and drainage solutions.

WARNING: Accessible safety surfacing material is required beneath and around this equipment that has a critical height value (Fall Height) appropriate for the highest accessible part of this equipment. Refer to the CPSC'S Handbook For Public Playground Safety, Section 4: Surfacing.



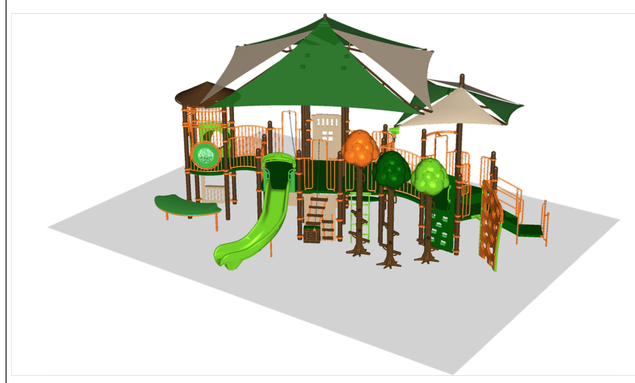
STRUCTURE # R50DF10FA
PROJECT # PAC24CB
DATE 9/25/2024

Pacific Play Systems, Inc.
MIN. USE ZONE 51' x 38' (15.514m x 11.521m)

PLAYCRAFT SYSTEMS a PLAYCORE Company

Citrus Bay
NW VIEW

RH5 FOR KIDS AGES 5-12



STRUCTURE # R50DF10FA
PROJECT # PAC24CB
DATE 9/25/2024

PLAYCRAFT SYSTEMS a PLAYCORE Company

Citrus Bay
TOP VIEW

ADA ACCESSIBILITY GUIDELINES - ADAAG CONFORMANCE

ELEVATED	ACCESSIBLE	RAMP ACCESSIBLE	GROUND	TYPES
8	14/4	-3/0	4/3	2/3

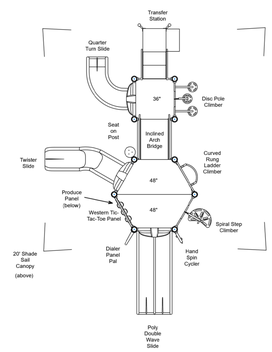
CHILD CAPACITY 64 **MAX FALL HEIGHT** 48

R5 FOR KIDS AGES 2-5

GENERAL NOTES

This conceptual plan is based on information provided prior to construction. Detailed site information, including the following, should be obtained, evaluated, and utilized in the final project design. Exact site dimensions, topography, existing utilities, soil conditions and drainage solutions.

WARNING: Accessible safety surfacing material is required beneath and around this equipment that has a critical height value (Fall Height) appropriate for the highest accessible part of this equipment. Refer to the CPSC'S Handbook For Public Playground Safety, Section 4: Surfacing.



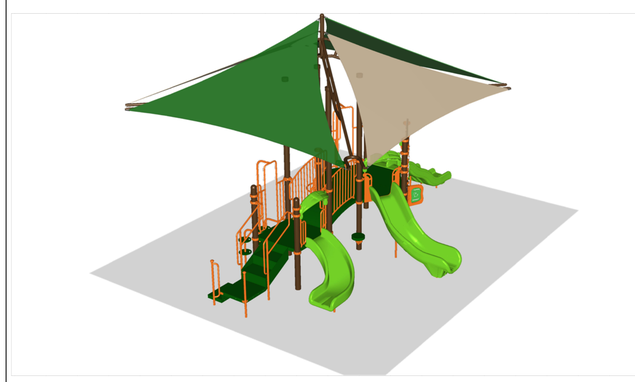
STRUCTURE # R508CA1CA
PROJECT # PAC24CB
DATE 9/25/2024

Pacific Play Systems, Inc.
MIN. USE ZONE 28' x 40' (8.38m x 11.901m)

PLAYCRAFT SYSTEMS a PLAYCORE Company

Citrus Bay
NW VIEW

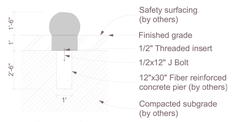
R5 FOR KIDS AGES 2-5



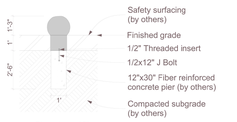
STRUCTURE # R508CA1CA
PROJECT # PAC24CB
DATE 9/25/2024

PLAYCRAFT SYSTEMS a PLAYCORE Company

Note:
When determining critical fall height, please allow for +/- 2" tolerance in concrete surface



Diameter = 24"
SC088-1



Diameter = 18"
SC088-2

1 Section
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

Fallen Orange LRG
Diameter = 24"
SC088-1

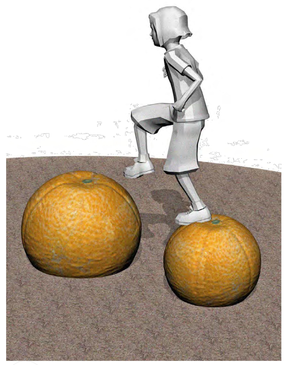
Use zones
(to be verified by installer)

Fallen Orange MED
Diameter = 18"
SC088-2

+6'-0"- unlinked play-all ages
+1'-6"- maximum- 5-12 years old
+1'-0"- maximum-2-5 years old
+5"- minimum

2 Plan
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



3 Fallen Oranges_SC088

ID SCULPTURE
PLAY. CLIMB. EXPLORE.

Fallen Oranges
SC088

Age Group: 2-5, 5-12

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

All IDS projects are designed to meet or exceed ASTM 1487. Not all equipment may be appropriate for all children. Supervision is required. ASTM compliant safety surfacing is required under and around all play equipment. The Americans with Disabilities Act (ADA) may require your play area to be accesible, please consult with an ADA professional to ensure compliance.

Date
9/1/2020

Drawing Title
Layout

Sheet #
A.01.1

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Gunnison, Colorado 81230
info@idsculpture.com

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gmp@gmparch.com
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gmp LANDSCAPE ARCHITECTURE & PLANNING

LICENSED LANDSCAPE ARCHITECT
Gregory P. Patterson
Date 10-31-24
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

SHEET TITLE: TOT LOT AREA

PROJECT/CLIENT:
CITRUS BAY PARK
CHULA VISTA
CALIFORNIA WEST COMMUNITIES
5927 PRIESTLY DRIVE, SUITE 110
CARLSBAD, CA 92008

REVISIONS

DRAWN	CC
APPROVED	JP
PLOT DATE	10/31/2024
JOB NO.	22-054
SCALE	SEE SHEET

L-06

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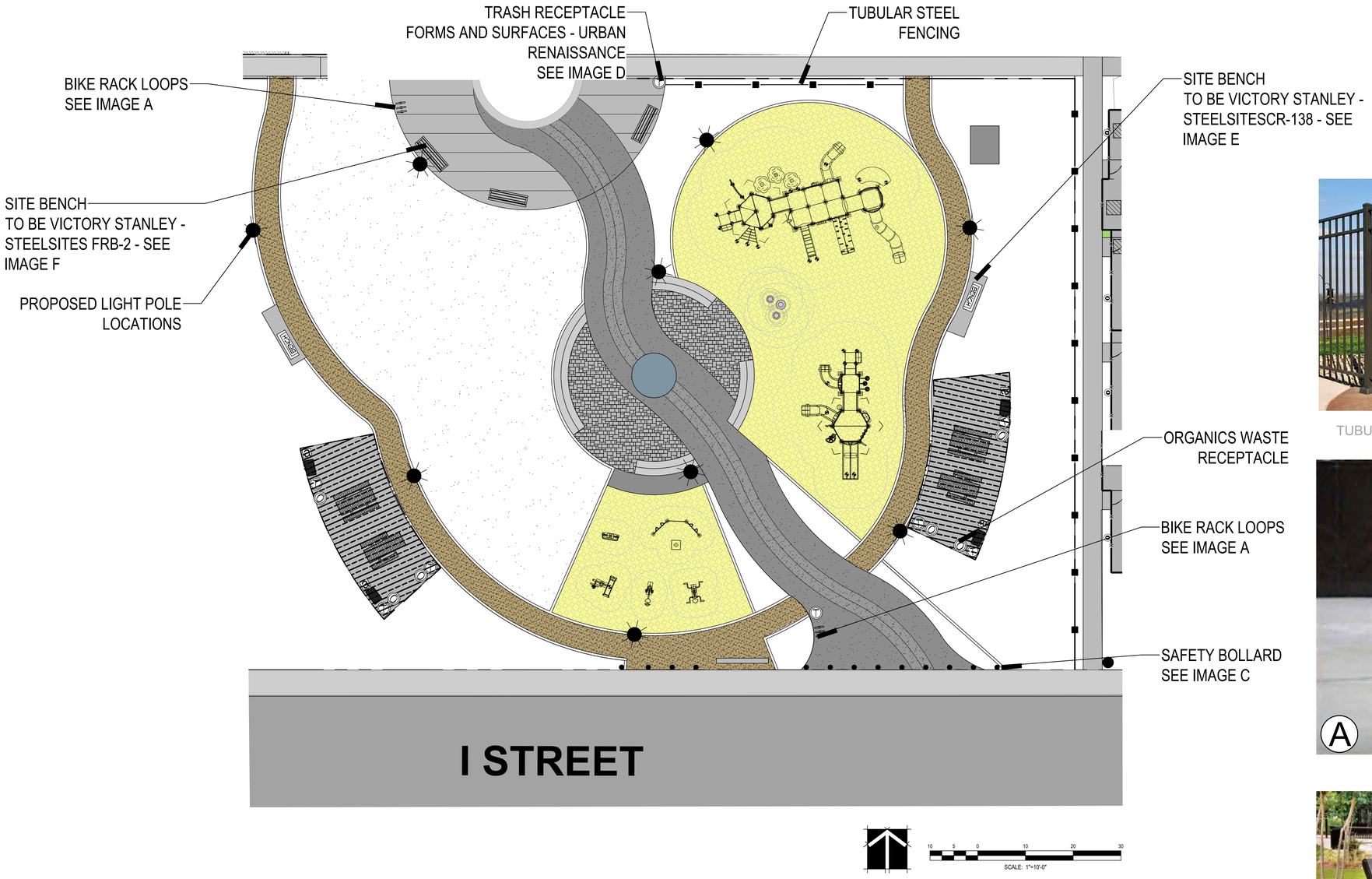
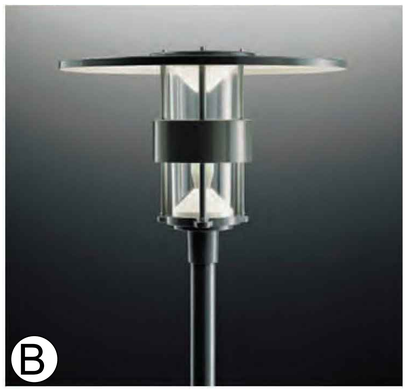


TUBULAR STEEL FENCING



SITE LIGHTING TO BE URBAN CORE FIXTURES

BOLLARD LIGHTING TO ADHERE TO URBAN CORE STANDARDS

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& PLANNING

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Jeffrey P. Patterson
No. 5003
10-31-24
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

SHEET TITLE:
LIGHTING AND
FURNISHINGS

PROJECT/CLIENT:
CITRUS BAY PARK
CHULA VISTA
CALIFORNIA WEST COMMUNITIES
5927 PRIESTLY DRIVE, SUITE 110
CARLSBAD, CA 92008

REVISIONS

DRAWN	CC
APPROVED	JP
PLOT DATE	10/31/2024
JOB NO.	22-054
SCALE	SEE SHEET

L-07

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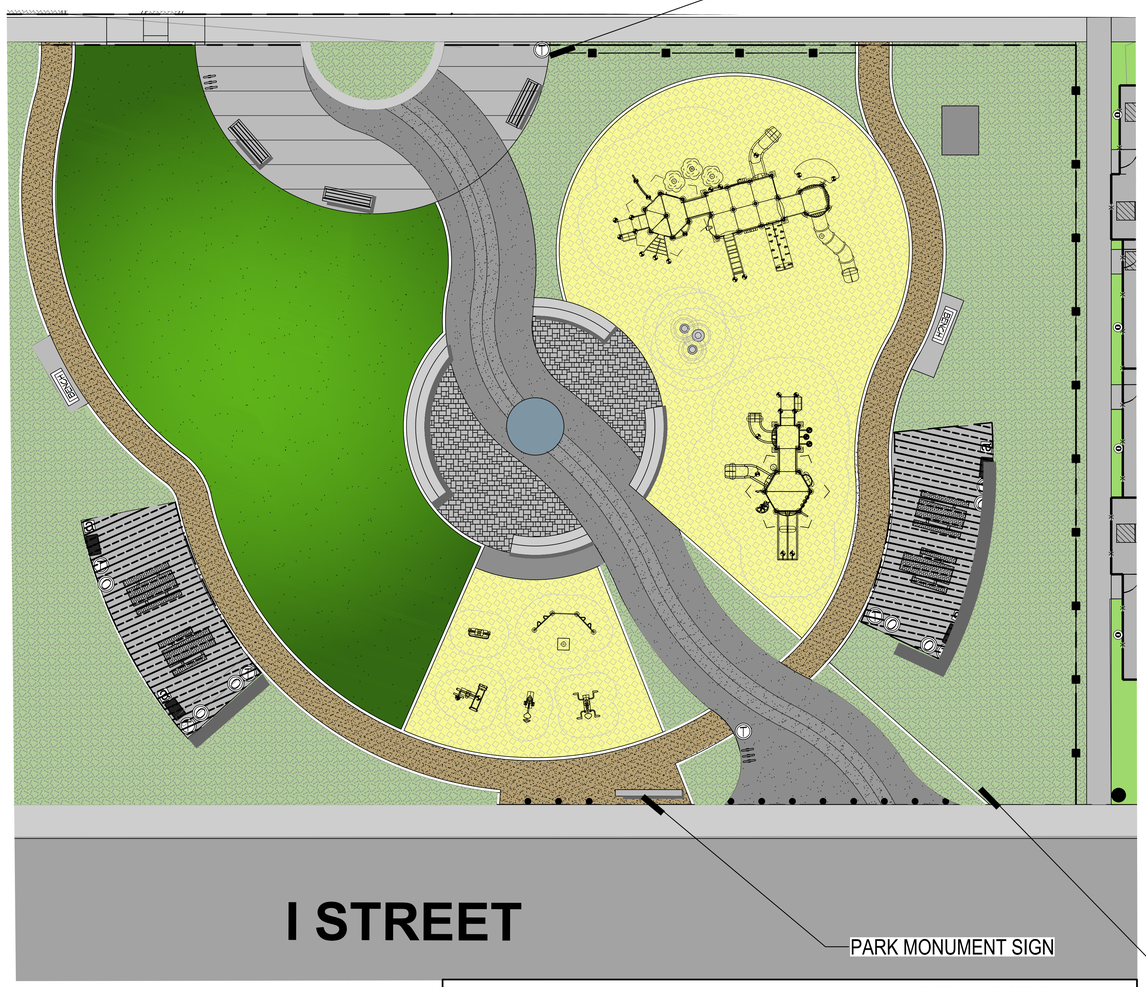
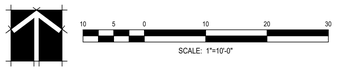
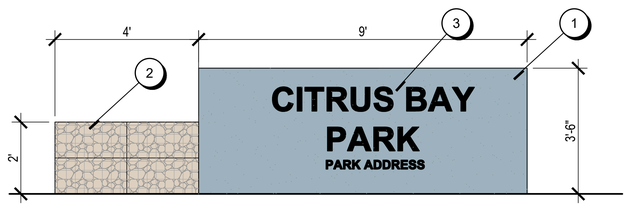




DETAIL LEGEND

1. POURED IN PLACE MONUMENT WALL
2. GABION ACCENT WALL
3. PARK NAME AND CITY SYMBOL



A PARK MONUMENT SIGN
SCALE: 3/8" = 1'-0"

P-2205402-CN-43

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Jamie P. Patterson
No. 5003
10-31-24
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

SHEET TITLE:
SIGNAGE

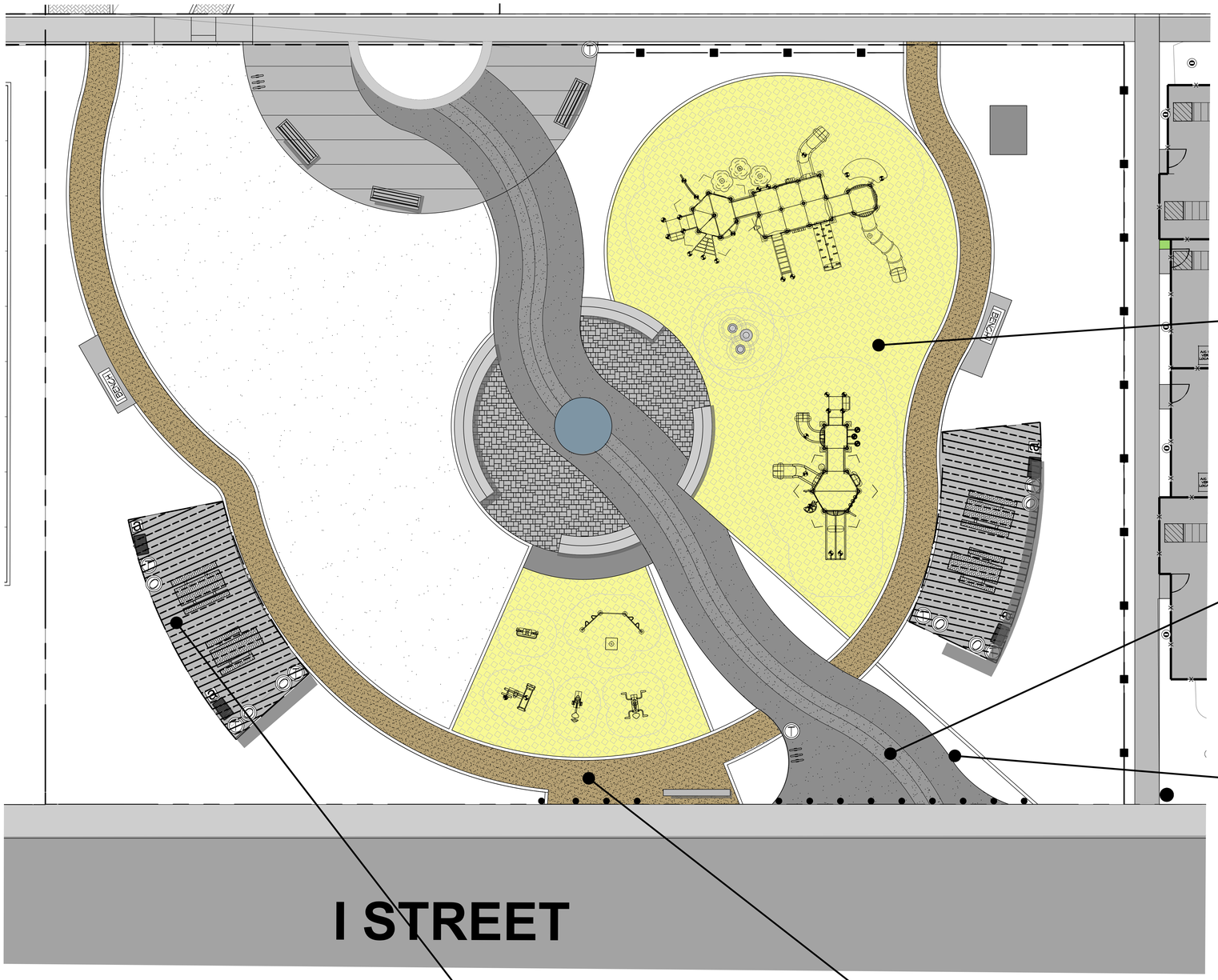
PROJECT/CLIENT:
CITRUS BAY PARK
CHULA VISTA
CALIFORNIA WEST COMMUNITIES
5927 PRIESTLY DRIVE, SUITE 110
CARLSBAD, CA 92008

REVISIONS

DRAWN	CC
APPROVED	JP
PLOT DATE	10/31/2024
JOB NO.	22-054
SCALE	SEE SHEET

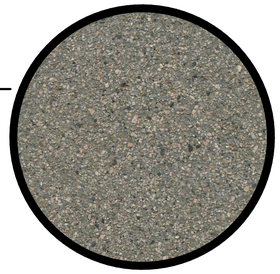
L-08

FILE NAME: G:\22-PROJECTS\22-054-00\LANDARCH\CDS\CD-PARK\EXHIBITS\22-054 PARK MASTERPLAN.DWG



POUR IN PLACE
RESILIENT SURFACING
AT TOT LOT AREA

ENHANCED PAVING SUCH
AS COLORED CONCRETE
W/ TOPCAST 03 FINISH



ENHANCED PAVING SUCH
AS COLORED CONCRETE
W/ TOPCAST 05 FINISH

NATURAL GRAY
CONCRETE

STABILIZED
DECOMPOSED
GRANITE

NOTE: EXACT COLOR OF PAVEMENT AND SURFACING TO BE DETERMINED AT FINAL DESIGN

SCALE: 1/8"=1'-0"

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NOT FOR CONSTRUCTION

SHEET TITLE:
PAVING FINISHES

PROJECT/CLIENT:
CITRUS BAY PARK
CHULA VISTA
CALIFORNIA WEST COMMUNITIES
5927 PRIESTLY DRIVE, SUITE 110
CARLSBAD, CA 92008

REVISIONS

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APPROVED	JP
PLOT DATE	10/31/2024
JOB NO.	22-054
SCALE	SEE SHEET

L-10

FILE NAME: G:\22-PROJECTS\22-054-00\LANDARCH\CDS\CD-PARK\EXHIBITS\22-054 PARK MASTERPLAN.DWG

PLANT MATERIAL IMAGERY

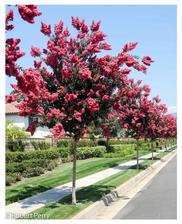
TREES

Arbutus 'Marina'
Strawberry tree

Cercidium x 'Desert Museum'
Thornless Palo verde

Cercis canadensis 'Forest Pansy'
Forest Pansy Redbud

Chilopsis l. 'Timeless Beauty'
Desert Willow


Lagerstroemia x 'Tuscarora'
Tuscarora Crape Myrtle

Lophostemon confertus
Brisbane Box

Pinus canariensis
Canary Island Pine

Pistacia chinensis
Chinese Pistache

Quercus agrifolia
Coast Live Oak

Rhus lancea
African Sumac

Schinus molle
California Pepper Tree

SHRUBS

Bouteloua gracilis
Blue Grama Grass

Callistemon 'Little John'
Little John Bottlebrush

Dietes bicolor
Fortnight Lily

Juncus p. 'ELK Blue'
Elk Blue California Gray Rush

Lantana montevidensis
Trailing Lantana

Leucophyllum frutescens 'Compacta'
Compact Texas Ranger

Ligustrum j. 'Texanum'
Texas Privet

Loropetalum c. 'Shang-Hi'
Shang-Hi Fringe Flower

Myrtus c. 'Variegata'
Variegated Myrtle

GRASSES/GRASS-LIKE

Rhaphiolepis u. 'Minor'
White Compact Yeddo Hawthorn

Calamagrostis x a. 'Karl Foerster'
Feather Reed Grass

Dianella r. 'Little Rev'
Little Rev Flax Lily

Dianella t. 'Variegata'
Variegated Flax Lily

Festuca g. 'Siskiyou Blue'
Siskiyou Blue Fescue

Liriope muscari
Lily Turf

SUCCULENTS

Muhlenbergia c. 'Pink Cloud'
Pink Muhly

Muhlenbergia rigens
Deer Grass

Agave vilmoriana
Octopus Agave

Agave 'Blue Flame'
Blue Flame Agave

Bulbine frutescens
Stalked Bulbine

Dasylirion longissimum
Toothless Dessert Spoon

Hesperaloe parviflora
Red yucca

VINE/ESPALIER

Bougainvillea 'San Diego Red'
San Diego Red Bougainvillea

GROUND COVERS

Rosmarinus Officinalis Prostratus
Dwarf Rosemary

Senecio mandraliscae
Blue Chalk Sticks

Trachelospermum jasminoides
Star Jasmine

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LANDSCAPE ARCHITECTURE & PLANNING
gmp

LICENSED LANDSCAPE ARCHITECT
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No. 5003
10-31-24
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

SHEET TITLE:
PLANT IMAGERY

PROJECT/CLIENT:
CITRUS BAY PARK
CHULA VISTA
CALIFORNIA WEST COMMUNITIES
5927 PRIESTLY DRIVE, SUITE 110
CARLSBAD, CA 92008

REVISIONS

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PLOT DATE	10/31/2024
JOB NO.	22-054
SCALE	SEE SHEET

L-11

FILE NAME:G:\22-PROJECTS\22-054-00\LANDARCH\CDS\CD-PARK\EXHIBITS\22-054 PARK MASTERPLAN.DWG