



Concept Master Plan

Ocean Blvd.



LITTLE CORONA / POPPY AVENUE

LEGEND:

- ① New raised planter with seat wall
- ② New enhanced paving and landscape plantings
- ③ Bio-filter
- ④ New crosswalk with white striping
- ⑤ Re-route sidewalk to curb
- ⑥ New "Little Corona" ID signage
- ⑦ Relocate fire hydrant out of sidewalk
- ⑧ Existing access ramps
- ⑨ Expand landscaping



INSPIRATION POINT / ORCHARD AVENUE

LEGEND:

- ① Enhanced bluff landscape planting
- ② Proposed crosswalk with white striping
- ③ Proposed curb extension
- ④ Replace RR tie retaining wall
- ⑤ Bio-filter



MARGUERITE AVENUE

LEGEND:

- ① New "Ocean Blvd" barrier sign
- ② Proposed crosswalk with white striping
- ③ Proposed curb extension
- ④ Revised walk access to 3225 OB
- ⑤ Re-route sidewalk
- ⑥ Existing bench
- ⑦ Proposed decorative paving in center turn lane
- ⑧ Relocate fire hydrant out of sidewalk at 3317
- ⑨ Existing walk



BREAKERS DRIVE / JASMINE AVENUE

LEGEND:

- ① Proposed landing
- ② Proposed planting median to prevent "U-turns"
- ③ Proposed gore extension
- ④ Replace R.R. tie retaining wall
- ⑤ Existing walk to Main Beach
- ⑥ New I.D. sign
- ⑦ Proposed curb extension
- ⑧ Proposed crosswalk with white striping
- ⑨ Proposed decorative paving in center turn lane



LOOKOUT POINT / HELIOTROPE AVENUE



- LEGEND:**
- ① Proposed curb extensions
 - ② Replace existing cable rail with glass and stainless rail
 - ③ Proposed crosswalks with white striping
 - ④ Enhanced bluff landscape planting
 - ⑤ Proposed metal screen to prevent walking on bluff
 - ⑥ Proposed bio-filter
 - ⑦ Existing steps to China Cove
 - ⑧ Existing bench
 - ⑨ Remove one palm tree to improve view to Bay



GOLDENROD AVENUE & FERNLEAF AVENUE



CHINA COVE / DAHLIA AVENUE



PRELIMINARY COST ESTIMATE

	DESCRIPTION OF IMPROVEMENT	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
	Priority 1 Improvements				
	<i>ADA Improvements</i>				
1	Relocate Fire Hydrant out of Sidewalk	EA	2	\$ 7,500	\$ 15,000
2	Sidewalk Extension at Driveways	LF	150	\$ 250	\$ 37,500
	<i>Safety Improvements</i>				
3	Street Corner Pop-Out	EA	6	\$ 30,000	\$ 180,000
4	Top of Stairs Pop-Out	EA	3	\$ 25,000	\$ 75,000
5	Paint Crosswalk	LF	260	\$ 45	\$ 11,700
6	Marguerite/Ocean Intersection Improvements	LS	1	\$ 130,000	\$ 130,000
7	China Cove Stairs at Lookout Point - Metal Screen	LS	1	\$ 75,000	\$ 75,000
8	Lower Lookout Point - Glass/Aluminum Frame Wall	LS	1	\$ 50,000	\$ 50,000
9	Raised Landscape Median at Jasmine/Breakers	LS	1	\$ 30,000	\$ 30,000
	<i>Environmental Improvements</i>				
10	Storm Drain Inlet - Filter Inserts	EA	3	\$ 2,500	\$ 7,500
11	Enhanced Bluff Planting	LS	1	\$ 50,000	\$ 50,000
	Subtotal Priority 1				\$ 661,700
	Priority 2 Improvements				
	<i>Maintenance Improvements</i>				
12	Little Corona Overlook - Concrete & Landscapae	LS	1	\$ 210,000	\$ 210,000
13	Replace RR Ties with Concrete Retaining Curb/Wall	LF	1,110	\$ 150	\$ 166,500
14	Relocate/Replace Sidewalk	SF	2,100	\$ 20	\$ 42,000
15	Landscaping	SF	5,600	\$ 10	\$ 56,000
	<i>Enhancement Improvements</i>				
16	Ocean Blvd Turn Lane Enhancement	SF	5,200	\$ 50	\$ 260,000
17	Beakers Drive - Top of Ramp Landing	LS	1	\$ 100,000	\$ 100,000
18	New Identifications Signs	EA	4	\$ 25,000	\$ 100,000
	Subtotal Priority 2				\$ 934,500
	Total Construction				\$ 1,596,200
	Contingency (10%)				\$ 159,620
	Permitting & Design (15%)				\$ 239,430
	TOTAL ESTIMATE COST				\$ 1,995,250



COMMENTS / QUESTIONS

