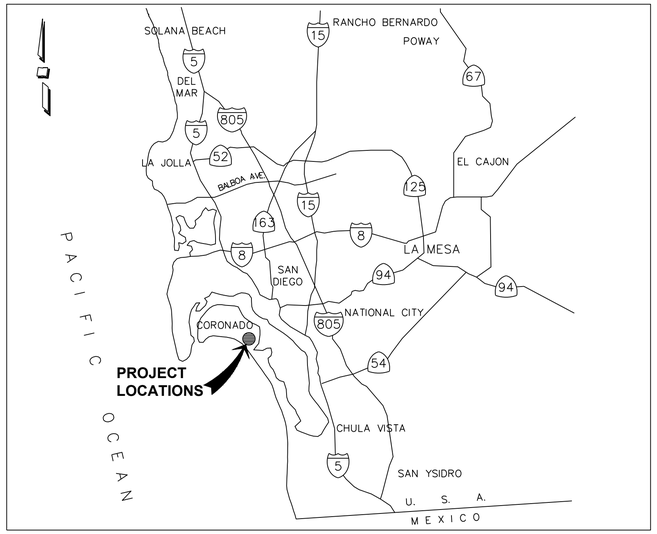
CITY OF CORONADO

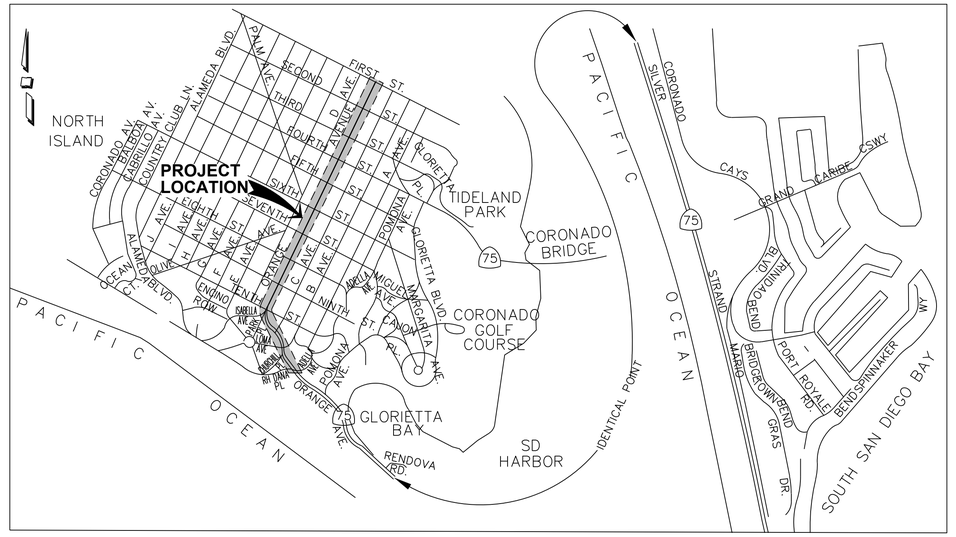
CORONADO DOWNTOWN ENHANCEMENTS

PHASE 1

CONTRACT NO. 27-CO-EN-1206



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

MAYOR
JOHN DUNCAN

CITY COUNCIL
CARRIE DOWNEY
MARK FLEMING
KELLY PURVIS
AMY STEWARD

CITY ENGINEER
JAMES NEWTON

SURVEY MONUMENTS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY MONUMENTS OR BENCH MARKS THAT ARE DAMAGED OR REMOVED DURING CONSTRUCTION, INCLUDING THE FILING OF A CORNER RECORD OF SURVEY, BY A CALIFORNIA LICENSED LAND SURVEYOR.

SURVEY AND EXISTING CONDITION NOTES

1. EXISTING CONDITIONS SHOWN HEREIN ARE BASED ON AN AERIAL PLANIMETRIC SURVEY PREPARED BY PSOMAS DATED 10/15/24, VERIFIED AND REVISED AS NEEDED BASED ON SITE OBSERVATIONS PERFORMED ON 06/24/25.
2. AERIAL IMAGERY PROVIDED HEREIN WAS DOWNLOADED FROM NEARMAP ON 05/02/25.
3. CALTRANS RIGHT-OF-WAY SHOWN HEREIN ARE APPROXIMATELY LOCATED RELATIVE TO SITE FEATURES BASED ON AVAILABLE AS BUILTS AND VALIDATED USING CALTRANS DISTRICT 11 ARCGIS RIGHT-OF-WAY ONLINE MAPPING SERVICE. RIGHT-OF-WAY SHOWN IS NOT PROVIDED OR VERIFIED BY A SURVEYOR AND IS SHOWN FOR REFERENCE ONLY.
4. PARCELS AND ADDRESSES PROVIDED HEREON ARE APPROXIMATELY LOCATED USING PUBLICLY AVALIABLE INFORMATION DOWNLOADED FROM SANGIS IN JULY 2026. PARCEL BOUNDARIES SHOWN ARE NOT PROVIDED OR VERIFIED BY A SURVEYOR AND IS SHOWN FOR REFERENCE ONLY.

IMPORTANT NOTICE

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT
TOLL FREE 1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT. THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN THE 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 CORONADO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS AN ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR THE PROJECT DESIGN.

COMPANY NAME: PSOMAS
COMPANY ADDRESS: 401 B STREET, SUITE 1600, SAN DIEGO, CA 92101
COMPANY EMAIL: CHASE.LAWSON@PSOMAS.COM
COMPANY PHONE: (619) 961-2839

CHARLES R. LAWSON R.C.E. 91694 10/07/26
DATE

LIST OF DRAWINGS

SHEET No.	DISCIPLINE	DESCRIPTION
1	G-001	TITLE SHEET
2	G-002	GENERAL NOTES, SPECIAL NOTES, ABBREVIATIONS AND LEGEND
3	G-003	SHEET INDEX AND MAP
4-5	LD001 -- LD002	LANDSCAPE DEMOLITION NOTES
6	LD003	LANDSCAPE DEMOLITION LEGEND AND KEY PLAN
7-17	LD101 -- LD111	LANDSCAPE DEMOLITION PLAN
18-19	LC001 -- LC002	LANDSCAPE CONSTRUCTION NOTES
20	LC100	LANDSCAPE CONSTRUCTION LEGEND AND KEY MAP
21-31	LC101 -- LC111	LANDSCAPE CONSTRUCTION PLAN
32-34	LC200 -- LC202	LANDSCAPE CONSTRUCTION DETAILS
35-37	TC-001 -- TC-003	TRAFFIC CONTROL PLANS
38-39	EC-001 -- EC-002	EROSION CONTROL PLANS

G-001

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
CL	GM	SC

PSOMAS
401 B Street, Suite 1600
San Diego, CA 92101
(619) 961-2800
www.psomas.com

PLAN PREPARED UNDER SUPERVISON OF
REGISTERED PROFESSIONAL ENGINEER CHARLES LAWSON No. C91694 CIVIL STATE OF CALIFORNIA

IMPROVEMENT PLAN:

CORONADO DOWNTOWN ENHANCEMENTS - PHASE 1
TITLE SHEET

DATE: 10/07/26
SHEET 1 OF 39 SHEETS
CITY OF CORONADO
PLAN R-302

Plotted - 10/5/2026 8:52:11 AM :: Saved - 10/2/2026 1:48:04 PM :: J:\SD\5COR012712\CADD\Design\Sheets\5COR012712_G-001-003.dwg :: gerardo.marquina

GENERAL NOTES:

1. NEITHER THE OWNER, THE OWNER AGENTS, NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OF REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING: SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THE REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, THE OWNERS AGENTS AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL SLOPES, STREETS, UTILITIES AND STORM DRAINS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE PROJECT ENGINEER AT (619) 522-7383. CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY RUNOFF POLLUTION, EROSION AND SILTATION THAT MAY RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (GUTTER BUDDIES, TEMPORARY DESILTING BASINS, DIKES, SHORING, ETC.) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHATEVER OWNER, AGENCY OR ASSOCIATION IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.

4. CONTRACTOR TO MATCH EXISTING "HISTORICAL SCORE PATTERNS" ON SIDEWALKS AS NEEDED.

5. PROTECT OR REPLACE ALL EXISTING SURVEY MONUMENTS. SURVEY MONUMENTS REQUIRED TO BE REMOVED AS PART OF THIS PROJECT WILL BE OFFSET BY THE CITY LAND SURVEYOR LICENSED IN THE STATE OF CALIFORNIA PRIOR TO REMOVAL. CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO THE REMOVAL OF ANY SURVEY MONUMENT, TO ALLOW THE CITY TO OFFSET TO A LOCATION AND RE-ESTABLISH AFTER WORK HAS BEEN COMPLETED.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE PRIVATE IRRIGATION SYSTEMS ALONG THE CONSTRUCTION AREAS. REPAIRS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

7. CONTRACTOR SHALL CREATE AND DISTRIBUTE HANDOUTS TO ALL RESIDENCES AND BUSINESS OWNERS ADJACENT TO WORK AREAS. INFORMATION SHALL INCLUDE THE ANTICIPATED DATES OF THE WORK, COMPANY NAME, AND CONTACT PERSON AND PHONE NUMBER AND STATEMENT THAT ANY CONCERNS REGARDING PRIVATE PROPERTY DAMAGE MUST BE BROUGHT TO THE CONTRACTOR'S ATTENTION WITHIN 30 DAYS OF CONSTRUCTION DATE OF WORK.

8. CONTRACTOR SHALL CREATE AND MAINTAIN URBAN RUNOFF STORM WATER POLLUTION BEST MANAGEMENT PRACTICES (BMPS) FOR THE DURATION OF THE PROJECT. IF THERE ARE QUESTIONS REGARDING STORM DRAIN MANAGEMENT, BMP'S OR MAINTENANCE OF THE SITE. PLEASE CONTACT THE STORM DRAIN SUPERVISOR AT (619) 522-7387. CONTRACTOR WILL PERFORM STREET SWEEPING AS NEEDED. CONTRACTOR WILL NOTIFY PUBLIC SERVICES (619) 522-7380 IMMEDIATELY IN THE EVENT OF A STORM RUNOFF EMERGENCY.

9. CONTRACTOR SHALL VISIT SITE AND VERIFY ALL FIELD CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.

10. CONTRACTOR SHALL DETERMINE THE LOCATION AND DEPTH OF ALL SITE UTILITIES PRIOR TO CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IMMEDIATELY.

11. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES AS NECESSARY.

12. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEANUP OF THE SITE AND PROVIDING ADEQUATE SAFETY MEASURES DURING CONSTRUCTION ON A 24 HOUR BASIS.

13. CONTRACTOR SHALL PROVIDE A 24 HOUR PHONE NUMBER AVAILABLE IN CASE OF EMERGENCY.

UNDERGROUND FACILITIES:

(UNDERGROUND SERVICES ALERT 1-800-422-4133)

1. PRECISE LOCATION AND ELEVATIONS ARE NOT KNOWN FOR THE EXISTING UNDERGROUND UTILITIES INCLUDING THE SEWER LATERALS. CONTRACTOR SHALL MAKE SUFFICIENT EXPLORATIONS TO LOCATE UTILITIES BEFORE COMMENCING CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF WORK OF ANY POTENTIAL CONFLICTS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES.

2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OF STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

3. CONTRACTOR SHALL NOTIFY THE SAN DIEGO GAS & ELECTRIC COMPANY PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. (800) 411-7343.

4. CONTRACTOR SHALL NOTIFY THE AT&T TELEPHONE COMPANY (DISTRIBUTION) PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. (619) 987-1005 AND/OR (858) 636-5716.

5. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1/800-422-4133 NOT LESS THAN TWO WORKING DAYS PRIOR TO CONDUCTING ANY EXCAVATION WORK ON THIS PROJECT. THIS REQUIREMENT SHALL EXTEND TO EXCAVATION WORK CONDUCTED WITHIN THE PUBLIC PROPERTY. USA WILL PROVIDE THE CONTRACTOR WITH AN INQUIRY IDENTIFICATION NUMBER WHICH WILL SERVE AS PROOF OF THE TIME AND DATE THE CALL WAS MADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING THIS NUMBER AND PRODUCING IT TO THE CITY OR THEIR REPRESENTATIVE UPON DEMAND.

6. THE CONTRACTOR SHALL MARK OUT THE APPROXIMATE LIMITS OF THE PROPOSED EXCAVATION PRIOR TO CALLING USA IN ORDER TO ASSIST THE EXISTING UTILITY OWNERS IN UNDERSTANDING THE LIMITS OF THE REQUIRED PREMARK SERVICES.

7. CONTACTING USA DOES NOT RELIEVE THE CONTRACTOR OF CONTACTING ALL OWNERS OF NON-PRESSURE CONDUITS (I.E. STORM DRAINS AND GRAVITY SEWERS). OWNERS OF NON-PRESSURE CONDUITS ARE NOT REQUIRED TO BE MEMBERS OF USA; THEREFORE INDIVIDUAL CONTRACTS TO THESE AGENCIES ARE STILL REQUIRED.

SPECIAL NOTES

1. 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 THESE NOTES AND THE CITY WILL NOT BE RESPONSIBLE FOR THEIR ENFORCEMENT.

2. THE ENGINEER OF WORK SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, NOR SHALL THE ENGINEER BE REQUIRED TO SUPERVISE CONDUCT OF THE WORK IN CONSTRUCTION PROCEDURES AND SAFETY PROCEDURES FOLLOWED BY THE CONTRACTOR OR SUBCONTRACTORS OR THEIR RESPECTIVE EMPLOYEES OR BY ANOTHER PERSON AT THE JOB SITE OTHER THAN THAT OF THE ENGINEER'S EMPLOYEES.

3. THE LOCATION OF ANY UNDERGROUND STRUCTURES AS SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT ALL UNDERGROUND OR OVERHEAD STRUCTURES WHETHER SHOWN OR NOT ON THESE DRAWINGS.

4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF AND PROTECT ALL EXISTING IMPROVEMENTS BEFORE AND DURING CONSTRUCTION. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO THE PLANS IF REVISIONS ARE NECESSARY.

5. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREE TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

6. IF ANY EXISTING HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT IT SHALL BE REPAIRED OR REPLACED IN KIND AND EQUIVALENT SIZE TO THE SATISFACTION OF THE CITY ENGINEER.

7. ALL PERMIT APPLICATIONS FOR CONSTRUCTION THAT DISTURB MORE THAN (1) ONE ACRE OF SOIL SHALL ALSO INCLUDE BMP'S TO CONTROL AND REDUCE POLLUTANTS TO THE SATISFACTION OF THE CITY ENGINEER. ALL OR PART OF THE AFOREMENTIONED NOTES MAY BE REQUIRED TO BE ADDED TO THE GENERAL NOTES SECTION OF PUBLIC IMPROVEMENT AND GRADING PLANS.

8. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE PROPERTY OWNERS AND UTILITIES COMPANIES PRIOR TO ANY EXCAVATION FOR VERIFICATIONS AND LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.

9. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE, OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT, AND ANY OTHER ASSOCIATED EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 AM AND 7:00 PM EACH DAY, MONDAY THROUGH FRIDAY, AND NO GRADING OR EARTHMOVING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR CITY OF CORONADO HOLIDAYS WITHOUT APPROVAL BY THE CITY ENGINEER. OVERTIME INSPECTIONS SHALL BE AT THE CONTRACTORS EXPENSE.

10. ALL EXISTING IMPROVEMENTS INCLUDING A.C. BERM, A.C. OR P.C.C. PAVING, WHICH ARE BEING JOINED OR MATCHED IN CONNECTION WITH THIS PROJECT SHALL BE JOINED OR MATCHED IN A MANNER SATISFACTORY TO THE CITY ENGINEER INCLUDING NECESSARY SAWCUTTING, REMOVAL, REPLACEMENT AND CAPPING.

11. THE CONTRACTOR SHALL DESIGN, PLACE AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING AND BARRICADING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS. THE CONTRACTOR IS REFERRED TO SECTION 5-7 "SAFETY" OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

12. ANY CONTRACTOR PERFORMING WORK ON THE PROJECT SITE SHALL FAMILIARIZE SELF WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM OPERATIONS. THE CONTRACTOR IS REFERRED TO SECTION 400 "PROTECTION AND RESTORATION" OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

13. ACCESS FOR FIRE AND OTHER EMERGENCY VEHICLES SHALL BE MAINTAINED AT ALL TIMES DURING PROJECT CONSTRUCTION. VEHICULAR AND PEDESTRIAN ACCESS TO PRIVATE PROPERTIES WITHIN THE PROJECT AREA SHALL ALSO BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE APPROVED BY CITY (TYPICAL ALL SHEETS).

14. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DUST CONTROL MEASURES THROUGHOUT THE DURATION OF PROJECT CONSTRUCTION. PROJECT SITE MAINTENANCE SHALL CONFORM TO SECTION 3-12 AND SECTION 404-7 "WORK SITE MAINTENANCE" OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

15. ALL DISTANCES AND DIMENSIONS SHOWN ON THE PLANS ARE IN A HORIZONTAL PLANE UNLESS OTHERWISE NOTED.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PAVEMENT STRIPING OR MARKINGS REMOVED OR MADE ILLEGIBLE AS A RESULT OF THEIR WORK.

17. APPROVAL OF THESE PLANS AS SHOWN DOES NOT CONSTITUTE APPROVAL OF ANY CONSTRUCTION OUTSIDE THE PROJECT LIMITS OF WORK.

18. LOCATION AND ELEVATION OF IMPROVEMENTS SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF NECESSARY BECAUSE OF DISCREPANCIES.

ABBREVIATIONS

ALL ABBREVIATIONS ARE PER SECTION 1-3 OF THE GREEN BOOK WITH THE ADDITIONS INDICATED BELOW:

ABAND	ABANDONED
AC	ASPHALT CONCRETE
AGG	AGGREGATE
APN	ASSESSORS PARCEL NUMBER
ASS'Y	ASSEMBLY
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BC	BEGIN CURVE
BFD	BACKFLOW DEVICE
BMP	BEST MANAGEMENT PRACTICES
BO	BLOW-OFF
BW	BOTTOM OF WALL
CB	CATCH BASIN
C L	CENTER LINE
CO	CLEAN OUT
COMB	COMBINATION
DG	DECOMPOSED GRANITE
D/W	DRIVEWAY
EC	END OF CURVE
ELEV	ELEVATION
E'LY	EASTERLY
EX	EXISTING
EJ	EXPANSION JOINT
EUG	ELECTRICAL UNDERGROUND CONDUIT
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FLG/FLG'D	FLANGE/FLANGED
FM	FORCE MAIN
FS	FINISHED SURFACE
GV	GATE VALVE
HB	HOSE BIB
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
INT	INTERSECTION
IE	INVERT ELEVATION
LT	LEFT
MAT'L	MATERIAL
MAX	MAXIMUM
MIN	MINIMUM
MJ	MECHANICAL JOINT
NA	NOT APPLICABLE
NAP	NOT A PART
N.I.C.	NOT A PART OF THIS CONTRACT
N'LY	NORTHERLY
PAVM'T	PAVEMENT
PCC	PORTLAND CEMENT CONCRETE
PE	PAD ELEVATION
PL	PROPERTY LINE
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PS	PUMP STATION
PVC	POLYVINYL CHLORIDE
R	RIGHT
ROW	RIGHT OF WAY
RSD	SAN DIEGO AREA REGIONAL STANDARD DRAWINGS
RWQCB	REGIONAL WATER QUALITY CONTROL BOARD
S	SEWER
SD	STORM DRAIN
SDRSD	SAN DIEGO REGIONAL STANDARD DRAWING
SDUSD	SAN DIEGO UNIFIED SCHOOL DISTRICT
SF	SQUARE FEET
ST	STREET
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
SWR	SEWER
TB	TOP OF BOX
TBK	THRUST BLOCK
TC	TOP OF CURB
TG	TOP OF GRATE
TM	TRANSMISSION MAIN
TP	TOP OF PIPE
TS	TRAFFIC SIGNAL
TW	TOP OF WALL
VAR	VARIES
VC	VERTICAL CURVE
W	WATER

GEOTECHNICAL REPORT

NO GEOTECHNICAL REPORT WAS PREPARED FOR THIS PROJECT.

PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD CITY AND DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OR THE DESIGN PROFESSIONAL.

UTILITY CONTACT NUMBERS

AT&T TELEPHONE COMPANY (LOCAL SERVICES)	KERRY MIDDAUGH	(619) 266-4651
CALIFORNIA AMERICAN WATER	ROBERT BECERRA	(619) 446-5703
CITY OF CORONADO - PUBLIC SERVICES	LEON FIRSHT	(619) 522-7380
LEVEL 3 COMMUNICATIONS	JAMES DAILEY	(858) 292-2108
CHARTER COMMUNICATIONS	MATT RIVERS	(858) 652-2060
SDG&E	ALLISON MCEACHEN	(858) 220-5653

WORK TO BE DONE

THE SCOPE OF WORK INCLUDES IMPROVEMENTS ASSOCIATED WITH THE DOWNTOWN ENHANCEMENTS PHASE 1 IMPROVEMENTS, INCLUDING: REMOVAL AND REPLACEMENT OF DECLINING STREET TREES, REFURBISHING OF EXISTING TREE GRATES, AND REPLACEMENT OF MISSING GRATES, INSTALLATION OF NEW TRASH/RECYCLING CANS, INSTALLATION OF NEW BENCHES, INSTALLATION OF NEW OR REFURBISHED BIKE RACKS, AND PAINTING OF EXISTING NEWS RACKS.

STANDARD SPECIFICATIONS

1. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2024 EDITION

2. CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.

3. CALTRANS STANDARD SPECIFICATIONS. (2025 EDITION)

STANDARD DRAWINGS

1) SAN DIEGO REGIONAL STANDARD DRAWINGS (SDRSD), 2022 EDITION

2) CALTRANS STANDARD PLANS. (2025 EDITION)

G-002

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
CL	GM	SC

PSOMAS
401 B Street, Suite 1600
San Diego, CA 92101
(619) 961-2800
www.psomas.com

PLAN PREPARED UNDER SUPERVISON OF

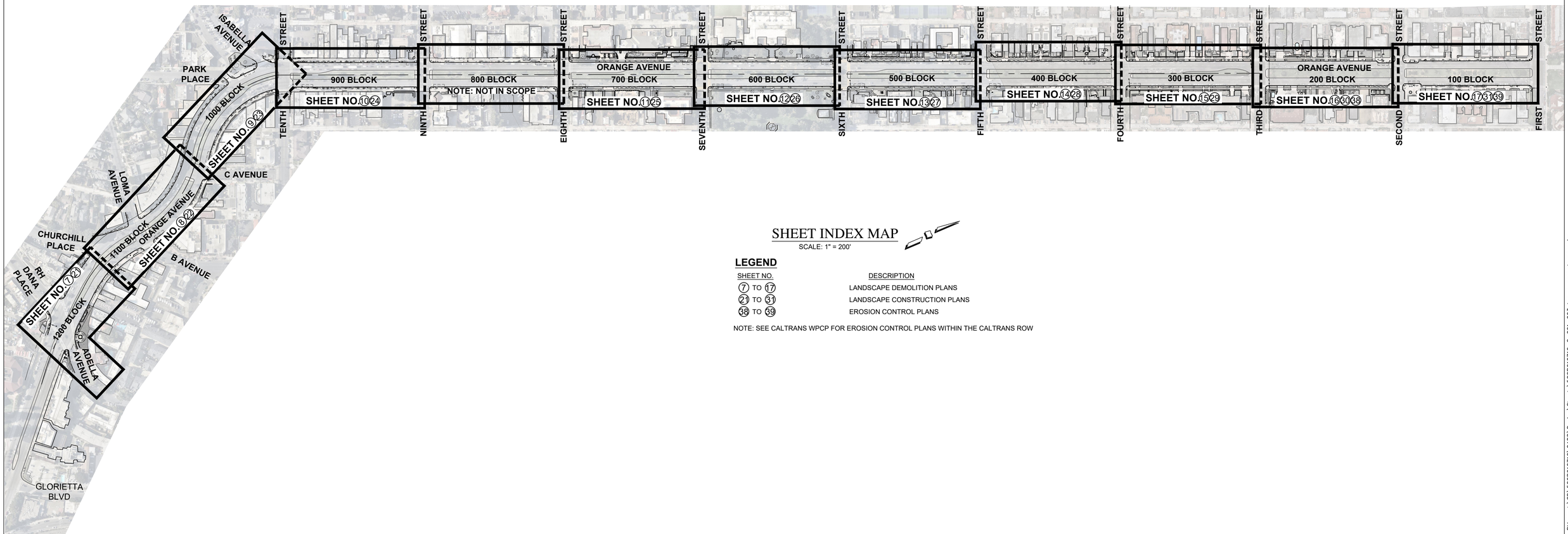
REGISTERED PROFESSIONAL ENGINEER CHARLES LAWSON No. C91694 CIVIL STATE OF CALIFORNIA

IMPROVEMENT PLAN:

CORONADO DOWNTOWN ENHANCEMENTS - PHASE 1
GENERAL NOTES, SPECIAL NOTES, ABBREVIATIONS AND LEGEND

DATE: 10/07/26
SHEET 2 OF 39 SHEETS
CITY OF CORONADO
PLAN R-302

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SHEET INDEX MAP

SCALE: 1" = 200'

LEGEND

SHEET NO.	DESCRIPTION
(7) TO (17)	LANDSCAPE DEMOLITION PLANS
(21) TO (31)	LANDSCAPE CONSTRUCTION PLANS
(38) TO (39)	EROSION CONTROL PLANS

NOTE: SEE CALTRANS WPCP FOR EROSION CONTROL PLANS WITHIN THE CALTRANS ROW

G-003

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
CL	GM	SC

PSOMAS
401 B Street, Suite 1600
San Diego, CA 92101
(619) 961-2800
www.psomas.com

PLAN PREPARED UNDER SUPERVISON OF

REGISTERED PROFESSIONAL ENGINEER
CHARLES LAWSON
No. C91694
CIVIL
STATE OF CALIFORNIA

IMPROVEMENT PLAN:

CORONADO DOWNTOWN ENHANCEMENTS - PHASE 1

SHEET INDEX AND MAP

DATE: 10/07/26
SHEET 3 OF 39 SHEETS
CITY OF CORONADO
PLAN R-302

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Landscape Sheet List Table			
Sheet Number	Plan Name	Block	Sheet Title
04	LD001	-	LANDSCAPE DEMOLITION NOTES
05	LD002	-	LANDSCAPE DEMOLITION NOTES
06	LD100	-	LANDSCAPE DEMOLITION LEGEND AND KEY PLAN
07	LD101	1200	LANDSCAPE DEMOLITION PLAN
08	LD102	1100	LANDSCAPE DEMOLITION PLAN
09	LD103	1000	LANDSCAPE DEMOLITION PLAN
10	LD104	900	LANDSCAPE DEMOLITION PLAN
11	LD105	700	LANDSCAPE DEMOLITION PLAN
12	LD106	600	LANDSCAPE DEMOLITION PLAN
13	LD107	500	LANDSCAPE DEMOLITION PLAN
14	LD108	400	LANDSCAPE DEMOLITION PLAN
15	LD109	300	LANDSCAPE DEMOLITION PLAN
16	LD110	200	LANDSCAPE DEMOLITION PLAN
17	LD111	100	LANDSCAPE DEMOLITION PLAN
18	LC001	-	LANDSCAPE CONSTRUCTION NOTES
19	LC002	-	LANDSCAPE CONSTRUCTION NOTES
20	LC100	-	LANDSCAPE CONSTRUCTION LEGEND AND KEY MAP
21	LC101	1200	LANDSCAPE CONSTRUCTION PLAN
22	LC102	1100	LANDSCAPE CONSTRUCTION PLAN
23	LC103	1000	LANDSCAPE CONSTRUCTION PLAN
24	LC104	900	LANDSCAPE CONSTRUCTION PLAN
25	LC105	700	LANDSCAPE CONSTRUCTION PLAN
26	LC106	600	LANDSCAPE CONSTRUCTION PLAN
27	LC107	500	LANDSCAPE CONSTRUCTION PLAN
28	LC108	400	LANDSCAPE CONSTRUCTION PLAN
29	LC109	300	LANDSCAPE CONSTRUCTION PLAN
30	LC110	200	LANDSCAPE CONSTRUCTION PLAN
31	LC111	100	LANDSCAPE CONSTRUCTION PLAN
32	LC200	-	LANDSCAPE CONSTRUCTION DETAILS
33	LC201	-	LANDSCAPE CONSTRUCTION DETAILS
34	LC202	-	LANDSCAPE CONSTRUCTION DETAILS

DEMOLITION NOTES

1. SUMMARY

A. LOCATION AND ELEVATION OF ALL EXISTING IMPROVEMENTS WITHIN THE AREA OF WORK SHALL BE CONFIRMED BY FIELD MEASUREMENT PRIOR TO CONSTRUCTION OF NEW WORK.

B. CONTRACTOR TO LOCATE EXISTING UTILITIES IN FIELD PRIOR TO COMMENCEMENT OF WORK.

C. DEMOLITION ITEMS ON THIS PLAN ARE FOR CONTRACTOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EXISTING ABOVE AND UNDERGROUND STRUCTURES AS NECESSARY TO CONSTRUCT PROJECT.

2. PROJECT CONDITIONS

A. TRAFFIC: CONDUCT SITE PREPARATION WORK TO ENSURE MINIMUM INTERFERENCE WITH EXISTING ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT EXISTING STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.

B. COMPLETE THE CLEARING AND SITE PREPARATION WORK BEFORE STARTING EARTHWORK. ERECT TEMPORARY CONSTRUCTION FENCING, BARRICADES, ENCLOSURES, AND PROTECTION OF ADJACENT PROPERTY AND EXISTING WORK BEFORE STARTING SITE CLEARING WORK AND MAINTAIN FOR THE DURATION OF WORK.

C. INSPECT AND REVIEW THE PROJECT SITE TO DETERMINE EXISTING CONDITIONS WHICH AFFECT CONSTRUCTION OPERATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL SUBSTRUCTURES, WHETHER SHOWN HEREON OR NOT, AND PROTECT THEM FROM DAMAGE. THE EXPENSE OF REPAIR OR REPLACEMENT OF SAID SUBSTRUCTURES SHALL BE BORNE BY THE CONTRACTOR.

D. ALL EXISTING IRRIGATION LATERALS, HEADS, AND MAINLINES SHALL BE ADJUSTED TO NEW CONSTRUCTION. AFFECTED IRRIGATION ZONES SHALL BE SHUT OFF WITHIN AREAS OF DISTURBANCE. ALL CONSTRUCTION IN THESE AREAS SHALL BE COMPLETED IN A TIMELY FASHION TO PREVENT EXISTING VEGETATION FROM STRESS, WILT, OR DYING. CONTRACTOR TO CONTINUE TO WATER EXISTING TREES & VEGETATION 'NOTED TO REMAIN' THROUGHOUT DURATION OF CONSTRUCTION; HAND WATER IF NECESSARY. CONTRACTOR TO REPLACE BROKEN OR NON-FUNCTIONING IRRIGATION IN PLACE AND IN KIND.

E. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE, AGAINST CUTTING, BREAKING, OR SKINNING OF ROOTS, SKINNING AND BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE.

F. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO REMAIN. IF EXISTING TREE FAILS AND CITY FINDS CONTRACTOR DID NOT TAKE NECESSARY PRECAUTIONS, TREE SHALL BE REPLACED IN KIND AND SIZE (MIN. SIZE 36" BOX). REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR PROTECTION OF EXISTING TREES AND PLANT MATERIAL.

G. WHERE A NEW TREE IS BEING PLANTED, AND REGARDLESS OF WHETHER OR NOT CONSTRUCTION DEMOLITION PLANS SHOW AN EXISTING TREE TO BE REMOVED, GRIND AND/OR REMOVE ANY EXISTING STUMP AND ROOTS TO A DEPTH OF 24" MINIMUM.

H. ALL NEW AND EXISTING TREE GRATES SHALL BE CLEANED OF ACCUMULATED DEBRIS AND TRASH PRIOR TO PROJECT COMPLETION. EACH GRATE SHALL BE LIFTED, AND ACCUMULATED DEBRIS AND TRASH REMOVED TO PROVIDE A CLEAR SPACE OF NOT LESS THAN 1-INCH. CONTRACTOR TO PROVIDE 3" OF MULCH OVER EXPOSED SOIL UNDER TREE GRATE. MULCH DEPTH MAY BE LESS THAN 3" IF SOIL GRADE IS INSUFFICIENT BENEATH TREE GRATE TO ACCOMMODATE 3". IN THESE CASES, PROVIDE 1" MINIMUM MULCH. GRATES SHALL BE PRESSURE WASHED AND REINSTALLED SECURELY, FLUSH WITH EXISTING PAVEMENT.

I. WEED REMOVAL AND SIDEWALK PRESSURE WASHING: CONTRACTOR SHALL PERFORM FINAL CLEANING OF THE WORK AREA, INCLUDING REMOVAL OF DIRT, DEBRIS, AND WEEDS, AND PRESSURE WASHING OF PAVED SURFACES WITHIN THE LIMITS OF WORK. PERFORM CLEANING OPERATIONS USING PERSONNEL AND EQUIPMENT APPROPRIATE TO THE SURFACES BEING CLEANED, IN A MANNER THAT DOES NOT DAMAGE ADJACENT IMPROVEMENTS, LANDSCAPING OR PRIVATE PROPERTY.

3. DISPOSITION OF MATERIALS

A. REMOVE MATERIAL TO A LEGAL AND AUTHORIZED DISPOSAL AREA EXCEPT THOSE ITEMS INDICATED TO BE RE-USED.

B. STOCKPILING OF REMOVED MATERIALS ON THE PROJECT SITE WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE RESIDENT ENGINEER.

LD001

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
VV, AA, AS	VV, AA, AS	CT, JJ

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PLAN PREPARED UNDER SUPERVISON OF
JEFF JUSTUS R.L.A. NO. 4028 10/07/2026 DATE

LICENSED LANDSCAPE ARCHITECT JEFF J. JUSTUS No. 4028 SIGNATURE 05-31-27 RENEWAL DATE 10-07-26 DATE STATE OF CALIFORNIA

IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

LANDSCAPE DEMOLITION NOTES

DATE: 10/07/26
SHEET 4 OF 39 SHEETS
CITY OF CORONADO
PLAN R-302

Plotted – 10/6/2026 8:41:30 AM :: Saved – 9/30/2026 2:17:22 PM :: S:_ Projects\100-Munic, Infra, Util\24-106 Coronado Downtown Beautification\06-CD's\24-106 S-DEMO.dwg :: AAguerre

DEMOLITION NOTES CONT'D

TREE PROTECTION NOTES

A. THE CONTRACTOR SHALL ENGAGE A QUALIFIED ARBORIST TO DIRECT PLANT-PROTECTION MEASURES IN THE VICINITY OF TREES, SHRUBS, AND OTHER VEGETATION INDICATED TO REMAIN AND TO PREPARE INSPECTION REPORTS.

B. EXISTING CONDITIONS: DOCUMENTATION OF EXISTING TREES AND PLANTINGS INDICATED TO REMAIN, WHICH ESTABLISHES PRE-CONSTRUCTION CONDITIONS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES:
   1. USE SUFFICIENTLY DETAILED PHOTOGRAPHS OR VIDEO RECORDINGS
   2. INCLUDE PLANS AND NOTATIONS TO INDICATE SPECIFIC WOUNDS AND DAMAGE CONDITIONS OF EACH TREE OR OTHER PLANTS DESIGNATED TO REMAIN.

C. TREE PRESERVATION SCHEDULE: SCHEDULE, DETAILING SCOPE AND EXTENT OF WORK TO BE PERFORMED TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN THAT INTERFERE WITH OR ARE AFFECTED BY CONSTRUCTION,
   1. SPECIES AND SIZE OF TREE
   2. LOCATION OF TREE ON SITE PLAN. INCLUDE UNIQUE IDENTIFIER FOR EACH
   3. LOCATION OF TREE PROTECTION ZONE FOR EACH TREE
   4. IF DETERMINES PRUNING IS REQUIRED, PROVIDE REASON FOR PRUNING, DESCRIPTION OF PRUNING TO BE PERFORMED, AND DESCRIPTION OF MAINTENANCE PROCEDURES FOLLOWING PRUNING.

D. QUALITY-CONTROL PROGRAM: PREPARE A WRITTEN PROGRAM TO SYSTEMATICALLY DEMONSTRATE THE CONTRACTOR'S RESPONSIBILITIES, INSTRUCTIONS GIVEN TO WORKS ON THE USE AND CARE OF PROTECTION ZONES, AND ENFORCEMENT OF REQUIREMENTS FOR PROTECTION ZONES.

E. MAINTENANCE RECOMMENDATIONS: FROM ARBORIST, FOR CARE AND PROTECTION OF TREES AFFECTED BY CONSTRUCTION DURING AND AFTER COMPLETING THE WORK.

F. CERTIFICATION: FROM ARBORIST, CERTIFYING THAT TREES INDICATED TO REMAIN HAVE BEEN PROTECTED DURING CONSTRUCTION ACCORDING TO RECOGNIZED STANDARDS AND THAT TREES WERE PROMPTLY AND PROPERLY TREATED AND REPAIRED WHEN DAMAGED.

G. TREE-PROTECTION ZONE: AREA SURROUNDING INDIVIDUAL TREES OR GROUPS OF TREES TO BE PROTECTED DURING CONSTRUCTION AND DEFINED BY A CIRCLE CONCENTRIC WITH EACH TREE WITH A RADIUS 1.5 TIMES THE DIAMETER OF THE DRIP LINE UNLESS OTHERWISE INDICATED.

H. THE FOLLOWING PRACTICES ARE PROHIBITED WITHIN PROTECTION ZONES:
   1. STORAGE OF CONSTRUCTION MATERIALS, DEBRIS, OR EXCAVATED MATERIAL.
   2. MOVING OR PARKING VEHICLES OR EQUIPMENT.
   3. IMPOUNDMENT OF WATER.
   4. EXCAVATION OR OTHER DIGGING UNLESS OTHERWISE INDICATED.
   5. ATTACHMENT OF SIGNS TO OR WRAPPING MATERIALS AROUND TREES OR PLANTS UNLESS OTHERWISE INDICATED.
   6. CONTAMINATE SOIL FROM WASHING OUT EQUIPMENT (ESPECIALLY CONCRETE) AND VEHICLE MAINTENANCE.
   7. WOUND OR BREAK TREE TRUNKS OR BRANCHES THROUGH CONTACT WITH VEHICLES AND HEAVY EQUIPMENT.
   8. HEAT SOURCES, FLAMES, IGNITION SOURCES, AND SMOKING.

I. EROSION AND SEDIMENTATION CONTROL: EXAMINE THE SITE TO VERIFY THAT TEMPORARY EROSION- AND SEDIMENTATION-CONTROL MEASURES ARE IN PLACE. VERIFY THAT FLOWS OF WATER REDIRECTED FROM CONSTRUCTION AREAS OR GENERATED BY CONSTRUCTION ACTIVITY DO NOT ENTER OR CROSS PROTECTION ZONES.

J. PROTECT TREE ROOT SYSTEMS FROM DAMAGE CAUSED BY RUNOFF OR SPILLAGE OF NOXIOUS MATERIALS WHILE MIXING, PLACING, OR STORING CONSTRUCTION MATERIALS. PROTECT ROOT SYSTEMS FROM PONDING, ERODING, OR EXCESSIVE WETTING CAUSED BY DEWATERING OPERATIONS.

K. TREE PROTECTION-ZONE FENCING: TREE PROTECTION FENCING WILL BE REQUIRED WHEN CONSTRUCTION ACTIVITIES OR EXCAVATION AREA TO BE CONDUCTED WITHIN A RADIUS 1.5 THE DIAMETER OF THE TREE DRIPLINE. FENCING REQUIREMENTS MAY BE ADJUSTED WITH THE APPROVAL OF THE CITY ARBORIST. PLASTIC CONSTRUCTION FENCING CONSTRUCTED OF HIGH-DENSITY EXTRUDED AND STRETCHED POLYETHYLENE FABRIC WITH 2-INCH MAXIMUM OPENING IN PATTERN AND WEIGHING A MINIMUM OF 0.4 LB/FT.; REMAINING FLEXIBLE FROM MINUS 60 TO PLUS 200 DEG F; INERT TO MOST CHEMICALS AND ACIDS; MINIMUM TENSILE YIELD STRENGTH OF 2000 PSI AND ULTIMATE TENSILE STRENGTH OF 2680 PSI; SECURED WITH PLASTIC BANDS OR GALVANIZED-STEEL OR STAINLESS-STEEL WIRE TIES; AND SUPPORTED BY TUBULAR OR T-SHAPE GALVANIZED-STEEL POSTS SPACED NOT MORE THAN 96 INCHES APART.
   1. HEIGHT: 48 INCHES.
   2. COLOR: HIGH-VISIBILITY ORANGE, NONFADING.

L. PROTECTION-ZONE FENCING PLACEMENT: INSTALL PROTECTION-ZONE FENCING ALONG EDGES OF PROTECTION ZONES BEFORE MATERIALS OR EQUIPMENT ARE BROUGHT ON THE SITE AND CONSTRUCTION OPERATIONS IN A MANNER THAT WILL PREVENT PEOPLE FROM EASILY ENTERING PROTECTED AREAS EXCEPT BY ENTRANCE GATES. CONSTRUCT FENCING SO AS NOT TO OBSTRUCT SAFE PASSAGE OR VISIBILITY AT VEHICLE INTERSECTIONS WHERE FENCING IS LOCATED ADJACENT TO PEDESTRIAN WALKWAYS OR IN CLOSE PROXIMITY TO STREET INTERSECTIONS, DRIVES, OR OTHER VEHICULAR CIRCULATION.
   1. POSTS: SET OR DRIVE POSTS INTO GROUND ONE-THIRD THE TOTAL HEIGHT OF THE FENCE WITHOUT CONCRETE FOOTINGS. WHERE A POST IS LOCATED ON EXISTING PAVING OR CONCRETE TO REMAIN, PROVIDE APPROPRIATE MEANS OF POST SUPPORT ACCEPTABLE TO ARCHITECT.
   2. ACCESS GATES: INSTALL AS NEEDED; ADJUST TO OPERATE SMOOTHLY, EASILY, AND QUIETLY; FREE OF BINDING, WARP, EXCESSIVE DEFLECTION, DISTORTION, NONALIGNMENT, MISPLACEMENT, DISRUPTION, OR MALFUNCTION THROUGHOUT ENTIRE OPERATIONAL RANGE. CONFIRM THAT LATCHES AND LOCKS ENGAGE ACCURATELY AND SECURELY WITHOUT FORCING OR BINDING.

M. PROTECTION-ZONE SIGNAGE PLACEMENT: INSTALL PROTECTION-ZONE SIGNAGE IN VISIBLY PROMINENT LOCATIONS IN A MANNER APPROVED BY ARCHITECT. INSTALL ONE SIGN SPACED APPROXIMATELY EVERY 50 FEET ON PROTECTION-ZONE FENCING.

N. PROVIDE PROTECTION-ZONE SIGNAGE: SHOP-FABRICATED, RIGID PLASTIC OR METAL SHEET WITH ATTACHMENT HOLES PREPUNCHED AND REINFORCED; LEGIBLY PRINTED WITH NONFADING LETTERING AND AS FOLLOWS:
   1. LETTERING: 3-INCH HIGH MINIMUM.

O. MAINTAIN PROTECTION ZONES FREE OF WEEDS AND TRASH.

P. MAINTAIN PROTECTION-ZONE FENCING AND SIGNAGE IN GOOD CONDITION AS ACCEPTABLE TO LANDSCAPE ARCHITECT AND REMOVE WHEN CONSTRUCTION OPERATIONS ARE COMPLETE AND EQUIPMENT HAS BEEN REMOVED FROM THE SITE.
   1. DO NOT REMOVE PROTECTION-ZONE FENCING, EVEN TEMPORARILY, TO ALLOW DELIVERIES OR EQUIPMENT ACCESS THROUGH THE PROTECTION ZONE.
   2. TEMPORARY ACCESS IS PERMITTED SUBJECT TO PRE-APPROVAL IN WRITING BY ARBORIST IF A ROOT BUFFER EFFECTIVE AGAINST SOIL COMPACTION IS CONSTRUCTED AS DIRECTED BY ARBORIST. MAINTAIN ROOT BUFFER SO LONG AS ACCESS IS PERMITTED.

Q. TRENCHING WITHIN PROTECTION ZONES: WHERE TRENCHES ARE REQUIRED WITHIN PROTECTION ZONES, EXCAVATE UNDER OR AROUND TREE ROOTS BY HAND OR WITH AIR SPADE, OR TUNNEL UNDER THE ROOTS BY DRILLING, AUGER BORING, OR PIPE JACKING. DO NOT CUT MAIN LATERAL TREE ROOTS OR TAPROOTS; CUT ONLY SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF UTILITIES. CUT ROOTS AS REQUIRED FOR ROOT PRUNING. IF EXCAVATING BY HAND, USE NARROW-TINE SPADING FORKS TO COMB SOIL AND EXPOSE ROOTS.

R. REDIRECT ROOTS IN BACKFILL AREAS WHERE POSSIBLE. IF ENCOUNTERING LARGE, MAIN LATERAL ROOTS, EXPOSE ROOTS BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND REDIRECT THEM WITHOUT BREAKING. IF ENCOUNTERED IMMEDIATELY ADJACENT TO LOCATION OF NEW CONSTRUCTION AND REDIRECTION IS NOT PRACTICAL, CUT ROOTS APPROXIMATELY 3 INCHES BACK FROM NEW CONSTRUCTION AND AS REQUIRED FOR ROOT PRUNING.

S. DO NOT ALLOW EXPOSED ROOTS TO DRY OUT BEFORE PLACING PERMANENT BACKFILL. PROVIDE TEMPORARY EARTH COVER OR PACK WITH PEAT MOSS AND WRAP WITH BURLAP. WATER AND MAINTAIN IN A MOIST CONDITION. TEMPORARILY SUPPORT AND PROTECT ROOTS FROM DAMAGE UNTIL THEY ARE PERMANENTLY RELOCATED AND COVERED WITH SOIL.

T. ROOT PRUNING
   1. ROOT PRUNING SHALL NOT BE ATTEMPTED BY UNTRAINED CONSTRUCTION PERSONNEL, BUT SHALL BE PERFORMED BY A QUALIFIED TREE CARE PROFESSIONAL OR A CERTIFIED TREE CARE WORKER. ONLY PERSONNEL APPROVED BY THE ARBORIST SHALL PERFORM PRUNING OPERATIONS.
   2. PRUNE TREE ROOTS THAT ARE AFFECTED BY TEMPORARY AND PERMANENT CONSTRUCTION. PRUNE ROOTS AS DIRECTED BY THE ARBORIST OR AS FOLLOWS. IF DIRECTION FROM THE ARBORIST IS DIFFERENT FROM WHAT IS STATED BELOW, THEN DIRECTION FROM THE ARBORIST GOVERNS.
      A. CUT ROOTS MANUALLY BY DIGGING A TRENCH AND CUTTING EXPOSED ROOTS WITH SHARP PRUNING INSTRUMENTS; DO NOT BREAK, TEAR, CHOP, OR SLANT THE CUTS. DO NOT USE A BACKHOE OR OTHER EQUIPMENT THAT RIPS, TEARS, OR PULLS ROOTS.
      B. CUT ENDS: TREAT AS DIRECTED BY ARBORIST
      C. TEMPORARILY SUPPORT AND PROTECT ROOTS FROM DAMAGE UNTIL THEY ARE PERMANENTLY REDIRECTED AND COVERED WITH SOIL
      D. COVER EXPOSED ROOTS WITH BURLAP AND WATER REGULARLY
      E. BACKFILL AS SOON AS POSSIBLE.
   3. ROOT PRUNING AT EDGE OF PROTECTION ZONE: PRUNE TREE ROOTS 6 INCHES OUTSIDE OF THE PROTECTION ZONE BY CLEAN CUTTING ALL ROOTS TO THE DEPTH OF THE REQUIRED EXCAVATION
   4. ROOT PRUNING WITHIN PROTECTION ZONE: CLEAR AND EXCAVATE BY HAND OR WITH AIR SPADE TO THE DEPTH OF THE REQUIRED EXCAVATION TO MINIMIZE DAMAGE TO TREE ROOT SYSTEMS. IF EXCAVATING BY HAND, USE NARROW-TINE SPADING FORKS TO COMB SOIL TO EXPOSE ROOTS. CLEANLY CUT ROOTS AS CLOSE TO EXCAVATION AS POSSIBLE.

LD002

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
VV, AA, AS	VV, AA, AS	CT, JJ

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PLAN PREPARED UNDER SUPERVISON OF
LICENSED LANDSCAPE ARCHITECT JEFF J. JUSTUS NO. 4028 SIGNATURE 05-31-27 RENEWAL DATE 10-07-26 DATE STATE OF CALIFORNIA
JEFF JUSTUS R.L.A. NO. 4028 10/07/2026 DATE

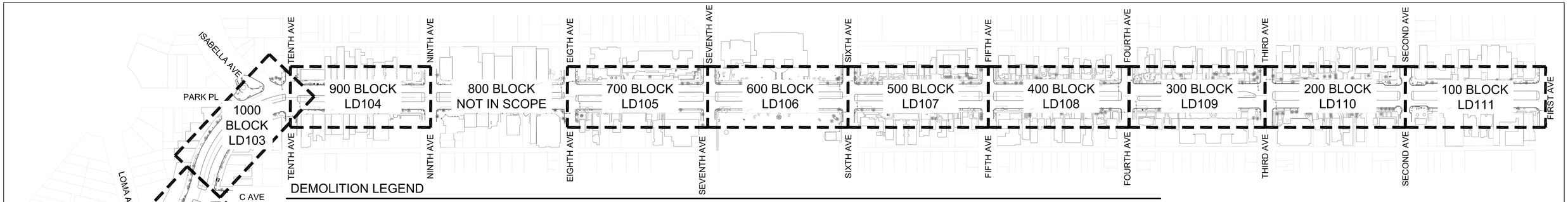
IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

LANDSCAPE DEMOLITION NOTES

DATE: 10/07/26
SHEET 5 OF 39 SHEETS
CITY OF CORONADO
PLAN R-302

Plotted – 10/6/2026 8:41:30 AM :: Saved – 9/30/2026 2:17:22 PM :: S:\– Projects\100-Munic, Infra, Util\24-106 Coronado Downtown Beautification\06-CD's\24-106 S-DEMO.dwg :: AAguerre



DEMOLITION LEGEND

SYMBOL	CODE	DESCRIPTION
	D-01	EXISTING BENCH TO BE REMOVED. DONOR OR ROTARY MEDALLIONS ARE TO BE SALVAGED AND OFFERED TO DONORS OR ROTARY.
XX	D-02A	EXISTING BIKE RACK TO BE REMOVED
X	D-02B	EXISTING M-SHAPED BIKE RACK TO BE REMOVED. SAW CUT BOLTS AND REMOVE ENTIRE CONCRETE PANEL TO NEAREST JOINT. CONTRACTOR TO REPAIR DAMAGED CONCRETE BY REPLACING FULL PANELS TO MATCH EXISTING. SEE DETAIL 2/LC202.
	D-02P	EXISTING BIKE RACK TO REMAIN, PROTECT IN PLACE
X	D-03	EXISTING TRASH OR RECYCLING RECEPTACLE TO BE REMOVED
	D-04P	EXISTING NEWS STAND TO BE CLEANED AND REPAINTED IN PLACE. SEE CONSTRUCTION LEGEND FOR MORE INFO.
	D-05A	EXISTING TREE GRATE TO HAVE H-SUPPORT REMOVED. EXISTING PANELS ARE TO BE REMOVED FOR H-SUPPORT REPLACEMENT AND THEN REINSTALLED IN PLACE.
	D-05B	NOT USED
	D-05C	EXISTING TREE GRATE TO HAVE (4) PANELS REMOVED. PROTECT H-SUPPORT IN PLACE.
	D-05D	EXISTING TREE GRATE TO HAVE GRATE PANELS EXPANDED. PROTECT H-SUPPORT IN PLACE.
	D-05E	EXISTING TREE GRATE TO BE REMOVED
	D-05F	EXISTING TREE GRATE FRAME TO REMAIN, PROTECT IN PLACE. REMOVE EXISTING TREE GRATE PANELS WHERE APPLICABLE AND DO NOT REPLACE.
	D-05P	EXISTING TREE GRATE TO REMAIN, PROTECT IN PLACE
	D-06P	EXISTING THERMOPLASTIC SIDEWALK EMBLEM TO REMAIN, PROTECT IN PLACE
	D-07A	EXISTING CANOPY TREE TO BE REMOVED
	D-07P	EXISTING CANOPY TREE TO REMAIN, PROTECT IN PLACE
	D-08A	EXISTING PALM TREE TO BE REMOVED
	D-08P	EXISTING PALM TREE TO REMAIN, PROTECT IN PLACE
	D-09P	EXISTING SHRUBS TO REMAIN, PROTECT IN PLACE
	D-10P	EXISTING BRICK PAVING TO REMAIN, PROTECT IN PLACE

SYMBOL	CODE	DESCRIPTION
	D-11	EXISTING CONCRETE TO BE REMOVED. FINAL LIMITS OF REMOVAL WILL BE DETERMINED IN THE FIELD.
	D-12P	EXISTING PRIVATELY-OWNED BENCH TO REMAIN, PROTECT IN PLACE
	D-13P	EXISTING PICNIC TABLE TO REMAIN, PROTECT IN PLACE
	D-14P	EXISTING PRIVATELY-OWNED METAL TABLE WITH CHAIRS TO REMAIN, PROTECT IN PLACE
	D-15P	EXISTING PRIVATELY-OWNED METAL CHAIR TO REMAIN, PROTECT IN PLACE
	D-16P	EXISTING PRIVATELY-OWNED BIKE RACK TO REMAIN, PROTECT IN PLACE
	D-17P	EXISTING PRIVATELY OWNED PLANTER TO REMAIN, PROTECT IN PLACE
	D-18P	EXISTING BUS STOP SIGNAGE TO REMAIN, PROTECT IN PLACE
	D-19P	EXISTING DRINKING FOUNTAIN TO REMAIN, PROTECT IN PLACE

SYMBOL	CODE	DESCRIPTION
	D-20P	EXISTING CLOCK TO REMAIN, PROTECT IN PLACE
X	D-21	EXISTING BOLLARD AT BIKE CORRAL TO BE REMOVED
	D-22P	EXISTING BIKE CORRAL STRIPING TO REMAIN AND BE PAINTED OVER WITH WHITE STRIPING PAINT. SEE CONSTRUCTION PLANS FOR MORE INFO.
X	D-23	EXISTING ASH RECEPTACLE TO BE REMOVED AND DISPOSED OF BY CONTRACTOR
	D-24P	EXISTING USPS MAILBOX TO REMAIN, PROTECT IN PLACE
	D-25P	EXISTING METER BOXES TO REMAIN, PROTECT IN PLACE.
	D-26	EXISTING STABILIZED AGGREGATE PAVING INSIDE DIAMOND-SHAPED PLANTER TO BE REMOVED

0 100 200 400
SCALE : 1" = 200'-0"
NORTH

SITE DEMOLITION INVENTORY

SHEET		LD101	LD102	LD103	LD104	LD105	LD106	LD107	LD108	LD109	LD110	LD111	TOTAL
CODE	DESCRIPTION	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY
D-01	EXISTING BENCH TO BE REMOVED AND DISPOSED OF	4	9	11	8	4	3	2	2	1	0	2	46
D-02A	EXISTING BIKE RACK TO BE REMOVED AND DISPOSED OF	9	20	15	21	0	0	0	0	0	0	14	79
D-02B	EXISTING TYPE 2 (M-SHAPED) BIKE RACK TO BE REMOVED AND DISPOSED OF	1	0	1	5	0	0	0	0	0	0	2	9
D-03	EXISTING TRASH OR RECYCLING TO BE REMOVED AND DISPOSED OF	9	14	24	22	2	6	2	2	1	2	13	97
D-05A	EXISTING TREE GRATE TO HAVE H-SUPPORT REMOVED AND DISPOSED OF, SALVAGE PANELS	0	3	7	5	0	0	0	0	0	0	5	20
D-05C	EXISTING TREE GRATE TO HAVE 4 PANELS REMOVED AND DISPOSED OF, PROTECT H-SUPPORT	0	4	4	2	0	0	0	0	0	0	1	11
D-05D	EXISTING TREE GRATE TO BE EXPANDED, PROTECT H-SUPPORT	0	5	1	2	0	0	0	0	0	0	4	12
D-05E	EXISTING TREE GRATE TO BE REMOVED AND DISPOSED OF	1	3	0	0	0	0	0	0	0	0	0	4
D-05F	EXISTING TREE GRATE PANELS TO BE REMOVED AND DISPOSED OF, DO NOT REPLACE	2	0	0	1	0	0	0	0	0	0	0	3
D-07A	EXISTING CANOPY TREE TO BE REMOVED AND DISPOSED OF	0	0	4	2	0	0	0	0	0	0	2	8
D-08A	EXISTING PALM TREE TO BE REMOVED AND DISPOSED OF	0	4	1	2	0	0	0	0	0	0	0	7
D-11	EXISTING CONCRETE TO BE REMOVED AND DISPOSED OF	38 SF	379 SF	0	0	0	0	0	0	0	0	0	417 SF
D-21	EXISTING BOLLARD AT BIKE RACK TO BE REMOVED AND DISPOSED OF	4	4	4	7	0	0	0	0	0	0	0	19
D-23	EXISTING ASH RECEPTACLE TO BE REMOVED AND DISPOSED OF	0	1	0	0	0	0	0	0	0	0	0	1
D-25	EXISTING STABILIZED AGGREGATE PAVING INSIDE DIAMOND-SHAPED PLANTERS TO BE REMOVED AND DISPOSED OF	0	0	0	0	0	0	0	0	0	0	100 SF	100 SF

LD100

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY: VV, AA, AS | DRAWING BY: VV, AA, AS | CHECKED BY: CT, JJ

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LICENSED LANDSCAPE ARCHITECT JEFF J. JUSTUS NO. 4028
SIGNATURE 05-31-27 RENEWAL DATE 10-07-26 DATE
STATE OF CALIFORNIA
JEFF JUSTUS R.L.A. NO. 4028 10/07/2026 DATE

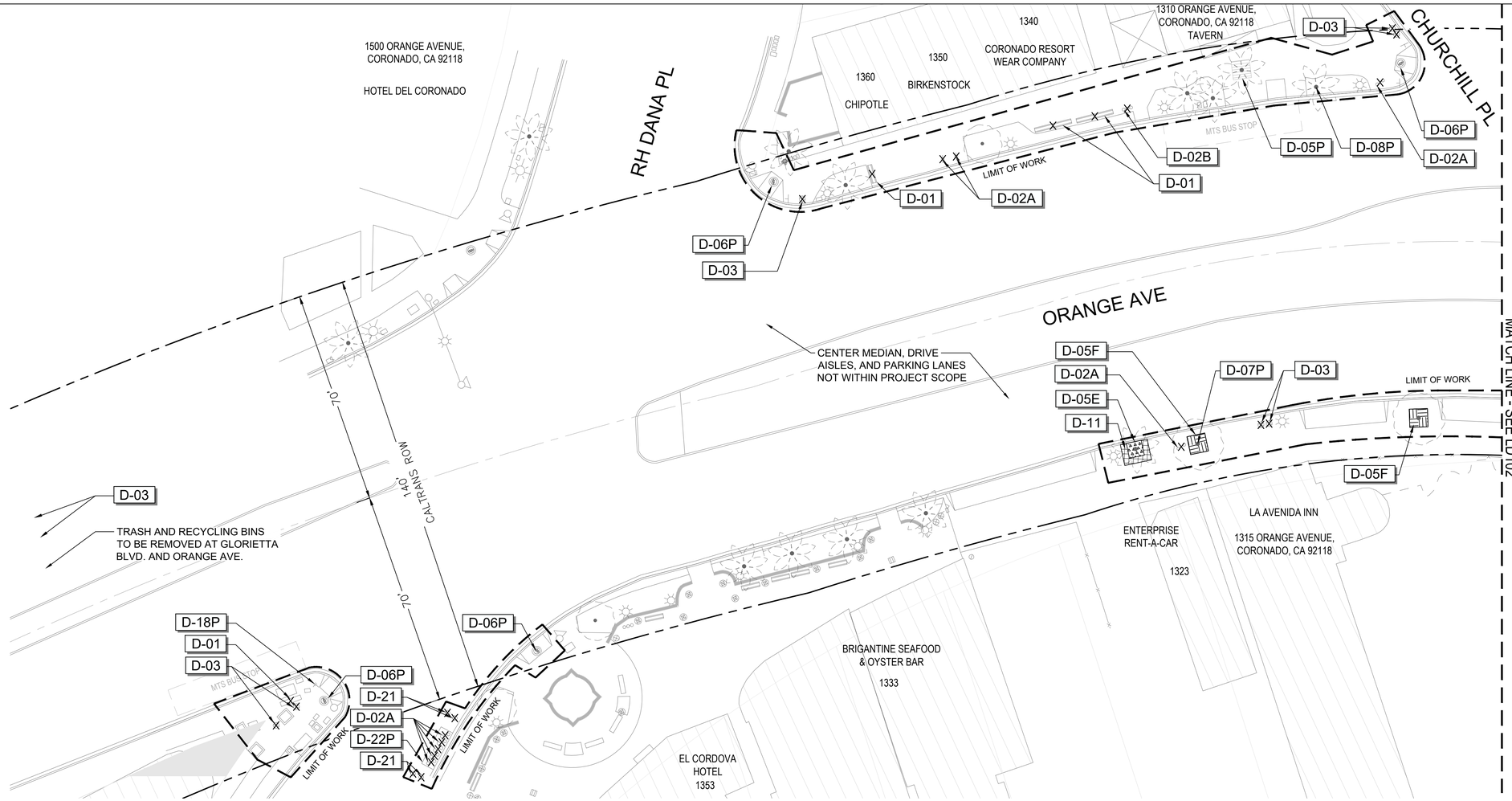
IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

LANDSCAPE DEMOLITION LEGEND AND KEY PLAN

DATE: 10/07/26
SHEET 6 OF 39 SHEETS
CITY OF CORONADO
PLAN R-302

Plotted – 10/6/2026 8:41:33 AM :: Saved – 9/30/2026 2:17:22 PM :: S:\~ Projects\100-Munic. Infra. Util\24-106 Coronado Downtown Beautification\06-CD's\24-106 S-DEMO.dwg :: AAguerre



0 10 20 40

SCALE : 1" = 20'-0"

NORTH

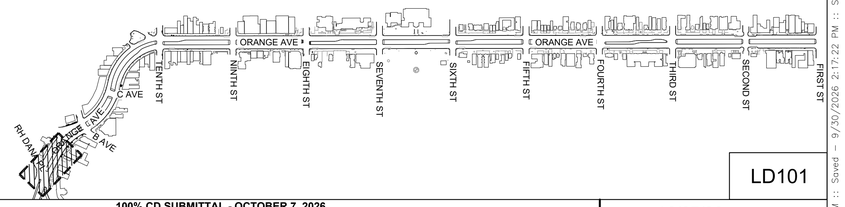
1200 BLOCK DEMOLITION INVENTORY		
CODE	DESCRIPTION	QUANTITY
D-01	EXISTING BENCH TO BE REMOVED AND DISPOSED OF	4
D-02A	EXISTING BIKE RACK TO BE REMOVED AND DISPOSED OF	9
D-02B	EXISTING TYPE 2 (M-SHAPED) BIKE RACK TO BE REMOVED AND DISPOSED OF	1
D-03	EXISTING TRASH OR RECYCLING TO BE REMOVED AND DISPOSED OF	9
D-05E	EXISTING TREE GRATE TO BE REMOVED AND DISPOSED OF	1
D-05F	EXISTING TREE GRATE PANELS TO BE REMOVED AND DISPOSED OF, DO NOT REPLACE	2
D-11	EXISTING CONCRETE TO BE REMOVED AND DISPOSED OF	38 SF
D-21	EXISTING BOLLARD AT BIKE RACK TO BE REMOVED AND DISPOSED OF	4

LINETYPE LEGEND

LIMIT OF WORK

CALTRANS RIGHT-OF-WAY

KEY MAP (N.T.S.)



LD101

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
VV, AA, AS	VV, AA, AS	CT, JJ

SCHMIDT DESIGN GROUP
1310 Rosecrans St., Suite G, San Diego, CA 92106
619.2361462
LIC. CA 2138 | NV 219 | AZ 34139
SCHMIDTDESIGN.COM

PLAN PREPARED UNDER SUPERVISON OF

LICENSED LANDSCAPE ARCHITECT
JEFF J. JUSTUS No. 4028
SIGNATURE
05-31-27
RENEWAL DATE
10-07-26
DATE
STATE OF CALIFORNIA

10/07/2026
JEFF JUSTUS R.L.A. NO. 4028 DATE

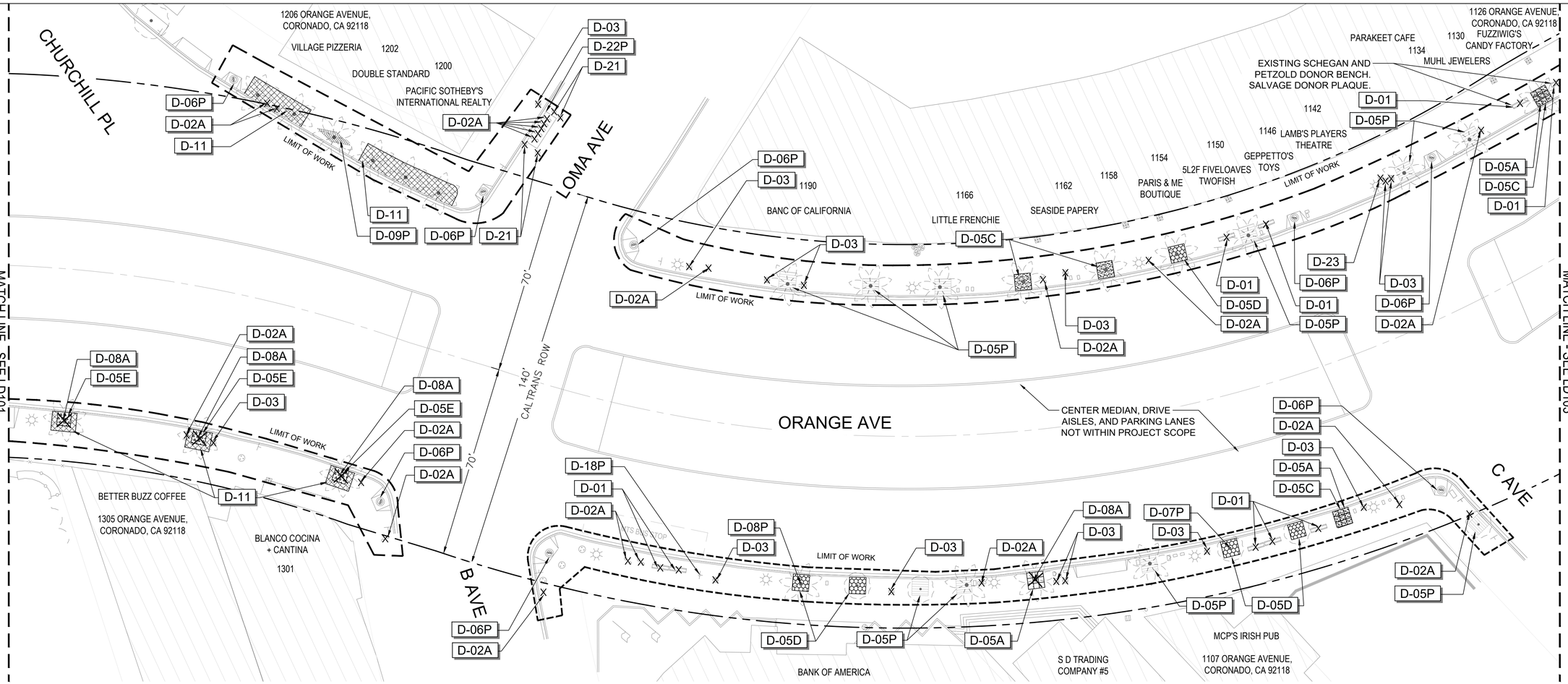
IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

CHURCHILL PLACE TO RH DANA PLACE
1200 BLOCK
LANDSCAPE DEMOLITION PLAN

DATE: 10/07/26
SHEET 7 OF 39 SHEETS
CITY OF CORONADO
PLAN R-302

Plotted – 10/6/2026 8:41:45 AM :: Saved – 9/30/2026 2:17:22 PM :: S:_ Projects\100-Munic, Infra, Util\24-106 Coronado Downtown Beautification\06-CD's\24-106 S-DEMO.dwg :: AAguerre



1100 BLOCK DEMOLITION INVENTORY

CODE	DESCRIPTION	QUANTITY
D-01	EXISTING BENCH TO BE REMOVED AND DISPOSED OF	9
D-02A	EXISTING BIKE RACK TO BE REMOVED AND DISPOSED OF	20
D-03	EXISTING TRASH OR RECYCLING TO BE REMOVED AND DISPOSED OF	14
D-05A	EXISTING TREE GRATE TO HAVE H-SUPPORT REMOVED AND DISPOSED OF, SALVAGE PANELS	3
D-05C	EXISTING TREE GRATE TO HAVE 4 PANELS REMOVED AND DISPOSED OF, PROTECT H-SUPPORT	4
D-05D	EXISTING TREE GRATE TO BE EXPANDED, PROTECT H-SUPPORT	5
D-05E	EXISTING TREE GRATE TO BE REMOVED AND DISPOSED OF	3
D-08A	EXISTING PALM TREE TO BE REMOVED AND DISPOSED OF	4
D-11	EXISTING CONCRETE TO BE REMOVED AND DISPOSED OF	379 SF
D-21	EXISTING BOLLARD AT BIKE RACK TO BE REMOVED AND DISPOSED OF	4
D-23	EXISTING ASH RECEPTACLE TO BE REMOVED AND DISPOSED OF	1

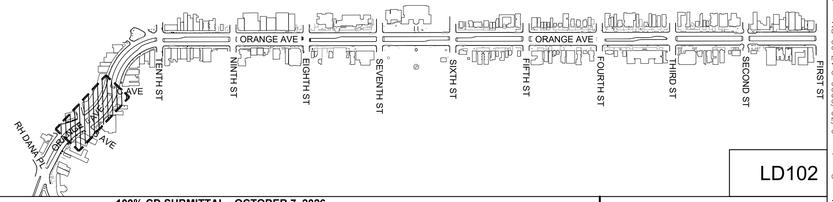
0 10 20 40
SCALE : 1" = 20'-0"
NORTH

LINETYPE LEGEND

LIMIT OF WORK

CALTRANS RIGHT-OF-WAY

KEY MAP (N.T.S.)



LD102

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
VV, AA, AS	VV, AA, AS	CT, JJ

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LICENSED LANDSCAPE ARCHITECT
JEFF J. JUSTUS NO. 4028
SIGNATURE
05-31-27
RENEWAL DATE
10-07-26
DATE
STATE OF CALIFORNIA

10/07/2026
JEFF JUSTUS R.L.A. NO. 4028 DATE

IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

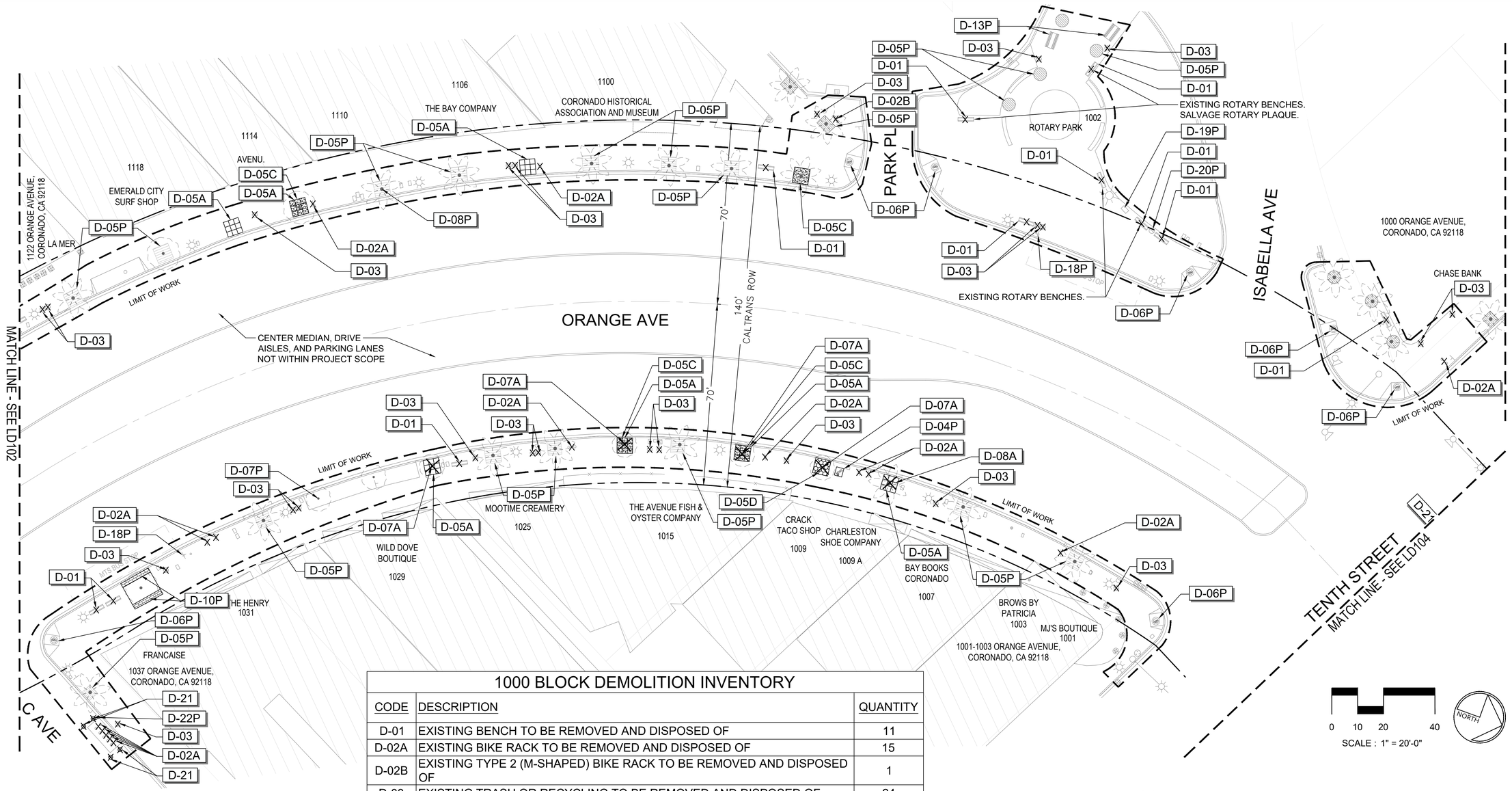
CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

C AVENUE STREET TO CHURCHILL PLACE
1100 BLOCK

LANDSCAPE DEMOLITION PLAN

DATE: 10/07/26
SHEET
8 OF 39
SHEETS
CITY OF CORONADO
PLAN R-302

Plotted – 10/6/2026 8:42:32 AM :: Saved – 9/30/2026 2:17:22 PM :: S:\– Projects\100–Munic, Infra, Util\24–106 Coronado Downtown Beautification\06–CD's\24–106 S–DEMO.dwg :: AAguerre



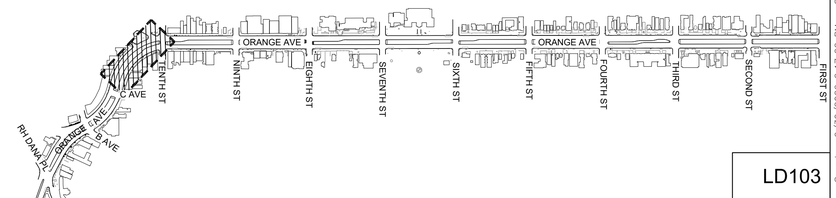
1000 BLOCK DEMOLITION INVENTORY

CODE	DESCRIPTION	QUANTITY
D-01	EXISTING BENCH TO BE REMOVED AND DISPOSED OF	11
D-02A	EXISTING BIKE RACK TO BE REMOVED AND DISPOSED OF	15
D-02B	EXISTING TYPE 2 (M-SHAPED) BIKE RACK TO BE REMOVED AND DISPOSED OF	1
D-03	EXISTING TRASH OR RECYCLING TO BE REMOVED AND DISPOSED OF	24
D-05A	EXISTING TREE GRATE TO HAVE H-SUPPORT REMOVED AND DISPOSED OF, SALVAGE PANELS	7
D-05C	EXISTING TREE GRATE TO HAVE 4 PANELS REMOVED AND DISPOSED OF, PROTECT H-SUPPORT	4
D-05D	EXISTING TREE GRATE TO BE EXPANDED, PROTECT H-SUPPORT	1
D-07A	EXISTING CANOPY TREE TO BE REMOVED AND DISPOSED OF	4
D-08A	EXISTING PALM TREE TO BE REMOVED AND DISPOSED OF	1
D-21	EXISTING BOLLARD AT BIKE RACK TO BE REMOVED AND DISPOSED OF	4

LINETYPE LEGEND

- LIMIT OF WORK
- CALTRANS RIGHT-OF-WAY

KEY MAP (N.T.S.)



LD103

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
VV, AA, AS	VV, AA, AS	CT, JJ

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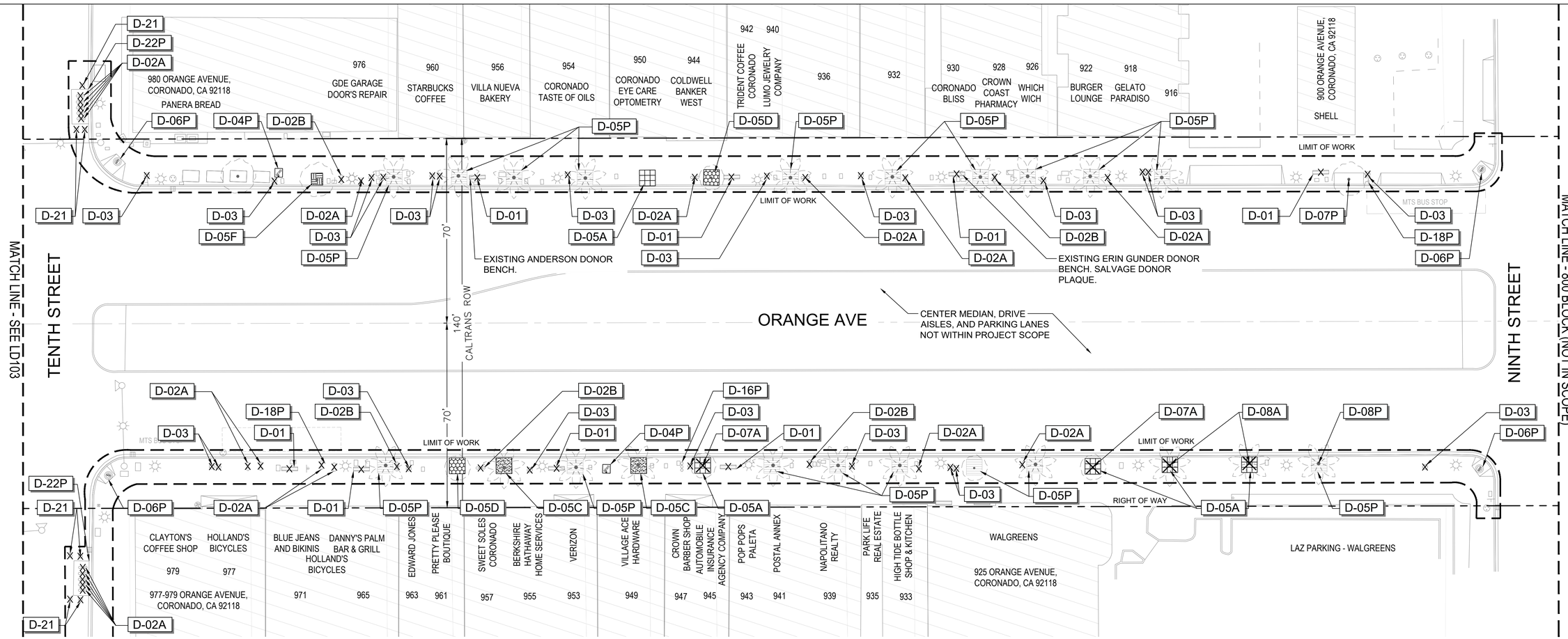
PLAN PREPARED UNDER SUPERVISION OF
LICENSED LANDSCAPE ARCHITECT JEFF V. JUSTUS NO. 4028
SIGNATURE
05-31-27
RENEWAL DATE
10-07-26
DATE
STATE OF CALIFORNIA
JEFF JUSTUS R.L.A. NO. 4028 — 10/07/2026 DATE

IMPROVEMENT PLAN: **100% CD SUBMITTAL - OCTOBER 7, 2026**

CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1
TENTH STREET TO C AVENUE
1000 BLOCK
LANDSCAPE DEMOLITION PLAN

DATE: 10/07/26
SHEET 9 OF 39 SHEETS
CITY OF CORONADO
PLAN R-302

Plotted – 10/6/2026 8:42:25 AM :: Saved – 9/30/2026 2:17:22 PM :: S:\– Projects\100–Munic, Infra, Util\24–106 Coronado Downtown Beautification\06–CD's\24–106 S–DEMO.dwg :: AAguerre



900 BLOCK DEMOLITION INVENTORY

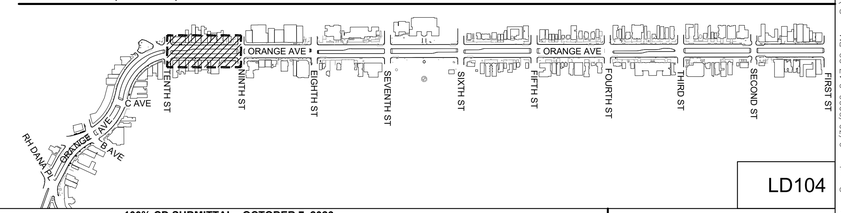
CODE	DESCRIPTION	QUANTITY
D-01	EXISTING BENCH TO BE REMOVED AND DISPOSED OF	8
D-02A	EXISTING BIKE RACK TO BE REMOVED AND DISPOSED OF	21
D-02B	EXISTING TYPE 2 (M-SHAPED) BIKE RACK TO BE REMOVED AND DISPOSED OF	5
D-03	EXISTING TRASH OR RECYCLING TO BE REMOVED AND DISPOSED OF	22
D-05A	EXISTING TREE GRATE TO HAVE H-SUPPORT REMOVED AND DISPOSED OF, SALVAGE PANELS	5
D-05C	EXISTING TREE GRATE TO HAVE 4 PANELS REMOVED AND DISPOSED OF, PROTECT H-SUPPORT	2
D-05D	EXISTING TREE GRATE TO BE EXPANDED, PROTECT H-SUPPORT	2
D-05F	EXISTING TREE GRATE PANELS TO BE REMOVED AND DISPOSED OF, DO NOT REPLACE	1
D-07A	EXISTING CANOPY TREE TO BE REMOVED AND DISPOSED OF	2
D-08A	EXISTING PALM TREE TO BE REMOVED AND DISPOSED OF	2
D-21	EXISTING BOLLARD AT BIKE RACK TO BE REMOVED AND DISPOSED OF	7

0 10 20 40
SCALE : 1" = 20'-0"
NORTH

LINETYPE LEGEND

- LIMIT OF WORK
- CALTRANS RIGHT-OF-WAY

KEY MAP (N.T.S.)



LD104

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY: VV, AA, AS | DRAWING BY: VV, AA, AS | CHECKED BY: CT, JJ

SCHMIDT DESIGN GROUP
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PLAN PREPARED UNDER SUPERVISON OF
JEFF JUSTUS R.L.A. NO. 4028 DATE 10/07/2026

LICENSED LANDSCAPE ARCHITECT
JEFF V. JUSTUS NO. 4028
SIGNATURE
05-31-27
RENEWAL DATE
10-07-26
DATE
STATE OF CALIFORNIA

IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

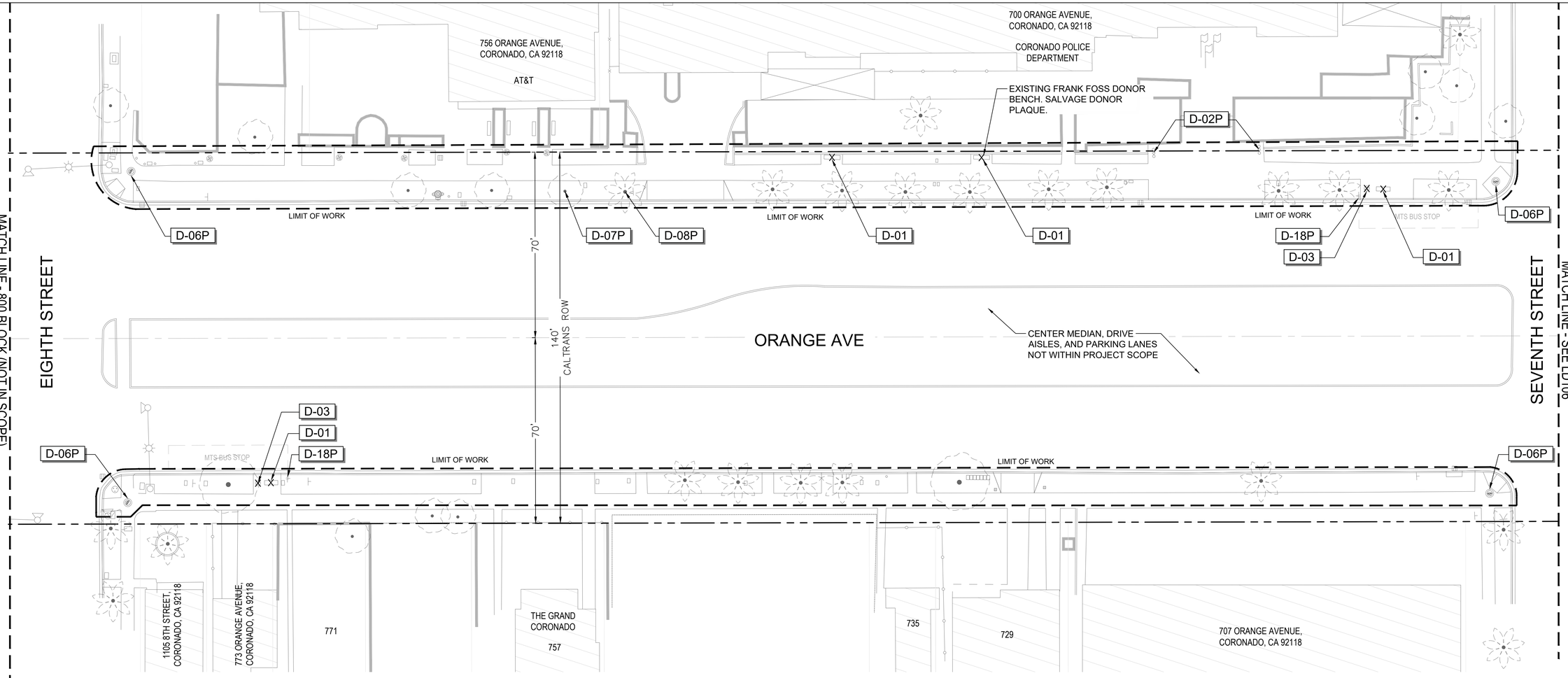
CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

NINTH STREET TO TENTH STREET
900 BLOCK

LANDSCAPE DEMOLITION PLAN

DATE: 10/07/26
SHEET 10 OF 39 SHEETS
CITY OF CORONADO
PLAN R-302

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700 BLOCK DEMOLITION INVENTORY

CODE	DESCRIPTION	QUANTITY
D-01	EXISTING BENCH TO BE REMOVED AND DISPOSED OF	4
D-03	EXISTING TRASH OR RECYCLING TO BE REMOVED AND DISPOSED OF	2

0 10 20 40

SCALE : 1" = 20'-0"

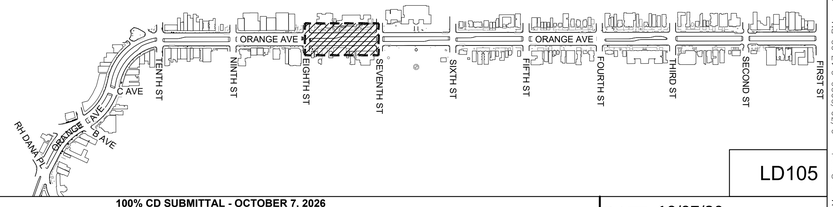
NORTH

LINETYPE LEGEND

LIMIT OF WORK

CALTRANS RIGHT-OF-WAY

KEY MAP (N.T.S.)



LD105

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
VV, AA, AS	VV, AA, AS	CT, JJ

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JEFF JUSTUS R.L.A. NO. 4028 10/07/2026 DATE

IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

SEVENTH STREET TO EIGHT STREET
700 BLOCK

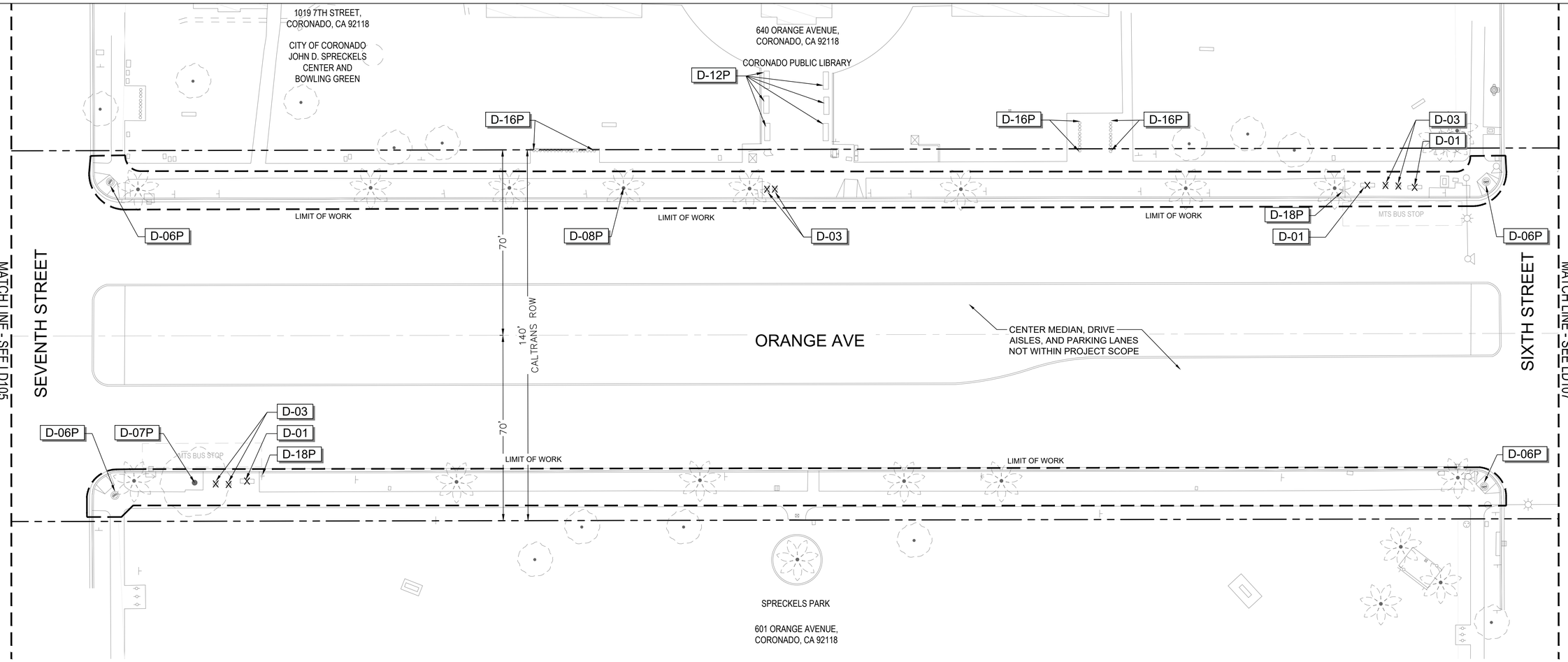
LANDSCAPE DEMOLITION PLAN

DATE: 10/07/26

SHEET 11 OF 39 SHEETS

CITY OF CORONADO
PLAN R-302

Plotted – 10/6/2026 8:42:09 AM :: Saved – 9/30/2026 2:17:22 PM :: S:\~ Projects\100-Munic, Infra, Util\24-106 Coronado Downtown Beautification\06-CD's\24-106 S-DEMO.dwg :: AAguerre



600 BLOCK DEMOLITION INVENTORY		
CODE	DESCRIPTION	QUANTITY
D-01	EXISTING BENCH TO BE REMOVED AND DISPOSED OF	3
D-03	EXISTING TRASH OR RECYCLING TO BE REMOVED AND DISPOSED OF	6

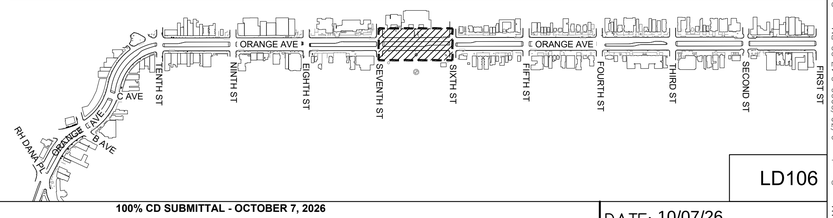
0 10 20 40
SCALE : 1" = 20'-0"
NORTH

LINETYPE LEGEND

LIMIT OF WORK

CALTRANS RIGHT-OF-WAY

KEY MAP (N.T.S.)



LD106

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
VV, AA, AS	VV, AA, AS	CT, JJ

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619.236.1462
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PLAN PREPARED UNDER SUPERVISON OF

LICENSED LANDSCAPE ARCHITECT
JEFF V. JUSTUS NO. 4028
SIGNATURE
05-31-27
RENEWAL DATE
10-07-26
DATE
STATE OF CALIFORNIA

JEFF JUSTUS R.L.A. NO. 4028 10/07/2026 DATE

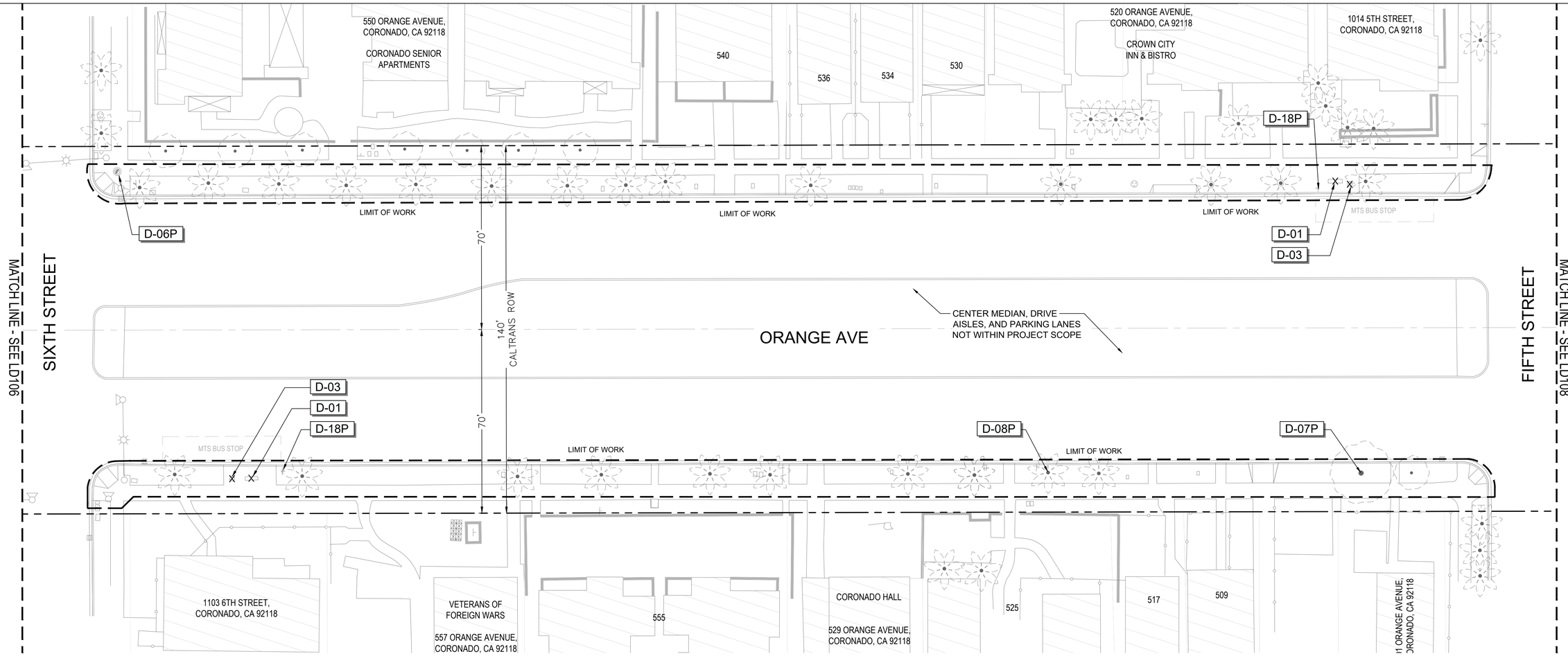
IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

SIXTH STREET TO SEVENTH STREET
600 BLOCK
LANDSCAPE DEMOLITION PLAN

DATE: 10/07/26
SHEET
12 OF 39
SHEETS
CITY OF CORONADO
PLAN R-302

Plotted – 10/6/2026 8:41:57 AM :: Saved – 9/30/2026 2:17:22 PM :: S:\~ Projects\100-Munic. Infra. Util\24-106 Coronado Downtown Beautification\06-CD's\24-106 S-DEMO.dwg :: AAguerre



500 BLOCK DEMOLITION INVENTORY

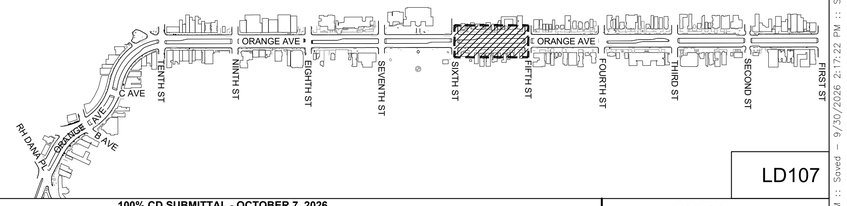
CODE	DESCRIPTION	QUANTITY
D-01	EXISTING BENCH TO BE REMOVED AND DISPOSED OF	2
D-03	EXISTING TRASH OR RECYCLING TO BE REMOVED AND DISPOSED OF	2

0 10 20 40
SCALE : 1" = 20'-0"
NORTH

LINETYPE LEGEND

- LIMIT OF WORK
- CALTRANS RIGHT-OF-WAY

KEY MAP (N.T.S.)



LD107

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY: CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
VV, AA, AS	VV, AA, AS	CT, JJ

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619.2361462
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PLAN PREPARED UNDER SUPERVISON OF
LICENSED LANDSCAPE ARCHITECT JEFF J. JUSTUS No. 4028
SIGNATURE 05-31-27 RENEWAL DATE 10-07-26 DATE
STATE OF CALIFORNIA
10/07/2026
JEFF JUSTUS R.L.A. NO. 4028 DATE

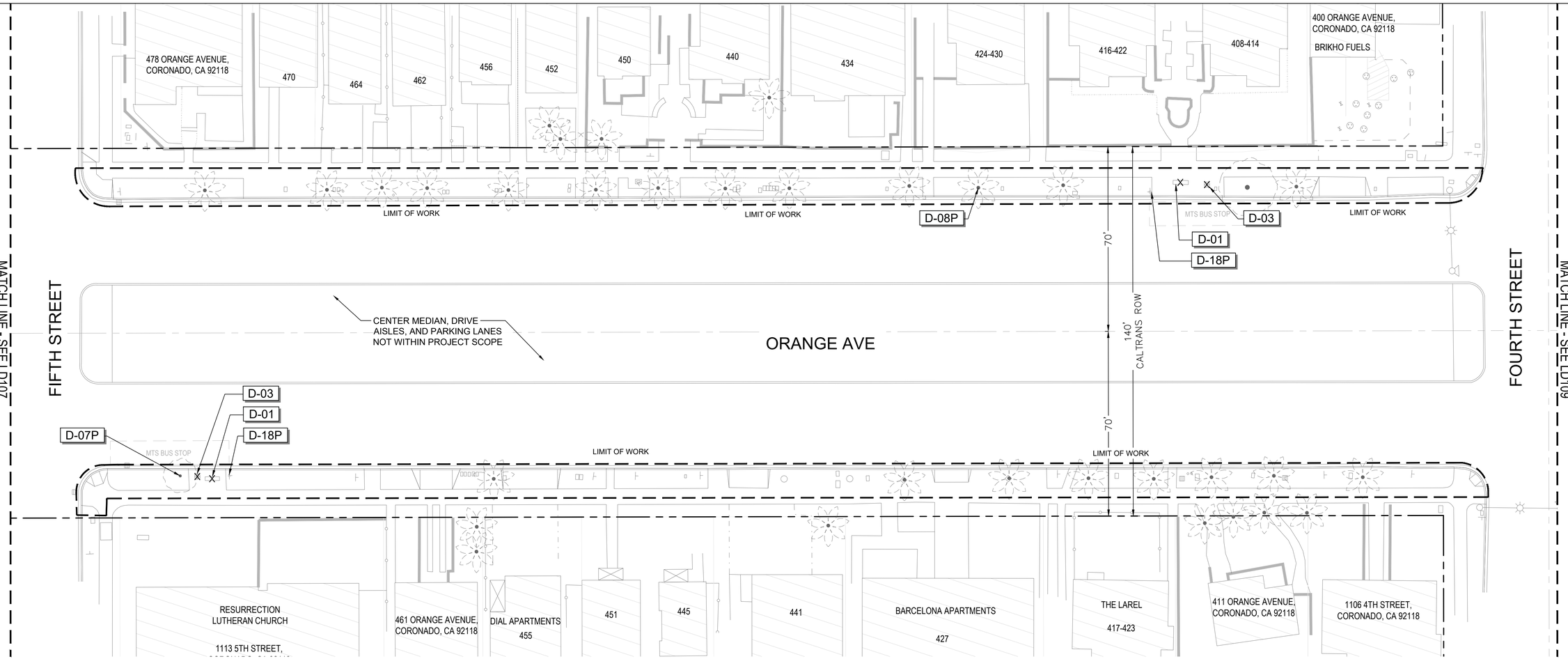
IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

FIFTH STREET TO SIXTH STREET
500 BLOCK
LANDSCAPE DEMOLITION PLAN

DATE: 10/07/26
SHEET 13 OF 39 SHEETS
CITY OF CORONADO
PLAN R-302

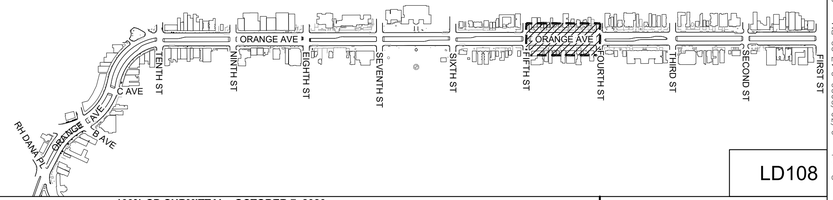
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400 BLOCK DEMOLITION INVENTORY		
CODE	DESCRIPTION	QUANTITY
D-01	EXISTING BENCH TO BE REMOVED AND DISPOSED OF	2
D-03	EXISTING TRASH OR RECYCLING TO BE REMOVED AND DISPOSED OF	2

0 10 20 40
SCALE : 1" = 20'-0"
NORTH

KEY MAP (N.T.S.)



LINETYPE LEGEND

- LIMIT OF WORK
- CALTRANS RIGHT-OF-WAY

LD108

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY: VV, AA, AS | DRAWING BY: VV, AA, AS | CHECKED BY: CT, JJ

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LICENSED LANDSCAPE ARCHITECT
JEFF V. JUSTUS NO. 4028
SIGNATURE
05-31-27
RENEWAL DATE
10-07-26
DATE
STATE OF CALIFORNIA

JEFF JUSTUS R.L.A. NO. 4028 — 10/07/2026 DATE

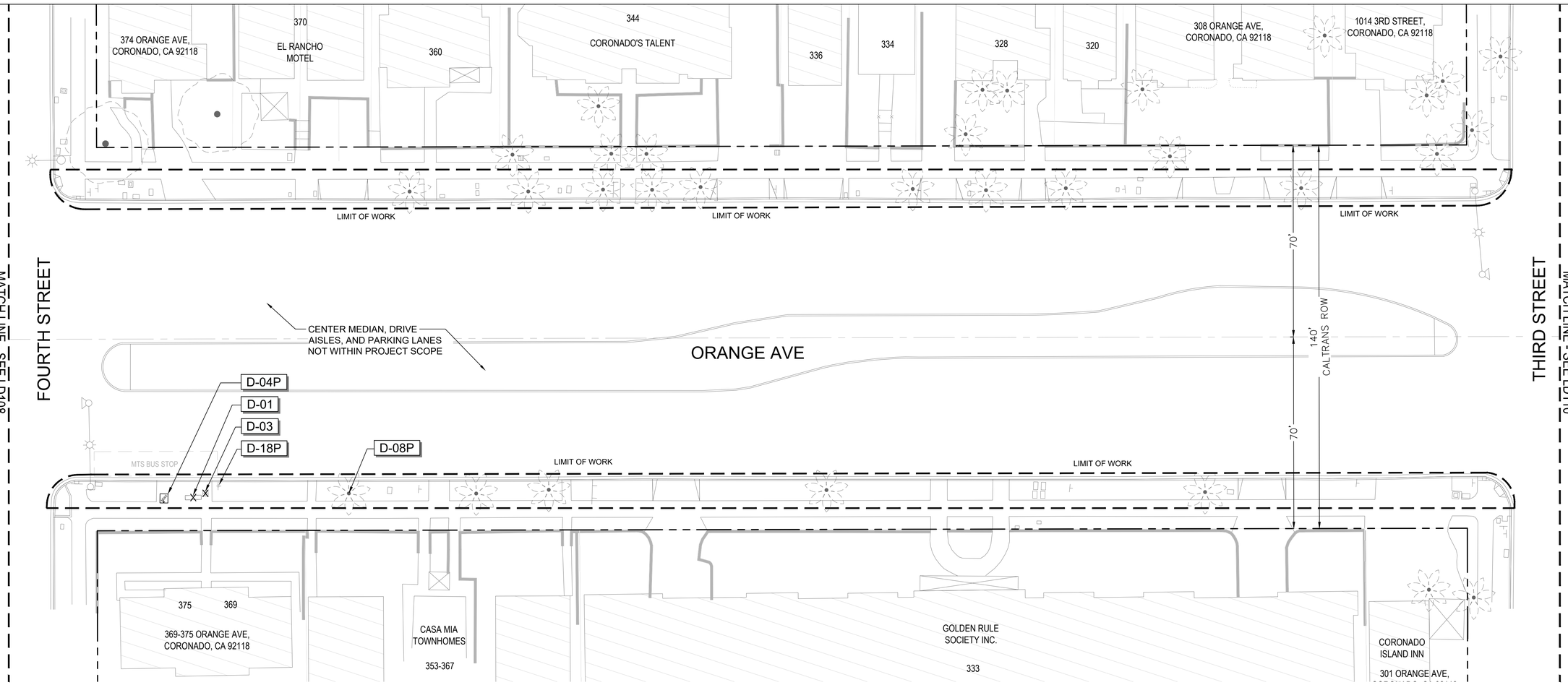
IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

FOURTH STREET TO FIFTH STREET
400 BLOCK
LANDSCAPE DEMOLITION PLAN

DATE: 10/07/26
SHEET
14 OF 39
SHEETS
CITY OF CORONADO
PLAN R-302

Plotted – 10/6/2026 8:41:44 AM :: Saved – 9/30/2026 2:17:22 PM :: S:\– Projects\100–Munic, Infra, Util\24–106 Coronado Downtown Beautification\06– CD's\24–106 S–DEMO.dwg :: AAguerre



300 BLOCK DEMOLITION INVENTORY		
CODE	DESCRIPTION	QUANTITY
D-01	EXISTING BENCH TO BE REMOVED AND DISPOSED OF	1
D-03	EXISTING TRASH OR RECYCLING TO BE REMOVED AND DISPOSED OF	1

0 10 20 40
SCALE : 1" = 20'-0"
NORTH

LINETYPE LEGEND

LIMIT OF WORK

CALTRANS RIGHT-OF-WAY

KEY MAP (N.T.S.)



LD109

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
VV, AA, AS	VV, AA, AS	CT, JJ

SCHMIDT DESIGN GROUP
1310 Rosecrans St., Suite G, San Diego, CA 92106
619.236.1462
LIC. CA 2138 | NV 219 | AZ 34139
SCHMIDTDESIGN.COM

PLAN PREPARED UNDER SUPERVISON OF

LICENSED LANDSCAPE ARCHITECT
JEFF J. JUSTUS NO. 4028
SIGNATURE
05-31-27
RENEWAL DATE
10-07-26
DATE
STATE OF CALIFORNIA

JEFF JUSTUS R.L.A. NO. 4028 — 10/07/2026 DATE

IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

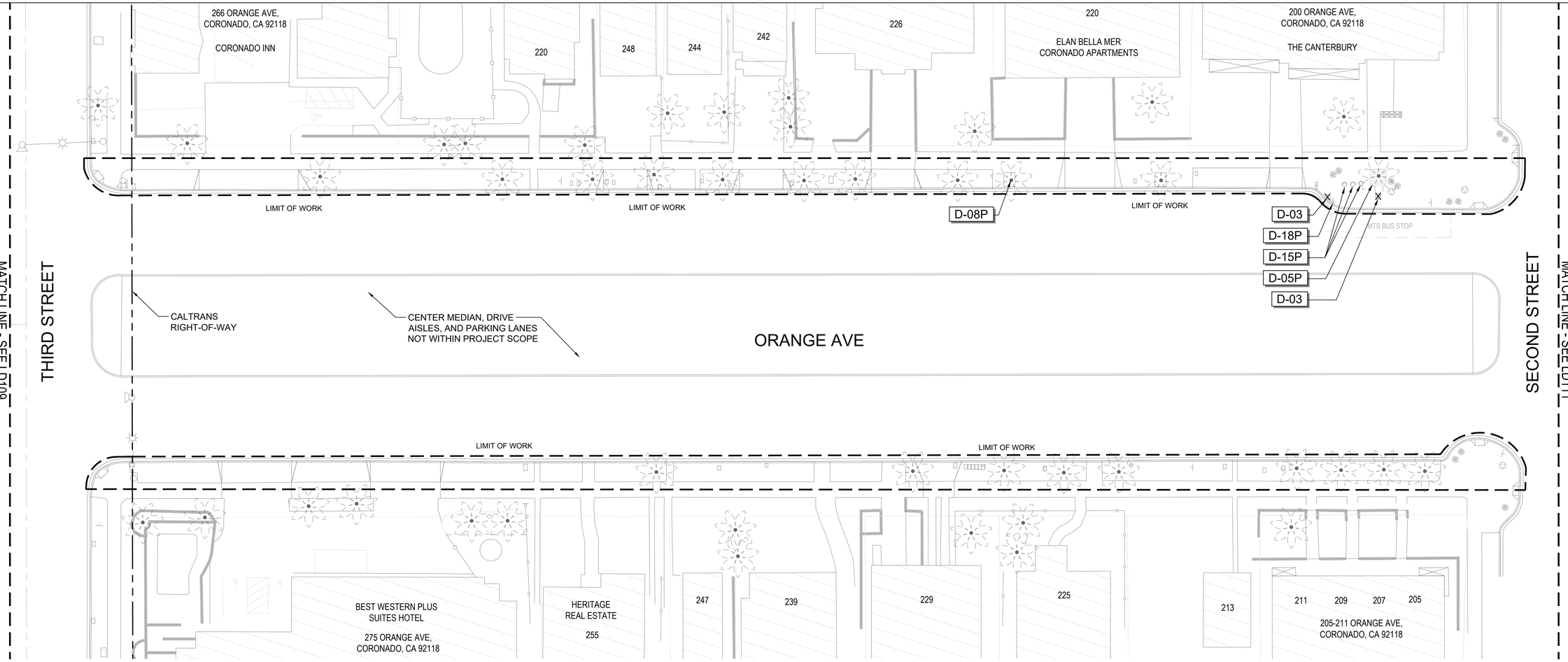
CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

THIRD STREET TO FOURTH STREET
300 BLOCK

LANDSCAPE DEMOLITION PLAN

DATE: 10/07/26
SHEET
15 OF 39
SHEETS
CITY OF CORONADO
PLAN R-302

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200 BLOCK DEMOLITION INVENTORY		
CODE	DESCRIPTION	QUANTITY
D-03	EXISTING TRASH OR RECYCLING TO BE REMOVED AND DISPOSED OF	2

0 10 20 40

SCALE : 1" = 20'-0"

NORTH

LINETYPE LEGEND

LIMIT OF WORK

CALTRANS
RIGHT-OF-WAY

KEY MAP (N.T.S.)



LD110

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

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PUBLIC SERVICES AND ENGINEERING		

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STATE OF CALIFORNIA

JEFF JUSTUS R.L.A. NO. 4028 10/07/2026 DATE

IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

SECOND STREET TO THIRD STREET
200 BLOCK

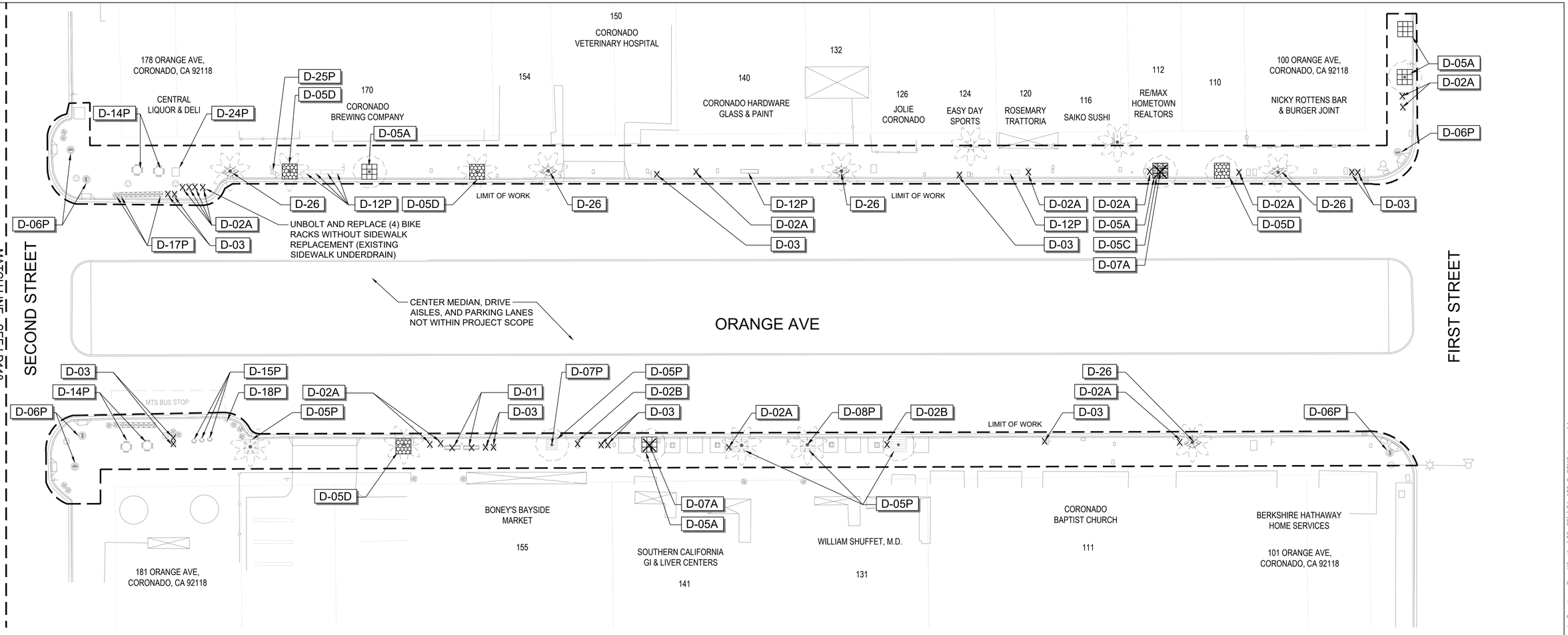
LANDSCAPE DEMOLITION PLAN

DATE: 10/07/26

SHEET
16 OF 39
SHEETS

CITY OF CORONADO
PLAN R-302

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100 BLOCK DEMOLITION INVENTORY

CODE	DESCRIPTION	QUANTITY
D-01	EXISTING BENCH TO BE REMOVED AND DISPOSED OF	2
D-02A	EXISTING BIKE RACK TO BE REMOVED AND DISPOSED OF	14
D-02B	EXISTING TYPE 2 (M-SHAPED) BIKE RACK TO BE REMOVED AND DISPOSED OF	2
D-03	EXISTING TRASH OR RECYCLING TO BE REMOVED AND DISPOSED OF	13
D-05A	EXISTING TREE GRATE TO HAVE H-SUPPORT REMOVED AND DISPOSED OF, SALVAGE PANELS	5
D-05C	EXISTING TREE GRATE TO HAVE 4 PANELS REMOVED AND DISPOSED OF, PROTECT H-SUPPORT	1
D-05D	EXISTING TREE GRATE TO BE EXPANDED, PROTECT H-SUPPORT	4
D-07A	EXISTING CANOPY TREE TO BE REMOVED AND DISPOSED OF	2
D-25	EXISTING STABILIZED AGGREGATE PAVING INSIDE DIAMOND-SHAPED PLANTERS TO BE REMOVED AND DISPOSED OF	100 SF

0 10 20 40
SCALE : 1" = 20'-0"

NORTH

LINETYPE LEGEND

- LIMIT OF WORK
- CALTRANS RIGHT-OF-WAY

KEY MAP (N.T.S.)



LD111

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

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SIGNATURE 05-31-27 RENEWAL DATE 10-07-26 DATE
STATE OF CALIFORNIA
JEFF JUSTUS R.L.A. NO. 4028 10/07/2026 DATE

IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

FIRST STREET TO SECOND STREET
100 BLOCK

LANDSCAPE DEMOLITION PLAN

DATE: 10/07/26
SHEET 17 OF 39 SHEETS
CITY OF CORONADO
PLAN R-302

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CONSTRUCTION NOTES

1. UNLESS SPECIFIED OTHERWISE, LANDSCAPE CONSTRUCTION AND LAYOUT WORK INCLUDES, BUT IS NOT LIMITED TO, THE LOCATION, PLACEMENT AND DETAILING OF THE PAVING TO OCCUR ADJACENT TO THE BUILDINGS, CONCRETE MASONRY WALLS, AND CONSTRUCTION OF CERTAIN SPECIFIED SITE FURNITURE.
2. DIMENSIONS INDICATED ON PLANS SHALL PREVAIL OVER PLAN SCALE. DIMENSIONS ARE TO FACES OF, AND PERPENDICULAR FACE OF, WALLS UNLESS SHOWN OTHERWISE. ALL ANGLES AND CONNECTIONS ARE (90) DEGREES UNLESS NOTED OTHERWISE.
3. ALL COORDINATE POINTS AND DIMENSIONS ARE TAKEN FROM THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. EXPANSION JOINTS SHALL BE AS LOCATED ON THE PLANS AND WHERE CONCRETE MEETS WALLS, OR OTHER HARD SURFACES. EXPANSION JOINTS SHALL BE SEALED TO PREVENT MOISTURE SEEPAGE AFTER CURING. EXPANSION JOINTS ON WALKS TO BE A MAXIMUM OF 30'-0" ON CENTER AND MINIMUM PROVIDED EVERY 400 SF OF CONTIGUOUS PAVING.
5. FIBER EXPANSION JOINTS SHALL BE AS LOCATED ON PLANS AND WHERE NEW CONCRETE EXPANSION JOINTS MEETS ADJACENT HARD SURFACES SUCH AS EXISTING CONCRETE OR WALLS. ALL FIBER EXPANSION JOINTS SHALL BE SEALED.
6. CONSTRUCT EXPANSION, WEAKENED-PLANE (CONTRACTION) AND CONSTRUCTION JOINTS PER PLAN.
7. CONCRETE PAVING SHALL HAVE FINISHED GRADES SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER. ALL FINISH SURFACES SHALL MAINTAIN A POSITIVE DRAINAGE SLOPE AWAY FROM WALLS PER CIVIL PLANS. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE OF ANY CONFLICTS MAINTAINING DRAINAGE.
8. CONTRACTOR TO REPAIR DAMAGED CONCRETE BY REPLACING FULL PANELS AS NEEDED. SEE LANDSCAPE CONSTRUCTION DETAIL 2/LC202.
9. LAYOUT POINTS OF ALL RADIUS SHALL BE CONNECTED BY SMOOTH EVEN LINES TO CREATE THE CURVED CONFIGURATION AS SHOWN ON THE PLANS.
10. NO DEVIATIONS FROM PLANS SHALL OCCUR WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT OR CITY ENGINEER.
11. ANY PROPOSED WORK THAT IS INCONSISTENT WITH COMMON, SAFE CONSTRUCTION PRACTICES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WITH CONSTRUCTION.
12. CONTRACTOR SHALL REVIEW PLANS AND DETAILS TO ASCERTAIN LOCATIONS NECESSARY TO PROVIDE ELECTRICAL CONNECTIONS TO POWER IRRIGATION, LIGHTING, ETC.
13. CONTRACTOR SHALL SECURE ALL PERMITS AND PAY ALL APPLICABLE FEES TO CONSTRUCT THE PLANS HEREIN.
14. THE CONTRACTOR SHALL HAVE ENGINEER OF WORK OR LANDSCAPE ARCHITECT VERIFY ALL CONSTRUCTION STAKING LOCATIONS PRIOR TO INSTALLATION OF CONCRETE PAVING.
15. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION STAKING AND RE-STAKING REQUIRED TO COMPLETE THE PROJECT.
16. ALL HARDWARE SUCH AS NAILS, BOLTS, FASTENERS ETC. SHALL BE HOT DIPPED GALVANIZED UNLESS OTHERWISE NOTED.
17. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECTS REVIEW AND APPROVAL FOR DETAILS AS NOTED ON THE PLANS AND SPECIFICATIONS.
18. ROOT BARRIERS SHALL BE PROVIDED FOR ALL NEW TREES WITHIN 10' OR LESS OF HARDSCAPE. ROOT BARRIER SHALL BE INSTALLED PARALLEL TO HARDSCAPE SURFACE OR AS INDICATED ON PLAN. ROOT BARRIER TO BE MANUFACTURED BY "DEEPROOT" OR EQUIVALENT.
19. CONTRACTOR SHALL ORDER 4 EXTRA COMPLETE TREE GRATES PER LANDSCAPE CONSTRUCTION LEGEND, TWO (2) 6' TREE GRATES AND TWO (2) 5' TREE GRATES.
20. TRASH AND RECYCLING BIN LOCATIONS SHALL ALLOW SPACE FOR CAR DOORS TO OPEN COMFORTABLY, WITH 2'-6" - 3'-0" OF SPACE FROM THE FRONT OF THE CURB TO THE EDGE OF THE RECEPTACLE. CONTRACTOR TO VERIFY RECEPTACLE REPLACEMENT IN FIELD.

AMERICANS WITH DISABILITIES NOTES

1. ALL SLOPES SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUMS ALLOWED BY THE AMERICANS WITH DISABILITIES ACT ACCESS GUIDE (A.D.A.A.G.). IN ORDER TO ALLOW FOR CONSTRUCTION TOLERANCES. IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH A.D.A.A.G. AND IN THE EVENT THAT A DESIGN QUESTION SHOULD ARISE, OR A FIELD CONDITION PRESENTS ITSELF THAT IS DIFFERENT THAN SHOWN ON THESE PLANS, WORK SHOULD CEASE AND THE ENGINEER BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
2. THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL PHASES OF WORK RELATING TO A.D.A.A.G. ACCESS FOR THIS PROJECT. SINCE THE CODE DOES NOT ALLOW FOR A CONSTRUCTION TOLERANCE, AND CONSTRUCTION THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS CALLED OUT BY A.D.A.A.G. ARE SUBJECT TO REJECTION BY THE CITY AND MAY BE REQUIRED TO BE MOVED AND REPLACED.
3. SINCE THE CIVIL ENGINEER OR SURVEYOR CANNOT CONTROL THE EXACT METHODS OR MEANS USED BY THE GENERAL CONTRACTOR OR THEIR SUBCONTRACTOR DURING GRADING AND CONSTRUCTION OF THE PROJECT, THE CIVIL ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL ACCEPTANCE OF A.D.A.A.G. RELATED ITEMS OF THIS PROJECT BY THE CITY, ANY OTHER AUTHORITY OR OTHER AFFECTED PARTIES.

COMPLIANCE WITH A.D.A.A.G. CONSTRUCTION REQUIREMENTS WILL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUB-CONTRACTORS.

LC001

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
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PLAN PREPARED UNDER SUPERVISON OF
LICENSED LANDSCAPE ARCHITECT JEFF J. JUSTUS NO. 4028
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STATE OF CALIFORNIA
JEFF JUSTUS R.L.A. NO. 4028 10/07/2026 DATE

IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

LANDSCAPE CONSTRUCTION NOTES

DATE: 10/07/26
SHEET
18 OF 39
SHEETS
CITY OF CORONADO
PLAN R-302

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PLANTING NOTES:

1. CONTRACTOR SHALL REVIEW ALL PLANTING DRAWINGS, SPECIFICATIONS, AND INSTALLATION DETAILS BEFORE BEGINNING WORK.

2. CONTRACTOR SHALL VISIT SITE AND BECOME FAMILIAR WITH CONDITIONS UNDER WHICH WORK SHALL BE DONE PRIOR TO BIDDING.

3. ALL WORK WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND THE TECHNICAL SPECIFICATIONS OF THE PROJECT; AND IF NECESSARY, OTHER GOVERNING AGENCIES THAT HAVE ISSUE WITH THE SITE.

4. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IN THE EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING WORK.

5. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER. CONTRACTOR SHALL MAINTAIN A MINIMUM 2% DRAINAGE AWAY FROM SHADE STRUCTURES, AND PAVING INTO DRAINAGE STRUCTURES OR TO STREET. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY CONFLICTS IN MAINTAINING DRAINAGE.

6. THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL FINISH GRADING PRIOR TO PLACEMENT OF ANY PLANT MATERIAL.

7. CONTRACTOR SHALL IMMEDIATELY, UPON THE AWARD OF THE CONTRACT, ORDER, LOCATE AND PURCHASE (OR HAVE HELD) ALL PLANT MATERIAL REQUIRED BY THESE PLANS AND SPECIFICATIONS. PLANT MATERIAL SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.

8. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REPAIRS MADE NECESSARY THROUGH THE ACTIONS OR NEGLIGENCE OF HIS EMPLOYEES AND SUBCONTRACTORS.

9. SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. ACTUAL TYPES AND QUANTITIES WILL BE BASED ON SOIL ANALYSIS PROVIDED BY CONTRACTOR. AFTER DEMOLITION, SOIL SAMPLES SHALL BE TAKEN FROM THREE (3) LOCATIONS IN DIFFERENT AREAS OF THE PROJECT SITE , AT 6" TO 10" DEPTH, MIXED TOGETHER TO REPRESENT AN ADEQUATE CROSS SECTION OF CONDITIONS. TEST SHALL BE CONDUCTED BY A FIRM APPROVED BY PROJECT LANDSCAPE ARCHITECT AND SHALL INCLUDE TESTS FOR SOIL FERTILITY, AGRICULTURAL SUITABILITY, ORGANIC CONTENT, N, P, K; PH; EC; SOIL TEXTURE; AND RECOMMENDATIONS FOR AMENDMENTS, LEACHING, AND MAINTENANCE FERTILIZATION. CONTRACTOR SHALL FURNISH THE PROJECT LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE WITH A COPY OF TEST RESULTS AND RECEIVE WRITTEN APPROVAL FOR AMENDMENTS / SOIL PREPARATION PRIOR TO INSTALLATION. FOR "SOIL PREP;" THE AMENDMENTS ARE TO BE MIXED INTO THE TOP 6" OF SOIL THROUGHOUT THE SITE EXCEPT ON SLOPES GREATER THAN 3:1.

   THE FOLLOWING AMENDMENT MIXES ARE FOR CONTRACTOR BID PURPOSES (AND TO BE MODIFIED PER SOIL ANALYSIS RECOMMENDATIONS AS NECESSARY):

   A) BID MIX FOR PLANT PIT BACKFILL AREAS:
   PLANTING AND BACKFILL MIX FOR PLANT PITS SHALL BE AS FOLLOWS PER CUBIC YARD:
   - 70% OF NATIVE SOIL
   - 30% NITROGEN STABILIZED ORGANIC AMENDMENT: 'HUMIC COMPOST' BY AGRI-SERVICE (800-262-4167) OR APPROVED EQUAL.
   - 16 LBS GRO-POWER PLUS
   - 5 LBS. FERROUS SULFATE

   THOROUGHLY BLEND THE ABOVE AT A CENTRAL ON-SITE LOCATION PRIOR TO USE. THE FERROUS SULFATE SHOULD NOT CONTACT PAVING SURFACES AS STAINING WILL RESULT.

10. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED. CONTRACTOR SHALL VERIFY PLANT TOTALS FOR BID PURPOSES.

11. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE THOROUGHLY WATERED. HAND WATER IF NECESSARY.

12. PRIOR TO BEGINNING THE PLANTING OPERATION, IRRIGATE ALL PLANTING AREAS NORMALLY FOR TWO WEEKS TO GERMINATE WEEDS. HAND WATER IF NECESSARY. APPLY CONTACT HERBICIDE TO WEEDS ONLY PER MANUFACTURER, MONSANTO "ROUND-UP" OR EQUAL. REPEAT PROCESS IF WEEDS PERSIST.

13. PERCOLATION TEST SHALL BE CONDUCTED, AND MUST COMPLY WITH "GREENBOOK" "CLASS A" TOPSOIL PERMEABILITY RATE REQUIREMENTS.

14. PLANT MATERIAL MAY BE REJECTED AT ANY TIME BY LANDSCAPE ARCHITECT DUE TO CONDITION, FORM OR DAMAGE BEFORE AND OR DURING CONSTRUCTION.

15. TREES LOCATED WITHIN 10' (TEN FEET) OF WALKWAYS OR OTHER SURFACE IMPROVEMENTS SHALL BE INSTALLED WITH ROOT BARRIERS ADJACENT TO THE WALKWAY OR SURFACE IMPROVEMENT. DO NOT INSTALL ROOT BARRIERS AROUND THE ROOTBALL. ROOT BARRIERS SHALL BE MADE OF A RIB SYSTEM, POLYPROPYLENE MATERIAL WITH A MINIMUM THICKNESS OF 0.08 INCH AND A MINIMUM DEPTH OF 24 INCHES. ROOT BARRIER TO BE MANUFACTURED BY "DEEPROOT" OR EQUIVALENT.

16. PLANTING TABLETS SHALL BE GRO-POWER PLANTING TABLETS 12-8-8 (12 MONTH SLOW RELEASE FORMULATION).

17. ALL PLANTING BEDS SHALL HAVE THREE (3) INCH MIN. THICK MULCH LAYER. MULCH SHALL BE FREE OF STICKS, STONES, CLAY OR OTHER FOREIGN MATERIAL. CONTRACTOR SHALL SUBMIT SAMPLE TO THE PROJECT LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DELIVERY TO THE JOB SITE.

20. ALL PLANTING SHALL BE GUARANTEED THROUGH THE ESTABLISHMENT PERIOD. TREES AND SHRUBS, AND GROUNDCOVERS SHALL SHALL HAVE A 30 DAYS ESTABLISHMENT PERIOD AND BE GUARANTEED FOR A PERIOD OF ONE YEAR, BEGINNING FROM THE DATE OF THE FINAL ACCEPTANCE OF THE ESTABLISHMENT PERIOD.

21. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL AREAS IN A WEED AND DEBRIS-FREE CONDITION THROUGHOUT THE ESTABLISHMENT PERIOD.

22. CONTRACTOR SHALL PROVIDE ADDITIONAL PLANT MATERIAL; IF ALL MATERIALS ARE NOT USED, THE CONTRACTOR SHALL CREDIT THE OWNER THE BALANCE OF THE AMOUNT. THE CONTRACTOR SHALL BID THE FOLLOWING MATERIAL IN ADDITION TO PLANTS SHOWN ON ATTACHED PLANS:
    1 - 24" BOX TREE

LC002

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
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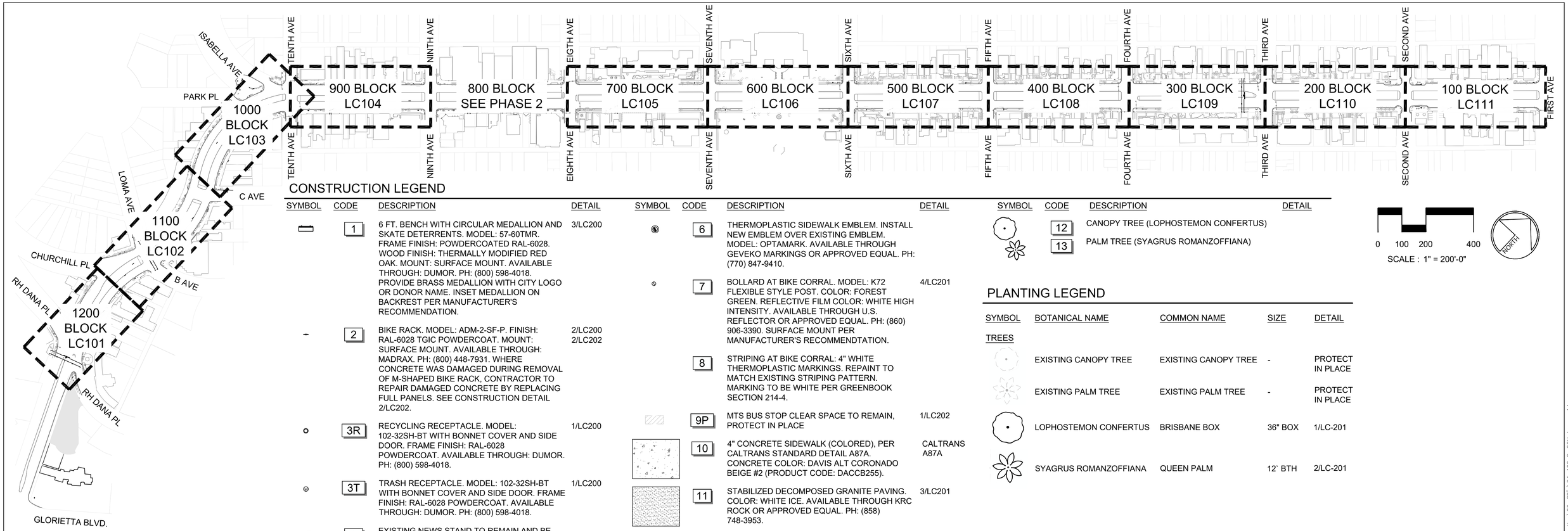
IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

LANDSCAPE CONSTRUCTION NOTES

DATE: 10/07/26
SHEET 19 OF 39 SHEETS
CITY OF CORONADO
PLAN R-302

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CONSTRUCTION LEGEND

SYMBOL	CODE	DESCRIPTION	DETAIL
	1	6 FT. BENCH WITH CIRCULAR MEDALLION AND SKATE DETERRENTS. MODEL: 57-60TMR. FRAME FINISH: POWDERCOATED RAL-6028. WOOD FINISH: THERMALLY MODIFIED RED OAK. MOUNT: SURFACE MOUNT. AVAILABLE THROUGH: DUMOR. PH: (800) 598-4018. PROVIDE BRASS MEDALLION WITH CITY LOGO OR DONOR NAME. INSET MEDALLION ON BACKREST PER MANUFACTURER'S RECOMMENDATION.	3/LC200
	2	BIKE RACK. MODEL: ADM-2-SF-P. FINISH: RAL-6028 TGIC POWDERCOAT. MOUNT: SURFACE MOUNT. AVAILABLE THROUGH: MADRAX. PH: (800) 448-7931. WHERE CONCRETE WAS DAMAGED DURING REMOVAL OF M-SHAPED BIKE RACK, CONTRACTOR TO REPAIR DAMAGED CONCRETE BY REPLACING FULL PANELS. SEE CONSTRUCTION DETAIL 2/LC202.	2/LC200 2/LC202
	3R	RECYCLING RECEPTACLE. MODEL: 102-32SH-BT WITH BONNET COVER AND SIDE DOOR. FRAME FINISH: RAL-6028 POWDERCOAT. AVAILABLE THROUGH: DUMOR. PH: (800) 598-4018.	1/LC200
	3T	TRASH RECEPTACLE. MODEL: 102-32SH-BT WITH BONNET COVER AND SIDE DOOR. FRAME FINISH: RAL-6028 POWDERCOAT. AVAILABLE THROUGH: DUMOR. PH: (800) 598-4018.	1/LC200
	4	EXISTING NEWS STAND TO REMAIN AND BE REPAINTED IN PLACE. PROVIDE 1 COAT OF EPOXY PRIMER WITH 2 COATS OF POLYURETHANE TOP COATING. PRIMER: SHERWIN-WILLIAMS MACROPOXY 646. TOPCOAT: SHERWIN-WILLIAMS ACROLON 218 HS, SEMI-GLOSS. MODEL: SERIES 1075 ENDURA-SHIELD II. COLOR: RAL-6028. AVAILABLE THROUGH TNEMEC OR APPROVED EQUAL. PH: (816) 483-3400.	
	5A	EXISTING TREE GRATE TO HAVE H-SUPPORT REPLACED. EXISTING PANELS ARE TO BE REMOVED FOR H-SUPPORT REPLACEMENT AND THEN REINSTALLED IN PLACE.	5/LC200
	5B	NOT USED	
	5C	EXISTING TREE GRATE TO HAVE (4) PANELS REPLACED. PROTECT H-SUPPORT IN PLACE.	5/LC200
	5D	EXISTING TREE GRATE TO HAVE GRATE PANELS EXPANDED TO BE 2" MIN. FROM CLOSEST SIDE OF TREE TRUNK. PROTECT H-SUPPORT IN PLACE.	5/LC200
	5E	6 FT SQUARE CAST IRON TREE GRATE. MODEL: CHINOOK WITH RETROFIT FRAME. FINISH: RUST CONDITIONER. AVAILABLE THROUGH: URBAN ACCESSORIES. PH: (877) 487-0488.	
	5F	5 FT SQUARE CAST IRON TREE GRATE. MODEL: CHINOOK WITH RETROFIT FRAME. FINISH: RUST CONDITIONER. AVAILABLE THROUGH: URBAN ACCESSORIES. PH: (877) 487-0488.	

SYMBOL	CODE	DESCRIPTION	DETAIL
	6	THERMOPLASTIC SIDEWALK EMBLEM. INSTALL NEW EMBLEM OVER EXISTING EMBLEM. MODEL: OPTAMARK. AVAILABLE THROUGH GEVEKO MARKINGS OR APPROVED EQUAL. PH: (770) 847-9410.	
	7	BOLLARD AT BIKE CORRAL. MODEL: K72 FLEXIBLE STYLE POST. COLOR: FOREST GREEN. REFLECTIVE FILM COLOR: WHITE HIGH INTENSITY. AVAILABLE THROUGH U.S. REFLECTOR OR APPROVED EQUAL. PH: (860) 906-3390. SURFACE MOUNT PER MANUFACTURER'S RECOMMENDTATION.	4/LC201
	8	STRIPING AT BIKE CORRAL: 4" WHITE THERMOPLASTIC MARKINGS. REPAINT TO MATCH EXISTING STRIPING PATTERN. MARKING TO BE WHITE PER GREENBOOK SECTION 214-4.	
	9P	MTS BUS STOP CLEAR SPACE TO REMAIN, PROTECT IN PLACE	1/LC202
	10	4" CONCRETE SIDEWALK (COLORED), PER CALTRANS STANDARD DETAIL A87A. CONCRETE COLOR: DAVIS ALT CORONADO BEIGE #2 (PRODUCT CODE: DACCB255).	CALTRANS A87A
	11	STABILIZED DECOMPOSED GRANITE PAVING. COLOR: WHITE ICE. AVAILABLE THROUGH KRC ROCK OR APPROVED EQUAL. PH: (858) 748-3953.	3/LC201

SYMBOL	CODE	DESCRIPTION	DETAIL
	12	CANOPY TREE (LOPHOSTEMON CONFERTUS)	
	13	PALM TREE (SYAGRUS ROMANZOFFIANA)	

0 100 200 400

SCALE : 1" = 200'-0"

NORTH

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DETAIL
TREES				
	EXISTING CANOPY TREE	EXISTING CANOPY TREE	-	PROTECT IN PLACE
	EXISTING PALM TREE	EXISTING PALM TREE	-	PROTECT IN PLACE
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BOX	1/LC-201
	SYAGRUS ROMANZOFFIANA	QUEEN PALM	12` BTH	2/LC-201

SITE FURNISHINGS INVENTORY

CODE	SHEET / DESCRIPTION	LC101 QTY	LC102 QTY	LC103 QTY	LC104 QTY	LC105 QTY	LC106 QTY	LC107 QTY	LC108 QTY	LC109 QTY	LC110 QTY	LC111 QTY	TOTAL QTY
1	NEW BENCH: DUMOR, MODEL: 57-60TMR, FINISH: POWDERCOAT RAL-6028. SEE NOTE 1	6	9	11	8	4	3	2	2	1	0	2	48
2	NEW BIKE RACK: MADRAX, MODEL: ADM-2-SF-P, FINISH: POWDERCOAT RAL-6028	10	17	12	26	0	0	0	0	0	0	16	81
3R	NEW RECYCLING RECEPTACLE: DUMOR, MODEL: 102-32SH-BT, FINISH: POWDERCOAT RAL-6028. SEE NOTE 1	5	9	17	14	2	3	2	2	1	1	8	64
3T	NEW TRASH RECEPTACLE: DUMOR, MODEL: 102-32SH-BT, FINISH: POWDERCOAT RAL-6028. SEE NOTE 1	5	13	21	22	2	3	2	2	1	1	8	80
4	EXISTING NEWS STAND: REPAINTED, COLOR: RAL-6028	0	0	1	2	0	0	0	0	1	0	0	4
5A	EXISTING TREE GRATE TO HAVE NEW H-SUPPORT INSTALLED AND REINSTALL SALVAGED PANELS	0	3	7	5	0	0	0	0	0	0	5	20
5C	EXISTING TREE GRATE TO HAVE 4 PANELS INSTALLED	0	4	4	2	0	0	0	0	0	0	1	11
5D	EXISTING TREE GRATE TO BE EXPANDED, PROTECT H-SUPPORT	0	5	1	2	0	0	0	0	0	0	4	12
5E	NEW 6 FT TREE GRATE: URBAN ACCESSORIES, MODEL: CHINOOK, FINISH: RUST CONDITIONER	0	5	0	0	0	0	0	0	0	0	0	5
5F	NEW 5 FT TREE GRATE: URBAN ACCESSORIES, MODEL: CHINOOK, FINISH: RUST CONDITIONER	1	3	0	0	0	0	0	0	0	0	0	4
6	NEW THERMOPLASTIC EMBLEM: SWARCO, MODEL: 000010-30021377	3	6	7	4	4	4	0	0	0	0	6	34
7	REPLACE BOLLARDS AT BIKE CORRAL	4	4	4	8	0	0	0	0	0	0	0	20
8	REPAINT STRIPING AT BIKE CORRAL: 4" WHITE THERMOPLASTIC MARKINGS	60 SF	60 SF	60 SF	120 SF	0	0	0	0	0	0	0	300 SF
10	NEW 4" CONCRETE SIDEWALK (COLORED)	38 SF	379 SF	0	0	0	0	0	0	0	0	0	417 SF
11	NEW STABILIZED DECOMPOSED GRANITE PAVING	72 SF	0	95 SF	20 SF	0	0	0	0	0	0	100 SF	287 SF
12	CANOPY TREE (LOPHOSTEMON CONFERTUS)	0	0	4	2	0	0	0	0	0	0	4	10
13	PALM TREE (SYAGRUS ROMANZOFFIANA)	0	5	3	3	0	0	0	0	0	0	0	11

NOTES:
1. ALL NEW BENCHES, RECYCLING RECEPTACLES, AND TRASH RECEPTACLES ARE TO BE OWNER FURNISHED AND CONTRACTOR INSTALLED. THE CITY OF CORONADO WILL PURCHASE SUCH FURNISHINGS TO BE STORED BY THE MANUFACTURER AND DELIVERED IN UP TO 7 SEPARATE DELIVERIES AS COORDINATED WITH THE MANUFACTURER. IF DELIVERY NEEDS EXCEED 3 INSTANCES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COVERING ANY ADDITIONAL ASSOCIATED FEES.

LC100

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
VV, AA, AS	VV, AA, AS	CT, JJ

SCHMIDT DESIGN GROUP
1310 Rosecrans St., Suite G, San Diego, CA 92106
619.236.1462
LIC. CA 2138 | NV 219 | AZ 34139
SCHMIDTDESIGN.COM

PLAN PREPARED UNDER SUPERVISION OF
LICENSED LANDSCAPE ARCHITECT JEFF A. JUSTUS NO. 4028 STATE OF CALIFORNIA
SIGNATURE
05-31-27
RENEWAL DATE
10-07-26
DATE
JEFF JUSTUS R.L.A. NO. 4028 10/07/2026 DATE

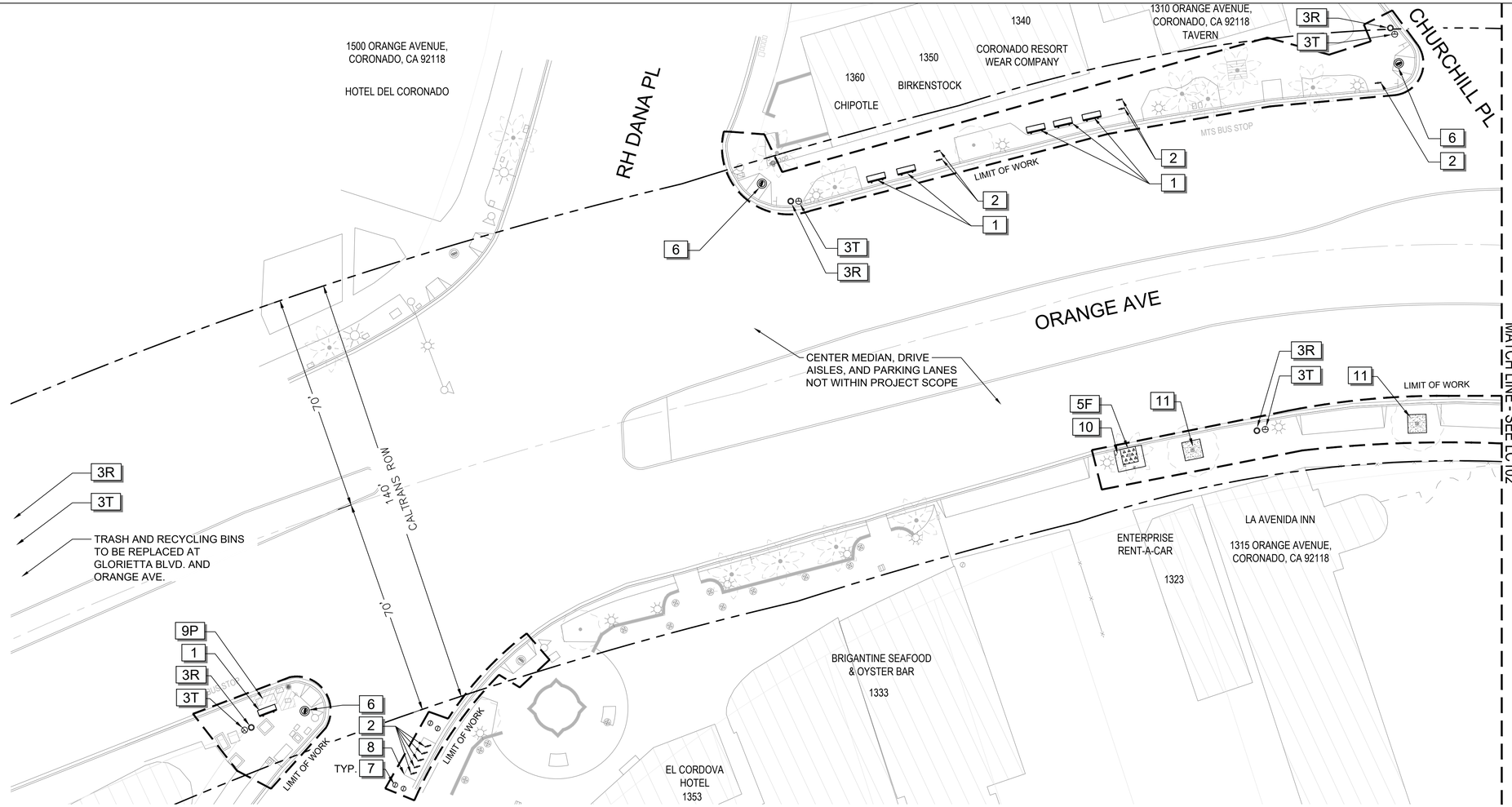
IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

LANDSCAPE CONSTRUCTION LEGEND AND KEY MAP

DATE: 10/07/26
SHEET 20 OF 39 SHEETS
CITY OF CORONADO
PLAN R-302

Plotted – 10/6/2026 8:42:13 AM :: Saved – 10/6/2026 8:40:52 AM :: S:\– Projects\100–Munic, infra, Util\24–106 Coronado Downtown Beautification\06–CD's\24–106 S–CON.dwg :: AAguerre



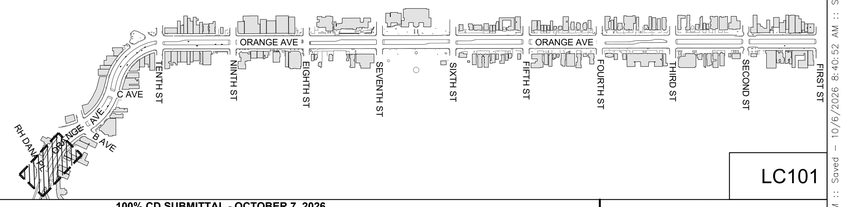
1200 BLOCK SITE FURNISHINGS INVENTORY

CODE	DESCRIPTION	QUANTITY
1	NEW BENCH: DUMOR, MODEL: 57-60TMR, FINISH: POWDERCOAT RAL-6028	6
2	NEW BIKE RACK: MADRAX, MODEL: ADM-2-SF-P, FINISH: POWDERCOAT RAL-6028	10
3R	NEW RECYCLING RECEPTACLE: DUMOR, MODEL: 102-32SH-BT, FINISH: POWDERCOAT RAL-6028	5
3T	NEW TRASH RECEPTACLE: DUMOR, MODEL: 102-32SH-BT, FINISH: POWDERCOAT RAL-6028	5
5F	NEW 5 FT TREE GRATE: URBAN ACCESSORIES, MODEL: CHINOOK, FINISH: RUST CONDITIONER	1
6	NEW THERMOPLASTIC EMBLEM: SWARCO, MODEL: 000010-30021377	3
7	REPLACE BOLLARDS AT BIKE CORRAL	4
8	REPAINT STRIPING AT BIKE CORRAL: 4" WHITE THERMOPLASTIC MARKINGS	60 SF
10	NEW 4" CONCRETE SIDEWALK (COLORED)	38 SF
11	NEW STABILIZED DECOMPOSED GRANITE PAVING	72 SF

LINETYPE LEGEND

- LIMIT OF WORK
- CALTRANS RIGHT-OF-WAY

KEY MAP (N.T.S.)



LC101

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
VV, AA, AS	VV, AA, AS	CT, JJ

SCHMIDT DESIGN GROUP
1310 Rosecrans St., Suite G, San Diego, CA 92106
619.236.1462
LIC. CA 2138 | NV 219 | AZ 34139
SCHMIDTDESIGN.COM

PLAN PREPARED UNDER SUPERVISON OF

LICENSED LANDSCAPE ARCHITECT JEFF J. JUSTUS NO. 4028 SIGNATURE 05-31-27 RENEWAL DATE 10-07-26 DATE STATE OF CALIFORNIA

JEFF JUSTUS R.L.A. NO. 4028 10/07/2026 DATE

IMPROVEMENT PLAN: **100% CD SUBMITTAL - OCTOBER 7, 2026**

CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

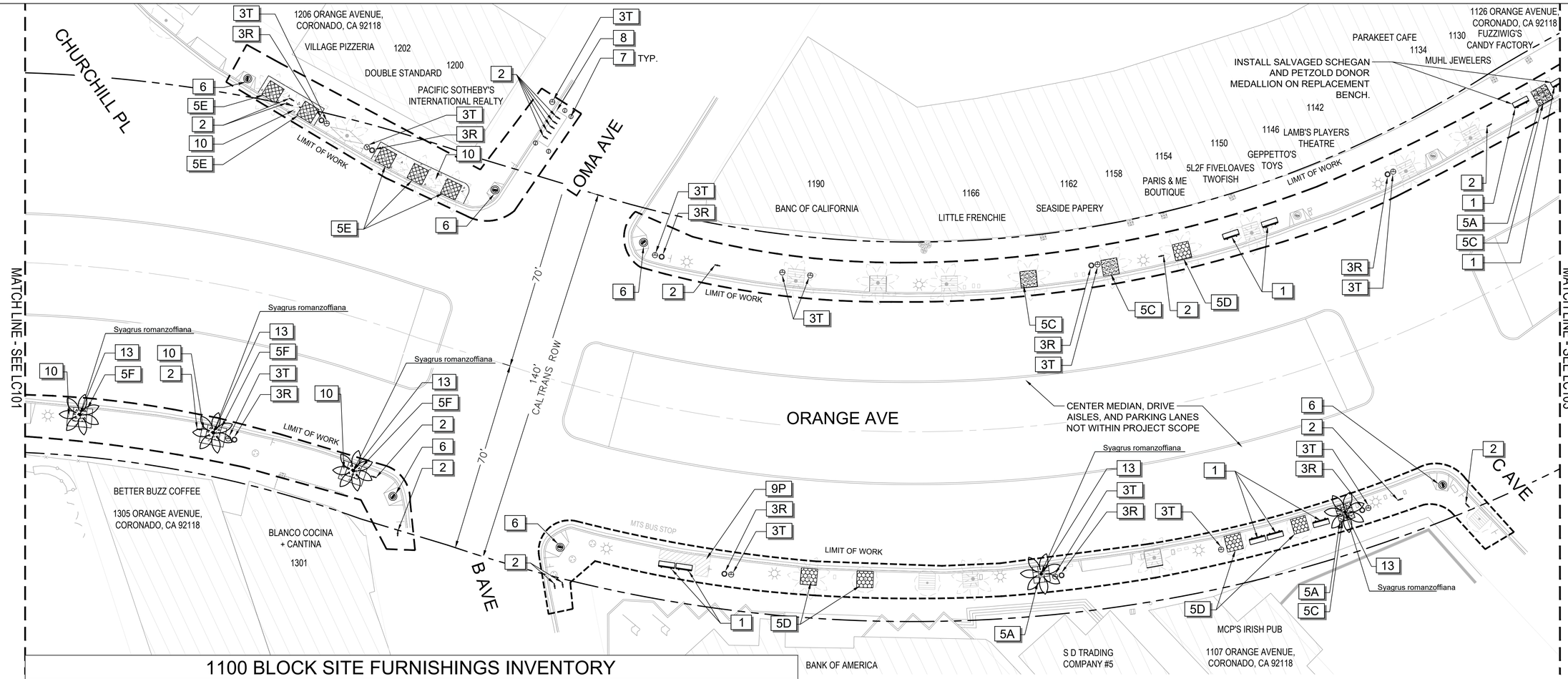
CHURCHILL PLACE TO RH DANA PLACE
1200 BLOCK

LANDSCAPE CONSTRUCTION PLAN

DATE: 10/07/26
SHEET
21 OF 39
SHEETS

CITY OF CORONADO
PLAN R-302

Plotted – 10/6/2026 8:41:58 AM :: Saved – 10/6/2026 8:40:52 AM :: S:\– Projects\100–Munic, Infra, Util\24–106 Coronado Downtown Beautification\06–CD's\24–106 S–CON.dwg :: AAguerre



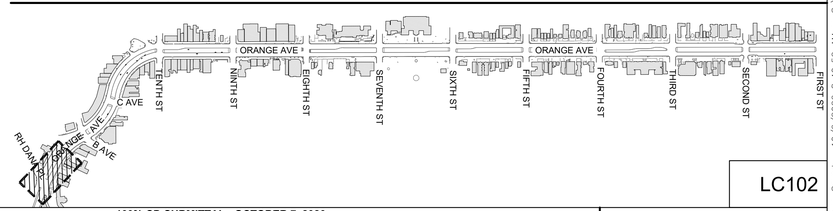
1100 BLOCK SITE FURNISHINGS INVENTORY

CODE	DESCRIPTION	QUANTITY
1	NEW BENCH: DUMOR, MODEL: 57-60TMR, FINISH: POWDERCOAT RAL-6028	9
2	NEW BIKE RACK: MADRAX, MODEL: ADM-2-SF-P, FINISH: POWDERCOAT RAL-6028	17
3R	NEW RECYCLING RECEPTACLE: DUMOR, MODEL: 102-32SH-BT, FINISH: POWDERCOAT RAL-6028	9
3T	NEW TRASH RECEPTACLE: DUMOR, MODEL: 102-32SH-BT, FINISH: POWDERCOAT RAL-6028	13
5A	EXISTING TREE GRATE TO HAVE NEW H-SUPPORT INSTALLED AND REINSTALL SALVAGED PANELS	3
5C	EXISTING TREE GRATE TO HAVE 4 PANELS INSTALLED	4
5D	EXISTING TREE GRATE TO BE EXPANDED, PROTECT H-SUPPORT	5
5E	NEW 6 FT TREE GRATE: URBAN ACCESSORIES, MODEL: CHINOOK, FINISH: RUST CONDITIONER	5
5F	NEW 5 FT TREE GRATE: URBAN ACCESSORIES, MODEL: CHINOOK, FINISH: RUST CONDITIONER	3
6	NEW THERMOPLASTIC EMBLEM: SWARCO, MODEL: 000010-30021377	6
7	REPLACE BOLLARDS AT BIKE CORRAL	4
8	REPAINT STRIPING AT BIKE CORRAL: 4" WHITE THERMOPLASTIC MARKINGS	60 SF
10	NEW 4" CONCRETE SIDEWALK (COLORED)	379 SF
13	PALM TREE (SYAGRUS ROMANZOFFIANA)	5

LINETYPE LEGEND

- LIMIT OF WORK
- CALTRANS RIGHT-OF-WAY

KEY MAP (N.T.S.)



LC102

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY: VV, AA, AS | DRAWING BY: VV, AA, AS | CHECKED BY: CT, JJ

SCHMIDT DESIGN GROUP
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LIC. CA 2138 | NV 219 | AZ 34139
SCHMIDTDESIGN.COM

PLAN PREPARED UNDER SUPERVISON OF

LICENSED LANDSCAPE ARCHITECT
JEFF V. JUSTUS NO. 4028
SIGNATURE
05-31-27
RENEWAL DATE
10-07-26
DATE
STATE OF CALIFORNIA

JEFF JUSTUS R.L.A. NO. 4028 DATE 10/07/2026

IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

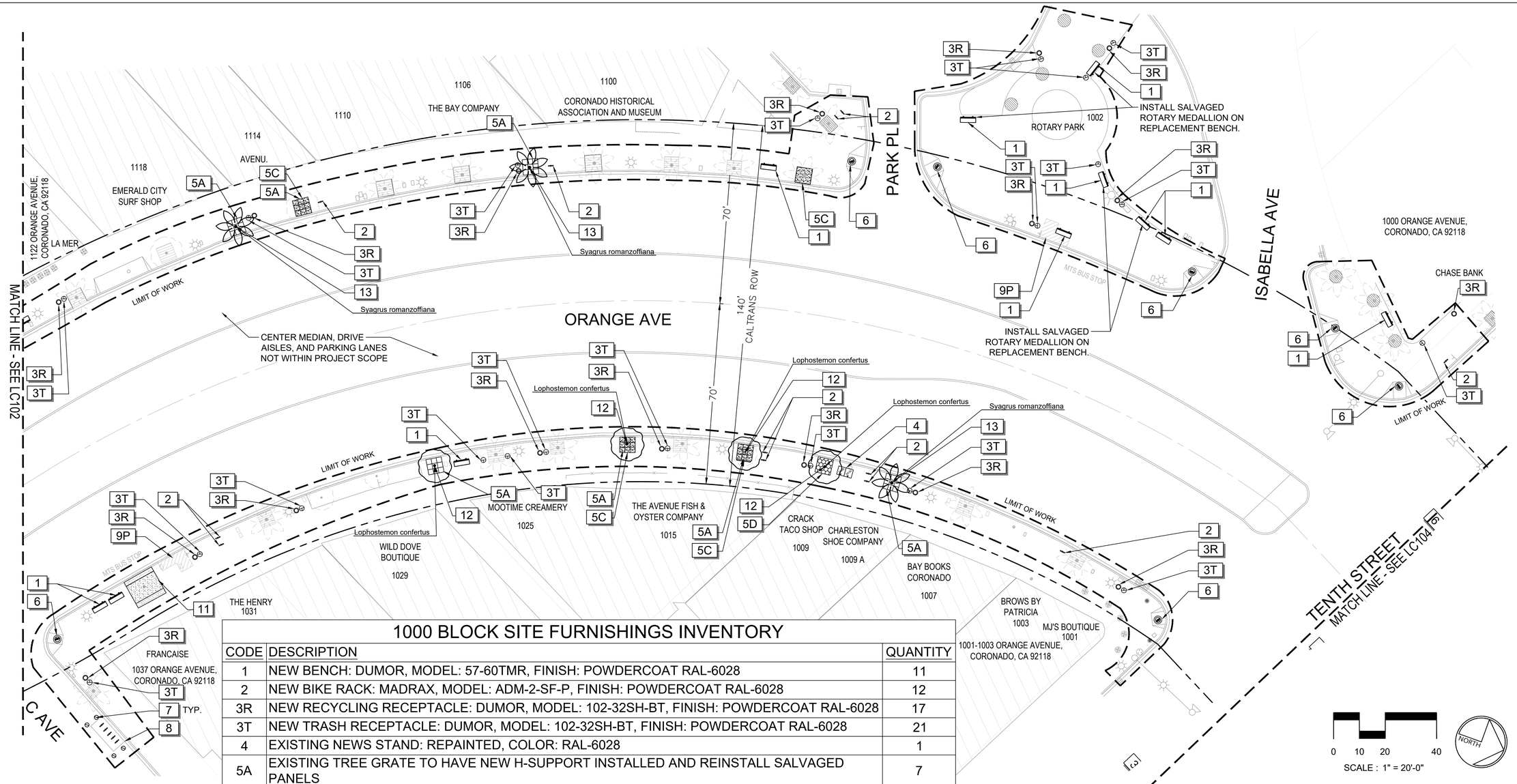
CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

C AVENUE STREET TO CHURCHILL PLACE
1100 BLOCK

LANDSCAPE CONSTRUCTION PLAN

DATE: 10/07/26
SHEET 22 OF 39 SHEETS
CITY OF CORONADO
PLAN R-302

Plotted – 10/6/2026 8:41:39 AM :: Saved – 10/6/2026 8:40:52 AM :: S:\~Projects\100-Munic, Infra, Util\24-106 Coronado Downtown Beautification\06-CD's\24-106 S-CON.dwg :: AAguerre



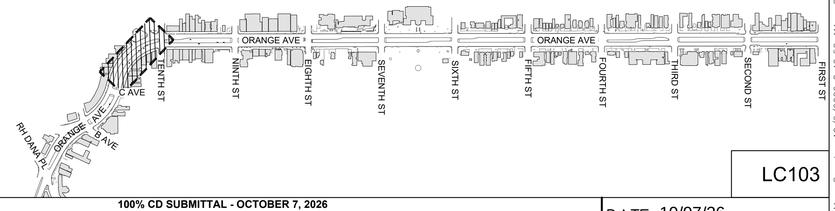
1000 BLOCK SITE FURNISHINGS INVENTORY

CODE	DESCRIPTION	QUANTITY
1	NEW BENCH: DUMOR, MODEL: 57-60TMR, FINISH: POWDERCOAT RAL-6028	11
2	NEW BIKE RACK: MADRAX, MODEL: ADM-2-SF-P, FINISH: POWDERCOAT RAL-6028	12
3R	NEW RECYCLING RECEPTACLE: DUMOR, MODEL: 102-32SH-BT, FINISH: POWDERCOAT RAL-6028	17
3T	NEW TRASH RECEPTACLE: DUMOR, MODEL: 102-32SH-BT, FINISH: POWDERCOAT RAL-6028	21
4	EXISTING NEWS STAND: REPAINTED, COLOR: RAL-6028	1
5A	EXISTING TREE GRATE TO HAVE NEW H-SUPPORT INSTALLED AND REINSTALL SALVAGED PANELS	7
5C	EXISTING TREE GRATE TO HAVE 4 PANELS INSTALLED	4
5D	EXISTING TREE GRATE TO BE EXPANDED, PROTECT H-SUPPORT	1
6	NEW THERMOPLASTIC EMBLEM: SWARCO, MODEL: 000010-30021377	7
7	REPLACE BOLLARDS AT BIKE CORRAL	4
8	REPAINT STRIPING AT BIKE CORRAL: 4" WHITE THERMOPLASTIC MARKINGS	60 SF
11	NEW STABILIZED DECOMPOSED GRANITE PAVING	95 SF
12	CANOPY TREE (LOPHOSTEMON CONFERTUS)	4
13	PALM TREE (SYAGRUS ROMANZOFFIANA)	3

LINETYPE LEGEND

- LIMIT OF WORK
- CALTRANS RIGHT-OF-WAY

KEY MAP (N.T.S.)



LC103

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY: CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
VV, AA, AS	VV, AA, AS	CT, JJ

SCHMIDT DESIGN GROUP
1310 Rosecrans St., Suite G, San Diego, CA 92106
619.236.1462
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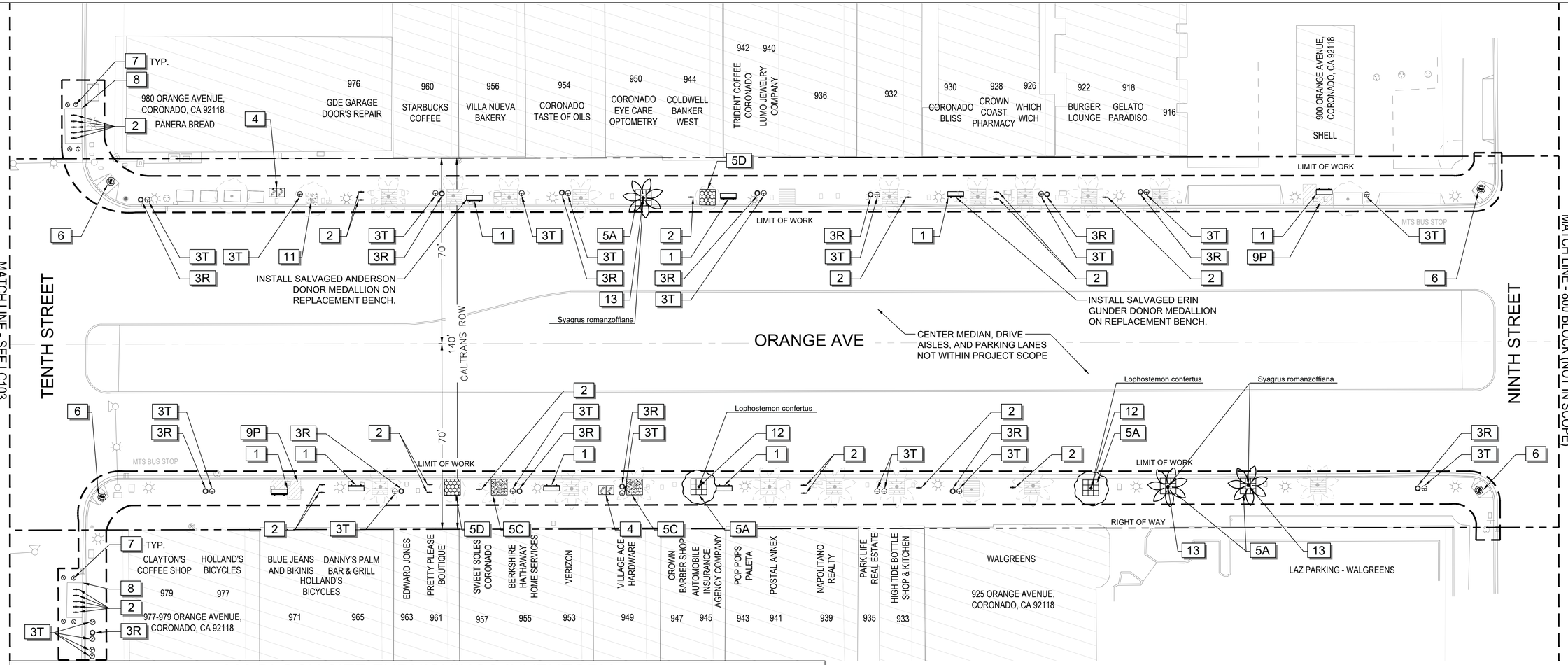
PLAN PREPARED UNDER SUPERVISON OF
LICENSED LANDSCAPE ARCHITECT JEFF J. JUSTUS NO. 4028
SIGNATURE 05-31-27 RENEWAL DATE 10-07-26 DATE
STATE OF CALIFORNIA
JEFF JUSTUS R.L.A. NO. 4028 10/07/2026 DATE

IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1
TENTH STREET TO C AVENUE
1000 BLOCK
LANDSCAPE CONSTRUCTION PLAN

DATE: 10/07/26
SHEET 23 OF 39 SHEETS
CITY OF CORONADO
PLAN R-302

Plotted – 10/6/2026 8:41:51 AM :: Saved – 10/6/2026 8:40:52 AM :: S:\– Projects\100–Munic, Infra, Utl\24–106 Coronado Downtown Beautification\06–CD's\24–106 S–CON.dwg :: AAguerre



0 10 20 40
SCALE : 1" = 20'-0"

NORTH

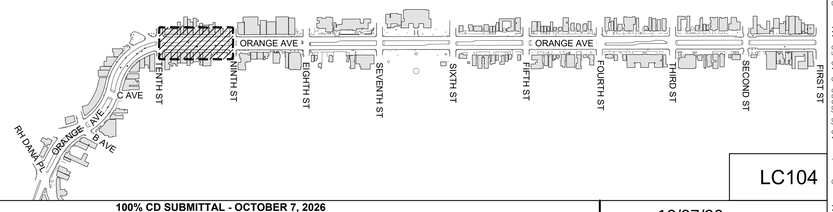
900 BLOCK SITE FURNISHINGS INVENTORY

CODE	DESCRIPTION	QUANTITY
1	NEW BENCH: DUMOR, MODEL: 57-60TMR, FINISH: POWDERCOAT RAL-6028	8
2	NEW BIKE RACK: MADRAX, MODEL: ADM-2-SF-P, FINISH: POWDERCOAT RAL-6028	26
3R	NEW RECYCLING RECEPTACLE: DUMOR, MODEL: 102-32SH-BT, FINISH: POWDERCOAT RAL-6028	14
3T	NEW TRASH RECEPTACLE: DUMOR, MODEL: 102-32SH-BT, FINISH: POWDERCOAT RAL-6028	22
4	EXISTING NEWS STAND: REPAINTED, COLOR: RAL-6028	2
5A	EXISTING TREE GRATE TO HAVE NEW H-SUPPORT INSTALLED AND REINSTALL SALVAGED PANELS	5
5C	EXISTING TREE GRATE TO HAVE 4 PANELS INSTALLED	2
5D	EXISTING TREE GRATE TO BE EXPANDED, PROTECT H-SUPPORT	2
6	NEW THERMOPLASTIC EMBLEM: SWARCO, MODEL: 000010-30021377	4
7	REPLACE BOLLARDS AT BIKE CORRAL	8
8	REPAINT STRIPING AT BIKE CORRAL: 4" WHITE THERMOPLASTIC MARKINGS	120 SF
11	NEW STABILIZED DECOMPOSED GRANITE PAVING	20 SF
12	CANOPY TREE (LOPHOSTEMON CONFERTUS)	2
13	PALM TREE (SYAGRUS ROMANZOFFIANA)	3

LINETYPE LEGEND

- LIMIT OF WORK
- CALTRANS RIGHT-OF-WAY

KEY MAP (N.T.S.)



LC104

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
VV, AA, AS	VV, AA, AS	CT, JJ

SCHMIDT DESIGN GROUP
1310 Rosecrans St., Suite G, San Diego, CA 92106
619.236.1462
LIC. CA 2138 | NV 219 | AZ 34139
SCHMIDTDESIGN.COM

PLAN PREPARED UNDER SUPERVISON OF
LICENSED LANDSCAPE ARCHITECT JEFF V. JUSTUS NO. 4028 SIGNATURE 05-31-27 RENEWAL DATE 10-07-26 DATE STATE OF CALIFORNIA
JEFF JUSTUS R.L.A. NO. 4028 10/07/2026 DATE

IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

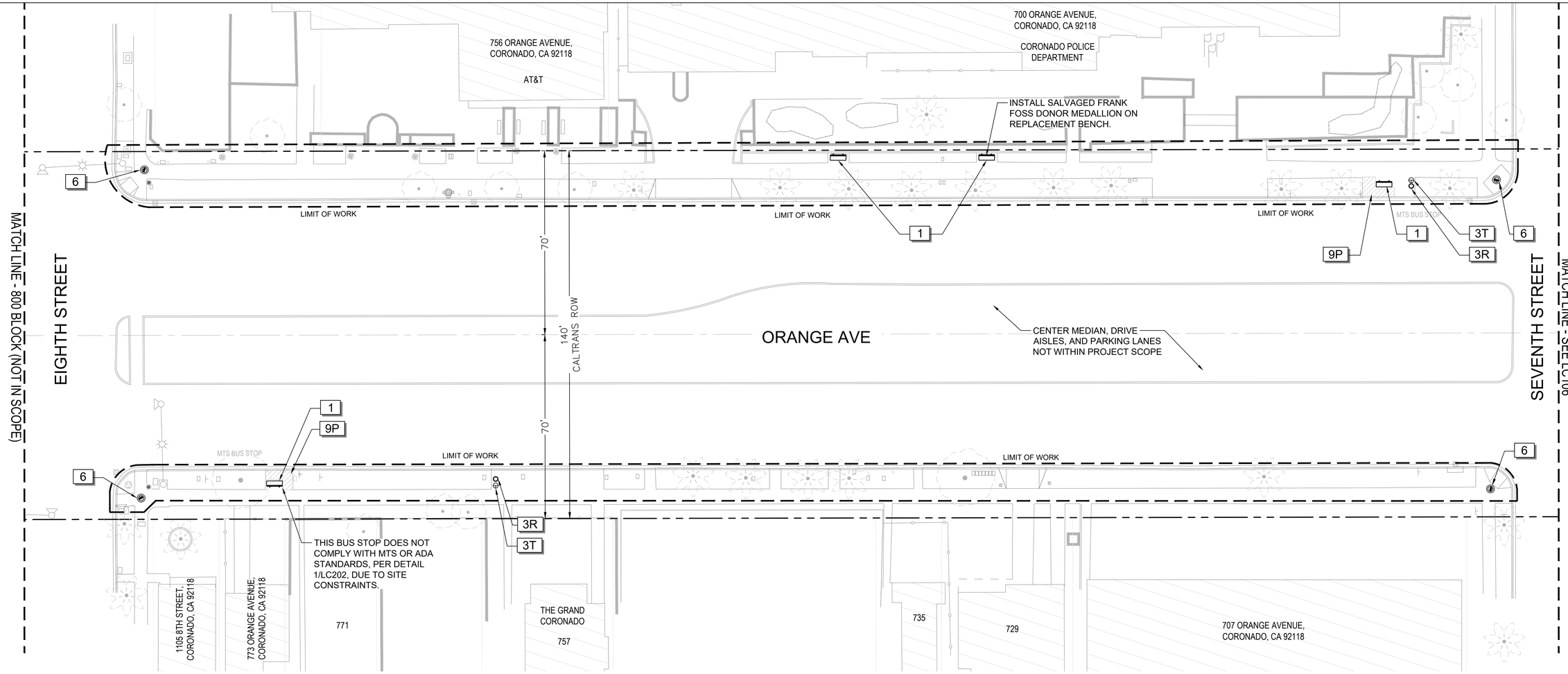
CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

NINTH STREET TO TENTH STREET
900 BLOCK

LANDSCAPE CONSTRUCTION PLAN

DATE: 10/07/26
SHEET
24 OF 39
SHEETS
CITY OF CORONADO
PLAN R-302

Plotted – 10/6/2026 8:41:38 AM :: Saved – 10/6/2026 8:40:52 AM :: S:\~Projects\100-Munic, Infra, Util\24-106 Coronado Downtown Beautification\06-CD's\24-106 S-CON.dwg :: AAguerre



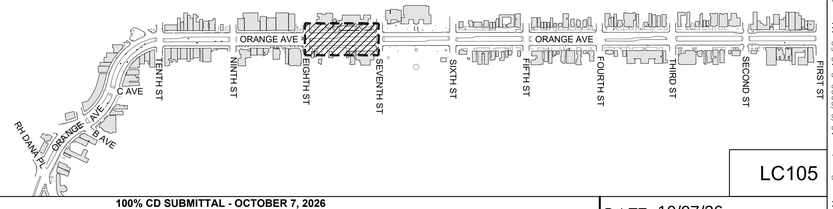
700 BLOCK SITE FURNISHINGS INVENTORY

CODE	DESCRIPTION	QUANTITY
1	NEW BENCH: DUMOR, MODEL: 57-60TMR, FINISH: POWDERCOAT RAL-6028	4
3R	NEW RECYCLING RECEPTACLE: DUMOR, MODEL: 102-32SH-BT, FINISH: POWDERCOAT RAL-6028	2
3T	NEW TRASH RECEPTACLE: DUMOR, MODEL: 102-32SH-BT, FINISH: POWDERCOAT RAL-6028	2
6	NEW THERMOPLASTIC EMBLEM: SWARCO, MODEL: 000010-30021377	4

LINETYPE LEGEND

- LIMIT OF WORK
- CALTRANS RIGHT-OF-WAY

KEY MAP (N.T.S.)



LC105

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
VV, AA, AS	VV, AA, AS	CT, JJ

SCHMIDT DESIGN GROUP
1310 Rosecrans St., Suite G, San Diego, CA 92106
619.236.1462
LIC. CA 2138 | NV 219 | AZ 34139
SCHMIDTDESIGN.COM

PLAN PREPARED UNDER SUPERVISON OF

LICENSED LANDSCAPE ARCHITECT JEFF J. JUSTUS NO. 4028 SIGNATURE 05-31-27 RENEWAL DATE 10-07-26 DATE STATE OF CALIFORNIA

10/07/2026
JEFF JUSTUS R.L.A. NO. 4028 DATE

IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

SEVENTH STREET TO EIGHT STREET
700 BLOCK

LANDSCAPE CONSTRUCTION PLAN

DATE: 10/07/26
SHEET
25 OF 39
SHEETS

CITY OF CORONADO
PLAN R-302

Plotted – 10/6/2026 8:41:38 AM :: Saved – 10/6/2026 8:40:52 AM :: S:\~ Projects\100-Munic. Infra. Util\24-106 Coronado Downtown Beautification\06-CD's\24-106 S-CON.dwg :: AAguerre

1019 7TH STREET,
CORONADO, CA 92118

CITY OF CORONADO
JOHN D. SPRECKELS
CENTER AND
BOWLING GREEN

640 ORANGE AVENUE,
CORONADO, CA 92118

CORONADO PUBLIC LIBRARY

MATCH LINE - SEE LC105

SEVENTH STREET

LIMIT OF WORK

70'

140'
CALTRANS ROW

ORANGE AVE

CENTER MEDIAN, DRIVE
AISLES, AND PARKING LANES
NOT WITHIN PROJECT SCOPE

SIXTH STREET

MATCH LINE - SEE LC107

MTS BUS STOP

SPRECKELS PARK

601 ORANGE AVENUE,
CORONADO, CA 92118

0 10 20 40
SCALE : 1" = 20'-0"

NORTH

600 BLOCK SITE FURNISHINGS INVENTORY

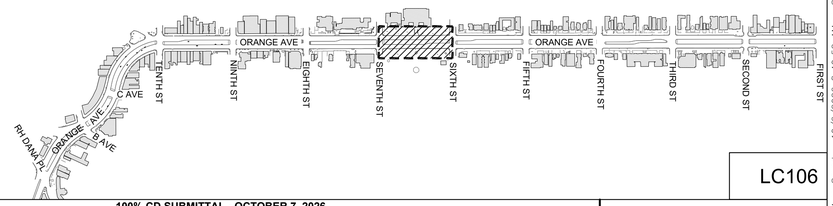
CODE	DESCRIPTION	QUANTITY
1	NEW BENCH: DUMOR, MODEL: 57-60TMR, FINISH: POWDERCOAT RAL-6028	3
3R	NEW RECYCLING RECEPTACLE: DUMOR, MODEL: 102-32SH-BT, FINISH: POWDERCOAT RAL-6028	3
3T	NEW TRASH RECEPTACLE: DUMOR, MODEL: 102-32SH-BT, FINISH: POWDERCOAT RAL-6028	3
6	NEW THERMOPLASTIC EMBLEM: SWARCO, MODEL: 000010-30021377	4

LINETYPE LEGEND

LIMIT OF WORK

CALTRANS
RIGHT-OF-WAY

KEY MAP (N.T.S.)



LC106

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
VV, AA, AS	VV, AA, AS	CT, JJ

SCHMIDT DESIGN GROUP
1310 Rosecrans St., Suite G, San Diego, CA 92106
619.236.1462
LIC. CA 2138 | NV 219 | AZ 34139
SCHMIDTDESIGN.COM

PLAN PREPARED UNDER SUPERVISON OF

LICENSED LANDSCAPE ARCHITECT
JEFF V. JUSTUS NO. 4028
SIGNATURE
05-31-27
RENEWAL DATE
10-07-26
DATE
STATE OF CALIFORNIA

JEFF JUSTUS R.L.A. NO. 4028 10/07/2026 DATE

IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

SIXTH STREET TO SEVENTH STREET
600 BLOCK

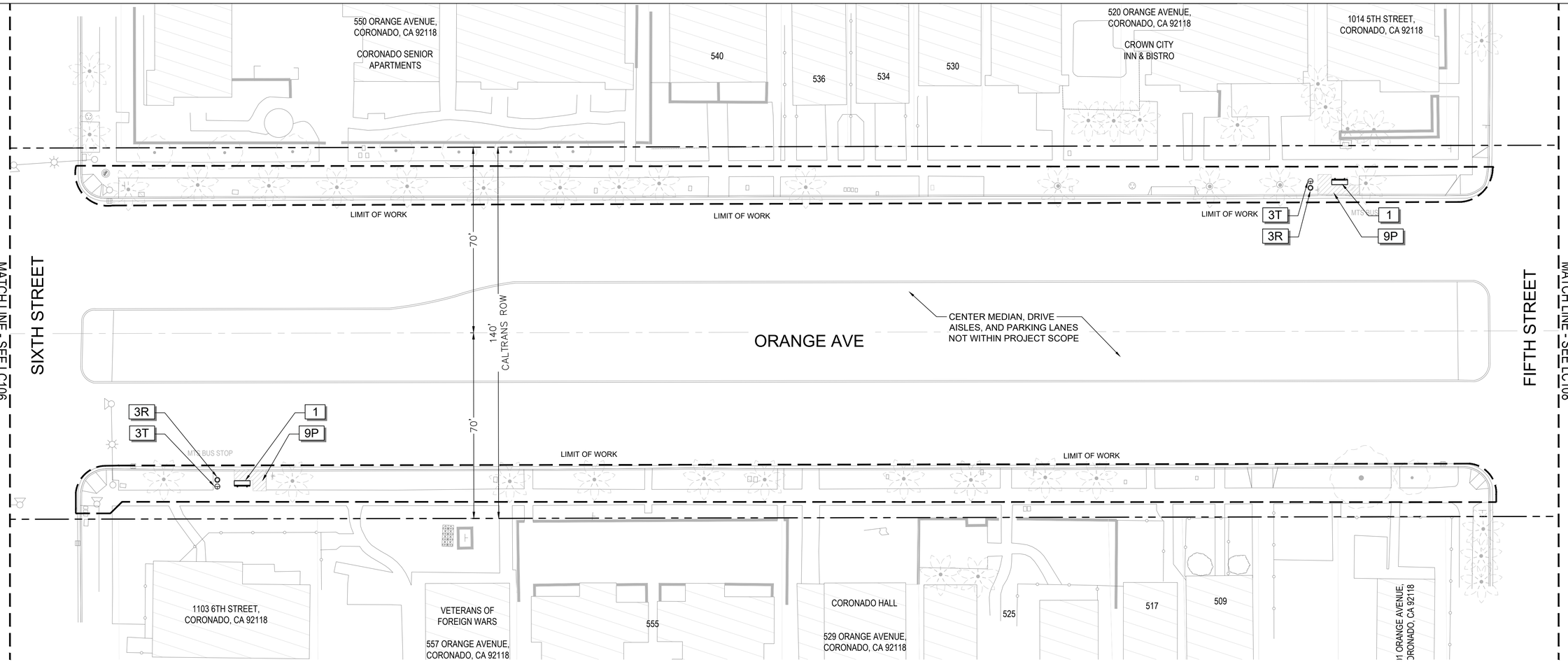
LANDSCAPE CONSTRUCTION PLAN

DATE: 10/07/26

SHEET
26 OF 39
SHEETS

CITY OF CORONADO
PLAN R-302

Plotted – 10/6/2026 8:42:01 AM :: Saved – 10/6/2026 8:40:52 AM :: S:\~ Projects\100-Munic. Infra. Util\24-106 Coronado Downtown Beautification\06-CD's\24-106 S-CON.dwg :: AAguerre



500 BLOCK SITE FURNISHINGS INVENTORY		
CODE	DESCRIPTION	QUANTITY
1	NEW BENCH: DUMOR, MODEL: 57-60TMR, FINISH: POWDERCOAT RAL-6028	2
3R	NEW RECYCLING RECEPTACLE: DUMOR, MODEL: 102-32SH-BT, FINISH: POWDERCOAT RAL-6028	2
3T	NEW TRASH RECEPTACLE: DUMOR, MODEL: 102-32SH-BT, FINISH: POWDERCOAT RAL-6028	2

0 10 20 40
SCALE : 1" = 20'-0"

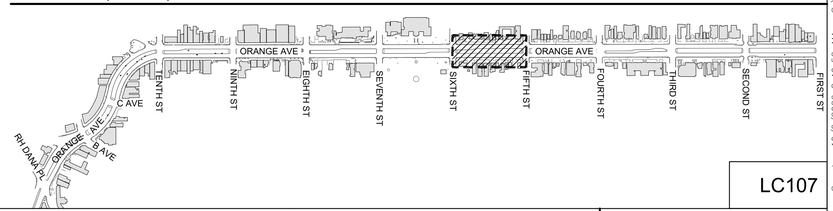
NORTH

LINETYPE LEGEND

LIMIT OF WORK

CALTRANS RIGHT-OF-WAY

KEY MAP (N.T.S.)



LC107

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
VV, AA, AS	VV, AA, AS	CT, JJ

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PLAN PREPARED UNDER SUPERVISON OF

LICENSED LANDSCAPE ARCHITECT
JEFF V. JUSTUS NO. 4028
SIGNATURE
05-31-27
RENEWAL DATE
10-07-26
DATE
STATE OF CALIFORNIA

JEFF JUSTUS R.L.A. NO. 4028 10/07/2026 DATE

IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

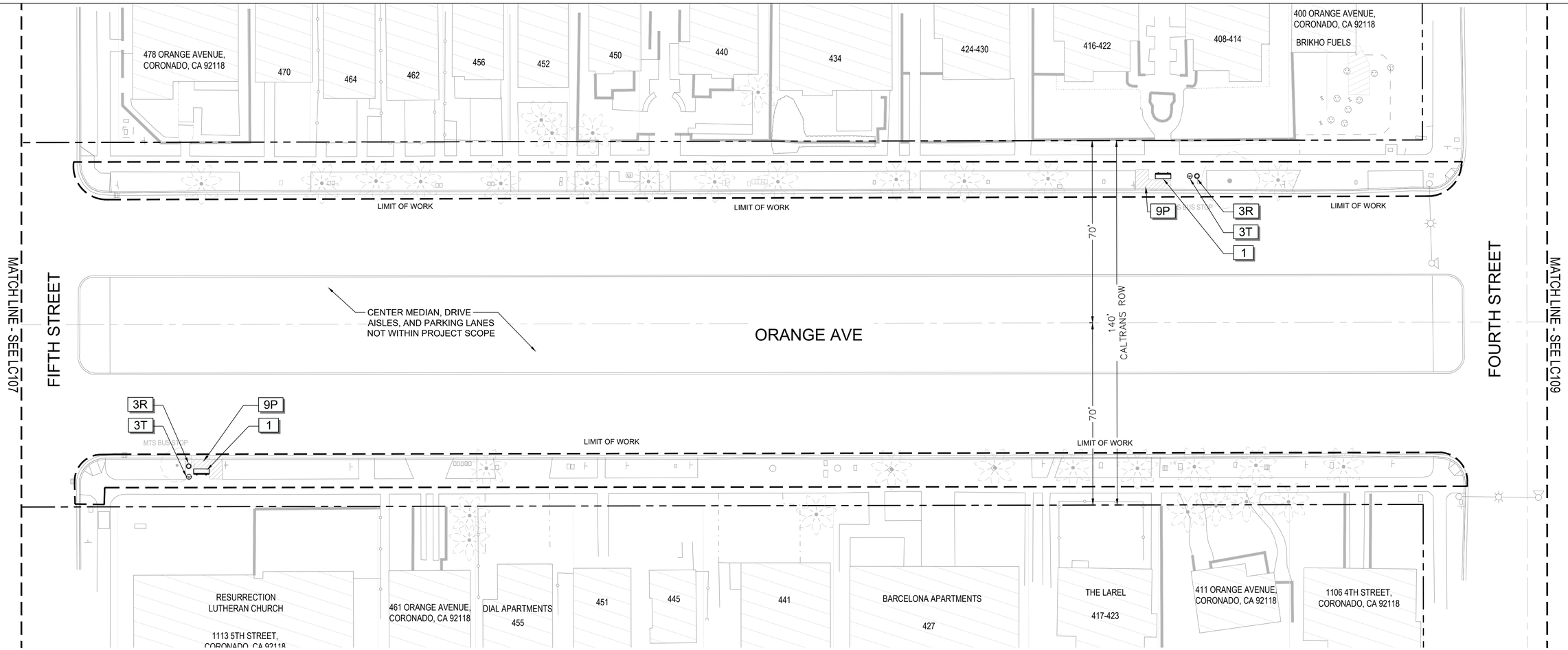
CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

FIFTH STREET TO SIXTH STREET
500 BLOCK
LANDSCAPE CONSTRUCTION PLAN

DATE: 10/07/26
SHEET
27 OF 39 SHEETS

CITY OF CORONADO
PLAN R-302

Plotted - 10/6/2026 8:42:34 AM :: Saved - 10/6/2026 8:40:52 AM :: S:\~ Projects\100-Munic. Infra. Util\24-106 Coronado Downtown Beautification\06-CD's\24-106 S-CON.dwg :: AAguerre



400 BLOCK SITE FURNISHINGS INVENTORY

CODE	DESCRIPTION	QUANTITY
1	NEW BENCH: DUMOR, MODEL: 57-60TMR, FINISH: POWDERCOAT RAL-6028	2
3R	NEW RECYCLING RECEPTACLE: DUMOR, MODEL: 102-32SH-BT, FINISH: POWDERCOAT RAL-6028	2
3T	NEW TRASH RECEPTACLE: DUMOR, MODEL: 102-32SH-BT, FINISH: POWDERCOAT RAL-6028	2

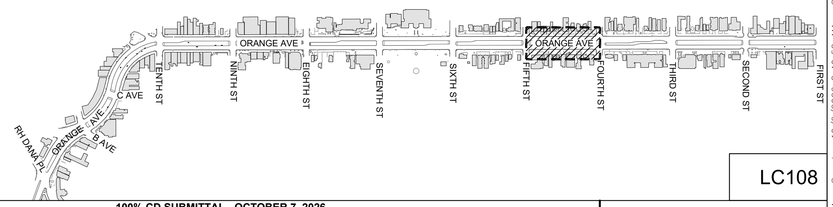
0 10 20 40
SCALE : 1" = 20'-0"

NORTH

LINETYPE LEGEND

- LIMIT OF WORK
- CALTRANS RIGHT-OF-WAY

KEY MAP (N.T.S.)



LC108

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
VV, AA, AS	VV, AA, AS	CT, JJ

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PLAN PREPARED UNDER SUPERVISON OF

LICENSED LANDSCAPE ARCHITECT
JEFF V. JUSTUS NO. 4028
SIGNATURE
05-31-27
RENEWAL DATE
10-07-26
DATE
STATE OF CALIFORNIA

10/07/2026
JEFF JUSTUS R.L.A. NO. 4028 DATE

IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

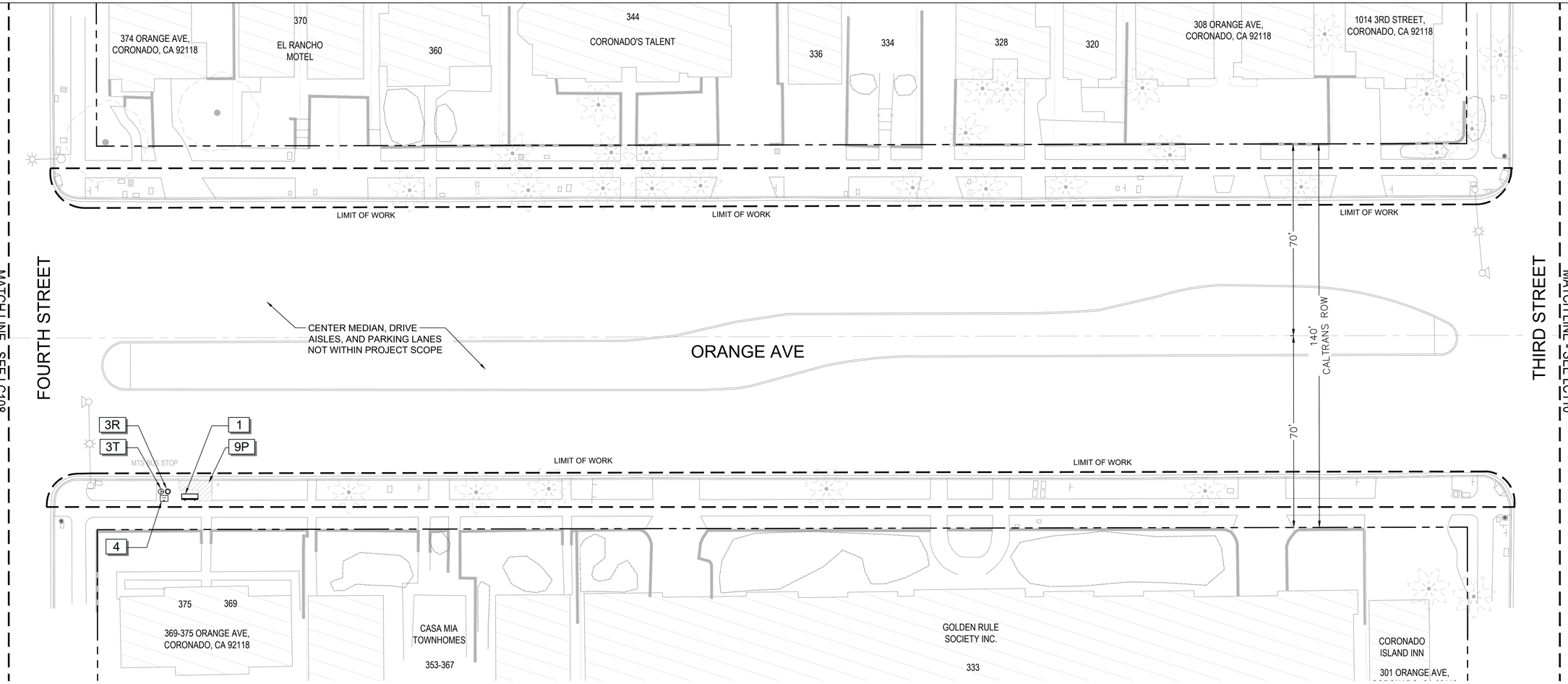
CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

FOURTH STREET TO FIFTH STREET
400 BLOCK

LANDSCAPE CONSTRUCTION PLAN

DATE: 10/07/26
SHEET
28 OF 39
SHEETS
CITY OF CORONADO
PLAN R-302

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300 BLOCK SITE FURNISHINGS INVENTORY		
CODE	DESCRIPTION	QUANTITY
1	NEW BENCH: DUMOR, MODEL: 57-60TMR, FINISH: POWDERCOAT RAL-6028	1
3R	NEW RECYCLING RECEPTACLE: DUMOR, MODEL: 102-32SH-BT, FINISH: POWDERCOAT RAL-6028	1
3T	NEW TRASH RECEPTACLE: DUMOR, MODEL: 102-32SH-BT, FINISH: POWDERCOAT RAL-6028	1
4	EXISTING NEWS STAND: REPAINTED, COLOR: RAL-6028	1

0 10 20 40
SCALE : 1" = 20'-0"

NORTH

LINETYPE LEGEND

- LIMIT OF WORK
- CALTRANS RIGHT-OF-WAY

KEY MAP (N.T.S.)



LC109

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
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LICENSED LANDSCAPE ARCHITECT
JEFF J. JUSTUS NO. 4028
SIGNATURE
05-31-27
RENEWAL DATE
10-07-26
DATE
STATE OF CALIFORNIA

JEFF JUSTUS R.L.A. NO. 4028 10/07/2026 DATE

IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

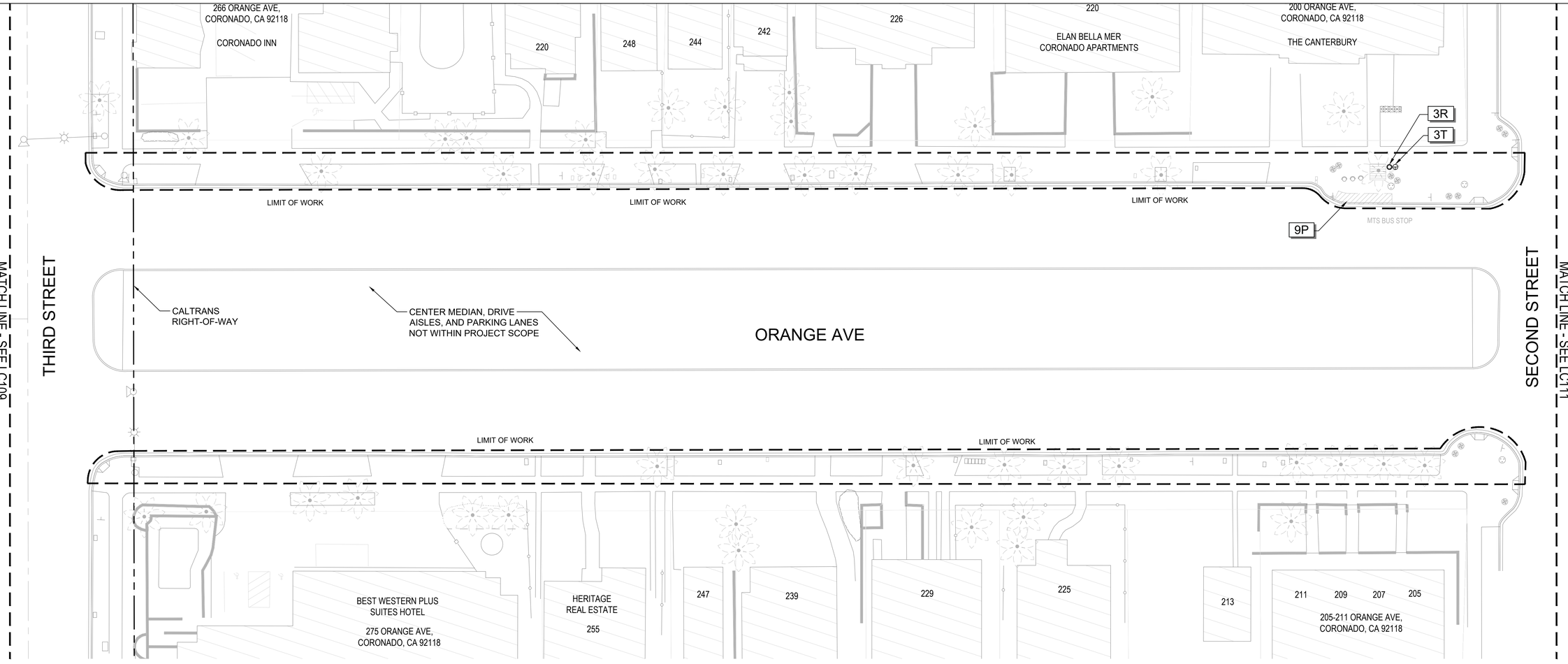
CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

THIRD STREET TO FOURTH STREET
300 BLOCK

LANDSCAPE CONSTRUCTION PLAN

DATE: 10/07/26
SHEET
29 OF 39
SHEETS
CITY OF CORONADO
PLAN R-302

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200 BLOCK SITE FURNISHINGS INVENTORY		
CODE	DESCRIPTION	QUANTITY
3R	NEW RECYCLING RECEPTACLE: DUMOR, MODEL: 102-32SH-BT, FINISH: POWDERCOAT RAL-6028	1
3T	NEW TRASH RECEPTACLE: DUMOR, MODEL: 102-32SH-BT, FINISH: POWDERCOAT RAL-6028	1

0 10 20 40

SCALE : 1" = 20'-0"

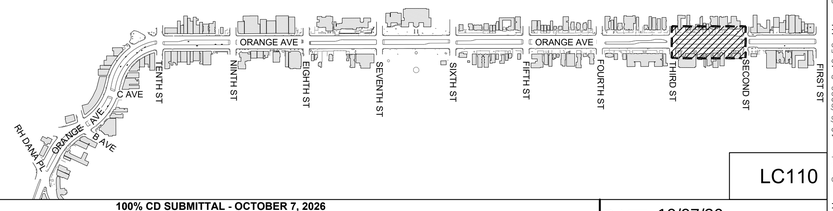
NORTH

LINETYPE LEGEND

LIMIT OF WORK

CALTRANS RIGHT-OF-WAY

KEY MAP (N.T.S.)



LC110

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY:
CITY ENGINEER
DATE: 10/7/26

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VV, AA, AS	VV, AA, AS	CT, JJ

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LICENSED LANDSCAPE ARCHITECT
JEFF J. JUSTUS No. 4028
SIGNATURE
05-31-27
RENEWAL DATE
10-07-26
DATE
STATE OF CALIFORNIA

JEFF JUSTUS R.L.A. NO. 4028 — 10/07/2026 DATE

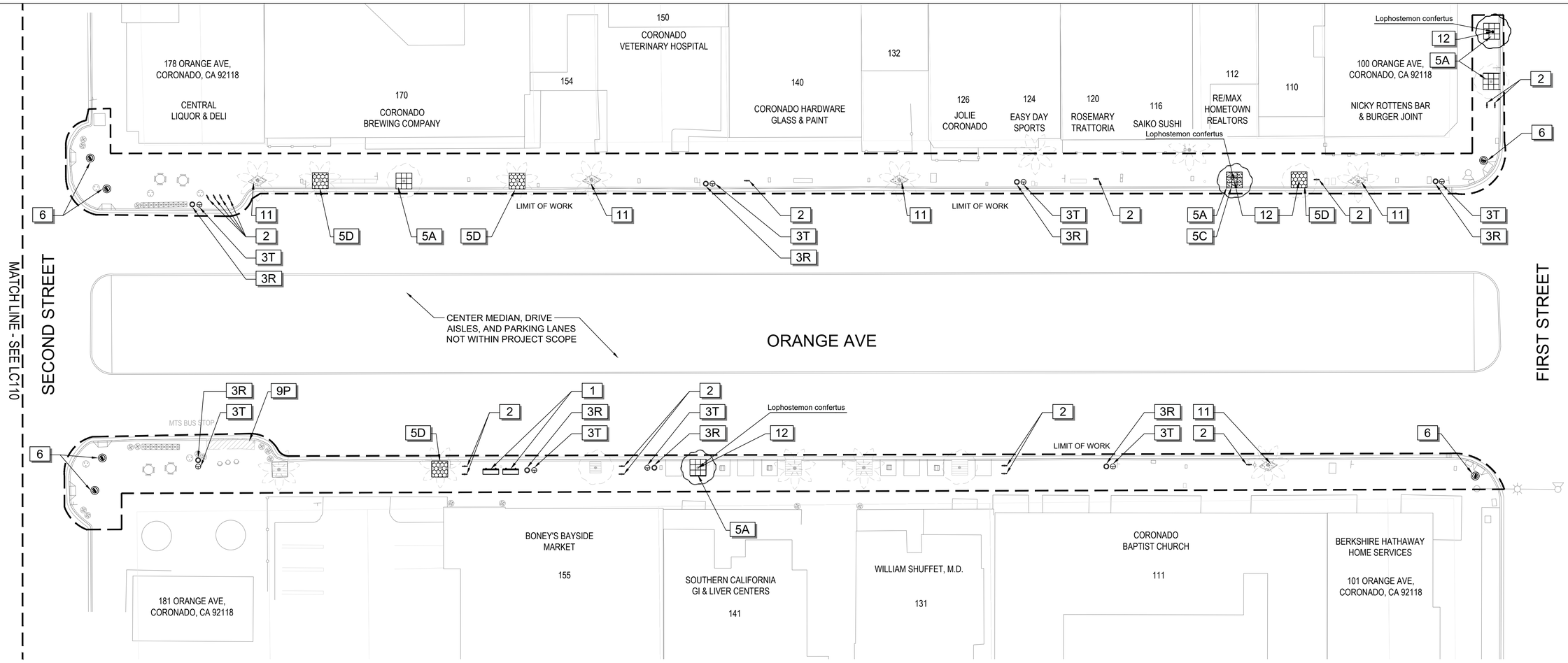
IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

SECOND STREET TO THIRD STREET
200 BLOCK
LANDSCAPE CONSTRUCTION PLAN

DATE: 10/07/26
SHEET
30 OF 39
SHEETS
CITY OF CORONADO
PLAN R-302

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100 BLOCK SITE FURNISHINGS INVENTORY

CODE	DESCRIPTION	QUANTITY
1	NEW BENCH: DUMOR, MODEL: 57-60TMR, FINISH: POWDERCOAT RAL-6028	2
2	NEW BIKE RACK: MADRAX, MODEL: ADM-2-SF-P, FINISH: POWDERCOAT RAL-6028	16
3R	NEW RECYCLING RECEPTACLE: DUMOR, MODEL: 102-32SH-BT, FINISH: POWDERCOAT RAL-6028	8
3T	NEW TRASH RECEPTACLE: DUMOR, MODEL: 102-32SH-BT, FINISH: POWDERCOAT RAL-6028	8
5A	EXISTING TREE GRATE TO HAVE NEW H-SUPPORT INSTALLED AND REINSTALL SALVAGED PANELS	5
5B	EXISTING TREE GRATE TO HAVE 4 PANELS INSTALLED	1
5D	EXISTING TREE GRATE TO BE EXPANDED, PROTECT H-SUPPORT	4
6	NEW THERMOPLASTIC EMBLEM: SWARCO, MODEL: 000010-30021377	6
11	NEW STABILIZED DECOMPOSED GRANITE PAVING	100 SF
12	CANOPY TREE (LOPHOSTEMON CONFERTUS)	4

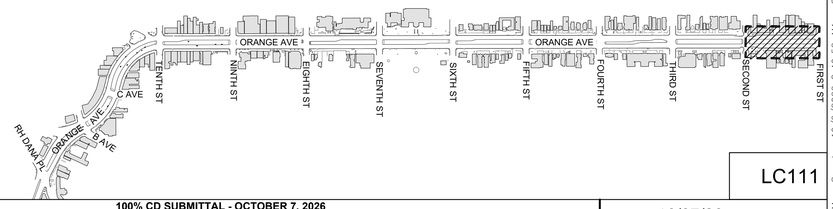
0 10 20 40
SCALE : 1" = 20'-0"

NORTH

LINETYPE LEGEND

- LIMIT OF WORK
- CALTRANS RIGHT-OF-WAY

KEY MAP (N.T.S.)



LC111

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
VV, AA, AS	VV, AA, AS	CT, JJ

SCHMIDT DESIGN GROUP
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PLAN PREPARED UNDER SUPERVISON OF
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SIGNATURE
05-31-27
RENEWAL DATE
10-07-26
DATE
STATE OF CALIFORNIA
JEFF JUSTUS R.L.A. NO. 4028 10/07/2026 DATE

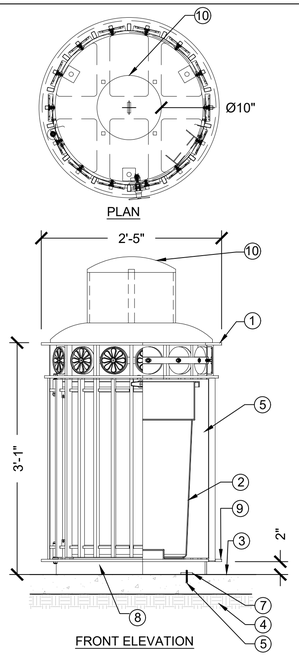
IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

FIRST STREET TO SECOND STREET
100 BLOCK
LANDSCAPE CONSTRUCTION PLAN

DATE: 10/07/26
SHEET
31 OF 39
SHEETS
CITY OF CORONADO
PLAN R-302

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LEGEND:

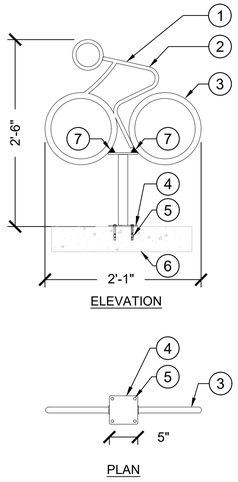
1. TRASH OR RECYCLING RECEPTACLE PER CONSTRUCTION LEGEND & PLANS
2. 32 GAL PLASTIC LINER
3. ADJACENT EXISTING PAVING PER PLANS
4. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
5. 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED BY MANUFACTURER.
6. SIDE OF RECEPTACLE HINGES OPEN FOR REMOVAL OF LINER
7. 1/4" THK. STL. PLATE W/ 11/16" Ø ANCHOR HOLE
8. 1/4" X 2" STEEL BAR
9. 3/8" THK. STEEL PLATE
10. RECEPTACLE BONNET COVER. TRASH RECEPTACLE COVERS ARE TO BE GREY AND RECYCLING RECEPTACLE ARE TO BE BLUE.

NOTES:

1. CONTRACTOR SHALL COORDINATE WITH MANUFACTURER FOR DELIVERY OF TRASH RECEPTACLES, AND SHALL INSTALL WITH ANCHORS PER MANUFACTURERS RECOMMENDATIONS.
2. ALL STEEL MEMBERS COATED WITH ZINC RICH EPOXY THEN FINISHED WITH POLYESTER POWDER COATING.
3. BENCHES ARE TO BE OWNER FURNISHED, CONTRACTOR INSTALLED.

1 TRASH AND RECYCLE RECEPTACLES

1" = 1'-0"



LEGEND:

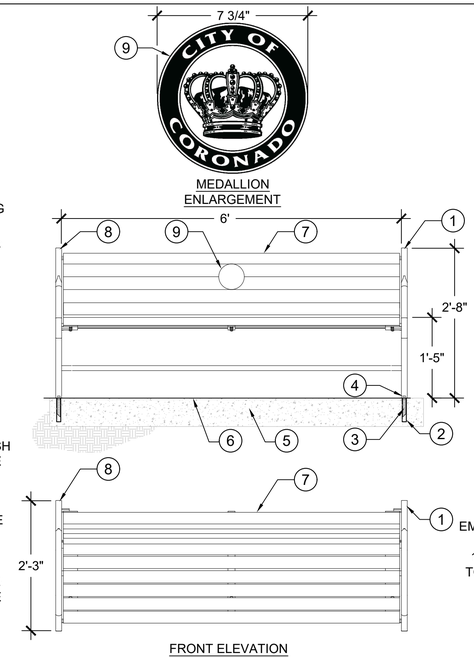
1. BIKE RACK PER CONSTRUCTION LEGEND
2. 3/4" SOLID STEEL ROUND BAR
3. 1 1/4" STEEL TUBING
4. 1/4" STEEL PLATE WITH 9/16" MOUNTING HOLES
5. 3/8" X 3-1/2" ZINC CONCRETE ANCHORS
6. ADJACENT EXISTING CONCRETE
7. MANUFACTURER TO ADD CUSTOM WELDS AT THESE (2) LOCATIONS

NOTES:

1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. SEE PLAN FOR LOCATION OR CONSULT OWNER.
3. CONTRACTOR MAY REUSE EXISTING ANCHOR BOLTS IF POSSIBLE. CLEAN EXISTING ANCHOR BOLTS WITH WIRE BRUSH TO MATCH CONDITION OF NEW BOLTS. USE NEW WASHER AND NUT AT REFURBISHED EXISTING BOLTS.
4. ANY EXISTING BOLTS THAT ARE NOT BEING REUSED SHALL BE CUT DOWN TO BE 1" BELOW PAVING. PATCH WITH EPOXY GROUT, PER DETAIL 3/LC-202.
5. IF CONCRETE IS DAMAGED DURING REMOVAL OF BENCH, CONCRETE SHALL BE REPLACED TO NEAREST SCORE JOINT. SEE DETAIL 2/LC202 FOR CONCRETE REPLACEMENT DETAIL.

2 BIKE RACK - MADRAX 'ADVOCATE MINI'

1" = 1"



LEGEND:

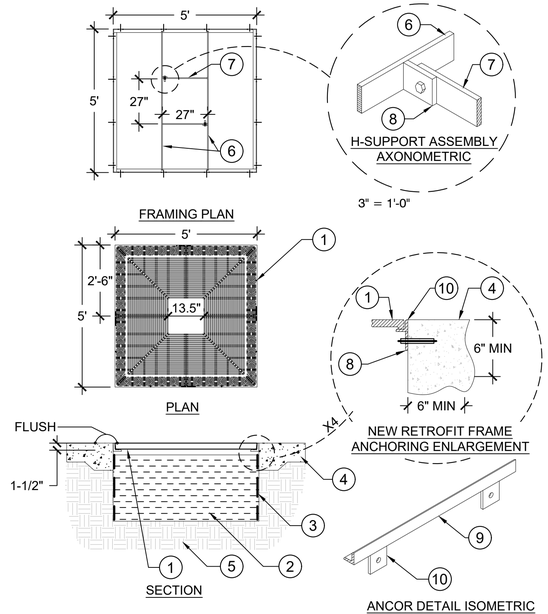
1. BENCH PER CONSTRUCTION LEGEND
2. 5" DEEP BY 7/8" DIAMETER ANCHOR HOLE DRILLED AT EACH MOUNTING POINT.
3. SET-XP EPOXY (ICC-ES ESR-2508) IN PLACE 1/2" -13 X5" EPOXY ANCHORS INTO HOLE AT EACH MOUNTING POINT. TOP OF ANCHOR TO BE FLUSH WITH FINISH GRADE.
4. INSERT 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED BY MANUFACTURER AT EACH MOUNTING POINT PER MANUFACTURER'S RECOMMENDATIONS.
5. ADJACENT EXISTING PAVING PER PLAN
6. EXISTING FINISH GRADE.
7. 2" X 3" THERMALLY MODIFIED RED OAK WOOD SLATS
8. POWDERCOATED METAL FRAME PER CONSTRUCTION LEGEND
9. CITY OF CORONADO MEDALLION (ROUND) OR DONOR PLAQUE (RECTANGULAR) TO MATCH EXISTING DONOR PLAQUES.

NOTES:

1. BENCHES TO BE SURFACE MOUNTED PER MANUFACTURER'S INSTRUCTIONS WITH MANUFACTURER SPECIFIED HARDWARE.
2. CONTRACTOR MAY REUSE EXISTING ANCHOR BOLTS IF POSSIBLE. CLEAN EXISTING ANCHOR BOLTS WITH WIRE BRUSH TO MATCH CONDITION OF NEW BOLTS. USE NEW WASHER AND NUT AT REFURBISHED EXISTING BOLTS.
3. ANY EXISTING BOLTS THAT ARE NOT BEING USED SHALL BE CUT DOWN TO BE 1" BELOW PAVING. PATCH WITH EPOXY GROUT, PER DETAIL 3/LC-202.
4. IF CONCRETE IS DAMAGED DURING REMOVAL OF BENCH, CONCRETE SHALL BE REPLACED TO NEAREST SCORE JOINT. SEE DETAIL 2/LC202 FOR CONCRETE REPLACEMENT DETAIL.
5. BENCHES ARE TO BE OWNER FURNISHED, CONTRACTOR INSTALLED.

3 6' BENCH, DUMOR 'BENCH 57'

3/4" = 1'-0"



LEGEND:

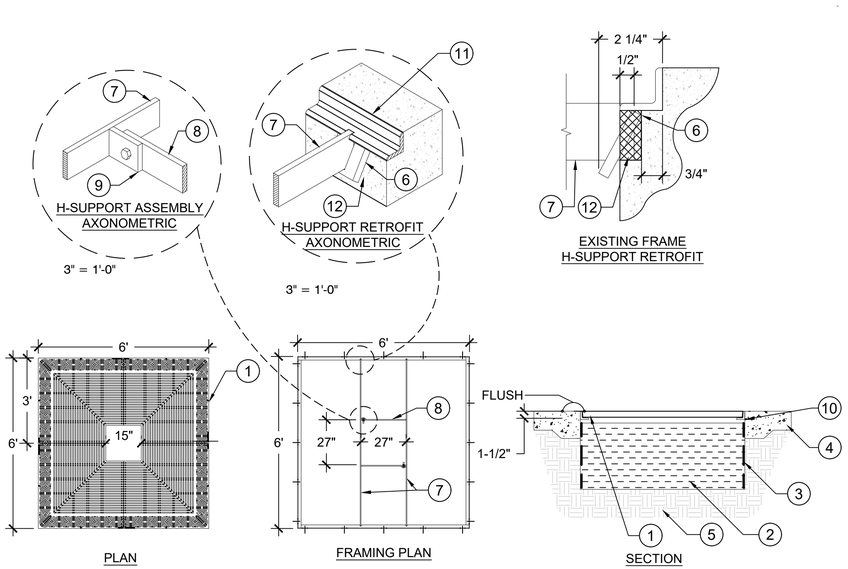
1. TREE GRATE PER CONSTRUCTION LEGEND
2. PLANTING BACKFILL
3. ROOT BARRIER
4. ADJACENT EXISTING CONCRETE PER CONSTRUCTION PLAN
5. SUB GRADE
6. 3/8" X 2" FLAT BAR SUPPORT (PART OF H-SUPPORT)
7. 3/8" X 2" X 2" BOLTING TAB (BOLT ATTACHMENT ON ONE END, WELDED ON OTHER END) (PART OF H-SUPPORT)
8. 1/4" X 2" X 2" TAB WITH 9/16" HOLE FOR 1/2" ANCHOR. INSTALL PER MFR. RECOMMENDATION. ANCHOR PROVIDED BY CONTRACTOR.
9. ANGLE STOCK PERIMETER FRAME, SIZED TO COORDINATE WITH GRATE THICKNESS.
10. 2" X 2" X 1/2" TAB EQUAL SPACING. NOT TO EXCEED 18" O.C.

NOTES:

A. TREE GRATE SHALL BE LOCATED AS SHOWN ON PLAN.
B. LOCATE TREES IN CENTER OF GRATE, TYP.
C. TREE GRATE SHALL HAVE GALVANIZED, ANTI-PILFER HARDWARE. PAINT EXPOSED HARDWARE TO MATCH GRATE.
D. TREE GRATES MATERIAL SHALL BE CAST GRAY IRON FROM 100% RECYCLED MATERIAL. ALL TREE GRATE CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN AND COMPONENT PARTS, AND SHALL FIT TOGETHER IN A SATISFACTORY MANNER. THE CASTINGS SHALL BE OF UNIFORM PATTERN AND QUALITY, FREE FROM BLOWHOLES, HARD SPOTS, SHRINKAGE, DISTORTION OR OTHER DEFECTS. CASTINGS SHALL BE CLEANED BY SHOT BLASTING.
E. FINISH: GRATES ARE TO BE SUPPLIED IN RUST CONDITIONER FINISH PER PLAN.

4 5 FT RETROFIT TREE GRATE

3/8" = 1'-0"



LEGEND:

1. TREE GRATE PER CONSTRUCTION LEGEND
2. PLANTING BACKFILL
3. ROOT BARRIER
4. ADJACENT EXISTING CONCRETE PER CONSTRUCTION PLAN
5. SUB GRADE
6. FLAT BAR SADDLE WELDED TO EXISTING PERIMETER FRAME
7. 3/8" X 2" FLAT BAR CROSS SUPPORT (PART OF H-SUPPORT)
8. 3/8" X 2" FLAT BAR SUPPORT (PART OF H-SUPPORT)
9. 3/8" X 2" X 2" BOLTING TAB (BOLT ATTACHMENT ON ONE END, WELDED ON OTHER END) (PART OF H-SUPPORT)
10. 1/4" X 2" X 2" TAB WITH 9/16" HOLE FOR 1/2" ANCHOR. INSTALL PER MFR. RECOMMENDATION. ANCHOR PROVIDED BY CONTRACTOR.
11. EXISTING ANGLE STOCK PERIMETER FRAME, SIZED TO COORDINATE WITH GRATE THICKNESS.
12. EXCAVATE EXISTING CONCRETE UNDER EXISTING PERIMETER FRAME AS NECESSARY TO ALLOW SPACE FOR TOP OF NEW H-SUPPORT FLAT BAR CROSS SUPPORT TO LAY FLUSH WITH EXISTING PERIMETER FRAME.

NOTES:

A. TREE GRATE SHALL BE LOCATED AS SHOWN ON PLAN.
B. LOCATE TREES IN CENTER OF GRATE, TYP.
C. TREE GRATE SHALL HAVE GALVANIZED, ANTI-PILFER HARDWARE. PAINT EXPOSED HARDWARE TO MATCH GRATE.
D. TREE GRATES MATERIAL SHALL BE CAST GRAY IRON FROM 100% RECYCLED MATERIAL. ALL TREE GRATE CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN AND COMPONENT PARTS, AND SHALL FIT TOGETHER IN A SATISFACTORY MANNER. THE CASTINGS SHALL BE OF UNIFORM PATTERN AND QUALITY, FREE FROM BLOWHOLES, HARD SPOTS, SHRINKAGE, DISTORTION OR OTHER DEFECTS. CASTINGS SHALL BE CLEANED BY SHOT BLASTING.
E. FINISH: GRATES ARE TO BE SUPPLIED IN RUST CONDITIONER FINISH PER PLAN.

5 6 FT RETROFIT TREE GRATE

3/8" = 1'-0"

LC200

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
VV, AA, AS	VV, AA, AS	CT, JJ

SCHMIDT DESIGN GROUP
1310 Rosecrans St., Suite G, San Diego, CA 92106
619.236.1462
LIC. CA 2138 | NV 219 | AZ 34139
SCHMIDTDESIGN.COM

PLAN PREPARED UNDER SUPERVISON OF
LICENSED LANDSCAPE ARCHITECT JEFF V. JUSTUS NO. 4028 STATE OF CALIFORNIA
SIGNATURE 05-31-27 RENEWAL DATE 10-07-26 DATE
JEFF JUSTUS R.L.A. NO. 4028 10/07/2026 DATE

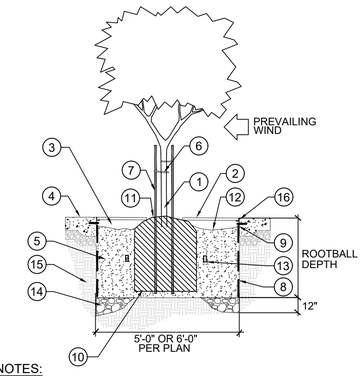
IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

LANDSCAPE CONSTRUCTION DETAILS

DATE: 10/07/26
SHEET
32 OF 39
SHEETS
CITY OF CORONADO
PLAN R-302

Plotted – 10/6/2026 8:41:49 AM :: Saved – 10/1/2026 6:07:15 PM :: S:\– Projects\100–Munic. Infra. Util\24–106 Coronado Downtown Beautification\06–CD's\24–106 S–CON–DTLS.dwg :: AAguerre



NOTES:

A. MAINTAIN A 36" CIRCLE OF MULCH AROUND ALL TREES - NO TURF SHALL OCCUR WITHIN THIS AREA.

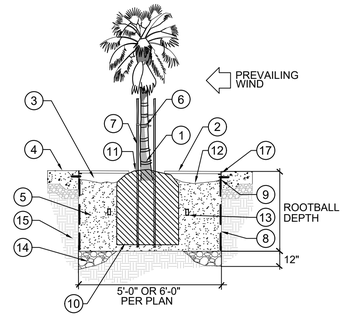
B. CONTRACTOR SHALL INSTALL AND ASSEMBLE ROOT BARRIER PER MANUFACTURERS RECOMMENDATIONS

LEGEND

1. TREE AS SPECIFIED.
2. TREE GRATE PER PLAN
3. 3" THICK MULCH LAYER FLUSH WITH GRADE.
4. FINISH GRADE.
5. PLANTING BACKFILL PER PLANTING NOTES.
6. "CINCH-TIE" MANUF. BY V.I.T. COMPANY, INC. ATTACH PER MANUF. SPEC'S. AND SECURE WITH FURRING NAIL AT STAKE.
7. (2) 2" DIA. X 8' LONG LODGEPOLE STAKES. NOTE: USE TWO STAKES FOR TREES 15 GALLON AND LARGER.
8. 24" DEEP ROOT BARRIER PER SPEC SECTION 800-4.6 ON ALL SIDES.
9. EXTEND TOP OF ROOT BARRIER 1/2" MINIMUM ABOVE FINISHED GRADE
10. SOIL BALL RESTING ON FIRM SOIL TO AVOID SETTLING.
11. ROOTBALL SLIGHTLY HIGHER THAN FINISHED GRADE.
12. FINISH GRADE TO BE MOUNDED AROUND SHRUB TO CREATE WATER BASIN
13. PLANTING TABLETS PER PLANTING NOTES.
14. 3/4" DIA. GRAVEL SUMP
15. COMPACTED SUBGRADE
16. TREE GRATE FRAME

1 TREE PLANTING IN TREE GRATE

NOT TO SCALE



NOTES:

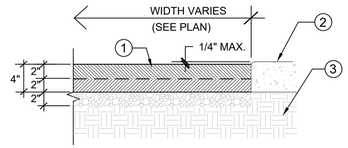
A. MAINTAIN A 36" CIRCLE OF MULCH AROUND ALL TREES
B. REMOVE NURSERY STAKE
C. KEEP BARK MULCH 12" BACK FROM TREE TRUNK
D. KEEP MULCH 2-3" FROM TRUNK OF TREE OR SHRUB TYP.
E. WATER DURING BACKFILL TO ENSURE SAND FILLS ALL VOIDS
F. ADD VITAMIN B1 AT ONE TABLESPOON PER GALLON OF WATER DURING BACKFILL
- BLEND TWO CUPS OF BONE MEAL INTO BOTTOM OF PLANT PIT AREA

LEGEND

1. PALM TREE AS SPECIFIED. PLANT PALM VERTICALLY.
2. TREE GRATE PER PLAN
3. 3" THICK MULCH LAYER FLUSH WITH GRADE.
4. FINISH GRADE.
5. PLANTING BACKFILL :
   75% PLASTER SAND
   25% ORGANIC SOIL AMENDMENT THOROUGHLY MIX PRIOR TO BACKFILL
6. "CINCH-TIE" MANUF. BY V.I.T. COMPANY, INC. ATTACH PER MANUF. SPEC'S. AND SECURE WITH FURRING NAIL AT STAKE.
7. (2) 2" DIA. X 8' LONG LODGEPOLE STAKES. NOTE: USE TWO STAKES FOR TREES 15 GALLON AND LARGER.
8. 24" DEEP ROOT BARRIER PER SPEC SECTION 800-4.6 ON ALL SIDES.
9. EXTEND TOP OF ROOT BARRIER 1/2" MINIMUM ABOVE FINISHED GRADE
10. SOIL BALL RESTING ON FIRM SOIL TO AVOID SETTLING.
11. ROOTBALL SLIGHTLY HIGHER THAN FINISHED GRADE.
12. FINISH GRADE TO BE MOUNDED AROUND SHRUB TO CREATE WATER BASIN
13. PLANTING TABLETS PER PLANTING NOTES.
14. 3/4" DIA. GRAVEL SUMP
15. COMPACTED SUBGRADE

2 PALM TREE PLANTING IN TREE GRATE

NOT TO SCALE



SECTION

LEGEND:

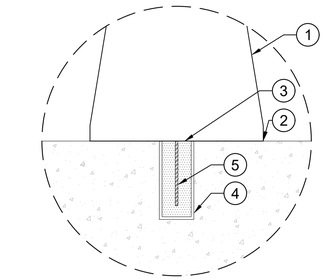
1. 4" THICK DECOMPOSED GRANITE PAVING WITH SOIL STABILIZER. INSTALL (2) TWO, 2"-LAYERS; EACH LAYER PASS TO BE ROLLED SEPARATELY TO 90% MIN. COMPACTION. DECOMPOSED GRANITE INSTALLED OVER 2" CLASS II AGGREGATE BASE.
2. WHEN ADJACENT TO CONCRETE PAVING, CONCRETE CURB OR ADJACENT AGGREGATE PATH; THE TOP OF D.G. PAVING TO MEET FLUSH (¼" MAX.) WITH TOP OF ADJACENT.
3. COMPACTED SUBGRADE 90% MINIMUM.

NOTES:

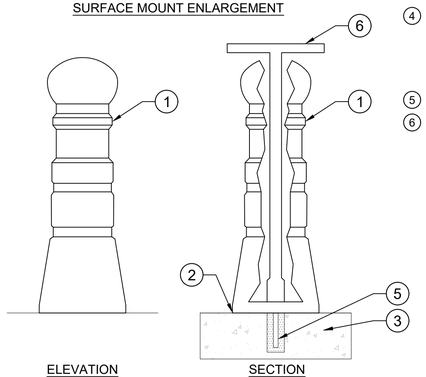
A. SEE CONSTRUCTION PLAN FOR DECOMPOSED GRANITE PAVING OR CRUSHER FINES. TYPE AND MANUFACTURER.
B. SUBMIT SAMPLE OF DECOMPOSED GRANITE PAVING OR CRUSHER FINES PRIOR TO INSTALLATION FOR APPROVAL OF COLOR.
C. STABILIZER TO BE BLENDED INTO DECOMPOSED GRANITE PAVING PRIOR TO DELIVERY TO SITE.

3 STABILIZED DECOMPOSED GRANITE PAVING

NO SCALE



SURFACE MOUNT ENLARGEMENT



ELEVATION SECTION

LEGEND:

1. BOLLARD PER CONSTRUCTION PLANS
2. DIRECT SURFACE MOUNT (WITH ANCHOR BOLT)
3. 5 3/4" DEEP HOLE DRILLED INTO ASPHALT PAVING. USE AIR TUBE NOZZLE TO CLEAR DIRT AND DEBRIS FROM HOLE
4. NYLON REINFORCEMENT SCREEN TO BE INSERTED INTO HOLE UNTIL FLUSH WITH PAVEMENT SURFACE BEFORE FILLING HOLE WITH ADHESIVE
5. ANCHOR
6. INSERT T-BAR AND ALIGN HEX BOLT TO INSTALLED METAL PAVEMENT SLEEVE. SPIN AND TIGHTEN

4 BOLLARD AT BIKE CORRAL

NOT TO SCALE

LC201

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
VV, AA, AS	VV, AA, AS	CT, JJ

SCHMIDT DESIGN GROUP
1310 Rosecrans St., Suite G, San Diego, CA 92106
619.236.1462
LIC. CA 2138 | NV 219 | AZ 34139
SCHMIDTDESIGN.COM

PLAN PREPARED UNDER SUPERVISON OF
LICENSED LANDSCAPE ARCHITECT JEFF J. JUSTUS NO. 4028 SIGNATURE 05-31-27 RENEWAL DATE 10-07-26 DATE STATE OF CALIFORNIA
JEFF JUSTUS R.L.A. NO. 4028 10/07/2026 DATE

IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

LANDSCAPE CONSTRUCTION DETAILS

DATE: 10/07/26
SHEET 33 OF 39 SHEETS
CITY OF CORONADO
PLAN R-302

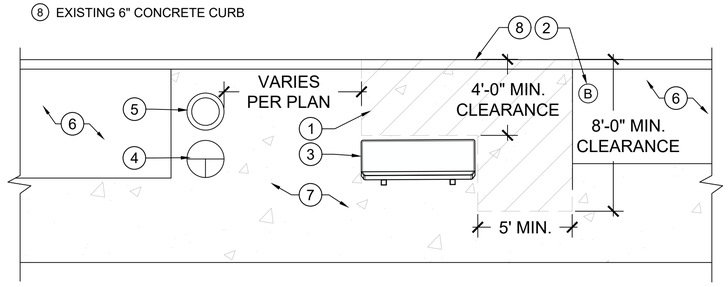
Plotted – 10/6/2026 8:42:06 AM :: Saved – 10/1/2026 6:07:15 PM :: S:\– Projects\100–Munic, Infra, Util\24–106 Coronado Downtown Beautification\06–CD's\24–106 S–CON–DTLS.dwg :: AAguerre

LEGEND

1. MTS BUT STOP CLEAR AREA
2. EXISTING BUS STOP SIGNAGE
3. BENCH PER CONSTRUCTION SCHEDULE ON SHEET LC100
4. TRASH RECEPTACLE PER CONSTRUCTION SCHEDULE ON SHEET LC100. RECEPTACLE PLACEMENT VARIES PER PLANS.
5. RECYCLING RECEPTACLE PER CONSTRUCTION SCHEDULE ON SHEET LC100. RECEPTACLE PLACEMENT VARIES PER PLANS.
6. ADJACENT EXISTING PLANTING AREA (WHERE OCCURS)
7. ADJACENT EXISTING SIDEWALK
8. EXISTING 6" CONCRETE CURB

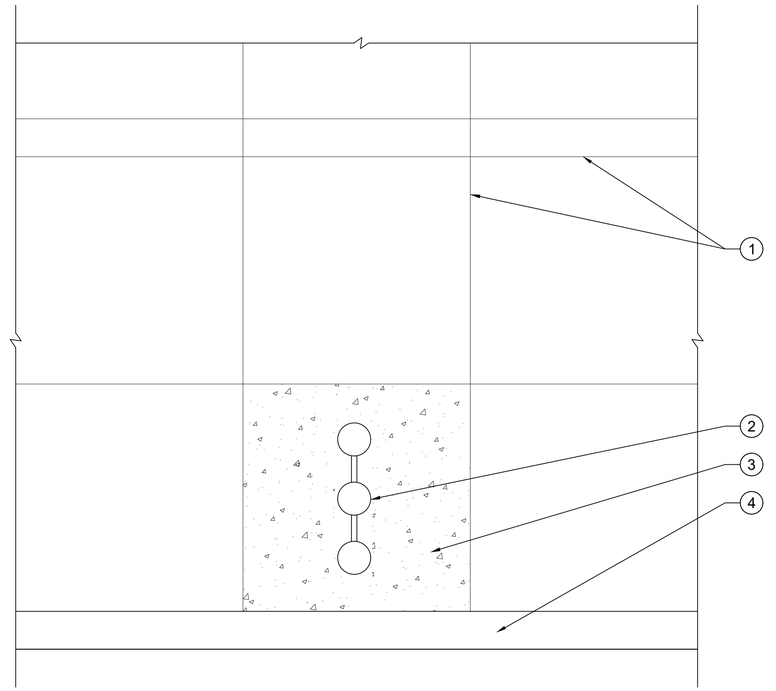
NOTES

MINIMUM CLEARANCE PROVIDED BASED ON MTS "DESIGNING FOR TRANSIT" MANUAL DATED FEBRUARY 2018, FIGURE 4-5, PAGE 45 AND ADA ACCESSIBILITY STANDARDS SECTION 810.2.2.



1 MTS BUS STOP LAYOUT

1/4" = 1'-0"



LEGEND:

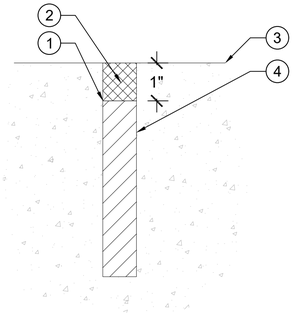
1. EXISTING SCORE OR EXPANSION JOINT
2. EXISTING M-SHAPED BIKE RACK OR OTHER SITE FURNISHING TO BE REMOVED
3. REPLACE ENTIRE CONCRETE PANEL WHERE BIKE RACK REMOVAL DAMAGES CONCRETE PAVING. CONCRETE COLOR AND TEXTURE TO MATCH EXISTING. CONCRETE TO BE INSTALLED PER CALTRANS STANDARD DRAWING A87A. CONCRETE SHALL JOIN FLUSH WITH EXISTING ADJACENT GRADES.
4. EXISTING CURB

NOTES:

1. CONTRACTOR TO REMOVE AND REPLACE ADJACENT SIDEWALK PANELS IF DAMAGED DURING BIKE RACK REMOVAL. REMOVE EXISTING PANEL TO THE NEAREST JOINT AND REPLACE WITH FULL PANEL.
2. ANY EXISTING BOLTS THAT ARE NOT BEING REUSED MUST BE CUT DOWN TO BE 1" BELOW PAVING. PATCH WITH EPOXY GROUT, PER DETAIL 3/LC-202.

2 SIDEWALK PANEL REPLACEMENT AT SITE FURNISHING REMOVAL

1" = 1'-0"



LEGEND:

1. CUT EXISTING BOLT TO BE 1" BELOW PAVING
2. PATCH HOLE WITH EPOXY GROUT
3. EXISTING PAVING PER PLAN
4. EXISTING BOLT TO BE ABANDONED IN PLACE

3 EXISTING BOLT TO BE ABANDONED AT SITE FURNISHING REMOVAL

N.T.S.

LC202

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY:
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
VV, AA, AS	VV, AA, AS	CT, JJ

SCHMIDT DESIGN GROUP
1310 Rosecrans St., Suite G, San Diego, CA 92106
619.2361462
LIC. CA 2138 | NV 219 | AZ 34139
SCHMIDTDESIGN.COM

PLAN PREPARED UNDER SUPERVISON OF

LICENSED LANDSCAPE ARCHITECT
JEFF J. JUSTUS No. 4028
SIGNATURE
05-31-27
RENEWAL DATE
10-07-26
DATE
STATE OF CALIFORNIA

JEFF JUSTUS R.L.A. NO. 4028 10/07/2026 DATE

IMPROVEMENT PLAN: 100% CD SUBMITTAL - OCTOBER 7, 2026

CORONADO DOWNTOWN ENHANCEMENTS – PHASE 1

LANDSCAPE CONSTRUCTION DETAILS

DATE: 10/07/26
SHEET
34 OF 39
SHEETS
CITY OF CORONADO
PLAN R-302

Plotted: 10/6/2026 8:42:18 AM :: Saved: 10/1/2026 6:07:15 PM :: S:\— Projects\100-Munic, Infra, Util\24-106 Coronado Downtown Beautification\06-CD's\24-106 S-CON-DTLS.dwg :: AAguerre



STANDARD SINGLE LANE CLOSURE - TYPE 1

NOTE: THIS STANDARD SINGLE LANE CLOSURE MAY BE APPLIED AT ANY BLOCK AS NEEDED TO PERFORM THE WORK WITHIN WORK AREA 1. ON ANY ONE BLOCK, NO MORE THAN ONE TYPE (1, 2 OR 3) OF SINGLE LANE CLOSURE MAY BE IMPLEMENTED AT THE SAME TIME.

TRAFFIC CONTROL LEGEND

- CONSTRUCTION SIGN (AS NOTED ON PLAN)
- TYPE II BARRICADE
- TRAFFIC CONE
- DIRECTION OF TRAVEL
- FLASHING ARROW BOARD
- CONSTRUCTION LANE WIDTH — 12'
- WORK AREA
- CALTRANS ROW
- CALTRANS CENTERLINE
- EXISTING MTS BUS STOP — MTS BUS STOP

TRAFFIC SIGN LEGEND

LANE CLOSED		RIGHT LANE CLOSED AHEAD	ROAD WORK
C30(CA) (36"x 36")	(36"x 36")	C20 (RT) (36"x 36")	(36"x 36")

TRAFFIC CONTROL NOTES

1. CONTACT CALTRANS TRAFFIC MANAGEMENT CENTER AT 1-858-467-3090 PRIOR TO IMPLEMENTING LANE CLOSURE AND AFTER RESTORING NORMAL TRAFFIC OPERATIONS.
2. UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR TO VERIFY ACTUAL LOCATIONS IN FIELD.
3. TRAFFIC CONTROL SHALL CONFORM WITH 2025 CALTRANS STANDARD PLANS SPECIFICATIONS AND CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) LATEST EDITION.
4. CONTRACTOR SHALL ENSURE ACCESS TO DRIVEWAYS ARE MAINTAINED OPEN.
5. EXISTING SIGNS CONFLICTING WITH THE PROPOSED TEMPORARY TRAFFIC CONTROL SIGN SHALL BE COVERED.
6. PEDESTRIAN TRAFFIC MUST BE MAINTAINED WITH A MINIMUM OF 4' CLEARANCE ON SIDEWALK.
7. CONTRACTOR SHALL DISPLACE PARALLEL PARKING AS NEEDED TO ACCOMMODATE TAPER AND SIGNAGE (T.A.N.S.A.T.). PROVIDE NOTICE OF TEMPORARY PARKING CLOSURE VIA "NO PARKING" SIGNS MINIMUM 72 HOURS PRIOR TO CLOSURE.
8. WORK ZONES WITH TEMPORARY TRAFFIC CONTROL CLOSURE TIME SHALL BE BETWEEN 9:00 AM TO 3:00 PM

ALLOWABLE SEQUENCING

1. THESE PLANS REPRESENT THREE TYPES OF STANDARD SINGLE LANE CLOSURES THAT MAY BE IMPLEMENTED THROUGHOUT THE LIMITS OF WORK. THE CONTRACTOR SHALL NOT IMPLEMENT MORE THAN ONE TYPE OF SINGLE LANE CLOSURE AT A TIME ON ANY SINGLE BLOCK.

0 10 20 40 60
SCALE: 1" = 20'

CALTRANS PERMIT ###-XXX-####
APPROVED BY: _____ DATE

TC-001

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY: _____ CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
CL	GM	SC

PSOMAS
401 B Street, Suite 1600
San Diego, CA 92101
(619) 961-2800
www.psomas.com

PLAN PREPARED UNDER SUPERVISON OF

REGISTERED PROFESSIONAL ENGINEER CHARLES LAWSON No. C91694 CIVIL STATE OF CALIFORNIA

IMPROVEMENT PLAN:

CORONADO DOWNTOWN ENHANCEMENTS - PHASE 1

TRAFFIC CONTROL PLAN - TYPE 1

DATE: 10/07/26
SHEET 35 OF 39 SHEETS
CITY OF CORONADO
PLAN R-302

Plotted - 10/5/2026 8:54:40 AM :: Saved - 8/31/2026 2:34:49 PM :: J:\SD\5COR012712\CADD\Design\Sheets\5COR012712_TC-001.dwg :: gerardo.marquina



STANDARD SINGLE LANE CLOSURE - TYPE 2

NOTE: THIS STANDARD SINGLE LANE CLOSURE MAY BE APPLIED AT ANY BLOCK AS NEEDED TO PERFORM THE WORK WITHIN WORK AREA 2. ON ANY ONE BLOCK, NO MORE THAN ONE TYPE (1, 2 OR 3) OF SINGLE LANE CLOSURE MAY BE IMPLEMENTED AT THE SAME TIME.

TRAFFIC CONTROL LEGEND

- CONSTRUCTION SIGN (AS NOTED ON PLAN)
- TYPE II BARRICADE
- TRAFFIC CONE
- DIRECTION OF TRAVEL
- FLASHING ARROW BOARD
- CONSTRUCTION LANE WIDTH: 12'
- WORK AREA
- CALTRANS ROW
- CALTRANS CENTERLINE
- EXISTING MTS BUS STOP: MTS BUS STOP

TRAFFIC SIGN LEGEND

LANE CLOSED		RIGHT LANE CLOSED AHEAD	ROAD WORK
C30(CA) (36"x 36")	(36"x 36")	C20 (RT) (36"x 36")	(36"x 36")

TRAFFIC CONTROL NOTES

1. CONTACT CALTRANS TRAFFIC MANAGEMENT CENTER AT 1-858-467-3090 PRIOR TO IMPLEMENTING LANE CLOSURE AND AFTER RESTORING NORMAL TRAFFIC OPERATIONS.
2. UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR TO VERIFY ACTUAL LOCATIONS IN FIELD.
3. TRAFFIC CONTROL SHALL CONFORM WITH 2025 CALTRANS STANDARD PLANS SPECIFICATIONS AND CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) LATEST EDITION.
4. CONTRACTOR SHALL ENSURE ACCESS TO DRIVEWAYS ARE MAINTAINED OPEN.
5. EXISTING SIGNS CONFLICTING WITH THE PROPOSED TEMPORARY TRAFFIC CONTROL SIGN SHALL BE COVERED.
6. PEDESTRIAN TRAFFIC MUST BE MAINTAINED WITH A MINIMUM OF 4' CLEARANCE ON SIDEWALK.
7. CONTRACTOR SHALL DISPLACE PARALLEL PARKING AS NEEDED TO ACCOMMODATE TAPER AND SIGNAGE (T.A.N.S.A.T.). PROVIDE NOTICE OF TEMPORARY PARKING CLOSURE VIA "NO PARKING" SIGNS MINIMUM 72 HOURS PRIOR TO CLOSURE.
8. WORK ZONES WITH TEMPORARY TRAFFIC CONTROL CLOSURE TIME SHALL BE BETWEEN 9:00 AM TO 3:00 PM

ALLOWABLE SEQUENCING

1. THESE PLANS REPRESENT THREE TYPES OF STANDARD SINGLE LANE CLOSURES THAT MAY BE IMPLEMENTED THROUGHOUT THE LIMITS OF WORK. THE CONTRACTOR SHALL NOT IMPLEMENT MORE THAN ONE TYPE OF SINGLE LANE CLOSURE AT A TIME ON ANY SINGLE BLOCK.

0 20 60
10 40
SCALE: 1" = 20'

CALTRANS PERMIT ###-XXX-####
APPROVED BY: _____ DATE

TC-002

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY: _____ CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
CL	GM	SC

PSOMAS
401 B Street, Suite 1600
San Diego, CA 92101
(619) 961-2800
www.psomas.com

PLAN PREPARED UNDER SUPERVISON OF

REGISTERED PROFESSIONAL ENGINEER CHARLES LAWSON No. C91694 CIVIL STATE OF CALIFORNIA

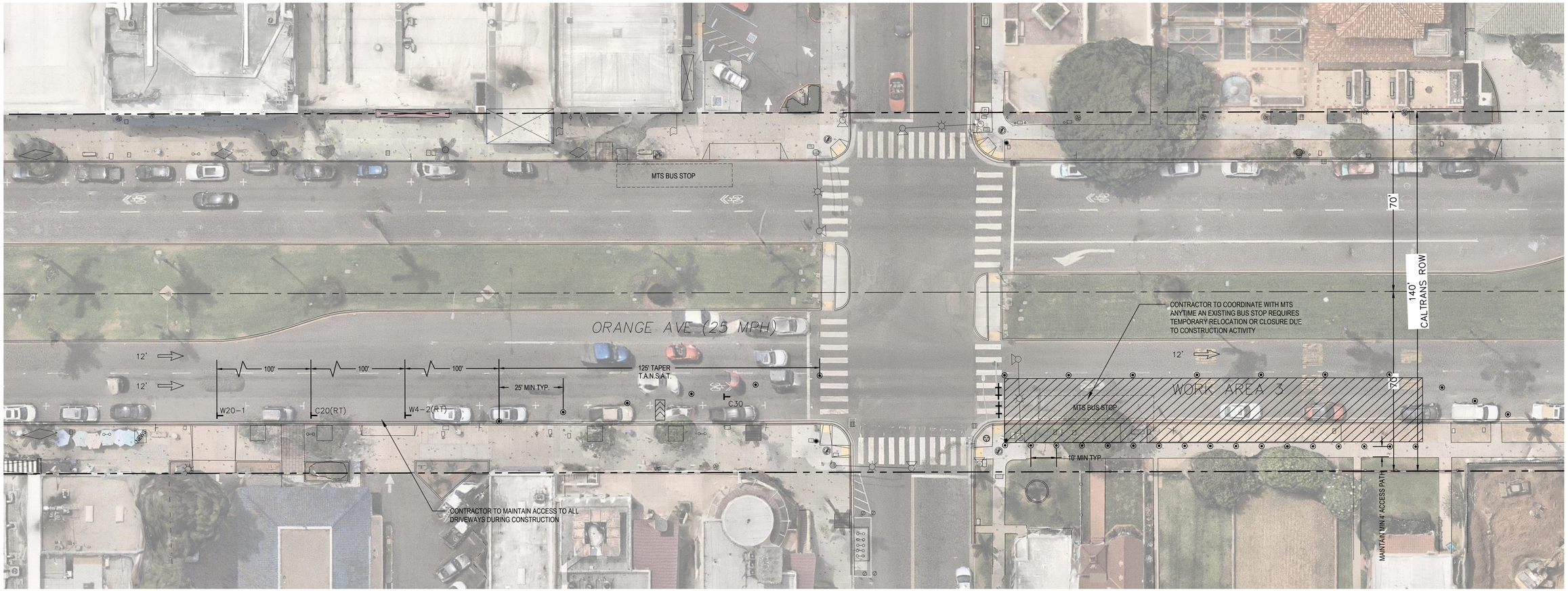
IMPROVEMENT PLAN:

CORONADO DOWNTOWN ENHANCEMENTS - PHASE 1

TRAFFIC CONTROL PLAN - TYPE 2

DATE: 10/07/26
SHEET 36 OF 39 SHEETS
CITY OF CORONADO
PLAN R-302

Plotted - 10/5/2026 8:56:35 AM :: Saved - 8/31/2026 2:34:26 PM :: J:\SD\55OR012712\CADD\Design\Sheets\55OR012712_TC-002.dwg :: gerardo.marquina



STANDARD SINGLE LANE CLOSURE - TYPE 3

NOTE: THIS STANDARD SINGLE LANE CLOSURE MAY BE APPLIED AT ANY BLOCK AS NEEDED TO PERFORM THE WORK WITHIN WORK AREA 3. ON ANY ONE BLOCK, NO MORE THAN ONE TYPE (1, 2 OR 3) OF SINGLE LANE CLOSURE MAY BE IMPLEMENTED AT THE SAME TIME.

TRAFFIC CONTROL LEGEND

- CONSTRUCTION SIGN (AS NOTED ON PLAN)
- TYPE II BARRICADE
- TRAFFIC CONE
- DIRECTION OF TRAVEL
- FLASHING ARROW BOARD
- CONSTRUCTION LANE WIDTH — 12'
- WORK AREA
- CALTRANS ROW
- CALTRANS CENTERLINE
- EXISTING MTS BUS STOP — MTS BUS STOP

TRAFFIC SIGN LEGEND



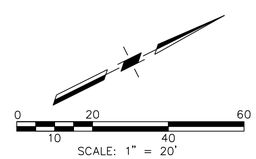
C30(CA) (36"x 36") | (36"x 36") | C20 (RT) (36"x 36") | (36"x 36")

TRAFFIC CONTROL NOTES

1. CONTACT CALTRANS TRAFFIC MANAGEMENT CENTER AT 1-858-467-3090 PRIOR TO IMPLEMENTING LANE CLOSURE AND AFTER RESTORING NORMAL TRAFFIC OPERATIONS.
2. UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR TO VERIFY ACTUAL LOCATIONS IN FIELD.
3. TRAFFIC CONTROL SHALL CONFORM WITH 2025 CALTRANS STANDARD PLANS SPECIFICATIONS AND CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) LATEST EDITION.
4. CONTRACTOR SHALL ENSURE ACCESS TO DRIVEWAYS ARE MAINTAINED OPEN.
5. EXISTING SIGNS CONFLICTING WITH THE PROPOSED TEMPORARY TRAFFIC CONTROL SIGN SHALL BE COVERED.
6. PEDESTRIAN TRAFFIC MUST BE MAINTAINED WITH A MINIMUM OF 4' CLEARANCE ON SIDEWALK.
7. CONTRACTOR SHALL DISPLACE PARALLEL PARKING AS NEEDED TO ACCOMMODATE TAPER AND SIGNAGE (T.A.N.S.A.T.). PROVIDE NOTICE OF TEMPORARY PARKING CLOSURE VIA "NO PARKING" SIGNS MINIMUM 72 HOURS PRIOR TO CLOSURE.
8. WORK ZONES WITH TEMPORARY TRAFFIC CONTROL CLOSURE TIME SHALL BE BETWEEN 9:00 AM TO 3:00 PM

ALLOWABLE SEQUENCING

1. THESE PLANS REPRESENT THREE TYPES OF STANDARD SINGLE LANE CLOSURES THAT MAY BE IMPLEMENTED THROUGHOUT THE LIMITS OF WORK. THE CONTRACTOR SHALL NOT IMPLEMENT MORE THAN ONE TYPE OF SINGLE LANE CLOSURE AT A TIME ON ANY SINGLE BLOCK.



SCALE: 1" = 20'

CALTRANS PERMIT ###-XXX-####

APPROVED BY: _____ DATE

TC-003

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
CL	GM	SC

PSOMAS
401 B Street, Suite 1600
San Diego, CA 92101
(619) 961-2800
www.psomas.com

PLAN PREPARED UNDER SUPERVISON OF

REGISTERED PROFESSIONAL ENGINEER CHARLES LAWSON No. C91694 CIVIL STATE OF CALIFORNIA

IMPROVEMENT PLAN:

CORONADO DOWNTOWN ENHANCEMENTS - PHASE 1

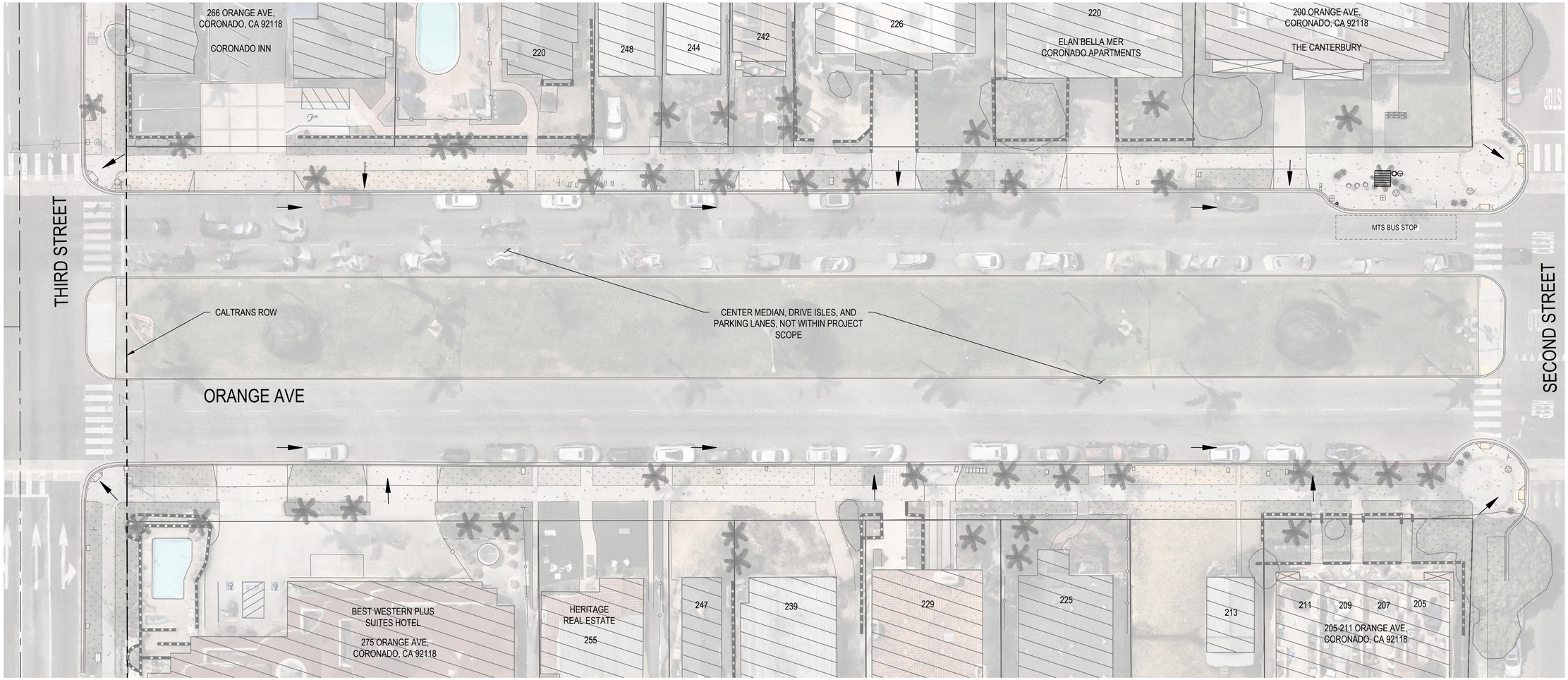
TRAFFIC CONTROL PLAN - TYPE 3

DATE: 10/07/26

SHEET 37 OF 39 SHEETS

CITY OF CORONADO
PLAN R-302

Plotted - 10/5/2026 8:58:32 AM :: Saved - 8/31/2026 2:34:03 PM :: J:\SD\SCOR012712\CADD\Design\Sheets\SCOR012712_TC-003.dwg :: gerardo.marquina



LEGEND

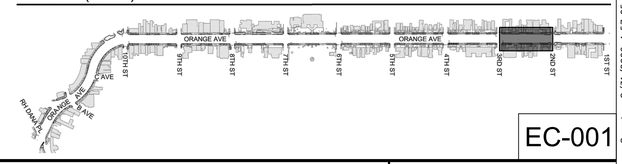
- STORM DRAIN INLET PROTECTION (SC-10)
- APPROXIMATE DIRECTION OF DRAINAGE FLOWS
- CALTRANS ROW (SEE SURVEY AND EXISTING CONDITION NOTE 3 ON SHEET 1)
- CENTER LINE

BMPs TO BE APPLIED HOLISTICALLY

SS-1	SCHEDULING
SS-2	PRESERVATION OF PROPERTY/PRESERVATION OF EXISTING VEGETATION
SC-7	STREET SWEEPING
SC-10	TEMPORARY DRAIN INLET PROTECTION
WE-1	WIND EROSION CONTROL
NS-1	WATER CONTROL AND CONSERVATION
NS-3	PAVING, SEALING, SAW CUTTING, AND GRINDING OPERATIONS
NS-7	POTABLE WATER/IRRIGATION
NS-12	CONCRETE CURING
NS-14	CONCRETE FINISHING
WM-1	MATERIAL DELIVERY AND STORAGE
MW-2	MATERIAL USE
MW-4	SPILL PREVENTION AND CONTROL
MW-9	SANITARY / SEPTIC WASTE MANAGEMENT

0 20 60
10 40
SCALE: 1" = 20'

KEY MAP (N.T.S.)



EC-001

NOTE: EROSION CONTROL PLANS FOR BLOCKS 300, 400, 500, 600, 700, 900, 1000, 1100, AND 1200 SHALL BE DOCUMENTED IN THE CALTRANS WPCP.

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY
CITY ENGINEER
DATE: 10/7/26

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REGISTERED PROFESSIONAL ENGINEER
CHARLES LAWSON
No. C91694
CIVIL
STATE OF CALIFORNIA

IMPROVEMENT PLAN:

CORONADO DOWNTOWN ENHANCEMENTS - PHASE 1

THIRD STREET TO SECOND STREET

200 BLOCK

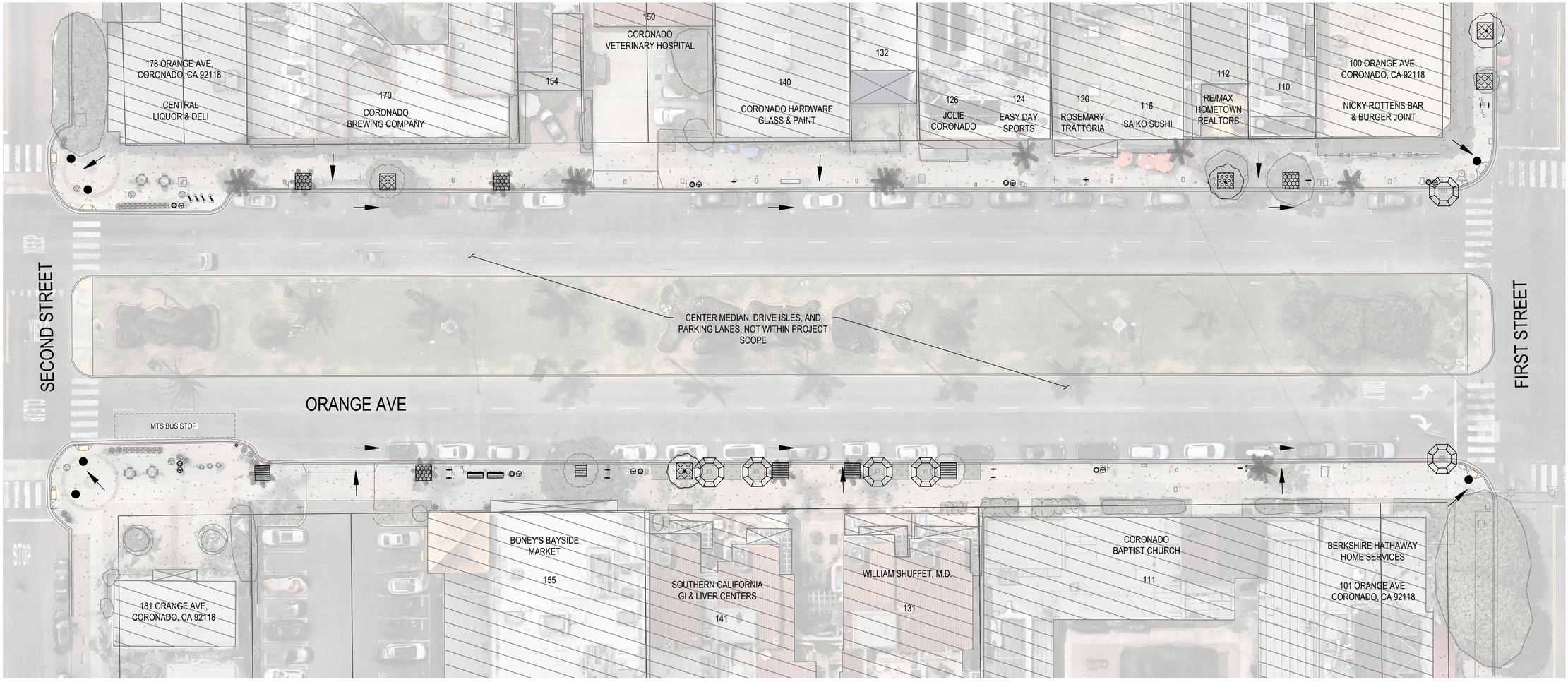
EROSION CONTROL PLAN

DATE: 10/07/26

SHEET
38 OF 39
SHEETS

CITY OF CORONADO
PLAN R-302

Plotted – 10/5/2026 8:59:46 AM :: Saved – 8/31/2026 4:57:25 PM :: J:\SD\SCOR012712\CADD\Design\Sheets\SCOR012712_EC-001.dwg :: gerardo.marquina



LEGEND

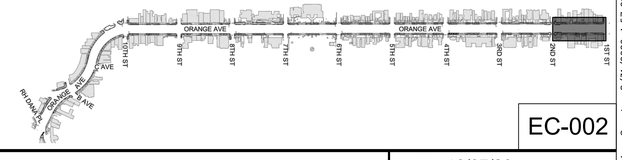
- STORM DRAIN INLET PROTECTION (SC-10)
- APPROXIMATE DIRECTION OF DRAINAGE FLOWS
- CALTRANS ROW (SEE SURVEY AND EXISTING CONDITION NOTE 3 ON SHEET 1)
- CENTER LINE

BMPs TO BE APPLIED HOLISTICALLY

SS-1	SCHEDULING
SS-2	PRESERVATION OF PROPERTY/PRESERVATION OF EXISTING VEGETATION
SC-7	STREET SWEEPING
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NS-14	CONCRETE FINISHING
WM-1	MATERIAL DELIVERY AND STORAGE
MW-2	MATERIAL USE
MW-4	SPILL PREVENTION AND CONTROL
MW-9	SANITARY / SEPTIC WASTE MANAGEMENT

0 20 60
10 40
SCALE: 1" = 20'

KEY MAP (N.T.S.)



NOTE: EROSION CONTROL PLANS FOR BLOCKS 300, 400, 500, 600, 700, 900, 1000, 1100, AND 1200 SHALL BE DOCUMENTED IN THE CALTRANS WPCP.

EC-002

REVISIONS	DESCRIPTION	APP'D	DATE

CITY OF CORONADO
PUBLIC SERVICES AND ENGINEERING DEPARTMENT

APPROVED BY	BY	DATE
PUBLIC SERVICES AND ENGINEERING		

APPROVED BY:
CITY ENGINEER
DATE: 10/7/26

DESIGNED BY:	DRAWING BY:	CHECKED BY:
CL	GM	SC

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REGISTERED PROFESSIONAL ENGINEER
CHARLES LAWSON
No. C91694
CIVIL
STATE OF CALIFORNIA

IMPROVEMENT PLAN:

CORONADO DOWNTOWN ENHANCEMENTS - PHASE 1

SECOND STREET TO FIRST STREET
100 BLOCK

EROSION CONTROL PLAN

DATE: 10/07/26
SHEET
39 OF 39
SHEETS

CITY OF CORONADO
PLAN R-302

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