

Windansea Beach Slope Protection & Belvedere Project



21 October 2016

Friends of Windansea Bio:

In 1997 Friends of Windansea (Friends) recognized an erosion of the beauty of Windansea Beach and formed as an ad hoc group committed to the protection, preservation and restoration of our favorite beach. Through public workshops facilitated by Friends the "Design Guidelines, Erosion Control & Maintenance Plan for Windansea Beach" was drawn in 1998 and adopted by the City of San Diego in 2001 as the official plan for Windansea Beach. It has been a \$600,000 effort conceived, designed and constructed entirely through Friends' initiative and the generosity of donors such as Bonnie Coggan and Tom Morgan, along with organizations such as Kiwanis and the efforts of public figures Councilman Harry Mathis, Assembly Member Howard Wayne, and Congressman Scott Peters. All donations are held in trust by La Jolla Parks and Beaches, Inc. (LJP&B), a California 501.c3 non-profit group exclusively for Friends and used for implementation and ongoing maintenance of the plan.

The Surf Shack at Windansea Beach was built by returning WWII surfers for shade and aloha and over the course of the Windansea plan's 22-year implementation Friends of Windansea have re-constructed the historic and iconic structure twice. They threw it a platinum birthday party in honor of its 70th birthday this year and even if you weren't there you probably heard it!

Friends of Windansea are:

Melinda Merryweather, Hans Newman, Debbie Beacham, Patrick Ahern, Rosina Beaver, Matthew Welsh, Jim Neri, and you!



September 7, 2017

La Jolla Parks & Beaches, Inc.
P.O. Box 138
La Jolla, California 92038

Dear La Jolla Parks & Beaches, Inc.:

Please accept this letter as my authorization for Melinda Merryweather and Jim Neri, acting on behalf of Friends of Windansea (Friends), to utilize up to \$100,000.00 of the funds gifted to Friends for use on any project within the boundaries of the La Jolla Community Plan that will result in better and safer visual and physical access to our beaches, bluffs and shores.

Based on their past actions I have the ultimate faith in their goals to protect, enhance and preserve the La Jolla Coastline.

Sincerely,

Tom Morgan

La Jolla Parks and Beaches - Friends of Windansea - P.O. Box 438 - La Jolla, California 92038



Playa Del Norte, San Diego, CA 92037, USA

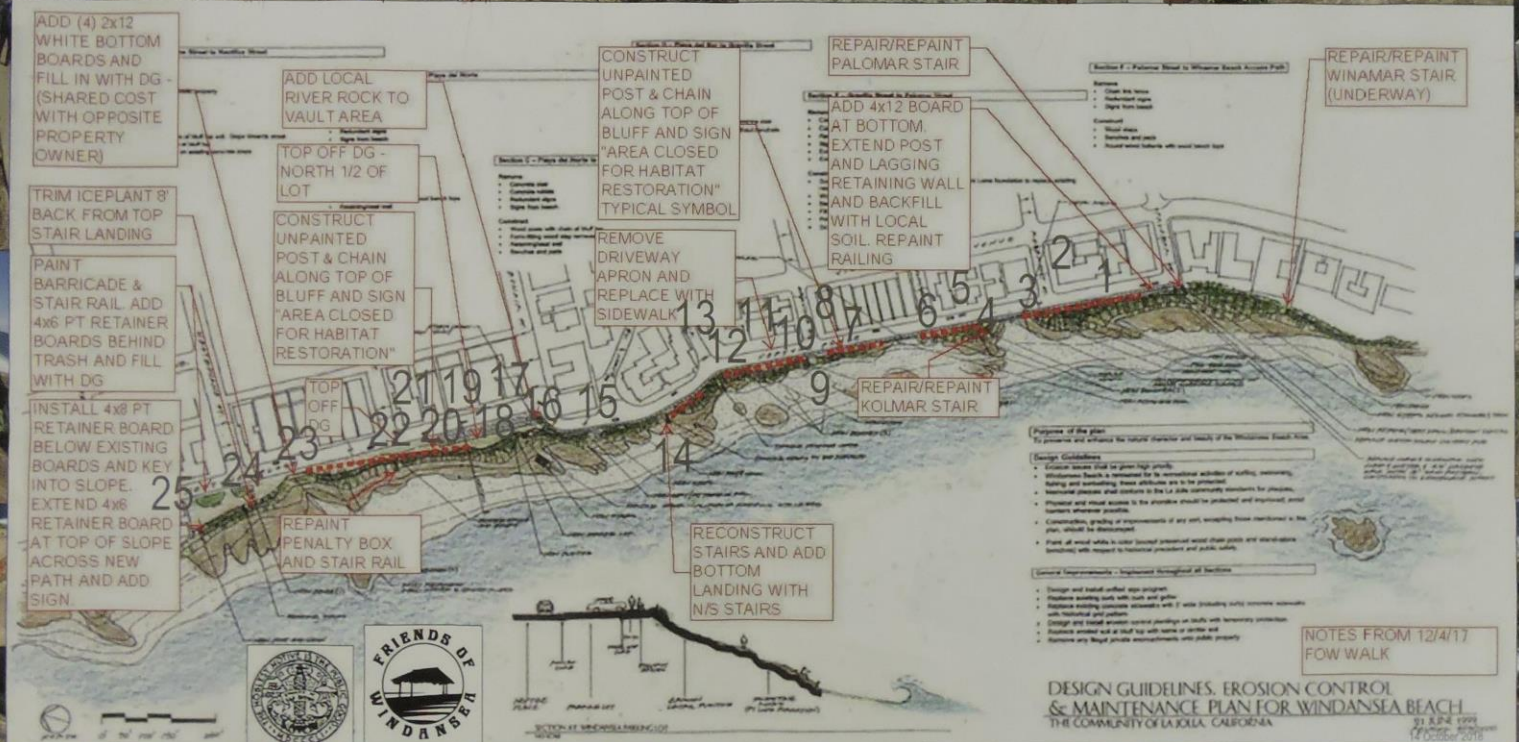
© 2013 Google

Google earth

1994

32°49'48.48" N 117°16'40.00" W elev 103 ft eye alt 3285 ft

Project Vicinity



Slope Protection Improvement Plan



Photo by Mike Krey

Authorities say an act of vandalism recently destroyed a longtime shack that stood on Windansea Beach, off Neptune Place near Rosemont Street. Police said it appeared that chains attached to a vehicle were used to haul down the public structure. The shack was popular with beach visitors who could sit inside and enjoy scenic coastal views. However, some nearby residents say the shack was a nuisance and was troublesome for the neighborhood. At this point, Capt. Bill Norton of the City Lifeguard Services Department said plans call for the eventual replacement of the shack. "But other projects have a higher priority, so it's impossible to say when it will be replaced," he said.

Town Co

By MIKE KREY
UCSD and the La Jolla Town Council are struggling to shape the future of a vacant parcel of university-owned land near the Via Capri/Hillside Drive intersection.

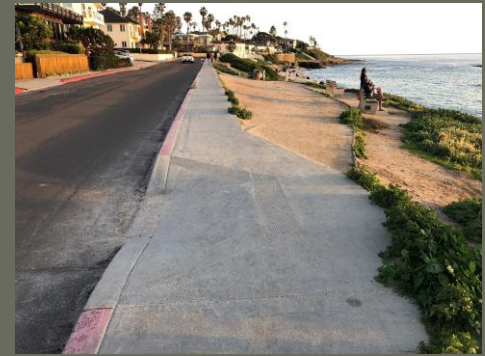
For the past two years, the university has attempted to sell the property. During the same period, the Town Council has recommended preserving the area as open space.

Angered that University of California Regents recently advertised for bids on the land, William C. Kellogg, Town Council president, reiterated hopes that government agencies could combine to preserve the land as open space.

The issue erupted last year when the Regents, which govern UCSD, went to court for approval to sell the land. Under the original agreement, the university was to use the land for educational purposes, as is the case with the land across Via Capri, which is used as a site for laboratories.

However, the university determined there could be no solid educational use for the land. According to the court ruling, the Regents may sell the land but must use the proceeds to purchase other land.

The Town Council before its September 1981 meeting resolved that the land should be left open space, recommending that the university donate the land to public use through donation or purchase.



Windansea Belvedere Destroyed by Vandals in 1982

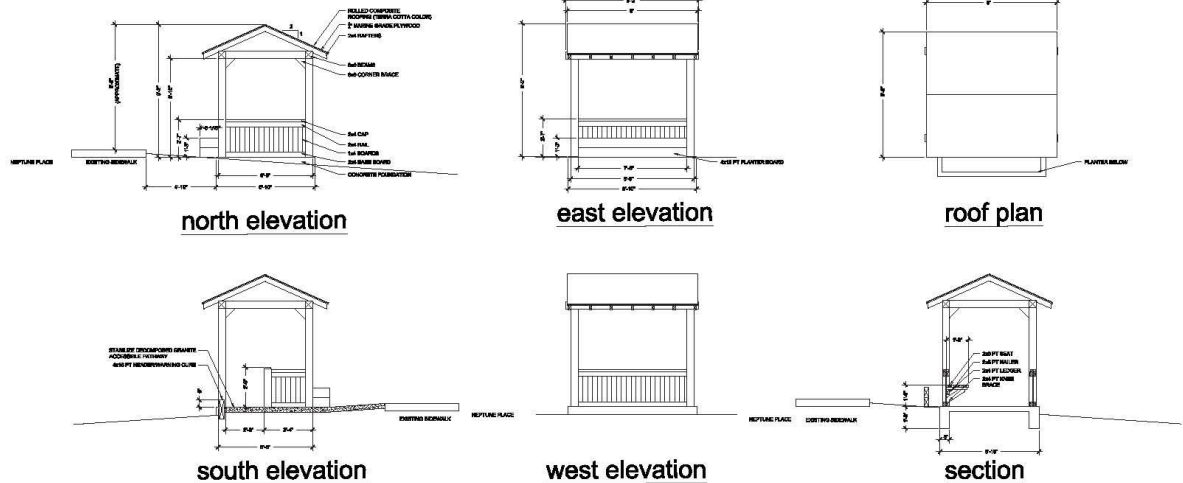


Belvedere at The Children's Pool



Original Belvedere - constructed 1912 +

- NOTES:
1. ALL LUMBER TO BE FSC-CERTIFIED DIMENSIONAL CONSTRUCTION GRADE REDWOOD
 2. ALL LUMBER TO BE DOUBLE PRIMED AND PAINTED WITH 'DURALUX' MARINE PAINT FRAZZE ACCORDING 'ALLIGATOR GREEN'



KOLMAR STREET BELVEDERE RECONSTRUCTION

WINDANSEA BEACH, LA JOLLA, CA
PART OF KOLMAR STREET, LA JOLLA, CA
11 SEPTEMBER 2016
TOWN OF WINDANSEA



- Asks for a member to volunteer to be election committee— call up the other board members to see who is interested in the upcoming positions. President, and both Secretary positions.
- Upcoming meetings – agreed next meeting is October 22 as usual normally be scheduled. The next meeting after that will be a combined meeting on Monday Dec 3, to coincide around the Thanksgiving and Christmas holidays. Passed 13-0 unanimous.

Action Items

- Approval for payment of invoice for Windansea clean-up—Melinda Merryweather requested and approved for \$720 payable out of Windansea account. Passed unanimous 13-0
- Pay Avenue like Path cleanup—discussion or approvals as needed (RICE permit, application to Kinross, etc.)—Debbie Adams/Sally Miller. Sally stated that she wrote a request with John to Kinross, and they were granted \$1,500. A new LPRIS sub-account will be setup for the Pay Ave path clean-up dollars. The La Jolla Parks & Beaches are very thankful for the Kinross support! The committee will coordinate and get right of entry permits to cleanup of beach for next month's community clean-up, and raise more money.
- Modification of letter to California Coastal Commission as approved by emergency action last month—Melinda Merryweather/Bob Evans. Melinda stated the hearing has already been moved to Oct 10, 11, or 12 in San Diego. Motion to approve the previously written letter regarding Princess Ct. access, and passed 14-0 unanimous.
- Modification of the plaque to be installed at the Children's Pool and approval of agreement to SouthWest Trophy & Awards for \$23875—Mary Ellen Morgan reported the plaque has been redesigned to meet last month's meeting's approval concept, and has been ordered. Bill be finished on an existing Boulder close to hearing and Motion to approve install and payment by Mary Ellen, and 2nd try Patrick – approved 14-0 unanimous.
- Request for release of 2019 summer memorandum at Scripps Park for the construction of the Pavilion new restroom project during summer 2019—July Halter proposed, and passed 14-0 unanimous.
- Approval of a project to rebuild a belvedere believed to have been at Windansea—Melinda stated that belvederes used to be present between Normal & Palmaris, and was illegally torn down by a neighbor in late 80s or early 90s. Now seeking approval to rebuild and mostly funded by Friends of Windansea, and discussion among Board about neighbor concerns, right of entry permits, CCC issues. Daily notified to approve request as presented by Melinda for further discussion and input from community. July 27, passed 14-0 unanimous.
- Approval to hire subcontractor for 840hour—Dan Allen/John Leek. Johns says not much to update not except trying to get new URL, www.LaJollaParksandBeaches.org. Bill suggests table discussion to next meeting. And should have multiple member sign ability. Motion passed 14-0 unanimous.
- Rescheduling of December 24, 2018 meeting—(already discussed in Vice President's report)

Discussion Items

- Discussion of Capital Improvements and Maintenance List for 2019—Patrick Adams and Janet Stauffer Collins. Janet reports that bike racks will be installed at White View Park, and the Winding Blvd. Asking the L.P. Recreation advisors about the City maintenance fee—there's much trash and broken glass in the area. Additionally, the Cape Shore area needs much maintenance and clean-up too. Bill reported that the shore owners has been cooperative to park, and Janet will contact owner and

La Jolla Parks and Beaches, Inc., P. O. Box 185, La Jolla, California 92038

lajollaparksandbeaches@gmail.com

Regular Meetings: 4th Monday of the month, 4:00 PM, La Jolla Recreation Center, 615 Prospect St., La Jolla

- Earth tones, stone and glass, interlaced with trees.
 - Overhangs are fire sprinklers. Wall to protect native from cross contamination
- 12/11/2018 Committee Deliberation**
- Graded pad is being expanded
 - Blue retention provided, natural pervaporation of 2% of lot area
 - Will any solar or other be included on lot (no, using a Bush "waifu shape" On-scap solar will be seen this summer on Riviera drive.
 - Bees in contact with neighbor's tree
 - Roof appearance is important (intend to run gravel for fireliner aesthetics)
 - How high are retaining walls (stepping back 3-11, 8-5, 4-3, 11-10 Vertical and vegetated Lotry vegetated wall screened by trees.)
- 12/11/2018 Public Comment**
- None
- 12/11/2018 Deliver for Next Time**
- Site section line/line through adjacent properties and Blvd/area to public park.
 - Bring example of "waifu" solar
 - Larger landscape plan with color and plant materials
 - Outline of existing building on proposed plan "envelope"
 - Materials board or color rendering "How does it look on lot?"
 - Project date to Chair
 - Enlarged sample site wall section showing method of planting on walls
 - Expanded view region (expanded context).

6. COMMUNITY ITEM 12/11/2018

Project Name: Windansea Cabana

LA JOLLA - Presentation by Melinda Merryweather to request a vote by DPE in support of reconstruction of the Windansea Cabana. **Interest**

- 12/11/2018 Applicant Presentation - Merryweather**
 - Discovered later and historic photo
 - Friends of Windansea to say if City has requested photo at beach
 - From down in 1982 by vandals
 - Concrete remains in situ and unable to replace (only EXACTLY to line)
- 12/11/2018 Committee Deliberation**
 - Committee speaks with project manager at city (change) to see if CDP could be avoided. Answer was initially
 - San Diego has a certified local coastal program, may not be able to build if it's more certified rules
 - As a community group, can you just support the plan and voice or endorsement if the city can determine that a CDP is not required for reconstruction of a vandalized structure
- 12/11/2018 Committee Deliberation**

12/11/2018 MOTION

- To recommend the city approve the reconstruction of the historic Windansea Belvedere "waifu structure" built adjacent to Kolmar Station approximately 1912 to be replaced in kind per SD standards and per the attached plans and if at all permissible to expedite the process immediately (Time/Committee)
- In Favor: Melinda, Karen, Corinne, Rajagopal, Collins, Lora
- Opposed: none
- Absent: Will (in chair)
- MOTION PASSES 6-0**

Adjourn



October 4, 2018

Melinda Merryweather
Jim Neer
Friends of Windansea

RE: Kolmar Street Belvedere Reconstruction

Melinda and Jim:

Thank you for the initiative by the Friends of Windansea to reconstruct the Kolmar Street Belvedere. The belvedere has long been a cultural landscape feature of La Jolla's coastline, and a welcome return for residents and visitors alike. They appear in photographs of La Jolla's earliest developments and into the present day—and thanks to your efforts, will serve future beachgoers, sightseers, and surfers.

We applaud your work to restore one of these iconic structures, and lend our support to the effort. The Society greatly appreciates and encourages this reconstruction, and congratulates you on the provisioning of resources for the work and the research undertaken on the design.

Sincerely,
Heath Fox
Executive Director

12 December 2018

Mr. Alexander Llerandi
Coastal Program Analyst
California Coastal Commission
7575 Metropolitan Drive #103
San Diego CA 92108

Subj: Kolmar belvedere

Dear Mr. Llerandi:

La Jolla Parks & Beaches understands that Friends of Windansea plans to apply to the Commission for a permit to rebuild a green wooden structure, called a belvedere, at the foot of Kolmar Street in La Jolla. This structure will be substantially identical to similar historic structures along the La Jolla coastline in the vicinity of the Cove. Our board unanimously approved in concept plans for such belvedere which would replicate one located at the same location until destroyed some years ago. Thank you for your consideration of this information.

Very truly yours,

Ann Dynes
Ann Dynes
Pres., LJP&B

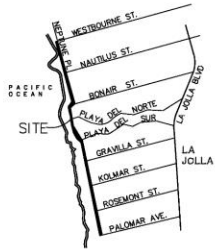
cc: Barbara Bry, City Councilmember, District One
Herman Parker, Director, Parks and Recreation
Andy Field, Assistant Director, Parks and Recreation
Bob Steck, President, La Jolla Community Planning Association
Ann Kerr Bache, President, La Jolla Town Council

La Jolla Parks and Beaches, Inc. is a registered California charitable (public benefit) corporation and exempt from Federal income tax under section 501(c)(3) of the IRS Code. Contributions are tax deductible. FEIN 45-3281923
Regular Meetings: 4th Monday of the Month, La Jolla Recreation Center, 615 Prospect St., La Jolla

P. O. Box 185, La Jolla, California 92038 + lajollaparksandbeaches@gmail.com

Belvedere Approvals

WINDANSEA BEACH SLOPE PROTECTION IMPROVEMENTS



NOT TO SCALE

VICINITY MAP

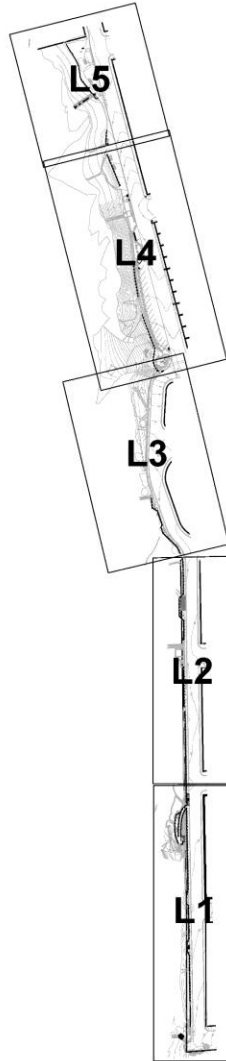
FIELD SURVEY:
SNIPES-DYE ASSOCIATES
DATE: TBD

BENCHMARK:
DESCRIPTION: BRASS PLUG IN TOP OF CURB
LOCATION: NORTHEAST CORNER OF NEPTUNE PLACE AND BONAIR STREET.
ELEVATION: 34.839 USC&GS DATUM

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

**PRIME CONSULTANT
LANDSCAPE ARCHITECT:**
NERI LANDSCAPE
ARCHITECTURE
401 VIA DEL NORTE
LA JOLLA, CA 92037
P: (858) 459-2060
F: (858) 459-2081
M: (858) 354-6701
CONTACT: JIM NERI
JIM@NERILA.COM

CIVIL ENGINEER:
SNIPES-DYE ASSOCIATES
8348 CENTER DRIVE, STE. O
LA MESA, CA 91942
P: (619) 667-9234
F: (619) 460-2033
CONTACT: BOB BRUCKART
BOB@SNIPESDYE.COM



GENERAL NOTES:

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

IRRIGATION NOTE:

THERE IS NO IRRIGATION PROPOSED FOR THIS NATURAL SITE.

DRAINAGE NOTES:

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

LANDSCAPE CONCEPT STATEMENT

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

APPLICABLE CODES, DRAWINGS, AND SPECIFICATIONS

STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2018

CITY OF SAN DIEGO WHITEBOOK, 2018 SUPPLEMENT (TO BE USED IN CONJUNCTION WITH GREENBOOK).

CITY OF SAN DIEGO STANDARD DRAWINGS, 2018

CALIFORNIA MUTCD, 2014

(U.S. CUSTOMARY) UNIT STANDARD PLANS, CURRENT EDITION, DOCUMENT NO. AEC0925961

(U.S. CUSTOMARY) SPECIFICATIONS, CURRENT EDITION, DOCUMENT NO. AEC0926062

CALIFORNIA BUILDING CODE, DISABLED ACCESS REGULATIONS, TITLE 24 (2019)

1990 AMERICANS WITH DISABILITIES ACT / AMERICANS WITH DISABILITIES ACT ACCESSIBILITIES GUIDELINES

SHEET INDEX

DRAWING NO.

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

Project No.: 008
Drawing: 008
Client: JPL

NERI LANDSCAPE ARCHITECTURE
401 VIA DEL NORTE
LA JOLLA, CA 92037
TEL: (858) 459-2060
WWW.NERILA.COM



LANDSCAPE IMPROVEMENT PLANS FOR
**WINDANSEA BEACH
SLOPE PROTECTION**
Palomar, Annapolis and Westbourne Street
La Jolla, CA 92037

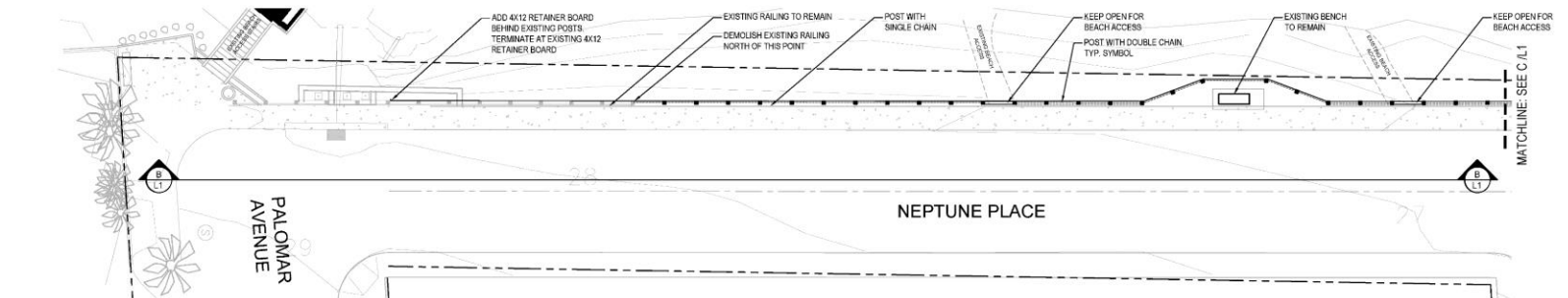
FOR APPROVAL

JUNE 2020

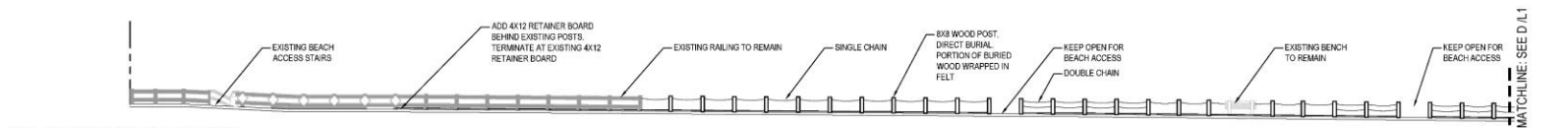
COASTAL
DEVELOPMENT
PERMIT

TS

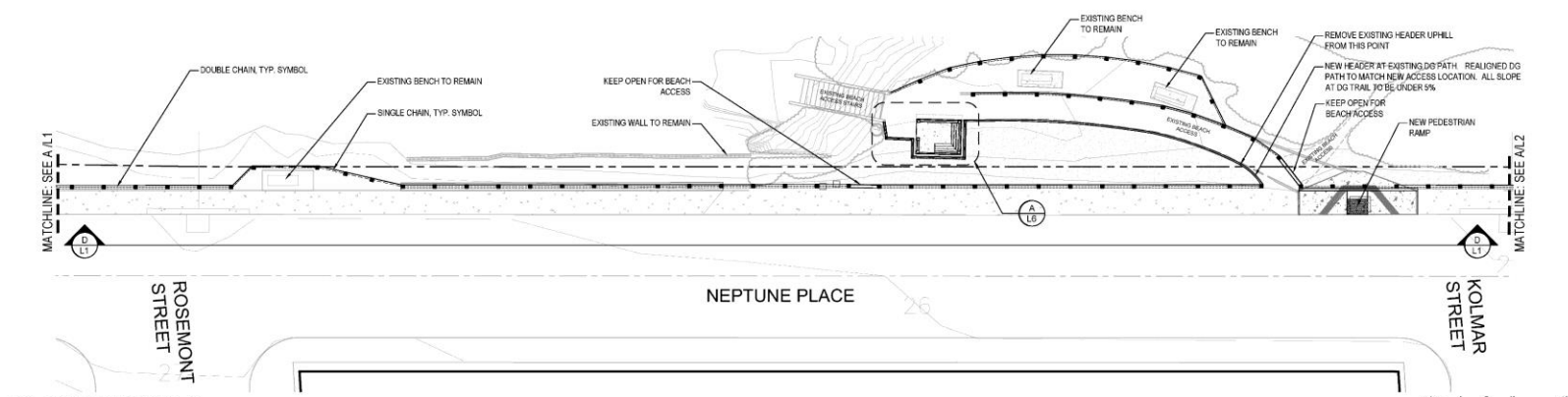
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



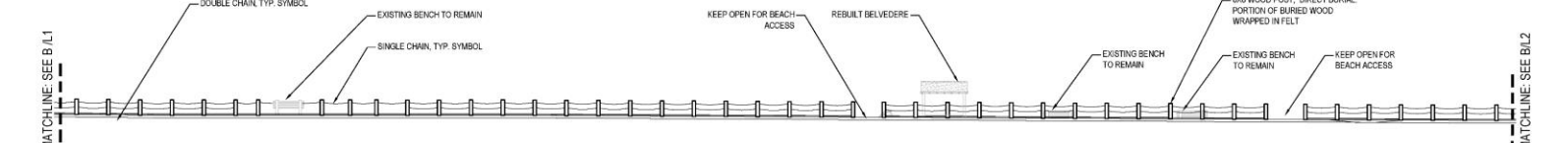
(A) SLOPE PROTECTION PLAN
PLAN



(B) SLOPE PROTECTION ELEVATION
ELEVATION



(C) SLOPE PROTECTION PLAN
PLAN



(D) SLOPE PROTECTION ELEVATION
ELEVATION



Project No.: 008
 Date: 03/2020
 Client: JPL



LANDSCAPE IMPROVEMENT PLANS FOR
WINDANSEA BEACH
SLOPE PROTECTION
 Palomar Avenue and Windansea Street
 La Jolla, CA 92037

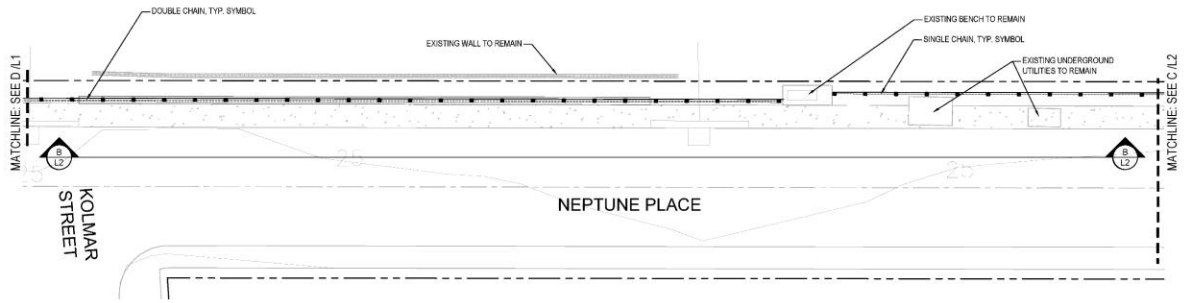
FOR APPROVAL

JUNE 2020

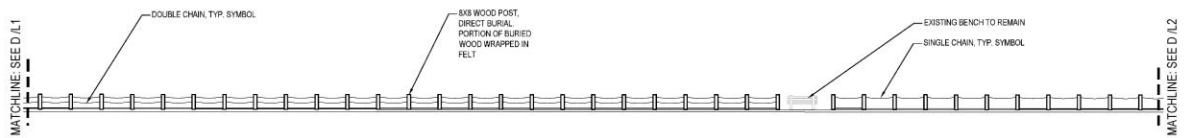
SLOPE PROTECTION



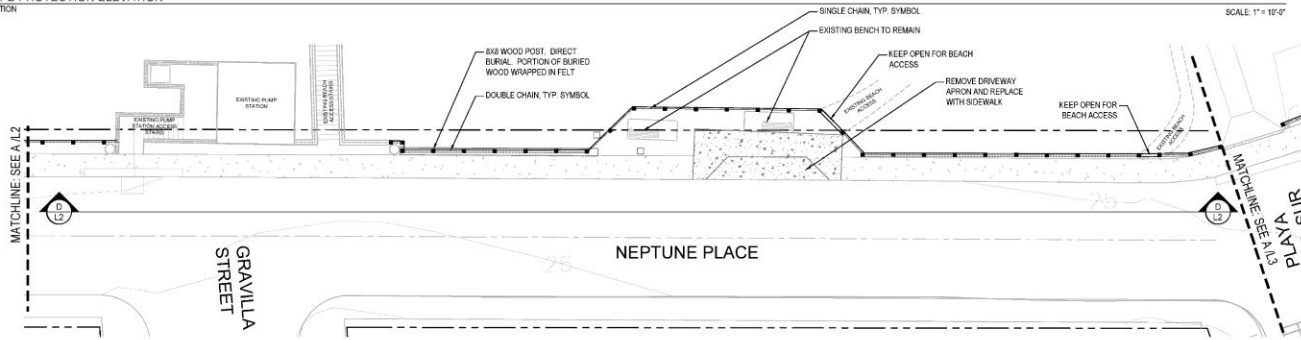
ALL RIGHTS RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



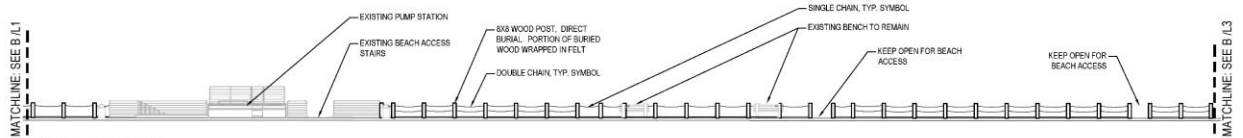
A SLOPE PROTECTION PLAN



B SLOPE PROTECTION ELEVATION



C SLOPE PROTECTION PLAN



D SLOPE PROTECTION ELEVATION

SCALE: 1" = 10'-0"



Project No.: 006
 Drawn: 1008
 Checked: JPH
NLA
NEERI
LANDSCAPE
ARCHITECTURE
 10000 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90024
 Tel: 310.276.1111
 Fax: 310.276.1112
 www.neeriland.com



LANDSCAPE IMPROVEMENT PLANS FOR
WINDANSEA BEACH
SLOPE PROTECTION
 1 Palmcor Avenue and Westshore Street
 La Jolla, CA 92037

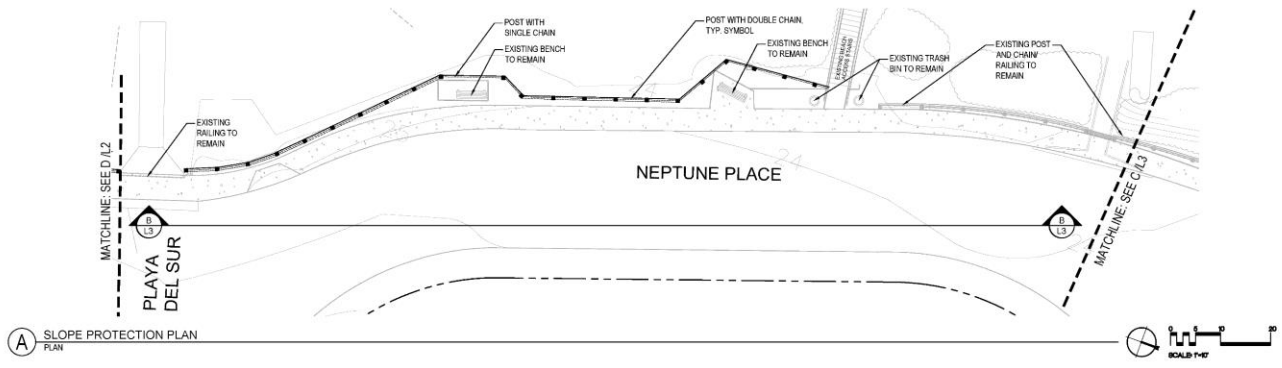
FOR APPROVAL

JUNE 2020

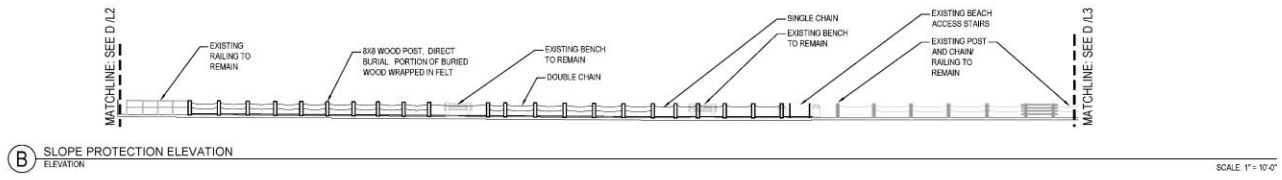
SLOPE PROTECTION

L2

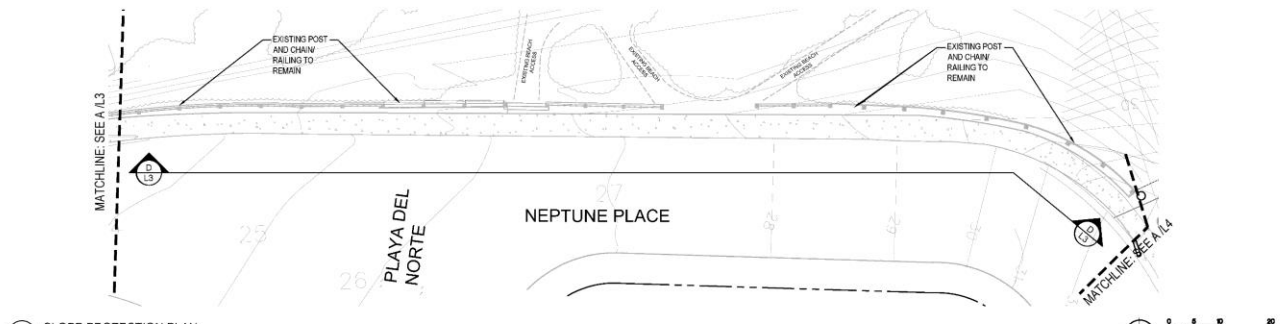
ALL CADD GENERATED AND CHECKED BY THE ARCHITECT. ANY CHANGES TO THE CADD SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.



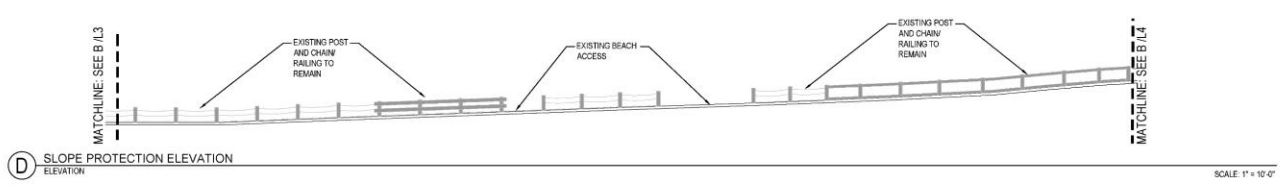
A SLOPE PROTECTION PLAN



B SLOPE PROTECTION ELEVATION



C SLOPE PROTECTION PLAN



D SLOPE PROTECTION ELEVATION



Project No.: 20
 Date: 10/21
 Designer: JPN
 Client: JPN

N LA
NERO
ARCHITECTURE
 Landscape Architecture
 1000 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90024
 Phone: (213) 696-1111
 Fax: (213) 696-1112
 www.nerolandscape.com



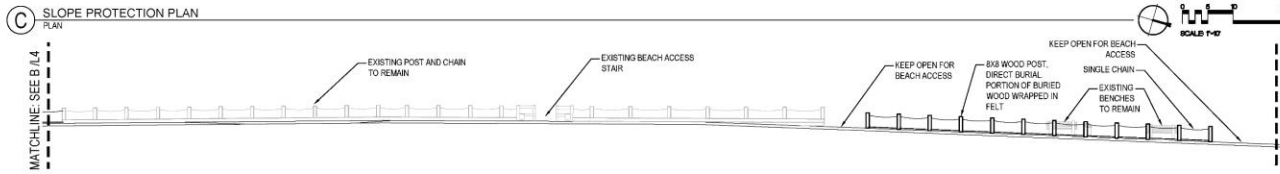
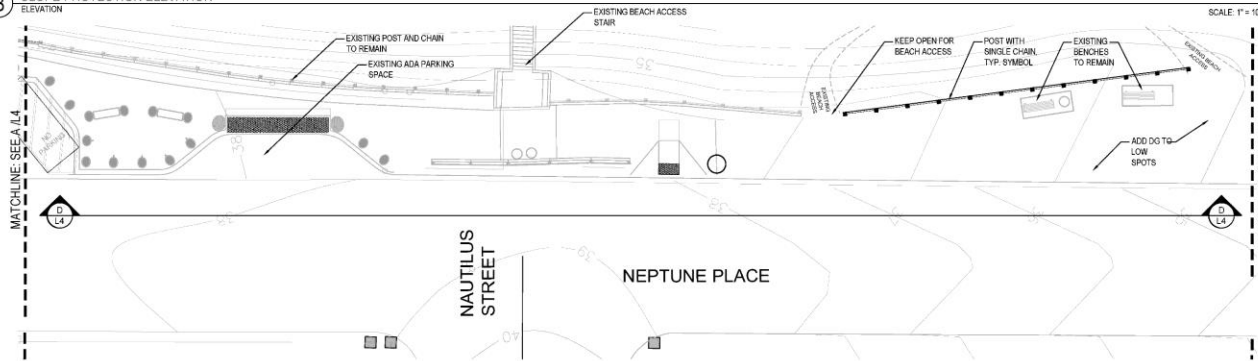
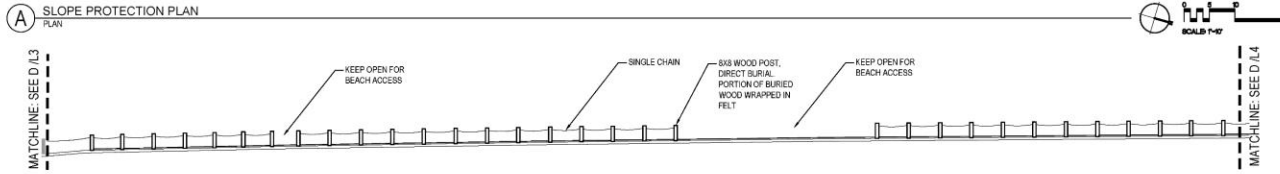
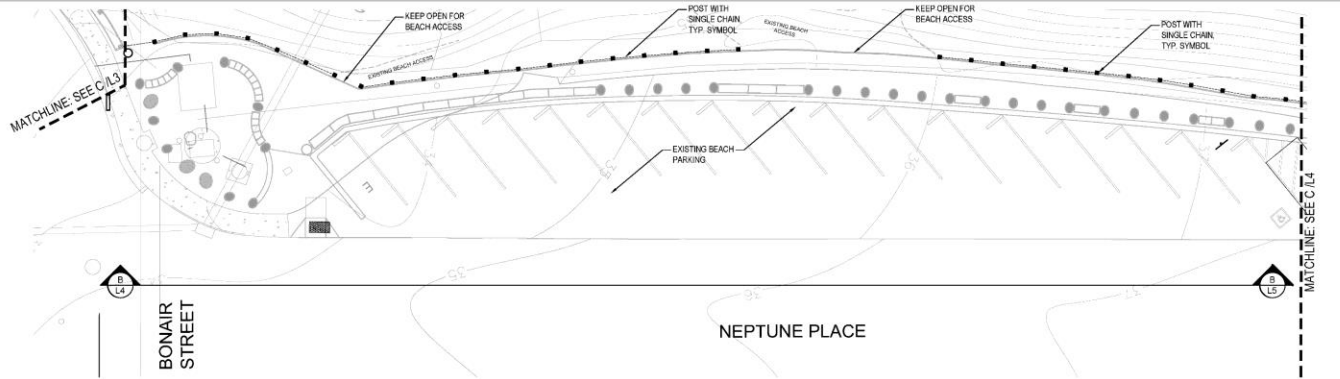
LANDSCAPE IMPROVEMENT PLANS FOR
WINDANSEA BEACH
SLOPE PROTECTION
 Palmdale Avenue and Westbourne Street
 Los Angeles, CA 90027

FOR APPROVAL
 JUNE 2020

SLOPE PROTECTION

L3

A:\2020\20200610\20200610_23\20200610_23.dwg, DATE: 06/10/2020, TIME: 10:00:00, USER: JLD, PROJECT: LANDSCAPE ARCHITECTURE, SHEET: SLOPE PROTECTION, SCALE: 1/8" = 1'-0", DATE: 06/10/2020, TIME: 10:00:00, USER: JLD



Project No.: 00
 Drawn: JLD
 Checked: JPH
 Date: 06/10/2020

N LA
NEBI
LANDSCAPE
ARCHITECTURE

11000 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90024
 Phone: (310) 206-1100
 Fax: (310) 206-1101



LANDSCAPE IMPROVEMENT PLANS FOR
WINDANSEA BEACH
SLOPE PROTECTION

Palomar Avenue and Westbourne Street
 Neptune Beach, Jacksonville
 FL 32067, USA

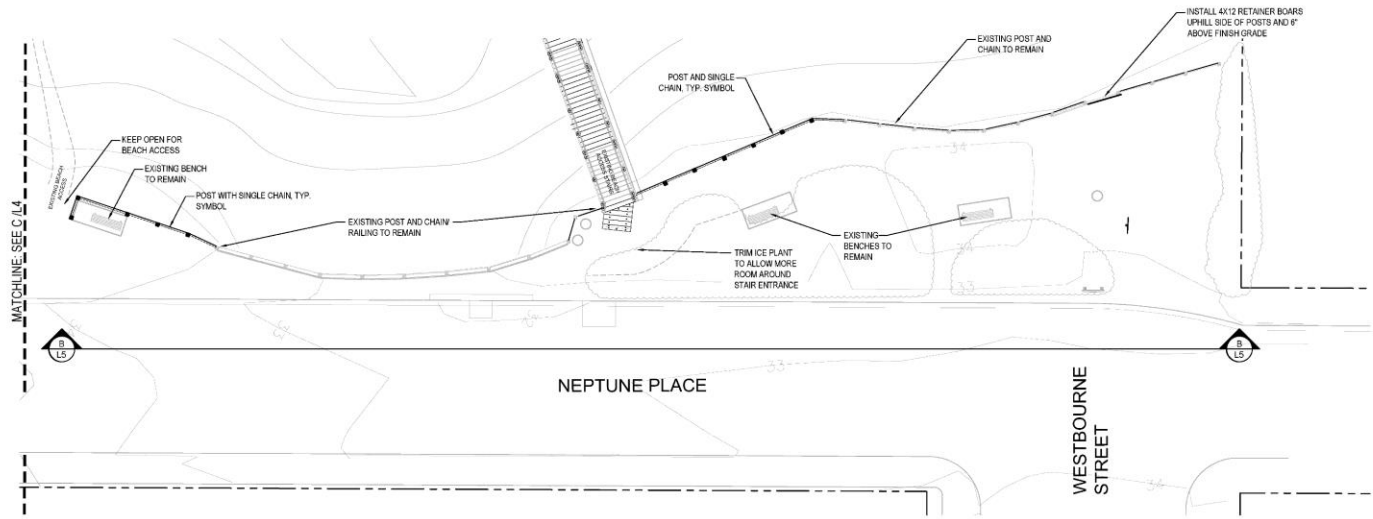
FOR APPROVAL

JUNE 2020

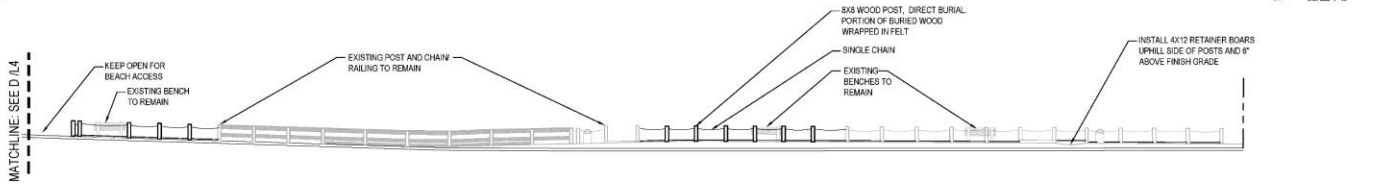
SLOPE PROTECTION

L4

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.



(A) SLOPE PROTECTION PLAN
PLAN



(B) SLOPE PROTECTION ELEVATION
ELEVATION

SCALE: 1" = 10'-0"



Project No. 106
Drawing No. 002
Client: JPL



LANDSCAPE IMPROVEMENT PLANS FOR
WINDANSEA BEACH
SLOPE PROTECTION
Neptune Place between
Palomar Avenue and CA 94007
LA 2020

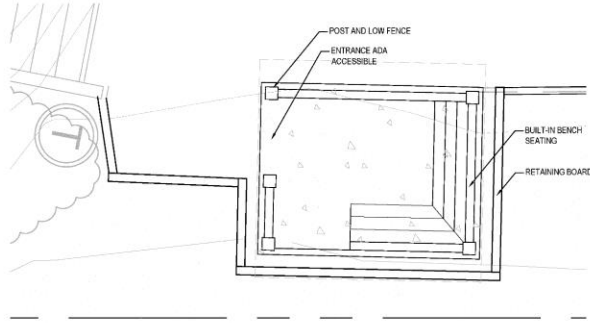
FOR APPROVAL

JUNE 2020

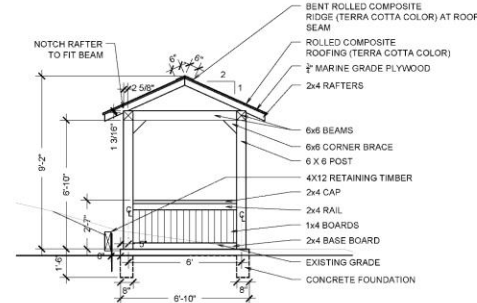
SLOPE PROTECTION

L5

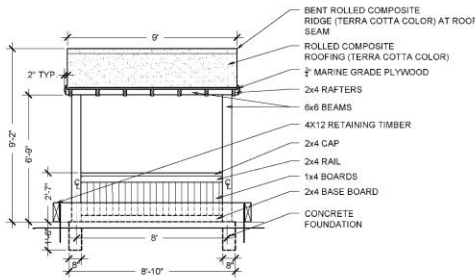
ALL WORK ON THIS SHEET IS
PROPOSED TO BE
CONSTRUCTED IN PHASE TWO



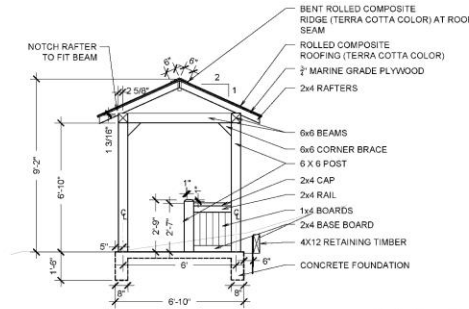
A BELVEDERE PLAN
PLAN
SCALE 3/8" = 1'-0"



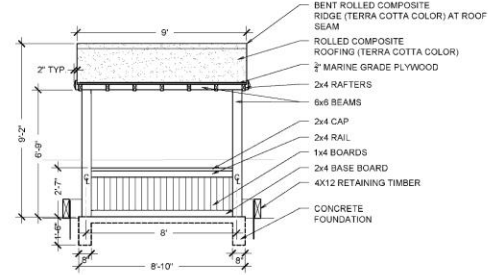
B NORTH ELEVATION
ELEVATION
SCALE 3/8" = 1'-0"



C EAST ELEVATION
ELEVATION
SCALE 3/8" = 1'-0"



D SOUTH ELEVATION
ELEVATION
SCALE 3/8" = 1'-0"



E WEST ELEVATION
ELEVATION
SCALE 3/8" = 1'-0"

Project No. 20
Drawn: JOK
Checked: JPK

NLA
NERI
LANDSCAPE
ARCHITECTURE
3000 Wilshire Blvd., Suite 400
Beverly Hills, CA 90210
Tel: 310.274.1111
Fax: 310.274.1112



LANDSCAPE IMPROVEMENT PLANS FOR
WINDANSEA BEACH
SLOPE PROTECTION
Nepenthe Plaza (between
Luna Jolla and Laguna Street)

FOR APPROVAL

JUNE 2020

BELVEDERE
RECONSTRUCTION

L6