COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: February 11, 2026

TO: Planning Commission

FROM: Planning Staff

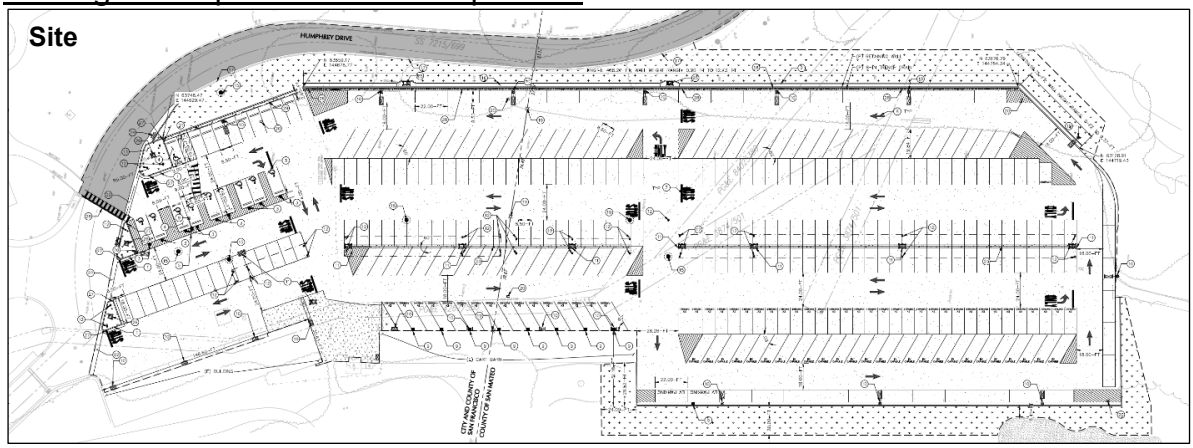
SUBJECT: Consideration of a Resource Management Permit, Use Permit, and Grading Permit, pursuant to Sections 6903, 6905, and 9283.1 of the County Ordinance Code, to construct eight new pickleball courts and reconfigure and expand the main parking lot at The Olympic Club from 259 to 353 parking stalls. The project involves 31,000 cubic yards of grading and removal of 87 trees. The project site is located at 599 Skyline Boulevard, within the unincorporated area of San Mateo County. A smaller portion of the project area is located within the City and County of San Francisco. The applicant has applied for a consolidated Coastal Development Permit, which is subject to review and approval by the California Coastal Commission.

County File Number: PLN2023-00401 (The Olympic Club)

PROPOSAL

The Olympic Club proposes to construct eight new pickleball courts and to reconfigure and expand the main parking lot. The project would serve existing members of the club and does not involve an expansion of the club membership or additional traffic. The project would involve approximately 31,000 cubic yards (c.y.) of grading, the removal of 87 trees (including 42 trees with a circumference larger than 55 inches and 45 trees that are less than 55 inches circumference), and the planting of 200 replacement trees. Project components include the following:

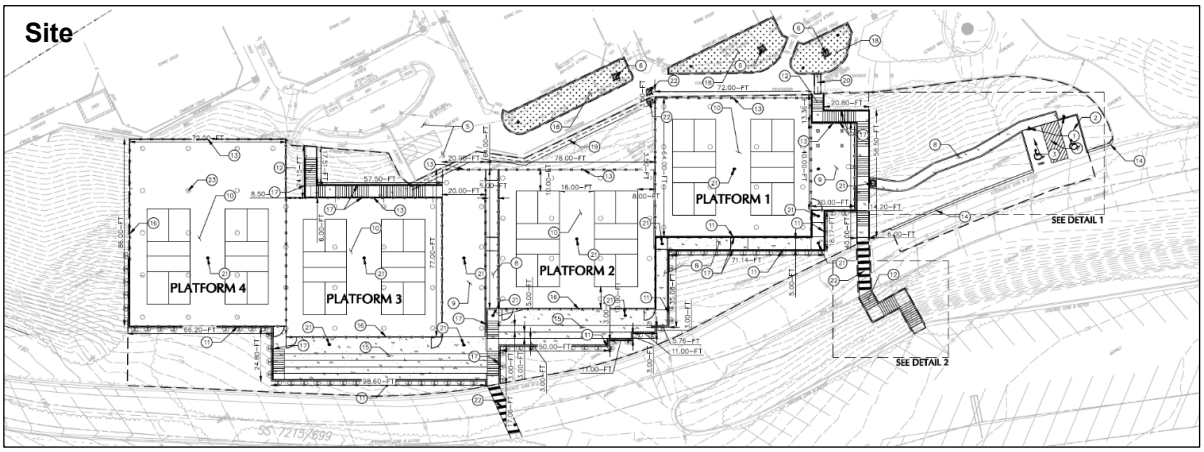
Parking Lot Replacement and Expansion



The proposed improvements are for the main parking lot, located south of the clubhouse and west of the tennis courts. While the project area is partially within the City and County of San Francisco, the majority of the work would occur in San Mateo County. The proposal includes demolition of the existing 259-stall parking lot and construction of a 353-stall parking lot, representing an expansion of approximately 26,500 sq. ft. and a net increase of 94 spaces. To accommodate this expansion, an approximately 548-foot long retaining wall would be built along the undeveloped hillside area. The project also involves reconfiguring the parking lot entrance and parking stall layout, installing new landscaping and irrigation systems, installing new drainage and stormwater management facilities, utilities, and parking lot lighting. Additionally, approximately 685 lineal feet of Humphrey Drive would be grinded to a depth of two inches and overlaid with new asphalt.

Tree removal associated with the parking lot expansion would total 62 trees, 27 of which have a circumference greater than 55 inches. Earthwork would include 16,200 c.y. of excavation and 12,800 c.y. of fill. Stormwater runoff would be managed through the installation of three infiltration trenches and three bioretention planters designed to promote on-site infiltration into select areas of the property and divert runoff away from unstable slopes. The purpose of the parking lot expansion is both to increase parking capacity and to address surface water drainage and erosion issues currently affecting the site.

<u>New Pickleball Courts</u>



The project proposes construction of eight new pickleball courts with seating areas, small amphitheater-style seating, and additional ADA parking to improve accessibility. The courts would be constructed in an undeveloped area south of the existing tennis courts and north of Humphrey Drive. The courts would be built on a reinforced concrete flat-slab structure supported by drilled piers, with the courts arranged on three stepped platforms ascending in elevation from east to west. The pickleball courts and associated walkways, seating areas, and stairs would cover an area of approximately 28,210 square feet.

Tree removals for the new pickleball courts total 16 trees, including 10 trees with a circumference greater than 55 inches. Earthwork would involve approximately 2,000 c.y. of excavation and no fill. Stormwater management would be provided through three new bioretention planters along the north edge of the work area, adjacent to the existing tennis courts. The proposed stairs and ramps surrounding the courts would provide walkways to and from Humphrey Drive and the existing tennis courts. The stairs and ramps along the hillside would provide access to the existing employee parking lot.

RECOMMENDATION

That the Planning Commission approve the Resource Management Permit, Use Permit, and Grading Permit, County File Number PLN 2023-00401, by adopting the required findings and conditions of approval contained in Attachment A.

BACKGROUND

Report Prepared By: Luis Topete, Planner III

Applicant: Donald J. Hodson, Langan

Owner: The Olympic Club

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing was posted in a newspaper (San Mateo County Times) of general public circulation.

Location: The project site is located at 599 Skyline Blvd, Daly City. The southern portion of the project site is in the unincorporated area of San Mateo County and the northern portion is in the City and County of San Francisco.

APN: 002-012-050

Size: 137.42-acre parcel

Existing Zoning: RM-CZ/CD (Resource Management-Coastal Zone/Coastal Development District) and R-E/S-9 (Residential Estates/S-9 Combining District). The project area within the County's jurisdiction is entirely within the RM-CZ/CD district.

General Plan Designation: Private Recreation

Sphere-of-Influence: City of Daly City

Existing Land Use: The Olympic Club is a private recreational facility offering a range of athletic and social amenities. The property features three golf courses, a clubhouse,

tennis courts, aquatic facilities, parking areas, and other ancillary structures and supporting infrastructure.

Water Supply/ Sewage Disposal: San Francisco Public Utilities Commission

Flood Zone: Zone X (Areas of Minimal Flood Hazard). FEMA Community Panel 06081C0028F. Effective Date: August 2, 2017.

Scenic Corridor: Site is not located within a County or State designated scenic corridor.

Environmental Evaluation: This project is categorically exempt from environmental review, pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Class 1, Existing Facilities) and Section 15303 (Class 3, New Construction or Conversion of Small Structures).

Setting: The project site is located in the northwestern portion of San Mateo County and spans two jurisdictions, the County of San Mateo and the City and County of San Francisco. The majority of the proposed improvements are within the County of San Mateo. The site consists of a multi-course private golf club that provides a variety of athletic and social amenities. Surrounding land uses include residential neighborhoods to the south and southeast, Lake Merced to the north and northeast, and the Pacific Ocean to the west, beyond Skyline Boulevard.

Chronology: The Olympic Club was in operation at the time of adoption of the County's Zoning Ordinance provision requiring a Use Permit prior to establishment of a private club. Therefore, the site does not have a general Use Permit that encompasses the entire facility. Rather, the Club has historically submitted use permits for specific projects within the facility when the proposed action requires a Use Permit.

Date		Action
December 21, 2023	-	Coastal Development Permit, Use Permit, Grading Permit, and Resource Management Permit application received by the San Mateo County Planning and Building Department.
February 18, 2025	-	County staff received notice from the California Coastal Commission that they would be processing a consolidated Coastal Development Permit.
December 22, 2025	-	Application deemed complete.
February 11, 2026	-	Planning Commission hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

Upon review of the applicable provisions of the General Plan, staff has determined that the project complies with all applicable General Plan Policies, including the following:

a. Vegetative, Water, Fish and Wildlife Resources

Policy 1.23 *(Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources)* regulates land uses and development activities to prevent, and if infeasible mitigate to the extent possible, significant adverse impacts on vegetative, water, fish and wildlife resources. A Biological Reconnaissance Memorandum, prepared by Wetlands Research Associates (WRA) Environmental Consultants, dated February 28, 2024, was provided for this project.

Since the area is highly modified and has been for decades, it is highly unlikely that a special-status plant species would have the potential to occur within the Study Area. No special-status wildlife species were observed within the Study Area during the site assessment on February 6, 2024. Thirty-five special-status wildlife species have been documented to occur in the vicinity of the Study Area. Most of these species were determined to have no potential or are unlikely to occur due to the absence of suitable habitat features and lack of connectivity to suitable habitat areas.

Trees within the Study Area were determined to have the potential to support special-status (western red bat and the hoary bat) and non-status bat roosts. Wetlands Research Associates provided recommendations for roosting bat surveys to be conducted if construction activities are initiated during the roosting season. No special-status bird species were determined to have potential to nest within the Study Area or in the immediate vicinity. Wetlands Research Associates provided recommendations for nesting bird surveys to be conducted if construction activities are initiated during the nesting season. All recommendations provided by WRA regarding roosting bats and native nesting birds have been incorporated as conditions of approval (Conditions 25-28).

b. Visual Quality

Policy 4.17 *(Protections for Coastal Features)* regulates coastal development to protect and enhance natural landscape features and visual quality through measures that ensure the basic integrity of sand dunes, cliffs, bluffs and wetlands. The proposed improvements are located within the existing developed footprint of The Olympic Club and would not be visible from any public vantage point. No sand dunes, cliffs, bluffs, or wetlands are present on or adjacent to the project site.

c. Urban Land Use

Policy 8.4 (*Land Use Objectives for Special Urban Areas*) calls for special urban areas, such as The Olympic Club, to maintain current recreational uses, and allows for some land to be converted to residential, commercial, or commercial recreational uses if it would be physically compatible with the facility and contribute to its economic viability. The proposed project maintains and enhances The Olympic Club's existing private recreational use while supporting the long-term functionality and economic viability of the facility. The project addresses existing drainage and erosion issues while also expanding recreational offerings to better serve members and visitors. This directly supports the continued operation of the Club as a private recreational facility by ensuring safe, adequate, and functional access. These improvements are physically compatible with the existing use of the site, as they are located adjacent to existing recreational facilities and are designed to integrate with the Club's circulation and hillside layout.

2. Conformance with the Local Coastal Program

A Coastal Development Permit is required pursuant to Local Coastal Program (LCP) Policies 1.1 (*Coastal Development Permits*) and 1.2 (*Definition of Development*). The project site spans two jurisdictions for Coastal Act compliance: San Mateo County, which administers its certified LCP, and the California Coastal Commission (CCC). The northern portion of the site lies within the City and County of San Francisco, whose certified LCP does not cover the project area. Therefore, the CCC is the permitting authority for Coastal Development Permits (CDPs) in this location.

Ordinarily, a project that crosses both CCC and local government jurisdiction would require separate CDPs, one from the CCC and one from the local government. However, Coastal Act Section 30601.3 authorizes the CCC to process a single, consolidated CDP if the local government, the applicant, and the CCC all consent. Instead of requiring separate CDPs

subject to different standards of review in multiple jurisdictions, a consolidated CDP is reviewed and approved solely by the California Coastal Commission. In this process, the Coastal Act serves as the regulating mechanism, with the County's LCP providing guidance for review.

For this project, the applicant is pursuing a consolidated Coastal Development Permit. San Mateo County has consented to this approach. The CCC will review and act on the consolidated CDP after the County has taken action on other applicable permits within its jurisdiction.

3. Conformance with the RM-CZ Zoning Regulations

Section 6903 - *Development Review Permit Requirement.* All developments proposed within the RM-CZ District require the issuance of a permit, pursuant to the Development Review Procedure specified in Chapter 23 of the Zoning Regulations, which establishes that "development" shall mean the construction of any significant structure on land, any major removal of vegetation, among other types of work. The project meets the definition of development and therefore requires an RM permit and is subject to development standards and development review criteria of the RM-CZ zoning district, with applicable criteria listed below.

Section 6905 - *Permitted Uses*. Within the RM-CZ district, public and private clubs are allowed uses, subject to a use permit.

Section 6908A - *Maximum Height of Structures.* In the RM-CZ District, no residential or commercial structure shall exceed three stories or 36 feet in height, unless otherwise excepted as stipulated in the section. The tallest parking lot improvements would be the 20-foot-tall light poles, while the tallest pickleball court improvements would be the chain-link fencing, with a maximum height of 24 feet. Both are well below the district's 36-foot height limit.

Section 6908B - *Minimum Yards*. In the absence of more restrictive provisions within this ordinance, the minimum yards required in the RM-CZ District shall be as follows: Front – 50 feet; Side and Rear – 20 feet. Ground-level structures are defined as those less than 18 inches in height and are not subject to setbacks or other location restrictions. Structures 18 inches or greater in height must comply with the adopted setback standards. The parking lot spans two parcels, one in San Mateo County and the other to the north in the City and County of San Francisco. In San Mateo County, the lights closest to the north property line would be located more than 30 feet from the property line. The parking lot would be a ground-level structure not subject to setbacks or other location restrictions.

All improvements for the pickleball courts are over 50 feet from the nearest north property line.

Environmental Quality Criteria: Pesticides and other chemicals used should be of the types and amounts that will have no significant or persistent adverse effects upon the environment. Use and discharge of chemical agents, particularly including pesticides and heavy metals, which concentrate in the food chain and interrupt or destroy the primary biological network or threaten the survival of endangered species shall be prohibited.

The Club's facilities are managed by nine professionals, each holding a Turfgrass Management degree or certificate from reputable universities. Most fertilizers are already present in the effluent water supplied by Daly City, with only minimal granular fertilizer applied throughout the year. Chemical applications are limited primarily to the greens, tees, and fairways, and are not applied near any bodies of water. All chemical applications are regulated under State law and are reported monthly to the San Francisco Agriculture Commission, with annual onsite inspections conducted in accordance with existing permits. These practices ensure that the use of pesticides and other chemicals does not result in significant or persistent adverse effects on the environment.

Developments resulting in long-term noise levels which may have a substantial detrimental effect on resources or the quality of the environment shall be prohibited. The project does not propose any equipment that would generate loud or continuous noise. The primary noise source would be intermittent player activity on the pickleball courts. The nearest residence is approximately 1,600 feet to the south and is buffered by the existing golf course and mature tree cover. Construction-related noise will be temporary and limited to standard levels. No new permanent noise sources are proposed. Construction-related vibration would be minimal and, given the distance to nearby residences, would not affect adjacent residential areas.

Site Design Criteria: (h) The development shall employ colors and materials which blend in with, rather than contrast with, the surrounding soil and vegetative cover of the site. In forested areas, all exterior construction materials shall be of deep earth hues such as dark browns, greens and rusts. Materials shall absorb light (i.e., dark, rough textured materials). Exterior lighting shall be minimized, and earth-tone colors of lights used (e.g., yellow, brown toned lights, rather than blue toned fluorescents). In grassland, or grassland/forest areas, all exterior materials shall be of the same earth and vegetative tones as the predominant colors of the site (as determined by on-site inspections). Highly reflective surfaces and colors are discouraged.

The proposed development incorporates materials, colors, and finishes that are compatible with the surrounding site conditions and minimize visual contrast. The parking lot will consist of asphalt paving, which is a dark, non-reflective surface, with standard white striping limited to what is necessary for safe circulation and parking delineation. The faces of the retaining walls will be concrete. Exterior lighting will include downward-facing fixtures to reduce glare and light spill beyond the site. Light poles and fixtures will be gray in color. The pickleball courts will incorporate a limited and functional color palette. Boundary lines will be white for visibility, while the centerline, sideline, and right and left service areas will be blue, and the baseline will be green. The surrounding chain-link fencing will have a black permacoat finish, which absorbs light and reduces visual prominence.

Removal of living trees with trunk circumferences of more than 55 inches measured 4-1/2 feet above the average surface of the ground is prohibited, except as may be required for development permitted under this ordinance, or permitted under the timber harvesting ordinance, or for reason of actual or potential danger to life or property.

Table 1
Trees Proposed for Removal

Number of Trees larger than 55" in circumference: 37			
Species	Quantity	Reason for Removal	Location
Monterey cypress	18	Within parking lot improvements	SMC
Monterey cypress	7	Within pickleball court improvements	SMC
Myoporum	5	Within parking lot improvements	SMC
Monterey pine	4	Within parking lot improvements	SMC
Silver dollar gum	1	Within parking lot improvements	SMC
Swamp mahogany	1	Within parking lot improvements	SMC
Blue gum	1	Within pickleball court improvements	SMC
Number of Trees smaller than 55" in circumference: 41			
Monterey cypress	6	Within parking lot improvements	SMC
Monterey cypress	1	Within pickleball court improvements	SMC
Myoporum	26	Within parking lot improvements	SMC
Monterey pine	1	Within parking lot improvements	SMC
Silver dollar gum	1	Within parking lot improvements	SMC
Swamp mahogany	1	Within parking lot improvements	SMC
Blue gum	1	Within pickleball court improvements	SMC
Blackwood acacia	4	Within pickleball court improvements	SMC

* Note: In the City and County of San Francisco, five trees with circumferences greater than 55 inches and four trees with circumferences less than 55 inches are proposed for removal.

An Arborist Report for the project, prepared by HortScience │ Bartlett Consulting and dated July 26, 2024, was submitted. The County Arborist reviewed the project and, on July 28, 2025, approved the proposed tree removals and tree replantings The County Arborist noted that any trees installed to satisfy replacement requirements must be planted within San Mateo County. Thirty-seven trees with a circumference greater than 55 inches are proposed for removal within San Mateo County. In accordance with the County's 2:1 replacement requirement, a minimum of 74 replacement trees must be planted within San Mateo County. The project proposes a total of 200 new tree plantings, approximately 146 of which will be located in San Mateo County. A total of 200 replacement trees are proposed, consisting of 144 Monterey cypress, 37 Canary Island pine, 6 European olive, 7 Carolina laurel cherry, 5 Engelmann oak, and 1Lacebark elm.

4. Conformance with the Use Permit Findings

Private clubs are not principally permitted uses in the RM-CZ Zoning District. A private club is allowed to operate within the RM-CZ Zoning District subject to securing a use permit in each case. The Olympic Club was in operation at the time of adoption of the County's Zoning Ordinance provision requiring a Use Permit prior to establishment of a private club. Therefore, the site does not have a general use permit that encompasses the entire facility. Rather, the Club has historically submitted use permits for specific projects within the facility when the proposed action meets the requirement for a Use Permit. For the Planning Commission to approve the Use Permit, the findings detailed in Attachment H must be made.

5. Conformance with the County Grading Ordinance

Planning staff reviewed the proposal against the required findings for a grading permit and determined that, as conditioned, the project would not have a significant adverse effect to the environment and that the project conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan. To approve this project, the Planning Commission must make the required findings contained in the Grading Regulations detailed in Attachment I.

B. ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review, pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Class 1, Existing Facilities) and Section 15303 (Class 3, New Construction or Conversion of Small Structures). See Attachment F for the supporting analysis.

C. REVIEWING AGENCIES

Building Department
California Coastal Commission
California Department of Fish and Wildlife
County Arborist
Department of Public Works
Drainage Section
Fire Department
Geotechnical Section
Regional Water Quality Control Board

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Location Maps
C. Aerial Maps
D. Plans – Parking Lot
E. Plans – Pickleball Courts
F. CEQA Analysis
G. Tree Mitigation Exhibit
H. Use Permit Findings and Supporting Analysis
I. Grading Permit Findings and Supporting Analysis

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2023-00401 Hearing Date: February 11, 2026

Prepared By: Luis Topete, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That this project is categorically exempt from environmental review, pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Class 1, Existing Facilities) and Section 15303 (Class 3, New Construction or Conversion of Small Structures). See Attachment F for the supporting analysis.

Regarding the Resource Management Permit, Find:

2. That the project complies with all applicable development review criteria of the RM-CZ Zoning District, including environmental quality, site design, utilities, water resources, cultural resources, and hazards to public safety. See Section A.3 of the staff report for the supporting analysis.

Regarding the Use Permit, Find:

3. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. See Section A.4 of the staff report for the supporting analysis.

Regarding the Grading Permit, Find:

4. That the granting of the permit will not have a significant adverse effect on the environment, and that the project, as designed and conditioned, conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan. See Section A.5 of the staff report for the supporting analysis.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on February 11, 2026. The Director of Planning and Building may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.

2. The Resource Management Permit, Use Permit, and Grading Permit shall be valid for one (1) year from the date of final approval, in which time a building permit shall be issued. The approval may be extended by 1-year increments with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.

3. At the time of building permit application, the applicant shall include an erosion and sediment control plan in the plan set which complies with the County's Erosion Control Guidelines. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

4. An Erosion Control pre-site inspection is required prior to the issuance of a building permit. Once the Erosion Control measures have been installed per the approved plans, please email photos to the Project Planner. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the pre-site inspection, or as determined by the Project Planner.

5. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "Hard Card" with all necessary information filled out and signatures obtained) by the Current Planning Section, and building permits have been issued, which shall occur concurrently. No grading activities shall commence until all permits have been issued.

6. No site disturbance shall occur, including any vegetation removal or land disturbance, until a building permit has been issued.

7. Erosion and sediment control during the course of this grading work shall be installed and maintained according to a plan prepared and signed by the Engineer of record and approved by the County.

8. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.

9. It shall be the responsibility of the applicant's engineer to regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected.

10. No grading shall be allowed during the winter season (October 1 to April 30) or during any rain event to avoid potential soil erosion unless prior written request by the applicant is submitted to the Director of Planning and Building in the form of a completed Application for an Exception to the Winter Grading Moratorium, at least two (2) weeks prior to the projected commencement of grading activities, stating the date when grading will begin for consideration and approval by the Director of Planning and Building.

11. All graded surfaces and materials, whether filled, excavated, transported or stockpiled, shall be wetted, protected or contained in such a manner as to prevent any significant nuisance from dust, or spillage upon adjoining property or streets. Equipment and materials on the site should be used in such a manner as to avoid excessive dust.

12. A dust palliative shall be applied to the site when required by the County. The type and rate of application shall be as recommended by the soils engineer and approved by the County and any appropriate State agency.

13. The provisions of the San Mateo County Grading Ordinance shall govern all grading activities. Per San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.

14. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

    a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

    b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

    c. Performing clearing and earth-moving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilization of designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

n. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

o. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

15. Excess excavated earth shall be off-hauled and deposited to an approved disposal location.

16. Prior to the commencement of any grading or construction activities, the applicant shall obtain coverage under the State Water Resources Control Board's Construction General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, as amended). Proof of coverage, including the Waste Discharge Identification (WDID) number, shall be submitted to the Planning and Building Department prior to issuance of the building permit. The applicant shall implement and maintain all required Best Management Practices (BMPs) during construction to prevent sediment, debris, and pollutants from entering the storm drain system or receiving waters.

17. The site and structures shall meet all requirements for accessibility and Americans with Disabilities Act (ADA) compliance, as applicable.

18. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. on weekdays and 9:00 a.m. to 5:00 p.m. on Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).

19. Vegetation removed during construction shall be replaced. Vegetation for the stabilization of graded areas or for replacement of existing vegetation shall be selected and located to be compatible with surrounding vegetation, and should recognize climatic, soil and ecological characteristics of the region.

Trees

20. Project shall adhere to all recommendations in the Arborist Report prepared for the project by HortScience | Bartlett Consulting, dated July 26, 2024, to help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

21. A tree protection plan shall be provided at the time of building permit issuance, with particular attention to protecting Tree No. 127 within the pickleball court area.

22. A total of 37 trees with a circumference greater than 55 inches are proposed for removal in San Mateo County. In accordance with the County's 2:1 replacement requirement, a minimum of 74 new replacement trees, with a minimum of 37 24-inch box Cypress trees and remaining replacement trees each at least 15 gallons in size, will be required to be planted in San Mateo County. Cypress trees shall be replaced with Cypress trees. The type and location of required replacement trees shall be identified by the landscape plan that will accompany the building permit application.

Landscaping

23. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms, as applicable.

24. The following shall be required prior to final by planning:

    a. A Certificate of Completion shall be submitted in accordance with the requirements of the Water Efficient Landscape Ordinance.

    b. Soil analysis shall be submitted with the Certificate of Completion.

    c. Installation of the approved landscape plan.

Roosting Bats

25. The removal or trimming of all trees with a diameter at breast height greater than 16 inches shall be conducted outside of the bat maternity season (October through March). If this is not feasible, a bat roost assessment shall be performed by a qualified biologist no more than 30 days prior to tree removal to determine if roosting bats are present. If special-status bat species or potential maternity roosts of any species are detected during these surveys, the roost trees shall be protected, and a non-disturbance buffer of no less than 100-feet shall be avoided until maternity activities have ceased.

26. Irrespective of the time of year, all felled trees should remain on the ground for at least 24 hours prior to chipping, off-site removal, or other processing to allow any bats to escape.

Native Nesting Birds

27. If construction activities are initiated during the nesting season (February 1 – August 31), a nesting bird survey shall be conducted by a qualified biologist within 7 days prior to the start of ground disturbance and/or vegetation removal. If active nests are found, exclusion buffers appropriate to the species shall be established by a qualified biologist to prevent impacts to nesting birds. Buffers shall be maintained until the biologist determines that young have fledged, or the nest becomes inactive.

28. If construction activities are initiated outside of the nesting season (September 1 – January 31), no pre-construction nesting bird surveys are required.

Building Inspection Section

29. A building permit is required for this project. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section. No site disturbance shall occur, including any grading, until a building permit has been issued.

Drainage Section

30. Project shall comply with County drainage policy to prevent stormwater from development from flowing across property lines. For projects that trigger size and/or slope thresholds, prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Planning and Building Department for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works and Planning and Building Department for review and approval.

31. A final C.3 and C.6 Development Review Checklist, drainage analysis/drainage report, and drainage plan prepared by a registered Civil Engineer shall be provided at the time of building permit submittal for the Olympic Club Parking Lot Improvements project and the Olympic Club Pickleball Court project.

32. Project shall comply with all requirements of the Municipal Regional Stormwater National Pollutant Discharge Elimination System (NPDES) Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Regulated Projects Guide for assistance in implementing LID measures at the site.

33. Design of stormwater treatment measures shall be consistent with technical guidance for the applicable type of stormwater measures provided in Chapter 6 of the C.3 Regulated Projects Guide.

34. Redevelopment projects that replace or alter more than 50% of the existing on-site impervious surface are required to treat stormwater runoff from the entire site consisting of all existing, new, and/or replaced impervious surfaces (as well as any frontage area that is redeveloped). Treatment controls shall be designed and sized to treat runoff from the entire redevelopment project (including all existing, new, and/or replaced impervious areas) using flow or volume-based sizing criteria specified in Provision C.3.d of the Municipal Regional Stormwater Permit.

35. No treatment measures (other than properly sealed and screened cisterns or rain barrels) shall have standing water more than five days for vector control.

36. Prior to the final of the building permit for the project, the property owner shall coordinate with the Project Planner to enter into an Operation and Maintenance Agreement (O&M Agreement) with the County (executed by the Director of Planning and Building) to ensure long-term maintenance and servicing by the property owner of stormwater site design and treatment control and HM measures according to the approved Maintenance Plan(s), for the life of the project. The O&M Agreement shall provide County access to the property for inspection. The Maintenance Agreement(s) shall be recorded for the property and/or made part of the CC&Rs.

37. Property owner shall be responsible for conducting all servicing and maintenance as described and required by the treatment measure(s) Maintenance Plan(s). Maintenance of all site design and treatment control measures shall be the owner's responsibility.

38. The property owner is responsible for submitting an Annual Report accompanied by a review fee to the County by December 31 of each year, as required by the O&M Agreement. The property owner is also responsible for the payment of an inspection fee for County inspections of the stormwater facility, conducted as required by the NPDES Municipal Regional Permit.

39. Approved Maintenance Plan(s) shall be kept on-site and made readily available to maintenance crews. Maintenance Plan(s) shall be strictly adhered to.

40. Site access shall be granted to representatives of the County, the San Mateo County Mosquito and Vector Control District, and the Water Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems and runoff controls. A statement to that effect shall be made a part of the Maintenance Agreement and/or CC&Rs recorded for the property.

41. Property owner shall be required to pay for all County inspections of installed stormwater treatment systems as required by the Regional Water Quality Control Board or the County.

42. The proposed project disturbs greater than one acre of land thus triggering the requirement for a SWPPP. Prior to building permit submittal, the WDID No. shall be provided on the plans.

43. Final Drainage Report will have information and provide calculations showing that the drainage/stormwater facilities meet the County's Peak Flow and Volume Requirement of collecting stormwater runoff from a 10-year, 1 hour storm event.

44. Project shall demonstrate how it retains/detains stormwater runoff from the impervious surfaces on-site.

45. For projects that replace 50% or more of the existing impervious surface on-site, the pre-development conditions should be considered an empty lot.

46. Advisory Comment: Based on the information provided, this project is classified as a "C.3 Regulated" (Standard Review). This classification of project is required to have a comprehensive precise drainage plan and drainage report prepared by a California Registered Professional Civil Engineer (PE). Ensure to reference the SMCWPPP - San Mateo County Wide C.3 Regulated Projects Guide for requirements and Site Design Measures as well as the San Mateo County Drainage Manual.

Geotechnical Section

47. At building permit application, the Geotechnical Engineer shall provide an updated report, if necessary, that includes any updates to the site conditions, foundation recommendations, or grading recommendations, to accommodate changed conditions.

48. At building permit application, the Geotechnical engineer shall provide a "plan review" that confirms that the recommendations made in the geotechnical report are carried through in the structural plans, grading plans, calculations, and any other permit documents.

County Fire Department

49. CFC 2022 Section 503.1.1 [Amended] - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45,720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions: The fire code official is authorized to increase the dimension of 150 feet (45,720 mm) where any of the following conditions occur:

a. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

b. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

c. There are not more than two Group R-3 or Group U occupancies. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted.

50. CFC 2022 Section 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

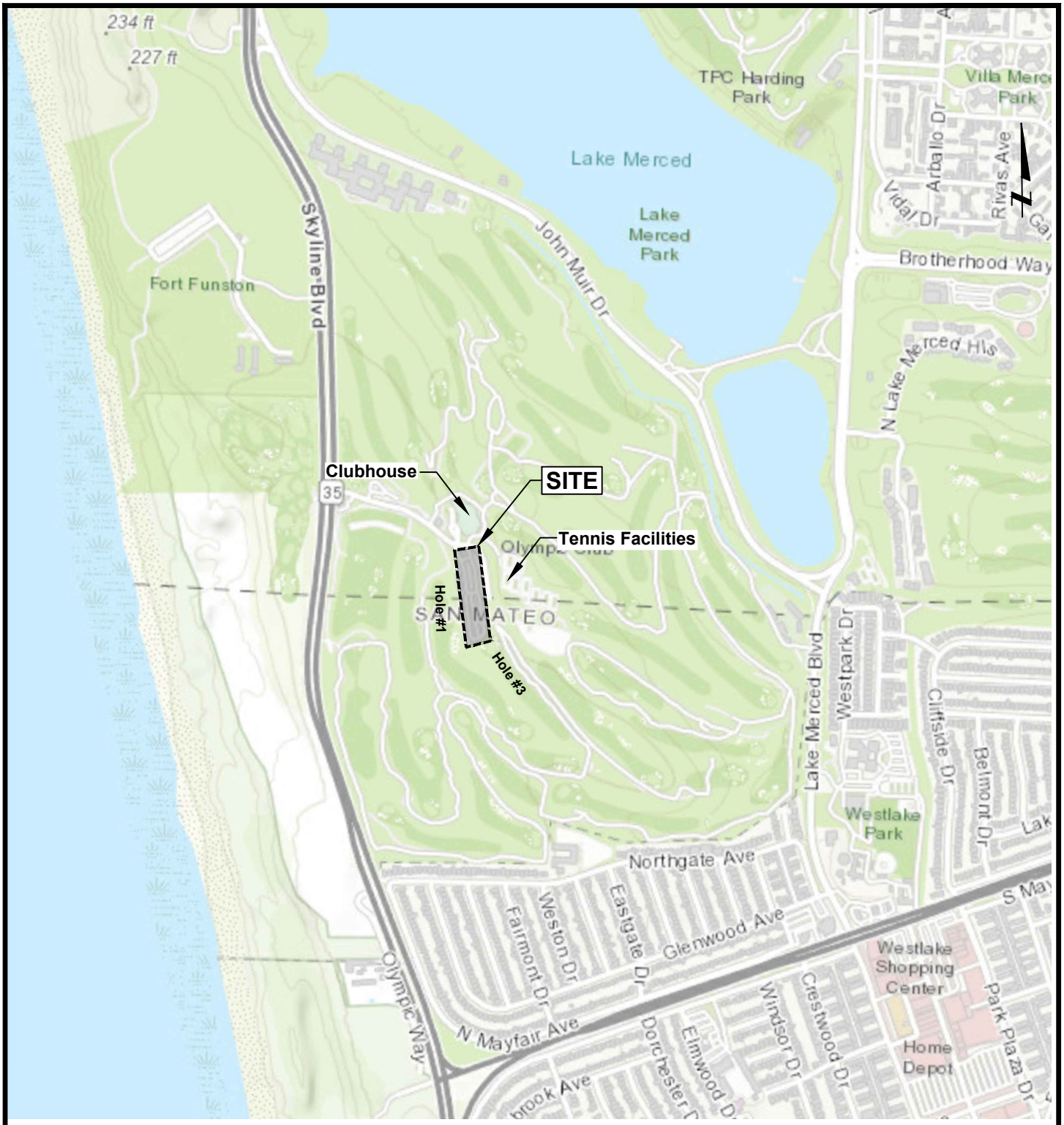
51. CFC 2022 Section 503.3 [Amended] Curbs along fire access lanes shall be painted traffic red. Such curbs shall have the words “FIRE LANE” stenciled every 75 feet on both the face and top edge of the curbs. The stenciled letters shall be a minimum of three inches in height and have a minimum stroke of one-half inch. The lettering shall be white in color. Fire access lanes not having curbs shall either be provided with a twelve-inch-wide painted red stripe along the edge or provided with signs, as directed by the Fire Code Official, along the fire access lane at a maximum spacing of seventy-five feet. Fire lanes utilizing the painted stripe shall have stenciled on the red stripe the words “FIRE LANE” each seventy-five feet. The stenciled letters shall be a minimum of three inches in height and have a minimum stroke of one-half inch. The lettering shall be white in color.

52. CFC 2022 Section 506.1.3 [Added] - When required by the San Mateo County Fire Department, a Knox Box of the size and type designated shall be mounted on the building near the main entrance and shall be located a minimum of 60 inches and not higher than 72 inches above the finished floor, in a location approved by the fire code official. Additional Knox Boxes may be required at rear entrances to buildings. Knox padlocks or Knox Gate Switches may be required at any access as specified by the fire code official.

53. All fire conditions and requirements must be incorporated into your building plans prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



Note:
Topographic base map is provided through Langan's Esri Arc GIS software licensing and Arc GIS online, National Geographic Society, i-cubed.

0 1,000 Feet

Approximate scale

LANGAN
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Project
THE OLYMPIC CLUB - PARKING LOT EXPANSION
CITY OF SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Figure Title
SITE LOCATION MAP

Project No.	731763501
Date	03/22/2022
Drawn By	AG
Checked By	JO

Figure
1

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Filename: C:\bms\langan-pw-01\d0130590\FG01-731763501-B-GI0101.dwg Date: 4/14/2023 Time: 14:34 User: joyan Style Table: Langan.stb Layout: Figure 1 Site Loc

Legend

Approximate Site Boundary

Notes:
1. Topographic basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online, National Geographic Society, i-cubed.

0 250 500
Approximate scale

N

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Project
THE OLYMPIC CLUB - PICKLEBALL COURTS
SAN MATEO COUNTY CALIFORNIA

Figure Title
SITE LOCATION MAP

Project No.	731763504
Date	5/23/2024
Drawn By	OG
Checked By	AB

Figure 1

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Path: \\langan.com\data\SFO\data5\731763501\Project Data\ArcGIS\APRX\Pickleball Courts_CAD.aprx Date: 5/23/2024 User: ogodfrey Time: 10:26 AM

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

THE OLYMPIC CLUB
CLUBHOUSE
PARKING LOT
PICKLEBALL COURTS
CITY AND COUNTY OF SAN FRANCISCO
COUNTY OF SAN MATEO
PROPERTY LINE
SKYLINE BLVD
SKYLINE BLVD
CITY AND COUNTY OF SAN FRANCISCO
COUNTY OF SAN MATEO
100 0 50 100
SCALE: 1 INCH = 100 FEET

CLUBHOUSE
CITY AND COUNTY OF SAN FRANCISCO
COUNTY OF SAN MATEO
CITY AND COUNTY OF SAN FRANCISCO
COUNTY OF SAN MATEO
PARKING LOT
40
0 10 25 40
SCALE: 1 INCH = 40 FEET

CITY AND COUNTY OF SAN FRANCISCO
COUNTY OF SAN MATEO
PICKLEBALL COURTS
20 0 5 10 20
SCALE: 1 INCH = 20 FEET

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

THE OLYMPIC CLUB
SAN FRANCISCO AND SAN MATEO COUNTY, CALIFORNIA
PARKING LOT IMPROVEMENTS
PERMIT SET

SHEET INDEX:

SCALE:	DWG NO:	DRAWING TITLE:
N.T.S.	C001	COVER SHEET & NOTES
AS SHOWN	C101–104	SITE SURVEY
1" = 20'	C201	DEMOLITION PLAN
1" = 20'	C301	SITE PLAN
1" = 20'	C401	GRADING PLAN
1" = 5'	C402	GRADING ENLARGEMENT
1" = 20'	C501	UTILITY PLAN
1" = 20'	C601	STORMWATER MANAGEMENT PLAN
1" = 20'	C701	EROSION AND SEDIMENT CONTROL PLAN
1" = 20'	C702	EROSION AND SEDIMENT CONTROL DETAILS
N.T.S.	C801–806	CONSTRUCTION DETAILS
1" = 20'	L–101	LIGHTING PLAN
N.T.S.	L–102	LIGHTING NOTES AND DETAILS
1" = 20'	L–201	LANDSCAPE PLAN
N.T.S.	L–202	LANDSCAPE NOTES AND DETAILS
1" = 20'	L–301	IRRIGATION PLAN
N.T.S.	L–302	IRRIGATION NOTES AND LEGEND
N.T.S	L–303–305	IRRIGATION DETAILS

ADDRESS:

599 SKYLINE BLVD, SAN FRANCISCO, CA 94132

BLOCK/LOT:

7284/001

ZONING DISTRICTS:

RH–1(D) – RESIDENTIAL–HOUSE, ONE FAMILY–DETACHED

HEIGHT & BULK DISTRICTS:

40–X

SPECIAL USE DISTRICTS:

PRIORITY EQUITY GEOGRAPHIES SUD

NUMBER OF BICYCLE PARKING SPACES:

N/A

SQUARE FOOTAGE OF USEABLE OPEN SPACE:

N/A

SITE LOCATION MAP
N.T.S

PROJECT DESCRIPTION:

THE OLYMPIC CLUB IS EXPANDING THE MAIN PARKING LOT TO THE SOUTHWEST AND SOUTHEAST TO INCREASE PARKING CAPACITY. THE NEW LOT WILL INCLUDE 8 ADA AUTO STALLS, 2 ADA VAN STALLS, 201 90° PARKING STALLS, 104 60° PARKING STALLS, AND 38 PARALLEL PARKING STALLS. ADDITIONALLY, 18 STALLS WILL HAVE EV CHARGING STATIONS, OF WHICH 2 ARE ADA ACCESSIBLE, AND 76 STALLS WILL BE EV CAPABLE FOR FUTURE USE.

FURTHERMORE, SURFACE RUNOFF WILL BE MANAGED THROUGH THE INSTALLATION OF INFILTRATION TRENCHES, BIORETENTION PLANTERS, AND LANDSCAPE, PROMOTING INFILTRATION INTO SELECT AREAS OF THE PROPERTY AND DIVERTING WATER AWAY FROM UNSTABLE HILLSIDE AREAS.

ABBREVIATIONS:

(E)	EXISTING
(P)	PROPOSED
"T	TREE (APPROX. DIA. @ BREAST HEIGHT)
AD	AREA DRAIN
AP	ANGLE POINT
BC	BOTTOM OF CURB
BFP	BACKFLOW PREVENTER
BL	BUILDING LINE
BP	BIORETENTION PLANTER
BOL	BOLLARD
BOT	BOTTOM OF TRENCH
BOW	BOTTOM OF WALL
C	TOP OF CURB
CB	CATCH BASIN
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
COL	COLUMN
CON	CONNECTION
DI	DRAIN INLET
DL	DAYLIGHT
DMA	DRAINAGE MANAGEMENT AREA
DW	DRIVEWAY
E/	EDGE OF
EB	ELECTRIC BOX
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
EV	ELECTRIC VEHICLE
F	FENCE
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FT	FEET
G	GAS
GB	GRADE BREAK
GL	GUTTER LIP
GM	GAS METER
GP	GAS POST
GR	GRATE
GUY	GUY WIRE
GV	GAS VALVE
HB	HOSE BIB
HP	HIGH POINT
HRC	HANDICAP RAMP
ICV	IRRIGATION CONNECTION VALVE
IN	INCH
INV	INVERT
IT	INFILTRATION TRENCH
JP	JOINT POLE
JP/C	JOINT POLE W/ CONDUIT
LP	LOW POINT
MH	MANHOLE
P	PAVEMENT
PBB	PACIFIC BELL BOX
PGE	PACIFIC GAS AND ELECTRIC
PLNTR	PLANTER
POC	POINT ON CURVE
PP	POWER POLE
RET	RETURN
RMP	RAMP
R/W	RIGHT OF WAY
S.	SIGN
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
STR	STAIRS
T	TOP OF SLOPE
t	TOE OF SLOPE
TC	TOP OF CURB
TEL	TELEPHONE
T/E	OVERHEARD TELEPHONE AND ELECTRIC
TOC	TOP OF CONCRETE
TR	TRENCH DRAIN
TOW	TOP OF WALL
TVB	TV BOX
UB	UTILITY BOX
VC	V–DITCH
VG	VALLEY GUTTER
W	WATER
WLK	WALK
WM	WATER METER
WV	WATER VALVE

GENERAL NOTES:

1. THESE PLANS REPRESENT THE OVERALL OFF–SITE IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR OFF–SITE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
3. THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT DOCUMENTS, CITY OF SAN FRANCISCO STANDARDS AND SPECIFICATIONS, SAN MATEO COUNTY STANDARDS AND SPECIFICATIONS, AND ALL OTHER APPLICABLE LOCAL AND STATE CODES AND ORDINANCES. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
6. CONSTRUCTION STAKING SHALL BE DONE BY A CIVIL ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA.
7. REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED IN WRITING BY THE CIVIL DESIGN ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED ITEMS. REVISIONS SHALL BE ACCURATELY SHOWN ON REVISED PLANS.
8. STANDARD CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE DAYS AND HOURS REGULATED BY THE CITY OF SAN FRANCISCO AND SAN MATEO COUNTY.
9. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642–2444 AT LEAST THREE WORKING DAYS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THESE PLANS ARE BASED UPON RECORD INFORMATION. HOWEVER, THE CIVIL DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR SIZE, ACCURACY OR ACTUAL LOCATIONS.
10. PERMANENT MONUMENTS DISTURBED DURING THE PROCESS OF CONSTRUCTION SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE PRIOR TO ACCEPTANCE OF THE WORK.
11. THE CONTRACTOR SHALL RESTORE TO THEIR PREVIOUS CONDITION OR REPLACE STRUCTURES TO REMAIN WHICH ARE DAMAGED DUE TO THE CONTRACTOR'S WORK AT THEIR OWN EXPENSE.
12. THE CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO EXCAVATIONS AND TRENCHES. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED, AND SHEATHED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT THE EXISTING IMPROVEMENTS WILL BE FULLY PROTECTED FROM DAMAGE. DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING, AND SHEATHING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL REPAIRED OR RECONSTRUCTED AT THE CONTRACTORS EXPENSE.
13. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING OR HOT–MIX ASPHALT AS REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF EACH WORK DAY.
14. THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR THE ENTIRE PROJECT SITE AND REMAIN COMPLIANT WITH THE REGIONAL WATER QUALITY CONTROL BOARD REGULATIONS. THE SITE SHALL BE SPRINKLED AS NECESSARY TO PREVENT DUST NUISANCE.
15. UPON SATISFACTORY COMPLETION OF THE WORK, THE WORK SITE SHALL BE CLEANED UP AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION DEBRIS OF ANY NATURE BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
16. THE CONTRACTOR SHALL POST ON SITE EMERGENCY TELEPHONE NUMBERS FOR CITY ENGINEER, AMBULANCE, POLICE, FIRE DEPARTMENTS, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE.
17. THE CONTRACTOR SHALL BE AWARE THAT DEWATERING ACTIVITIES SHALL COMPLY WITH THE CONDITIONS OF THE BAY AREA REGIONAL WATER QUALITY CONTROL BOARD GENERAL PERMIT OF CONSTRUCTION SITES.

EXISTING CONDITIONS:

1. EXISTING INFORMATION SHOWN ON THESE PLANS IS BASED ON "TOPOGRAPHIC SURVEY PORTION OF THE OLYMPIC CLUB", PERFORMED BY KRISTER, SAVIO & REI, INC. DATED 15 MARCH 2022.
2. ALL ELEVATIONS SHOWN REFER TO THE SAN FRANCISCO CITY AND SAN MATEO COUNTY DATUM.
3. EXISTING INFORMATION MAY VARY FROM THOSE SHOWN ON PLANS. CONTRACTOR SHALL REVIEW PLANS AND CONDUCT FIELD INVESTIGATIONS TO VERIFY EXISTING CONDITIONS.

DEMOLITION:

1. ALL WORK SHALL COMPLY WITH THE LATEST VERSION OF THE CALIFORNIA BUILDING CODE AND ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES, INCLUDING ALL OSHA REQUIREMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, GIVING ALL REQUIRED NOTICES, AND PAYING ALL FEES ASSOCIATED WITH DEMOLITION AND DISPOSAL OF DEMOLITION WASTES IN ACCORDANCE WITH CITY OF SAN FRANCISCO AND SAN MATEO COUNTY REQUIREMENTS.
3. PRIOR TO DISCONNECTING UTILITY SERVICE TO ANY ESTABLISHMENT, CONTRACTOR SHALL GIVE ADVANCE NOTICE TO ESTABLISHMENT BEFORE THEIR UTILITY SHUT DOWN, CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THOSE ESTABLISHMENTS FOR A SCHEDULED SHUT DOWN AND COORDINATE DATE OF SHUT DOWN, DURATION, INCONVENIENCE, DELAYS, ETC WITH A REPRESENTATIVE OF THE OWNER AND GOVERNING UTILITY COMPANY.
4. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE WITHIN THE LIMITS OF DEMOLITION. THE CONTRACTOR SHALL DEMOLISH AND REMOVE ALL ASPHALT, CURB, SIDEWALK, ABOVE–GRADE STRUCTURES, LANDSCAPE AND ANY OTHER PERMANENT FEATURES WITHIN THE LIMITS OF DEMOLITION, UNLESS NOTED ON THE PLAN.
5. THE CONTRACTOR SHALL DISCONNECT, CAP/TERMINATE AND REMOVE OR ABANDON ALL BUILDING SERVICES, INCLUDING BUT NOT LIMITED TO: WATER, SEWER, GAS, ELECTRIC AND TELECOMMUNICATION, UNLESS OTHERWISE NOTED. UTILITY REMOVALS SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND UTILITY COMPANY REQUIREMENTS.
6. THE APPROXIMATE LOCATIONS OF UTILITIES ARE SHOWN. ADDITIONAL UTILITIES MAY EXIST THAT WILL BE IMPACTED BY THE WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL DISCOVERABLE UTILITIES WHETHER SHOWN OR NOTE ON THE PLANS.
7. THE CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL DEMOLITION DEBRIS UNDER THIS CONTRACT.
8. EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED FOR THE DURATION OF THE CONSTRUCTION AS NECESSARY. ANY DAMAGE RESULTING FROM THE CONTRACTORS OPERATIONS SHALL BE REPAIRED AS DIRECTED BY THE CONSTRUCTION MANAGER AT NO ADDITIONAL COST.
9. ALL STRUCTURES TO REMAIN SHALL BE RESET TO FINAL PROPOSED GRADES PER GRADING PLAN.
10. EXISTING UTILITIES AND OR UTILITY STRUCTURES TO BE REMOVED OR ABANDONED SHALL BE COORDINATED WITH THE GOVERNING UTILITY AGENCY PRIOR TO COMMENCEMENT OF WORK.
11. CONSTRUCTION OPERATIONS SHALL BE CONFINED TO THE LIMITS OF DEMOLITION SHOWN AND SHALL NOT CREATE DUST, DIRT, OBSTRUCTIONS OR OTHER SUCH INCONVENIENCES TO ADJACENT PROPERTIES.
12. THE CONTRACTOR SHALL OBTAIN AND MAKE PAYMENT FOR TEMPORARY UTILITIES AND OTHER SERVICES NECESSARY FOR PROPER EXECUTION OF DEMOLITION WORK.
13. IF ARCHEOLOGICAL MATERIALS ARE UNCOVERED DURING DEMOLITION WORK, WORK WITHIN THE VICINITY OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND IN ACCORDANCE WITH PROJECT MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
14. IF SOIL CONTAMINATION IS IDENTIFIED DURING CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY AND REMEDIATION OF CONTAMINATED SOILS MAY BE NECESSARY IN ACCORDANCE WITH PROJECT SOIL MANAGEMENT PLAN AND PROJECT MITIGATION MEASURES AS SPECIFIED IN EIR.

UTILITIES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY, INCLUDING BUT NOT LIMITED TO: WATER, SEWER, GAS, ELECTRIC & TELECOMMUNICATIONS, LOCATIONS, INVERTS AND CONDITIONS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN ON THE PLANS AND REQUIRING MODIFICATIONS TO THE DESIGN SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION. DIFFERING UTILITY CONDITIONS THAT ARE ENCOUNTERED BY THE CONTRACTOR, THAT REQUIRE MODIFICATION OF DESIGN THAT ARE NOT BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT AT NO ADDITIONAL COST.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES INCLUDING, BUT NOT LIMITED TO SANITARY SEWER, STORM SEWER, DOMESTIC WATER, FIRE WATER, IRRIGATION WATER, GAS SERVICE, ELECTRICAL SERVICE, AND TELECOMMUNICATIONS. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS AND LOCATIONS ARE ACHIEVED AS WELL AS COORDINATING WITH THE GOVERNING UTILITY COMPANIES FOR APPROVAL OF UTILITY LOCATIONS AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
4. THE LOCATION OF EXISTING GAS AND ELECTRICAL MAINS ARE APPROXIMATE. THE CONTRACTOR MUST CONSULT WITH PG&E FOR ADDITIONAL INFORMATION. ALL PROPOSED GAS AND ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH APPLICABLE LOCAL AND STATE CODES AND ORDINANCES AND PG&E REQUIREMENTS. MINIMUM DEPTH OF COVER OVER ELECTRICAL, GAS AND TELECOMMUNICATIONS SHALL BE TWO FEET.
5. NEW WATER MAINS AND SUPPLY LINES SHALL NOT BE INSTALLED IN THE SAME TRENCH AS, AND SHALL BE AT LEAST 10 FEET HORIZONTALLY FROM AND ONE FOOT VERTICALLY ABOVE, ANY PARALLEL PIPELINE CONVEYING: UNTREATED SEWAGE, PRIMARY OR SECONDARY TREATED SEWAGE, DISINFECTED SECONDARY RECYCLED WATER, OR HAZARDOUS FLUIDS. NEW WATER MAINS AND SUPPLY LINES SHALL BE INSTALLED AT LEAST FOUR FEET HORIZONTALLY FROM, AND ONE FOOT VERTICALLY ABOVE, ANY PARALLEL PIPELINE CONVEYING DISINFECTED TERTIARY RECYCLED WATER AND STORM DRAINAGE. SEPARATIONS ARE MEASURED FROM THE NEAREST OUTSIDE EDGE OF EACH PIPE BARREL.
6. MINIMUM DEPTH OF COVER OVER NEW WATER LINES 4–INCHES AND LARGER SHALL BE THREE FEET.
7. CONTRACTOR SHALL VERIFY THAT ALL SANITARY SEWER LINES ARE TO BE INSTALLED UNDER CROSSINGS OF ALL WATER LINES CONFORMING TO THE STATE DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS FOR CROSSING OF POTABLE WATER AND SANITARY SEWER LINES.
8. PRIOR TO MAKING FINAL CONNECTIONS TO THE EXISTING WATER SYSTEM, NEWLY INSTALLED WATER PIPELINES, VALVES, AND FITTINGS SHALL BE FLUSHED, STERILIZED AND TESTED BY THE CONTRACTOR, AND SHALL PASS BACTERIAL AND OTHER WATER QUALITY REQUIREMENTS PRIOR TO BEING PUT INTO SERVICE. CONTRACTOR SHALL SUPPLY MATERIALS, LABOR AND EQUIPMENT REQUIRED TO DISINFECT THE PIPELINES AND APPURTENANCES.

GRADING:

1. GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE SOILS REPORT PREPARED BY LANGAN DATED 19 APRIL 2023.
2. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THE PLANS. GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITHIN A TOLERANCE OF ONE–TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES THE CONTRACTOR SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT THE CONTRACTORS EXPENSE.
3. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST TWO DAYS PRIOR TO COMMENCEMENT OF ANY GRADING ACTIVITIES.
4. THE GEOTECHNICAL ENGINEER WILL BE PRESENT AT THE SITE DURING GRADING OPERATIONS AND SHALL PERFORM TESTING DEEMED NECESSARY. THE GEOTECHNICAL ENGINEER SHALL OBSERVE GRADING OPERATIONS AND IDENTIFY THOSE CONDITIONS WITH RECOMMENDED CORRECTIVE MEASURES TO THE CONTRACTOR AND THE CONSTRUCTION MANAGER.
5. UPON COMPLETION OF GRADING OPERATIONS, THE GEOTECHNICAL ENGINEER WILL PROVIDE A WRITTEN REPORT DOCUMENTING THE RESULTS OF THE GEOTECHNICAL ENGINEERS SITE OBSERVATION AND TESTING ACTIVITIES PERFORMED DURING SITE GRADING OPERATIONS.

RECORD DRAWINGS:

1. CONTRACTOR SHALL KEEP ACCURATE AS–BUILT DRAWINGS WHICH SHOW THE FINAL LOCATION, ELEVATION , AND DESCRIPTION OF WORK. CONTRACTOR SHALL ALSO NOTE THE LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS ENCOUNTERED.

STATEMENT OF RESPONSIBILITY:

1. 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. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOTE BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD 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 DESIGN PROFESSIONAL.
2. CONTRACTOR SHALL COMPLY WITH FEDERAL, STATE, COUNTY, AND CITY LAWS, REGULATIONS, AND ORDINANCES.

Date	Description	No.

Revisions

REGISTERED PROFESSIONAL ENGINEER DONALD JOSEPH HODSON No. C 78817 CIVIL STATE OF CALIFORNIA

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Project
THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
COVER SHEET

Project No. 731763501
Date 10/07/2025
Drawn By STAFF
Checked By STAFF

Drawing No. C001

Sheet 1 of 29

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GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 inch = 20 ft.

SHEET 1

SHEET 2

MATCHLINE

SAN FRANCISCO CITY / COUNTY BOUNDARY LINE

SS 7215/699

PG&E 4267/550

BOUNDARY SYMBOLS

⌑ = SET NAIL & TAG, L.S. No. 8178

UTILITY LINE LEGEND

COMMUNICATIONS	—·—·—COMM—·—·—
FIBEROPTIC	—·—·—FO—·—·—
SANITARY SEWER	—·—·—SS—·—·—
STORM DRAIN	—·—·—SD—·—·—
STREET LITE	—·—·—SL—·—·—
WATER	—·—·—WL—·—·—
UNKNOWN	—·—·—UNK—·—·—

LEGEND

T	= TREE (APPROX. DIA. @ BREAST HEIGHT)
AD	= AREA DRAIN
AP	= ANGLE POINT
BC	= BUILDING CORNER
BFP	= BACK FLOW PREVENTER
BL	= BUILDING LINE
BOL	= BOLLARD
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C	= TOP OF CURB
CB	= CATCH BASIN
CL	= CENTER LINE
COL	= COLUMN
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DW	= DRIVEWAY
E/	= EDGE OF
EB	= ELECTRIC BOX
EP	= EDGE OF PAVEMENT
F	= FENCE
FDC	= FIRE DEPARTMENT CONNECTION
FF	= FINISH FLOOR
FH	= FIRE HYDRANT
FL	= FLOW LINE
–G–	= GAS LINE
GB	= GRADE BREAK
GL	= GUTTER LIP
GM	= GAS METER
GP	= GATE POST
GR	= GROUND ELEVATION
GUY	= GUY WIRE
GV	= GAS VALVE
HB	= HOSE BIB
HCR	= HANDICAP RAMP
INV	= INVERT
JP	= JOINT POLE
JP/C	= JOINT POLE W/CONDUIT
MH	= MAN HOLE
P	= PAVEMENT
PP	= POWER POLE
PBB	= PACIFIC BELL BOX
PGE	= PACIFIC GAS AND ELECTRIC
PLNTR	= PLANTER
POC	= POINT ON CURVE
RET	= RETURN
RMP	= RAMP
R/W	= RIGHT OF WAY
S	= SIGN
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VG	= VALLEY GUTTER
W	= BACK OF WALK
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WLK	= WALK
WM	= WATER METER
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GENERAL NOTES

1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

2. CONTRACTORS AND OTHERS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.

3. CONTOUR INTERVAL = 1'

4. BASIS OF BEARINGS: THE BEARING N36°36'51"W BETWEEN CITY OF SAN FRANCISCO HPND CONTROL POINTS 405 AND 410. COUNTY BOUNDARY BASED ON RECORD OF SURVEY NO. 3554, FILED IN BOOK 49 OF L.L.S. MAPS, PAGES 26–48, SAN MATEO COUNTY RECORDS.

5. BENCHMARK: CITY OF SAN FRANCISCO BENCHMARK NO. 10523 (HPND CONTROL POINT 400) ELEVATION = 60.712' CCSF–VD13 DATUM.

6. BOUNDARY LINES ARE APPROXIMATE ONLY, AND ARE BASED ON AVAILABLE RECORD INFORMATION.

7. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.

BOUNDARY SYMBOLS

UTILITY LINE LEGEND

COMMUNICATIONS	—·—·—COMM—·—·—
FIBEROPTIC	—·—·—FO—·—·—
SANITARY SEWER	—·—·—SS—·—·—
STORM DRAIN	—·—·—SD—·—·—
STREET LITE	—·—·—SL—·—·—
WATER	—·—·—WL—·—·—
UNKNOWN	—·—·—UNK—·—·—

LICENSED LAND SURVEYOR
PATRICK M. REI
LS 8178
STATE OF CALIFORNIA

3/15/2022

PATRICK M. REI
L.S. # 8178

DATE

Date	Description	No.
Revisions		

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Project
THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
SITE SURVEY

Project No. 731763501
Date 10/07/2025
Drawn By STAFF
Checked By STAFF

Drawing No. C101
Sheet 2 of 29

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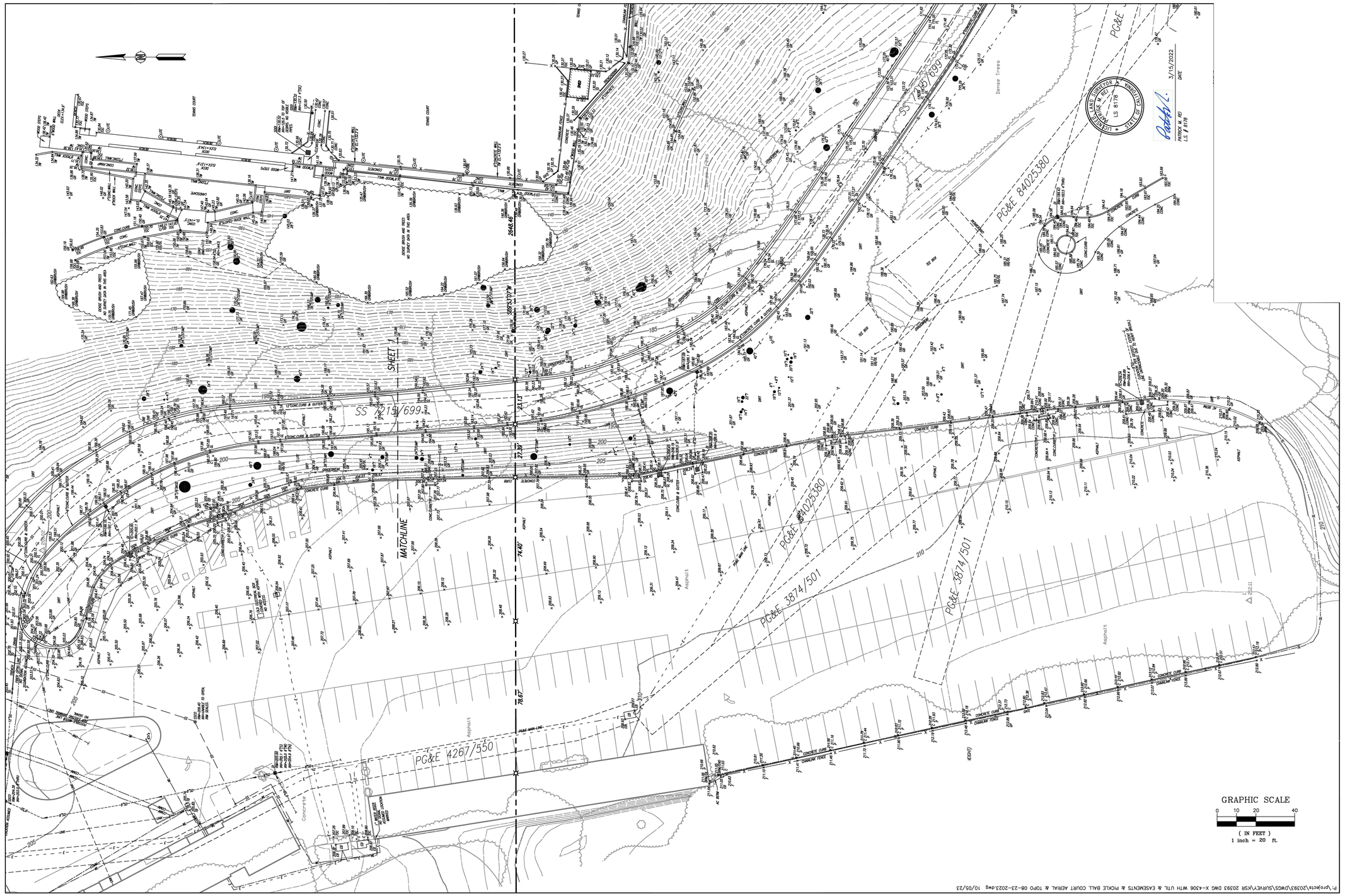
P:\projects\203393\DWGS\SURVEY\XSR 203393 DWG X-430b WITH UTIL & EASEMENTS & PICKLE BALL COURT AERIAL & TOPO 08-23-2023.dwg 10/05/23

Date: 10/7/2025 Time: 22:45 User: esu Style Table: Langan.stb Layout: C101 Document Code: 731763501-0103-CS001-0102



BOUNDARY SYMBOLS

⌑ = SET NAIL & TAG, L.S. No. 8178

UTILITY LINE LEGEND

COMMUNICATIONS	—COMM—
FIBEROPTIC	—FO—
SANITARY SEWER	—SS—
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P:\Projects\203393\DWGS\SURVEY\XSR 203393 DWG X-4306 WITH UTIL & EASEMENTS & PICKLE BALL COURT AERIAL & TOPO 08-23-2023.dwg 10/05/23

Date	Description	No.
Revisions		

LANGAN
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Project
THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
SITE SURVEY

Project No.	731763501
Date	10/07/2025
Drawn By	STAFF
Checked By	STAFF

Drawing No. C102

Sheet 3 of 29

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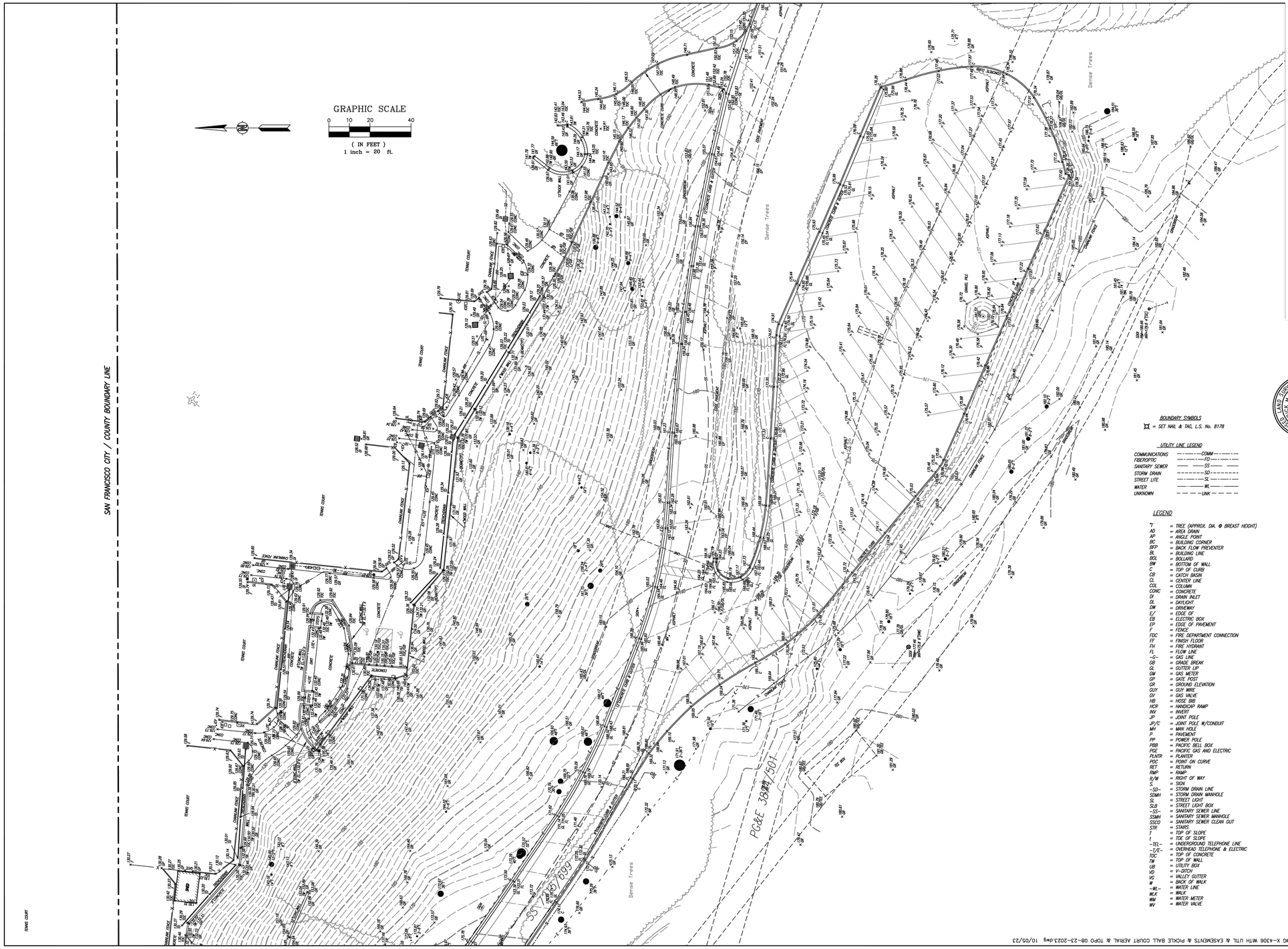

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Project No.	731763501
Date	10/07/2025
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Checked By	STAFF

Drawing No.
C103

Sheet 4 of 29

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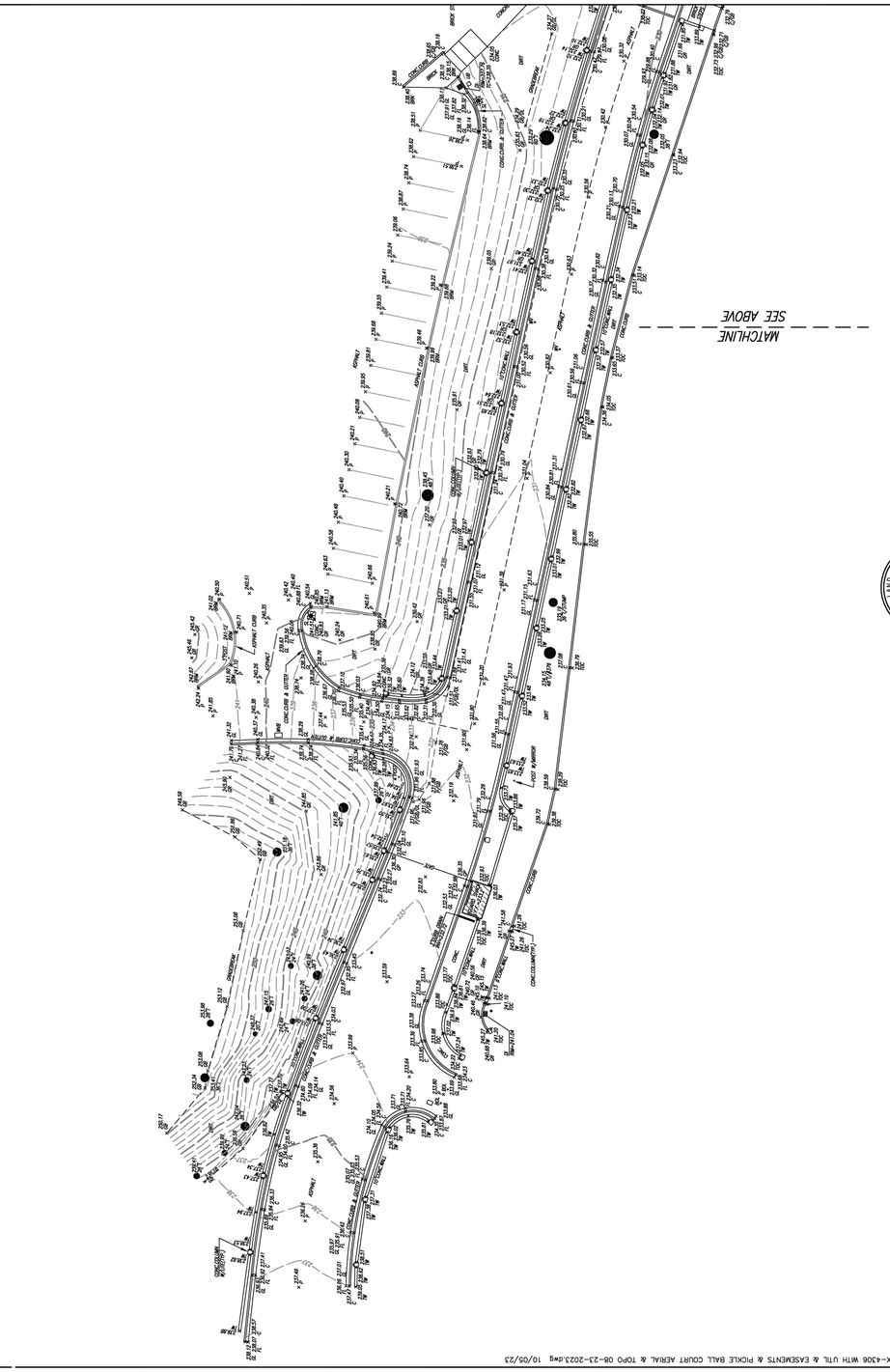

LEGEND

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WV	= WATER VALVE

GRAPHIC SCALE

0 10 20 40

(IN FEET)

1 inch = 20 ft.

UTILITY LINE LEGEND

COMMUNICATIONS	-------COMM-------
FIBEROPTIC	-------FO-------
SANITARY SEWER	-------SS-------
STORM DRAIN	-------SD-------
STREET LITE	-------SL-------
WATER	-------WL-------
UNKNOWN	------UNK------

LICENSED LAND SURVEYOR * PROFESSIONAL CIVIL ENGINEER * STATE OF CALIFORNIA * LS 8178

3/15/2022

DATE

PATRICK M. RIES

L.S. / P.E.

P:\Projects\20393\DWGS\SURVEY\KSR 20393 DWG X-4306 WITH UTIL & EASEMENTS & PICKLE BALL COURT AERIAL & TOPO 08-23-2023.dwg 10/05/23

Date	Description	No.
Revisions		

LANGAN
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Project
THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
SITE SURVEY

Project No. 731763501

Date 10/07/2025

Drawn By STAFF

Checked By STAFF

Drawing No. C104

Sheet 5 of 29

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Date: 10/7/2025 Time: 22:46 User: esu Style Table: Langan.stb Layout: C104 Document Code: 731763501-0103-CS001-0102

LEGEND:

- PROPERTY LINE
- LIMIT OF WORK
- EASEMENT LINE
- COUNTY JURISDICTION LINE
- CONCRETE TO BE REMOVED
- REMOVE EXISTING TREES, VEGETATION, AND ORGANIC TOPSOIL TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- ASPHALT PAVEMENT AND BASE TO BE REMOVED
- GRIND EXISTING ASPHALT PAVEMENT (2 INCHES)
- X — TREES TO BE REMOVED

ITEMS TO BE REMOVED:

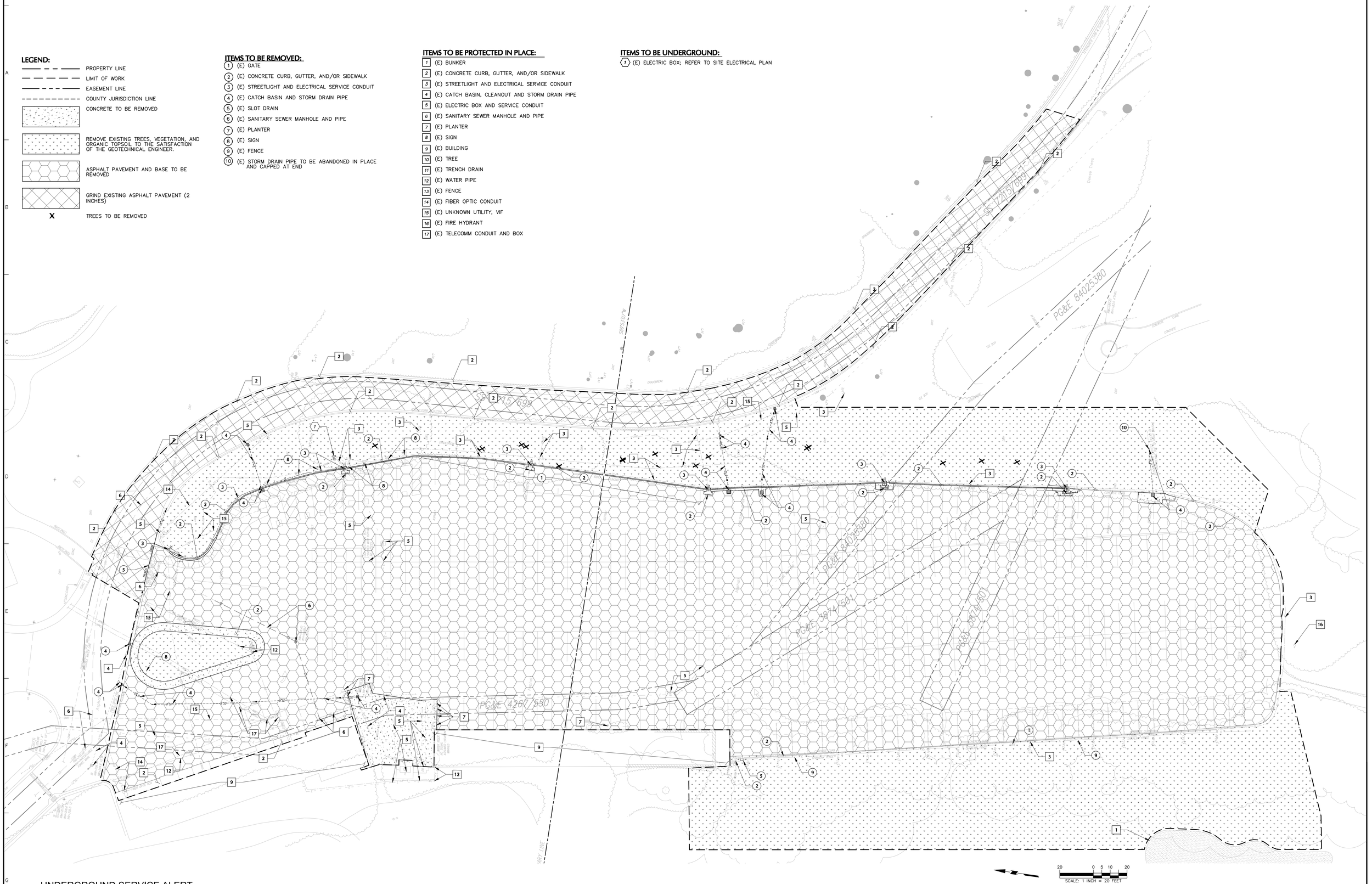
1. (E) GATE
2. (E) CONCRETE CURB, GUTTER, AND/OR SIDEWALK
3. (E) STREETLIGHT AND ELECTRICAL SERVICE CONDUIT
4. (E) CATCH BASIN AND STORM DRAIN PIPE
5. (E) SLOT DRAIN
6. (E) SANITARY SEWER MANHOLE AND PIPE
7. (E) PLANTER
8. (E) SIGN
9. (E) FENCE
10. (E) STORM DRAIN PIPE TO BE ABANDONED IN PLACE AND CAPPED AT END

ITEMS TO BE PROTECTED IN PLACE:

1. (E) BUNKER
2. (E) CONCRETE CURB, GUTTER, AND/OR SIDEWALK
3. (E) STREETLIGHT AND ELECTRICAL SERVICE CONDUIT
4. (E) CATCH BASIN, CLEANOUT AND STORM DRAIN PIPE
5. (E) ELECTRIC BOX AND SERVICE CONDUIT
6. (E) SANITARY SEWER MANHOLE AND PIPE
7. (E) PLANTER
8. (E) SIGN
9. (E) BUILDING
10. (E) TREE
11. (E) TRENCH DRAIN
12. (E) WATER PIPE
13. (E) FENCE
14. (E) FIBER OPTIC CONDUIT
15. (E) UNKNOWN UTILITY, VIF
16. (E) FIRE HYDRANT
17. (E) TELECOMM CONDUIT AND BOX

ITEMS TO BE UNDERGROUND:

7. (E) ELECTRIC BOX; REFER TO SITE ELECTRICAL PLAN



UNDERGROUND SERVICE ALERT

811 Know what's **below.** **Call** before you dig.

TWO (2) WORKING DAYS BEFORE YOU DIG

ARTICLE 2, SECTION 4216 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 AT THE NUMBER ABOVE.

Date	Description	No.
Revisions		

REGISTERED PROFESSIONAL ENGINEER — JOSEPH ROSSETTI — No. C39017 — CIVIL — STATE OF CALIFORNIA

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Project: THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: DEMOLITION PLAN

Project No.	Drawing No.
731763501	C201
Date: 10/07/2025	
Drawn By: STAFF	
Checked By: STAFF	
Sheet 6 of 29	

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Date: 10/7/2025 Time: 18:46 User: esu Style Table: Langan.stb Layout: C201 Document Code: 731763501-0103-CD001-0101

CONSTRUCTION NOTES:

1. (P) CURB AND GUTTER — 2/C804
2. (P) WALL; SEE STRUCTURAL PLANS
3. (P) ADA PARKING — 2/C801
4. (P) VAN ACCESSIBLE PARKING — 2/C801
5. (P) NO PARKING ACCESSIBLE AISLE — 2/C801
6. (P) WHEEL STOP — 2/C801, 1/C802
7. (P) STOP BAR — 5/C801
8. (P) DIRECTION ARROWS — 4/C801
9. (P) EV CHARGERS; SEE ELECTRICAL PLANS
10. (P) LIGHTING; SEE LIGHTING PLANS
11. (P) CATCH BASIN — 4/C804, 5/C804
12. (P) CLEAN OUT — 3/C803
13. (P) BIORETENTION AREA — 1/C805
14. (P) OVERLAY 3" AC — 6/C801
15. (P) MANHOLE — 1/C804
16. (P) V-DITCH — 5/C803
17. (P) DAYLIGHT; SEE C501 — 2/C802
18. PG&E ELECTRIC SERVICE PROTECT IN PLACE — 3/C802
19. SURVEYOR OF RECORD TO RESET/REINSTALL COUNTY BOUNDARY MONUMENTS AFTER PAVEMENT CONSTRUCTION
20. (P) STREETLIGHT PULLBOXES — 3/C804
21. (P) V-DITCH TO STD GUTTER TRANSITION
22. (P) CROSS GUTTER — 2/C806
23. (P) VALLEY GUTTER — 3/C801
24. (P) CATCH BASIN WITH MANHOLE — 1/C806
25. (P) CATCH BASIN ON THE LOWER V-DITCH — 3/C806
26. (P) BIORETENTION OVERFLOW — 2/C803
27. (P) CURB CUT
28. (P) TRENCH DRAIN — 1/C801
29. (P) V-DITCH — 6/C803

LEGEND:

- (P) ADA PARKING
- (P) NO PARKING AREA
- (P) ASPHALT PAVING MIN 3.5" AC OVER 6" AB — 6/C801
- (P) CONCRETE PAVEMENT MIN 6" CONCRETE OVER 6" AB — 4/C806
- (P) 2" ASPHALT GRIND AND OVERLAY — 6/C801
- (P) LANDSCAPING, SEE LANDSCAPE PLANS
- (P) PARKING SIGN
- (P) 4-IN THERMOPLASTIC STRIPING UNLESS OTHERWISE NOTED
- (P) INFILTRATION TRENCH
- LIMIT OF WORK
- EASEMENT LINE

NOTES:

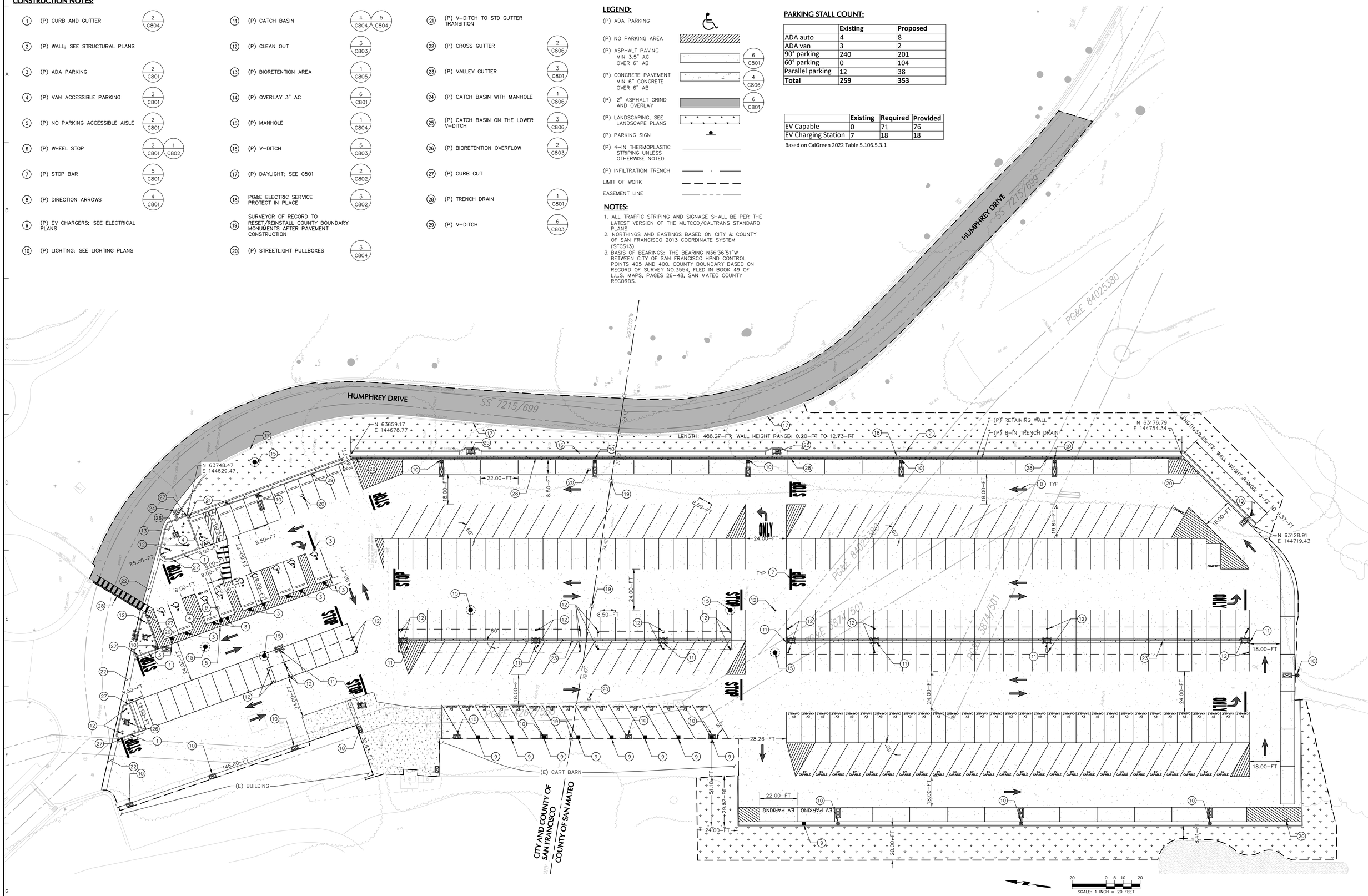
1. ALL TRAFFIC STRIPING AND SIGNAGE SHALL BE PER THE LATEST VERSION OF THE MUTCCD/CALTRANS STANDARD PLANS.
2. NORTHINGS AND EASTINGS BASED ON CITY & COUNTY OF SAN FRANCISCO 2013 COORDINATE SYSTEM (SFCS13).
3. BASIS OF BEARINGS: THE BEARING N36°36'51"W BETWEEN CITY OF SAN FRANCISCO HPND CONTROL POINTS 405 AND 400. COUNTY BOUNDARY BASED ON RECORD OF SURVEY NO.3554, FLED IN BOOK 49 OF L.L.S. MAPS, PAGES 26-48, SAN MATEO COUNTY RECORDS.

PARKING STALL COUNT:

	Existing	Proposed
ADA auto	4	8
ADA van	3	2
90° parking	240	201
60° parking	0	104
Parallel parking	12	38
Total	**259**	**353**

	Existing	Required	Provided
EV Capable	0	71	76
EV Charging Station	7	18	18

Based on CalGreen 2022 Table 5.106.5.3.1



Date	Description	No.
Revisions		

LANGAN
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Project: THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: SITE PLAN

Project No.	731763501
Date	10/07/2025
Drawn By	STAFF
Checked By	STAFF

Drawing No. C301
Sheet 7 of 29

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Date: 10/13/2025 Time: 14:19 User: esu Style Table: Langan.stb Layout: C301 Document Code: 731763501-0103-CS001-0101

LEGEND:

— — — —	LIMIT OF WORK
———	PROPERTY LINE
———	EASEMENT LINE
———	EXCAVATION BOUNDARY
(EG XX.XX ±)	CONFORM TO EXISTING GRADE
P XX.XX	PROPOSED GRADE
(XX.X ±%)	CONFORM TO EXISTING SLOPE
XX.X%	PROPOSED SLOPE

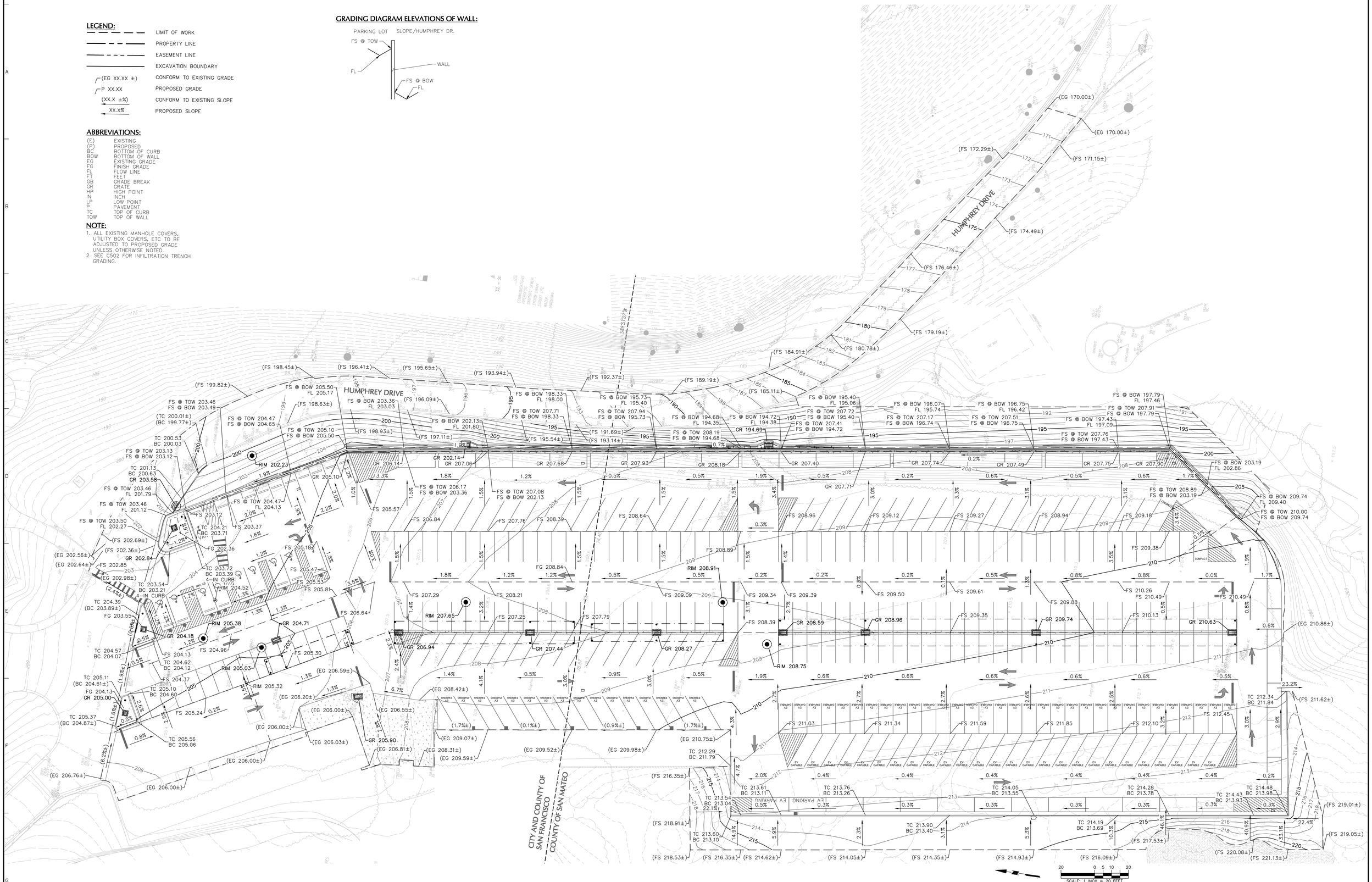
ABBREVIATIONS:

(E)	EXISTING
(P)	PROPOSED
BC	BOTTOM OF CURB
BOW	BOTTOM OF WALL
EG	EXISTING GRADE
FG	FINISH GRADE
FL	FLOW LINE
FT	FEET
GB	GRADE BREAK
GR	GRATE
HP	HIGH POINT
IN.	INCH
LP	LOW POINT
P	PAVEMENT
TC	TOP OF CURB
TOW	TOP OF WALL

NOTE:

1. ALL EXISTING MANHOLE COVERS, UTILITY BOX COVERS, ETC TO BE ADJUSTED TO PROPOSED GRADE UNLESS OTHERWISE NOTED.
2. SEE C502 FOR INFILTRATION TRENCH GRADING.

GRADING DIAGRAM ELEVATIONS OF WALL:



Date	Description	No.
Revisions		

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Project
THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
GRADING PLAN

Project No.	731763501
Date	10/07/2025
Drawn By	STAFF
Checked By	STAFF

Drawing No. C401
Sheet 8 of 29

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Date: 10/13/2025 Time: 14:16 User: esu Style Table: Langan.stb Layout: C401 Document Code: 731763501-0103-CG001-0101

LEGEND:

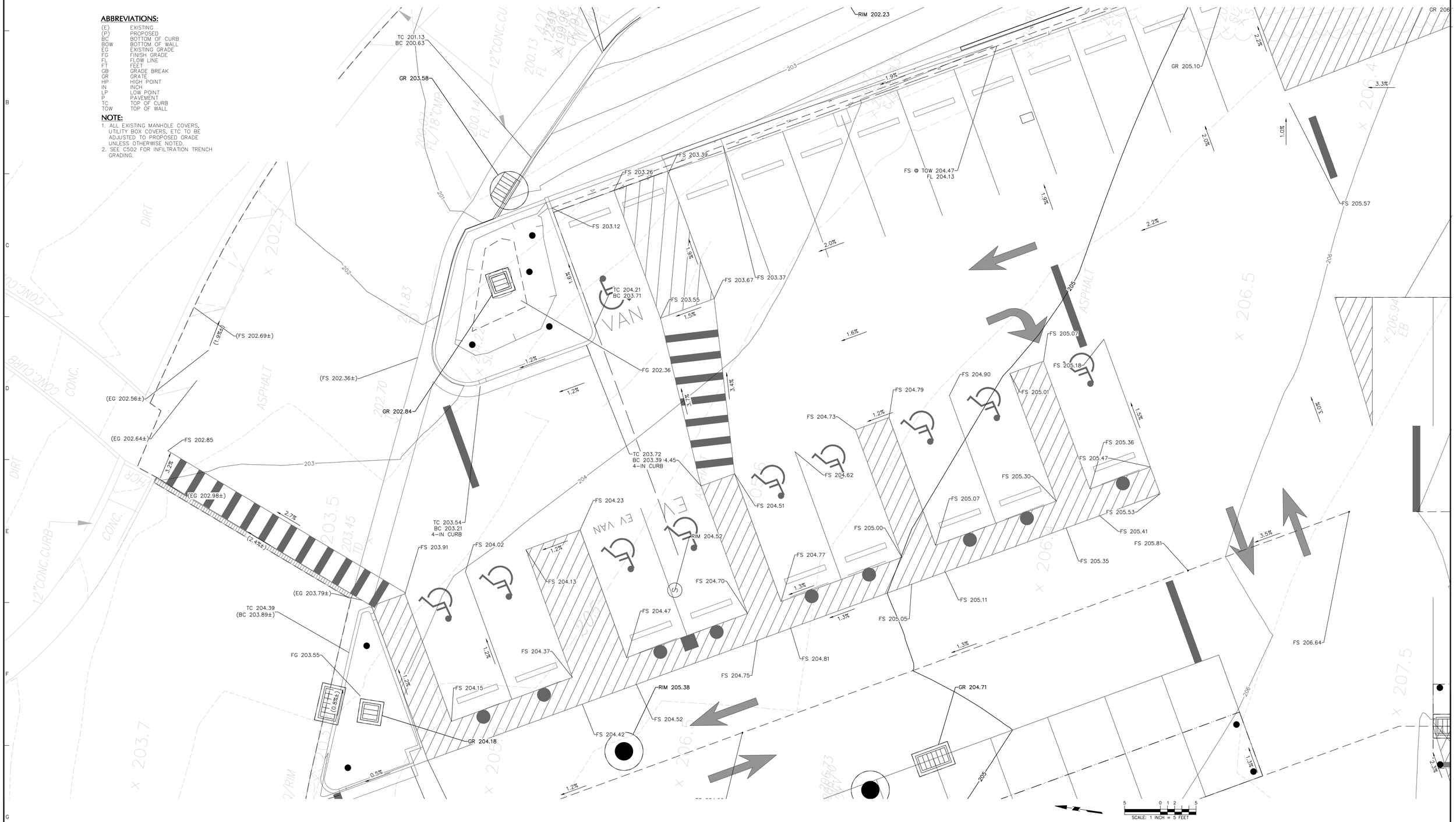
— — — —	LIMIT OF WORK
——— - - ———	PROPERTY LINE
——— - - ———	EASEMENT LINE
———	EXCAVATION BOUNDARY
(EG XX.XX ±)	CONFORM TO EXISTING GRADE
P XX.XX	PROPOSED GRADE
(XX.X ±%)	CONFORM TO EXISTING SLOPE
XX.X%	PROPOSED SLOPE

ABBREVIATIONS:

(E)	EXISTING
(P)	PROPOSED
BC	BOTTOM OF CURB
BOW	BOTTOM OF WALL
EG	EXISTING GRADE
FG	FINISH GRADE
FL	FLOW LINE
FT	FEET
GB	GRADE BREAK
GR	GRATE
HP	HIGH POINT
IN	INCH
LP	LOW POINT
P	PAVEMENT
TC	TOP OF CURB
TOW	TOP OF WALL

NOTE:

1. ALL EXISTING MANHOLE COVERS, UTILITY BOX COVERS, ETC TO BE ADJUSTED TO PROPOSED GRADE UNLESS OTHERWISE NOTED.
2. SEE C502 FOR INFILTRATION TRENCH GRADING.



SCALE: 1 INCH = 5 FEET

Date	Description	No.
Revisions		

REGISTERED PROFESSIONAL ENGINEER — JOSEPH ESPERT — No. C78611 — CIVIL — STATE OF CALIFORNIA

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Project: THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: GRADING ENLARGEMENT

Project No.	731763501
Date	10/07/2025
Drawn By	STAFF
Checked By	STAFF

Drawing No. C402

Sheet 9 of 29

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LEGEND:

- LIMIT OF WORK
- EASEMENT LINE
- (E) COMMUNICATIONS — COMM —
- (E) FIBEROPTIC — FO —
- (E) SANITARY SEWER — SS —
- (E) STORM DRAIN — SD —
- (E) STREET LITE — SL —
- (E) WATER — W —
- (E) UNKNOWN V.I.F. — UNK —
- (P) STORM DRAIN PIPE
- (P) PERFORATED STORM DRAIN PIPE
- (P) SANITARY SEWER
- (P) ELECTRIC CONDUIT SHOWN FOR REFERENCE ONLY — E — E —
- (P) INFILTRATION TRENCH

- (P) NO PARKING AREA
- (P) ASPHALT PAVING
- (P) CONCRETE PAVEMENT
- (P) LANDSCAPING
- (P) ADA PARKING
- (P) CATCH BASIN
- (P) MANHOLE
- (P) CLEANOUT
- (P) STREETLIGHT BOX

ABBREVIATIONS:

(E)	EXISTING
(P)	PROPOSED
"T	TREE (APPROX. DIA. @ BREAST HEIGHT)
BB	BIORETENTION BASIN
BOT	BOTTOM OF TRENCH
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CON	CONNECTION
DI	DRAIN INLET
DMA	DRAINAGE MANAGEMENT AREA
EB	ELECTRIC BOX
EV	ELECTRIC VEHICLE
GR	GROUND ELEVATION
HP	HIGH POINT
ICV	IRRIGATION CONNECTION VALVE
INV	INVERT
IT	INFILTRATION TRENCH
PGE	PACIFIC GAS AND ELECTRIC
TR	TRENCH DRAIN
TVB	TV BOX

NOTES:

1. SELF-TREATING AND SELF-RETAINING AREAS SHALL CONFORM TO REQUIREMENTS PER SECTION 4.2 AND 4.3 OF THE SAN MATEO COUNTY C.3 REGULATED PROJECT GUIDELINES.

HUMPHREY DRIVE

SS 7215/699

PG&E 84025380

(P) DAYLIGHT TO (P) CURB & GUTTER-2
INV. OUT (8" W): 198.22

(P) DAYLIGHT TO (P) CURB & GUTTER-3
INV. OUT (6" W): 195.75

(P) DAYLIGHT TO (P) CURB & GUTTER-4
INV. OUT (6" W): 186.50

NORTHING: 63659.17
EASTING: 144678.77

NORTHING: 63748.47
EASTING: 144629.47

10 LF 8" PVC @ 0.50%

18 LF 6" PVC @ 14.46%

24 LF 6" PVC @ 20.94%

(P) IT-6 TD-2
INV. OUT (8" W): 206.29

ENCASE (E) ELECTRICAL SERVICE CONDUIT IN CONCRETE. SEE DETAIL 3/C802.

NORTHING: 63176.78
EASTING: 144754.34

TD HP: 206.96

(P) CB-5
RIM: 203.58
INV. IN (8" W): 198.57
INV. OUT (8" SE): 198.82

(P) MANHOLE-3
RIM: 202.23
INV. IN (8" NW): 198.27
INV. OUT (8" E): 198.27

(P) IT-6 TD-1
INV. OUT (8" SW): 204.12

(P) CB-3
RIM: 202.14
INV. IN (6" W): 199.11
INV. OUT (6" E): 198.32

TD HP: 207.24

(P) IT-7 TD-1
INV. OUT (8" W): 206.85

TD HP: 206.80

(P) IT-8 TD-1
INV. OUT (8" W): 206.32

(P) IT-8 TD-2
INV. OUT (8" W): 206.42

(P) BP-4 CB-1
RIM: 202.84
INV. IN (8" SW): 198.76
INV. IN (4" SE): 200.34
INV. IN (4" W): 200.29
INV. OUT (8" E): 198.76

13 LF 8" PVC @ 1.02%

(P) CB-4
RIM: 194.69
INV. IN (6" W): 191.19
INV. OUT (6" E): 191.46

(P) MANHOLE-2
RIM: 205.38
INV. IN (8" S): 200.99
INV. IN (8" N): 200.12
INV. IN (8" NW): 201.18
INV. IN (8" N): 201.86
INV. OUT (8" NE): 200.12

(P) IT-6 CB-1
RIM: 206.94
BOTTOM OF SUMP ELEV: 198.00
INV. IN (8" NE): 201.90
INV. OUT (8" N): 201.90

54 LF 8" PVC @ 1.02%

(P) SS MANHOLE-2
RIM: 204.28
INVERTS VIF

11 LF 8" PVC @ 2.00%

51 LF PVC
SIZE AND SLOPE VIF

93 LF 6" PVC @ 1.07%

107 LF 8" PVC @ 2.00%

107 LF 6" PVC @ 1.30%

107 LF 8" PVC @ 2.00%

(P) CO-1
RIM: 209.02
INV. IN (6" W): 198.65
INV. IN (6" N): 199.98
INV. OUT (6" E): 198.65

(P) TD-1
INV. OUT (8" S): 202.74

(P) IT-6 MANHOLE-1
RIM: 207.65
INV. IN (6" W): 199.94
INV. OUT (6" E): 200.11

(P) IT-8 CB-1
RIM: 208.59
BOTTOM OF SUMP ELEV: 202.92
INV. IN (8" E): 204.92
INV. OUT (8" N): 204.92

(P) IT-8 CB-4
RIM: 210.63
BOTTOM OF SUMP ELEV: 204.96
INV. OUT (8" W): 206.96

(P) BP-2 CB-1
RIM: 204.18
INV. IN (12" N): 200.84
INV. IN (4" E): 201.63
INV. IN (4" W): 201.64
INV. OUT (8" S): 200.84

12 LF 6" PVC @ 0.54%

(P) IT-5 CB-1
RIM: 204.71
BOTTOM OF SUMP ELEV: 199.76
INV. OUT (8" SW): 201.76

(P) CB-6
RIM: 203.94
INV. IN (12" W): 201.95
INV. OUT (12" S): 200.94

11 LF 12" PVC @ 0.45%

(P) 53.3x9.5x3-FT INFILTRATION TRENCH

(P) IT-6 CB-2
RIM: 207.44
BOTTOM OF SUMP ELEV: 202.14
INV. IN (8" E): 204.14
INV. OUT (8" E): 204.14

(P) IT-7 CB-1
RIM: 208.27
BOTTOM OF SUMP ELEV: 202.70
INV. IN (8" E): 204.70
INV. OUT (8" W): 204.70

(P) IT-8 MANHOLE-1
RIM: 208.75
INV. IN (6" S): 200.46
INV. OUT (6" E): 200.63

(P) IT-8 CB-2
RIM: 208.96
BOTTOM OF SUMP ELEV: 203.29
INV. OUT (8" W): 205.29

(P) IT-8 CB-3
RIM: 209.74
BOTTOM OF SUMP ELEV: 200.57
INV. IN (8" E): 204.27
INV. OUT (8" W): 202.57

(P) 272x13x3-FT INFILTRATION TRENCH

CONNECT (P) 12" SD PIPE TO (E) 12" SD PIPE VIA 12"X12" FLEXIBLE COUPLING

5 LF 12" PVC @ 2.00%

36 LF 8" PVC @ 2.00%

(P) IT-5 MANHOLE-1
RIM: 205.03
INV. IN (6" SW): 201.52
INV. OUT (8" S): 201.69

(P) SS MANHOLE-1
RIM: 205.32
INVERTS VIF

47 LF PVC
SIZE AND SLOPE VIF

32 LF 8" PVC @ 4.20%

(P) 106.9x11.75x3-FT INFILTRATION TRENCH

(P) 78.6x12.5x3-FT INFILTRATION TRENCH

(P) IT-7 MANHOLE-1
RIM: 208.91
INV. IN (6" W): 199.94
INV. OUT (6" S): 200.11

(P) BP-3 CB-1
RIM: 205.00
INV. IN (4" W): 202.46
INV. IN (4" E): 202.46
INV. OUT (8" SE): 202.46

CONNECT (P) SS PIPE TO (E) SS PIPE
SIZE AND INVERT VIF

(P) IT-5 CB-2
RIM: 205.90
INV. IN (8" S): 205.10
INV. IN (8" SW): 205.00
INV. OUT (8" E): 202.90
INV. OUT (8" N): 204.90

(P) 2-4" ELECTRIC CONDUIT
LOCATION TO BE VERIFIED

CITY AND COUNTY OF SAN FRANCISCO
COUNTY OF SAN MATEO

EV PARKING

SCALE: 1 INCH = 20 FEET

UNDERGROUND SERVICE ALERT

811 Know what's below. Call before you dig.

TWO (2) WORKING DAYS BEFORE YOU DIG

ARTICLE 2, SECTION 4216 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 AT THE NUMBER ABOVE.

Date	Description	No.
Revisions		

REGISTERED PROFESSIONAL ENGINEER — DONALD JOSEPH ROSSER — No. C76417 — CIVIL — STATE OF CALIFORNIA

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Project
THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
UTILITY PLAN

Project No.	731763501
Date	10/07/2025
Drawn By	STAFF
Checked By	STAFF

Drawing No. C501
Sheet 10 of 29

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Date: 10/13/2025 Time: 14:24 User: esu Style Table: Langan.stb Layout: C501 Document Code: 731763501-0103-CU001-0101

LEGEND:

- LIMIT OF WORK
- EASEMENT LINE
- (E) COMMUNICATIONS — COMM —
- (E) FIBEROPTIC — FO —
- (E) SANITARY SEWER — SS —
- (E) STORM DRAIN — SD —
- (E) STREET LITE — SL —
- (E) WATER — W —
- (E) UNKNOWN V.I.F. — UNK —
- (P) STORM DRAIN PIPE
- (P) PERFORATED STORM DRAIN PIPE
- (P) SANITARY SEWER
- (P) ELECTRIC CONDUIT SHOWN FOR REFERENCE ONLY — E — E —
- (P) INFILTRATION TRENCH

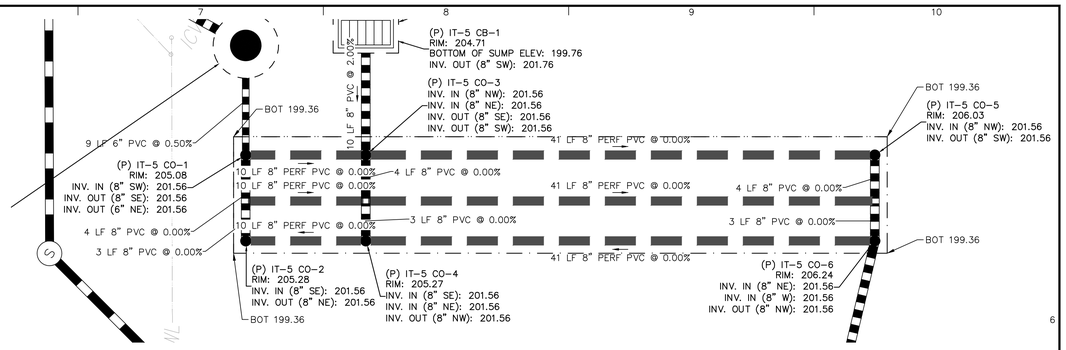
- (P) NO PARKING AREA
- (P) ASPHALT PAVING
- (P) CONCRETE PAVEMENT
- (P) LANDSCAPING
- (P) ADA PARKING
- (P) CATCH BASIN
- (P) MANHOLE
- (P) CLEANOUT
- (P) STREETLIGHT BOX

ABBREVIATIONS:

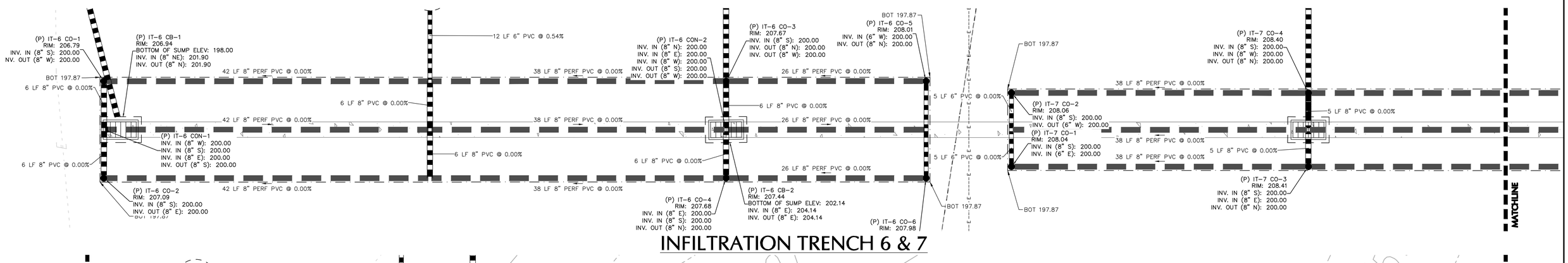
(E)	EXISTING
(P)	PROPOSED
"T	TREE (APPROX. DIA. @ BREAST HEIGHT)
BB	BIORETENTION BASIN
BOT	BOTTOM OF TRENCH
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CON	CONNECTION
DI	DRAIN INLET
DMA	DRAINAGE MANAGEMENT AREA
EB	ELECTRIC BOX
EV	ELECTRIC VEHICLE
GR	GROUND ELEVATION
HP	HIGH POINT
ICV	IRRIGATION CONNECTION VALVE
INV	INVERT
IT	INFILTRATION TRENCH
PGE	PACIFIC GAS AND ELECTRIC
TR	TRENCH DRAIN
TVB	TV BOX

NOTES:

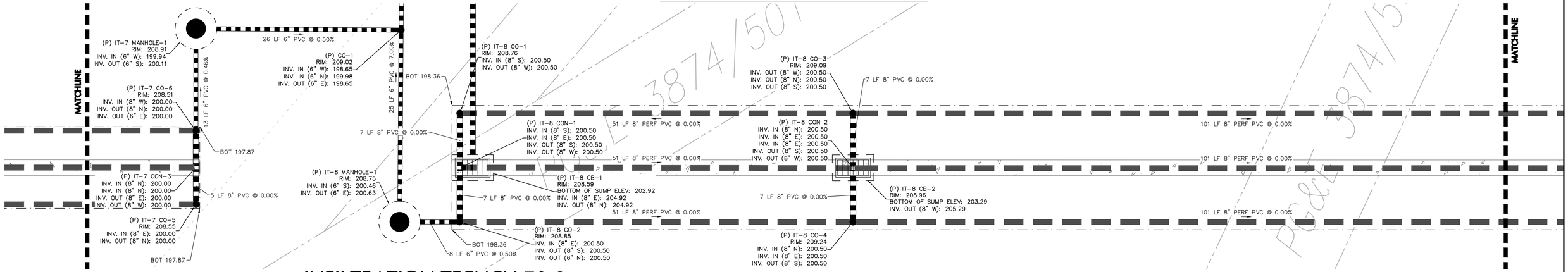
1. SELF-TREATING AND SELF-RETAINING AREAS SHALL CONFORM TO REQUIREMENTS PER SECTION 4.2 AND 4.3 OF THE SAN MATEO COUNTY C.3 REGULATED PROJECT GUIDELINES.



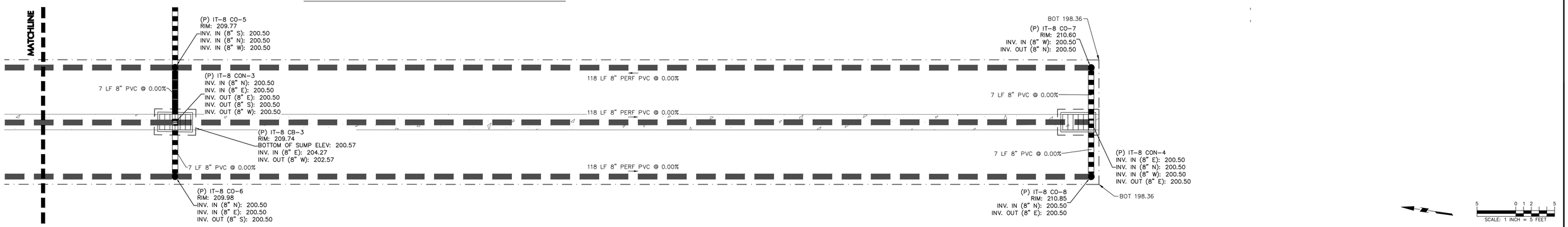
INFILTRATION TRENCH 5



INFILTRATION TRENCH 6 & 7



INFILTRATION TRENCH 7& 8



INFILTRATION TRENCH 8

SCALE: 1 INCH = 5 FEET

Date	Description	No.
Revisions		

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Project: THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: UTILITY PLAN

Project No. 731763501
Date 10/07/2025
Drawn By STAFF
Checked By STAFF

Drawing No. C502
Sheet 11 of 29

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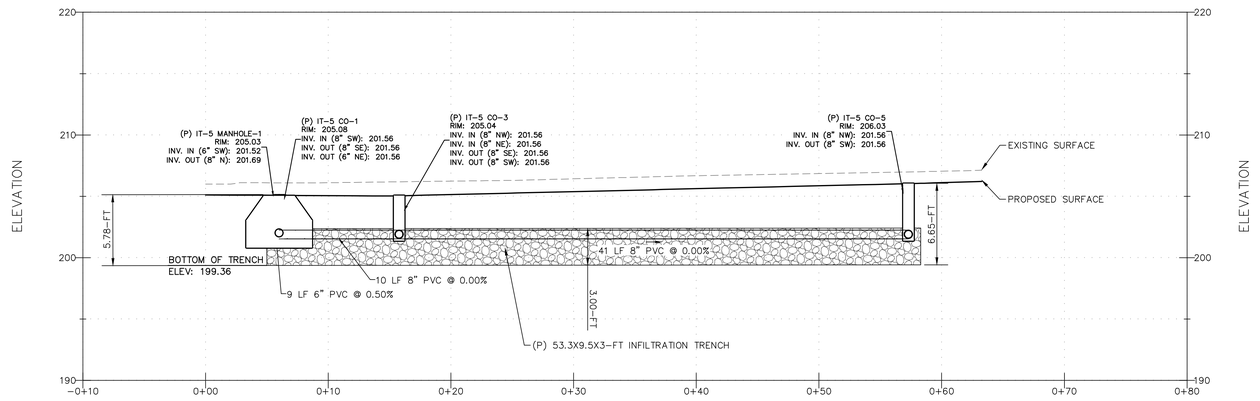
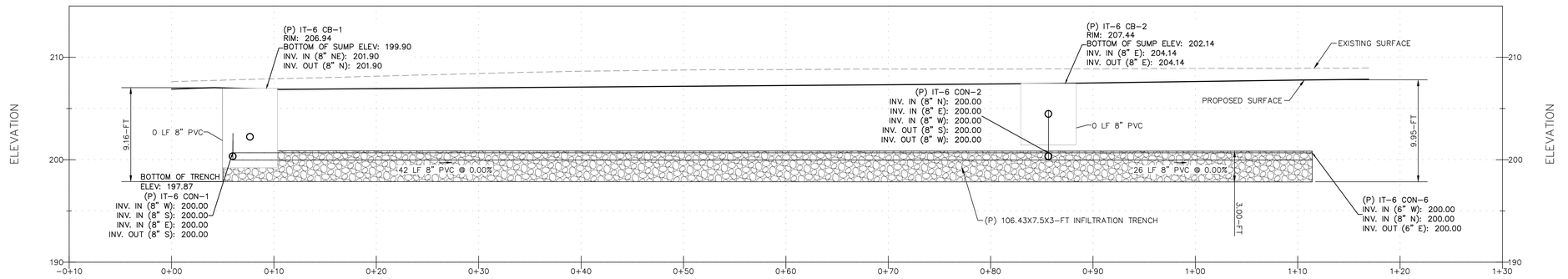
Date: 10/13/2025 Time: 14:32 User: esu Style Table: Langan.stb Layout: C502 Document Code: 731763501-0103-CU001-0101



STATION

INFILTRATION TRENCH-5 PROFILE

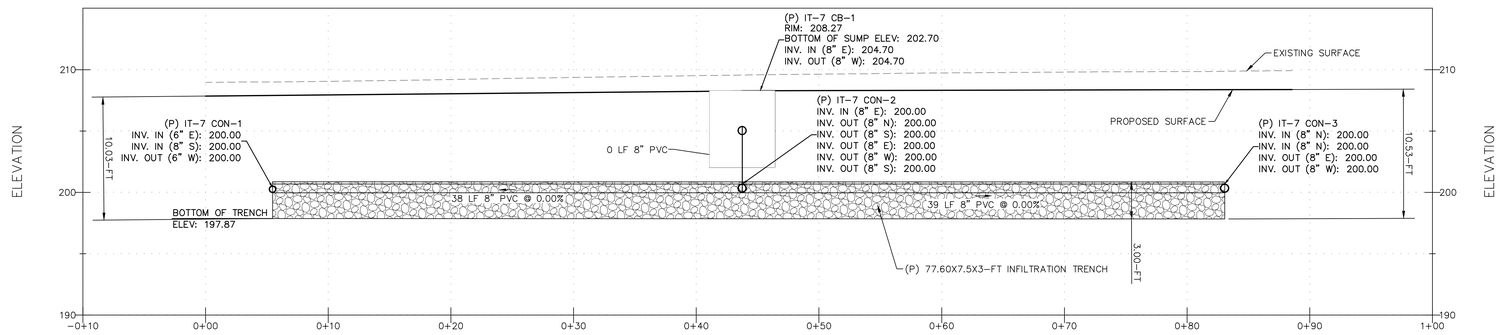
HORIZONTAL SCALE: 1" = 5'
VERTICAL SCALE: 1" = 5'



STATION

INFILTRATION TRENCH -6 PROFILE

HORIZONTAL SCALE: 1" = 5'
VERTICAL SCALE: 1" = 5'



STATION

INFILTRATION TRENCH-7 PROFILE

HORIZONTAL SCALE: 1" = 5'
VERTICAL SCALE: 1" = 5'

SCALE: 1 INCH = 5 FEET

Date	Description	No.
Revisions		

REGISTERED PROFESSIONAL ENGINEER
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Project
THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
UTILITY PLAN

Project No.	731763501
Date	10/07/2025
Drawn By	STAFF
Checked By	STAFF

Drawing No.
C503
Sheet 12 of 29

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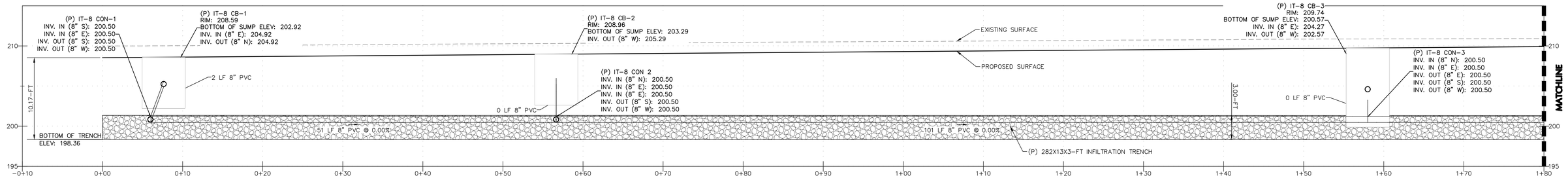
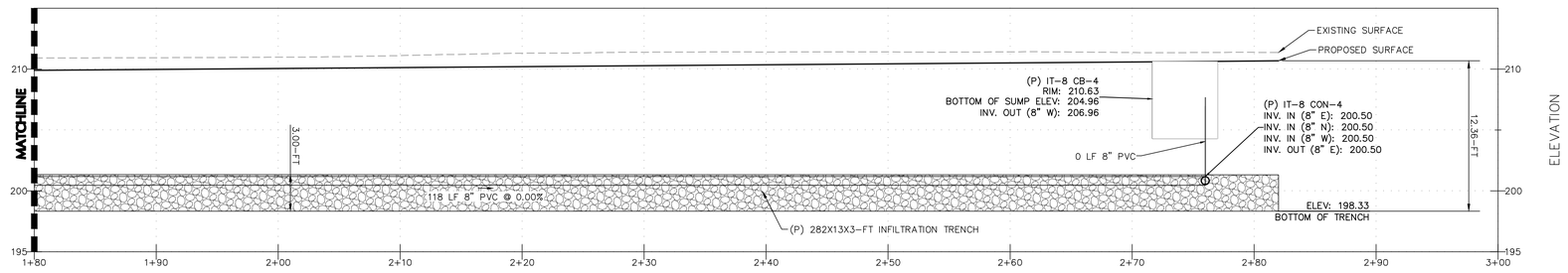


STATION

INFILTRATION TRENCH-8 NORTH PROFILE

HORIZONTAL SCALE: 1" = 5'
VERTICAL SCALE: 1" = 5'



STATION

INFILTRATION TRENCH-8 SOUTH PROFILE

HORIZONTAL SCALE: 1" = 5'
VERTICAL SCALE: 1" = 5'

SCALE: 1 INCH = 5 FEET

Date	Description	No.
Revisions		

LANGAN
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Project
THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
UTILITY PLAN

Project No.	731763501
Date	10/07/2025
Drawn By	STAFF
Checked By	STAFF

Drawing No. C504
Sheet 13 of 29

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Date: 10/7/2025 Time: 22:55 User: esu Style Table: Langan.stb Layout: C504 Document Code: 731763501-0103-CU001-0101

LEGEND:

- LIMIT OF WORK
- EASEMENT LINE
- (E) COMMUNICATIONS — COMM —
- (E) FIBEROPTIC — FO —
- (E) SANITARY SEWER — SS —
- (E) STORM DRAIN — SD —
- (E) STREET LITE — SL —
- (E) WATER — W —
- (E) UNKNOWN V.I.F. — UNK —
- (P) STORM DRAIN PIPE
- (P) PERFORATED STORM DRAIN PIPE
- (P) SANITARY SEWER
- (P) ELECTRIC CONDUIT SHOWN FOR REFERENCE ONLY — E — E —
- (P) INFILTRATION TRENCH

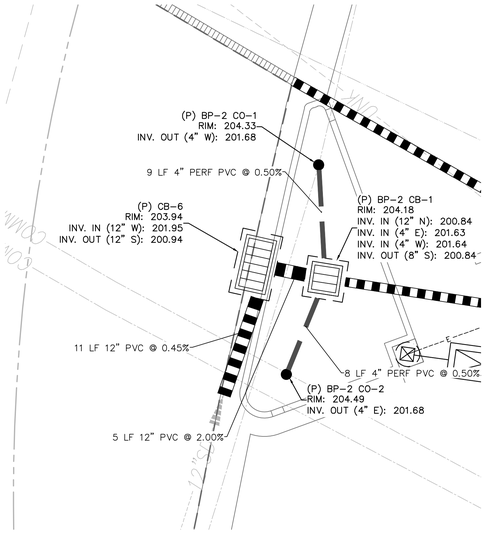
- (P) NO PARKING AREA
- (P) ASPHALT PAVING
- (P) CONCRETE PAVEMENT
- (P) LANDSCAPING
- (P) ADA PARKING
- (P) CATCH BASIN
- (P) MANHOLE
- (P) CLEANOUT
- (P) STREETLIGHT BOX

ABBREVIATIONS:

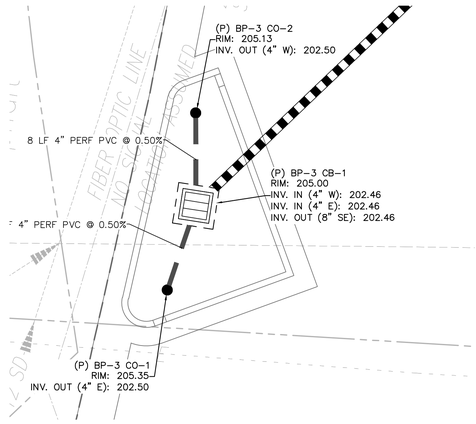
(E)	EXISTING
(P)	PROPOSED
"T	TREE (APPROX. DIA. @ BREAST HEIGHT)
BB	BIORETENTION BASIN
BOT	BOTTOM OF TRENCH
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CON	CONNECTION
DI	DRAIN INLET
DMA	DRAINAGE MANAGEMENT AREA
EB	ELECTRIC BOX
EV	ELECTRIC VEHICLE
GR	GROUND ELEVATION
HP	HIGH POINT
ICV	IRRIGATION CONNECTION VALVE
INV	INVERT
IT	INFILTRATION TRENCH
PGE	PACIFIC GAS AND ELECTRIC
TR	TRENCH DRAIN
TVB	TV BOX

NOTES:

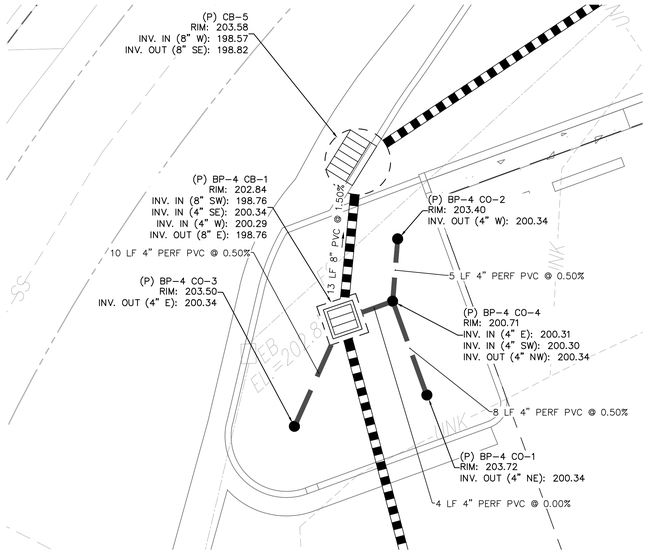
1. SELF-TREATING AND SELF-RETAINING AREAS SHALL CONFORM TO REQUIREMENTS PER SECTION 4.2 AND 4.3 OF THE SAN MATEO COUNTY C.3 REGULATED PROJECT GUIDELINES.



BIORETENTION PLANTER 2



BIORETENTION PLANTER 3



BIORETENTION PLANTER 4

SCALE: 1 INCH = 5 FEET

Date	Description	No.

Revisions

REGISTERED PROFESSIONAL ENGINEER — JEFFREY JOSEPH TUCKER — No. C 78811 — CIVIL — STATE OF CALIFORNIA

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Project: THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: UTILITY PLAN

Project No.: 731763501
Date: 10/07/2025
Drawn By: STAFF
Checked By: STAFF

Drawing No.: C505
Sheet 14 of 29

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LEGEND

- EASEMENT LINE
- (P) ASPHALT PAVING
- (P) CONCRETE PAVEMENT
- (P) LANDSCAPING
- (P) INFILTRATION TRENCH (IT)
- DMA BOUNDARY
- SURFACE FLOW

ABBREVIATIONS

BP	BIORETENTION PLANTER
DMA	DRAINAGE MANAGEMENT AREA
IT	INFILTRATION TRENCH

NOTES

1. SELF-TREATING AND SELF-RETAINING AREAS SHALL CONFORM TO REQUIREMENTS PER SECTION 4.2 AND 4.3 OF THE SAN MATEO COUNTY C.3 REGULATED PROJECT GUIDELINES.

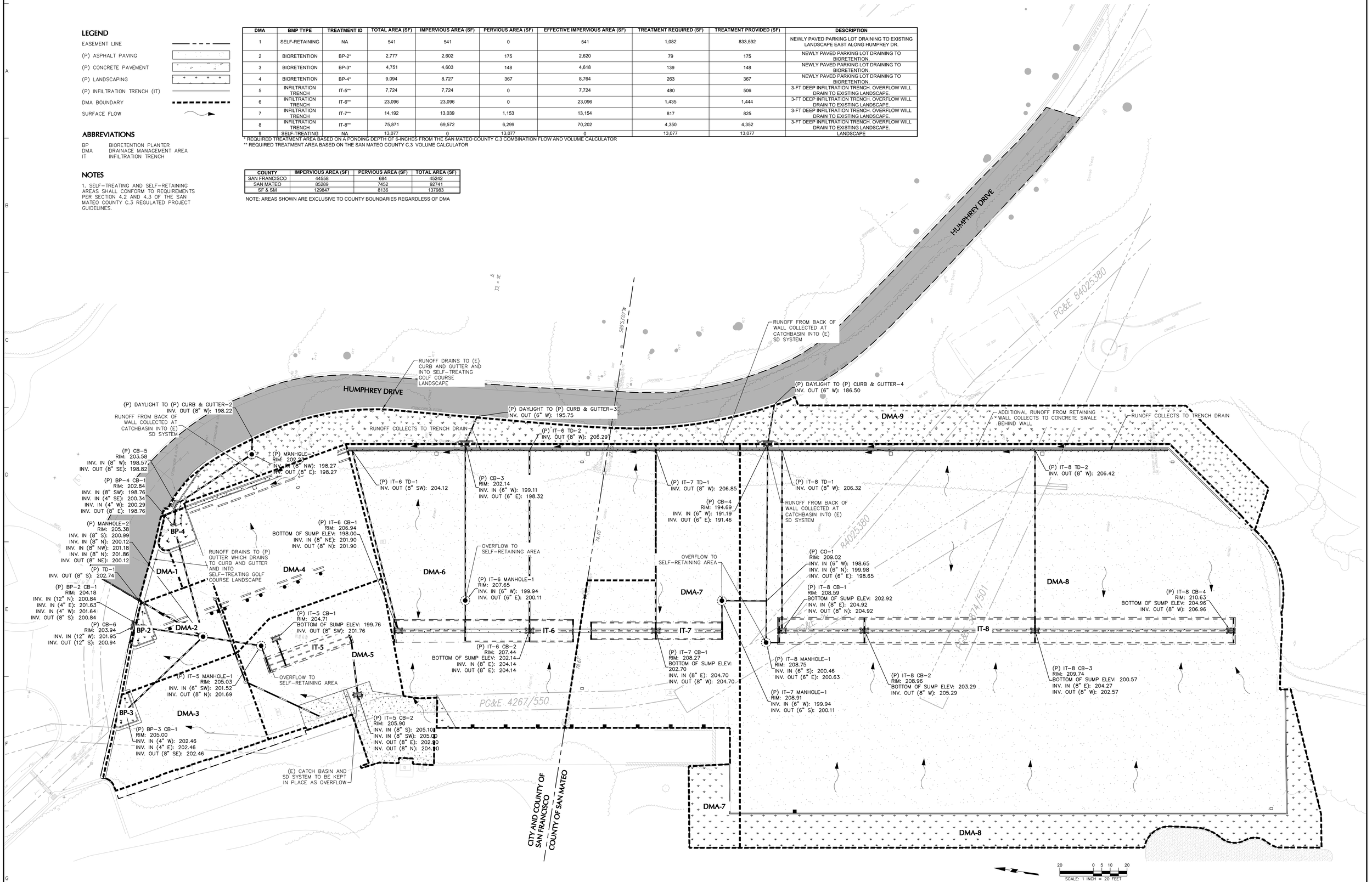
DMA	BMP TYPE	TREATMENT ID	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT REQUIRED (SF)	TREATMENT PROVIDED (SF)	DESCRIPTION
1	SELF-RETAINING	NA	541	541	0	541	1,082	833,592	NEWLY PAVED PARKING LOT DRAINING TO EXISTING LANDSCAPE EAST ALONG HUMPREY DR.
2	BIORETENTION	BP-2*	2,777	2,602	175	2,620	79	175	NEWLY PAVED PARKING LOT DRAINING TO BIORETENTION.
3	BIORETENTION	BP-3*	4,751	4,603	148	4,618	139	148	NEWLY PAVED PARKING LOT DRAINING TO BIORETENTION.
4	BIORETENTION	BP-4*	9,094	8,727	367	8,764	263	367	NEWLY PAVED PARKING LOT DRAINING TO BIORETENTION.
5	INFILTRATION TRENCH	IT-5**	7,724	7,724	0	7,724	480	506	3-FT DEEP INFILTRATION TRENCH. OVERFLOW WILL DRAIN TO EXISTING LANDSCAPE.
6	INFILTRATION TRENCH	IT-6**	23,096	23,096	0	23,096	1,435	1,444	3-FT DEEP INFILTRATION TRENCH. OVERFLOW WILL DRAIN TO EXISTING LANDSCAPE.
7	INFILTRATION TRENCH	IT-7**	14,192	13,039	1,153	13,154	817	825	3-FT DEEP INFILTRATION TRENCH. OVERFLOW WILL DRAIN TO EXISTING LANDSCAPE.
8	INFILTRATION TRENCH	IT-8**	75,871	69,572	6,299	70,202	4,350	4,352	3-FT DEEP INFILTRATION TRENCH. OVERFLOW WILL DRAIN TO EXISTING LANDSCAPE.
9	SELF-TREATING	NA	13,077	0	13,077	0	13,077	13,077	LANDSCAPE

* REQUIRED TREATMENT AREA BASED ON A PONDING DEPTH OF 6-INCHES FROM THE SAN MATEO COUNTY C.3 COMBINATION FLOW AND VOLUME CALCULATOR

** REQUIRED TREATMENT AREA BASED ON THE SAN MATEO COUNTY C.3 VOLUME CALCULATOR

COUNTY	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)
SAN FRANCISCO	44558	684	45242
SAN MATEO	85289	7452	92741
SF & SM	129847	8136	137983

NOTE: AREAS SHOWN ARE EXCLUSIVE TO COUNTY BOUNDARIES REGARDLESS OF DMA



Date	Description	No.
Revisions		

REGISTERED PROFESSIONAL ENGINEER — DONALD JOSEPH NOSSER — No. C 76917 — CIVIL — STATE OF CALIFORNIA

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Project: THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: STORMWATER MANAGEMENT PLAN

Project No. 731763501
Date 11/24/2025
Drawn By STAFF
Checked By STAFF

Drawing No. C601
Sheet 12 of 29

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LEGEND

- LIMIT OF WORK LINE
- CONSTRUCTION FENCE
- SILT FENCE
- FIBER ROLLS
- INLET PROTECTION
- CONSTRUCTION ENTRANCE

EROSION CONTROL NOTES

1. INSTALL TEMPORARY CONSTRUCTION FENCE (EXACT LOCATION TBD BY CONTRACTOR AND APPROVED BY OWNER) (3/C602)
2. INSTALL FIBER ROLLS INSIDE CONSTRUCTION FENCE (2/C602)
3. INSTALL TEMPORARY ENTRANCE GATE (EXACT LOCATION TBD BY CONTRACTOR AND APPROVED BY OWNER) (4/C602)
4. INSTALL INLET PROTECTION (1/C602)
5. INSTALL TEMPORARY SILT FENCE (EXACT LOCATION TBD BY CONTRACTOR AND APPROVED BY OWNER) (3/C602)

NOTES

1. CONTRACTOR TO PROVIDE STAGING AND LOGISTICS PLAN FOR OWNER APPROVAL.

SCALE: 1 INCH = 20 FEET

Date	Description	No.
Revisions		

REGISTERED PROFESSIONAL ENGINEER — ROBERT ROSSER — No. C76611 — CIVIL — STATE OF CALIFORNIA

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Project: THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS

SAN FRANCISCO COUNTY — SAN FRANCISCO — CALIFORNIA

Drawing Title: EROSION AND SEDIMENT CONTROL PLAN

Project No.	731763501
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Drawn By	STAFF
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Drawing No. C701

Sheet 13 of 29

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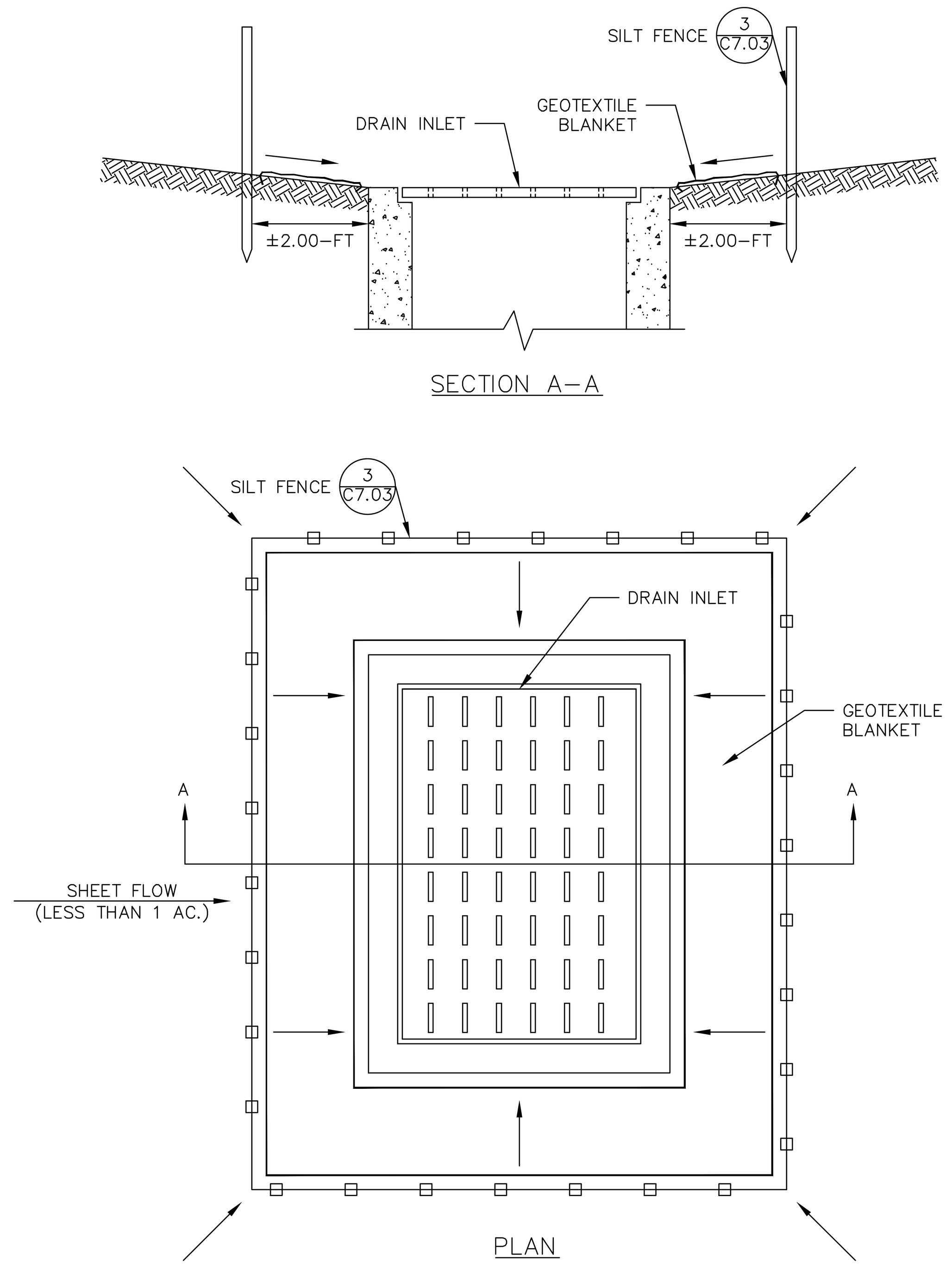
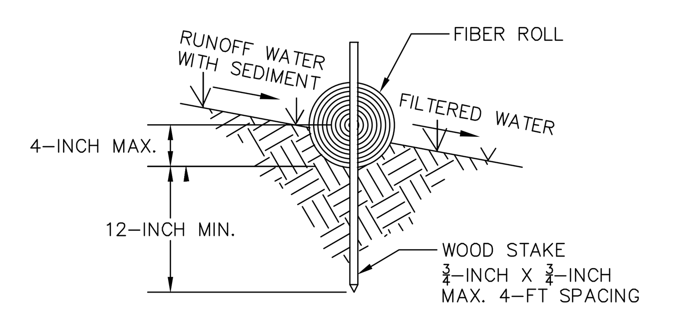
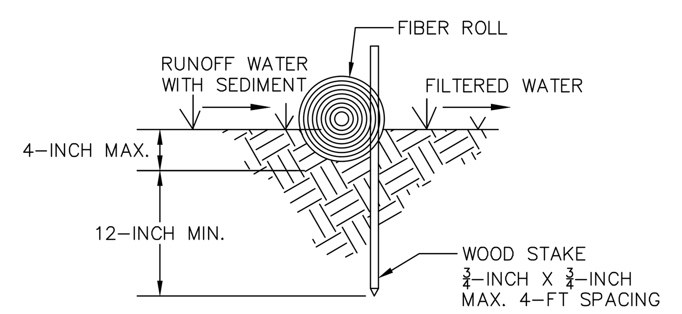


1 **INLET PROTECTION DETAIL**
NOT TO SCALE



ENTRENCHMENT DETAIL – IN SLOPE AREA
SCALE: N.T.S.

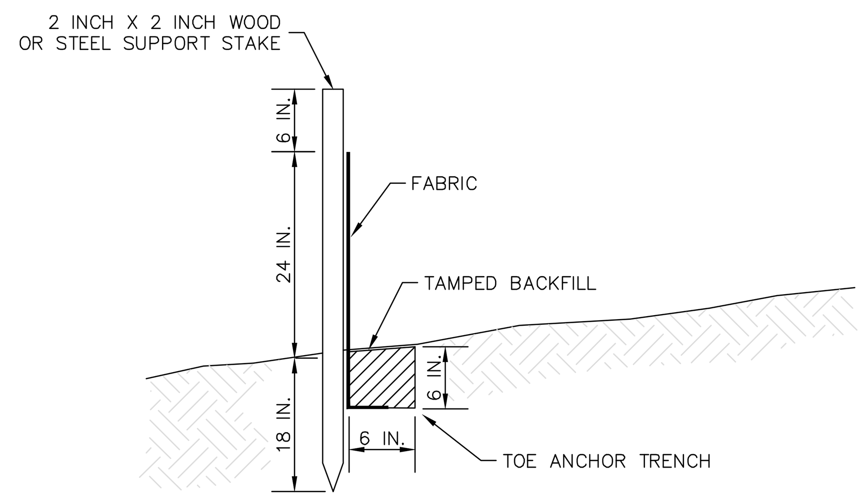


ENTRENCHMENT DETAIL – IN FLAT AREA
SCALE: N.T.S.

NOTES:

1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3-INCH TO 4-INCH DEEP, DUG ON CONTOUR.
2. ADJACENT ROLLS SHALL TIGHTLY ABUT.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

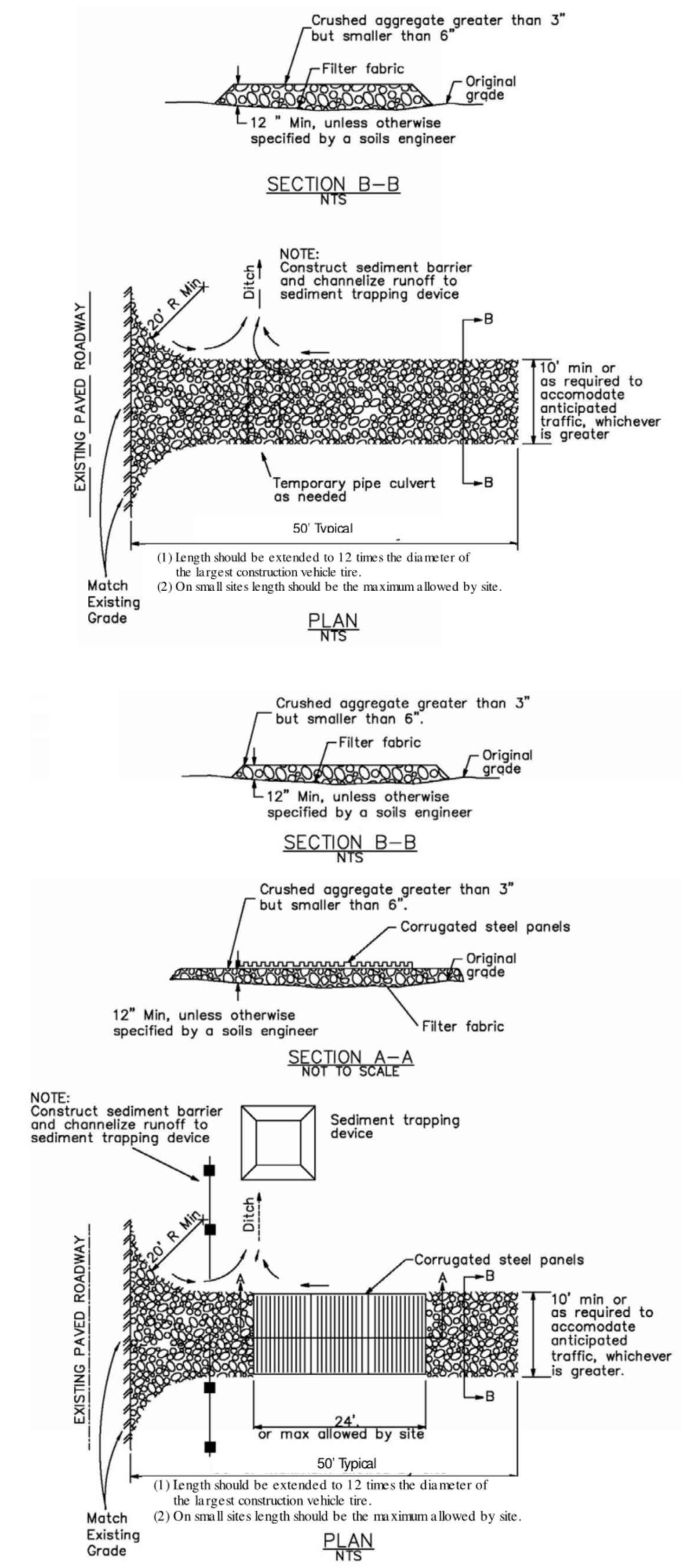
2 **FIBER ROLL DETAIL**
NOT TO SCALE



NOTES:

1. SILT FENCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH CALIFORNIA STORMWATER QUALITY ASSOCIATION STORMWATER BEST MANAGEMENT PRACTICES.
2. SILT FENCE SHALL BE INSTALLED PARALLEL TO EXISTING CONTOURS OR CONSTRUCTED LEVEL ALIGNMENTS.
3. CONSTRUCT THE LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER, IN NO CASE SHALL THE REACH LENGTH EXCEED 500'.
4. THE LAST 8' OF FENCE SHALL BE TURNED UP SLOPE.
5. STAKE DIMENSIONS ARE NOMINAL.
6. DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.
7. STAKES SHALL BE SPACED AT 8' MAXIMUM AND SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
8. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES.
9. STAKES SHALL BE DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE.
10. FOR END STAKE, FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES.
11. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL.
12. CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 THE HEIGHT OF THE LINEAR BARRIER.
13. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED IN A MANNER TO ENSURE SEDIMENT REMAINS BEHIND THE SILT FENCE.
14. JOINING SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.
15. SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS.
16. ADD 3-4 BAGS TO CROSS BARRIER ON DOWNGRADIENT SIDE OF SILT FENCE AS NEEDED TO PREVENT BYPASS OF UNDERMINING AND AS ALLOWABLE BASED ON SITE LIMITS OF DISTURBANCE.

3 **SILT FENCE DETAIL**
NOT TO SCALE



4 **CONSTRUCTION ENTRANCE DETAIL**
NOT TO SCALE

GENERAL NOTES

1. FENCING ALIGNMENT SHOWN FOR REFERENCE ONLY. ACTUAL FENCE ALIGNMENT TO BE DETERMINED IN THE FIELD BY CONTRACTOR.

2. REFER TO CONTRACTOR'S LOGISTICS PLAN(S) FOR THE LOCATION(S) OF SIDEWALK DETOURS, OVERHEAD PROTECTION AND TRAFFIC CONTROL MEASURES DURING EACH PHASE OF CONSTRUCTION.

3. EROSION CONTROL MEASURES SHOWN CORRESPOND WITH TENTATIVE FENCING ALIGNMENT. THESE MEASURES MUST BE ADJUSTED WITH ANY FENCING ALIGNMENT CHANGE SO AS TO BE IN PLACE AT ALL TIMES DURING CONSTRUCTION.

4. SFPUC WASTEWATER ENTERPRISE COLLECTION SYSTEM DIVISION MUST BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION, VIA ALIEJAY@SFPUC.ORG.

5. REVIEW AND/OR APPROVAL OF THE ESCP SHOULD NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION SITE RUNOFF CONTROL ORDINANCE, NOR SHOULD AN APPROVED ESCP RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.

6. IF THE APPROVED PLAN NEEDS TO BE MODIFIED ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY SFPUC AND SAN MATEO COUNTY PLANNING AND BUILDING DEPARTMENT..

EROSION & SEDIMENT CONTROL NOTES

1. THIS SHEET IS INTENDED TO BE USED FOR EROSION CONTROL ONLY.

2. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FILED CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT-LADEN STORM RUN OFF FROM LEAVING THE SITE. FIBER ROLLS, SAND BAGS, AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. ALL EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE ONE OF THE SEDIMENT BARRIERS SHOWN.

3. CATCH BASING INSERTS SHALL BE PROVIDED AT ALL CATCH BASINS DURING THE PERIODS FROM XXX(DATE) TO XXX(DATE), INSERTS SHALL BE REMOVED AND REPLACED WITH SEDIMENT BARRIERS ON SEPTEMBER 15. INSERTS ARE NO LONGER NEEDED ONCE THE ADJACENT STREET IS PAVED AND UPSTREAM SOILS ARE STABILIZED.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO PUBLIC AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSED BY CONTRACTOR'S GRADING ACTIVITIES AND SHALL BE RESPONSIBLE FORT THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE. ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORK DAY.

5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OPERABLE YEAR ROUND OR UNTIL VEGETATION IS ESTABLISHED ON DISTURBED SURFACES.

6. BORROW AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES (TARPS, STRAW WATTLES, SILT FENCES ETC.) TO ENSURE SILT DOES NOT LEAVE THE SITE OR ENTER THE STORM DRAIN.

7. ALL EROSION CONTROL FACILITIES MUST BE MONITORED AS REQUIRED IN THE MONITORING PROGRAM. ALL SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN DAMAGED.

8. ALL TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.

9. DURING CONSTRUCTION, THE MAINTENANCE OF SUMMERTIME DRAINAGE THROUGH THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.

10. OPEN SPACE AREAS ARE TO BE PLANTED BY XXX(DATE). IF THIS CONDITION IS NOT MET, CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN TO THE CITY FOR REVIEW AND APPROVAL.

11. DURING PERIODS WHEN STORMS ARE FORECASTED–
A. EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
B. ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY.
C. WHERE STOCKPILE IS NECESSARY, USE A TARPAULIN OR SURROUND THE STOCKPILE MATERIAL WITH FIBER ROLLS OR OTHER RUNOFF CONTROL MEASURES.
D. USE INLET SEDIMENT BARRIERS FROM STORM DRAINS ADJACENT TO THE STOCKPILED SOIL.
E. THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION PLACEMENT.

DURING PERIODS WHEN STORMS ARE NOT FORECASTED–
A. PREVENT STOCKPILED MATERIAL FROM ENTERING THE STORM DRAIN SYSTEM.
B. THOROUGHLY REMOVE LOOSE SOIL VIA SWEEPING FOLLOWING REMOVAL OF DIRT.

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES. BMP'S REGARDING THE DISCHARGE OF NON-STORM WATER RUNOFF SHALL APPLY YEAR-ROUND.

12. THE NAME, ADDRESS AND 24-HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION AND SEDIMENT CONTROL PLAN SHALL BE PROVIDED TO THE CONSTRUCTION MANAGER
NAME: ____________
ADDRESS: ____________
TELEPHONE NO: ____________
EMERGENCY TELEPHONE NO: ____________

13. STORM WATER SAMPLES SHALL BE TAKEN WHENEVER VISUAL MONITORING INDICATES THAT THERE HAS BEEN A BREACH, MALFUNCTION, LEAKAGE, OR ANY SPILL FROM A BMP WHICH COULD RESULT IN THE DISCHARGE IN STORM WATER OF POLLUTANTS THAT WOULD NOT BE VISUALLY DETECTABLE, OR IF STORM WATER COMES INTO CONTACT WITH SOIL AMENDMENTS OR OTHER EXPOSED MATERIALS OR CONTAMINATION AND IS ALLOWED TO BE DISCHARGED.

14. THE SAMPLES ARE TO BE TAKEN BY THE CONTRACTOR. ARRANGEMENTS SHALL BE MADE WITH A TESTING LAB PRIOR TO STARTING CONSTRUCTION. THE SAMPLE SHALL BE TAKEN, PRESERVED AND TRANSPORTED TO THE LAB IN ACCORDANCE WITH THE LAB PROCEDURES. SAMPLES SHALL BE TESTED FORM SETTLEABLE SOLIDS (ML/L) AND TOTAL SUSPENDED SOLIDS (MG/L). FAILURE TO FOLLOW LAB PROCEDURES COULD INVALIDATE TESTING RESULTS, RESULTING IN A VIOLATION OF THE PERMIT. SAMPLING BOTTLES SHALL BE OBTAINED IN ADVANCE AND STORED AT THE JOB SITE. THEN SAMPLING PROCEDURE SHALL BE DOCUMENTED AND DESCRIBED ACCORDING TO LOCATION AND RATIONALE FOR OBTAINING THE UNCONTAMINATED SAMPLE OF STORM WATER.

15. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY.

16. THE EROSION CONTROL PLAN COVERS ONLY THE FIRST WINTER DURING WHICH CONSTRUCTION IS TO TAKE PLACE. PLANS ARE TO BE RESUBMITTED PRIOR TO SEPTEMBER 1ST OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTABLE BY THE CITY.

17. MAINTENANCE, MONITORING AND INSPECTION SHALL BE CONDUCTED ACCORDING TO BEST MANAGEMENT PRACTICES. TRAINING OF INSPECTION PERSONNEL WILL BE CONDUCTED PRIOR TO IMPLEMENTATION OF THE MONITORING PROGRAM. THE MONITORING PROGRAM SHALL INCLUDE REGULAR SITE INSPECTIONS AND REPORTS, MONITORING FORMS AND COMPLIANCE SHALL BE PROVIDED TO THE OWNER AND ENGINEER BY JULY 1 FOR THE PREVIOUS YEARS ACTIVITIES.

18. THE EROSION CONTROL PLAN COVERS ONLY THE FIRST WINTER DURING WHICH CONSTRUCTION IS TO TAKE PLACE. PLANS ARE TO BE RESUBMITTED PRIOR TO SEPTEMBER 1ST OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.

19. ALL EROSION CONTROL FACILITIES MUST BE MONITORED AS REQUIRED IN THE MONITORING PROGRAM. ALL SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN DAMAGED.

20. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH WORK DAY DURING THE RAINY SEASON AND AFTER EACH STORM EVENT.

21. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT TEMPORARY BORROW AREAS AND/OR STOCKPILES WITH THE APPROPRIATE EROSION CONTROL MEASURES SATISFACTORY TO THE CITY.

22. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DURING GRADING OPERATION, BEFORE XXX(DATE) AND PRIOR TO INSTALLATION OF STORM DRAIN SYSTEM. SUCH ADDITIONAL MEASURES WILL BE CONTINGENT UPON THE STAGE OF GRADING OPERATION. CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED BY THE CITY.

BMP'S FOR EROSION AND SEDIMENT CONTROL

1. PROPOSED BEST MANAGEMENT PRACTICES TO REDUCE POLLUTANTS IN STORM WATER DISCHARGES WILL BE IMPLEMENTED ON SITE, INCLUDING MINIMIZATION AND STABILIZATION OF DISTURBED AREAS, PROTECTED AREAS, PROTECTION OF SLOPES AND CHANNELS, PERIMETER CONTROLS, INTERNAL EROSION CONTROL, AND SPECIFIC BEST MANAGEMENT PRACTICES.

2. THE LIMITS OF GRADING SHALL BE STAKED PRIOR TO GRADING OPERATIONS. VEHICLES AND EQUIPMENT SHALL BE LIMITED TO THE EXISTING ROADS AND TO WITHIN THE GRADING LIMITS. VEHICLE PARKING SHALL BE ALLOWED IN DESIGNATED VEHICLE STORAGE AREAS ONLY.

3. FIBER ROLL BARRIERS – FIBER ROLL BARRIERS SHALL BE PROVIDED (1) NEAR THE BASE OF FILL SLOPES, (2) ALONG THE BASE OF CUT SLOPES (EXCEEDING ON ACRE OF DISTURBED GRADING AREA), AND (3) AT THE BASE OF ALL GEOTECHNICAL REPAIR SITES. CUT SLOPE SHALL REQUIRE FIBER ROLL BARRIERS TO BE LOCATED AT THE TOE OF SLOPE, PARALLELING THE EDGE OF PAVEMENT (ADEQUATE SEDIMENT STORAGE SHOULD BE PROVIDED BETWEEN THE FIBER ROLL BARRIER AND TOE OF SLOPE AT ALL TIMES.

4. STABILIZED CONSTRUCTION ENTRANCE – A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED FOR REDUCING THE AMOUNT OF MU THAT IS TRACKED FROM THE SITE TO THE STORM DRAIN SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING STABILIZED CONSTRUCTION ENTRANCES AS CONSTRUCTION PHASES DICTATE.

5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CONSTRUCTION AND STORAGE ACTIVITIES FOR EACH PHASE OF CONSTRUCTION.

OWNER'S CERTIFICATION

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHOULD BE DONE PURSUANT TO THE APPROVED PLAN.

X ____________

Date	Description	No.
Revisions		

Signature ____ Date ____

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Project: THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: EROSION AND SEDIMENT CONTROL DETAILS

Project No. 731763501
Date 10/07/2025
Drawn By STAFF
Checked By STAFF

Drawing No. C702
Sheet 14 of 29

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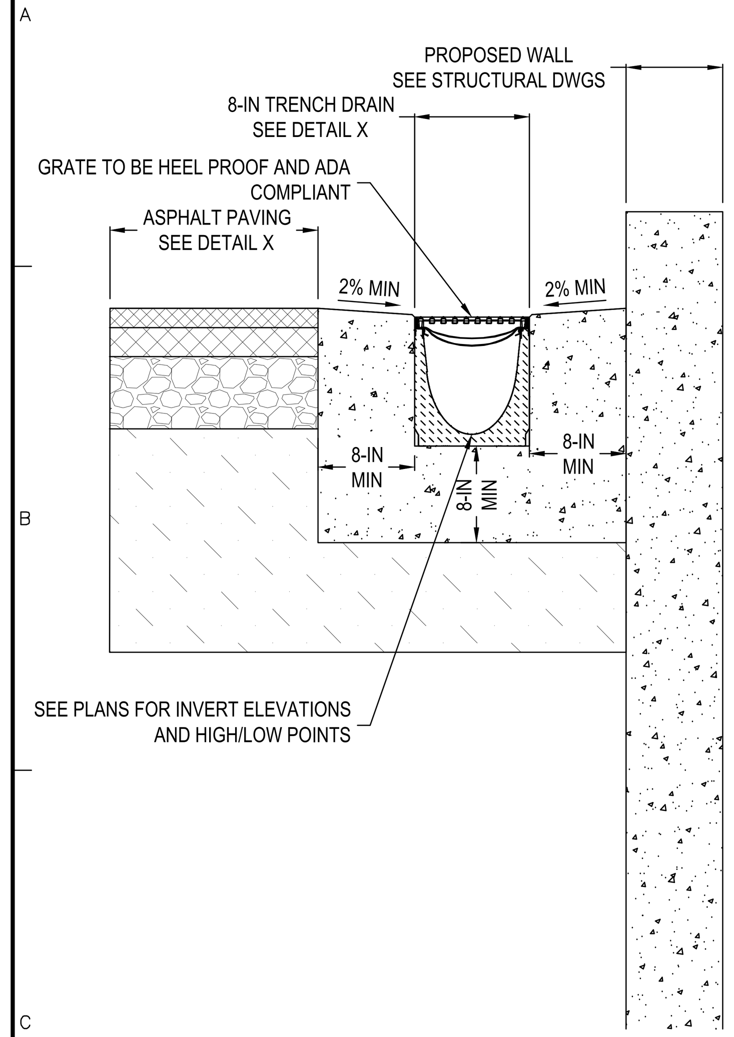


Location:

MIFAB®

T1700-PB-13 with Galvanized Steel Integral Rail

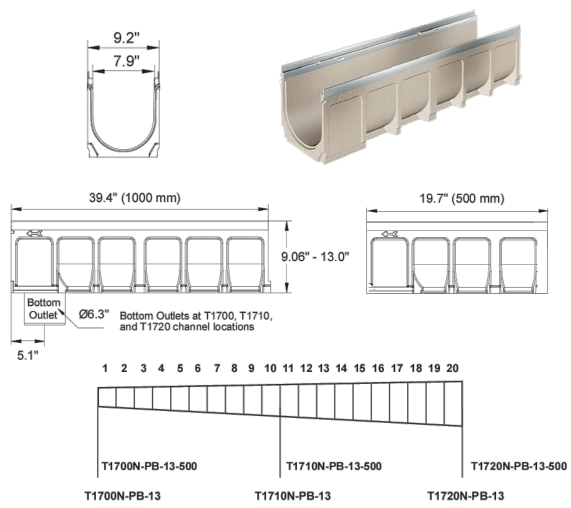
MEA BUILDING SUCCESS

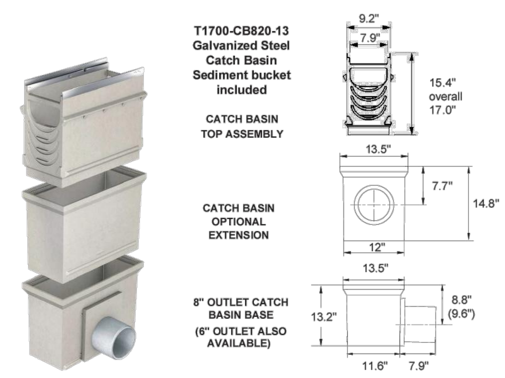
Specification:

MIFAB®'s T1700-PB-13 series channels shall be 39.4" (1000 mm) long with a 8" (200 mm) internal width. Interconnecting channel sections are made from high strength Polymer Concrete and available in sloping and non-sloping (neutral) channels. Each channel comes with a standard 4 mm galvanized steel edge rail which is mechanically embedded in the channel.

Installation devices, plastic end cap/outlet cap, and catch basins are available accessories. System comes complete with 6" preformed bottom outlets at the T1700, T1710, and T1720 channel locations. Grates (separate Specification Sheets) are available in in Load Class A-E in a variety of materials. Grates utilize the patented "Clipfix" locking mechanism.

CHANNEL MODEL #	BODY TYPE Sloped - .5% Neutral - 0%	INVERT BODY DEPTH E1 (Min.)	INVERT BODY DEPTH E2 (Max.)	OVERALL BODY DEPTH E1 (Min.)	OVERALL BODY DEPTH E2 (Max.)	MAXIMUM FLOW RATE GPM	WEIGHT (LESS GRATE) LBS.
T1700N-PB-13	Neutral	7.29"	7.29"	9.06"	9.06"	473	63.21
T1700N-PB-13-B08	Neutral	7.29"	7.29"	9.06"	9.06"	473	63.21
T700N-PB-13-500	Neutral	7.29"	7.29"	9.06"	9.06"	473	32.36
T1701-PB-13	Sloped	7.29"	7.49"	9.06"	9.26"	498	63.34
T1702-PB-13	Sloped	7.49"	7.68"	9.26"	9.45"	521	64.04
T1703-PB-13	Sloped	7.68"	7.88"	9.45"	9.65"	545	64.74
T1704-PB-13	Sloped	7.88"	8.08"	9.65"	9.85"	571	65.44
T1705-PB-13	Sloped	8.08"	8.27"	9.85"	10.04"	596	66.13
T1706-PB-13	Sloped	8.27"	8.47"	10.04"	10.24"	621	66.83
T1707-PB-13	Sloped	8.47"	8.67"	10.24"	10.44"	648	67.53
T1708-PB-13	Sloped	8.67"	8.86"	10.44"	10.63"	675	68.23
T1709-PB-13	Sloped	8.86"	9.06"	10.63"	10.83"	704	68.93
T1710-PB-13	Sloped	9.06"	9.26"	10.83"	11.03"	732	70.33
T1710-PB-13-B06	Sloped	9.06"	9.26"	10.83"	11.03"	732	70.33
T1710N-PB-13	Neutral	9.26"	9.26"	11.03"	11.03"	732	70.77
T1710N-PB-13-B06	Neutral	9.26"	9.26"	11.03"	11.03"	732	71.87
T1710N-PB-13-500	Neutral	9.26"	9.26"	11.03"	11.03"	732	35.94
T1711-PB-13	Sloped	9.26"	9.45"	11.03"	11.23"	777	71.03
T1712-PB-13	Sloped	9.45"	9.65"	11.23"	11.42"	807	71.73
T1713-PB-13	Sloped	9.65"	9.85"	11.42"	11.62"	837	72.42
T1714-PB-13	Sloped	9.85"	10.04"	11.62"	11.82"	869	73.13
T1715-PB-13	Sloped	10.04"	10.24"	11.82"	12.01"	902	73.82
T1716-PB-13	Sloped	10.24"	10.44"	12.01"	12.21"	935	74.52
T1717-PB-13	Sloped	10.44"	10.63"	12.21"	12.41"	968	75.22
T1718-PB-13	Sloped	10.63"	10.83"	12.41"	12.60"	1003	75.92
T1719-PB-13	Sloped	10.83"	11.03"	12.60"	12.80"	1038	76.62
T1720-PB-13	Sloped	11.03"	11.23"	12.80"	13.00"	1105	77.32
T1720-PB-13-B06	Sloped	11.03"	11.23"	12.80"	13.00"	1105	77.32
T1720N-PB-13	Neutral	11.23"	11.23"	13.00"	13.00"	1105	79.87
T720N-PB-13-B06	Neutral	11.23"	11.23"	13.00"	13.00"	1105	79.81
T1720N-PB-13-500	Neutral	11.23"	11.23"	13.00"	13.00"	1105	36.38





CLIPFIX ADVANTAGE
The MEA polymer concrete channels have been designed for our universal CLIPFIX grate locking mechanism. The system (channel and grate) provides longitudinal shift protection.

Job Name: ______ Page No: ______
Section No: ______ Contractor: ______
Schedule No: ______ Purchase Order No: ______

Revision Date: 2023-01-27

CALIFORNIA PROPOSITION 65 WARNING. This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm.

MIFAB reserves the right to make changes in material and design without formal notice and obligation. **USA: 1-800-465-2736 www.mifab.com CAN: 1-800-387-3880**

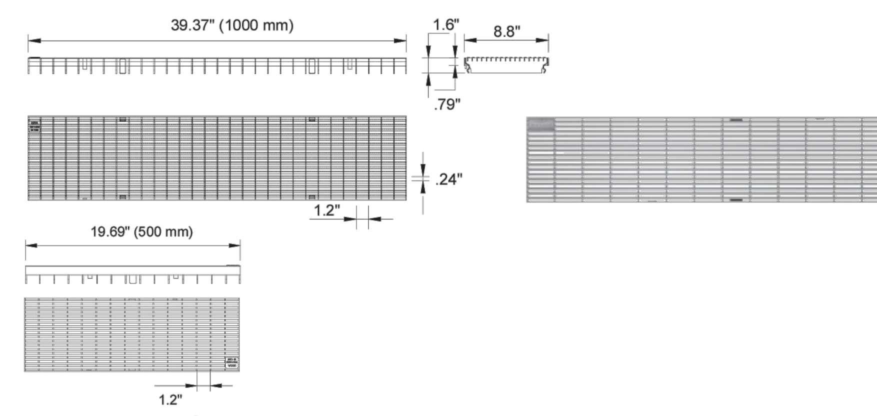
Location:

MIFAB®

Stainless Steel Longitudinal Grate to suit 8" clear opening channels

MEA BUILDING SUCCESS

Specification: T200-PGB-3-LS stainless steel longitudinal grates are independently certified to meet Load Class B tested in accordance with EN 1433 (28,100 lbs. (125kN). The grate length is 39.37" (1 m). The grates utilize the patented "Clipfix" grate locking mechanism. The system (channel and grate) provides longitudinal shift protection. Optional 19.69" (.50 m) grates are also available in Load Class B (Part # T200-PGB-3-LS-500).



CLIPFIX ADVANTAGE
The MEA polymer concrete and GRP channels are designed for our universal CLIPFIX grate locking mechanism. The system (channel and grate) provides longitudinal shift protection.

LOAD CLASS B — EN 1433 - 28,100 LBS., 125kN, 580 PSI
Compliance — ADA — HEELPROOF

GRATE MODEL NUMBER	LENGTH
T200-PGB-3-LS	39.37" (1000 mm)
T200-PGB-3-LS-500	19.69" (500 mm)

Job Name: ______ Page No: ______
Section No: ______ Contractor: ______
Schedule No: ______ Purchase Order No: ______

Revision Date: 2023-02-06

CALIFORNIA PROPOSITION 65 WARNING. This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm.

MIFAB reserves the right to make changes in material and design without formal notice and obligation. **USA: 1-800-465-2736 www.mifab.com CAN: 1-800-387-3880**

NOTE: GRATE CAN BE THIS PRODUCT OR APPROVED EQUIVALENT.

1 TRENCH DRAIN AND CATCH BASIN
NOT TO SCALE

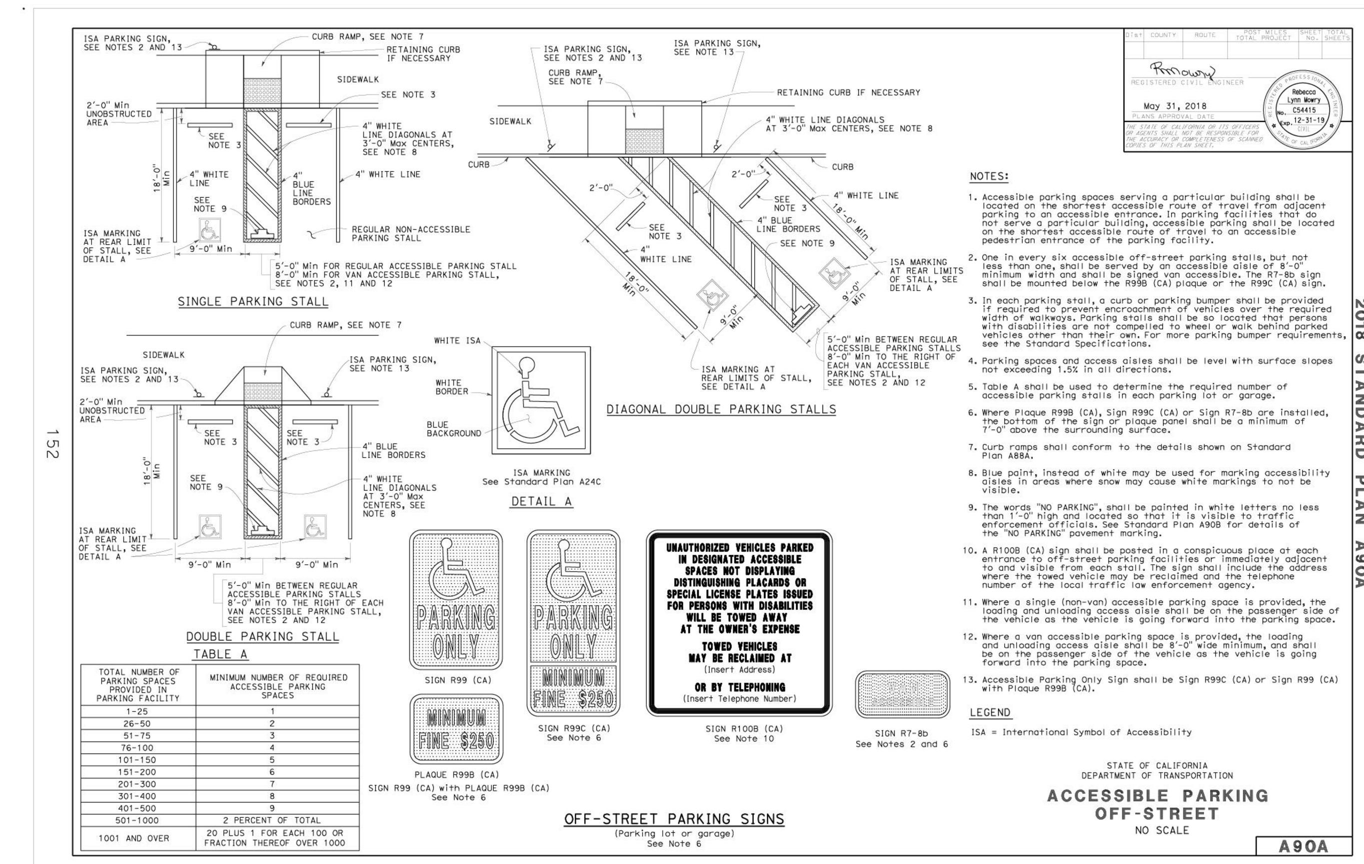


TABLE A

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2 PERCENT OF TOTAL
1001 AND OVER	20 PLUS 1 FOR EACH 100 OR FRACTION THEREOF OVER 1000

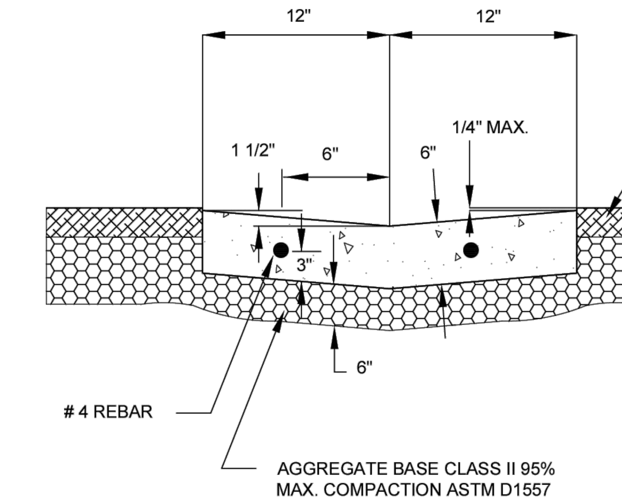
NOTES:

1. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility.
2. One in every six accessible off-street parking stalls, but not less than one, shall be served by an accessible aisle of 8'-0" minimum width and shall be signed van accessible. The R7-8b sign shall be mounted below the R99B (CA) plaque or the R99C (CA) sign.
3. In each parking stall, a curb or parking bumper shall be provided if required to prevent encroachment of vehicles over the required width of walkways. Parking stalls shall be so located that persons with disabilities are not compelled to wheel or walk behind parked vehicles other than their own. For more parking bumper requirements, see the Standard Specifications.
4. Parking spaces and access aisles shall be level with surface slopes not exceeding 1.5% in all directions.
5. Table A shall be used to determine the required number of accessible parking stalls in each parking lot or garage.
6. Where Plaque R99B (CA), Sign R99C (CA) or Sign R7-8b are installed, the bottom of the sign or plaque panel shall be a minimum of 7'-0" above the surrounding surface.
7. Curb ramps shall conform to the details shown on Standard Plan A88A.
8. Blue paint, instead of white may be used for marking accessibility aisles in areas where snow may cause white markings to not be visible.
9. The words "NO PARKING", shall be painted in white letters no less than 1'-0" high and located so that it is visible to traffic enforcement officials. See Standard Plan A90B for details of the "NO PARKING" pavement marking.
10. A R100B (CA) sign shall be posted in a conspicuous place at each entrance to off-street parking facilities or immediately adjacent to and visible from each stall. The sign shall include the address where the towed vehicle may be reclaimed and the telephone number of the local traffic law enforcement agency.
11. Where a single (non-van) accessible parking space is provided, the loading and unloading access aisle shall be on the passenger side of the vehicle as the vehicle is going forward into the parking space.
12. Where a van accessible parking space is provided, the loading and unloading access aisle shall be 8'-0" wide minimum, and shall be on the passenger side of the vehicle as the vehicle is going forward into the parking space.
13. Accessible Parking Only Sign shall be Sign R99C (CA) or Sign R99 (CA) with Plaque R99B (CA).

LEGEND
ISA = International Symbol of Accessibility

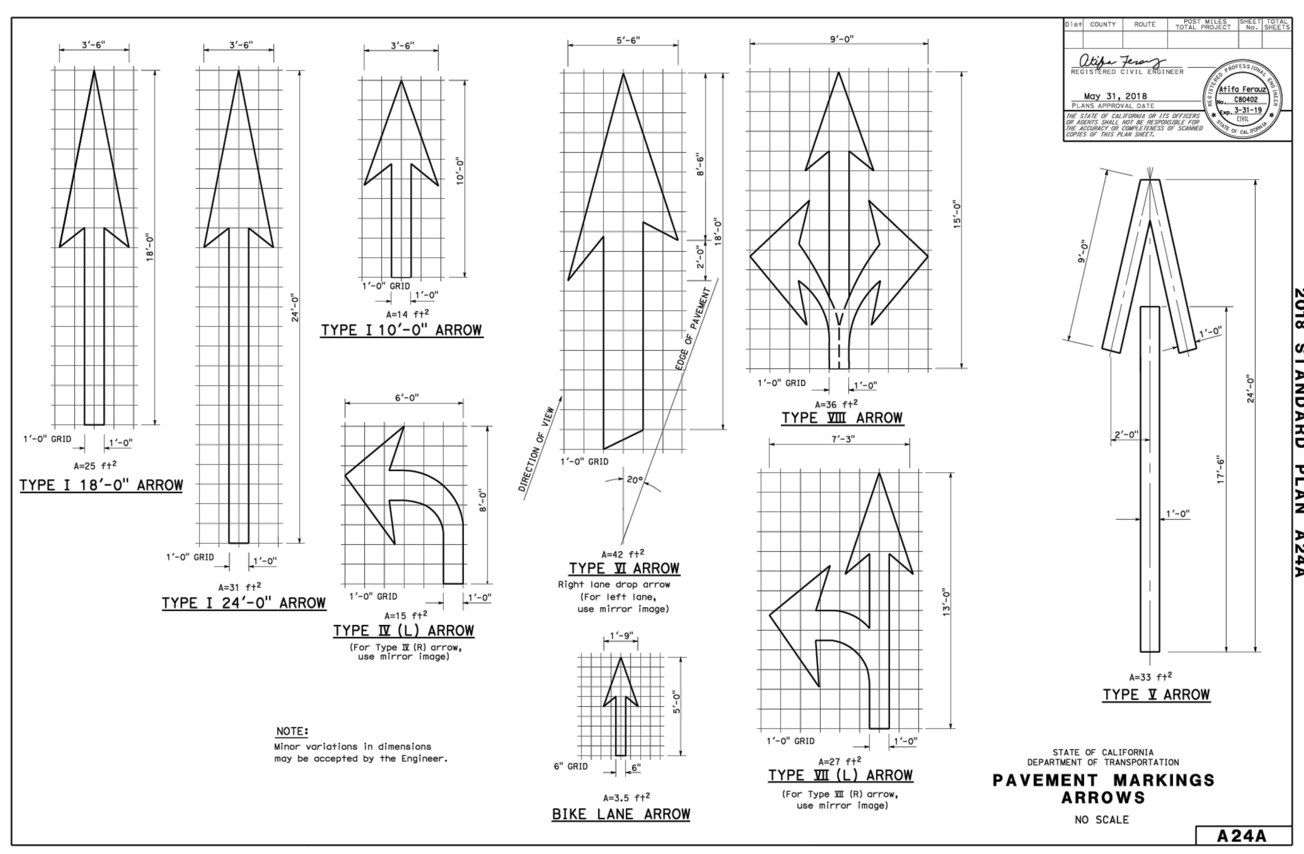
STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
ACCESSIBLE PARKING OFF-STREET
NO SCALE
A90A

2 ACCESSIBLE PARKING PER CALTRANS
NOT TO SCALE

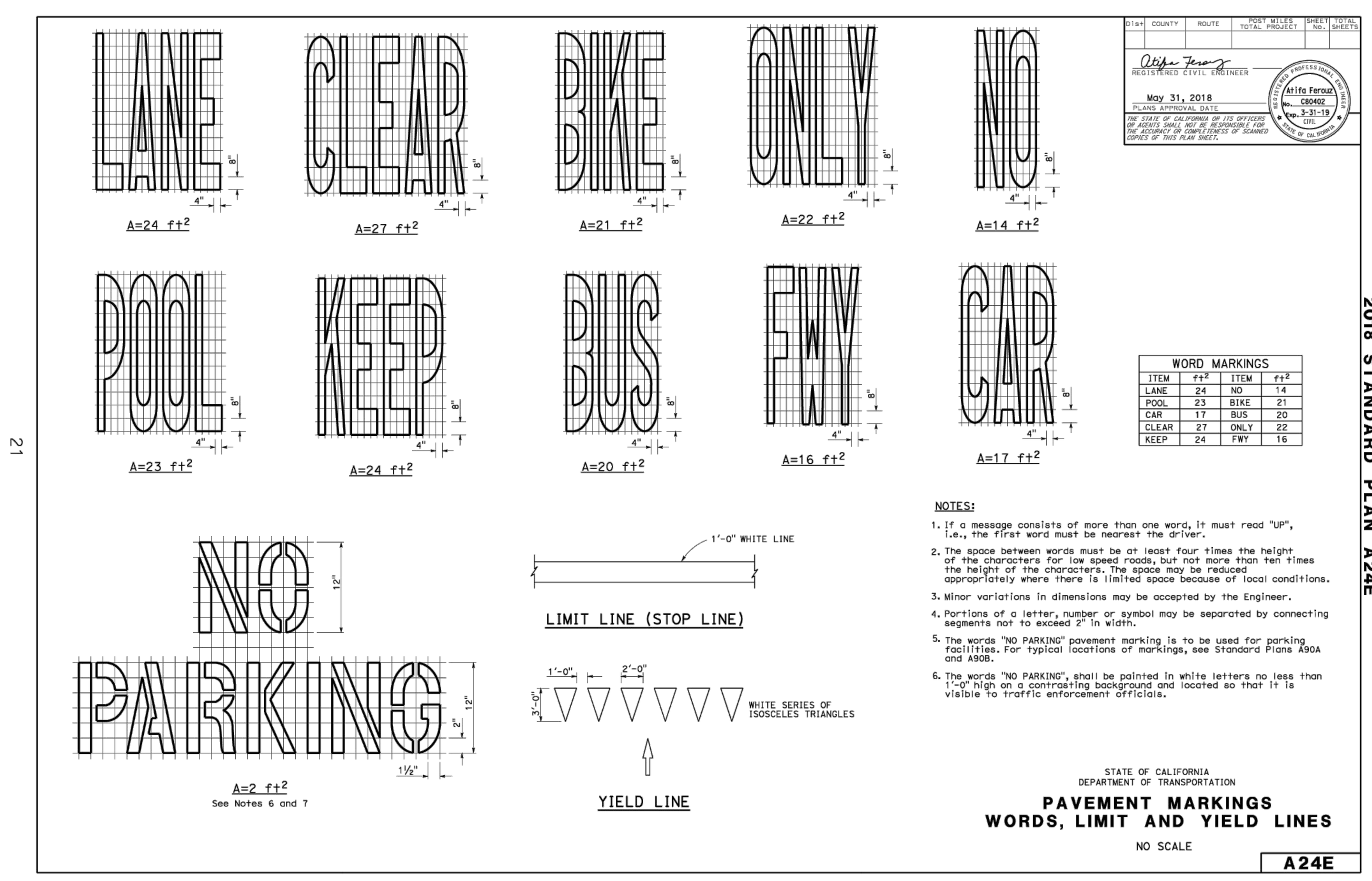


NOTES:
1. EXPANSION JOINTS WITH 1/2" x 12" SLIP.
2. DOWELS AT 20 FEET INTERVALS.
3. CONCRETE SHALL BE CLASS A.

3 VALLEY GUTTER
NOT TO SCALE



4 PAVEMENT MARKING ARROWS PER CALTRANS
NOT TO SCALE



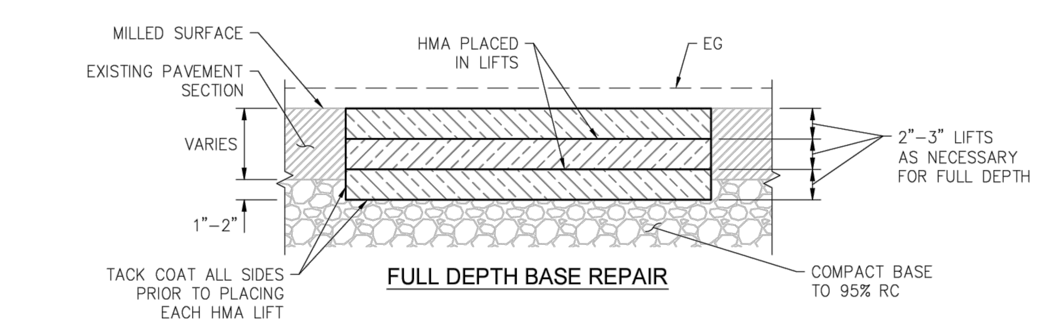
WORD MARKINGS

ITEM	ft²	ITEM	ft²
LANE	24	NO	14
POOL	23	BIKE	21
CAR	17	BUS	20
CLEAR	27	ONLY	22
KEEP	24	FWY	16

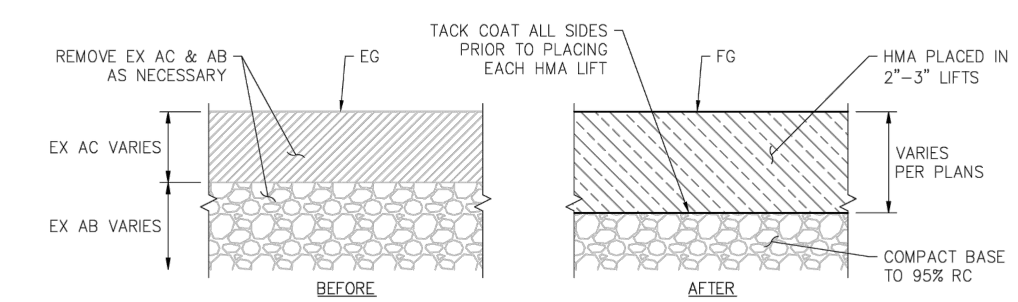
NOTES:
1. If a message consists of more than one word, it must read "UP", i.e., the first word must be nearest the driver.
2. The space between words must be at least four times the height of the characters for low speed roads, but not more than ten times the height of the characters. The space may be reduced appropriately where there is limited space because of local conditions.
3. Minor variations in dimensions may be accepted by the Engineer.
4. Portions of a letter, number or symbol may be separated by connecting segments not to exceed 2" in width.
5. The words "NO PARKING" pavement marking is to be used for parking facilities. For typical locations of markings, see Standard Plans A90A and A90B.
6. The words "NO PARKING", shall be painted in white letters no less than 1'-0" high on a contrasting background and located so that it is visible to traffic enforcement officials.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
PAVEMENT MARKINGS WORDS, LIMIT AND YIELD LINES
NO SCALE
A24E

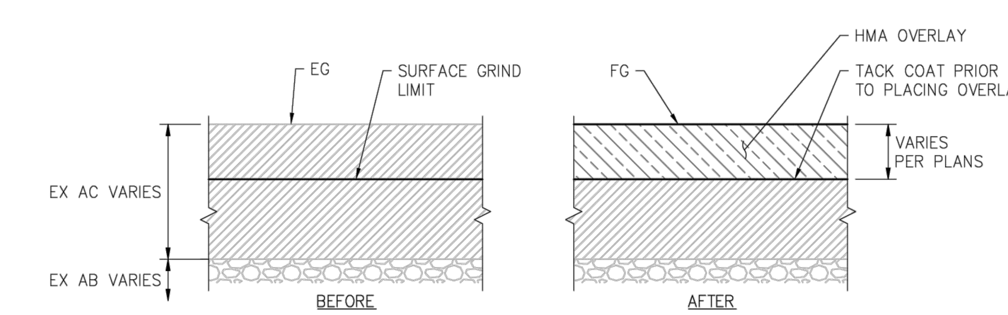
5 PAVEMENT MARKING STOP BAR PER CALTRANS
NOT TO SCALE



FULL DEPTH BASE REPAIR



SURFACE RECONSTRUCT (REMOVE AC/AB, PLACE HMA)

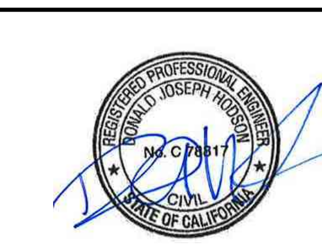


GRIND AND OVERLAY

PAVEMENT RESTORATION & REPAIR NOTES:
1. APPROXIMATE BASE REPAIR DIMENSIONS SHALL BE NOTED ON PLANS. LOCATIONS AND SIZES OF BASE REPAIRS SHALL BE MARKED IN THE FIELD BY THE CONTRACTOR AND PUBLIC WORKS INSPECTOR DURING A FIELD VISIT PRIOR TO PERFORMING THE REPAIR.
2. TACK COAT SHALL BE APPLIED TO ALL PAVEMENT SURFACES PRIOR TO PLACEMENT OF EACH LIFT OF HOT MIX ASPHALT.
3. HOT MIX ASPHALT SHALL BE PLACED IN 2" MINIMUM AND 3" MAXIMUM LIFTS.
4. ALL FINISHED EDGES SHALL BE SEALED.
5. OVER-EXCAVATE 6" IF UNSUITABLE BASE MATERIAL IS ENCOUNTERED. REPLACE UNSUITABLE MATERIAL AND COMPACT TO 95% RELATIVE COMPACTION.

6 PAVEMENT RESTORATION DETAIL
NOT TO SCALE

Date	Description	No.
Revisions		



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Project: THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: CONSTRUCTION DETAILS

Project No. 731763501
Date 10/07/2025
Drawn By STAFF
Checked By STAFF

Drawing No. C801

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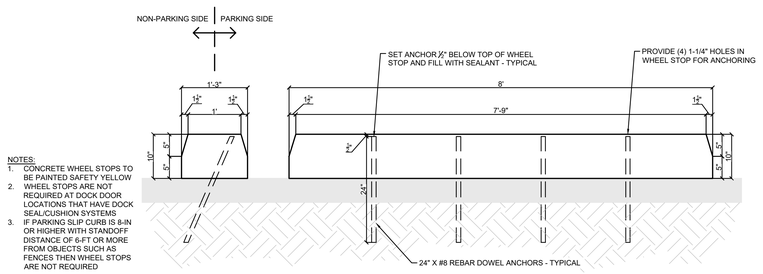
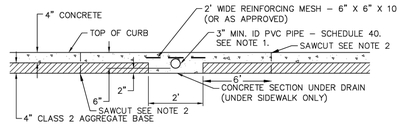
Date: 10/8/2025 Time: 09:15 User: esu Style Table: Langan.stb Layout: C801 Document Code: 731763501-0103-CS501-0101



NOTES:
1. CONCRETE WHEEL STOPS TO BE PAINTED SAFETY YELLOW
2. WHEEL STOPS ARE NOT REQUIRED AT DOCK DOOR LOCATIONS THAT HAVE DOCK SEAL/CUSHION SYSTEMS
3. IF PARKING SLIP CURB IS 8-IN OR HIGHER WITH STANDOFF DISTANCE OF 6-FT OR MORE FROM OBJECTS SUCH AS FENCES THEN WHEEL STOPS ARE NOT REQUIRED

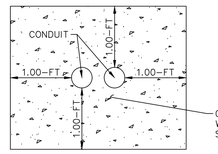
1 TYPICAL WHEEL STOP
NOT TO SCALE



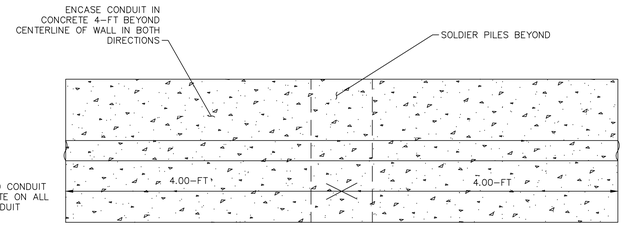
SECTION A-A

NOTE:
1. EDGE OF PIPES SHALL HAVE A 6" MIN. CLEARANCE FOR MULTIPLE PIPES.
2. SAWCUT 6–FT OF EXISTING CURB ON BOTH SIDES OF PROPOSED DRAIN.

2 DRAINAGE UNDER CURB
NOT TO SCALE

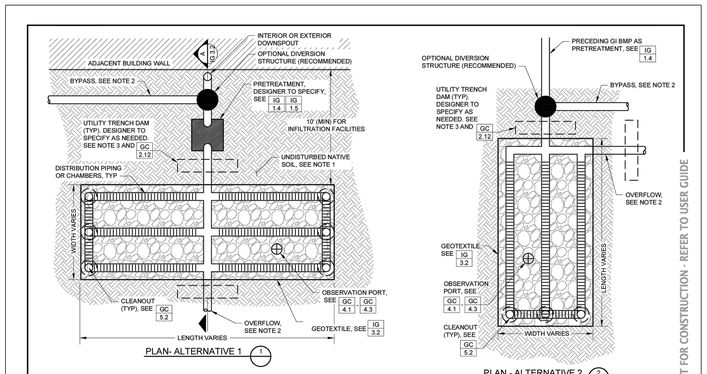


SECTION VIEW



PROFILE VIEW
N.T.S.

3 CONCRETE ENCASING FOR ELECTRICAL CONDUIT
NOT TO SCALE

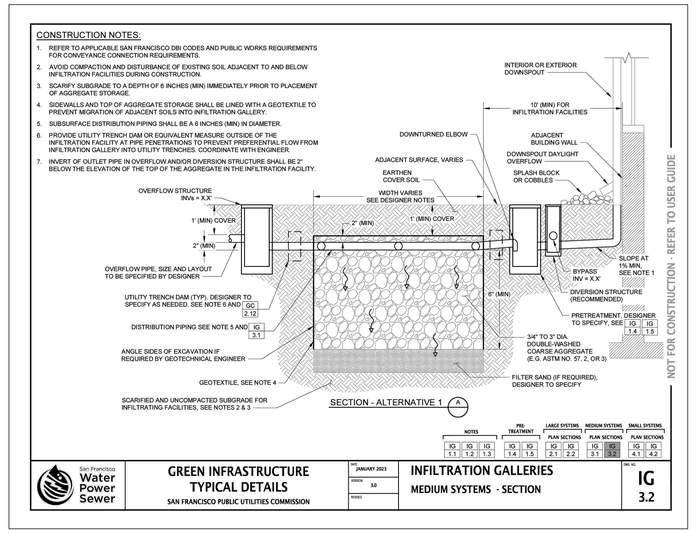


CONSTRUCTION NOTES:
1. AVOID COMPACTION AND DISTURBANCE OF EXISTING SOIL WITHIN 5 FEET ADJACENT TO AND BELOW INFILTRATION FACILITIES DURING CONSTRUCTION.
2. ROUTE OVERFLOW AND BYPASS PIPES TO THE STORM SEWER OR TO ANOTHER BMP FOR FURTHER TREATMENT AS SHOWN ON THE DESIGN PLANS.
3. PROVIDE UTILITY TRENCH DAM OR EQUIVALENT MEASURE OUTSIDE OF THE INFILTRATION FACILITY AT PIPE PENETRATIONS TO PREVENT PREFERENTIAL FLOW FROM INFILTRATION GALLERY INTO UTILITY TRENCHES. COORDINATE WITH ENGINEER.

NOT FOR CONSTRUCTION - REFER TO USER GUIDE

NOTES	PRE-TREATMENT	LARGE SYSTEMS PLAN	LARGE SYSTEMS SECTIONS	MEDIUM SYSTEMS PLAN	MEDIUM SYSTEMS SECTIONS	SMALL SYSTEMS PLAN	SMALL SYSTEMS SECTIONS
IG 1.1 IG 1.2 IG 1.3	IG 1.4 IG 1.5	IG 2.1	IG 2.2	IG 3.1	IG 3.2	IG 4.1	IG 4.2

San Francisco Water Power Sewer
GREEN INFRASTRUCTURE TYPICAL DETAILS
SAN FRANCISCO PUBLIC UTILITIES COMMISSION
DATE JANUARY 2023 VERSION 3.0 REVISED
INFILTRATION GALLERIES
MEDIUM SYSTEMS - PLAN
DWG NO. IG 3.1

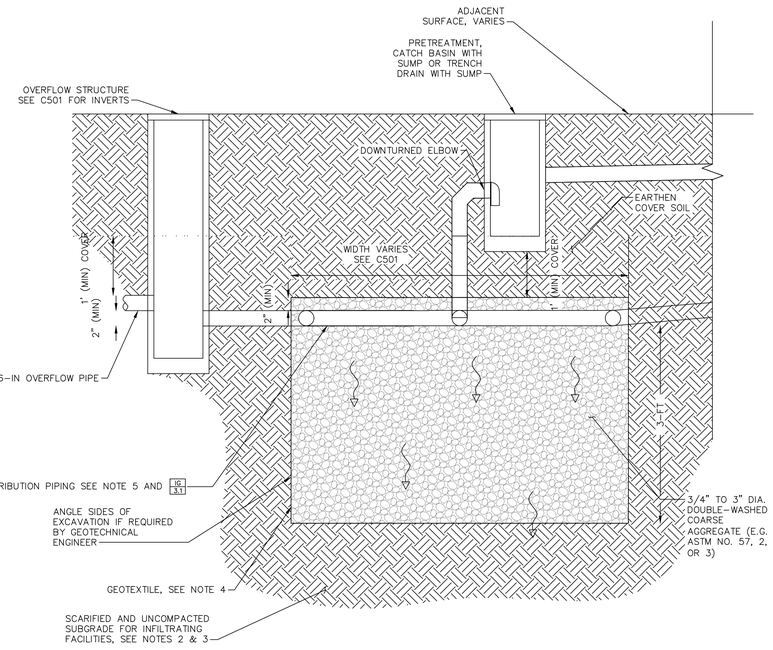


NOT FOR CONSTRUCTION - REFER TO USER GUIDE

NOTES	PRE-TREATMENT	LARGE SYSTEMS PLAN	LARGE SYSTEMS SECTIONS	MEDIUM SYSTEMS PLAN	MEDIUM SYSTEMS SECTIONS	SMALL SYSTEMS PLAN	SMALL SYSTEMS SECTIONS
IG 1.1 IG 1.2 IG 1.3	IG 1.4 IG 1.5	IG 2.1	IG 2.2	IG 3.1	IG 3.2	IG 4.1	IG 4.2

San Francisco Water Power Sewer
GREEN INFRASTRUCTURE TYPICAL DETAILS
SAN FRANCISCO PUBLIC UTILITIES COMMISSION
DATE JANUARY 2023 VERSION 3.0 REVISED
INFILTRATION GALLERIES
MEDIUM SYSTEMS - SECTION
DWG NO. IG 3.2

4 STANDARD SUBSURFACE INFILTRATION SYSTEM PER CITY OF SAN FRANCISCO
NOT TO SCALE



CONSTRUCTION NOTES:
1. REFER TO APPLICABLE SAN FRANCISCO DBI CODES AND PUBLIC WORKS REQUIREMENTS FOR CONVEYANCE CONNECTION REQUIREMENTS.
2. AVOID COMPACTION AND DISTURBANCE OF EXISTING SOIL ADJACENT TO AND BELOW INFILTRATION FACILITIES DURING CONSTRUCTION.
3. SCARIFY SUBGRADE TO A DEPTH OF 6 INCHES (MIN) IMMEDIATELY PRIOR TO PLACEMENT OF AGGREGATE STORAGE.
4. SIDEWALLS AND TOP AND BOTTOM OF AGGREGATE STORAGE SHALL BE LINED WITH A GEOTEXTILE TO PREVENT MIGRATION OF ADJACENT SOILS INTO INFILTRATION GALLERY.
5. SUBSURFACE DISTRIBUTION PIPING SHALL BE 8 INCHES IN DIAMETER.
6. PROVIDE UTILITY TRENCH DAM OR EQUIVALENT MEASURE OUTSIDE OF THE INFILTRATION FACILITY AT PIPE PENETRATIONS TO PREVENT PREFERENTIAL FLOW FROM INFILTRATION GALLERY INTO UTILITY TRENCHES. COORDINATE WITH ENGINEER.

5 STANDARD SESCTION OF INFILTRATION TRENCH
NOT TO SCALE

Date	Description	No.
Revisions		

REGISTERED PROFESSIONAL ENGINEER — MATTHEW JOSEPH ROBERTS — No. C 86911 — CIVIL — STATE OF CALIFORNIA

LANGAN
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Project: THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: CONSTRUCTION DETAILS

Project No.	731763501
Date	10/07/2025
Drawn By	STAFF
Checked By	STAFF

Drawing No. C802
Sheet 16 of 29

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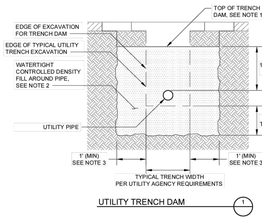
Date: 10/8/2025 Time: 09:15 User: esu Style Table: Langan.stb Layout: C802 Document Code: 731763501-0103-CS501-0101



UTILITY TRENCH DAM — 1

CONSTRUCTION NOTES:

1. REFER TO DESIGN PLANS FOR TRENCH DAM LOCATIONS.
2. CONTROLLED DENSITY FILL SHALL BE 100 - 150 PSI STRENGTH WITH A WATER CONDUCTIVITY OF 1.0 X 10^{-4} CM/SEC (MAX).
3. TRENCH DAM SHALL EXTEND BEYOND THE EXISTING UTILITY TRENCH INTO THE NATIVE SOIL PER THE MINIMUM DIMENSIONS SHOWN. THE TRENCH DAM SHALL HAVE A MINIMUM THICKNESS OF 1' (MEASURED PARALLEL TO THE UTILITY PIPE LENGTH).

NOTES	BIORETENTION				PERMEABLE PAVEMENT			WALL PENETRATIONS			TRENCH DAM
GC 2.1	GC 2.2	GC 2.3	GC 2.4	GC 2.5	GC 2.6	GC 2.7	GC 2.8	GC 2.9	GC 2.10	GC 2.11	GC 2.12

San Francisco Water Power Sewer

GREEN INFRASTRUCTURE
TYPICAL DETAILS
SAN FRANCISCO PUBLIC UTILITIES COMMISSION

DATE: SEPTEMBER 2016 | VERSION: 2.0 | REVISED:

GENERAL COMPONENTS
UTILITY CROSSINGS
UTILITY TRENCH DAM

DWG NO. GC 2.12

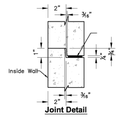
NOT FOR CONSTRUCTION - REFER TO USER GUIDE

1 STANDARD UTILITY TRENCH DRAIN PER CITY OF SAN FRANCISCO
NOT TO SCALE

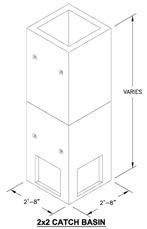
Oldcastle Precast®

Water

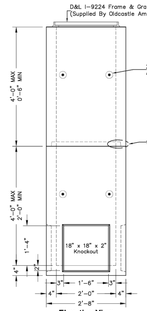
2'x2' Catch Basin
Model: 2x2-CB



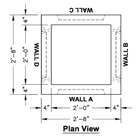
Joint Detail



2x2 CATCH BASIN



Elevation View



Plan View

2X2 C.B. STD. Risers

Height	Weight	Lift Gear
0'-6"	233 lbs.	2 Ton Swift Lift
1'-0"	467 lbs.	2 Ton Swift Lift
1'-6"	700 lbs.	2 Ton Swift Lift
2'-0"	933 lbs.	2 Ton Swift Lift
2'-6"	1,167 lbs.	2 Ton Swift Lift
3'-0"	1,400 lbs.	2 Ton Swift Lift
4'-0"	1,867 lbs.	2 Ton Swift Lift

2X2 C.B. STD. Bases

Height	Weight	Lift Gear
2'-0"	1,064 lbs.	2 Ton Swift Lift
2'-6"	1,298 lbs.	2 Ton Swift Lift
3'-0"	1,531 lbs.	2 Ton Swift Lift
4'-0"	1,997 lbs.	2 Ton Swift Lift

NOTES:
- **All Inlets are Designed and Manufactured according to ASTM C913**
- **Inlets are Suitable for HS-20 Loading.**
- **Bases are Available with Flat Top or Joint Keyway.**
- **Custom Hole Size & Location Available.**

For more information about our products please visit us on the web at:
oldcastleprecast.com
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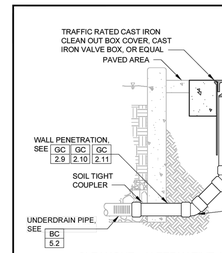
W-CB-1

Great Plains West Region

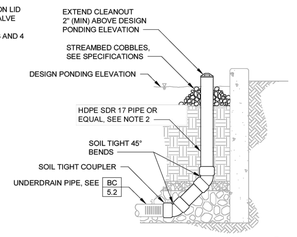
888-9 Oldcastle
(888-965-3227)

NOTE: 12" SUMP SHALL BE PROVIDED.

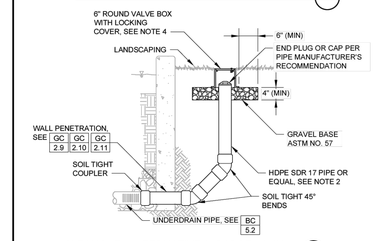
2 BIORETENTION OVERFLOW STRUCTURE
NOT TO SCALE



CLEANOUT - ALTERNATIVE 1 — 1



CLEANOUT - ALTERNATIVE 2 — 2



CLEANOUT - ALTERNATIVE 3 (PARCEL ONLY) — 3

CONSTRUCTION NOTES:

1. ALL MATERIAL AND WORKMANSHIP FOR CLEANOUTS SHALL CONFORM TO SAN FRANCISCO STANDARD SPECIFICATIONS AND APPLICABLE CODES PER SAN FRANCISCO DBI AND PUBLIC WORKS.
2. CLEANOUT PIPE AND FITTINGS SHALL BE SAME SIZE AND MATERIAL AS SLOTTED UNDERDRAIN PIPE.
3. COVER SHALL BE TRAFFIC RATED WITH TAMPER RESISTANT LOCKING MECHANISM. COVER SHALL INCLUDE CASTING OF "CO" OR EQUAL.
4. CLEANOUT COVERS AND LIDS MUST COMPLY WITH SAN FRANCISCO PUBLIC WORKS STANDARD ACCESSIBILITY REQUIREMENTS.
5. CLEANOUT SHALL BE INSTALLED TO ALLOW FOR MAINTENANCE ACCESS TO ALL PIPES.
6. ALL FITTINGS SHALL BE SOIL TIGHT.

San Francisco Water Power Sewer

GREEN INFRASTRUCTURE
TYPICAL DETAILS
SAN FRANCISCO PUBLIC UTILITIES COMMISSION

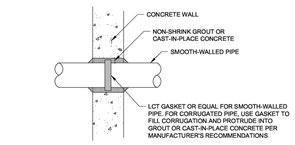
DATE: SEPTEMBER 2016 | VERSION: 2.0 | REVISED:

GENERAL COMPONENTS
CLEANOUTS

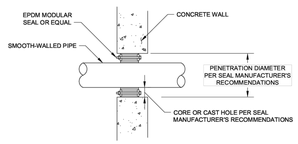
DWG NO. GC 5.1

NOT FOR CONSTRUCTION - REFER TO USER GUIDE

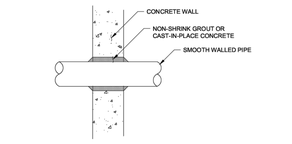
3 STANDARD CLEANOUT PER CITY OF SAN FRANCISCO
NOT TO SCALE



TYPICAL WATERTIGHT WALL PENETRATION - ALTERNATE 1 — 1



TYPICAL WATERTIGHT WALL PENETRATION - ALTERNATE 2 — 2



TYPICAL SOIL TIGHT WALL PENETRATION — 3

NOTES	BIORETENTION				PERMEABLE PAVEMENT			WALL PENETRATIONS			TRENCH DAM
GC 2.1	GC 2.2	GC 2.3	GC 2.4	GC 2.5	GC 2.6	GC 2.7	GC 2.8	GC 2.9	GC 2.10	GC 2.11	GC 2.12

San Francisco Water Power Sewer

GREEN INFRASTRUCTURE
TYPICAL DETAILS
SAN FRANCISCO PUBLIC UTILITIES COMMISSION

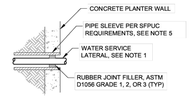
DATE: JANUARY 2023 | VERSION: 3.0 | REVISED:

GENERAL COMPONENTS
UTILITY CROSSINGS
WALL PENETRATIONS (1 OF 2)

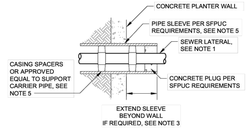
DWG NO. GC 2.10

NOT FOR CONSTRUCTION - REFER TO USER GUIDE

4 STANDARD WALL PENETRATIONS PER CITY OF SAN FRANCISCO
NOT TO SCALE



WALL PENETRATION
FOR WATER LATERALS — 1



WALL PENETRATION
FOR SEWER LATERALS — 2

CONSTRUCTION NOTES:

1. IN CASES WHERE SHALLOW EXISTING UTILITIES, SUCH AS STREET LIGHT CONDUIT, HAVE BEEN APPROVED TO REMAIN IN PLACE PER THE UTILITY PROVIDER, AND SLEEVING FROM ONE END IS NOT FEASIBLE, THE EXISTING UTILITIES SHALL BE CAREFULLY WRAPPED WITH AN INSULATION MATERIAL (MIN. 1" THICK) AND A WATERTIGHT TAPE UNTIL THE WALLS ARE FORMED AROUND THE PIPE CROSSINGS. ONCE THE WALLS ARE SET, THE INSULATION WRAP SHALL BE REMOVED AND THE WALL PENETRATIONS SEALED.
2. DETECTABLE UTILITY MARKING TAPE SHALL BE PLACED OVER ALL UTILITIES WITHIN THE FOOTPRINT OF BIORETENTION FACILITIES. REFER TO THE TAPE MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM TAPE BURIAL DEPTH.
3. IF SEWER LATERAL IS BELOW BOTTOM OF BIORETENTION FACILITY AND WALL PENETRATION IS NOT NECESSARY, THE CITY MAY REQUIRE THE SLEEVE AROUND NEW LATERAL PIPE TO BE EXTENDED BEYOND THE OUTSIDE OF THE PLANTER ON THE SIDEWALK SIDE. SEE DESIGN DRAWINGS FOR FURTHER DIRECTION.
4. ALL OTHER REPLACED OR NEW UTILITY SERVICES, SUCH AS GAS, TELECOM, ELECTRICAL, AND IRRIGATION RUNNING THROUGH A BIORETENTION FACILITY SHALL BE SLEEVED AND WALL PENETRATIONS SHALL BE DESIGNED TO MEET UTILITY PROVIDER'S REQUIREMENTS.
5. PIPE SLEEVE DESIGN AND MATERIALS, CONFORMING TO SFPUC STANDARDS, SHALL BE SPECIFIED ON THE DESIGN DRAWINGS.

NOTES	BIORETENTION				PERMEABLE PAVEMENT			WALL PENETRATIONS			TRENCH DAM
GC 2.1	GC 2.2	GC 2.3	GC 2.4	GC 2.5	GC 2.6	GC 2.7	GC 2.8	GC 2.9	GC 2.10	GC 2.11	GC 2.12

San Francisco Water Power Sewer

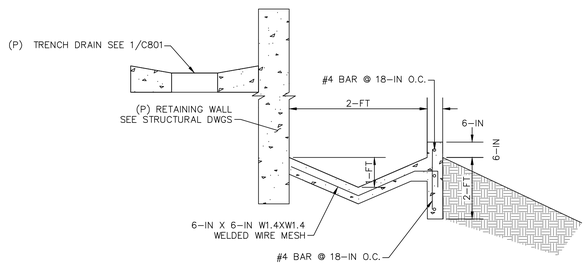
GREEN INFRASTRUCTURE
TYPICAL DETAILS
SAN FRANCISCO PUBLIC UTILITIES COMMISSION

DATE: JANUARY 2023 | VERSION: 3.0 | REVISED:

GENERAL COMPONENTS
UTILITY CROSSINGS
WALL PENETRATIONS (2 OF 2)

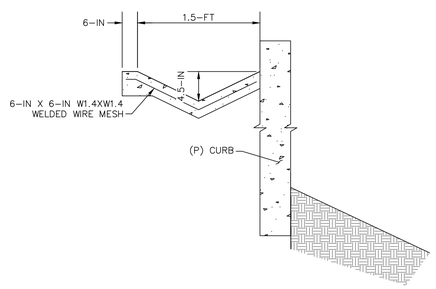
DWG NO. GC 2.11

NOT FOR CONSTRUCTION - REFER TO USER GUIDE



CONCRETE FOR V-DITCH SHALL BE TYPE II OR IV, CLASS 520-C-2500 OR 520-C-2500P

5 V-DITCH FOR LOWER PORTION OF THE WALL
NOT TO SCALE



CONCRETE FOR V-DITCH SHALL BE TYPE II OR IV, CLASS 520-C-2500 OR 520-C-2500P

6 V-DITCH FOR UPPER PORTION OF THE CURB
NOT TO SCALE

Date	Description	No.
Revisions		

REGISTERED PROFESSIONAL ENGINEER — ROBERT JOSEPH ROHRER — No. C 86611 — CIVIL — STATE OF CALIFORNIA

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Project
THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
CONSTRUCTION DETAILS

Project No. 731763501
Date 10/07/2025
Drawn By STAFF
Checked By STAFF

Drawing No. C803
Sheet 17 of 29

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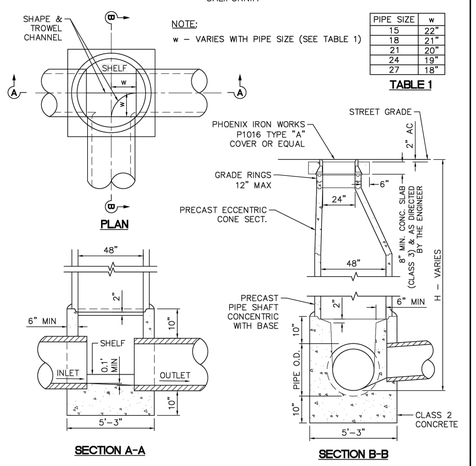
Date: 10/8/2025 Time: 09:16 User: esu Style Table: Langan.stb Layout: C803 Document Code: 731763501-0103-CS501-0101

COUNTY OF SAN MATEO DEPARTMENT
OF
PUBLIC WORKS
REDWOOD CITY
CALIFORNIA

DRAWN BY: A.Z.
CHECKED BY: K.L.
APPROVED BY: A.M.S.

SCALE: NONE
DATE: 2-2022
REVISED: 2-2022



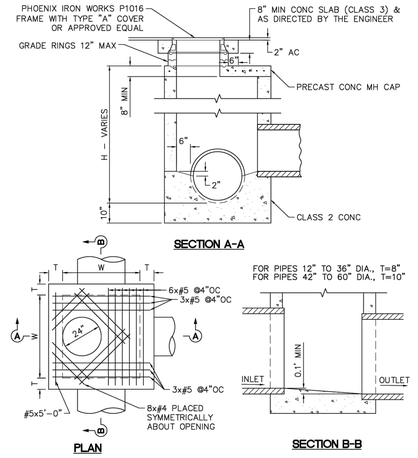
STANDARD STORM DRAIN MANHOLE

B-10

COUNTY OF SAN MATEO DEPARTMENT
OF
PUBLIC WORKS
REDWOOD CITY
CALIFORNIA

DRAWN BY: A.Z.
CHECKED BY: K.L.
APPROVED BY: A.M.S.

SCALE: NONE
DATE: 2-2022
REVISED: 2-2022



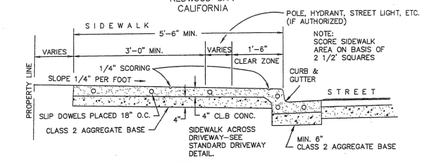
STANDARD STORM DRAIN MANHOLE SHALLOW COVER

B-11

SAN MATEO COUNTY DEPARTMENT
OF
PUBLIC WORKS
REDWOOD CITY
CALIFORNIA

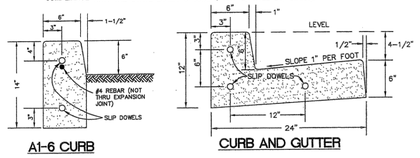
DRAWN BY: D.P.
CHECK BY: J.A.I.
APPROVED BY: N.R.C.

SCALE: NONE
DATE: 6/95
REVISED: 4/97



TYPICAL SECTION
URBAN CURB, GUTTER AND SIDEWALK

NOTE: OBSTRUCTIONS SUCH AS POLES, HYDRANTS, STREET SIGNS, UTILITY BOXES, STREET LIGHTS, ETC. SHALL BE LOCATED BEHIND THE SIDEWALK, UNLESS OTHERWISE SPECIFICALLY AUTHORIZED BY THE DIRECTOR OF PUBLIC WORKS. A CLEAR ZONE ALONG THE CURB AND SIDEWALK 18 INCHES IN WIDTH (MEASURED FROM THE FACE OF THE CURB) SHALL BE KEPT CLEAR AND OPEN FROM ALL OBSTRUCTIONS. IN ADDITION, AN AREA 3 FEET IN WIDTH ALONG THE SIDEWALK, EXCLUSIVE OF THE CURB WIDTH, SHALL BE KEPT CLEAR AND OPEN FROM ALL OBSTRUCTIONS IN COMPLIANCE WITH THE STATE BUILDING CODE (PART 2, TITLE 24, C.A.C.).



TYPICAL SECTIONS

NOTES:

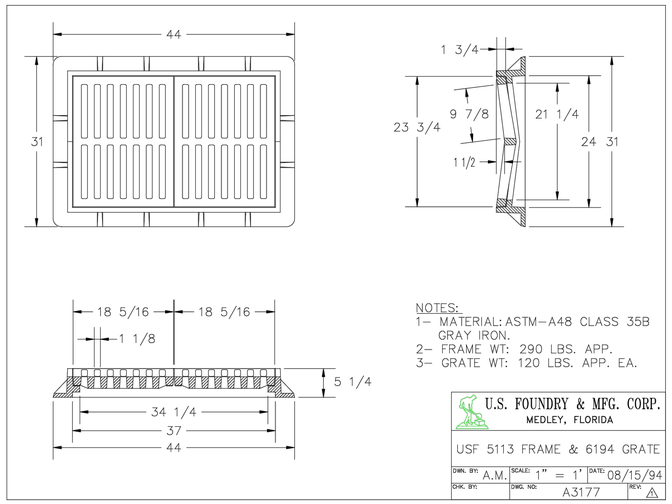
1. ALL CONCRETE TO BE CLASS B CONCRETE.
2. MINIMUM SIDEWALK THICKNESS = 4 INCHES P.C.C.
3. PLACE 1/2" DIAMETER X 18" LONG DOWELS AT EXPANSION JOINTS AS SHOWN.
4. PLACE 1/2" THICK EXPANSION JOINTS FULL WIDTH 10' ON CENTER.
5. CONSTRUCT MONOLITHIC CURB, GUTTER AND SIDEWALK UNLESS OTHERWISE SPECIFICALLY AUTHORIZED BY THE DIRECTOR OF PUBLIC WORKS.
6. SUB-BASE MATERIALS WITHIN 30" OF SUBGRADE SHALL BE COMPACTED TO 95%.

D-3

1 STANDARD STORMDRAIN MANHOLE PER SAN MATEO COUNTY
NOT TO SCALE

2 CURB AND GUTTER PER SAN MATEO COUNTY
NOT TO SCALE

3 STREET LIGHT PULLBOX PER CALTRANS
NOT TO SCALE



4 CATCH BASIN FRAME AND GRATE
NOT TO SCALE

Oldcastle Precast

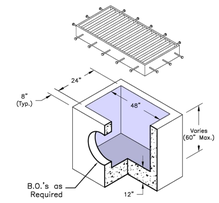
INLETS

File: **266-TYP-AZ-DIC**

Variable Type "AZ" Inlet
Model: **TYPE-AZ-INLET**

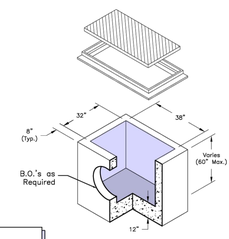
Structural Steel Frame & Grate
To be Cast-In Pavement

R3572 C.I. Frame & Grate or Equal
To be Cast-In Pavement



Body for S.S. Frame & Grate
Weight : Varies With Height and Pipe Orientation

Body for C.I. Frame & Grate
Weight : Varies With Height and Pipe Orientation



GENERAL NOTES:
1. Bedding Shall be in Accordance With TXDOT Plans and Specifications.

Oldcastle Precast
Houston, TX Division
Phone: (713) 991-2400

For more information about our products please visit us on the web at:
oldcastleprecast.com/houston **IN-10** oldcastleprecast.com/brookshire

Oldcastle Precast
Brookshire, TX Division
Phone: (713) 934-7900

NOTE: 12" SUMP SHALL BE PROVIDED.

5 CATCH BASIN INLET
NOT TO SCALE

Date	Description	No.
Revisions		

REGISTERED PROFESSIONAL ENGINEER
JOSEPH ROBERT HOOVER
No. C 78811
CIVIL
STATE OF CALIFORNIA

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Project
THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
CONSTRUCTION DETAILS

Project No. 731763501
Date 10/07/2025
Drawn By STAFF
Checked By STAFF

Drawing No. C804
Sheet 18 of 29

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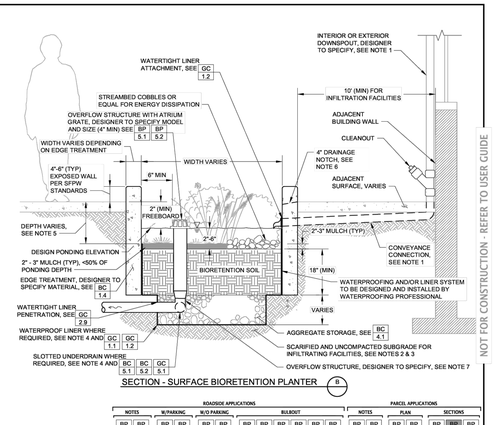
CONSTRUCTION NOTES:

1. INSTALL DOWNSPOUTS AND OTHER CONVEYANCE CONNECTIONS (E.G. SCUPPER, CHANNEL, OVERHEAD RUNNEL, TRENCH DRAIN) FROM BUILDING TO DRAIN ABOVE DESIGN PONDING ELEVATION. REFER TO APPLICABLE SAN FRANCISCO DBI CODES FOR CONVEYANCE CONNECTION REQUIREMENTS. INCLUDE CLEANOUT AT DOWNSPPE CONNECTION FOR HORIZONTAL PIPE CONVEYANCE.
2. AVOID COMPACTION OF EXISTING SUBGRADE BELOW PLANTER FOR INFILTRATION FACILITIES.
3. SCARIFY SUBGRADE TO A DEPTH OF 3 INCHES (MIN) IMMEDIATELY PRIOR TO PLACEMENT OF AGGREGATE STORAGE AND BIORETENTION SOIL MATERIALS.
4. UNDERDRAIN AND LINER REQUIRED WITHIN 10 FEET OF BUILDING ENVELOPE UNLESS APPROVED PER DESIGNER.
5. MAXIMUM DROP FROM TOP OF WALKING SURFACE TO TOP OF MULCH SHALL INCLUDE CONSIDERATIONS FOR SOIL SETTLEMENT.
6. LAY OUT DRAINAGE NOTCHES TO PREVENT PONDING BEHIND PLANTER WALL. SLOPE NOTCHES TO DRAIN TO PLANTER.
7. OVERFLOW STRUCTURE (MATERIAL AND WORKMANSHIP) SHALL CONFORM TO APPLICABLE SAN FRANCISCO DBI AND PUBLIC WORKS CODES AND REQUIREMENTS.
8. IF CONSTRUCTED OF PRECAST OR FABRICATED, PLANTER BOXES SHALL HAVE THEIR JOINTS SEALED WITH BUTYL RUBBER TAPE WHEN PRECAST PIECES ARE BEING SET. APPLYING ONLY MORTAR AND/OR NON-SHRINK GROUT TO UNSEALED JOINTS AFTER INSTALLATION IS NOT AN ACCEPTABLE MEANS OF WATERPROOFING THE PLANTER BOX.
9. OVERFLOW RISER, FITTINGS, SLOTTED UNDERDRAIN, AND CLEANOUT PIPE SHALL BE OF SAME MATERIAL.
10. OVERFLOW ATRIUM GRATE MUST BE MECHANICALLY FASTENED TO RISER WITH NON-CORRODSIVE MATERIAL.

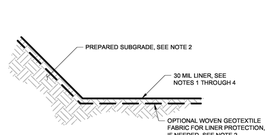


SECTION - SURFACE BIORETENTION PLANTER (B)

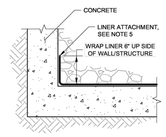
ROADSIDE APPLICATIONS										PARCEL APPLICATIONS					
NOTES	W/PARKING		W/O PARKING		BULBOUT				PLAN			SECTIONS			
BP 1.1	BP 1.2	BP 2.1	BP 2.2	BP 3.1	BP 3.2	BP 4.1	BP 4.2	BP 4.3	BP 4.4	BP 4.5	BP 4.6	BP 5.1	BP 5.2	BP 5.3	BP 5.4	BP 5.5	BP 5.6	BP 5.7

San Francisco Water Power Sewer	GREEN INFRASTRUCTURE TYPICAL DETAILS SAN FRANCISCO PUBLIC UTILITIES COMMISSION	DATE JANUARY 2023 VERSION 3.0 REVISED	BIORETENTION PLANTER PARCEL PLANTER AT-GRADE PLANTER SECTION	DWG NO. BP 5.6

1 STANDARD BIORETENTION PLANTER PER CITY OF SAN FRANCISCO
NOT TO SCALE



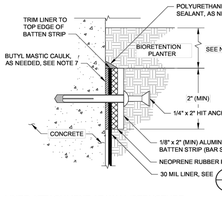
IMPERMEABLE LINER (1)



SOIL TIGHT LINER ATTACHMENT AT WALL/STRUCTURE (2)

CONSTRUCTION NOTES:

1. WATERPROOFING AND/OR LINER SYSTEM TO BE DESIGNED AND INSTALLED BY WATERPROOFING PROFESSIONAL. POTENTIAL LINER MATERIALS TO BE CONSIDERED INCLUDE: HDPE (HIGH DENSITY POLYETHYLENE), CPSE (CHLOROSULFONATED POLYETHYLENE), OR LLDPE (LINEAR LOW DENSITY POLYETHYLENE).
2. LINER SHALL LAY FLUSH WITH GROUND WITH NO AIR VOIDS BELOW THE LINER PRIOR TO BACKFILLING MATERIAL ABOVE THE LINER AND REMOVE ALL SHARP ROCKS AND DEBRIS. IF SUBGRADE SOIL CONTAINS ANGULAR ROCKS/DEBRIS, INSTALL WOVEN GEOTEXTILE FABRIC OVER SUBGRADE TO PROTECT LINER FROM PUNCTURE. CONTOUR THE SUBGRADE AS NEEDED TO ENSURE LINER LAYS FLUSH WITH GROUND.
3. OVERLAP LINER PER MANUFACTURER'S RECOMMENDATIONS.
4. ALL SEAMS SHALL BE WELDED PER MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE SPECIFIED.
5. SECURE LINER CONTINUOUSLY WITH DOUBLE-SIDED TAPE ALONG LINER EDGE AND SINGLE SIDED TAPE ALONG THE TOP EDGE OF LINER TO HOLD LINER IN PLACE DURING BACKFILLING.
6. WHEN ADJACENT TO BUILDING WALL, LINER OR EQUAL WATERPROOFING SHALL EXTEND TO TOP OF FREEBOARD ELEVATION, OR PER WATERPROOFING PROFESSIONAL.
7. APPLY BATTEN STRIP, AND NEOPRENE RUBBER PAD CONTINUOUSLY ALONG TOP EDGE OF LINER. FOR WATER-TIGHT APPLICATIONS, ALSO APPLY BUTYL MASTIC CAULK.
8. FOR WATER-TIGHT APPLICATIONS, APPLY BEAD OF POLYURETHANE ELASTOMERIC SEALANT CONTINUOUSLY ALONG TOP EDGE OF BATTEN STRIP ASSEMBLY.

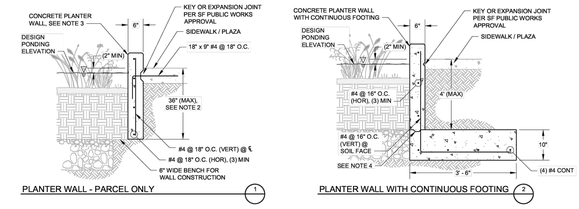


LINER ATTACHMENT AT WALL/STRUCTURE (3)

NOTES	COMPONENTS
GC 1.1	GC 1.2

San Francisco Water Power Sewer	GREEN INFRASTRUCTURE TYPICAL DETAILS SAN FRANCISCO PUBLIC UTILITIES COMMISSION	DATE JANUARY 2023 VERSION 3.0 REVISED	GENERAL COMPONENTS LINERS LINERS AND ATTACHMENTS	DWG NO. GC 1.2

2 STANDARD LINERS PER CITY OF SAN FRANCISCO
NOT TO SCALE



PLANTER WALL - PARCEL ONLY (1)

PLANTER WALL WITH CONTINUOUS FOOTING (2)

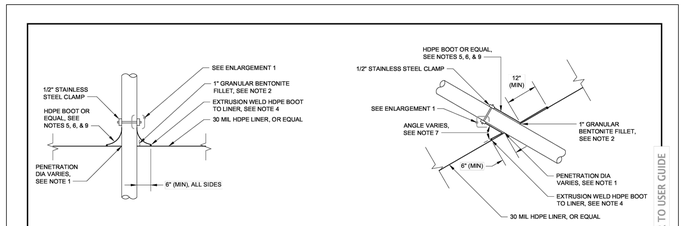
CONSTRUCTION NOTES:

1. ALL MATERIAL AND WORKMANSHIP FOR EDGE TREATMENTS SHALL CONFORM TO STANDARD SPECIFICATIONS AND APPLICABLE CODES PER SAN FRANCISCO DBI AND PUBLIC WORKS.
2. PLANTER WALLS EXTENDING MORE THAN 36 INCHES BELOW ADJACENT LOAD-BEARING SURFACE, OR WHEN LOCATED ADJACENT TO PAVERS, MUST HAVE FOOTING OR LATERAL BRACING. COORDINATE WITH ENGINEER.
3. ALL PLANTER WALLS SHALL EXTEND TO BOTTOM OF BIORETENTION SOIL OR DEEPER.
4. ALL CONSTRUCTION COLD JOINTS SHALL INCORPORATE EPOXY, DOWEL/TIE BAR, KEYWAY, OR WATER STOP.

EDGE TREATMENTS							INLETS				OUTLETS			AGGREGATE STORAGE	UNDERDRAINS		CHECK DAM		MONITORING	
NOTES	COMPONENTS						NOTES	COMPONENTS			NOTES	COMPONENTS		COMPONENTS	NOTES	COMPONENTS	NOTES	COMPONENTS	NOTES	COMPONENTS
BC 1.1	BC 1.2	BC 1.3	BC 1.4	BC 1.5	BC 1.6	BC 1.7	BC 2.1	BC 2.2	BC 2.3	BC 2.4	BC 3.1	BC 3.2	BC 3.3	BC 3.4	BC 4.1	BC 5.1	BC 6.1	BC 6.2	BC 7.1	BC 7.2	BC 7.3

San Francisco Water Power Sewer	GREEN INFRASTRUCTURE TYPICAL DETAILS SAN FRANCISCO PUBLIC UTILITIES COMMISSION	DATE JANUARY 2023 VERSION 3.0 REVISED	BIORETENTION COMPONENTS EDGE TREATMENTS PEDESTRIAN APPLICATIONS (1 OF 2)	DWG NO. BC 1.4

3 STANDARD EDGE TREATMENTS PER CITY OF SAN FRANCISCO
NOT TO SCALE

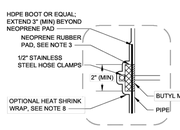


TYPICAL LINER PENETRATION - PERPENDICULAR (1)

TYPICAL LINER PENETRATION - ANGLED (2)

CONSTRUCTION NOTES:

1. CUT OPENING IN LINER FOR PIPE TO WITHIN 1/2" OF PIPE OUTSIDE DIAMETER.
2. FILL ANNULAR SPACE WITH 1" MINIMUM GRANULAR BENTONITE FILLET AS SHOWN.
3. APPLY BUTYL MASTIC CAULK AND NEOPRENE RUBBER PAD CONTINUOUSLY AROUND PIPE.
4. PROVIDE CONTINUOUS EXTRUSION WELD AT PIPE BOOT/LINER INTERFACE.
5. FORM BOOT WITH SUFFICIENT MATERIAL TO PREVENT OVERSTRESSING DURING BACKFILLING, BUT WITHOUT FOLDS OR WRINKLES.
6. CONSTRUCT BOOT FROM SAME MATERIAL AS THE LINER.
7. ANGLE SHOULD NOT BE LESS THAN 30°. IF ANGLE IS LESS THAN 30° ADD SOIL AROUND THE PIPE TO INCREASE THE ANGLE AND PREVENT STRESSING AND CRACKING.
8. SEAL CLAMP AND END OF BOOT WITH HEAT SHRINK WRAP. EXTEND HEAT SHRINK WRAP ONE PIPE DIAMETER (MINIMUM) BEYOND CLAMP.
9. CONTRACTOR MAY USE PREFABRICATED PIPE BOOTS IN LIEU OF FIELD-FABRICATED BOOTS. CONNECT PREFABRICATED BOOT TO LINER AND PIPE PER MANUFACTURER'S RECOMMENDATIONS.



ENLARGEMENT 1

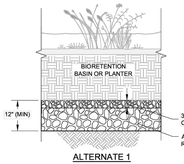
NOTES	BIORETENTION				PERMEABLE PAVEMENT			WALL PENETRATIONS		TRENCH DAM
GC 2.1	GC 2.2	GC 2.3	GC 2.4	GC 2.5	GC 2.6	GC 2.7	GC 2.8	GC 2.9	GC 2.10	GC 2.11	GC 2.12

San Francisco Water Power Sewer	GREEN INFRASTRUCTURE TYPICAL DETAILS SAN FRANCISCO PUBLIC UTILITIES COMMISSION	DATE JANUARY 2023 VERSION 3.0 REVISED	GENERAL COMPONENTS UTILITY CROSSINGS LINER PENETRATIONS	DWG NO. GC 2.9

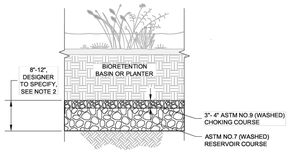
4 STANDARD LINER PENETRATIONS PER CITY OF SAN FRANCISCO
NOT TO SCALE

DESIGNER NOTES & GUIDELINES:

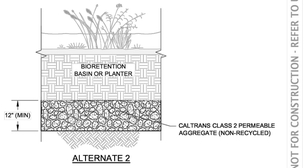
1. DESIGNER SHALL INCORPORATE APPROPRIATE AGGREGATE STORAGE LAYER SECTION INTO BIORETENTION PLANTER OR BIORETENTION BASIN DETAIL.
2. TOTAL AGGREGATE STORAGE DEPTH IN COMBINED SEWER SYSTEM (INCLUDING CHOKING COURSE) SHALL BE 8 TO 12 INCHES FOR FACILITIES WITH UNDERDRAINS. DEPTH MAY BE INCREASED TO MEET PROJECT HYDROLOGIC PERFORMANCE GOALS.
3. AGGREGATE STORAGE IS OPTIONAL FOR FACILITIES NOT REQUIRING UNDERDRAINS IN COMBINED SEWER SYSTEM AREAS (I.E., WELL DRAINING SOILS WITH FIELD-TESTED INFILTRATION RATES ≥ 0.5 IN/HR).
4. FOR MS4 APPLICATIONS: AGGREGATE-FILLED TRENCH BELOW AGGREGATE LAYERS ALLOWED IF NEEDED DUE TO UNDERDRAIN SLOPE.



ALTERNATE 1



FOR USE IN COMBINED SEWER SYSTEM AREAS



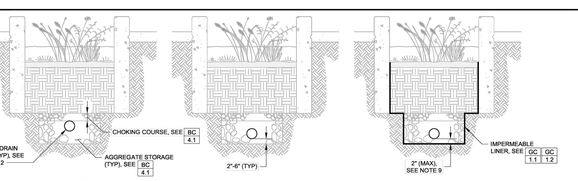
ALTERNATE 2

FOR USE IN SEPARATE SEWER SYSTEM AREAS

EDGE TREATMENTS							INLETS				OUTLETS			AGGREGATE STORAGE	UNDERDRAINS		CHECK DAM		MONITORING	
NOTES	COMPONENTS						NOTES	COMPONENTS			NOTES	COMPONENTS		COMPONENTS	NOTES	COMPONENTS	NOTES	COMPONENTS	NOTES	COMPONENTS
BC 1.1	BC 1.2	BC 1.3	BC 1.4	BC 1.5	BC 1.6	BC 1.7	BC 2.1	BC 2.2	BC 2.3	BC 2.4	BC 3.1	BC 3.2	BC 3.3	BC 3.4	BC 4.1	BC 5.1	BC 6.1	BC 6.2	BC 7.1	BC 7.2	BC 7.3

San Francisco Water Power Sewer	GREEN INFRASTRUCTURE TYPICAL DETAILS SAN FRANCISCO PUBLIC UTILITIES COMMISSION	DATE JANUARY 2023 VERSION 3.0 REVISED	BIORETENTION COMPONENTS AGGREGATE STORAGE LAYERS	DWG NO. BC 4.1

5 STANDARD AGGREGATE STORAGE LAYERS PER CITY OF SAN FRANCISCO
NOT TO SCALE



ELEVATED UNDERDRAIN
TYPE B/C SOILS (WHEN REQUIRED)

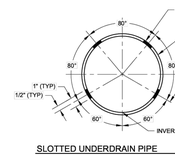
BOTTOM UNDERDRAIN
TYPE D SOILS

UNDERDRAIN WITH LINER
WHERE INFILTRATION PROHIBITED

UNDERDRAIN PLACEMENT ALTERNATIVES

CONSTRUCTION NOTES:

1. SINGLE WALL AND DUAL WALL CORRUGATED PIPE (AASHTO M252 TYPES C, S, AND D) ARE NOT ALLOWED.
2. PVC PIPE IS NOT ALLOWED FOR CITY PROJECTS AND CITY ACCEPTED ASSETS (REFER TO SF ENVIRONMENT CODE CHAPTER 5 SECTION 509 FOR ACCEPTABLE MATERIALS).
3. ALL PERFORATIONS SHALL BE SLOTTED TYPE, MEASURING 0.064 INCH WIDE (MAX), SPACED AT 0.30 INCH ON CENTER, AND PROVIDING A MINIMUM INLET AREA OF 10.0 SQUARE INCH PER LINEAR FOOT OF PIPE. OTHER SLOT CONFIGURATIONS PROVIDING A MINIMUM INLET OF 10.0 SQUARE INCHES PER LINEAR FOOT OF PIPE MAY BE SUBMITTED FOR APPROVAL BY SFPUC.
4. SLOTS SHALL BE ORIENTED PERPENDICULAR TO LONG AXIS OF PIPE, AND EVENLY SPACED AROUND CIRCUMFERENCE ANS LENGTH OF PIPE.
5. SLOTTED UNDERDRAIN, CLEANOUT PIPE, AND FITTINGS SHALL BE OF SAME SIZE AND MATERIAL.
6. ALL MATERIAL AND WORKMANSHIP FOR UNDERDRAINS SHALL CONFORM TO SAN FRANCISCO STANDARD SPECIFICATIONS AND APPLICABLE CODES PER SAN FRANCISCO DBI AND PUBLIC WORKS.
7. SET CROWN OF UNDERDRAIN PIPE AT OR BELOW BOTTOM OF CHOKING COURSE. SEE DESIGNER NOTES FOR ADDITIONAL GUIDANCE ON LOCATING UNDERDRAIN PIPE IN GRAVEL STORAGE.
8. LONGITUDINAL SLOPE OF UNDERDRAIN PIPE SHALL BE 0.5% MINIMUM UNLESS APPROVED BY SFPUC (PARCEL APPLICATIONS ONLY).
9. CLEARANCE ABOVE LINER UP TO 4" MAX ALLOWED ONLY WHEN NECESSARY FOR CONSTRUCTABILITY OF ORIFICE CONTROL STRUCTURE OR OVERFLOW STRUCTURE.



SLOTTED UNDERDRAIN PIPE (2)

EDGE TREATMENTS							INLETS				OUTLETS			AGGREGATE STORAGE	UNDERDRAINS		CHECK DAM		MONITORING	
NOTES	COMPONENTS						NOTES	COMPONENTS			NOTES	COMPONENTS		COMPONENTS	NOTES	COMPONENTS	NOTES	COMPONENTS	NOTES	COMPONENTS
BC 1.1	BC 1.2	BC 1.3	BC 1.4	BC 1.5	BC 1.6	BC 1.7	BC 2.1	BC 2.2	BC 2.3	BC 2.4	BC 3.1	BC 3.2	BC 3.3	BC 3.4	BC 4.1	BC 5.1	BC 6.1	BC 6.2	BC 7.1	BC 7.2	BC 7.3

San Francisco Water Power Sewer	GREEN INFRASTRUCTURE TYPICAL DETAILS SAN FRANCISCO PUBLIC UTILITIES COMMISSION	DATE JANUARY 2023 VERSION 3.0 REVISED	BIORETENTION COMPONENTS UNDERDRAINS	DWG NO. BC 5.2

6 STANDARD UNDERDRAINS PER CITY OF SAN FRANCISCO
NOT TO SCALE

No.	Description	Date
	Revisions	

REGISTERED PROFESSIONAL ENGINEER — JAMES JOSEPH ROSSETTI — No. C78017 — CIVIL — STATE OF CALIFORNIA

LANGAN
Langan Engineering and Environmental Services, Inc.
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San Francisco, CA 94105
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Project: THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: CONSTRUCTION DETAILS

Project No. 731763501
Date 10/07/2025
Drawn By STAFF
Checked By STAFF

Drawing No. C805
Sheet 19 of 29

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Oldcastle Precast AUBURN — *Delivering Reliability*

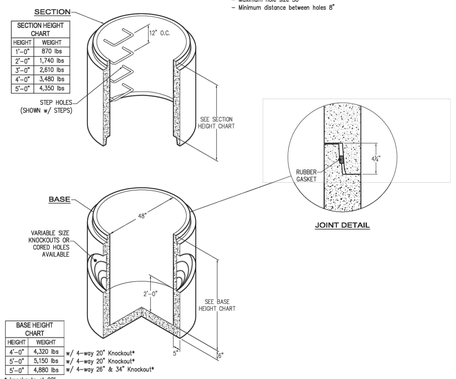
48" TYPE 2 CATCH BASIN
(WSDOT B-1e)

OLDCASTLE MANHOLES:
- H5-20 Wheel Load, 16.0 kip
- Manhole meets ASTM C478 and all WSDOT/APWA Standard Specifications
- Rubber gasket joint meets ASTM C443
- Polypropylene steps and ladders meet ASTM D4101
- Reinforcement area meets minimum ASTM C478 requirements:

Flat Top = 0.15 $in.^2$/linear ft. in both directions, w/ 0.20 $in.^2$ @ 90° around opening
3" tall Cone = 3 hoops of 0.375 in. dia. reinforcing bars
Sections = 0.15 $in.^2$/vertical ft.
Bases = 0.15 $in.^2$/linear ft. in both directions (slab), 0.15 $in.^2$/vertical ft. (wall)
- Knockout sizes and locations available to meet job requirements
- Maximum hole size 36"
- Minimum distance between holes 8"

SECTION

SECTION HEIGHT CHART	
HEIGHT	WEIGHT
1'-0"	870 lbs
2'-0"	1,740 lbs
3'-0"	2,610 lbs
4'-0"	3,480 lbs
5'-0"	4,350 lbs



BASE HEIGHT CHART		
HEIGHT	WEIGHT	
4'-0"	4,320 lbs	w/ 4-way 20" Knockout*
5'-0"	5,150 lbs	w/ 4-way 20" Knockout*
5'-0"	4,880 lbs	w/ 4-way 26" & 34" Knockout*

* knockouts at 90°

FOR DETAILS, SEE REVERSE>>

Items Shown Are Subject To Change Without Notice
Issue Date: April 2016

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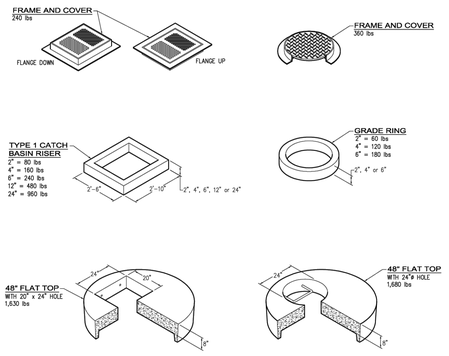
Email: opauburn@oldcastle.com

opauburn.com

1 **CATCH BASIN WITH MANHOLE**
NOT TO SCALE

Oldcastle Precast — *Delivering Reliability*

48" TYPE 2 CATCH BASIN



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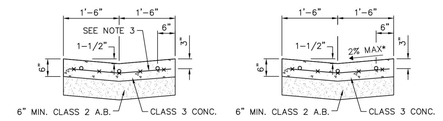


CONCRETE VALLEY GUTTER
AT NON-STREET INTERSECTION LOCATIONS

CONCRETE VALLEY GUTTER
AT ADA CROSSWALK/CROSSING

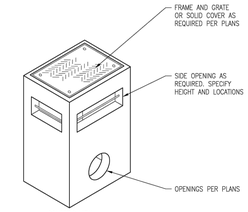
*ALGEBRAIC GRADE BREAK SHALL NOT EXCEED 11%

NOTES:
1. OMIT GUTTER AROUND RETURN. SLOPE ALL PARTS OF APRON FROM CURB TO NEAREST FLOW LINE WITHIN LIMITS OF VALLEY GUTTER.
2. APRON TO BE 8" MIN. THICK CLASS 3 P.C.C. OVER MIN. 6" COMPACTED CLASS 2 A.B.
3. REINFORCEMENT SHALL CONSIST OF 6"X6"-#10/#10 WELDED WIRE FABRIC.
4. APRONS SHALL BE POURED MONOLITHIC WITH ADJACENT CURB AND GUTTER.
5. CONCRETE VALLEY GUTTER AND APRONS SHALL BE INSTALLED PRIOR TO PAVING.
6. PLACE 1/2" DIAMETER X 18" LONG SLIP DOWELS, AT EXPANSION JOINTS, AS SHOWN.
7. PLACE 1/4" THICK EXPANSION JOINTS FULL WIDTH 20' ON CENTER. DEEP SCORE AT 10' INTERVALS BETWEEN EXPANSION JOINTS.

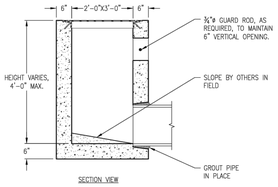
2 **CROSS GUTTER**
NOT TO SCALE

NOTES:
1. TYPE 'C' INLETS MAY BE SPECIFIED WITH EITHER A FRAME & GRATE OR A FRAME & COVER. GENERALLY, INLETS WITH SIDE OPENINGS WILL HAVE SOLID COVERS.
2. FRAME, GRATES AND COVERS SHALL BE PER CONTRA COSTA COUNTY STANDARD PLANS.
3. INLETS OVER 4'-0" DEEP IN PUBLIC RIGHT-OF-WAY MUST TRANSITION TO A 48"ø MANHOLE TRANSITION SLAB & BASE WITH STEPS INSTALLED.
4. INLET INCLUDES STEPS.

AGN-2



ISOMETRIC VIEW



SECTION VIEW

DRAWING MAY NOT CONFORM TO THE MOST CURRENT SPECIFICATION

Oldcastle Precast
Northern California
Madera • Morgan Hill • Pleasanton • Santa Rosa • Stockton • Tulare
Phone: 925-750-6650 Fax: 925-750-6660

CCC TYPE C
FILE NAME: AGN-2.DWG
REVISED: MARCH 2016
www.oldcastleprecast.com

TYPE C INLET
CONTRA COSTA COUNTY
AGENCY STRUCTURES

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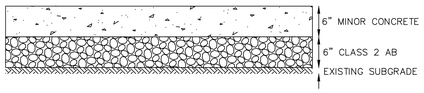
3 **CATCH BASIN AT LOWER V-DITCH**
NOT TO SCALE



4 **CONCRETE SLAB**
NOT TO SCALE

Date	Description	No.
Revisions		

REGISTERED PROFESSIONAL ENGINEER — ROBERT JOSEPH ROOKER — No. C78611 — CIVIL — STATE OF CALIFORNIA

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Project: THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO COUNTY CALIFORNIA

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Project No.: 731763501
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Drawn By: STAFF
Checked By: STAFF

Drawing No.: C806
Sheet 20 of 29

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Date: 10/8/2025 Time: 09:25 User: esu Style Table: Langan.stb Layout: C806 Document Code: 731763501-0103-CS501-0101

LEGEND	
ADJ.	ADJACENT
B.O.E.	BOTTOM OF EXCAVATION
B.O.F.	BOTTOM OF (E) FOOTING
B.O.P.	BOTTOM OF PIER
B.O.T	BOTTOM OF TOE
EG	EXISTING GRADE
EL .	ELEVATION
(E)	EXISTING
(N)	NEW
PL	PROPERTY LINE
T.O.S.	TOP OF STEEL ELEVATION
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD

SYMBOL

NEW BUILDING GRID

1 SOLDIER BEAM NUMBER

SLOPED BANK

DRAWING LIST

S0 - RETAINING WALL NOTES AND DETAILS
S1 - RETAINING WALL PLAN, ELEVATION & NOTES
S2 - RETAINING WALL DETAILS & NOTES
S3 - RETAINING WALL NOTES

SCOPE OF WORKS

PROVIDE TEMPORARY SHORING AND RETAINING WALL DESIGN TO FACILITATE EXCAVATION & CONSTRUCTION OF THE PROPOSED SLOPE STABILITY AND PARKING LOT IMPROVEMENT PER APPROVED PERMIT APPLICATION #:_____.

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS 599 SKYLINE BLVD. APPLICATION NO._____ ADDENDUM NO.___

OWNER NAME OLYMPIC CLUB OWNER PHONE NO. (415) 404 - 4300

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspector shall be one of those as prescribed in Sec.1704. Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.6. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and highrise projects, and for projects utilizing new processes or materials.

In accordance with Chapter 17 (SFBC), Special Inspection and/or testing is required for the following work:

1. ☒ Concrete (Placement & sampling f'c>3000 PSI ONLY
2. ☐ Bolts installed in concrete
3. ☐ Special moment-Resisting concrete frame
4. ☒ Reinforcing steel
5. **Structural welding:**
   - **A. Periodic visual inspection**
   - ☐ Single pass fillet welds 5/16" or smaller
   - ☐ Steel deck
   - ☒ Welded studs
   - ☐ Cold formed studs and joists
   - ☐ Stair and railing systems
   - ☐ Reinforcing steel
   - **B. Continuous visual inspection and NDT** (Section 1704)
   - ☐ All other welding (NDT exception: Fillet weld)
   - ☐ Reinforcing steel; and [ ] NDT required
   - ☐ Moment-resisting frames
   - ☐ Others_____
6. ☐ High-strength bolting
7. ☐ Structural masonry
8. ☐ Reinforced gypsum concrete
9. ☐ Insulating concrete fill
10. ☐ Sprayed-on fireproofing
11. ☐ Piling, drilled piers and caissons
12. ☐ Shotcrete
13. ☒ Special grading, excavation
    - ☒ And filling (Geo. Engineered)
14. ☐ Smoke-control system
15. ☐ Demolition
16. ☐ Exterior Facing
17. **Retrofit of unreinforced masonry buildings:**
    - ☐ Testing of mortar quality and shear tests
    - ☐ Inspection of repointing operations
    - ☐ Installation inspection of new shear bolts
    - ☐ Pre-installation inspection for embedded bolts
    - ☐ Pullforque tests per SFBC Sec.1607C & 1615C
18. **Bolts Installed in existing concrete masonry:**
    - ☐ Concrete ☐ Masonry
    - ☐ Pullforque tests
19. ☐ Shear walls and floor systems used as shear diaphragms
20. ☐ Holdowns
21. **Special cases:**
    - ☐ Shoring
    - ☐ Underpinning: ☐ Not affecting adjacent property
    - ☐ Affecting adjacent property: PA_____
    - ☐ Others
22. ☐ Crane safety (Apply to the operation of Tower cranes on highrise building) (Section 1705.21)
23. ☒ Others: "As recommended by professional of record" OBSERVE LAGGING INSTALLATION OBSERVE SOLDIER BEAM INSTALLATION
24. **Structural observation per Sec. 1704.6 for the following:** ☐ Foundations ☐ Steel framing
    - ☐ Concrete construction ☐ Masonry construction ☐ Wood framing
    - ☐ Other: TEMPORARY SHORING CONSTRUCTION
25. Certification is required for: ☐ Glu-lam components
26. ☐ Firestops in high-rise building

Prepared by: BENJAMIN P. LAI & ASSOCIATES Phone: (925) 820 - 1688
Engineer/Architect of Record

Required information:
FAX: (925) 222 - 3287 Email: BPHLAI@COMCAST.NET

Review by: _____ Phone: (415) 558-
DBI Engineer or Plan Checker

****

APPROVAL (Based on submitted reports.)

_____
DATE DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO:
Special Inspection Services (415) 558-6132; or, dbi.specialinspections@sfgov.org ; or FAX (415) 558-6474

Revised 9-22-17

City and County of San Francisco
Department of Building Inspection

London N. Breed, Mayor
Tom C. Hui, S.E., C.B.O., Director

NOTICE

SPECIAL INSPECTION REQUIREMENTS

Please note that the Special Inspections shown on the approved plans and checked on the Special Inspections form issued with the permit are required for this project. The employment of special inspectors is the direct responsibility of the owner or the engineer/architect of record acting as the owner's representative.

These special inspections are required *in addition to* the called inspections performed by the Department of Building Inspection. The name of the special inspector shall be furnished to the district building inspector prior to start of work for which special inspection is required.

For questions regarding the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or **415-558-6132**. If there are any field problems regarding special inspection, please call your District Building Inspector or 415-558-6570.

Before final building inspection is scheduled, documentation of special inspection compliance must be submitted to and approved by the Special Inspection Services staff. To avoid delays in this process, the project owner should request final compliance reports from the architect or engineer of record and/or special inspection agency soon after the conclusion of work requiring special inspection. ***The permit will not be finalized without compliance with the special inspection requirements.***

STRUCTURAL OBSERVATION REQUIREMENTS

Structural observation shall be provided as required per Section 1704.6. **The building permit will not be finalized without compliance with the structural observation requirements.**

Special Inspection Services Contact Information

1. **Telephone: (415) 558-6132**
2. **Fax: (415) 558-6474**
3. **Email: dbi.specialinspections@sfgov.org**
4. **In person: 3rd floor at 1660 Mission Street**

Note: We are moving towards a "paperless" mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Special Inspection Services
1660 Mission Street – San Francisco CA 94103
Office (415) 558-6132 – FAX (415) 558-6474 – www.sfdbi.org

Updated 11/01/2018

City and County of San Francisco
Department of Building Inspection

London N. Breed, Mayor
Tom C. Hui, S.E., C.B.O., Director

Attachment A

SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST

A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS 599 SKYLINE BLVD. APPLICATION NO. _____ ADDENDUM NO. ____

OWNER NAME OLYMPIC CLUB OWNER PHONE NO. (415) 404 - 4300

1: PROPERTY LOCATION			3: PROPOSED CONSTRUCTION		
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000.	YES ☐	NO ☒	CONSTRUCTION OF NEW BUILDING OR STRUCTURE HAVING OVER 1000 SQFT OF NEW PROJECTED ROOF AREA	YES ☐	NO ☒
			HORIZONTAL OR VERTICAL ADDITIONS HAVING OVER 500 SQFT OF NEW PROJECTED ROOF AREA	YES ☐	NO ☒
			SHORING	YES ☒	NO ☐
			UNDERPINNING	YES ☐	NO ☒
2: AVERAGE SLOPE OF PROPERTY			GRADING, INCLUDING EXCAVATION OR FILL, OF OVER 50 CUBIC YARDS OF EARTH MATERIAL	YES ☒	NO ☐
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25%) GRADE *(APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND/OR INCLUDE A SURVEY VERIFYING THE SLOPE OF THE PROPERTY)*	YES ☐	NO ☒	CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY:		
			RETAINING WALL: WALL TO BE CONSTRUCTED ADJACENT TO PARKING LOT WHERE NO DEVELOPMENT EXISTS	YES ☒	NO ☐
			OTHERS: _____	YES ☐	NO ☒

SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES

Under penalty of perjury, I certify that the information provided on this form is based on my personal review of the building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

Prepared by: BENJAMIN P. LAI & ASSOCIATES
Engineer/Architect of Record

(925) 820 - 1688 (Telephone) BPHLAI@COMCAST.NET (Email)

Signature 1/30/2023 (Date)

REGISTERED PROFESSIONAL ENGINEER BENJAMIN P. LAI No. 3268 Expires 3/31/25 STRUCTURAL STATE OF CALIFORNIA

Technical Services Division
1660 Mission Street– San Francisco CA 94103
Office (415) 558-6205 – FAX (415) 558-6401 – www.sfdbi.org

INFORMATION SHEET S-19 ATTACHMENT A

FOR DBI USE ONLY

ASSIGNMENT OF REVIEW TIER

EXEMPTED: Reports per Section E and Third Party Peer Review Not Required

☐ If the box in Section 1 "Property Location" **AND** the box in Section 2 "Average Slope of Property" are marked "No" **OR** if all the boxes in Section 3 "Proposed Construction" are marked "No", reports per Section E and Third Party Peer Review are exempted by the SSPA.

TIER I: Reports per Section E Required but Third Party Peer Review Not Required

☐ If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E only.

TIER II: Reports per Section E and Third Party Peer Review Required

☐ If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property lies within the areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to a third party peer review. At the discretion of the SSPA Review Committee, the peer review may be followed by the establishment of a Structural Advisory Committee (SAC) with the project reassigned to Tier III.

If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in their discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.

TIER III: Structural Advisory Committee (SAC) Review

☐ If the box in Section 1 "Property Location" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6.

Tier assigned by: _____ Phone: (415) _____
DBI Plan Review Engineer

Comment: _____

Date	Description	No.	Date	Description	No.
			3/21/23	CT DESIGN PRESSURE DIAGRAM	
			2/14/23	GE REVIEW COMMENTS	
11/30/23	CIVIL UPDATED – RE-GRADING		2/7/23	PRELIMINARY-1	
11/14/23	CIVIL UPDATED		1/31/23	PRELIMINARY	
Revisions			Revisions		

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P O Box 2169, Danville, CA 94526
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Email bphlai@comcast.net
BPLA JOB #: 2233.01

LANGAN
Langan Engineering and Environmental Services, Inc.
135 Main Street, Suite 1500
San Francisco, CA 94105
T: 415.955.5200 F: 415.955.5201 www.langan.com

Project: OLYMPIC CLUB SLOPE STABILITY AND PARKING LOT IMPROVMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: GENERAL NOTES & TYPICAL DETAILS

Project No. 731763501
Date
Drawn By
Checked By

S0
Sheet of 1

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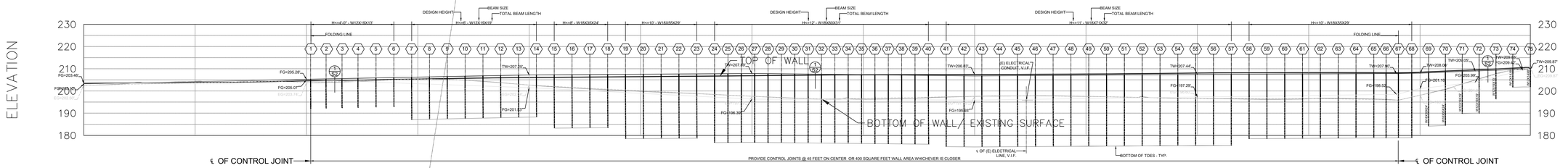
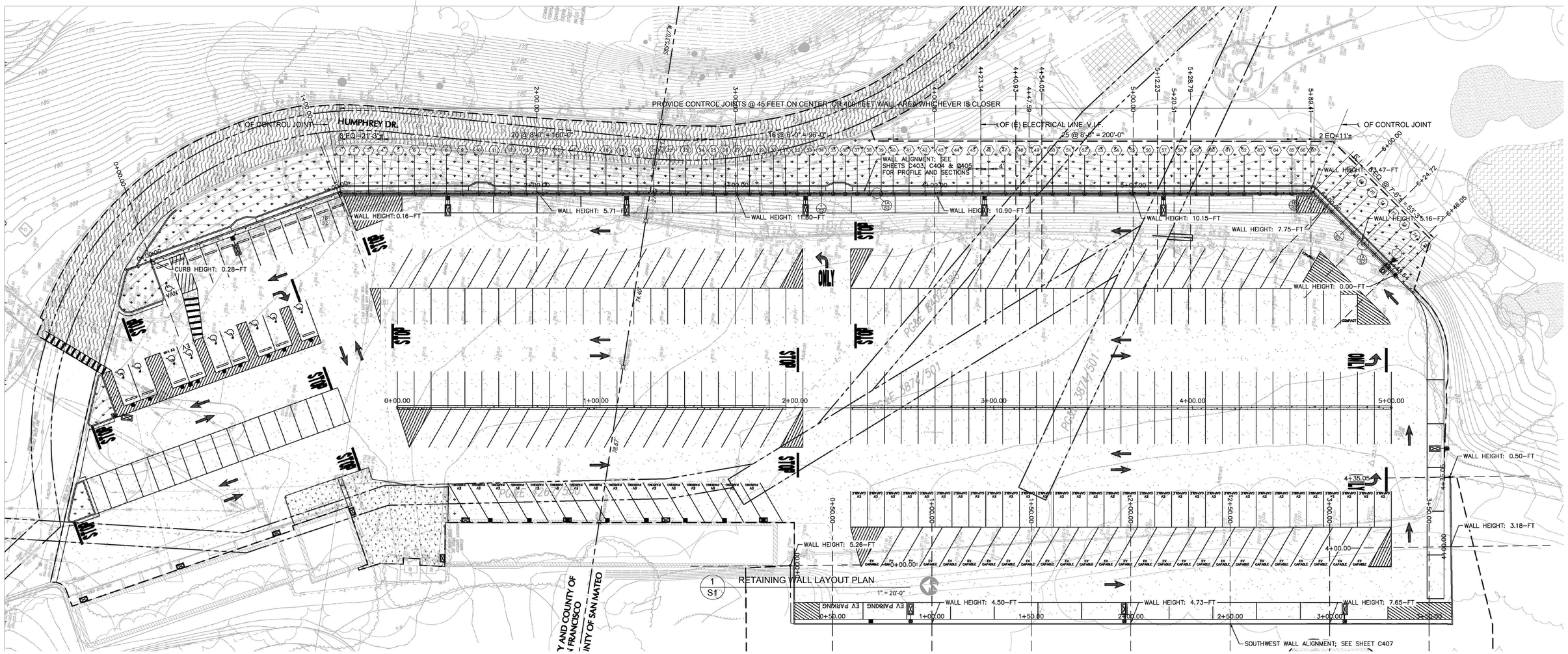


2 / S1 RETAINING WALL ELEVATION

1" = 20'-0"

RETAINING WALL8 PROFILE



1 / S1 RETAINING WALL LAYOUT PLAN

1" = 20'-0"

			3/21/23	CT DESIGN PRESSURE DIAGRAM	
			2/14/23	GE REVIEW COMMENTS	
11/30/23	CIVIL UPDATED – RE-GRADING		2/7/23	PRELIMINARY-1	
11/14/23	CIVIL UPDATED		1/31/23	PRELIMINARY	
Date	Description	No.	Date	Description	No.
Revisions			Revisions		

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Project: OLYMPIC CLUB SLOPE STABILITY AND PARKING LOT IMPROVMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: TYPICAL RETAINING WALL DETAILS

Project No. 731763501
Date
Drawn By
Checked By

S1
Sheet of 1

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PROVIDE EPOXY COATING: FOR SOLDIER BEAMS

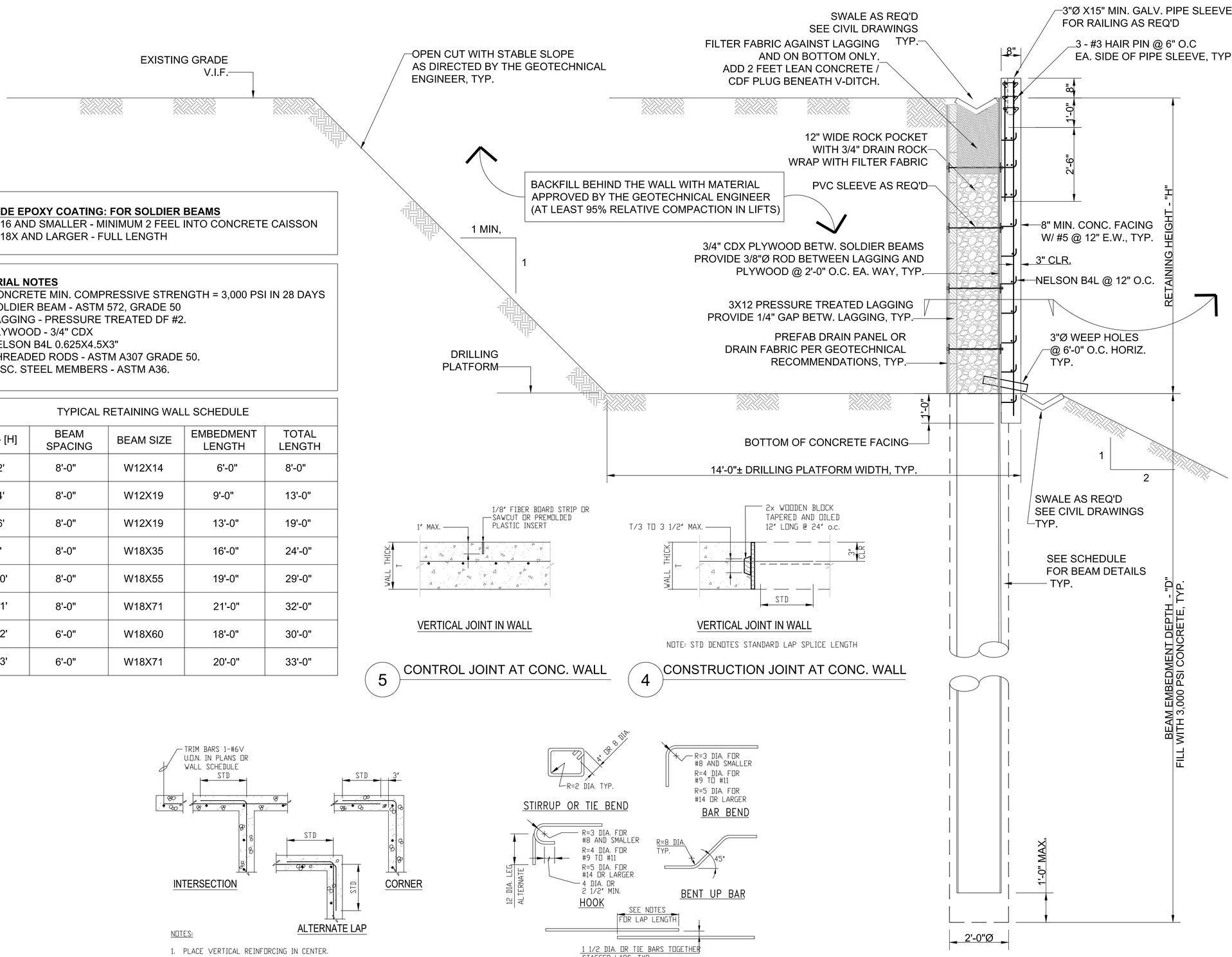
- W16 AND SMALLER - MINIMUM 2 FEEL INTO CONCRETE CAISSON
- W18X AND LARGER - FULL LENGTH

MATERIAL NOTES

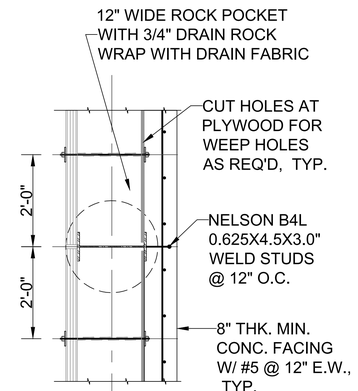
- CONCRETE MIN. COMPRESSIVE STRENGTH = 3,000 PSI IN 28 DAYS
- SOLDIER BEAM - ASTM 572, GRADE 50
- LAGGING - PRESSURE TREATED DF #2.
- PLYWOOD - 3/4" CDX
- NELSON B4L 0.625X4.5X3"
- THREADED RODS - ASTM A307 GRADE 50.
- MISC. STEEL MEMBERS - ASTM A36.

TYPICAL RETAINING WALL SCHEDULE

RET. HT - [H]	BEAM SPACING	BEAM SIZE	EMBEDMENT LENGTH	TOTAL LENGTH
H <= 2'	8'-0"	W12X14	6'-0"	8'-0"
H <= 4'	8'-0"	W12X19	9'-0"	13'-0"
H <= 6'	8'-0"	W12X19	13'-0"	19'-0"
H <= 8'	8'-0"	W18X35	16'-0"	24'-0"
H <= 10'	8'-0"	W18X55	19'-0"	29'-0"
H <= 11'	8'-0"	W18X71	21'-0"	32'-0"
H <= 12'	6'-0"	W18X60	18'-0"	30'-0"
H <= 13'	6'-0"	W18X71	20'-0"	33'-0"



WALL FINISH TO BE DETERMINED BY THE OWNER



1A TYP. PLAN VIEW

3/4"=1'-0"

1B PLAN VIEW

AT WALL FOLD LINE 3/4"=1'-0"

VERTICAL JOINT IN WALL

5 CONTROL JOINT AT CONC. WALL

VERTICAL JOINT IN WALL

NOTE: STD DENOTES STANDARD LAP SPLICE LENGTH

4 CONSTRUCTION JOINT AT CONC. WALL

NOTES:

1. PLACE VERTICAL REINFORCING IN CENTER.
2. STD DENOTES STANDARD LAP SPLICE LENGTH.

3 CONCRETE WALL AND FOUNDATIONS SINGLE CURTAIN HORIZ. REINFORCING NO SCALE

2 TYPICAL BAR BENDING & LAP DETAILS NO SCALE-TYP.

1 TYPICAL RETAINING WALL SECTION SOLDIER BEAMS 3/4"=1'-0"

			3/21/23	CT DESIGN PRESSURE DIAGRAM	
			2/14/23	GE REVIEW COMMENTS	
11/30/23	CIVIL UPDATED – RE-GRADING		2/7/23	PRELIMINARY-1	
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Date	Description	No.	Date	Description	No.
Revisions			Revisions		

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Project: OLYMPIC CLUB SLOPE STABILITY AND PARKING LOT IMPROVMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: TYPICAL SOLDIER BEAM RETAINING WALL DETAILS

Project No. 731763501
Date
Drawn By
Checked By

S2
Sheet of 1

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PROCEDURE FOR CANTILEVERED SOLDIER BEAMS & CONCRETE FACING

1. Excavate drilling platform with stable slope as directed by the Geotechnical Engineer.

2. Solder beams shall be epoxy coated as specified on the retaining wall details. Soldier beam W18x or larger shall be epoxy coated full length. Soldier beam W16 and smaller shall be epoxy coated where above grade plus minimum 2 feet into concrete.

3. The Contractor shall hereby be made fully aware of the possibility of areas of fill as shown on logs of borings and the potential problems caused by caving and sloughing during drilling, concreting, or excavating. If steel casing is not used, drill shaft shall be installed in sequences. Drilling shafts closer than 16 feet on center shall not be permitted. within 24 hours after the shafts have been backfilled with concrete.

4. Shafts are to be machine drilled. Use casing or slurry to prevent sloughing as required. Casing shall be removed as concrete placing progresses. Place soldier beams, concrete mixed on the same day that the hole is drilled. Rigid tremie pipe shall be used to deposit concrete. Freefall of concrete should be limited to 3 feet or less. Soldier beams shall be placed in the specified locations.

5. Fill shafts with 3,000 psi concrete to elevations shown on the drawings.

6. Install lagging and plywood sheathing as shown on the retaining wall details.

7. Install prefab drain panel or filter fabric per geotechnical engineer recommendations.

8. Backfill behind the lagging with material approved by the Geotechnical Engineer and compacted to at least 95% relative compaction in lifts.

9. Install 3"Ø weep holes at 6 feet on center horizontally.

10. Fill void between lagging and plywood sheathing with ¾" drain rock and wrap with filter fabric in lifts.

11. After backfilling to the finish grade, place reinforcing as shown on details and shotcrete the concrete facing.

12. Install swales according to the Civil drawings as required.

GENERAL NOTES (CONTINUED)

15. The General Contractor shall provide means to prevent surface water from entering the excavation over the top of the cut slopes.

16. The General Contractor shall coordinate the mass excavation with the work to prevent unsafe over excavation. Excavation shall be conducted in such a manner as to prevent caving of banks and loss of ground. Excavation shall be done in steps, being coordinated with the installation of the soldier beam retaining wall system as outlined under "Procedures."

17. The General Contractor shall coordinate the use of heavy or earth moving equipment and compaction equipment. Damage induced as a result of vibrations caused by this equipment is the responsibility of others.

18. The General Contractor will be responsible for the removal of water within the site to allow the excavation and construction to proceed. The Contractor shall be responsible for control of water related to soldier beam installations and excavation. Procedures for this work are subject to review by the Geotechnical Engineer.

19. Utility information shown on these drawings is for reference only. Refer to Civil drawings for more information. The General Contractor shall determine the exact location of all existing utilities before commencing with drilling operations. The General Contractor agrees to be fully responsible for any and all damages that might be occasioned by its failure to exactly locate and preserve any and all underground utilities. The shoring Engineer shall be consulted if utility lines, or piping is encountered during drilling operation. Care shall be used in drilling so that the following indications of utilities in the path of drilling are recognized:

    - Abnormal resistance to excavating and/or drilling.
    - Foreign materials pulled from the hole.

20. If the General Contractor wishes to propose alternative procedures, materials, and construction details. The General Contractor shall pay for all engineering services associated with the design or evaluation of the alternative and shall pay all additional services such as inspection resulting from the alternative.

21. The General Contractor shall provide barricades to protect pedestrians and vehicles from harm. Safety railing at the top of shoring shall be constructed and maintained by the General Contractor.

MATERIAL

1. Structural steel shall conform to ASTM specification A572 Grade 50.

2. Steel pipe shall conform to ASTM specification A-53 Grade B.

3. Bearing plate shall be fabricated from ASTM A36 steel or A572 Grade 50.

4. All welding shall be done by the shielded arc process using approved electrodes per AWS specification E70XX (Low Hydrogen Electrodes).

5. Steel soldier beams shall be cleaned of oil and grease by solvent cleaning, SSPC-SP1, followed by SSPC-SP6 commercial blastoff cleaning. Paint steel before placing in the drilled hole as follows:

    * Sand blast clean soldier beams prior to applying epoxy coatings.
    * Cover steel not encased in concrete plus minimum 2 feet of beam that encased into concrete with two coats, 3ml each, of AMERON DIMETCOTE 21-5 water-based inorganic-zinc silicates.
    * Touch-Up all damages in field per manufacturer's recommendations.

6. Reinforcing steel shall conform to ASTM Specification A615, Grade 60, except that stirrups and ties #4 or smaller can be Grade 40. Splices shall be a minimum of 50 diameters.

7. Concrete for the wall facing shall attain a minimum compressive strength of 3,000 psi in 28 days.

8. Concrete for shotcrete walls shall attain a minimum compressive strength of 3,000 psi in 28 days and shall contain a minimum of 6 sacks of cement per cubic yard.

9. Shotcrete for the wall facing shall attain a minimum compressive strength of 4,000 psi in 28 days.

10. Concrete for soldier beam toe shall attain a minimum compressive strength of 3,000 psi in 28 days.

11. Welded Stud shall be B4L Mild Steel conform to ASTM A29 Grade 1010.

12. Lean concrete shall contain 1-1/2 sacks of cement or fly ash per cubic yard.

13. Anchor bolts shall conform to ASTM Specification A307.

14. Framing hardware shall be manufactured by Simpson Strong-Tie Company, Inc. or equivalent. Provide sizes to fit remember and nail fully according to manufacturer's specifications.

15. All plywood sheathing shall be Douglas Fir Plywood with exterior glue.

16. Wood lagging shall be rough Douglas Fir No. 2, graded in accordance with Grading Rules for Western Lumber and pressure treated for ground contact.

GENERAL NOTES

1. All construction shall conform to the latest local Building Code and to the rules and regulations of all agencies having jurisdiction.

2. The information presented in these drawings consists of the design of the soldier beam retaining wall system. The soldier beam retaining wall system is intended to be a earth retaining structure for the proposed slope stability and parking lot improvements at the subject site.

3. Benjamin P. Lai & Associates Structural Engineers, Inc. is responsible for the design of the soldier beam retaining wall system only.

4. The term "Contractor" used in these notes and drawings refers to the contractor will complete the work indicated on these drawings. The term "General Contractor" used in these notes and drawings refers to the contractor will complete the work indicated on the contract documents. The term "Structural Engineer" refers to Benjamin P. Lai & Associates. The term "Civil Engineer" refers to Langan . The term "Geotechnical Engineer" refers to Langan.

5. All soldier beams, lagging, and concrete facing are to be installed by Contractor.

6. The design of the temporary shoring system is based upon the following available information:

    - Civil Drawings – prepared by the Architect dated 11/27/2023.
    - Geotechnical Investigation prepared by the Geotechnical Engineer dated 4/19/2023.

7. The Engineer has made assumptions concerning the soundness of the buildings on the properties adjacent to and on the site. These assumptions are that these buildings and structures were designed in conformity with good design practices. The General Contractor should take extraordinary precautions concerning the preservation of the adjacent properties. The stability of all the elements of the building should be carefully checked before doing any work on existing structures. All portions of structure that may be weakened by removal of existing construction should be braced or strengthened until new construction is in place.

8. The Structural Engineer shall provide observation service for the installation of the soldier beam retaining wall system and rebar placement to check that the work is done according to the drawings. Such service shall not be construed as supervision of actual construction or the assumption of responsibility for providing a safe place for the performance of work by contractors. This service shall be paid for by the Owner of the project. If the Engineer is not retained by the Owner to make these recommended observations, the Engineer can assume no responsibility for misinterpretation of our recommendations.

9. The Geotechnical Engineer shall be retained to perform the following observation service to be paid for by the Owner of the project. If the actual field conditions vary from the anticipated conditions, adjustments will be made at the direction of the Geotechnical Engineer.

    - Observe drilling of soldier pile holes.
    - Observe installation of soldier beams.
    - Observe installation of lagging.
    - Observe ad test backfill.
    - Observe any temporary slope cut.

10. A Testing Laboratory, approved by the International Conference of Building Officials, shall be retained to perform the following tests to be paid for by the Owner of the project.

    - Intermittent observation of installation of the welded studs.
    - Observe concrete placement and sampling for concrete compressive strength over 3,000 psi. Minimum 3 cylinders for each concrete pour.

11. All construction, material, and workmanship shall comply with all applicable requirements of California Construction and General Industry Safety Orders, the Occupational Safety and Health Act, the Construction Safety Act and latest edition of the following codes:

    - International Conference of Building Officials, 2022 California Building Code.
    - American Institute of Steel Construction Specifications for the Design.
    - Fabrication and Erection of Structural Steel for Buildings.
    - American Welding Society; Structural Welding Code AWS D1.1.
    - American Concrete Institute Specifications for Structural Concrete for Buildings ACI 301.
    - American Society for Testing and Materials.

12. The Contractor shall take extraordinary precautions concerning the preservation of the adjacent properties.

13. The General Contractor shall coordinate these drawings with drawings and specifications prepared by the Architect/Engineer regarding the new and existing construction and conditions. The General Contractor should resolve any conflicts on the drawings with the Architect and structural Engineer before proceeding with construction.

14. The General Contractor shall STOP EXCAVATION OPERATIONS if adverse effects on adjacent properties are observed and shall immediately notify the Owner, the Structural Engineer, the Geotechnical Engineer, the Civil Engineer.

Revisions			Revisions		
Date	Description	No.	Date	Description	No.
			3/21/23	CT DESIGN PRESSURE DIAGRAM	
			2/14/23	GE REVIEW COMMENTS	
11/30/23	CIVIL UPDATED – RE-GRADING		2/7/23	PRELIMINARY-1	
11/14/23	CIVIL UPDATED		1/31/23	PRELIMINARY	

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BPLA JOB #: 2233.01

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Project: OLYMPIC CLUB SLOPE STABILITY AND PARKING LOT IMPROVMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: GENERAL NOTES

Project No. 731763501
Date
Drawn By
Checked By

S3
Sheet of 1

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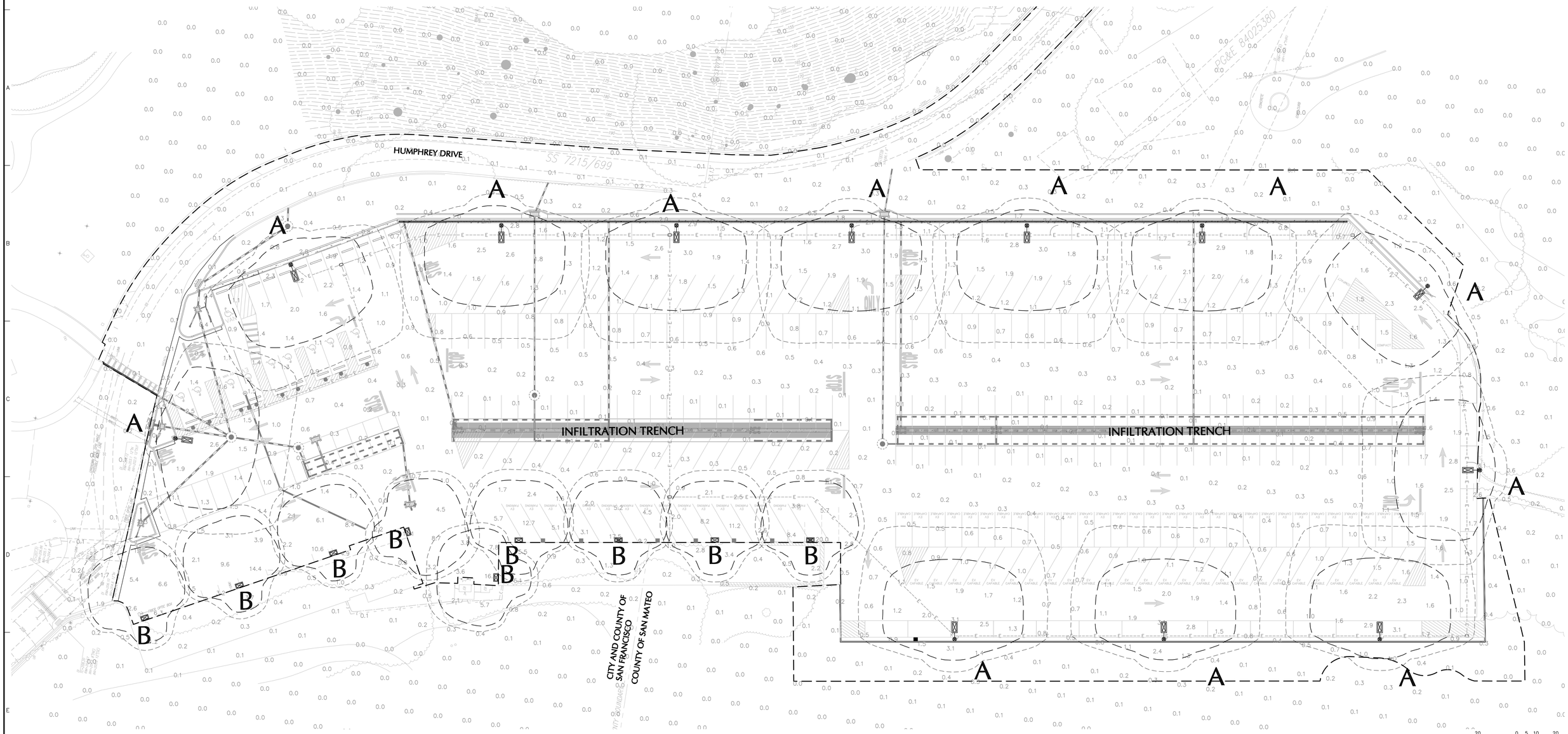

SITE LIGHTING SCHEDULE

SYMBOL	TYPE	QTY.	FIXTURE MANUFACTURER	FIXTURE MODEL	FIXTURE DESCRIPTION	FIXTURE MOUNTING HEIGHT	LAMP	COLOR TEMPERATURE	OPTICS	LUMENS	FIXTURE CATALOGUE NO.	BUG RATING	POLE MANUFACTURER	POLE DESCRIPTION	POLE LENGTH	POLE CATALOGUE NO.
	A	12	LITHONIA	D SERIES 1	SINGLE HEAD POLE MOUNTED AREA LIGHT W/ MOTION-SENSOR CONTROL	20'	102W LED	3000K	TYPE TFTM HS	11,673	DSX1-LED-P3-30K -TFTM-PIRH-HS	B2-U0-G2	U.S. ARCHITECTURAL LIGHTING	ROUND TAPERED STEEL POLE, PROVIDE OUTLET FOR 120V	17'	RTS 20-11 1-90 GFI-IU-1FT-0 DEGREES (FACTORY CUT TO 17')
	B	9	LITHONIA	WDGE4	WALL MOUNTED AREA LIGHT W/ MOTION-SENSOR	10' (MATCH EXISTING)	77W LED	3000K	TYPE RFT	11,104	WDGE4-LED-P1-30K -RFT-PIR1FC3V	B2-U0-G2	–	–	–	–
							TOTAL WATTAGE:	1,917W LED								

STATISTICS

DESCRIPTION	AVG.	MAX.	MIN.	MAX./MIN.	AVG./MIN.
PARKING LOT	1.3 FC	20 FC	0.1 FC	13.3:1	200:1

NOTES:

1. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING VOLTAGES, PHOTOCELL, AND CONTROL DEVICES.
2. POLE-MOUNTED LIGHT FIXTURES SHALL BE MOUNTED 20-FOOT ABOVE FINISHED GRADE OF PARKING LOT. WALL-MOUNTED LIGHT FIXTURES SHALL BE MOUNTED TO MATCH EXISTING HEIGHT, APPROXIMATELY 10-FOOT ABOVE FINISHED GRADE, VERIFY IN FIELD.
3. POLE-MOUNTED LIGHT LOCATIONS PER DISCUSSION WITH CLIENT ARE AT THE PERIMETER OF PARKING LOT ONLY TO ACCOMMODATE EVENTS.

LEGEND

- – – – – 1.0 FOOTCANDLES
- - - - - - - - - 0.5 FOOTCANDLES

Date	Description	No.
Revisions		

LICENSED LANDSCAPE ARCHITECT ANNA T. ILAO NO. 6436 10/31/2025 Renewal Date Date STATE OF CALIFORNIA

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Project: THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: LIGHTING PLAN

Project No.	Drawing No.
731763501	L-101
Date: 08/19/2025	
Drawn By: IW/LL/JC	
Checked By: AI/JS	

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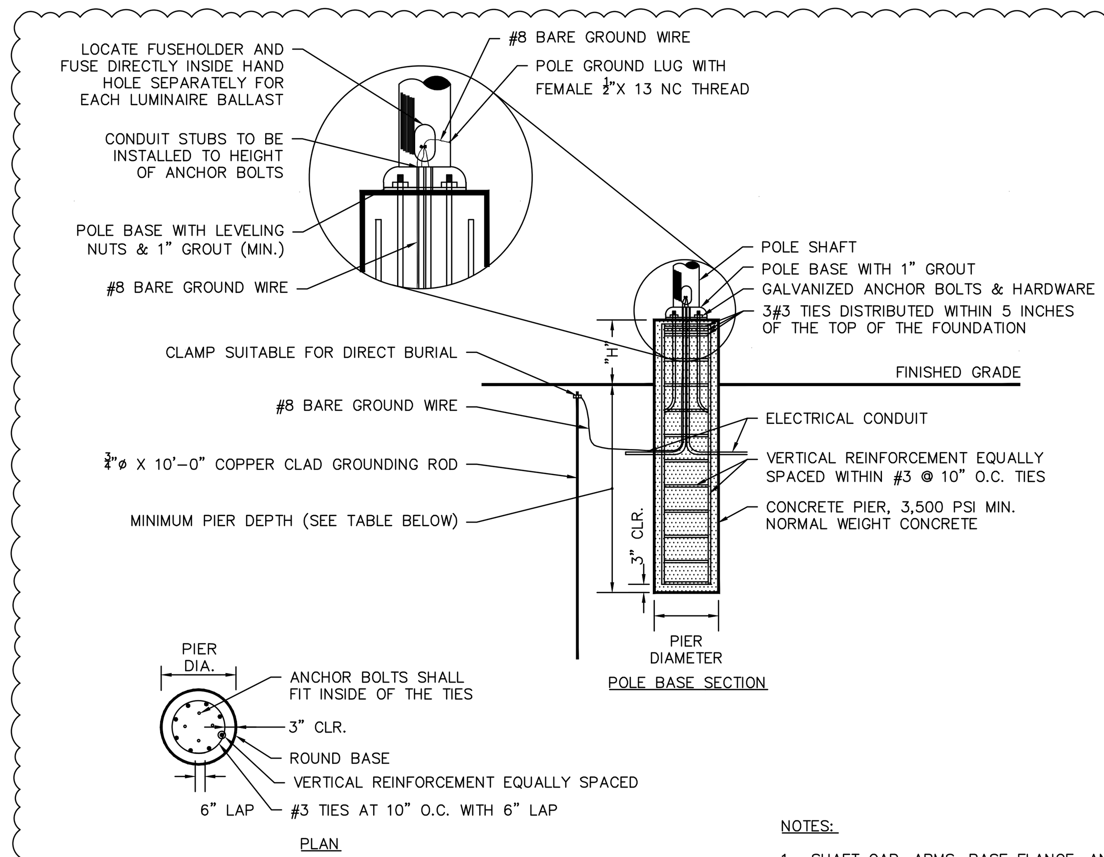
Date: 8/19/2025 Time: 11:15 User: dlopez Style Table: Langan.stb Layout: L-101 Document Code: 731763501-0103-LL001-0101

GENERAL LIGHTING NOTES:

1. PROVIDE CONCRETE BASE FOR LIGHT POLES AT LOCATIONS INDICATED ON THE CONSTRUCTION DOCUMENTS AND IN ACCORDANCE WITH PROJECT PLANS AND SPECIFICATIONS RELATING DIRECTLY TO CAST-IN-PLACE CONCRETE.
2. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND FEEDER CABLE FOR EXTERIOR LIGHTING WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN ON THE PLANS, BE FOUND DURING EXCAVATIONS.
3. CONTRACTOR TO OPERATE EACH LUMINAIRE AFTER INSTALLATION AND CONNECTION. INSPECT FOR IMPROPER CONNECTIONS AND OPERATION.
4. AIM AND ADJUST ALL LUMINAIRES TO PROVIDE ILLUMINATION LEVELS AND DISTRIBUTION AS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/ OR OWNER.
5. CONTRACTOR TO COORDINATE ALL INSTALLATION OF WALL MOUNTED FIXTURES AND ELECTRICAL CONNECTIONS TO SITE STRUCTURE(S) WITH BUILDING MEP, ARCHITECT, AND/ OR OWNER.
6. INSTALLATION OF ALL LIGHTING FIXTURES, POLES, FOOTINGS, AND FEEDER CABLE TO BE COORDINATED WITH ALL SITE WORK TRADES TO AVOID CONFLICT WITH FINISHED AND PROPOSED WORK.
7. POINT SPACING ON PLANE OF CALCULATION IS 20FT. LEFT TO RIGHT AND 20FT. TOP TO BOTTOM. POINT BY POINT CALCULATIONS ARE BASED ON A .75 MAINTENANCE FACTOR.
8. ALL SITE LIGHTING RELATED WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
9. SITE ELECTRICAL CONTRACTOR TO COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
10. SITE ELECTRICAL CONTRACTOR TO COORDINATE POWER SOURCE WITH LIGHT FIXTURES TO INSURE ALL SITE LIGHTING IS OPERATING EFFECTIVELY, EFFICIENTLY AND SAFELY.
11. SITE ELECTRICAL CONTRACTOR SHALL CONFIRM THAT LIGHT FIXTURES MATCH SPECIFICATIONS ON THIS PLAN
12. REFER TO ELECTRIFICATION PLAN FOR PROVIDING ADEQUATE POWER FOR SITE LIGHTING.
13. SITE ELECTRICAL CONTRACTOR SHALL EXAMINE AND VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO SUPPORT LOADS EXERTED UPON THE FOUNDATIONS DURING EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IF OF UNSATISFACTORY CONDITIONS.
14. POLE FOUNDATIONS SHALL NOT BE POURED IF FREE STANDING WATER IS PRESENT IN EXCAVATED AREA.
15. ELECTRIFICATION AND INSTALLATION OF WALL MOUNTED FIXTURES SHALL BE COORDINATED WITH THE ARCHITECTURAL STRUCTURAL AND SITE DRAWINGS FOR SAFETY AND TO PREVENT EXPOSED WIRING.
16. LIGHTING SUBSTITUTION REQUIREMENTS:
    A. ALL SUBSTITUTIONS MUST BE MADE WITHIN 14 DAYS PRIOR TO THE BID DATE TO PROVIDE AMPLE TIME FOR REVIEW AND TO ISSUE AN ADDENDUM INCORPORATING THE SUBSTITUTION WITH THE FOLLOWING REQUIREMENTS:
    B. ANY SUBSTITUTION TO LIGHTING FIXTURES, POLES, ETC. MUST BE APPROVED BY THE OWNER AND/ OR ENGINEER.
    C. COMPUTER PREPARED PHOTOMETRIC LAYOUT OF THE PROPOSED LIGHTED AREA WHICH INDICATES BY ISOFOOTCANDLE THE SYSTEM'S PERFORMANCE.
    D. A PHOTOMETRIC REPORT FROM A NATIONAL INDEPENDENT TESTING LABORATORY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS; IES CALCULATIONS, CANDLEPOWER TABULATIONS, ZONE LUMEN SUMMARY, ISOLUX PLOT, AND CATALOGUE CUTS. CATALOGUE CUTS MUST IDENTIFY, BUT NOT LIMITED TO, OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH, AND HOUSING DESCRIPTION.
    E. POLE MANUFACTURER AASHTO CALCULATIONS INDICATING THE POLE AND ANCHOR BOLTS BEING SUBMITTED ARE CAPABLE OF SUPPORTING THE POLE AND FIXTURE SYSTEMS BEING UTILIZED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
    F. THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER FOR THE SPECIFIC FIXTURE(S) TO BE UTILIZED.
    G. A COLOR PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACEMENT FIXTURE POLE MOUNTED, THE FIXTURES COLOR, FINISH AND PHYSICAL CHARACTERISTICS.
17. LIGHTING LAYOUT COMPLIES WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) SAFETY STANDARDS FOR LIGHT LEVELS.
18. POINT-BY-POINT CALCULATIONS PROVIDED WITHIN HAVE BEEN PREPARED IN ACCORDANCE TO IESNA STANDARDS AND IN CONSIDERATION OF THE VARIABLES WITHIN THESE NOTES AND SITE LIGHTING SCHEDULE. THE VALUES SHOWN ON THE PLANS ARE NOT AN INDICATION OF THE INITIAL LIGHT INTENSITIES OF THE LAMPS. THESE VALUES ARE AN APPROXIMATION OF THE MAINTAINED INTENSITIES DELIVERED TO THE GROUND PLANE USING INDUSTRY ACCEPTABLE LIGHT LOSS FACTORS (LLF) WHICH COVER LAMP DEGRADATION AND NATURAL BUILDUP ON THE FIXTURE LENS. THE LIGHTING PLAN IS DESIGNED WITH AN INDUSTRY ACCEPTABLE LLF TO ENSURE ADEQUATE LIGHT INTENSITIES OVER YEARS OF USE AND WEAR. MINOR VARIATIONS IN TOPOGRAPHY, PHYSICAL OBSTRUCTIONS, AMBIENT OR ADJACENT LIGHT SOURCES AND/OR OTHER POTENTIAL IMPACTS HAVE NOT BEEN INCLUDED IN THESE CALCULATIONS. THEREFORE, AS-BUILT LIGHT INTENSITIES MAY VARY, IN EITHER DIRECTION, FROM WHAT IS EXPLICITLY PORTRAYED WITHIN THESE DRAWINGS.

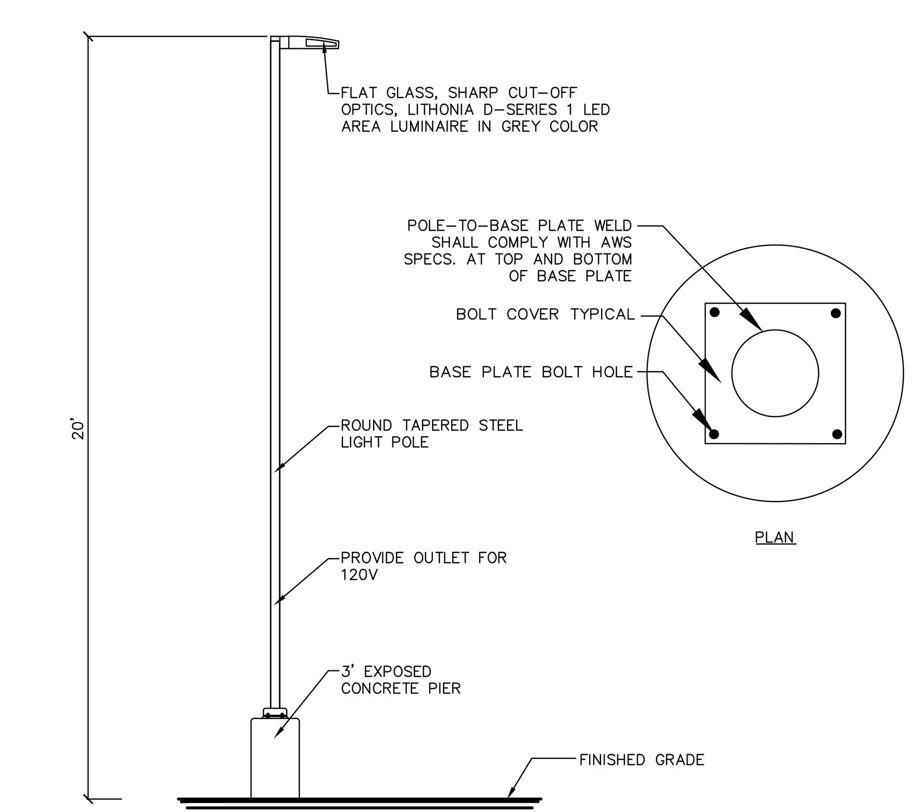


MOUNTING HEIGHT	PIER DEPTH BELOW GRADE	PIER DIAMETER	EXPOSED HEIGHT "H"	VERTICAL REINFORCEMENT
20'	8'-5"	2'-0"	3'-0"	8#6 BARS

NOTES:
1. SHAFT CAP, ARMS, BASE FLANGE, ANCHOR BOLTS, LEVELING NUTS, CONNECTION HARDWARE, BOLT COVERS, HANDHOLE COVER, AND BOLT CIRCLE TEMPLATE SHALL BE FURNISHED BY POLE MANUFACTURER.
2. EACH STANDARD TO BE PROTECTED AGAINST LIGHTNING WITH AN INTERCONNECTED GROUND ROD. THIS ROD SHALL BE BONDED PER SECTION NUMBER 250-86, N.E.C.
3. CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENT OF ACI 318. CAST-IN-PLACE SHALL HAVE COMPRESSIVE STRENGTH OF AT LEAST 3,500 PSI AT 28-DAYS. DEFORMED REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60.
4. CONTRACTOR TO ENSURE CONCRETE POLE BASES ARE POURED / PLACED ABSOLUTELY VERTICAL & LEVEL.
5. POLE BASE SHALL BE ONE CONTINUOUS POUR. EXPOSED PORTION OF BASE SHALL BE HAND-RUBBED SMOOTH.
6. CONTRACTOR TO CONFIRM GROUNDING DESIGN WITH MEP.

1

1 LIGHT POLE FOUNDATION FOR AREA LIGHT
NTS



2 LIGHT FIXTURE AND POLE
NTS

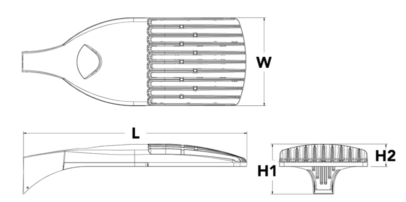
D-Series Size 1
LED Area Luminaire

Buy American

Catalog Number
Notes
Type
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics: P1, P2, P3, P4[1], P5[1], P6[1], P7[1], P8, P9[1]; Rotated optics: P10[2], P11[2], P12[2], P13[1,2]	30K 3000 K; 40K 4000 K; 50K 5000 K	T1S Type I short (Automotive); T2S Type II short; T2M Type II medium; T3S Type III short; T3M Type III medium; T4M Type IV medium; TFTM Forward throw medium; T5VS Type V very short[3]; T5S Type V short[3]; T5M Type V medium[3]; T5W Type V wide[3]; BLC Backlight control[4]; LCCO Left corner cutoff[4]; RCCO Right corner cutoff[4]	MVOLT[5]; XVOLT (277V-480V)[6,7,8]; 120[9]; 208[9]; 240[9]; 277[9]; 347[9]; 480[9]	Shipped included: SPA Square pole mounting; RPA Round pole mounting[10]; WBA Wall bracket[3]; SPUMBA Square pole universal mounting adaptor[11]; RPUMBA Round pole universal mounting adaptor[9]. Shipped separately: KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[12]

Control options		Other options	Finish (required)
Shipped installed: NLTAIR2 nLight AIR generation 2 enabled[13]; PIRHN Network, high/low motion/ambient sensor[14]; PER NEMA twist-lock receptacle only (controls ordered separate)[15]; PER5 Five-pin receptacle only (controls ordered separate)[15,16]; PER7 Seven-pin receptacle only (controls ordered separate)[15,16]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]; DS Dual switching[18,19,20]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[20,21]; PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[20,21]; PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20,21]; PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20,21]; FAO Field adjustable output[20,21]	Shipped installed: HS House-side shield[23]; SF Single fuse (120, 277, 347V)[9]; DF Double fuse (208, 240, 480V)[9]; L90 Left rotated optics[2]; R90 Right rotated optics[2]; HA 50°C ambient operations[1]; BAA Buy America(n) Act Compliant. Shipped separately: BS Bird spikes[24]; EGS External glare shield	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX1-LED
Rev. 07/19/21
Page 1 of 8

3 POLE MOUNTED AREA LIGHT FIXTURE
NTS

U.S. ARCHITECTURAL LIGHTING

PROJECT NAME:
PROJECT TYPE:

ROUND TAPERED STEEL POLE

RTS

Shaft
Round, fabricated from high grade structural steel tube. Shaft conforms to ASTM-A-501-68 specifications. Meets or exceeds minimum yield strength of 46,000 P.S.I. Wall thickness 11 GA. (.120 wall) or 7 GA. (.180 wall) as specified. Shaft is furnished with ground lug located inside pole on wall opposite hand hole.

Drilling Side Mount
A removable pole cap is included. Pole will be drilled to match U.S. Architectural fixtures. For other Drilling required, please specify DP after specified drill pattern. (example: 2-180DP)

Pole Top Mount
Standard pole top mount - PT27, fabricated from 2.5" (2.875" O.D.) steel pipe - tenon options available for pole tops please see Mounting column. For other pole top configurations please consult factory.

Hand Hole Cover
Steel Poles 15 feet and above - Supplied with reinforced steel 2 5/8" x 4 5/8" access opening. Hand Hole provided with rectangular 3"x5" stamped heavy gauge aluminum material, Sealed door is secured by a formed aluminum bar and a stainless steel, tamper proof screw.

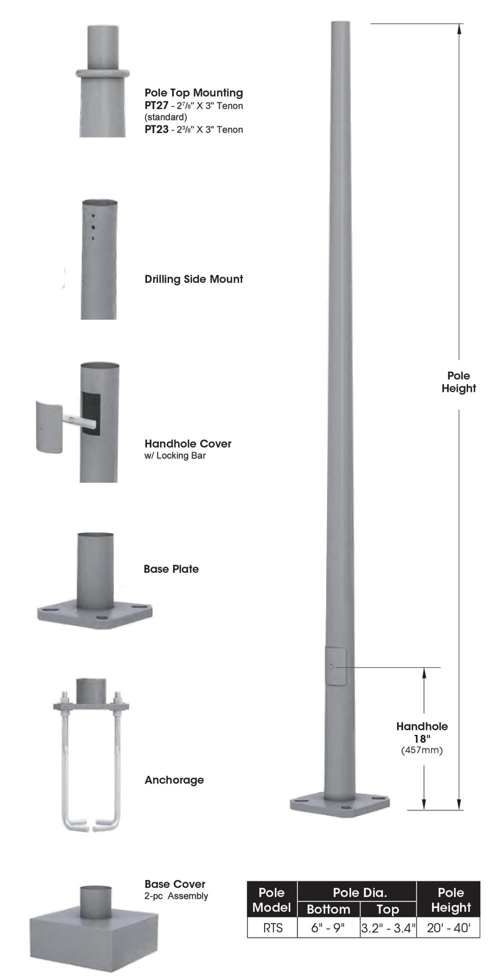
Poles under 15 feet - Rectangular 3"x5" stamped heavy gauge aluminum material, 2¼" x 4¼" access opening. Sealed door is secured by a formed aluminum bar and a stainless steel, tamper proof screw.

Base Plate
Fabricated from structural quality hot rolled steel. Meets or exceeds minimum yield strength of 36,000 P.S.I. Base telescopes and is circumferentially welded to pole shaft. Slotted bolt holes provide 1" flexibility on either side of bolt circle centerline.

Anchorage
(4) anchor bolts fabricated from hot rolled steel bar. Minimum yield strength of 50,000 P.S.I. Bolts have "L" bend on one end and are threaded on the other. Bolts are fully galvanized and are furnished with two nuts and two washers.

Base Cover
Fabricated from heavy gauge quality carbon steel. Two-piece cover conceals base.

Finish
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.



Pole Model	Pole Dia. Bottom	Pole Dia. Top	Pole Height
RTS	6" - 9"	3.2" - 3.4"	20' - 40'

2023307

U.S. Pole Company Inc | 660 West Avenue O, Palmdale, CA 93551
An Employee Owned Company | Phone (661) 233-2000 www.usaltg.com

MADE IN THE USA | 1

4 LIGHT POLE
NTS

WDGE4 LED
Architectural Wall Sconce

DLC LISTED PREMIUM, DLC LISTED, BAA

Catalog Number
Notes
Type
Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE4 has been designed to deliver up to 25,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

Specifications

Depth (D1):	10"
Depth (D2):	2"
Height:	9"
Width:	25"
Weight: (without options)	30.5 lbs

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K) P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information EXAMPLE: WDGE4 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE4 LED	P1, P2, P3, P4, P5, P6	30K 3000K; 40K 4000K; 50K 5000K	70CRI; 80CRI	R2 Type 2; R3 Type 3; R4 Type 4; RFT Forward Throw	MVOLT; 347[1]; 480[1]	Shipped included: SRM Surface mounting bracket; ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[4]. Shipped separately: AWS 3/8inch Architectural wall spacer; PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options		Finish
PE[2] Photocell, Button Type; DS[3] Dual switching (comes with 2 drivers and 2 light engines); DMG[3] 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately); BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.; SPD10KV 10kV Surge pack; BAA Buy America(n) Act Compliant	Standalone Sensors/Controls: PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.; PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching; PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.; PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. Networked Sensors/Controls: NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.; NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 3 for out of box functionality	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DSSXD Sandstone; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white; DSSTXD Textured sandstone

Accessories
Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE4PBBW DDBXD U	WDGE4 surface-mounted back box (specify finish)

NOTES
1. 347V and 480V not available with DS.
2. PE not available in 480V and with sensors/controls.
3. DS and DMG not available with sensors/controls.
4. Not qualified for DLC. Not available with emergency battery backup.

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

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WDGE4 LED
Rev. 02/16/23

5 WALL MOUNTED AREA LIGHT FIXTURE
NTS

Date	Description	No.
12/07/2023	ADDENDUM #1	1

Revisions

LICENSED LANDSCAPE ARCHITECT ANNA L. ILAO NO. 6258 Signature 10/31/2025 Renewal Date Date STATE OF CALIFORNIA

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Project: THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: LIGHTING NOTES AND DETAILS

Project No. 731763501
Date 08/19/2025
Drawn By IW/LL
Checked By AI/JS
Drawing No. L-102

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Date: 8/19/2025 Time: 11:21 User: dlopez Style Table: Langan.stb Layout: L-102 Document Code: 731763501-0103-LL501-0101

LEGEND			
SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE
	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS	144	15 GAL.
	PINUS CANARIENSIS / CANARY ISLAND PINE	37	15 GAL.
	OLEA EUROPEA / EUROPEAN OLIVE	6	15 GAL.
	PRUNUS CAROLINIANA / CAROLINA LAUREL CHERRY	7	24" BOX
	QUERCUS ENGELMANNII / ENGELMANN OAK	5	24" BOX
	ULMUS PARVIFOLIA / LACEBARK ELM	1	24" BOX
	EXISTING TREES TO REMAIN AND PROTECT. REFER TO ARBORIST REPORT PREPARED BY HORTSCIENCE | BARTLETT CONSULTING, DATED 05/29/2024.		
	TOTAL	200	

200 0 50 100 200
SCALE: 1 INCH = 200 FEET

Date	Description	No.
Revisions		

LICENSED LANDSCAPE ARCHITECT
ANNA L. ILAO NO. 6258
10/31/2025
Renewal Date
Date
STATE OF CALIFORNIA

LANGAN
Langan Engineering and Environmental Services, Inc.
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Project
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
TREE REPLACEMENT PLAN

Project No. 731763504
Date 08/19/2025
Drawn By JZ
Checked By AI

Drawing No. L-001

LANGAN
Project No. 731763501

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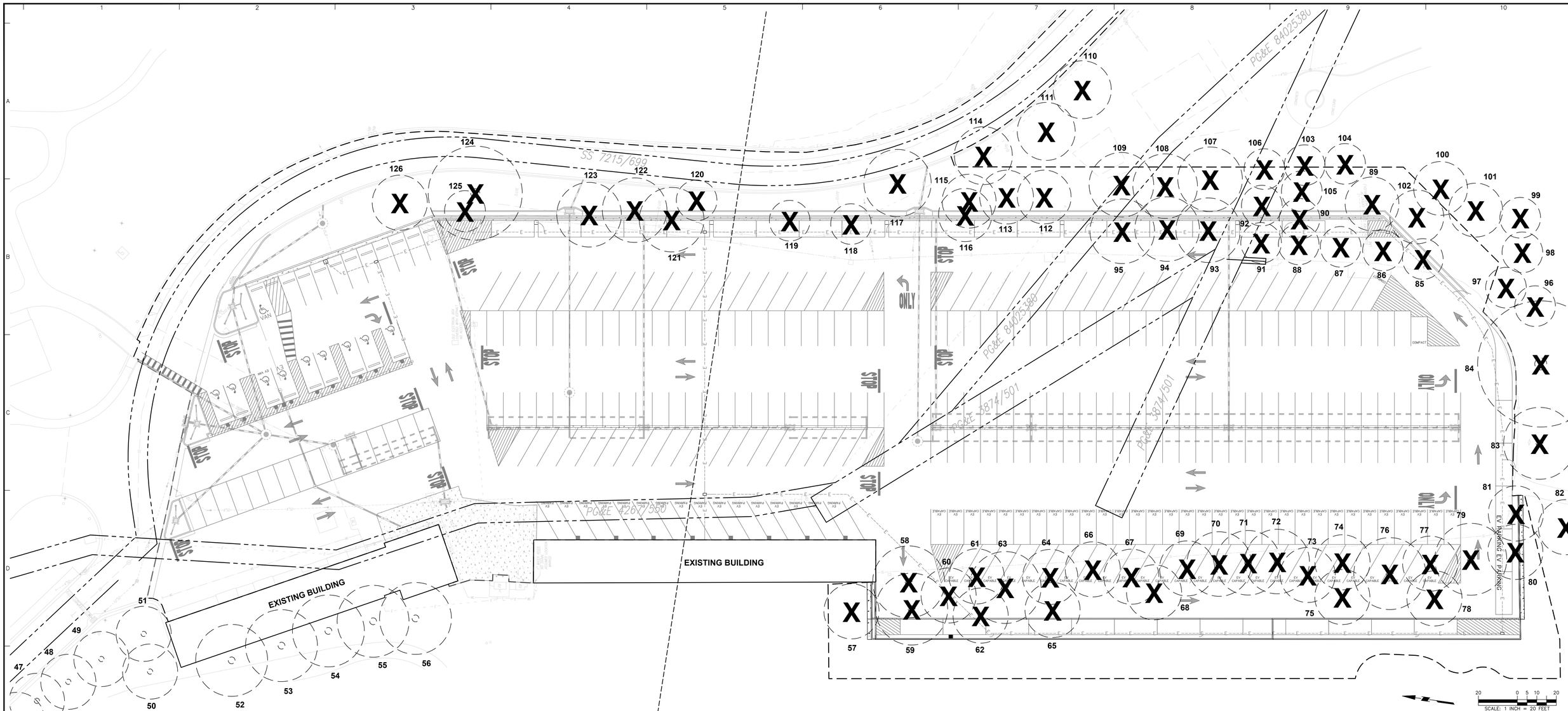

EXISTING TREE SCHEDULE

TREE NUMBER	DESCRIPTION	DBH	BOTANICAL / COMMON NAME
112	TO BE REMOVED	8"	PINUS RADIATA / MONTEREY PINE
113	TO BE REMOVED	9"	MYOPORUM LAETUM / MYOPORUM
114	TO BE REMOVED	44"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
115	TO BE REMOVED	10"	EUCALYPTUS ROBUSTA / SWAMP MAHOGANY
116	TO BE REMOVED	12"	EUCALYPTUS POLYANTHEMOS / SILVER DOLLAR GUM
117	TO BE REMOVED	48"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
118	TO BE REMOVED	13"	EUCALYPTUS ROBUSTA / SWAMP MAHOGANY
119	TO BE REMOVED	8"	EUCALYPTUS POLYANTHEMOS / SILVER DOLLAR GUM
120	TO BE REMOVED	14"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
121	TO BE REMOVED	11"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
122	TO BE REMOVED	23"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
123	TO BE REMOVED	16"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
124	TO BE REMOVED	39"	PINUS RADIATA / MONTEREY PINE
125	TO BE REMOVED	23"	PINUS RADIATA / MONTEREY PINE
126	TO BE REMOVED	28"	PHOENIX CANARIENSIS / CANARY ISLAND DATE PALM

EXISTING TREE SCHEDULE

TREE NUMBER	DESCRIPTION	DBH	BOTANICAL / COMMON NAME
90	TO BE REMOVED	7"	MYOPORUM LAETUM / MYOPORUM
91	TO BE REMOVED	6"	MYOPORUM LAETUM / MYOPORUM
92	TO BE REMOVED	6"	MYOPORUM LAETUM / MYOPORUM
93	TO BE REMOVED	6"	MYOPORUM LAETUM / MYOPORUM
94	TO BE REMOVED	7"	MYOPORUM LAETUM / MYOPORUM
95	TO BE REMOVED	10"	MYOPORUM LAETUM / MYOPORUM
96	TO BE REMOVED	56"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
97	TO BE REMOVED	14"	MYOPORUM LAETUM / MYOPORUM
98	TO BE REMOVED	13"	MYOPORUM LAETUM / MYOPORUM
99	TO BE REMOVED	15"	MYOPORUM LAETUM / MYOPORUM
100	TO BE REMOVED	9"	MYOPORUM LAETUM / MYOPORUM
101	TO BE REMOVED	7"	MYOPORUM LAETUM / MYOPORUM
102	TO BE REMOVED	10"	MYOPORUM LAETUM / MYOPORUM
103	TO BE REMOVED	10"	MYOPORUM LAETUM / MYOPORUM
104	TO BE REMOVED	8"	MYOPORUM LAETUM / MYOPORUM
105	TO BE REMOVED	9"	MYOPORUM LAETUM / MYOPORUM
106	TO BE REMOVED	9"	MYOPORUM LAETUM / MYOPORUM
107	TO BE REMOVED	8"	MYOPORUM LAETUM / MYOPORUM
108	TO BE REMOVED	9"	MYOPORUM LAETUM / MYOPORUM
109	TO BE REMOVED	6"	MYOPORUM LAETUM / MYOPORUM
110	TO BE REMOVED	34"	PINUS RADIATA / MONTEREY PINE
111	TO BE REMOVED	24"	EUCALYPTUS POLYANTHEMOS / SILVER DOLLAR GUM

EXISTING TREE SCHEDULE

TREE NUMBER	DESCRIPTION	DBH	BOTANICAL / COMMON NAME
68	TO BE REMOVED	13"	MYOPORUM LAETUM / MYOPORUM
69	TO BE REMOVED	38"	MYOPORUM LAETUM / MYOPORUM
70	TO BE REMOVED	43"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
71	TO BE REMOVED	49"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
72	TO BE REMOVED	58"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
73	TO BE REMOVED	8"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
74	TO BE REMOVED	6"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
75	TO BE REMOVED	7"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
76	TO BE REMOVED	78"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
77	TO BE REMOVED	12"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
78	TO BE REMOVED	8"	MYOPORUM LAETUM / MYOPORUM
79	TO BE REMOVED	39"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
80	TO BE REMOVED	28"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
81	TO BE REMOVED	9"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
82	TO BE REMOVED	13"	MYOPORUM LAETUM / MYOPORUM
83	TO BE REMOVED	10"	MYOPORUM LAETUM / MYOPORUM
84	TO BE REMOVED	49"	PINUS RADIATA / MONTEREY PINE
85	TO BE REMOVED	9"	MYOPORUM LAETUM / MYOPORUM
86	TO BE REMOVED	6"	MYOPORUM LAETUM / MYOPORUM
87	TO BE REMOVED	12"	MYOPORUM LAETUM / MYOPORUM
88	TO BE REMOVED	10"	MYOPORUM LAETUM / MYOPORUM
89	TO BE REMOVED	11"	MYOPORUM LAETUM / MYOPORUM

EXISTING TREE SCHEDULE

TREE NUMBER	DESCRIPTION	DBH	BOTANICAL / COMMON NAME
46	REMAIN AND PROTECT	42"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
47	REMAIN AND PROTECT	32"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
48	REMAIN AND PROTECT	38"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
49	REMAIN AND PROTECT	41"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
50	REMAIN AND PROTECT	24"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
51	REMAIN AND PROTECT	41"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
52	REMAIN AND PROTECT	28"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
53	REMAIN AND PROTECT	38"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
54	REMAIN AND PROTECT	52"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
55	REMAIN AND PROTECT	58"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
56	REMAIN AND PROTECT	43"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
57	TO BE REMOVED	24"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
58	TO BE REMOVED	52"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
59	TO BE REMOVED	33"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
60	TO BE REMOVED	41"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
61	TO BE REMOVED	29"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
62	TO BE REMOVED	15"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
63	TO BE REMOVED	10"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
64	TO BE REMOVED	19"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
65	TO BE REMOVED	7"	MYOPORUM LAETUM / MYOPORUM
66	TO BE REMOVED	38"	MYOPORUM LAETUM / MYOPORUM
67	TO BE REMOVED	26"	MYOPORUM LAETUM / MYOPORUM

LEGEND

SYMBOL	DESCRIPTION
	EASEMENT
	LIMIT OF WORK
	EXISTING TREE TO REMAIN AND PROTECT
X	EXISTING TREE TO BE REMOVED

NOTES:
1. REFER TO ARBORIST REPORT PREPARED BY HORTSCIENCE | BARTLETT CONSULTING, DATED 05/29/2024.
2. REFER TO 1/L-202 FOR TREE PROTECTION NOTES AND DETAIL.

Date	Description	No.
Revisions		

LICENSED LANDSCAPE ARCHITECT
ANNA L. ILAO NO. 6268
10/31/2025
Renewal Date
STATE OF CALIFORNIA

LANGAN
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Project
THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
TREE DEMOLITION PLAN

Project No.	Drawing No.
731763501	L-200
Date: 12/01/2023	
Drawn By: DL	
Checked By: AI	

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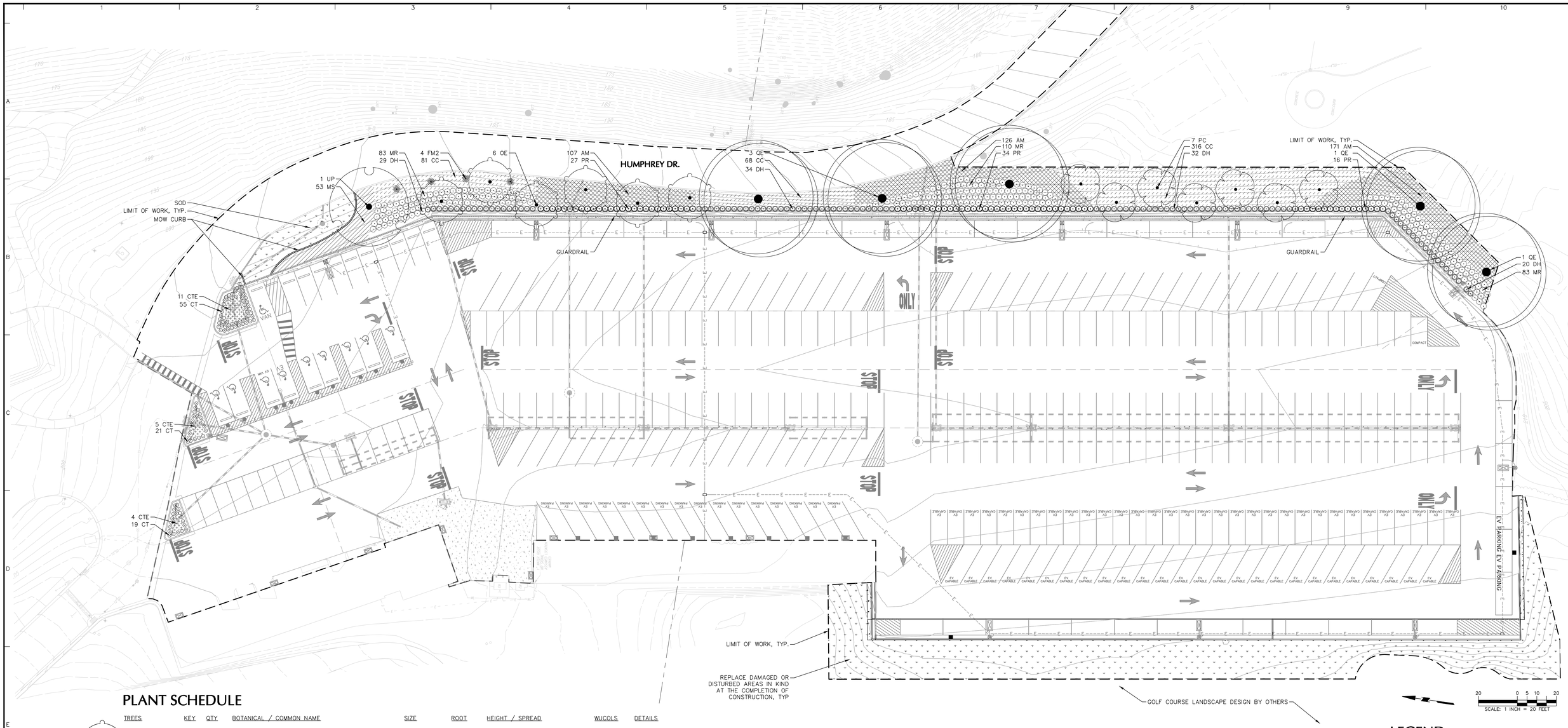

PLANT SCHEDULE

TREES	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT / SPREAD	WUCOLS	DETAILS
	OE	6	OLEA EUROPAEA / EUROPEAN OLIVE	24" BOX	BOX	20–35' / 20–35'	VERY LOW	2,3/L–202
	PC	7	PRUNUS CAROLINIANA / CAROLINA LAUREL CHERRY	24" BOX	BOX	20–30' / 15–25'	LOW	2,3/L–202
	QE	5	QUERCUS ENGELMANNII / ENGELMANN OAK	24" BOX	BOX	40–50' / 60–90'	LOW	2,3/L–202
	UP	1	ULMUS PARVIFOLIA / LACEBARK ELM	24" BOX	BOX	40–60' / 40–60'	LOW	2,3/L–202

SHRUBS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT / SPREAD	WUCOLS	SPACING	DETAILS
	CT	95	CAREX DIVULSA (C.TUMULICOLA) / BERKELEY SEDGE	1 GAL.	CONTAINER	24" / 24"	LOW		4,5/L–202
	CTE	20	CHONDROPETALUM TECTORUM 'DWARF' / DWARF CAPE RUSH	1 GAL.	CONTAINER	3' / 3'	LOW	36" o.c.	4,5/L–202
	DH	107	DODONAEA VISCOSA / HOPSEED BUSH	5 GAL.	CONTAINER	10' / 10'	LOW		4,5/L–202
	FM2	4	FURCRAEA FOETIDA 'MEDIOPICTA' / MAURITIUS HEMP	5 GAL.	CONTAINER	5' / 6'	LOW		4,5/L–202
	MS	65	MAHONIA EURYBRACTEATA 'SOFT CARESS' / SOFT CARESS MAHONIA	5 GAL.	CONTAINER	3' / 3'	LOW	36" O.C.	4,5/L–202
	MR	286	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL.	CONTAINER	3' / 3'	LOW		4,5/L–202
	PR	77	PODOCARPUS ELONGATUS 'MONMAL' / ICEE BLUE PODOCARPUS	5 GAL.		15' / 15'	MODERATE		4,5/L–202

GROUND COVERS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT / SPREAD	WUCOLS	SPACING	DETAILS
	AM	375	ARCTOSTAPHYLOS X 'PACIFIC MIST' / PACIFIC MIST MANZANITA	1 GAL.	CONTAINER	2' / 6'	LOW	30" o.c.	6/L–202
	CC	465	CEANOTHUS X 'CENTENNIAL' / CENTENNIAL WILD LILAC	1 GAL.	CONTAINER	1' / 4'	LOW	48" o.c.	6/L–202

TURF	KEY	QTY	DESCRIPTION
	SOD	404 SF	BOLERO PLUS FROM DELTA BLUEGRASS CO. OR APPROVED EQUAL 90% BOLERO BRAND DWARF FESCUE 10% RIDGELINE KENTUCKY BLUEGRASS

LEGEND

SYMBOL	DESCRIPTION	DETAILS
	LIMIT OF WORK	2,3/L–202
	MOW CURB	7/L–202
	GUARDRAIL	9/L–202

PLANTING NOTES:

1. IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST. THE PLAN SHALL DICTATE.

LANDSCAPE DOCUMENTATION (TITLE 23, CH. 27)

1. PROJECT ADDRESS: 599 SKYLINE BLVD. SAN FRANCISCO, CA 94132,
   TOTAL LANDSCAPE AREA **13,862 SF**
   WATER SUPPLY RECYCLED WATER
   CONTACTS MICHAEL C. GILBERT, MGILBERT@OLYCLUB.COM 415.310.1681

2. "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE OORDINACE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE."

   SIGNATURE — DATE: August 19, 2025

3. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

4. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

5. A MINIMUM 3–INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

6. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL

Date	Description	No.
Revisions		

LICENSED LANDSCAPE ARCHITECT — ANNA L. ILAO NO. 6258 — Registered 10/31/2025 Renewal Date — Date — STATE OF CALIFORNIA

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Project: THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO COUNTY SAN FRANCISCO CALIFORNIA

Drawing Title: LANDSCAPE PLAN

Project No.	Drawing No.
731763501	L-201
Date: 12/01/2023	
Drawn By: IW/LL/JZ	
Checked By: AI/S	

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Date: 8/19/2025 Time: 15:40 User: dlopez Style Table: Langan.stb Layout: L-201 Document Code: 731763501-0103-LP101-0101

GENERAL LANDSCAPE PLANTING NOTES:

PLANTING MATERIALS

1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.

2. STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.

3. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.

4. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.

5. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.

PLANTING SOILS

1. REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOD, AND GRAVEL OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON-SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON-SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS

2. SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN SOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.

3. IF DEPTH OF PLANTING SOILS AND TOPSOIL IS NOT INDICATED IN PLANS OR DETAILS, A MINIMUM 18" DEPTH SHALL BE PROVIDED FOR ALL TREES AND LARGE SHRUBS; MINIMUM 12" DEPTH SHALL BE PROVIDED FOR GROUNDCOVERS, HERBACEOUS AND MEADOW OR ORNAMENTAL GRASS AREAS AND A MINIMUM 6" LAYER SHALL BE INSTALLED IN ALL LAWN AREAS. TOPSOIL AND PLANTING SOIL DEPTH INDICATED ON PLANS AND PLANTING DETAILS AND NARRATIVE SPECIFICATIONS SHALL GOVERN DEPTH WHEN PROVIDED.

4. WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.

5. IF THE QUANTITY OF SOILS FROM THE SITE IS NOT ADEQUATE TO FILL PLANTING AREAS TO THE DEPTH INDICATED IN THE PLANS AND DETAILS, CONTRACTOR SHALL FURNISH PLANTING SOILS THAT ARE FREE OF BROKEN GLASS, PAINT CHIPS, PLASTIC, DELETERIOUS MATERIALS, ROOTS, WEEDS, BOULDERS, COBBLES AND GRAVEL OVER 1" IN DIAMETER AND COMPLY WITH THE FOLLOWING CRITERIA:
   - SOILS SHALL MEET ALL APPLICABLE SOIL REMEDIATION STANDARDS
   - ORGANIC CONTENT: 2-5% IN NATIVE SOILS; UP TO 10% IN AMENDED SOILS
   - SOLUBLE SALTS: LESS THAN 0.5 MM HOS/CM
   - SOIL PH: 5.5-7.5% TO BE AMENDED PER SOIL TEST RESULTS
   - PHYSICAL (SIEVE) ANALYSIS/ SOIL TEXTURE
   - SAND: 40-60% SILT: 25-60% CLAY: 5-20%
   - NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A #4 SIEVE.

6. REFER TO CALIFORNIA CODE OF REGULATIONS 492.5 FOR SOIL MANAGEMENT REPORT. ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROVED EQUAL, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND MAY BE CORRECTED BY ADDING AMENDMENTS, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE. SOIL ANALYSIS REPORT AND DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL REPORT RECOMMENDATIONS ARE REQUIRED TO GET THE CERTIFICATE OF COMPLETION.

7. SCARIFY AND/OR TILL ALL COMPACTED SUBSOILS PRIOR TO ADDING PLANTING SOIL OR TOPSOIL. PLANTING SOILS AND TOPSOIL SHALL BE PLACED IN 12-18" LIFTS THAT ARE LOOSELY COMPACTED. NO SOILS SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION.

8. 100% OF TREES, STUMPS, ROCKS, AND ASSOCIATED VEGETATION SOILS RESULTING PRIMARILY FROM LAND CLEARING SHALL BE REUSED OR RECYCLED. EXCEPTION: DO NOT REUSE, EITHER ON OR OFF-SITE VEGETATION OR SOIL CONTAMINATED BY DISEASE OF PEST INFESTATION.

DELIVERY, STORAGE, AND HANDLING

1. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.

2. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP OR BREAK BALLED STOCK DURING DELIVERY OR HANDLING.

3. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT BALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING, IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8" INTO THE PLANTING HOLE. WITH CONTAINER-GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.

4. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

INSTALLATION

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.

2. THE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.

3. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.

4. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.

5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.

6. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.

7. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.

8. MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.

9. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY OWNER AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.

10. AFTER COMPLETION OF A PROJECT, ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A SHREDDED HARDWOOD BARK OR APPROVED EQUAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.

11. CONTRACTOR SHALL SUPPLY SUPPLEMENTARY IRRIGATION UNTIL ACCEPTANCE BY OWNER.

12. CONTRACTOR SHALL ASSESS THE NEED FOR DEER PROTECTION ON SITE. IF DEEMED NECESSARY, SHADE AND ORNAMENTAL TREES SHALL BE PROTECTED THROUGH WINTER WITH SPIRAL WRAP TREE GUARDS, OR APPROVED EQUAL. PROTECTION LENGTH TO BE FROM BELOW THE LOWEST BRANCH AND DOWN TO WITHIN A FEW INCHES OF THE GROUND. THE GUARDS CAN BE REMOVED IN SPRING AND SAVED FOR RE-INSTALLATION DURING THE FOLLOWING WINTERS AS PART OF A MAINTENANCE PROGRAM.

GUARANTEE

1. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

MAINTENANCE

1. DEBRIS AND WEED CONTROL. THIS TASK SHALL INCLUDE THE REMOVAL OF ALL UNDESIRABLE LITTER, DEBRIS, AND WEEDS. THE OBJECTIVE OF THIS SUBSECTION'S TALK IS TO PROVIDE A NEAT, ORDERLY, WELL-MAINTAINED APPEARANCE. ANY OBJECTS OR PLANTS WHICH CREATE A HEALTH OR SAFETY HAZARD OR AN UNNATURAL VISUAL NUISANCE SHALL BE REMOVED IMMEDIATELY.

2. MULCHING. ALL PLANTING BEDS WITH EXISTING OR SPECIFIED ORGANIC MULCH SHALL BE MAINTAINED WITH A MINIMUM TWO-INCH DEPTH OF SHREDDED BARK MULCH OR AN EQUIVALENT. TO MAINTAIN THIS LEVEL, NEW MULCH SHALL BE APPLIED EACH SPRING AS NEEDED. AREAS WITH DECORATIVE STONE OR OTHER MATERIALS SHALL BE MAINTAINED WITH A NEAT APPEARANCE AND AT SUCH A LEVEL THAT NO WEEDS, BARE GROUND OR SOIL ARE EXPOSED.

3. PLANTINGS. LANDSCAPE MAINTENANCE SHALL INCLUDE THE RESEEDING OR REPLANTING OF LANDSCAPE AREAS WHICH ARE DAMAGED, DESTROYED, OR FAILING DUE TO INSECTS, DISEASE, WEATHER OR PHYSICAL DAMAGE. ALL LANDSCAPED AREAS WHICH ARE DAMAGED, DESTROYED OR ARE FAILING, AS DESCRIBED ABOVE, SHALL BE REPLACED DURING THE NEXT PLANTING SEASON.

4. EXISTING AND PROPOSED PLANT MATERIAL SHALL BE MAINTAINED TO PROVIDE MINIMUM SIGHT DISTANCE THROUGHOUT THE SITE.

JUTE MESH NETTING

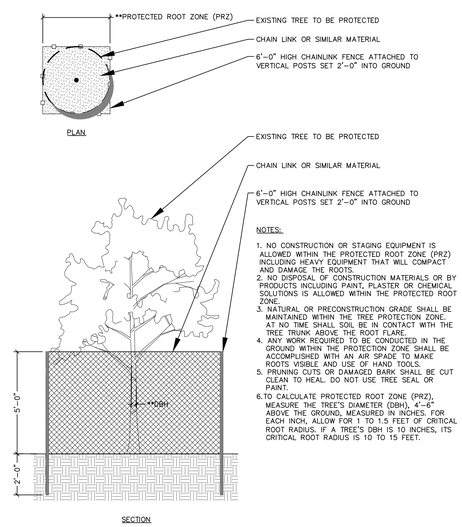
1. AREAS GREATER THAN 30% SLOPE SHALL BE PROTECTED WITH JUTE MESH.

2. JUTE NETTING: A UNIFORM OPEN PLAN WEAVE, SINGLE JUTE YARN NOT VARYING IN THICKNESS BY MORE THAN 1/2 OF ITS NORMAL DIAMETER, IN ROLLED STRIPS APPROXIMATELY 50 TO 75 YARDS LONG AND 50 TO 60 INCHES WIDE. CONTRACTOR SHALL SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.

LAWN SOD

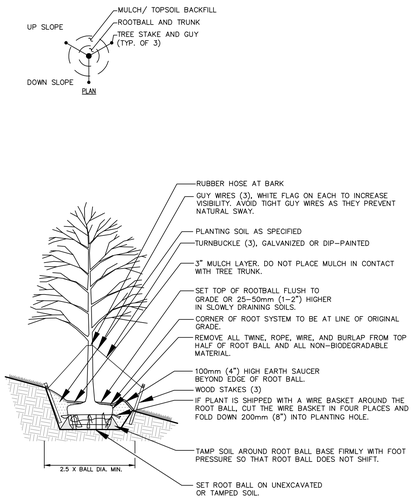
1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.

   a. SOD FOR PLANTING AREAS HALL BE DENSE, HEALTHY, FIELD-GROWN ON SAND FUMIGATED SOIL WITH THE GRASS HAVING BEEN MOWED AT 1-INCH HEIGHT BEFORE LIFTING FROM FIELD.
   b. SOD FOR GRASS PAVE AREAS SHALL BE DENSE AND HEALTHY, GROWN ON A SAND BED THIN CUT AND WASHED.
   c. SOD SHALL BE DARK GREEN IN COLOR, RELATIVELY FREE OF THATCH FREE FROM DISEASE, WEEDS, AND HARMFUL INSECTS.
   d. SOD SHALL BE REASONABLY FREE OF OBJECTIONABLE GRASSY AND BROADLEAF WEEDS. SOD SHALL BE CONSIDERED WEED FREE IF NO MORE THAN 2 SUCH WEEDS ARE FOUND PER 100 SQUARE FEED OF SOD.
   e. SOD SHALL BE REJECTED IF FOUND TO CONTAIN THE FOLLOWING WEEDS: COMMON BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NIMBLE WEED, THISTLE, BINDWEED, BENTGRASS, PERENNIAL SORREL, AND BROMEGRASS.



1 TREE PROTECTION

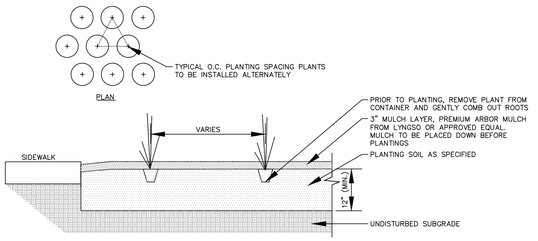
NTS



3 TREE PLANTING ON SLOPE

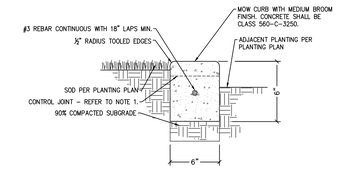
USE OF STAKING AS RECOMMENDED BY CONTRACTORS

NTS



6 GROUNDCOVER PLANTING

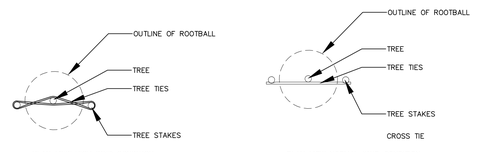
NTS

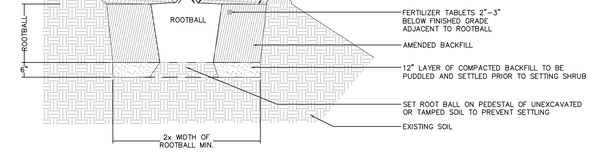


NOTES:
1. WEAKENED PLANE JOINT - 10 FEET O.C. MAXIMUM CUT CONCRETE WITH TROWEL EDGE TO DEPTH OF REBAR. TOOL FINISH JOINT USING GROOVER WITH 1.5-INCH DEEP BIT.
2. ISOLATION/EXPANSION JOINT - PLACE AT ENDS OF MOW CURB ABUTTING OTHER IMPROVEMENTS (TYP.)
3. FINISH GRADE SHALL BE 1" IN LAWN AREAS AND 1.5" IN PLANTING AREAS (BELOW TOP OF MOW CURB).

7 CONCRETE CURB

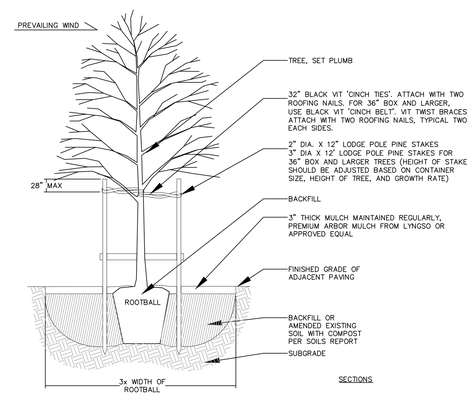
NTS





4 SHRUB PLANTING ON SLOPE

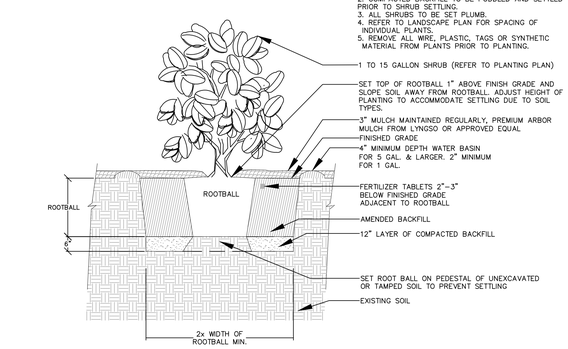
NTS



2 TREE PLANTING WITH DOUBLE STAKES

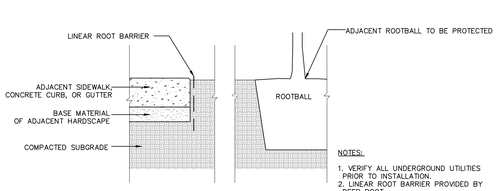
USE OF STAKING AS RECOMMENDED BY CONTRACTORS

NTS



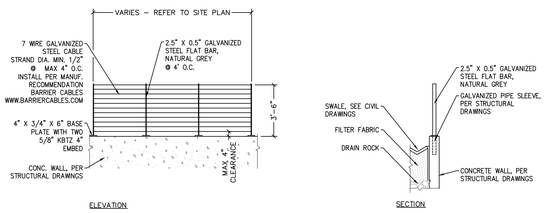
5 SHRUB PLANTING

NTS



8 LINEAR ROOT BARRIER

NTS



9 GUARDRAIL

1" = 5'-0"

Date	Description	No.
Revisions		

LICENSED LANDSCAPE ARCHITECT ANNA T. ILAO NO. 6258 10/31/2025 Renewal Date STATE OF CALIFORNIA

LANGAN
Langan Engineering and Environmental Services, Inc.
135 Main Street, Suite 1500
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Project: THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: LANDSCAPE NOTES AND DETAILS

Project No.	Drawing No.
731763501	L-202
Date: 08/19/2025	
Drawn By: IW/LL	
Checked By: AI/JS	

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Date: 8/19/2025 Time: 11:25 User: dlopez Style Table: Langan.stb Layout: L-202 Document Code: 731763501-0103-LP501-0101

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.

3. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.

4. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

5. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.

6. INSTALL 3" DETECTABLE TAPE ABOVE ALL PRESSURIZED MAIN LINES AS DETAILED. USE CHRISTY MODEL #TA-DT-3-BIRR FOR

7. INSTALL 2-WIRE CABLE ALONG THE MAIN LINE. CONTACT CONTROLLER REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING.

8. INSTALL 2-WIRE CABLE WITHIN 1.25" CONDUIT WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.

9. INSTALL A 14"X19" GREY ELECTRICAL PULL BOX EVERY 200' AND AT EVERY CHANGE IN DIRECTION. ONLY SPLICE TWO WIRE CABLE AT THREE WAY WIRE CONNECTIONS.

10. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL THE PAIGE IRRIGATION WIRE, SPEC P7072D. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KIT.

11. DECODER GROUNDING SHALL BE PROVIDED EVERY 500 FEET, AT THE CONTROLLER AND AT THE LAST DECODER. GROUND WITH A 5/8" X 8' COPPER CLAD GROUNDING ROD. #6 COPPER WIRE TO SURGE DEVICE/DECODER. INCLUDE A SURGE ARRESTOR AT EACH GROUNDING LOCATION. A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A DBR/Y-6 WATERPROOF CONNECTOR.

12. SPLICING OF JACKETED 2-WIRE IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 24" LONG COIL OF WIRE AT EACH SPLICE AND A 24" LONG EXPANSION LOOP IN ALL PULL BOXES.

13. INSTALL PURPLE PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION CONTROL VALVE"(DO NOT DRINK. NO TOMAR). BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.

14. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.

15. THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.

16. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.

17. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.

18. LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.

19. INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

20. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.

21. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

22. IRRIGATION DEMAND: REFER TO PLANS.

23. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.

24. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

25. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.

26. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR NEEDS TO NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

27. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.

28. VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

29. ALL VALVES SHALL BE CHECKED TO ENSURE THAT VALVE LOCK SEALS ARE STILL IN PLACE AND INTACT. ALL VALVE CONTROL DOOR SIGNS SHALL BE CHECKED TO VERIFY THAT NO SIGNS HAVE BEEN REMOVED.

30. IF THE VISUAL INSPECTION INDICATES THAT THE RECYCLED WATER PLUMBING HAS BEEN MODIFIED, A CROSS-CONNECTION TEST IS REQUIRED.

IRRIGATION NOTES (PERFORMANCE APPROACH)

1. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

2. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POIN DRAINAGE COULD OCCUR.

3. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONE SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

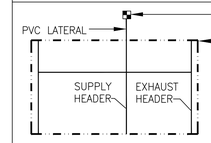
4. A CERTIFICATE OF COPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

5. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED A THE TIME OF FINAL INSPECTION.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
⊖ ⊕	RD-06-S-P30-F-NP/ HE-VAN-15	RAIN BIRD POP-UP SPRAY SPRINKLER (TURF)	1.8,0.9	30	12-15
◒	RD-06-S-P30-F-NP/ HE-VAN-12	RAIN BIRD POP-UP SPRAY SPRINKLER (TURF)	2.4,1.2,0.6	30	10-12
■	1401 SERIES	RAIN BIRD BUBBLER (TREE) MIN. 2 PER TREE. REFER TO BUBBLER DETAIL FOR QUANTITY OF BUBBLERS PER TREE SIZE.	0.25	30	TRICKLE
●▶	ARV050	RAIN BIRD AIR RELIEF VALVE			
●+	WLT-0500-T	NDS SCH 40 BALL VALVE OR APPROVED EQUAL			
▣	OPERIND	RAIN BIRD DRIP ZONE INDICATOR			
◔	PESB-R SERIES	RAIN BIRD REMOTE CONTROL VALVE WITH SCRUBBER MECHANISM			
◪	XCZ-100-PRB-COM	RAIN BIRD REMOTE CONTROL VALVE DRIP ZONE KIT WITH SCRUBBER VALVE. (3-20GPM)			
—	ICM	RAIN BIRD REMOTE CONTROL VALVE SELENOID/DECODER			
—	LXIVMSD	RAIN BIRD SURGE ARRESTOR			
◂▸	7645	ACME THREAD QUICK COUPLING VALVE WITH PURPLE LOCKING RUBBER COVER)			
⋈	LGT-XX-SS	LEEMCO STAINLESS STEEL GATE VALVE (LINE SIZE)-2.5" AND SMALLER			
Ⓢ	–	RECYCLED IRRIGATION ADVISORY SIGN.			
		CONTROLLER AND STATION NUMBER FLOW (GPM) REMOTE CONTROL VALVE SIZE (IN INCHES) ASSOCIATED REMOTE CONTROL VALVE			
		CONTROLLER AND STATION NUMBER AREA (SQ. FT.) FLOW (GPM) REMOTE CONTROL VALVE SIZE (IN INCHES) ASSOCIATED REMOTE CONTROL VALVE			
		EXISTING RECYCLED MAIN LINE			
RW RW RW		RECYCLED MAIN LINE: 2". HDPE DR 11 PIPE WITH AQUAFUSE HDPE FUSION BUTT WELD FITTINGS. 18" COVER.			
		LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
		DRIPLINE LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
		SLEEVING: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.			

NOTE:
ALL PIPE SHALL BE PURPLE IN COLOR WITH LABELING APPROVED FOR USE WITH RECYCLED WATER SYSTEMS.



DRIPLINE REMOTE CONTROL VALVE
DRIP ZONE:

RAIN BIRD XFS-P SERIES DRIPLINE WITH XF DRIPLINE INSERT FITTINGS, PART #XFS-P-06-18. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 18" O.C. GRID ACCORDING TO DETAILS. SIZE EXHAUST HEADERS AS FOLLOWS: 1": 0-10 GPM, 1.25": 11-20 GPM. ALL EXHAUST HEADERS SHALL BE 1" SCH 40 PVC OR 1" SCH 40 FLEXIBLE PVC. USE SCH. 40 PVC SOLVENT WELD FITTINGS. EXTEND PVC HEADERS TO THE ENDS OF ALL DRIP ZONES TO BALANCE FLOW IF REQUIRED. SEE DETAILS FOR FURTHER INFORMATION.

" I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND PPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS"

DATE: 3-12-2024

Irrigation Consultant:
Russell D. Mitchell Associates, Inc.
2760 Camino Diablo
Walnut Creek, CA 94597
tel 925.939.3985 ♦ fax 925.932.5671
www.rmairrigation.com

Date	Description	No.
Revisions		

LICENSED LANDSCAPE ARCHITECT
ANNA L. ILAO NO. 6258
10/31/2025
Renewal Date
Date
STATE OF CALIFORNIA

LANGAN
Langan Engineering and Environmental Services, Inc.
135 Main Street, Suite 1500
San Francisco, CA 94105
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Project
OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
IRRIGATION NOTES AND LEGEND

Project No.	731763501
Date	08/19/2025
Drawn By	JEFF DIAS
Checked By	STAFF

Drawing No.
L-300

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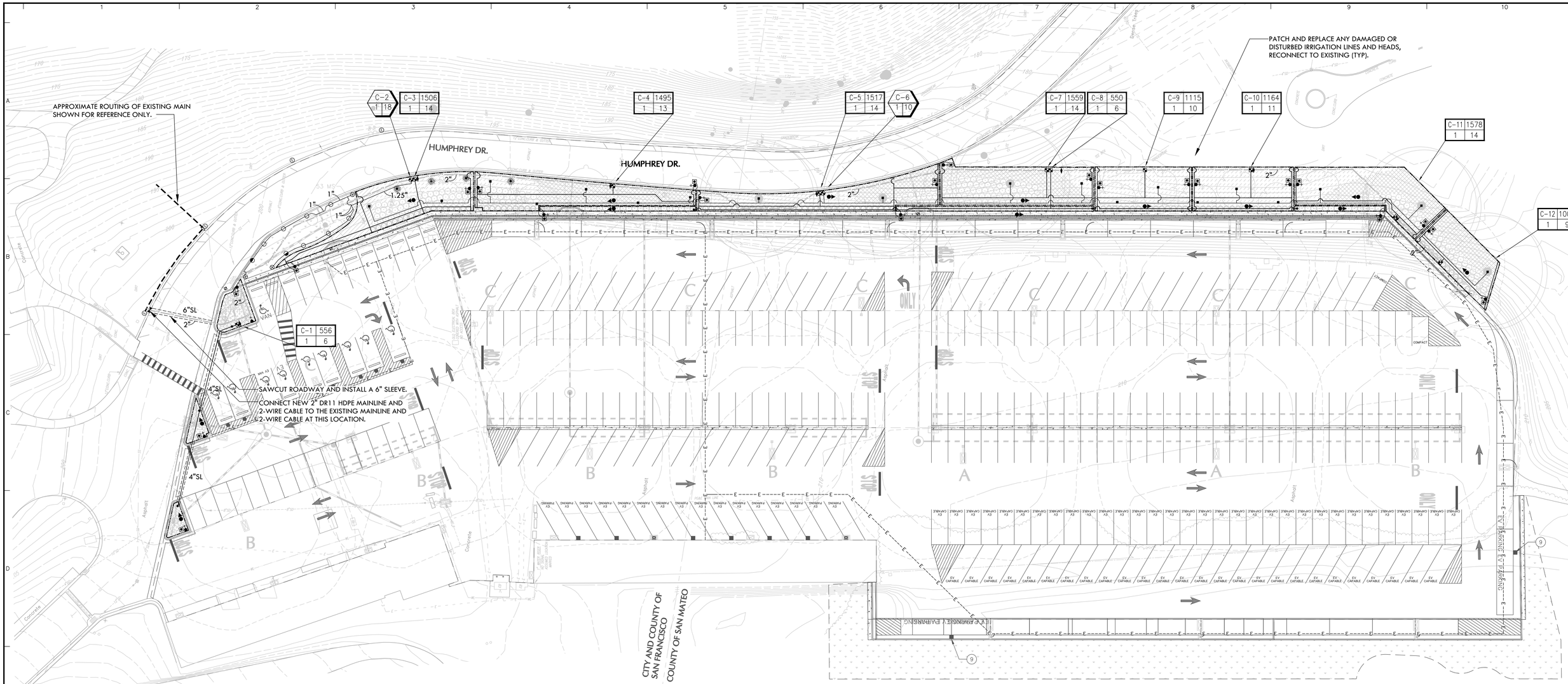

NOTES:

1. ONE BUBBLER SYMBOL IS SHOWN AT TREES FOR GRAPHIC CLARITY ONLY. INSTALL MINIMUM TWO BUBBLERS AT EACH TREE. INSTALL REQUIRED NUMBER OF BUBBLERS AS DETAILED.
2. IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITH SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
3. UNSIZED LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
4. SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

0.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM

5. SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

0.75	0-500 FT
1"	501-1100 FT
1.25"	1101-2000 FT
1.5"	2001-3000 FT

" I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND PPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS"

DATE: 3-12-2024

Irrigation Consultant:
Russell D. Mitchell Associates, Inc.
2760 Camino Diablo
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Date	Description	No.
Revisions		

LICENSED LANDSCAPE ARCHITECT ANNA L. ILAO NO. 6268 — 10/31/2025 Renewal Date — STATE OF CALIFORNIA

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Project
THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
IRRIGATION PLAN

Project No.	731763501
Date	08/19/2025
Drawn By	IAN S.
Checked By	JEFF D.

Drawing No.
L-301

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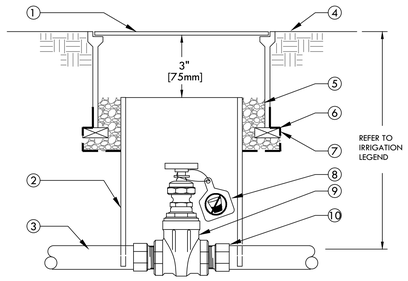
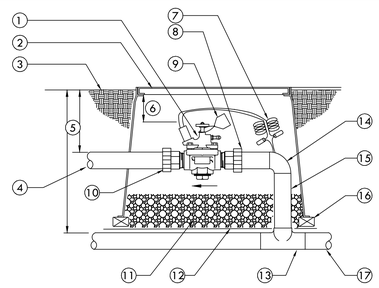
Date: 8/14/2025 Time: 16:40 User: jdias Style Table: Langan.stb Layout: L-301 Document Code: 731763501-0103-LP101-0101



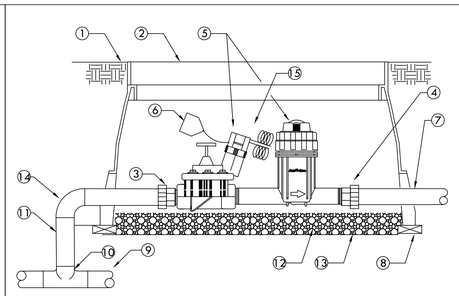
1. 10" ROUND PURPLE PLASTIC VALVE BOX WITH BOLT DOWN LID.
2. 8" [200mm] CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE).
3. HDPE MAIN LINE.
4. FINISH GRADE.
5. PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [100mm] DEEP (NO SOIL IN VALVE BOX).
6. BRICK-2 TOTAL.
7. 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
8. PURPLE RECYCLED WATER WARNING TAG.
9. GATE VALVE.
10. HARCO COMPRESSION MALE ADAPTER FOR HDPE PIPE (COMPRESSION X MIPT) (2 TOTAL)

1 GATE VALVE
SCALE: NONE



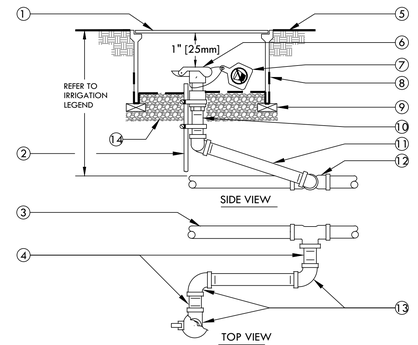
1. REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED AND PRESSURE REGULATOR
2. RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL. TOP DIMENSION: 11 3/4" X 17" (12" DEEP)
3. FINISH GRADE
4. HDPE DR11 LATERAL LINE
5. REFER TO IRRIGATION LEGEND
6. 3" MIN 6" MAX
7. VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 36" OF EXCESS UF WIRE IN A 1" DIAMETER COIL
8. HDPE MAIN LINE
9. VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).
10. HARCO COMPRESSION 1" MALE ADAPTER (75-23044) FOR HDPE PIPE (COMPRESSION X MIPT) MATCH VALVE SIZE (2 TOTAL)
11. PEA GRAVEL- 4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
12. 22 GAUGE 1" SQUARE WIRE MESH
13. DUAL RATED 4710/3608 BUTT FUSION IPS TEE WITH 1" OUTLET.
14. 1.5" DUAL RATED 4710/3608 BUTT FUSION IPS 90.
15. HDPE MAIN LINE
16. BRICK-1 EACH CORNER
17. HDPE MAIN LINE

2 REMOTE CONTROL VALVE - HDPE PIPE
SCALE: NONE



1. FINISH GRADE
2. RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL. TOP DIMENSION: 11 3/4" X 17" (12" DEEP)
3. HARCO (75-23044) 1" COMPRESSION MALE ADAPTER FOR HDPE PIPE (COMPRESSION X MIPT)
4. HARCO (75-23244) 1" COMPRESSION FEMALE ADAPTER FOR HDPE PIPE (COMPRESSION X FIPT)
5. RAIN BIRD DRIP ZONE KIT, MODEL XCZ-PRB-100-COM
6. VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).
7. HDPE LATERAL LINE
8. BRICK-1 EACH CORNER
9. HDPE MAIN LINE
10. DUAL RATED 4710/3608 BUTT FUSION IPS TEE WITH 1" OUTLET.
11. HDPE MAIN LINE
12. PEA GRAVEL- 4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
13. 22 GAUGE 1" SQUARE WIRE MESH
14. 1.5" DUAL RATED 4710/3608 BUTT FUSION IPS 90.
15. VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 36" OF EXCESS UF WIRE IN A 1" DIAMETER COIL

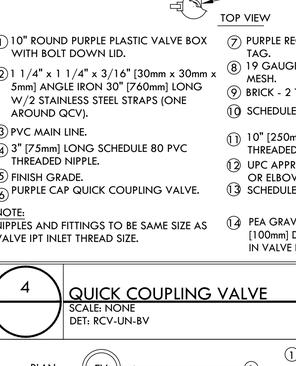
3 REMOTE CONTROL VALVE (DRIPZONE) - HDPE PIPE
SCALE: NONE



1. 10" ROUND PURPLE PLASTIC VALVE BOX WITH BOLT DOWN LID.
2. 1 1/4" x 1 1/4" x 3/16" [30mm x 30mm x 5mm] ANGLE IRON 30" [760mm] LONG W/2 STAINLESS STEEL STRAPS (ONE AROUND QCV).
3. PVC MAIN LINE.
4. 3" [75mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
5. FINISH GRADE.
6. PURPLE CAP QUICK COUPLING VALVE.
7. PURPLE RECYCLED WATER WARNING TAG.
8. 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
9. BRICK - 2 TOTAL.
10. SCHEDULE 80 PVC THREADED NIPPLE.
11. 10" [250mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
12. UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW.
13. SCHEDULE 80 PVC THREADED 90° ELL.
14. PEA GRAVEL OR 3/4" DRAIN ROCK- 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).

NOTE:
NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE.

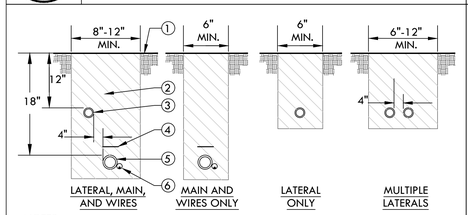
4 QUICK COUPLING VALVE
SCALE: NONE
DET: RCV-UN-BV



NOTE:
MAXIMUM # OF WIRES PER CONNECTOR:
- 3-#14 GAUGE
- 2-#12 GAUGE

INSTRUCTIONS:
1. STRIP WIRES APPROXIMATELY 1/2" FROM ENDS TO EXPOSE WIRE.
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
3. INSERT WIRE ASSEMBLY TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT THE BOTTOM OF THE TUBE.
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
5. INSPECT FINAL SPLICE ASSEMBLY THAT IT IS SECURED.

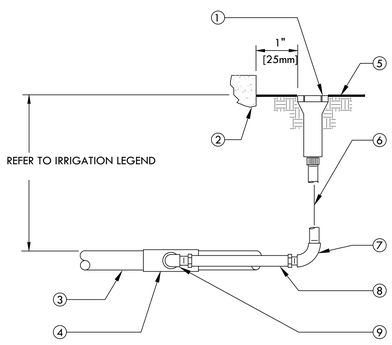
5 WEATHERPROOF WIRE SPLICE ASSEMBLY
SCALE: NONE



NOTES:
1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES. DO NOT TAPE WIRES WITHIN CONDUIT.
2. REUSE SALVAGED EXCAVATED FILL AND COMPACT TO ORIGINAL DENSITY IN LANDSCAPE AREAS. ALL OTHER AREAS SHALL BE AT 95% COMPACTION. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS (ANYTHING LARGER THAN 2"), CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS.
3. WHEN 12" POP-UP SPRINKLER HEADS ARE USED, INCREASE THE DEPTH OF LATERAL TO 18" AT THE SPRINKLER LOCATION ONLY.

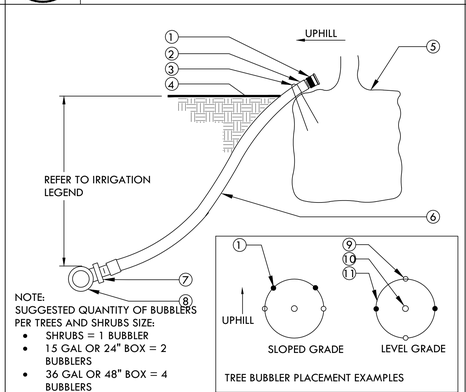
1. FINISH GRADE.
2. CLEAN BACKFILL MATERIAL.
3. LATERAL LINE.
4. 3" DETECTABLE WARNING TAPE OVER MAIN LINE. INSTALL 3" ABOVE MAIN LINE. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS
5. MAIN LINE.
6. TWO WIRE CABLE IN CONDUIT

6 TRENCHING
SCALE: NONE



1. POP-UP LAWN SPRAY SPRINKLER.
2. WALL, WALK, CURB OR BUILDING.
3. PURPLE PVC LATERAL LINE.
4. UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW.
5. FINISH GRADE.
6. 1/2" [13mm] SCHEDULE 80 PVC THREADED NIPPLE (LENGTH AS REQUIRED - TYPICAL).
7. 1/2" [13mm] SCHEDULE 40 PVC THREADED 90° ELL.
8. 1/2" [13mm] FLEXIBLE IPS HOSE 6" [150mm] LONG WITH MALE ADAPTERS OR 1/2" x 6" [13mm x 150mm] FLEXIBLE SWING JOINT WITH A MINIMUM PRESSURE RATING OF 100 PSI [690kPa]
9. 1/2" [13mm] SCHEDULE 40 PVC STREET ELL.

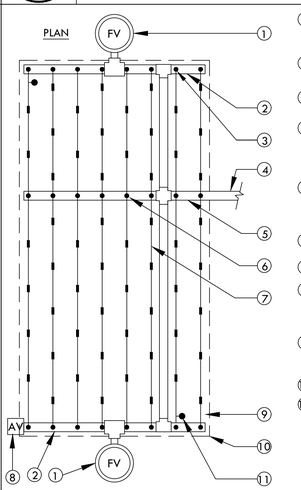
7 POP-UP SPRAY SPRINKLER - TURF
SCALE: NONE
DET: LW-POPSP



NOTE:
SUGGESTED QUANTITY OF BUBBLERS PER TREES AND SHRUBS SIZE:
- SHRUBS = 1 BUBBLER
- 15 GAL OR 24" BOX = 2 BUBBLERS
- 36 GAL OR 48" BOX = 4 BUBBLERS
- 60 GAL OR 72" BOX = 6 BUBBLERS

1. BUBBLER (TO BE INSTALLED ON TOP OF ROOTBALL).
2. 1/2" [13mm] SCH. 40 MALE ADAPTER.
3. 6" [150mm] STEEL STAPLE.
4. FINISH GRADE.
5. TREE OR SHRUB ROOTBALL.
6. 1/2" [13mm] IPS FLEXIBLE PVC.
7. PVC TEE (SST), ELBOW (ST) OR FEMALE ADAPTER.
8. PURPLE PVC LATERAL LINE.
9. TREE STAKES.
10. TREE OR SHRUB.
11. EDGE OF ROOTBALL (TYPICAL).

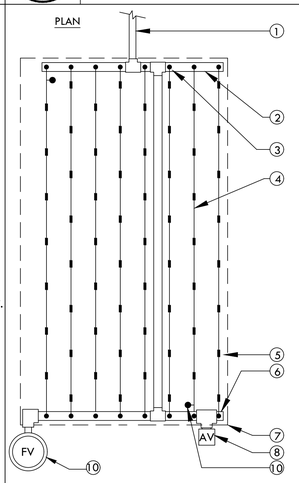
8 TREE AND SHRUB BUBBLER
SCALE: NONE
DET: TREE-SBUB



1. FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. 1" FLEXIBLE PVC IPS HOSE FLUSH MANIFOLD.
3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
5. PVC SUPPLY MANIFOLD. EXTEND TO END OF ZONE/EXHAUST HEADER.
6. MANIFOLD-TO-TEE CONNECTION.
7. DRIPLINE LATERAL.
8. AIR/VACUUM RELIEF PLUMBED TO PVC EXHAUST. INSTALL AT HIGH POINT.
9. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
10. AREA PERIMETER.
11. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

9 RAIN BIRD XFCV CENTER FEED LAYOUT
SCALE: NONE



1. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. DRIPLINE LATERAL.
5. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
6. 1" FLEXIBLE PVC IPS HOSE FLUSH MANIFOLD.
7. AREA PERIMETER.
8. AIR/VACUUM RELIEF PLUMBED TO PVC EXHAUST. INSTALL AT HIGH POINT.
9. DRIP OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONES.
10. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

10 RAIN BIRD XFCV END FEED LAYOUT
SCALE: NONE

Irrigation Consultant:
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Date	Description	No.
Revisions		

LICENSED LANDSCAPE ARCHITECT
ANNA L. ILAO NO. 6358
10/31/2025
Renewal Date
Date
STATE OF CALIFORNIA

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Project
OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
IRRIGATION DETAILS

Project No.	Drawing No.
731763501	L-302
Date: 08/19/2025	
Drawn By: IAN S.	
Checked By: JEFF D.	

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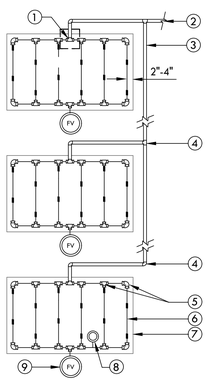
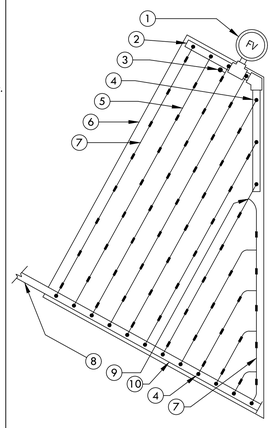


1. PVC TO DRIPLINE TEE CONNECTION. REFER TO INSET A.
2. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1". SIZE AS FOLLOWS:
   1" = 0-12 GPM
   1.25 = 13-20 GPM
3. 1" PVC SUPPLY. EXTEND TO EACH ISLAND PLANTER.
4. SCH. 40 PVC TEE OR ELBOW (SxSxS OR SxS).
4. 1" PVC SUPPLY. EXTEND TO ENDS OF ZONE/EXHAUST HEADER.
5. TWIST LOCK FITTING. TLF-ELBW-0600 OR TLF-TEE-0600.
6. RAIN BIRD XFCV DRIPLINE
7. AREA PERIMETER.
8. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE. MIN. 2 PER VALVE.
9. FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
10. TWIST LOCK FITTING. TLF-ELBW-0600 OR TLF-TEE0600.
11. 1/2" POLYETHYLENE TUBING: RAIN BIRD XFD SERIES BLANK TUBING.
12. TWIST LOCK FITTING: TLF-MPT6-0600.
13. SCH 40 PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2"-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

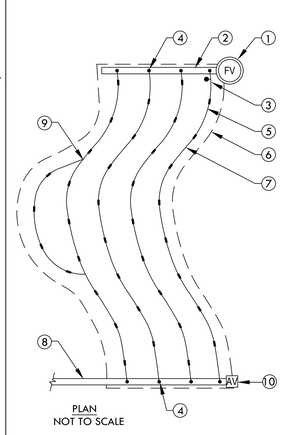
1 RAIN BIRD XFCV ISLAND LAYOUT
SCALE: NONE



1. FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
4. MANIFOLD-TO-ELBOW CONNECTION.
5. DRIPLINE LATERAL.
6. AREA PERIMETER.
7. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
8. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
9. RAINBIRD TWIST-LOC TEE (TLF-TEE-0600)
10. PVC SUPPLY MANIFOLD.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

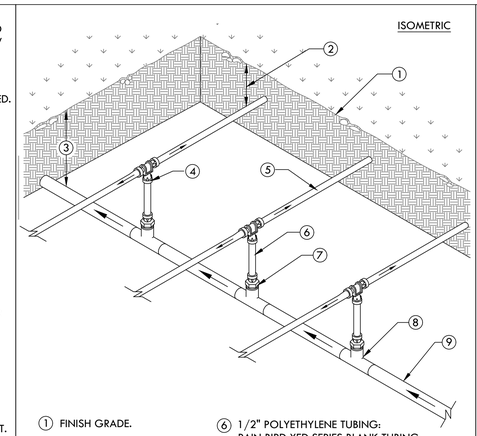
2 RAIN BIRD XFCV TRIANGULAR LAYOUT
SCALE: NONE



1. FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
4. MANIFOLD-TO-ELBOW CONNECTION.
5. DRIPLINE LATERAL.
6. AREA PERIMETER.
7. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
8. PVC SUPPLY LINE/HEADER FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
9. RAIN BIRD TLF TEE-0600
10. RAIN BIRD AIR/VACUUM RELIEF VALVE (ARV050) PLUMBED TO SUPPLY MANIFOLD AT HIGH POINT.

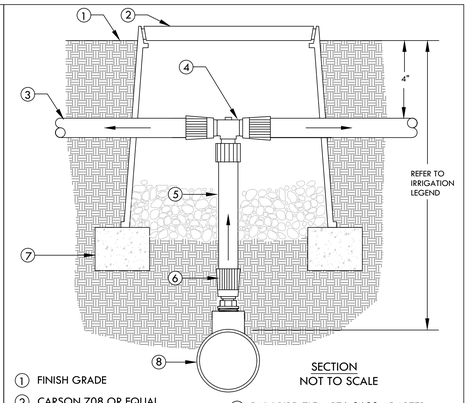
NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

3 RAIN BIRD XFCV ODD CURVE LAYOUT
SCALE: NONE



1. FINISH GRADE.
2. DEPTH OF TUBING PER IRRIGATION LEGEND.
3. DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND.
4. TWIST LOCK TEE FITTING. TLF-TEE-0600.
5. RAIN BIRD XFCV DRIPLINE
6. 1/2" POLYETHYLENE TUBING: RAIN BIRD XFD SERIES BLANK TUBING.
7. TWIST LOCK FITTING: TLF-MPT6-0600.
8. SCH 40 PVC TEE WITH 1/2" FPT OUTLET.
9. PVC LATERAL LINE FROM REMOTE CONTROL VALVE.

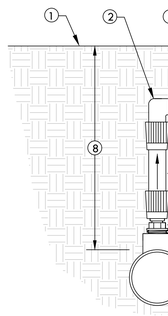
4 RAIN BIRD XFCV CENTER FEED MANIFOLD
SCALE: NONE



1. FINISH GRADE
2. CARSON 708 OR EQUAL. COLOR: BLACK. USE PURPLE FOR RECYCLED WATER SYSTEMS.
3. DRIPLINE TUBING
4. RIAN BIRD TLF TEE-0600
5. BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
6. RAIN BIRD TLF-MPT6-0600 ADAPTER
7. BRICK (1 OF 2)
8. SCH 40 PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
8. PVC LATERAL LINE SUPPLY. MINIMUM SIZE TO BE 1" UNLESS SIZED DIFFERENTLY ON DRAWINGS. USE SCH 40 PVC 1"x1"x1/2" TEE OR 90° ELBOW.

NOTE:
USE ONLY WHEN THE TOTAL LENGTH OF DRIP LINE SERVICED FROM THIS PVC CONNECTION IS LESS THAN 300 FT.

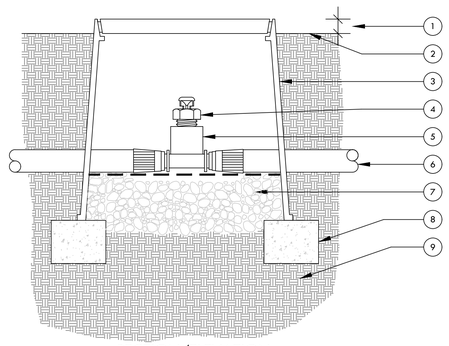
5 DRIPLINE TO PVC CONNECTION-SINGLE SOURCE DRIP AREAS ONLY
SCALE: NONE



SECTION/ELEVATION
NOT TO SCALE

1. FINISH GRADE
2. RAIN BIRD TWIST LOCK ELBOW (TLF-ELBW-0600)
3. DRIPLINE TUBING
4. DEPTH OF TUBING PER IRRIGATION LEGEND.
5. BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
6. RAIN BIRD TLF-MPT6-0600 ADAPTER
7. SCH 40 PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
8. DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND

6 DRIPLINE MANIFOLD TO ELBOW CONNECTION
SCALE: NONE

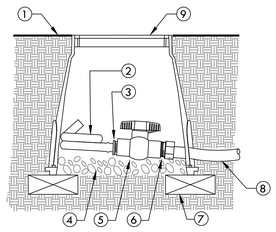


SECTION/ELEVATION

NOTE:
USE ONE AIR/RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS.

1. 1" ABOVE FINISH GRADE.
2. FINISH GRADE.
3. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
4. RAIN BIRD ARV050 AIR/VACUUM RELIEF VALVE.
5. RAIN BIRD TWIST LOCK TEE X 1/2" FPT ADAPTER (TLF-TEE-0600)
6. RAIN BIRD XFS TUBING.
7. PEA GRAVEL (4" DEEP).
8. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
9. NATIVE SOIL PER SPECIFICATIONS.

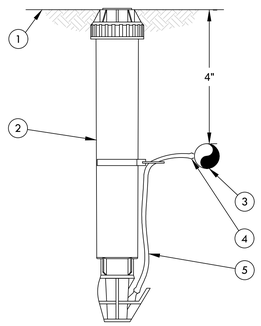
7 AIR VACUUM RELIEF VALVE IN DRIPLINE
SCALE: NONE



NOTE:
ALLOW A MINIMUM 18" OF DRIPLINE HOSE IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

1. FINISH GRADE
2. 1/2" POLYETHYLENE TUBING: RAIN BIRD XFD SERIES BLANK TUBING. MIN. 18" IN LENGTH.
3. TWIST LOCK MALE ADAPTER. TLF-MPT6-0600.
4. PEA GRAVEL SUMP (4" DEEP).
5. 1/2" SCH. 40 THREADED BALL VALVE.
6. 1/2" SCH. 40 MALE ADAPTER.
7. BRICK. 2 TOTAL.
8. 1/2" IPS PVC HOSE FROM DRIPLINE OR EXHAUST HEADER.
9. 6" ROUND PLASTIC VALVE BOX.

8 DRIPLINE-FLUSH POINT
SCALE: NONE

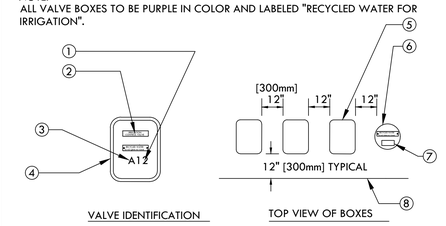


NOTE:
USE XERIMAN TOOL XM-TOOL TO INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.

1. FINISH GRADE
2. MICRO-SPRAY POP-UP: RAIN BIRD XERI-POP XP-600X WITH 4-VAN NOZZLE
3. SUB-SURFACE DRIPLINE
4. 1/4" BARB TRANSFER FITTING: RAIN BIRD XBFCONN
5. 1/4" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)

9 DRIPLINE INDICATOR
SCALE: NONE
DET: --------

NOTE:
ALL VALVE BOXES TO BE PURPLE IN COLOR AND LABELED "RECYCLED WATER FOR IRRIGATION".



1. CONTROLLER AND STATION
2. VALVE TYPE
3. HEAT BRAND LETTERS AND NUMBERS INTO LID.
4. PURPLE VALVE BOX COVER
5. RECTANGULAR PURPLE VALVE BOX
6. ROUND PURPLE VALVE BOX FOR QCV AND GATE VALVE.
7. HEAT BRAND LETTERS QCV OR GV INTO LID (TYPICAL).
8. EDGE OF LAWN, WALK, FENCE, CURB, ETC.

INSTRUCTIONS:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" [25mm] ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

10 VALVE BOX INSTALLATION
SCALE: NONE
DET: VALVE-B1

Irrigation Consultant:
Russell D. Mitchell Associates, Inc.
2760 Camino Diablo
Walnut Creek, CA 94597
tel 925.939.3985 ♦ fax 925.932.5671
www.rmairrigation.com

Date	Description	No.
Revisions		

LICENSED LANDSCAPE ARCHITECT
ANNA L. ILAO NO. 6268
Signature
10/31/2025
Renewal Date
Date
STATE OF CALIFORNIA

LANGAN
Langan Engineering and Environmental Services, Inc.
135 Main Street, Suite 1500
San Francisco, CA 94105
T: 415.955.5200 F: 415.955.5201 www.langan.com

Project
OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
IRRIGATION DETAILS

Project No.	Drawing No.
731763501	L-303
Date: 08/19/2025	
Drawn By: IAN S.	
Checked By: JEFF D.	

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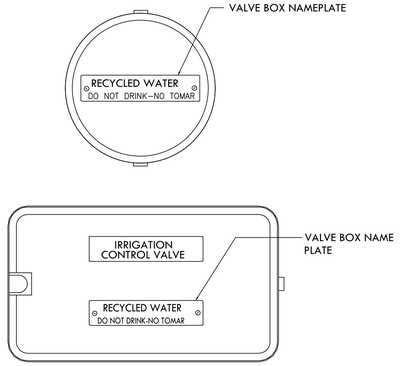
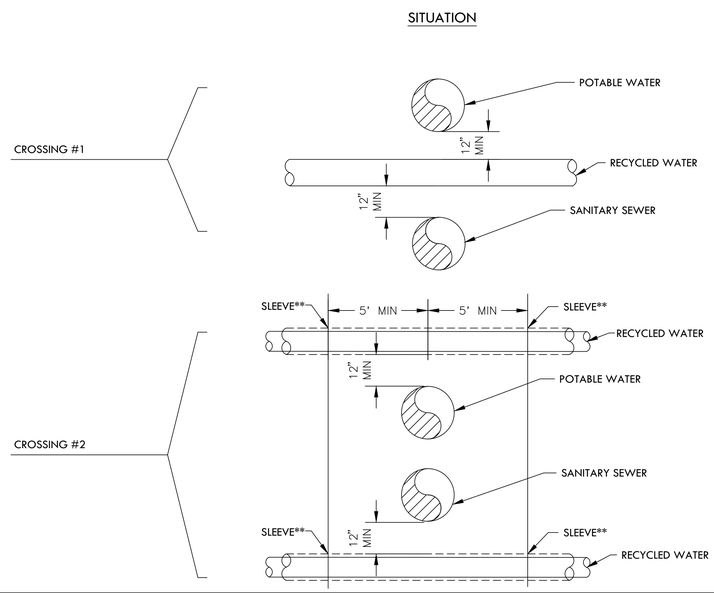


REFERENCE: T. CHRISTY ENTERPRISES, INC.
CATALOG PART NO. 3800 OR EQUAL

1 IRRIGATION BOX COVER/LIDS WITH WARNING SIGN
SCALE: NONE
DET: Warn-sign

SAMPLE WARNING TAG. BACKGROUND PURPLE (PANTONE 512) WITH BLACK LETTERING.

2 IDENTIFICATION OF RECYCLED WATER WARNING TAG
SCALE: NONE
DET: Tag



3 CROSSING SEPARATION STANDARDS
SCALE: NONE
DET: Crossing

WATER USAGE CALCULATIONS

WATER USE ESTIMATION & IRRIGATION SCHEDULE -

WATER TYPE	RECYCLED
CITY	San Francisco
ETO	35.1
DATE	11/16/2023

Nearest City to project with published ET data

REGULAR LANDSCAPE AREAS

STATION/HYDROZONE	GPM	AREA (sq.ft) (HA)	WATER USE TYPE (LW=LOW, MW=MOD, HW=HIGH)	PLANT TYPE	IRRIGATION TYPE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	PRECIP. RATE/ APPLICATION RATE (IN/HR)	OPPERATING PRESSURE (PSI)	ETAF (PF/IE)	CYCLES PER DAY	DAYS PER WEEK	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	ETWU (GALLONS PER YEAR)	PERCENTAGE OF LANDSCAPE
													MONTHLY ETO													
													1.5	1.3	2.4	3.0	3.7	4.6	4.9	4.8	4.1	2.8	1.3	0.7		
													TOTAL RUN TIME IN MINUTES PER DAY													
C-1	6	556	LW	BIOSWALE LW	DRIP LINE 12"	0.3	0.81	0.9	40	0.4	2	2	0.0	0.0	7.0	9.0	11.0	13.0	14.0	14.0	12.0	8.0	4.0	0.0	4,481	4%
C-2	18	866	LW	TURF LW	SPRAY	0.3	0.75	1.6	30	0.4	2	2	0.0	0.0	5.0	6.0	7.0	8.0	9.0	9.0	7.0	5.0	3.0	0.0	7,538	6%
C-3	14	1506	LW	SHRUB GC LW	DRIP LINE 12"	0.3	0.81	0.9	40	0.4	3	2	0.0	0.0	7.0	9.0	11.0	13.0	14.0	14.0	12.0	8.0	4.0	1.0	12,138	11%
C-4	13	1495	LW	SHRUB GC LW	DRIP LINE 12"	0.3	0.81	0.9	40	0.4	2	2	0.0	0.0	7.0	9.0	11.0	13.0	14.0	14.0	12.0	8.0	4.0	0.0	12,050	11%
C-5	14	1517	LW	SHRUB GC LW	DRIP LINE 12"	0.3	0.81	0.9	40	0.4	2	2	0.0	0.0	7.0	9.0	11.0	13.0	14.0	14.0	12.0	8.0	4.0	0.0	12,227	11%
C-6	7	950	LW	TREE LW	BUBBLER (TREE) 0.25 GPM	0.3	0.81	0.43	30	0.4	2	2	0.0	0.0	15.0	18.0	22.0	27.0	29.0	29.0	24.0	17.0	8.0	0.0	7,657	7%
C-7	14	1559	LW	SHRUB GC LW	DRIP LINE 12"	0.3	0.81	0.9	40	0.4	2	2	0.0	0.0	7.0	9.0	11.0	13.0	14.0	14.0	12.0	8.0	4.0	0.0	12,566	11%
C-8	6	550	LW	SHRUB GC LW	DRIP LINE 12"	0.3	0.81	0.9	40	0.4	2	2	0.0	0.0	7.0	9.0	11.0	13.0	14.0	14.0	12.0	8.0	4.0	0.0	4,433	4%
C-9	10	1115	LW	SHRUB GC LW	DRIP LINE 12"	0.3	0.81	0.9	40	0.4	2	2	0.0	0.0	7.0	9.0	11.0	13.0	14.0	14.0	12.0	8.0	4.0	0.0	8,987	8%
C-10	10	1164	LW	SHRUB GC LW	DRIP LINE 12"	0.3	0.81	0.9	40	0.4	3	2	0.0	0.0	7.0	9.0	11.0	13.0	14.0	14.0	12.0	8.0	4.0	1.0	9,382	8%
C-11	14	1578	LW	SHRUB GC LW	DRIP LINE 12"	0.3	0.81	0.9	40	0.4	2	2	0.0	0.0	7.0	9.0	11.0	13.0	14.0	14.0	12.0	8.0	4.0	0.0	12,719	11%
C-12	9	1006	LW	SHRUB GC LW	DRIP LINE 12"	0.3	0.81	0.9	40	0.4	3	2	0.0	0.0	7.0	9.0	11.0	13.0	14.0	14.0	12.0	8.0	4.0	1.0	8,108	7%
	TOTAL	13,862																						TOTAL	112,286	100%

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	AREA (sq.ft) (HA)	Percentage of Landscape
ALL	ALL	13862	100%

MAWA	GALLONS/YR	301,665
	ACRE FEET/YR	0.93
	HCF/YR	403.30
ETWU	GALLONS/YR	112,286
	ACRE FEET/YR	0.34
	HCF/YR	150.12

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
80.6%	0.30	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	5,160
TOTAL AREA	13,862
AVG. ETAF	37.22%

THE IRRIGATION VALVE SCHEDULE SHOWN ABOVE IS INTENDED TO BE USED AS A GUIDELINE ONLY AND INDICATES THE APPROXIMATE RUN TIMES IN MINUTES FOR EACH VALVE BASED ON ESTIMATED WEEKLY WATER REQUIREMENTS FOR ESTABLISHED PLANT MATERIAL. THE TIMES SHOWN ARE APPROXIMATE AND HAVE BEEN DEVELOPED FROM LOCAL AND CURRENT AVERAGES FOR EVAPOTRANSPIRATION, AND REFLECTTHE WATER REQUIREMENTS OF THE PLANT MATERIAL BASED ON PLANT TYPE AND THE APPROXIMATE PRECIPITATION OR APPLICATION RATES OF THE IRRIGATION SYSTEM TYPE. ACTUAL RUN TIMES MAY BE DIFFERENT DEPENDING ON A VARIETY OF FACTORS INCLUDING TOPOGRAPHY, SOIL STRUCTURE, SUN AND WIND EXPOSURE, WEATHER, ACTUAL PLANT WATER REQUIREMENTS, OVERALL PRECIPITATION RATE OF ZONE, ETC.

MAWA FORMULA

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR

MAWA = (ETo)(0.62)[(LA x 0.45) + (0.55 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION

0.45= ET ADJUSTMENT FACTOR

LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA

ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR

ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION

PF = PLANT FACTOR FOR HYDROZONES

HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

" I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND PPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS"

DATE: 3-12-2024

Date	Description	No.
Revisions		

LICENSED LANDSCAPE ARCHITECT — ANNA L. ILAO NO. 6248 — 10/31/2025 Renewal Date — STATE OF CALIFORNIA

Irrigation Consultant:
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Project: OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: IRRIGATION DETAILS & WATER CALCULATIONS

Project No. 731763501
Date 08/19/2025
Drawn By IAN S.
Checked By JEFF D.

Drawing No. L-304

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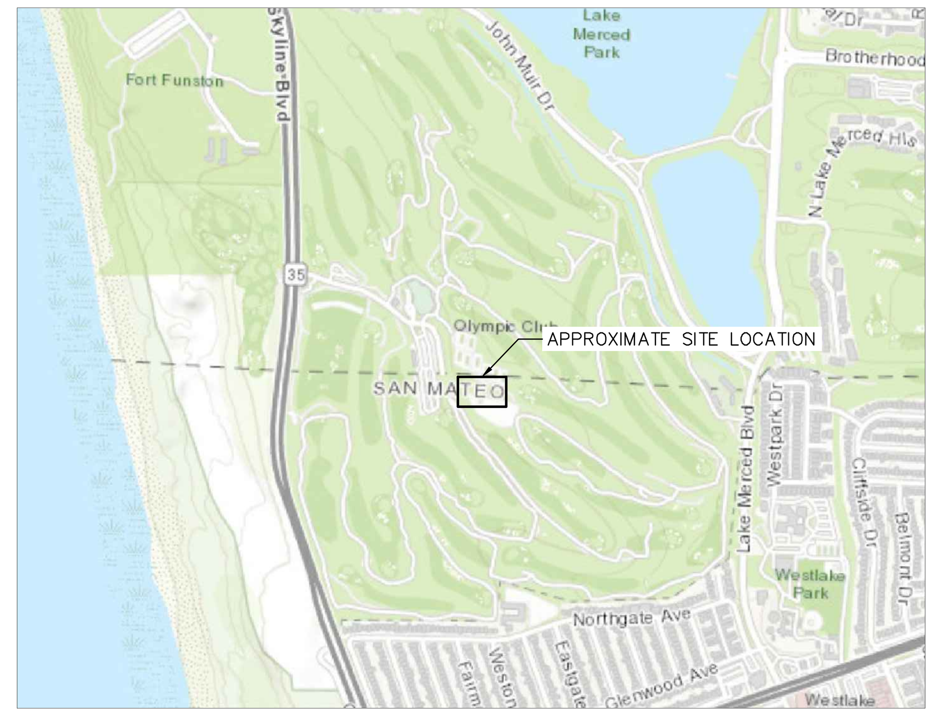
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

THE OLYMPIC CLUB
SAN MATEO COUNTY, CALIFORNIA
PICKLEBALL COURT
PERMIT SET



SITE LOCATION MAP
N.T.S

SHEET INDEX:

SCALE:	DWG NO:	DRAWING TITLE:
N.T.S.	C001	COVER SHEET & NOTES
AS SHOWN	C101–104	SITE SURVEY
1" = 20'	C201	DEMOLITION PLAN
1" = 20'	C301	SITE PLAN
1" = 20'	C401	GRADING PLAN
1" = 5'	C402	GRADING ENLARGEMENT
1" = 20'	C501	UTILITY PLAN
1" = 20'	C601	STORMWATER MANAGEMENT PLAN
1" = 20'	C701	EROSION AND SEDIMENT CONTROL PLAN
1" = 20'	C702	EROSION AND SEDIMENT CONTROL DETAILS
N.T.S.	C801–806	CONSTRUCTION DETAILS
1" = 20'	L–101	LIGHTING PLAN
N.T.S.	L–102	LIGHTING NOTES AND DETAILS
1" = 20'	L–201	LANDSCAPE PLAN
N.T.S.	L–202	LANDSCAPE NOTES AND DETAILS
1" = 20'	L–301	IRRIGATION PLAN
N.T.S.	L–302	IRRIGATION NOTES AND LEGEND
N.T.S	L–303–305	IRRIGATION DETAILS

ABBREVIATIONS:

(E)	EXISTING
(P)	PROPOSED
"T	TREE (APPROX. DIA. @ BREAST HEIGHT)
AD	AREA DRAIN
AP	ANGLE POINT
BC	BOTTOM OF CURB
BFP	BACKFLOW PREVENTER
BL	BUILDING LINE
BP	BIORETENTION PLANTER
BOL	BOLLARD
BOT	BOTTOM OF TRENCH
BOW	BOTTOM OF WALL
C	TOP OF CURB
CB	CATCH BASIN
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
COL	COLUMN
CON	CONNECTION
DI	DRAIN INLET
DL	DAYLIGHT
DMA	DRAINAGE MANAGEMENT AREA
DW	DRIVEWAY
E/	EDGE OF
EB	ELECTRIC BOX
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
EV	ELECTRIC VEHICLE
F	FENCE
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FT	FEET
G	GAS
GB	GRADE BREAK
GL	GUTTER LIP
GM	GAS METER
GP	GAS POST
GR	GRATE
GUY	GUY WIRE
GV	GAS VALVE
HB	HOSE BIB
HP	HIGH POINT
HRC	HANDICAP RAMP
ICV	IRRIGATION CONNECTION VALVE
IN	INCH
INV	INVERT
IT	INFILTRATION TRENCH
JP	JOINT POLE
JP/C	JOINT POLE W/ CONDUIT
LP	LOW POINT
MH	MANHOLE
P	PAVEMENT
PBB	PACIFIC BELL BOX
PGE	PACIFIC GAS AND ELECTRIC
PLNTR	PLANTER
POC	POINT ON CURVE
PP	POWER POLE
RET	RETURN
RMP	RAMP
R/W	RIGHT OF WAY
S.	SIGN
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
STR	STAIRS
T	TOP OF SLOPE
t	TOE OF SLOPE
TC	TOP OF CURB
TEL	TELEPHONE
T/E	OVERHEARD TELEPHONE AND ELECTRIC
TOC	TOP OF CONCRETE
TR	TRENCH DRAIN
TOW	TOP OF WALL
TVB	TV BOX
UB	UTILITY BOX
VC	V–DITCH
VG	VALLEY GUTTER
W	WATER
WLK	WALK
WM	WATER METER
WV	WATER VALVE

GENERAL NOTES:

1. THESE PLANS REPRESENT THE OVERALL OFF–SITE IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR OFF–SITE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
3. THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT DOCUMENTS, CITY OF SAN FRANCISCO STANDARDS AND SPECIFICATIONS, SAN MATEO COUNTY STANDARDS AND SPECIFICATIONS, AND ALL OTHER APPLICABLE LOCAL AND STATE CODES AND ORDINANCES. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
6. CONSTRUCTION STAKING SHALL BE DONE BY A CIVIL ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA.
7. REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED IN WRITING BY THE CIVIL DESIGN ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED ITEMS. REVISIONS SHALL BE ACCURATELY SHOWN ON REVISED PLANS.
8. STANDARD CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE DAYS AND HOURS REGULATED BY THE CITY OF SAN FRANCISCO AND SAN MATEO COUNTY.
9. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642–2444 AT LEAST THREE WORKING DAYS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THESE PLANS ARE BASED UPON RECORD INFORMATION. HOWEVER, THE CIVIL DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR SIZE, ACCURACY OR ACTUAL LOCATIONS.
10. PERMANENT MONUMENTS DISTURBED DURING THE PROCESS OF CONSTRUCTION SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE PRIOR TO ACCEPTANCE OF THE WORK.
11. THE CONTRACTOR SHALL RESTORE TO THEIR PREVIOUS CONDITION OR REPLACE STRUCTURES TO REMAIN WHICH ARE DAMAGED DUE TO THE CONTRACTOR'S WORK AT THEIR OWN EXPENSE.
12. THE CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO EXCAVATIONS AND TRENCHES. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED, AND SHEATHED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT THE EXISTING IMPROVEMENTS WILL BE FULLY PROTECTED FROM DAMAGE. DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING, AND SHEATHING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL REPAIRED OR RECONSTRUCTED AT THE CONTRACTORS EXPENSE.
13. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING OR HOT–MIX ASPHALT AS REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF EACH WORK DAY.
14. THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR THE ENTIRE PROJECT SITE AND REMAIN COMPLIANT WITH THE REGIONAL WATER QUALITY CONTROL BOARD REGULATIONS. THE SITE SHALL BE SPRINKLED AS NECESSARY TO PREVENT DUST NUISANCE.
15. UPON SATISFACTORY COMPLETION OF THE WORK, THE WORK SITE SHALL BE CLEANED UP AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION DEBRIS OF ANY NATURE BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
16. THE CONTRACTOR SHALL POST ON SITE EMERGENCY TELEPHONE NUMBERS FOR CITY ENGINEER, AMBULANCE, POLICE, FIRE DEPARTMENTS, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE.
17. THE CONTRACTOR SHALL BE AWARE THAT DEWATERING ACTIVITIES SHALL COMPLY WITH THE CONDITIONS OF THE BAY AREA REGIONAL WATER QUALITY CONTROL BOARD GENERAL PERMIT OF CONSTRUCTION SITES.

EXISTING CONDITIONS:

1. EXISTING INFORMATION SHOWN ON THESE PLANS IS BASED ON "TOPOGRAPHIC SURVEY PORTION OF THE OLYMPIC CLUB", PERFORMED BY KISTER, SAVIO & REI, INC. DATED 15 MARCH 2022.
2. ALL ELEVATIONS SHOWN REFER TO THE SAN FRANCISCO CITY DATUM.
3. EXISTING INFORMATION MAY VARY FROM THOSE SHOWN ON PLANS. CONTRACTOR SHALL REVIEW PLANS AND CONDUCT FIELD INVESTIGATIONS TO VERIFY EXISTING CONDITIONS.

DEMOLITION:

1. ALL WORK SHALL COMPLY WITH THE LATEST VERSION OF THE CALIFORNIA BUILDING CODE AND ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES, INCLUDING ALL OSHA REQUIREMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, GIVING ALL REQUIRED NOTICES, AND PAYING ALL FEES ASSOCIATED WITH DEMOLITION AND DISPOSAL OF DEMOLITION WASTES IN ACCORDANCE WITH CITY OF SAN FRANCISCO AND SAN MATEO COUNTY REQUIREMENTS.
3. PRIOR TO DISCONNECTING UTILITY SERVICE TO ANY ESTABLISHMENT, CONTRACTOR SHALL GIVE ADVANCE NOTICE TO ESTABLISHMENT BEFORE THEIR UTILITY SHUT DOWN, CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THOSE ESTABLISHMENTS FOR A SCHEDULED SHUT DOWN AND COORDINATE DATE OF SHUT DOWN, DURATION, INCONVENIENCE, DELAYS, ETC WITH A REPRESENTATIVE OF THE OWNER AND GOVERNING UTILITY COMPANY.
4. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE WITHIN THE LIMITS OF DEMOLITION. THE CONTRACTOR SHALL DEMOLISH AND REMOVE ALL ASPHALT, CURB, SIDEWALK, ABOVE–GRADE STRUCTURES, LANDSCAPE AND ANY OTHER PERMANENT FEATURES WITHIN THE LIMITS OF DEMOLITION, UNLESS NOTED ON THE PLAN.
5. THE CONTRACTOR SHALL DISCONNECT, CAP/TERMINATE AND REMOVE OR ABANDON ALL BUILDING SERVICES, INCLUDING BUT NOT LIMITED TO: WATER, SEWER, GAS, ELECTRIC AND TELECOMMUNICATION, UNLESS OTHERWISE NOTED. UTILITY REMOVALS SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND UTILITY COMPANY REQUIREMENTS.
6. THE APPROXIMATE LOCATIONS OF UTILITIES ARE SHOWN. ADDITIONAL UTILITIES MAY EXIST THAT WILL BE IMPACTED BY THE WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL DISCOVERABLE UTILITIES WHETHER SHOWN OR NOTE ON THE PLANS.
7. THE CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL DEMOLITION DEBRIS UNDER THIS CONTRACT.
8. EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED FOR THE DURATION OF THE CONSTRUCTION AS NECESSARY. ANY DAMAGE RESULTING FROM THE CONTRACTORS OPERATIONS SHALL BE REPAIRED AS DIRECTED BY THE CONSTRUCTION MANAGER AT NO ADDITIONAL COST.
9. ALL STRUCTURES TO REMAIN SHALL BE RESET TO FINAL PROPOSED GRADES PER GRADING PLAN.
10. EXISTING UTILITIES AND OR UTILITY STRUCTURES TO BE REMOVED OR ABANDONED SHALL BE COORDINATED WITH THE GOVERNING UTILITY AGENCY PRIOR TO COMMENCEMENT OF WORK.
11. CONSTRUCTION OPERATIONS SHALL BE CONFINED TO THE LIMITS OF DEMOLITION SHOWN AND SHALL NOT CREATE DUST, DIRT, OBSTRUCTIONS OR OTHER SUCH INCONVENIENCES TO ADJACENT PROPERTIES.
12. THE CONTRACTOR SHALL OBTAIN AND MAKE PAYMENT FOR TEMPORARY UTILITIES AND OTHER SERVICES NECESSARY FOR PROPER EXECUTION OF DEMOLITION WORK.
13. IF ARCHEOLOGICAL MATERIALS ARE UNCOVERED DURING DEMOLITION WORK, WORK WITHIN THE VICINITY OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND IN ACCORDANCE WITH PROJECT MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
14. IF SOIL CONTAMINATION IS IDENTIFIED DURING CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY AND REMEDIATION OF CONTAMINATED SOILS MAY BE NECESSARY IN ACCORDANCE WITH PROJECT SOIL MANAGEMENT PLAN AND PROJECT MITIGATION MEASURES AS SPECIFIED IN EIR.

UTILITIES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY, INCLUDING BUT NOT LIMITED TO: WATER, SEWER, GAS, ELECTRIC & TELECOMMUNICATIONS, LOCATIONS, INVERTS AND CONDITIONS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN ON THE PLANS AND REQUIRING MODIFICATIONS TO THE DESIGN SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION. DIFFERING UTILITY CONDITIONS THAT ARE ENCOUNTERED BY THE CONTRACTOR, THAT REQUIRE MODIFICATION OF DESIGN THAT ARE NOT BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT AT NO ADDITIONAL COST.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES INCLUDING, BUT NOT LIMITED TO SANITARY SEWER, STORM SEWER, DOMESTIC WATER, FIRE WATER, IRRIGATION WATER, GAS SERVICE, ELECTRICAL SERVICE, AND TELECOMMUNICATIONS. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS AND LOCATIONS ARE ACHIEVED AS WELL AS COORDINATING WITH THE GOVERNING UTILITY COMPANIES FOR APPROVAL OF UTILITY LOCATIONS AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
4. THE LOCATION OF EXISTING GAS AND ELECTRICAL MAINS ARE APPROXIMATE. THE CONTRACTOR MUST CONSULT WITH PG&E FOR ADDITIONAL INFORMATION. ALL PROPOSED GAS AND ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH APPLICABLE LOCAL AND STATE CODES AND ORDINANCES AND PG&E REQUIREMENTS. MINIMUM DEPTH OF COVER OVER ELECTRICAL, GAS AND TELECOMMUNICATIONS SHALL BE TWO FEET.
5. NEW WATER MAINS AND SUPPLY LINES SHALL NOT BE INSTALLED IN THE SAME TRENCH AS, AND SHALL BE AT LEAST 10 FEET HORIZONTALLY FROM AND ONE FOOT VERTICALLY ABOVE, ANY PARALLEL PIPELINE CONVEYING: UNTREATED SEWAGE, PRIMARY OR SECONDARY TREATED SEWAGE, DISINFECTED SECONDARY RECYCLED WATER, OR HAZARDOUS FLUIDS. NEW WATER MAINS AND SUPPLY LINES SHALL BE INSTALLED AT LEAST FOUR FEET HORIZONTALLY FROM, AND ONE FOOT VERTICALLY ABOVE, ANY PARALLEL PIPELINE CONVEYING DISINFECTED TERTIARY RECYCLED WATER AND STORM DRAINAGE. SEPARATIONS ARE MEASURED FROM THE NEAREST OUTSIDE EDGE OF EACH PIPE BARREL.
6. MINIMUM DEPTH OF COVER OVER NEW WATER LINES 4–INCHES AND LARGER SHALL BE THREE FEET.
7. CONTRACTOR SHALL VERIFY THAT ALL SANITARY SEWER LINES ARE TO BE INSTALLED UNDER CROSSINGS OF ALL WATER LINES CONFORMING TO THE STATE DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS FOR CROSSING OF POTABLE WATER AND SANITARY SEWER LINES.
8. PRIOR TO MAKING FINAL CONNECTIONS TO THE EXISTING WATER SYSTEM, NEWLY INSTALLED WATER PIPELINES, VALVES, AND FITTINGS SHALL BE FLUSHED, STERILIZED AND TESTED BY THE CONTRACTOR, AND SHALL PASS BACTERIAL AND OTHER WATER QUALITY REQUIREMENTS PRIOR TO BEING PUT INTO SERVICE. CONTRACTOR SHALL SUPPLY MATERIALS, LABOR AND EQUIPMENT REQUIRED TO DISINFECT THE PIPELINES AND APPURTENANCES.

GRADING:

1. GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE SOILS REPORT PREPARED BY LANGAN DATED MAY 10 2024.
2. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THE PLANS. GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITHIN A TOLERANCE OF ONE–TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES THE CONTRACTOR SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT THE CONTRACTORS EXPENSE.
3. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST TWO DAYS PRIOR TO COMMENCEMENT OF ANY GRADING ACTIVITIES.
4. THE GEOTECHNICAL ENGINEER WILL BE PRESENT AT THE SITE DURING GRADING OPERATIONS AND SHALL PERFORM TESTING DEEMED NECESSARY. THE GEOTECHNICAL ENGINEER SHALL OBSERVE GRADING OPERATIONS AND IDENTIFY THOSE CONDITIONS WITH RECOMMENDED CORRECTIVE MEASURES TO THE CONTRACTOR AND THE CONSTRUCTION MANAGER.
5. UPON COMPLETION OF GRADING OPERATIONS, THE GEOTECHNICAL ENGINEER WILL PROVIDE A WRITTEN REPORT DOCUMENTING THE RESULTS OF THE GEOTECHNICAL ENGINEERS SITE OBSERVATION AND TESTING ACTIVITIES PERFORMED DURING SITE GRADING OPERATIONS.

RECORD DRAWINGS:

1. CONTRACTOR SHALL KEEP ACCURATE AS–BUILT DRAWINGS WHICH SHOW THE FINAL LOCATION, ELEVATION , AND DESCRIPTION OF WORK. CONTRACTOR SHALL ALSO NOTE THE LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS ENCOUNTERED.

STATEMENT OF RESPONSIBILITY:

1. 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. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOTE BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD 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 DESIGN PROFESSIONAL.
2. CONTRACTOR SHALL COMPLY WITH FEDERAL, STATE, COUNTY, AND CITY LAWS, REGULATIONS, AND ORDINANCES.

Date	Description	No.
Revisions		

REGISTERED PROFESSIONAL ENGINEER DONALD JOSEPH HODSON No. C 78817 CIVIL STATE OF CALIFORNIA

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Project: THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: COVER SHEET & NOTES

Project No. 731763504
Date 10/07/2025
Drawn By ES
Checked By AKC/DJH

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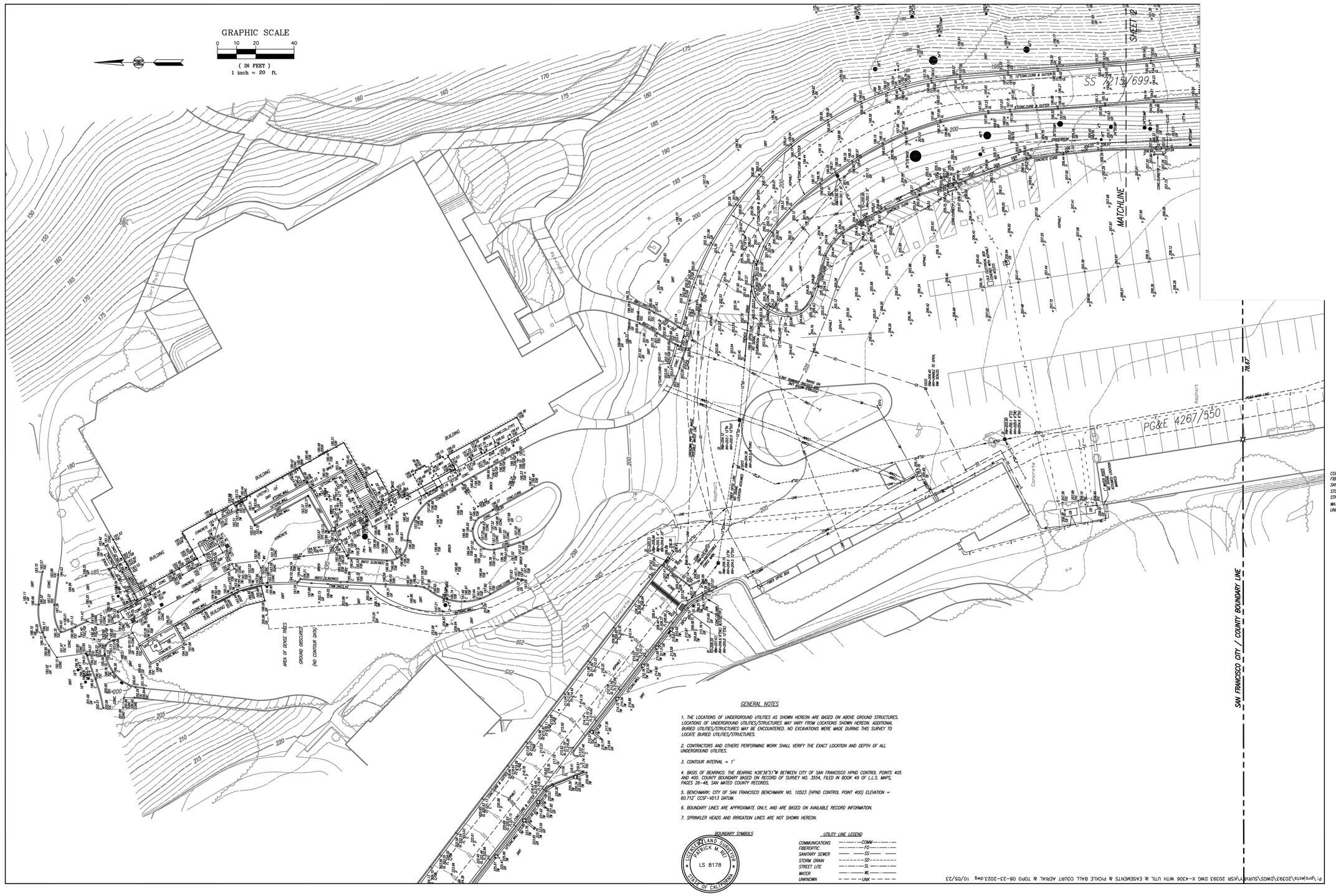

BOUNDARY SYMBOLS

⌑ = SET NAIL & TAG, L.S. No. 8178

UTILITY LINE LEGEND

COMMUNICATIONS	—·—·—COMM—·—·—
FIBEROPTIC	—·—·—FO—·—·—
SANITARY SEWER	——SS——
STORM DRAIN	– – – SD – – –
STREET LITE	—·—·—SL—·—·—
WATER	——WL——
UNKNOWN	– – – UNK – – –

LEGEND

*T	= TREE (APPROX. DIA. @ BREAST HEIGHT)
AD	= AREA DRAIN
AP	= ANGLE POINT
BC	= BUILDING CORNER
BFP	= BACK FLOW PREVENTER
BL	= BUILDING LINE
BOL	= BOLLARD
BW	= BOTTOM OF WALL
C	= TOP OF CURB
CB	= CATCH BASIN
CL	= CENTER LINE
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DW	= DRIVEWAY
E/	= EDGE OF
EB	= ELECTRIC BOX
EP	= EDGE OF PAVEMENT
F	= FENCE
FDC	= FIRE DEPARTMENT CONNECTION
FF	= FINISH FLOOR
FH	= FIRE HYDRANT
FL	= FLOW LINE
–G–	= GAS LINE
GB	= GRADE BREAK
GL	= GUTTER LIP
GM	= GAS METER
GP	= GATE POST
GR	= GROUND ELEVATION
GUY	= GUY WIRE
GV	= GAS VALVE
HB	= HOSE BIB
HCR	= HANDICAP RAMP
INV	= INVERT
JP	= JOINT POLE
JP/C	= JOINT POLE W/CONDUIT
MH	= MAN HOLE
P	= PAVEMENT
PP	= POWER POLE
PBB	= PACIFIC BELL BOX
PGE	= PACIFIC GAS AND ELECTRIC
PLNTR	= PLANTER
POC	= POINT ON CURVE
RET	= RETURN
RMP	= RAMP
R/W	= RIGHT OF WAY
S	= SIGN
–SD–	= STORM DRAIN LINE
SDMH	= STORM DRAIN MANHOLE
SL	= STREET LIGHT
SLB	= STREET LIGHT BOX
–SS–	= SANITARY SEWER LINE
SSMH	= SANITARY SEWER MANHOLE
SSCO	= SANITARY SEWER CLEAN OUT
STR	= STAIRS
T	= TOP OF SLOPE
t	= TOE OF SLOPE
–TEL–	= UNDERGROUND TELEPHONE LINE
–T/E–	= OVERHEAD TELEPHONE & ELECTRIC
TOC	= TOP OF CONCRETE
TW	= TOP OF WALL
UB	= UTILITY BOX
VD	= V–DITCH
VG	= VALLEY GUTTER
W	= BACK OF WALK
–WL–	= WATER LINE
WLK	= WALK
WM	= WATER METER
WV	= WATER VALVE

GENERAL NOTES

1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

2. CONTRACTORS AND OTHERS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.

3. CONTOUR INTERVAL = 1'

4. BASIS OF BEARINGS: THE BEARING N36°38'51"W BETWEEN CITY OF SAN FRANCISCO HPND CONTROL POINTS 405 AND 400, COUNTY BOUNDARY BASED ON RECORD OF SURVEY NO. 3554, FILED IN BOOK 49 OF L.L.S. MAPS, PAGES 26–48, SAN MATEO COUNTY RECORDS.

5. BENCHMARK: CITY OF SAN FRANCISCO BENCHMARK NO. 10523 (HPND CONTROL POINT 400) ELEVATION = 60.712' CCSF–VD13 DATUM.

6. BOUNDARY LINES ARE APPROXIMATE ONLY, AND ARE BASED ON AVAILABLE RECORD INFORMATION.

7. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.

BOUNDARY SYMBOLS

UTILITY LINE LEGEND

COMMUNICATIONS	—·—·—COMM—·—·—
FIBEROPTIC	—·—·—FO—·—·—
SANITARY SEWER	——SS——
STORM DRAIN	– – – SD – – –
STREET LITE	—·—·—SL—·—·—
WATER	——WL——
UNKNOWN	– – – UNK – – –

LICENSED LAND SURVEYOR PATRICK M. REI LS 8178 STATE OF CALIFORNIA

3/15/2022

PATRICK M. REI L.S. # 8178 — DATE

Date	Description	No.
Revisions		

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Project: THE OLYMPIC CLUB PICKLEBALL COURT

SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: TOPOGRAPHIC SURVEY

Project No. 731763504
Date 10/07/2025
Drawn By ES
Checked By AKC/DJH

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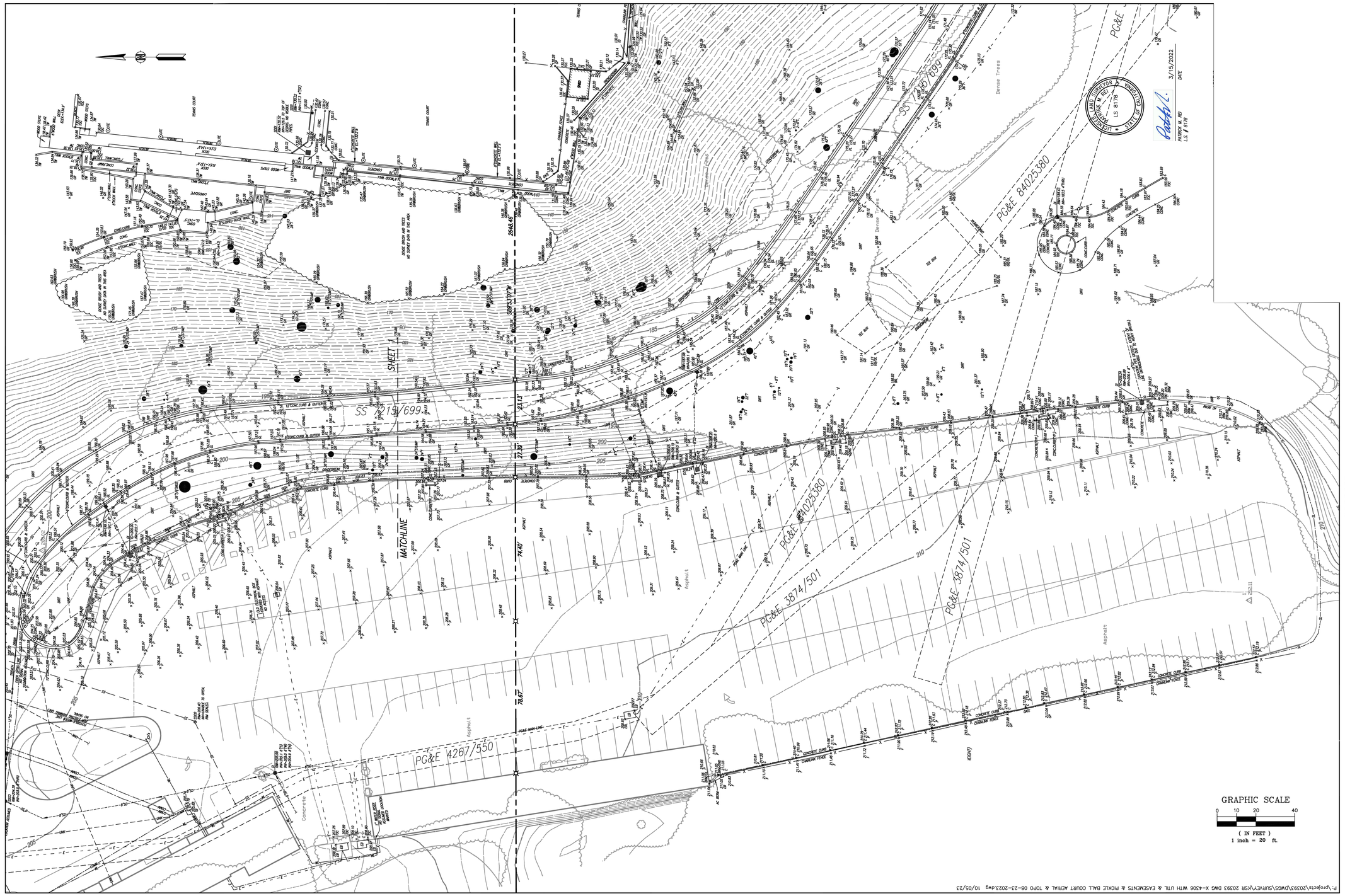

PATRICK M. REI
LICENSED LAND SURVEYOR
LS 8178
STATE OF CALIFORNIA
3/15/2022
DATE

BOUNDARY SYMBOLS
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UTILITY LINE LEGEND

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LEGEND

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Date	Description	No.
Revisions		

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Project
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
TOPOGRAPHIC SURVEY

Project No. 731763504
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C102
Sheet 3 of 31

Project No. 731763501

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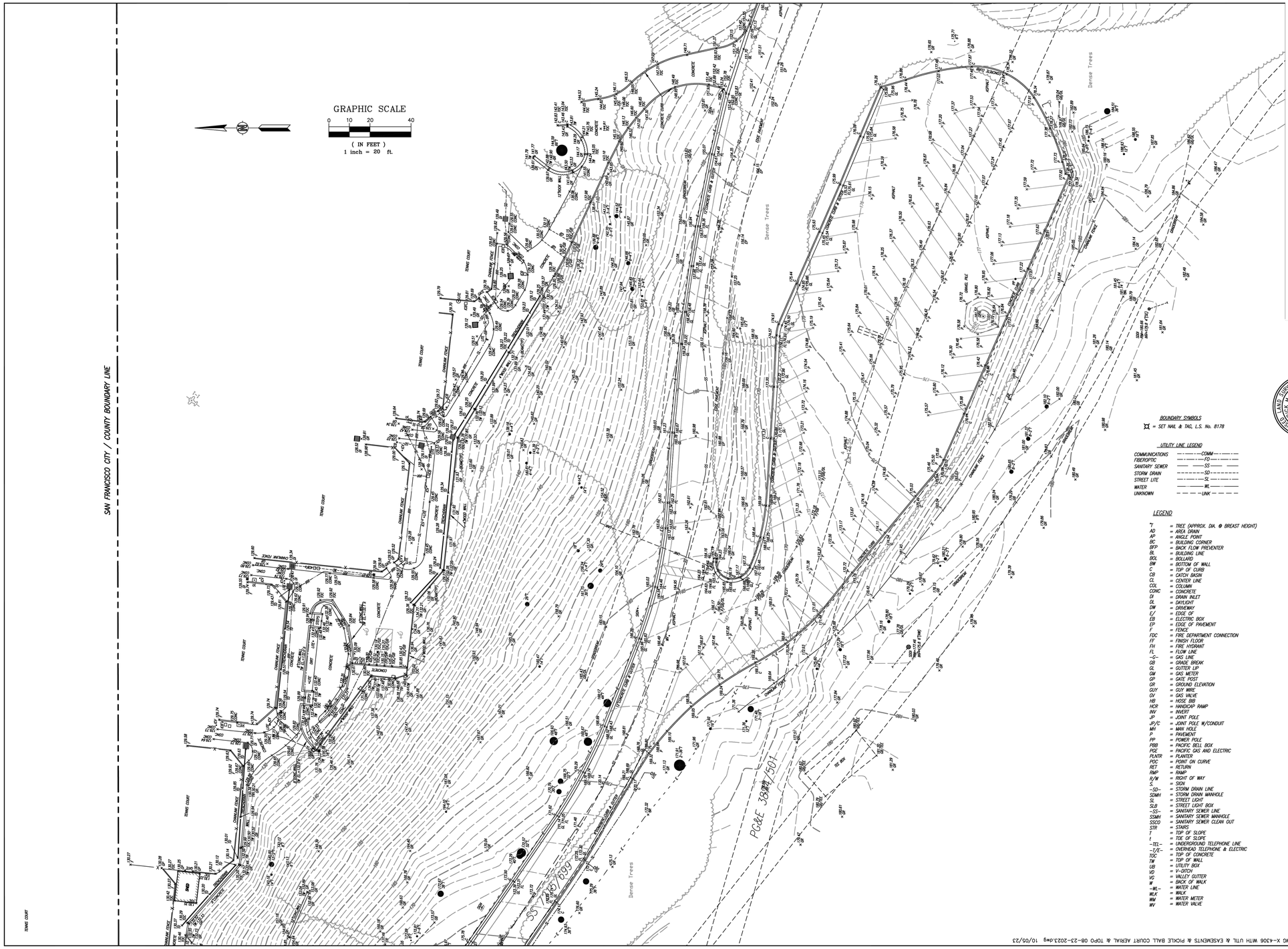

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Revisions		

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Project
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
TOPOGRAPHIC SURVEY

Project No. 731763504
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Sheet 4 of 31

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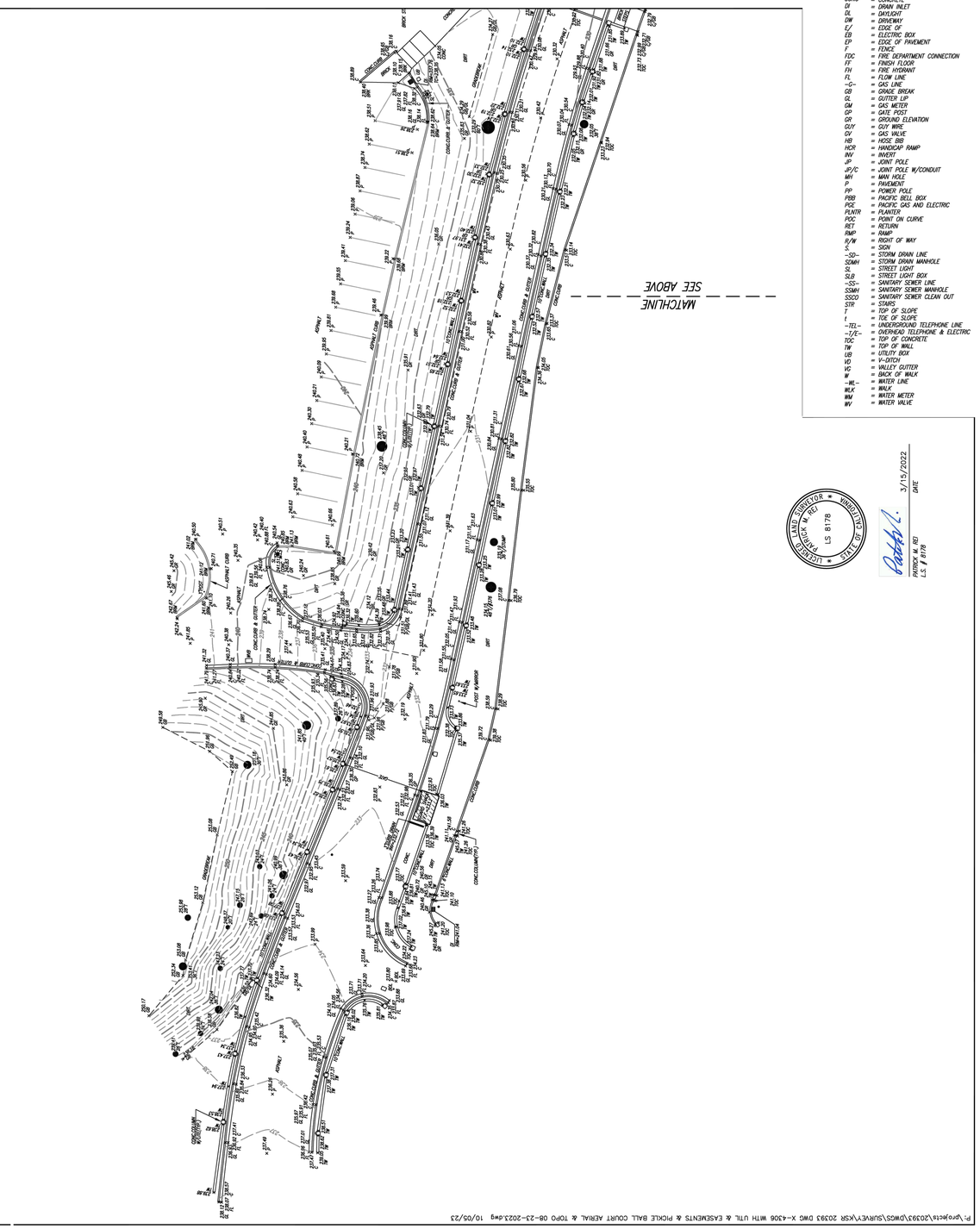

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PLNTR	= PLANTER
POC	= POINT ON CURVE
RET	= RETURN
RMP	= RAMP
R/W	= RIGHT OF WAY
S	= SIGN
-SD-	= STORM DRAIN LINE
SDMH	= STORM DRAIN MANHOLE
SL	= STREET LIGHT
SLB	= STREET LIGHT BOX
-SS-	= SANITARY SEWER LINE
SSMH	= SANITARY SEWER MANHOLE
SSCO	= SANITARY SEWER CLEAN OUT
STR	= STAIRS
T	= TOP OF SLOPE
t	= TOE OF SLOPE
-TEL-	= UNDERGROUND TELEPHONE LINE
-T/E-	= OVERHEAD TELEPHONE & ELECTRIC
TOC	= TOP OF CONCRETE
TW	= TOP OF WALL
UB	= UTILITY BOX
VD	= V-DITCH
VG	= VALLEY GUTTER
W	= BACK OF WALK
-WL-	= WATER LINE
WLK	= WALK
WM	= WATER METER
WV	= WATER VALVE

GRAPHIC SCALE

0 10 20 40

(IN FEET)

1 inch = 20 ft.

UTILITY LINE LEGEND

COMMUNICATIONS	----COMM----
FIBEROPTIC	----FO----
SANITARY SEWER	----SS----
STORM DRAIN	----SD----
STREET LITE	----SL----
WATER	----WL----
UNKNOWN	----UNK----

LICENSED LAND SURVEYOR * PROFESSIONAL * STATE OF CALIFORNIA LS 8178

3/15/2022

PATRICK M. KEY

L.S. 8178

DATE

P:\Projects\20393\DWGS\SURVEY\KSR 20393 DWG X-4306 WITH UTIL & EASEMENTS & PICKLE BALL COURT AERIAL & TOPO 08-23-2023.dwg 10/05/23

Project No. 731763501

Date	Description	No.
Revisions		

LANGAN

Langan Engineering and Environmental Services, Inc.

135 Main Street, Suite 1500
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T: 415.955.5200 F: 415.955.5201 www.langan.com

Project

THE OLYMPIC CLUB PICKLEBALL COURT

SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title

TOPOGRAPHIC SURVEY

Project No.	731763504
Date	10/07/2025
Drawn By	ES
Checked By	AKC/DJH

C104

Sheet 5 of 31

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Date: 10/7/2025 Time: 17:53 User: esu Style Table: Langan.stb Layout: C104 Document Code: 731763501-0105-CS001-0102

LEGEND:

- LIMIT OF WORK (long-dash line)
- COUNTY JURISDICTION LINE (short-dash line)
- CONCRETE TO BE REMOVED
- REMOVE EXISTING TREES, VEGETATION, AND ORGANIC TOPSOIL TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- ASPHALT PAVEMENT AND BASE TO BE REMOVED
- GRIND EXISTING ASPHALT PAVEMENT (2 INCHES)
- X TREES TO BE REMOVED
- /////////////// ITEM TO BE REMOVED

ITEMS TO BE REMOVED:

(1) (E) CURB AND GUTTER

(2) (E) WALL

(3) (E) TRENCH DRAIN

(4) (E) SIGN

(5) (E) CATCH BASIN AND STORM DRAIN PIPE

ITEMS TO BE PROTECTED:

[1] (E) CURB AND GUTTER

[2] (E) WALL

[3] (E) TRENCH DRAIN

[4] (E) IRRIGATION BOX AND PIPE

[5] (E) STREETLIGHT AND ELECTRICAL SERVICE CONDUIT

UNDERGROUND SERVICE ALERT

811 Know what's **below.** **Call** before you dig.

TWO (2) WORKING DAYS BEFORE YOU DIG

ARTICLE 2, SECTION 4216 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 AT THE NUMBER ABOVE.

Date	Description	No.
	Revisions	

REGISTERED PROFESSIONAL ENGINEER DONALD JOSEPH HODSON No. C 78817 CIVIL STATE OF CALIFORNIA

LANGAN
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Project: THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: DEMOLITION PLAN

Project No. 731763504
Date 10/07/2025
Drawn By ES
Checked By AKC/DJH

Drawing No. C201

Sheet 6 of 31

Project No. 731763501

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Date: 10/8/2025 Time: 09:51 User: esu Style Table: Langan.stb Layout: C201 Document Code: 731763501-0105-CS001-0103

LEGEND

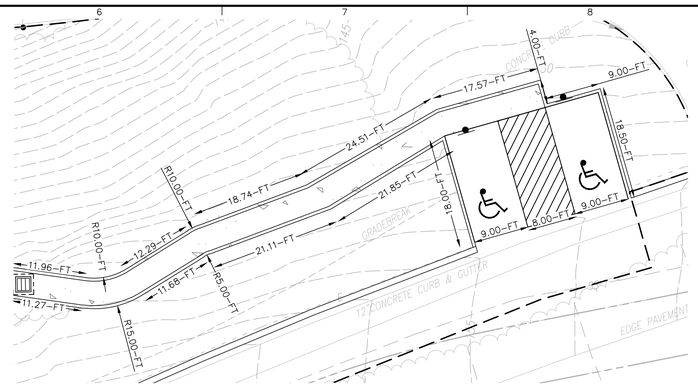
- (P) ADA PARKING
- (P) NO PARKING AREA
- (P) ASPHALT PAVING MIN 3" AC OVER 6" AB
- (P) CONCRETE PAVEMENT
- (P) BIORETENTION
- (P) PARKING SIGN
- (P) CHAIN LINK FENCE
- LIMIT OF WORK

ABBREVIATIONS

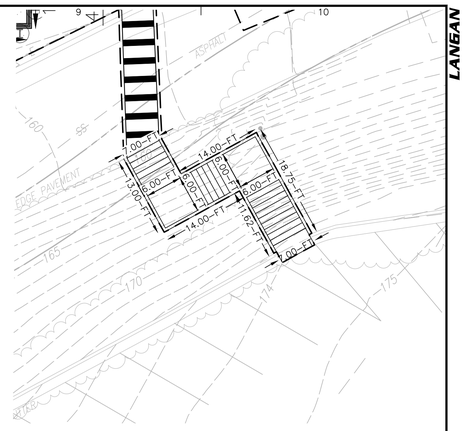
AC	ASPHALT CONCRETE
AB	AGGREGATE BASE
(E)	EXISTING
(P)	PROPOSED

CONSTRUCTION NOTES:

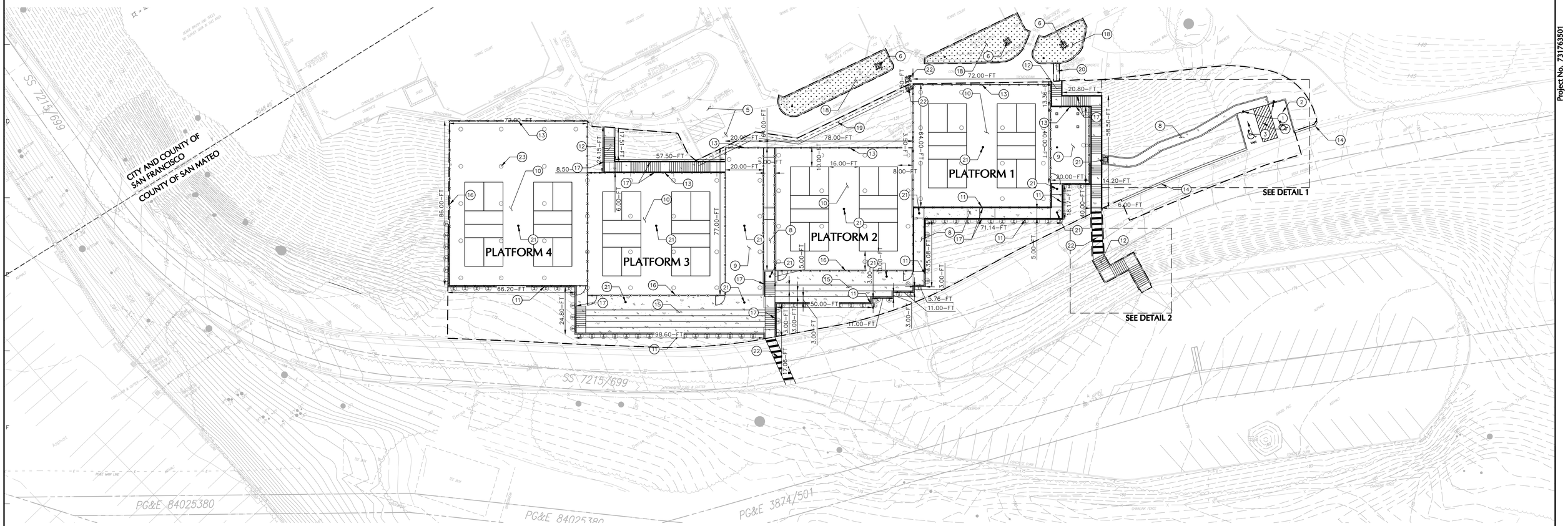
1. (P) ACCESSIBLE PARKING SIGN — 3/C801
2. (P) ACCESSIBLE PARKING — 3/C801
3. (P) VAN ACCESSIBLE PARKING — 3/C801
4. (P) NO PARKING ACCESSIBLE AISLE — 3/C801
5. (E) ACCESSIBLE PARKING
6. (P) BIORETENTION OVERFLOW — 1/C803
7. (P) CATCH BASIN — 4/C803
8. (P) ACCESSIBLE PATHWAY — 1/C801
9. (P) SEATING AREA; SEE STRUCTURAL AND LANDSCAPE PLANS
10. (P) PICKLEBALL PLATFORM; SEE STRUCTURAL AND LANDSCAPE PLANS
11. (P) SOLDIER PILE RETAINING WALL; SEE STRUCTURAL PLANS
12. (P) STAIRS; SEE STRUCTURAL AND LANDSCAPE PLANS
13. (P) LANDSCAPE SCREEN PANEL; SEE LANDSCAPE PLANS
14. (P) CURB — 1/C801
15. (P) AMPHITHEATER STYLE SEATING; SEE STRUCTURAL PLANS
16. (P) FENCE; SEE LANDSCAPE PLANS
17. (P) HAND RAIL; SEE LANDSCAPE PLANS
18. (P) BIORETENTION — 5/C801
19. (P) VALLEY GUTTER — 2/C803
20. (P) CONCRETE VALLEY GUTTER — 6/C801
21. (P) AREA DRAIN — 5/C803
22. (P) CROSSWALK
23. (P) PILE UNDERNEATH; SEE STRUCTURAL PLANS



1 **DETAIL 1**
1 INCH = 10 FEET



2 **DETAIL 2**
1 INCH = 10 FEET



SCALE: 1 INCH = 20 FEET

Date	Description	No.
Revisions		

REGISTERED PROFESSIONAL ENGINEER — DAVID JOSEPH HOBSON — CIVIL — STATE OF CALIFORNIA

LANGAN
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Project	THE OLYMPIC CLUB PICKLEBALL COURT
	SAN FRANCISCO COUNTY CALIFORNIA
Drawing Title	SITE PLAN
Project No.	731763504
Date	10/07/2025
Drawn By	ES
Checked By	AKC/DJH
Drawing No.	C301
Sheet	7 of 31

Project No. 731763501

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Date: 10/7/2025 Time: 16:41 User: esu Style Table: Langan.stb Layout: C301 Document Code: 731763501-0103-CS001-0106

LEGEND:

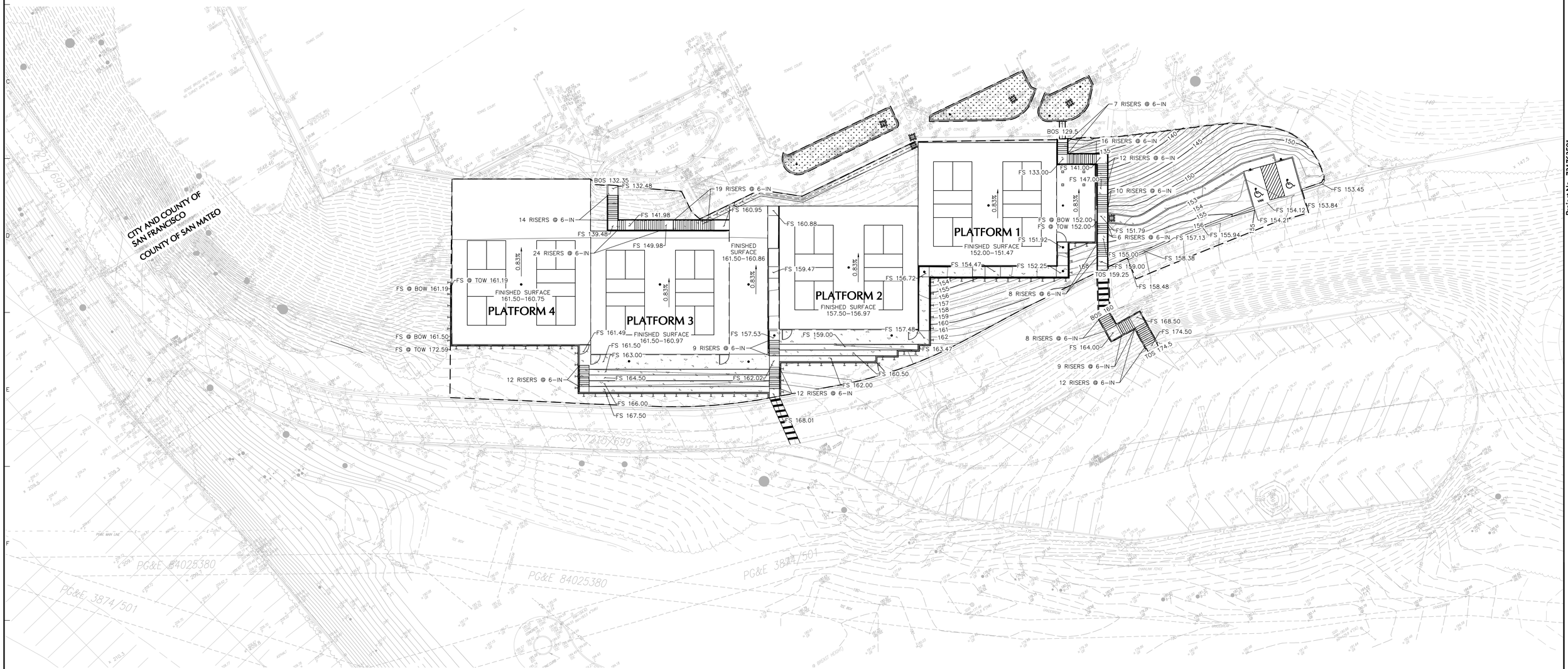
— — — — —	LIMIT OF WORK
———	PROPERTY LINE
——— - - ———	EASEMENT LINE
(EG XX.XX±)	CONFORM TO EXISTING GRADE
P XX.XX	PROPOSED GRADE
(XX.X±%)	CONFORM TO EXISTING SLOPE
XX.X%	PROPOSED SLOPE

ABBREVIATIONS:

(E)	EXISTING
(P)	PROPOSED
BC	BOTTOM OF CURB
BOW	BOTTOM OF WALL
EG	EXISTING GRADE
FG	FINISH GRADE
FL	FLOW LINE
FT	FEET
GB	GRADE BREAK
GR	GRATE
HP	HIGH POINT
IN	INCH
LP	LOW POINT
P	PAVEMENT
TC	TOP OF CURB
TOW	TOP OF WALL

NOTE:

1. ALL EXISTING MANHOLE COVERS, UTILITY BOX COVERS, ETC TO BE ADJUSTED TO PROPOSED GRADE UNLESS OTHERWISE NOTED.



No.	Description	Date
	Revisions	

REGISTERED PROFESSIONAL ENGINEER — DONALD JOSEPH HOGEN — No. C 59111 — CIVIL — STATE OF CALIFORNIA

LANGAN
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Project	THE OLYMPIC CLUB PICKLEBALL COURT
	SAN FRANCISCO COUNTY CALIFORNIA
Drawing Title	GRADING PLAN
Project No.	731763504
Date	10/07/2025
Drawn By	ES
Checked By	AKC/DJH
Drawing No.	C401
Sheet	8 of 31

Project No. 731763501

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Date: 10/7/2025 Time: 17:55 User: esu Style Table: Langan.stb Layout: C401 Document Code: 731763501-0105-CG001-0101

LEGEND:

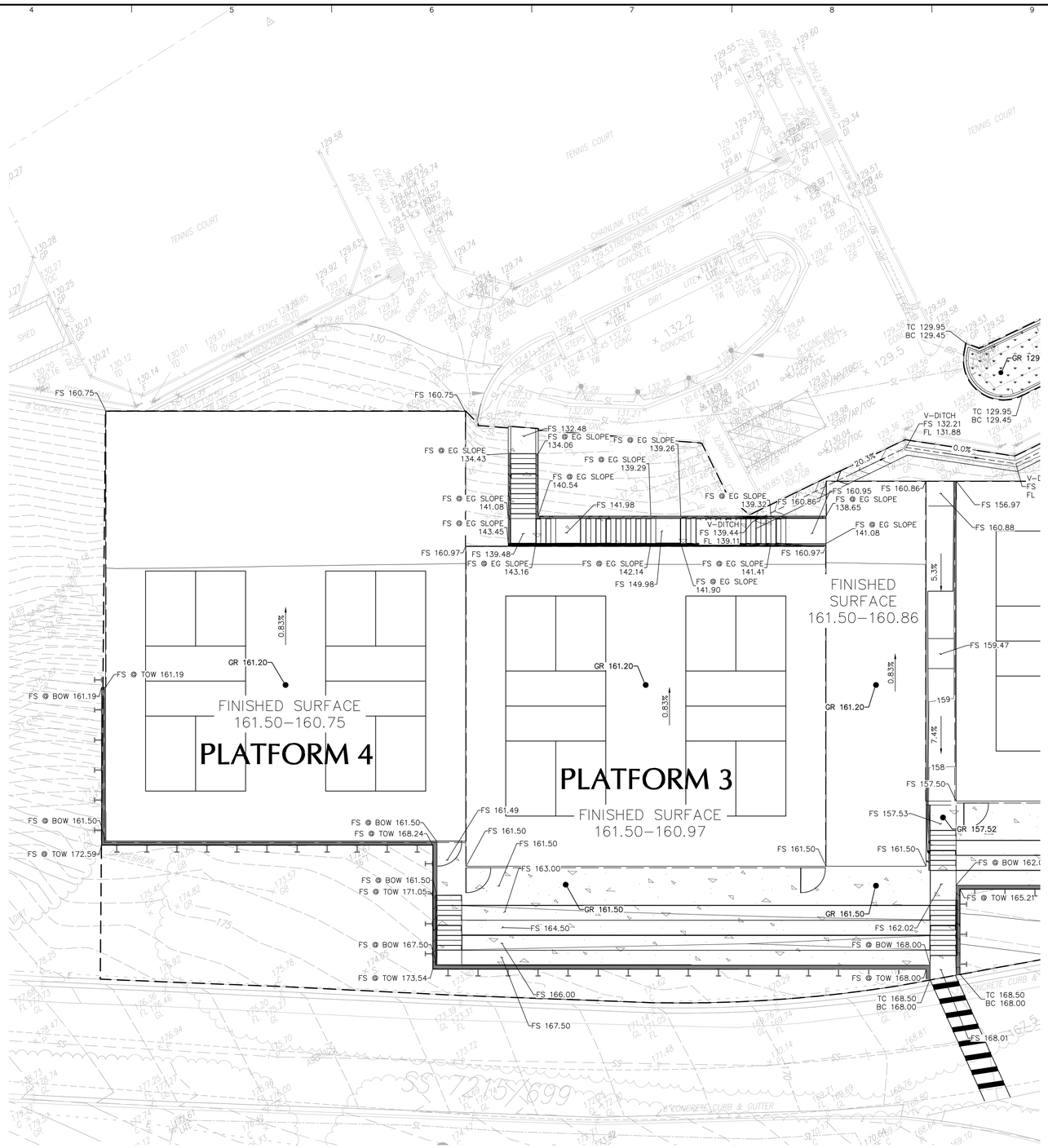
— — — — —	LIMIT OF WORK
——— - - ———	PROPERTY LINE
——— - - ———	EASEMENT LINE
(EG XX.XX±)	CONFORM TO EXISTING GRADE
P XX.XX	PROPOSED GRADE
(XX.X±%)	CONFORM TO EXISTING SLOPE
XX.X%	PROPOSED SLOPE

ABBREVIATIONS:

(E)	EXISTING
(P)	PROPOSED
BC	BOTTOM OF CURB
BOW	BOTTOM OF WALL
EG	EXISTING GRADE
FG	FINISH GRADE
FL	FLOW LINE
FT	FEET
GB	GRADE BREAK
GR	GRATE
HP	HIGH POINT
IN	INCH
LP	LOW POINT
P	PAVEMENT
TC	TOP OF CURB
TOW	TOP OF WALL

NOTE:

1. ALL EXISTING MANHOLE COVERS, UTILITY BOX COVERS, ETC TO BE ADJUSTED TO PROPOSED GRADE UNLESS OTHERWISE NOTED.



SCALE: 1 INCH = 10 FEET

Date	Description	No.
Revisions		

LANGAN
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Project	THE OLYMPIC CLUB PICKLEBALL COURT
	SAN FRANCISCO COUNTY CALIFORNIA
Drawing Title	GRADING PLAN
Project No.	731763504
Date	10/07/2025
Drawn By	ES
Checked By	AKC/DJH
Drawing No.	C402
Sheet	9 of 31

Project No. 731763501

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Date: 10/7/2025 Time: 17:56 User: esu Style Table: Langan.stb Layout: C402 Document Code: 731763501-0105-CG001-0101

LEGEND:

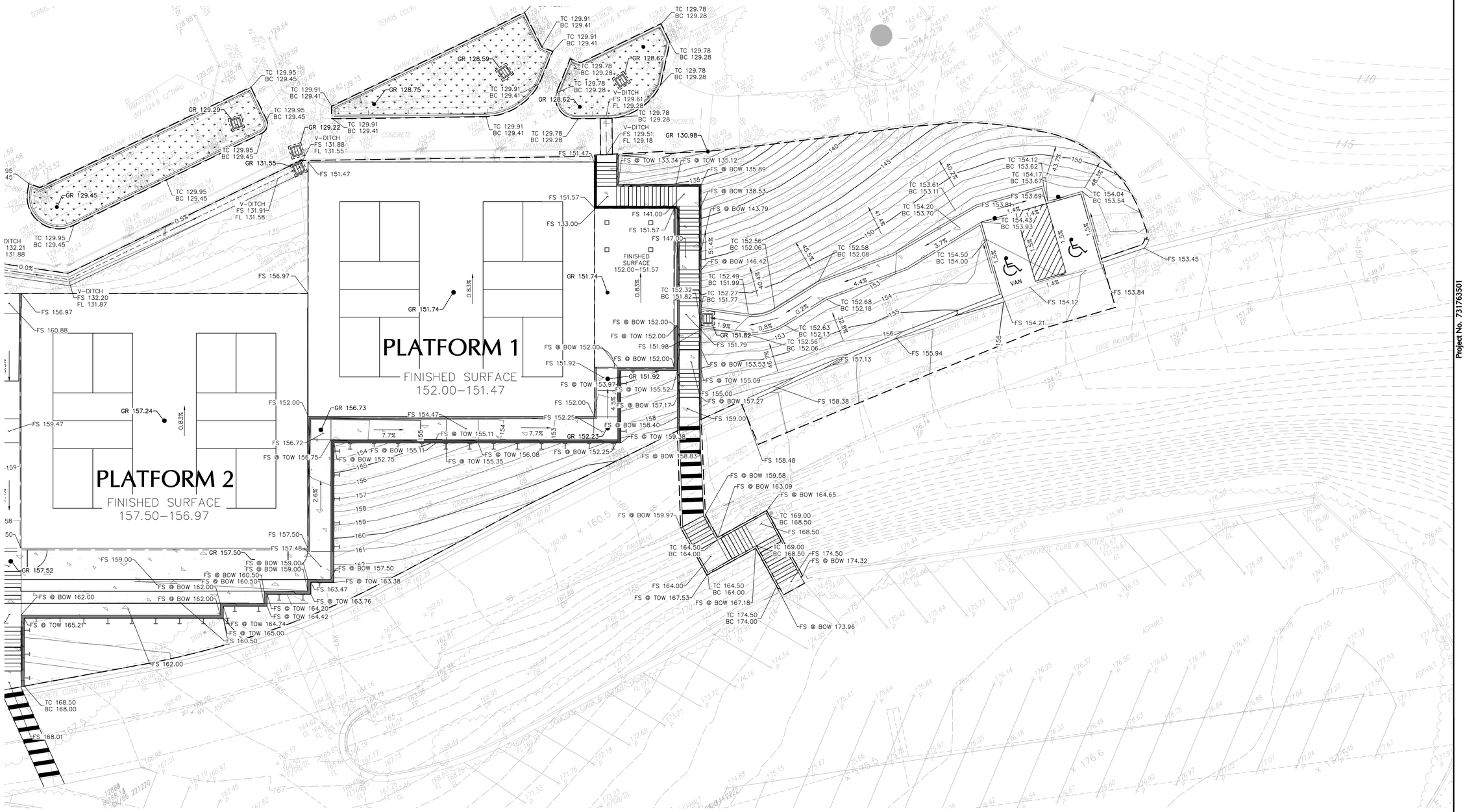
— — — — —	LIMIT OF WORK
———	PROPERTY LINE
———	EASEMENT LINE
(EG XX.XX±)	CONFORM TO EXISTING GRADE
P XX.XX	PROPOSED GRADE
(XX.X±%)	CONFORM TO EXISTING SLOPE
XX.X%	PROPOSED SLOPE

ABBREVIATIONS:

(E)	EXISTING
(P)	PROPOSED
BC	BOTTOM OF CURB
BOW	BOTTOM OF WALL
EG	EXISTING GRADE
FG	FINISH GRADE
FL	FLOW LINE
FT	FEET
GB	GRADE BREAK
GR	GRATE
HP	HIGH POINT
IN	INCH
LP	LOW POINT
P	PAVEMENT
TC	TOP OF CURB
TOW	TOP OF WALL

NOTE:

1. ALL EXISTING MANHOLE COVERS, UTILITY BOX COVERS, ETC TO BE ADJUSTED TO PROPOSED GRADE UNLESS OTHERWISE NOTED.



SCALE: 1 INCH = 10 FEET

Date	Description	No.
Revisions		

REGISTERED PROFESSIONAL ENGINEER — DONALD JOSEPH HOBSON — No. C76917 — Civil — STATE OF CALIFORNIA

LANGAN
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Project	THE OLYMPIC CLUB PICKLEBALL COURT
	SAN FRANCISCO
	SAN FRANCISCO COUNTY CALIFORNIA
Drawing Title	GRADING PLAN
Project No.	731763504
Date	10/07/2025
Drawn By	ES
Checked By	AKC/DJH
Drawing No.	C403
Sheet	10 of 31

Project No. 731763501

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Date: 10/7/2025 Time: 17:57 User: esu Style Table: Langan.stb Layout: C403 Document Code: 731763501-0105-CS001-0101

LEGEND:

LIMIT OF WORK

EASEMENT LINE

(E) COMMUNICATIONS — COMM —

(E) FIBEROPTIC — FO —

(E) SANITARY SEWER — SS —

(E) STORM DRAIN — SD —

(E) STREET LITE — SL —

(E) WATER — WL —

(E) UNKNOWN V.I.F. — UNK —

(P) STORM DRAIN PIPE

(P) NO PARKING AREA

(P) ASPHALT PAVING

(P) CONCRETE PAVEMENT

(P) BIORETENTION

(P) ADA PARKING

(P) CATCH BASIN

(P) AREA DRAIN/CLEANOUT

ABBREVIATIONS:

(E)	EXISTING
(P)	PROPOSED
"T	TREE (APPROX. DIA. @ BREAST HEIGHT)
AD	AREA DRAIN
BP	BIORETENTION PLANTER
CB	CATCH BASIN
CON	CONNECTION
DI	DRAIN INLET
EV	ELECTRIC VEHICLE
GR	GROUND ELEVATION
INV	INVERT
LF	LINEAR FEET
RW	RETAINING WALL

NOTES:

1. SELF-TREATING AND SELF-RETAINING AREAS SHALL CONFORM TO REQUIREMENTS PER SECTION 4.2 AND 4.3 OF THE SAN MATEO COUNTY C.3 REGULATED PROJECT GUIDELINES.

(P) BP-3 CB-6
GR: 129.29
INV. IN (4" W): 126.53
INV. IN (6" SE): 125.89
INV. OUT (4" N): 125.89

INV. IN (4" S): 125.52

(P) BP-2 CO-2
RIM: 128.75
INV. OUT (4" E): 127.85

(P) BP-1 CB-2
GR: 128.62
INV. IN (6" NW): 127.53
INV. IN (4" W): 127.53
INV. IN (4" NE): 127.53
INV. OUT (6" E): 127.53

(P) BP-2 CB-8
GR: 128.59
INV. IN (4" W): 127.68
INV. OUT (6" SE): 127.68

(P) BP-1 CO-3
RIM: 129.28
INV. OUT (4" SW): 127.58

INV. IN (6" W): 127.40

INV. IN (6" S): 128.12

INV. IN (8" SE): 129.24

(P) BP-1 CO-2
RIM: 128.62
INV. OUT (4" E): 127.59

INV. IN (6" SW): 128.52
INV. OUT (6" N): 128.52

(P) V-DITCH CB-1
GR: 131.55
INV. IN (4" SE): 129.11
INV. OUT (6" NE): 128.31
INV. IN (4" SW): 130.20

INV. IN (8" SW): 129.28

(P) CB-1
GR: 129.22
INV. IN (6" SW): 126.22
INV. OUT (6" NW): 126.22

(P) BP-3 CO-2
RIM: 129.45
INV. OUT (4" E): 126.78

(P) BP-2 AD-4
GR: 151.74
INV. IN (6" NW): 149.74
INV. IN (6" SW): 149.74
INV. OUT (6" SE): 149.74

(P) BP-2 AD-8
RIM: 151.74
INV. IN (6" SW): 148.47
INV. OUT (6" NW): 148.47

(P) BP-1 CB-1
GR: 151.82
INV. OUT (6" NE): 148.82

(P) BP-2 AD-7
GR: 151.92
INV. IN (6" SW): 148.90
INV. OUT (6" NE): 148.90

(P) BP-2 AD-5
GR: 156.73
INV. OUT (6" SE): 154.75

(P) BP-3 AD-1
GR: 161.20
INV. OUT (6" SE): 159.19

(P) BP-2 AD-3
GR: 157.24
INV. OUT (6" SE): 155.24

(P) BP-2 AD-6
GR: 152.23
INV. IN (6" NW): 149.25
INV. OUT (6" NE): 149.25

(P) BP-3 AD-2
GR: 161.20
INV. IN (6" NW): 157.75
INV. OUT (6" SE): 157.75

(P) BP-3 AD-5
RIM: 161.20
INV. IN (6" NW): 156.83
INV. IN (6" SW): 156.46
INV. OUT (6" NE): 156.46

(P) BP-2 AD-2
GR: 157.50
INV. IN (6" NW): 153.28
INV. OUT (6" NE): 153.28

(P) BP-3 AD-4
GR: 161.50
INV. IN (6" NW): 157.26
INV. OUT (6" NE): 157.26

(P) BP-2 AD-1
GR: 157.52
INV. OUT (6" SE): 154.50

(P) BP-3 AD-3
GR: 161.50
INV. OUT (6" SE): 158.50

CITY AND COUNTY OF SAN FRANCISCO
COUNTY OF SAN MATEO

SS 7215/699

PG&E 84025380

PG&E 3874/501

20 0 5 10 20
SCALE: 1 INCH = 20 FEET

Date	Description	No.
Revisions		

LANGAN
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Project
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
UTILITIES PLAN

Project No.	731763504
Date	10/07/2025
Drawn By	ES
Checked By	AKC/DJH

Drawing No. C501
Sheet 11 of 31

Project No. 731763501

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Date: 10/7/2025 Time: 17:59 User: esu Style Table: Langan.stb Layout: C501 Document Code: 731763501-0105-CU001-0101

LEGEND:

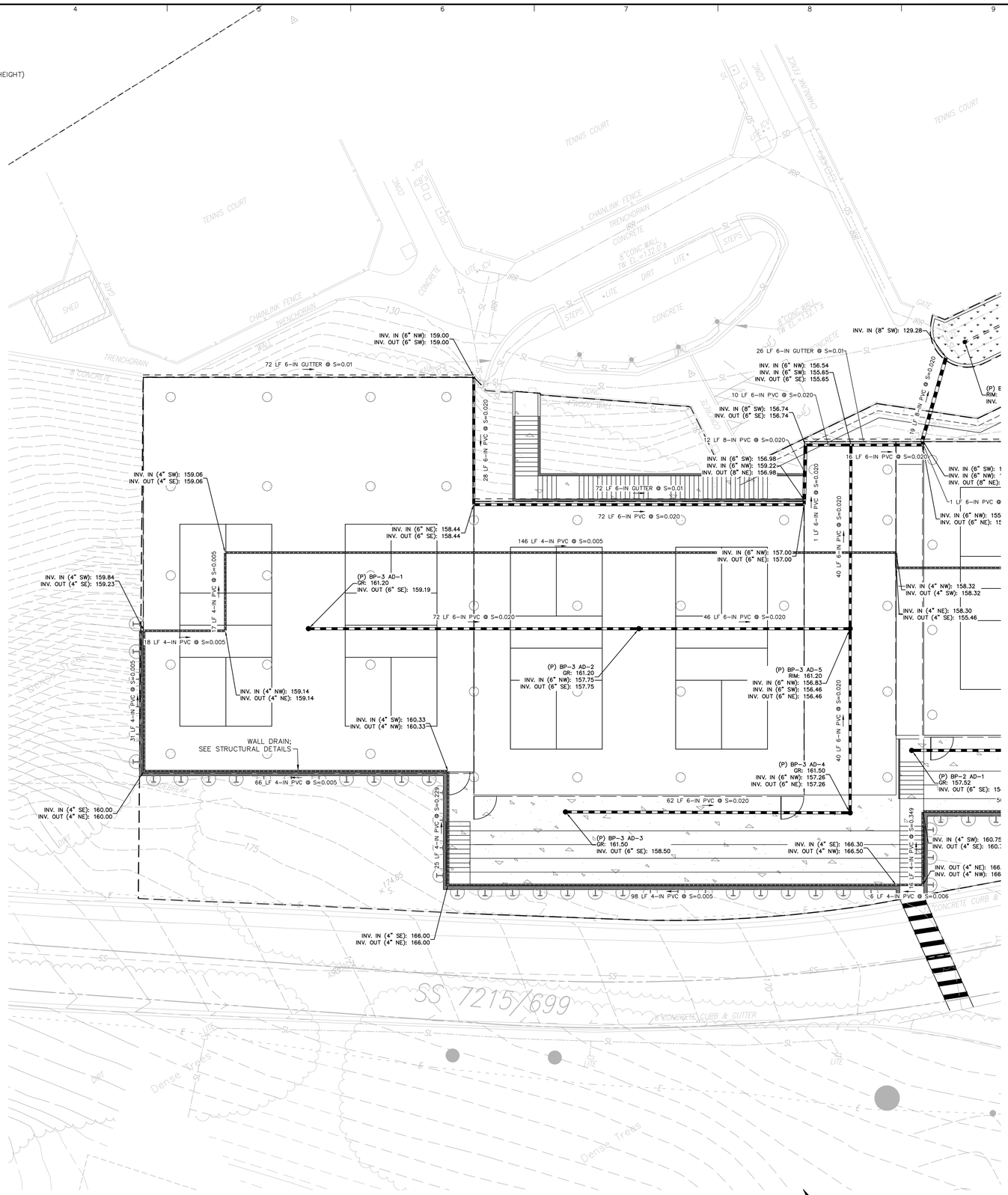
LIMIT OF WORK	
EASEMENT LINE	
(E) COMMUNICATIONS	COMM
(E) FIBEROPTIC	FO
(E) SANITARY SEWER	SS
(E) STORM DRAIN	SD
(E) STREET LITE	SL
(E) WATER	WL
(E) UNKNOWN V.I.F.	UNK
(P) STORM DRAIN PIPE	
(P) NO PARKING AREA	
(P) ASPHALT PAVING	
(P) CONCRETE PAVEMENT	
(P) BIORETENTION	
(P) ADA PARKING	
(P) CATCH BASIN	
(P) AREA DRAIN/CLEANOUT	

ABBREVIATIONS:

(E)	EXISTING
(P)	PROPOSED
TT	TREE (APPROX. DIA. @ BREAST HEIGHT)
AD	AREA DRAIN
BP	BIORETENTION PLANTER
CB	CATCH BASIN
CON	CONNECTION
DI	DRAIN INLET
EV	ELECTRIC VEHICLE
GR	GROUND ELEVATION
INV	INVERT
LF	LINEAR FEET
RW	RETAINING WALL

NOTES:

1. SELF-TREATING AND SELF-RETAINING AREAS SHALL CONFORM TO REQUIREMENTS PER SECTION 4.2 AND 4.3 OF THE SAN MATEO COUNTY C.3 REGULATED PROJECT GUIDELINES.



Date	Description	No.
Revisions		

REGISTERED PROFESSIONAL ENGINEER
DONALD JOSEPH HOWES
No. C047117
CIVIL
STATE OF CALIFORNIA

LANGAN
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Project	THE OLYMPIC CLUB PICKLEBALL COURT
	SAN FRANCISCO / SAN FRANCISCO COUNTY / CALIFORNIA
Drawing Title	UTILITIES PLAN
Project No.	731763504
Date	10/07/2025
Drawn By	ES
Checked By	AKC/DJH
Drawing No.	C502
Sheet	12 of 31

Project No. 731763501

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Date: 10/7/2025 Time: 17:59 User: esu Style Table: Langan.stb Layout: C502 Document Code: 731763501-0105-CU001-0101

LEGEND:

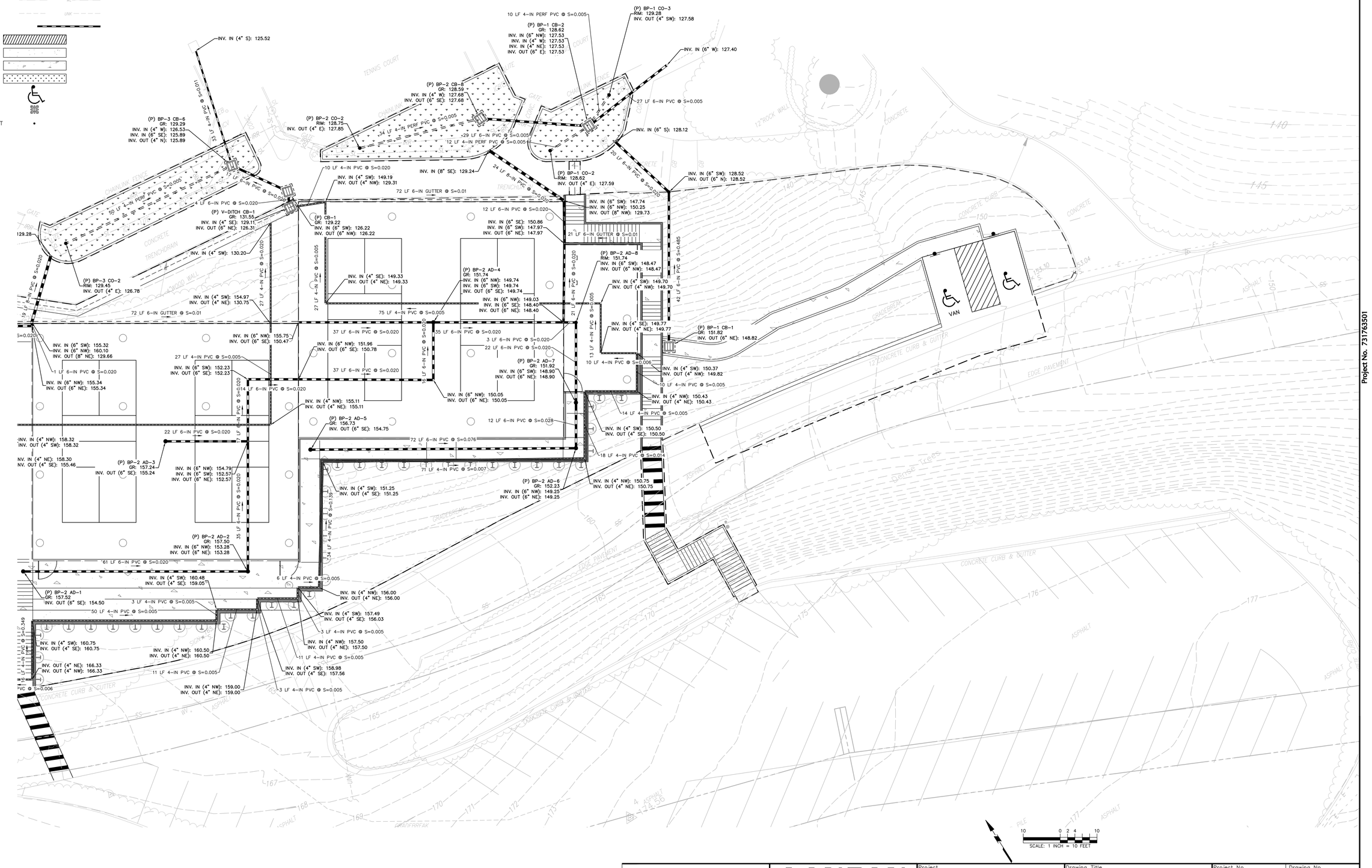
- LIMIT OF WORK
- EASEMENT LINE
- (E) COMMUNICATIONS — COMM —
- (E) FIBEROPTIC — FO —
- (E) SANITARY SEWER — SS —
- (E) STORM DRAIN — SD —
- (E) STREET LITE — SL —
- (E) WATER — WL —
- (E) UNKNOWN V.I.F. — UNK —
- (P) STORM DRAIN PIPE
- (P) NO PARKING AREA
- (P) ASPHALT PAVING
- (P) CONCRETE PAVEMENT
- (P) BIORETENTION
- (P) ADA PARKING
- (P) CATCH BASIN
- (P) AREA DRAIN/CLEANOUT •

ABBREVIATIONS:

(E)	EXISTING
(P)	PROPOSED
"T"	TREE (APPROX. DIA. @ BREAST HEIGHT)
AD	AREA DRAIN
BP	BIORETENTION PLANTER
CB	CATCH BASIN
CON	CONNECTION
DI	DRAIN INLET
EV	ELECTRIC VEHICLE
GR	GROUND ELEVATION
INV	INVERT
LF	LINEAR FEET
RW	RETAINING WALL

NOTES:

1. SELF-TREATING AND SELF-RETAINING AREAS SHALL CONFORM TO REQUIREMENTS PER SECTION 4.2 AND 4.3 OF THE SAN MATEO COUNTY C.3 REGULATED PROJECT GUIDELINES.



Date	Description	No.
Revisions		

LANGAN
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135 Main Street, Suite 1500
San Francisco, CA 94105
T: 415.955.5200 F: 415.955.5201 www.langan.com

Project: THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: UTILITIES PLAN

Project No.	731763504
Date	10/07/2025
Drawn By	ES
Checked By	AKC/DJH

Drawing No. C503
Sheet 13 of 31

Project No. 731763501

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LEGEND

(P) ASPHALT PAVING

(P) CONCRETE PAVEMENT

(P) LANDSCAPING

DMA BOUNDARY

AREA UNTREATED

AREA TREATED IN LIEU

SURFACE FLOW

ABBREVIATIONS

BP	BIORETENTION PLANTER
DMA	DRAINAGE MANAGEMENT AREA
SR	SELF-RETAINING AREA

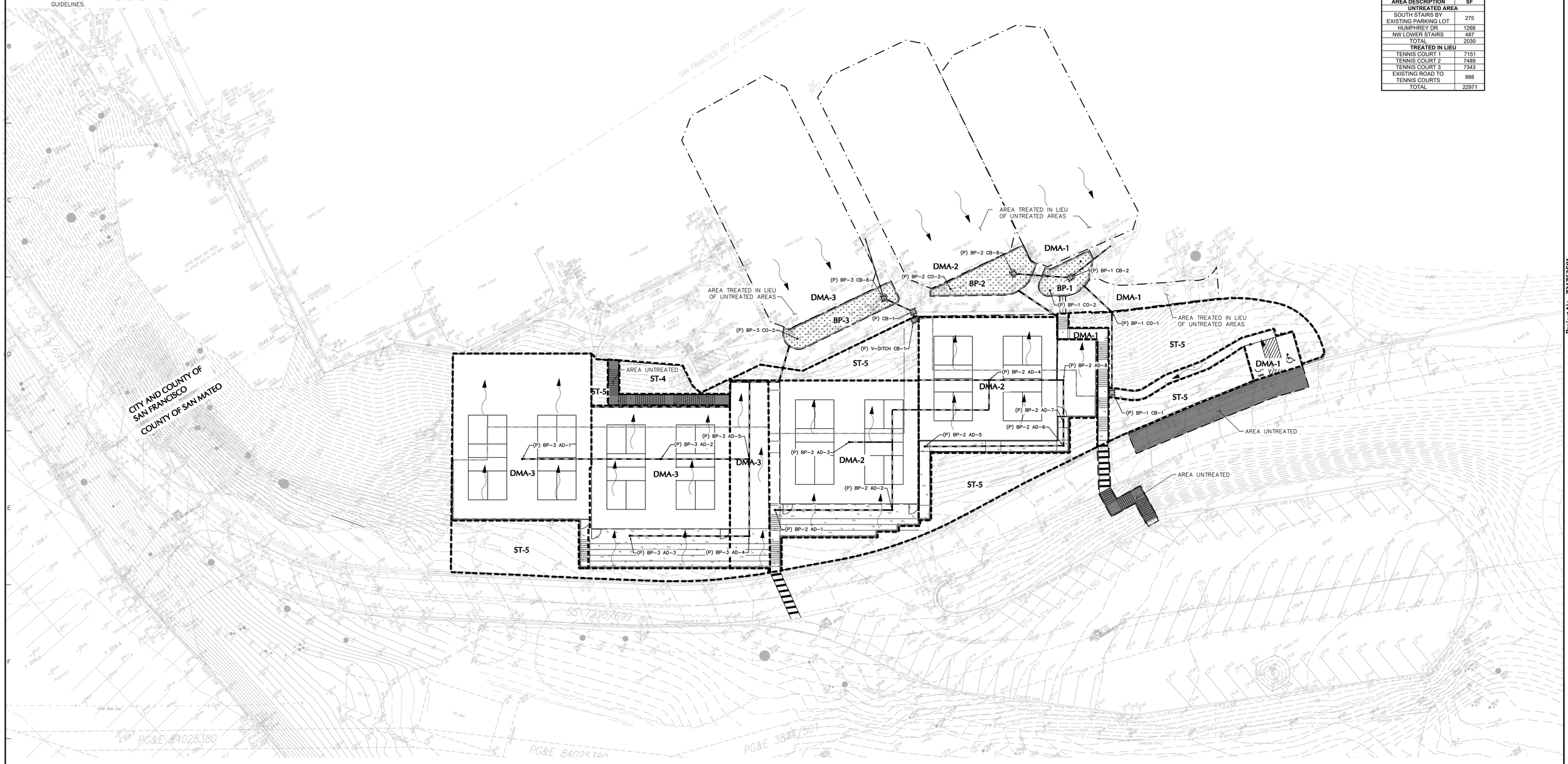
NOTES

1. SELF-TREATING AND SELF-RETAINING AREAS SHALL CONFORM TO REQUIREMENTS PER SECTION 4.2 AND 4.3 OF THE SAN MATEO COUNTY C.3 REGULATED PROJECT GUIDELINES.

DMA	BMP TYPE	TREATMENT ID	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT REQUIRED (SF)*	TREATMENT PROVIDED (SF)	DESCRIPTION
1	BIORETENTION	BP-1	10011	9624	387	9663	290	387	PROPOSED ADA PARKING, PATHWAY, ROAD AND STAIRS TO 6-IN PONDING DEPTH BIORETENTION.
2	BIORETENTION	BP-2	20825	20129	696	20199	606	695	PROPOSED PICKLEBALL COURT, DECK, STAIRS, AND SEATING DRAINING TO 6-IN PONDING DEPTH BIORETENTION.
3	BIORETENTION	BP-3	22527	21868	659	21934	658	659	PROPOSED PICKLEBALL COURT, DECK, STAIRS, SEATING, AND PATHWAY TO 6.5-IN PONDING DEPTH BIORETENTION.
4	SELF-TREATING	ST-4	660	0	660	-	0	660	LANDSCAPE
5	SELF-TREATING	ST-5	11213	0	11213	-	-	-	LANDSCAPE

* REQUIRED TREATMENT AREA BASED ON A PONDING DEPTH OF 6-INCHES FROM THE SAN MATEO COUNTY C.3 COMBINATION FLOW AND VOLUME CALCULATOR

AREA DESCRIPTION	SF
UNTREATED AREA	
SOUTH STAIRS BY EXISTING PARKING LOT	275
HUMPHREY DR	1268
NW LOWER STAIRS	487
TOTAL	2030
TREATED IN LIEU	
TENNIS COURT 1	7151
TENNIS COURT 2	7489
TENNIS COURT 3	7343
EXISTING ROAD TO TENNIS COURTS	988
TOTAL	22971



SCALE: 1 INCH = 20 FEET

Date	Description	No.
Revisions		

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Project: THE OLYMPIC CLUB PICKLEBALL COURT

SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: STORMWATER PLAN

Project No.	731763504
Date	11/24/2025
Drawn By	ES
Checked By	AKC/DJH

Drawing No. C601

Sheet 14 of 31

Project No. 731763501

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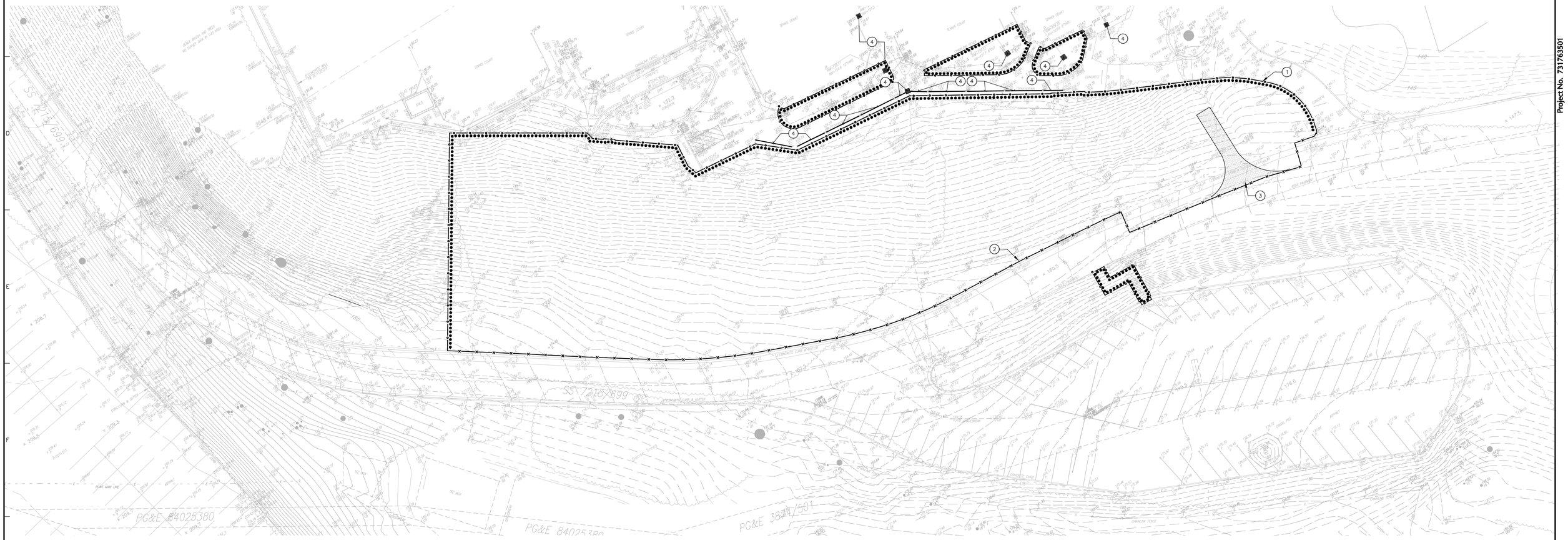
Date: 12/1/2025 Time: 13:54 User: esu Style Table: Langan.stb Layout: C601 Document Code: 731763501-0105-CS001-0101

LEGEND

- LIMIT OF WORK LINE
- CONSTRUCTION FENCE
- SILT FENCE
- FIBER ROLLS
- INLET PROTECTION
- CONSTRUCTION ENTRANCE

EROSION CONTROL NOTES

1. INSTALL TEMPORARY CONSTRUCTION FENCE (EXACT LOCATION TBD BY CONTRACTOR AND APPROVED BY OWNER) (3/C602)
2. INSTALL FIBER ROLLS INSIDE CONSTRUCTION FENCE (2/C602)
3. INSTALL TEMPORARY ENTRANCE GATE (EXACT LOCATION TBD BY CONTRACTOR AND APPROVED BY OWNER) (4/C602)
4. INSTALL INLET PROTECTION (1/C602)
5. INSTALL TEMPORARY SILT FENCE (EXACT LOCATION TBD BY CONTRACTOR AND APPROVED BY OWNER) (3/C602)



Date	Description	No.
Revisions		

REGISTERED PROFESSIONAL ENGINEER — DONALD JOSEPH HOGEBOOM — No. C 20777 — CIVIL — STATE OF CALIFORNIA

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Project: THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: EROSION CONTROL COVER

Project No. 731763504
Date 10/07/2025
Drawn By ES
Checked By AKC/DJH

C701
Sheet 15 of 31

LANGAN
Project No. 731763501

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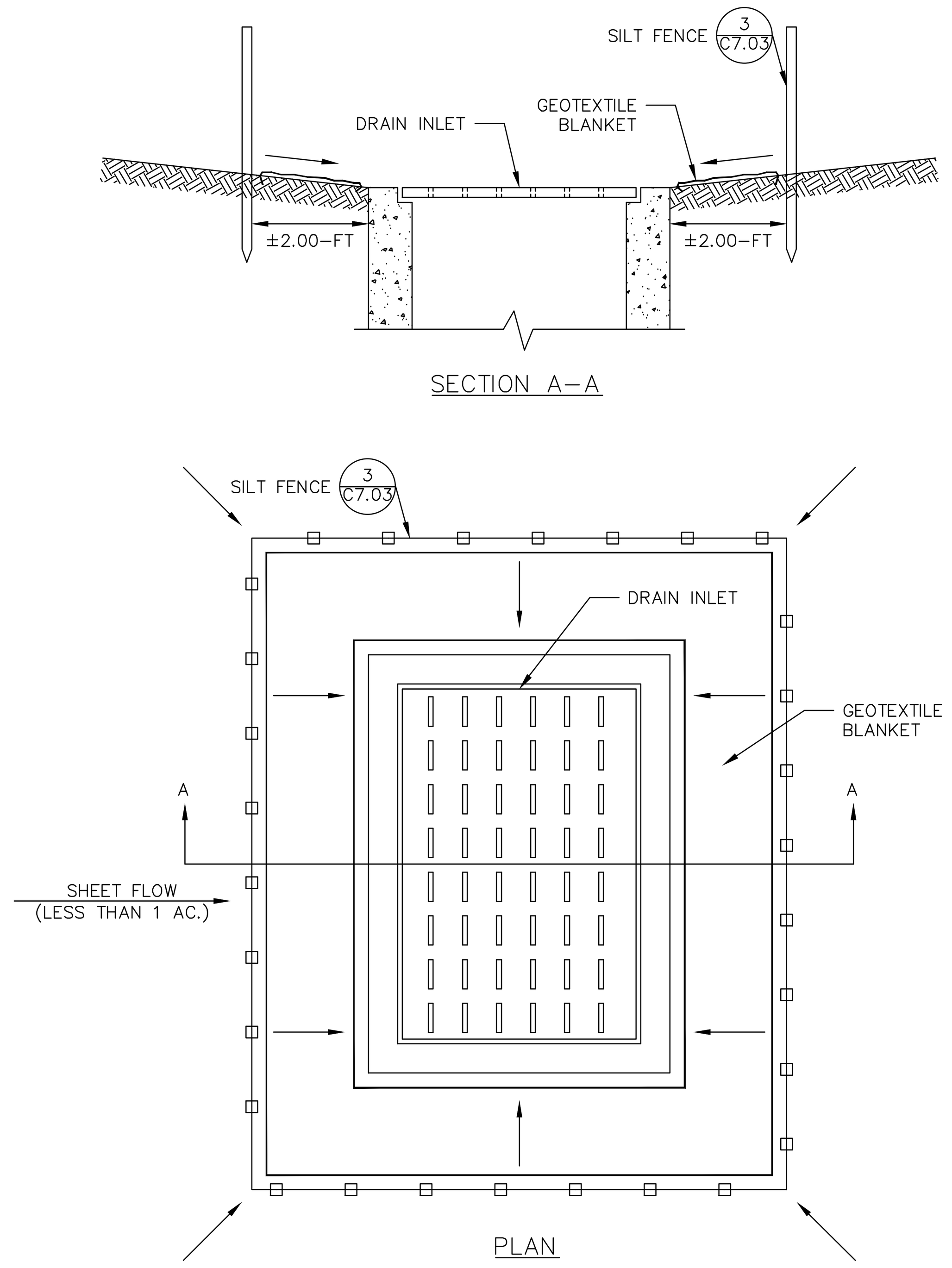
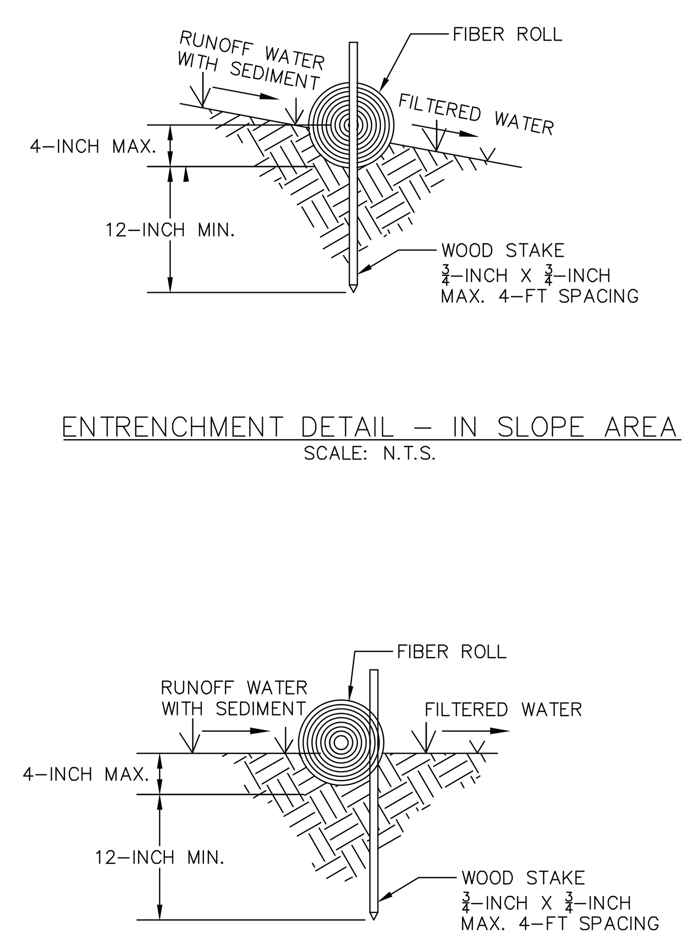
Date: 10/7/2025 Time: 18:08 User: esu Style Table: Langan.stb Layout: C701 Document Code: 731763501-0105-CE001-0101



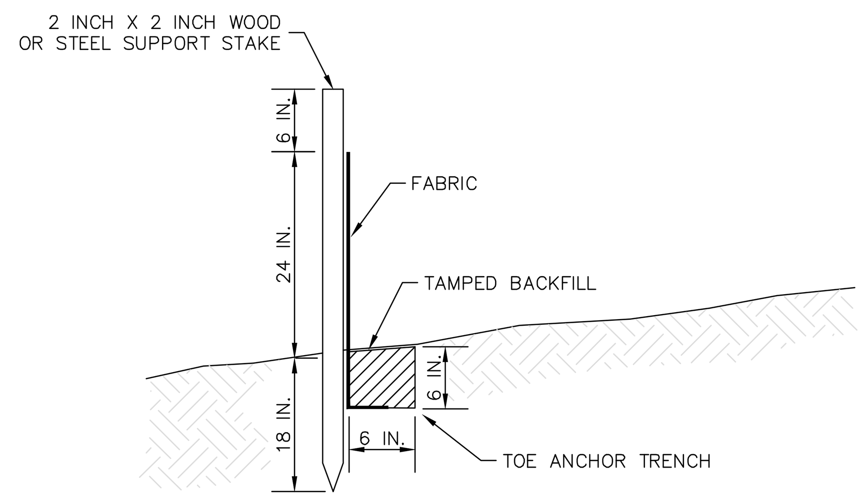
1 INLET PROTECTION DETAIL
NOT TO SCALE



NOTES:

1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3–INCH TO 4–INCH DEEP, DUG ON CONTOUR.
2. ADJACENT ROLLS SHALL TIGHTLY ABUT.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

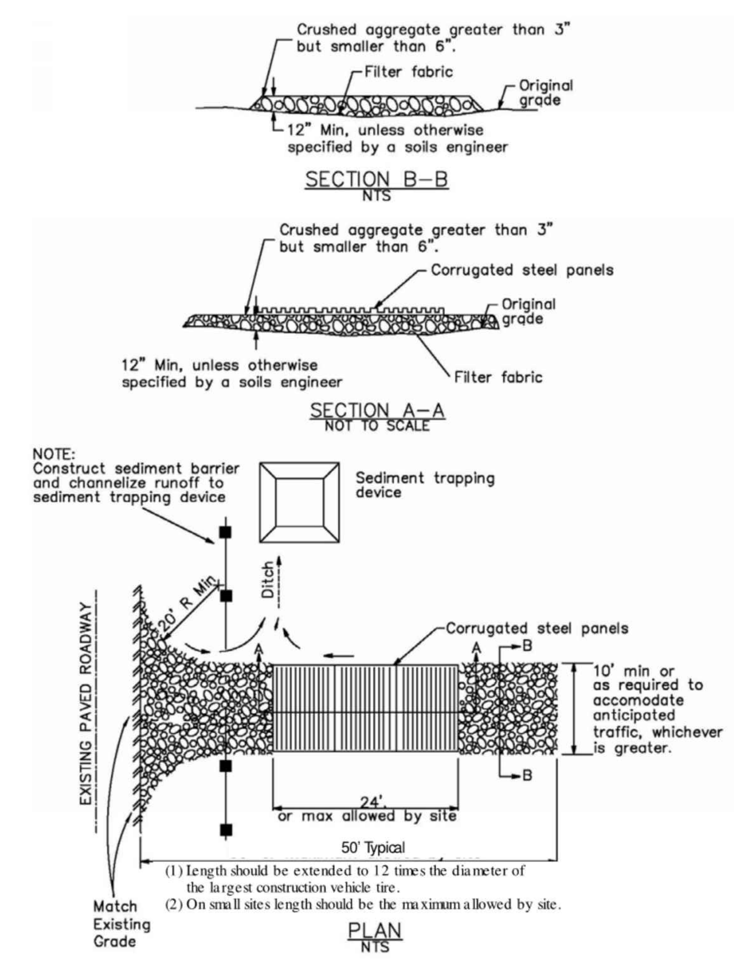
2 FIBER ROLL DETAIL
NOT TO SCALE



NOTES:

1. SILT FENCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH CALIFORNIA STORMWATER QUALITY ASSOCIATION STORMWATER BEST MANAGEMENT PRACTICES.
2. SILT FENCE SHALL BE INSTALLED PARALLEL TO EXISTING CONTOURS OR CONSTRUCTED LEVEL ALIGNMENTS.
3. CONSTRUCT THE LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER, IN NO CASE SHALL THE REACH LENGTH EXCEED 500'.
4. THE LAST 8' OF FENCE SHALL BE TURNED UP SLOPE.
5. STAKE DIMENSIONS ARE NOMINAL.
6. DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.
7. STAKES SHALL BE SPACED AT 8' MAXIMUM AND SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
8. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES.
9. STAKES SHALL BE DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW–THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE.
10. FOR END STAKE, FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES.
11. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL.
12. CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 THE HEIGHT OF THE LINEAR BARRIER.
13. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED IN A MANNER TO ENSURE SEDIMENT REMAINS BEHIND THE SILT FENCE.
14. JOINING SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.
15. SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS.
16. ADD 3–4 BAGS TO CROSS BARRIER ON DOWNGRADIENT SIDE OF SILT FENCE AS NEEDED TO PREVENT BYPASS OF UNDERMINING AND AS ALLOWABLE BASED ON SITE LIMITS OF DISTURBANCE.

3 SILT FENCE DETAIL
NOT TO SCALE



4 CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

1. FENCING ALIGNMENT SHOWN FOR REFERENCE ONLY. ACTUAL FENCE ALIGNMENT TO BE DETERMINED IN THE FIELD BY CONTRACTOR.

2. REFER TO CONTRACTOR'S LOGISTICS PLAN(S) FOR THE LOCATION(S) OF SIDEWALK DETOURS, OVERHEAD PROTECTION AND TRAFFIC CONTROL MEASURES DURING EACH PHASE OF CONSTRUCTION.

3. EROSION CONTROL MEASURES SHOWN CORRESPOND WITH TENTATIVE FENCING ALIGNMENT. THESE MEASURES MUST BE ADJUSTED WITH ANY FENCING ALIGNMENT CHANGE SO AS TO BE IN PLACE AT ALL TIMES DURING CONSTRUCTION.

4. REVIEW AND/OR APPROVAL OF THE ESCP SHOULD NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION SITE RUNOFF CONTROL ORDINANCE, NOR SHOULD AN APPROVED ESCP RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.

5. IF THE APPROVED PLAN NEEDS TO BE MODIFIED ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY SAN MATEO COUNTY PLANNING AND BUILDING DEPARTMENT..

EROSION & SEDIMENT CONTROL NOTES

1. THIS SHEET IS INTENDED TO BE USED FOR EROSION CONTROL ONLY.

2. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FILED CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT–LADEN STORM RUN OFF FROM LEAVING THE SITE. FIBER ROLLS, SAND BAGS, AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. ALL EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE ONE OF THE SEDIMENT BARRIERS SHOWN.

3. CATCH BASING INSERTS SHALL BE PROVIDED AT ALL CATCH BASINS DURING THE PERIODS FROM XXX(DATE) TO XXX(DATE), INSERTS SHALL BE REMOVED AND REPLACED WITH SEDIMENT BARRIERS ON SEPTEMBER 15. INSERTS ARE NO LONGER NEEDED ONCE THE ADJACENT STREET IS PAVED AND UPSTREAM SOILS ARE STABILIZED.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO PUBLIC AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSED BY CONTRACTOR'S GRADING ACTIVITIES AND SHALL BE RESPONSIBLE FORT THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE. ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORK DAY.

5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OPERABLE YEAR ROUND OR UNTIL VEGETATION IS ESTABLISHED ON DISTURBED SURFACES.

6. BORROW AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES (TARPS, STRAW WATTLES, SILT FENCES ETC.) TO ENSURE SILT DOES NOT LEAVE THE SITE OR ENTER THE STORM DRAIN.

7. ALL EROSION CONTROL FACILITIES MUST BE MONITORED AS REQUIRED IN THE MONITORING PROGRAM. ALL SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN DAMAGED.

8. ALL TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.

9. DURING CONSTRUCTION, THE MAINTENANCE OF SUMMERTIME DRAINAGE THROUGH THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.

10. OPEN SPACE AREAS ARE TO BE PLANTED BY XXX(DATE). IF THIS CONDITION IS NOT MET, CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN TO THE CITY FOR REVIEW AND APPROVAL.

11. DURING PERIODS WHEN STORMS ARE FORECASTED–
A. EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
B. ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY.
C. WHERE STOCKPILE IS NECESSARY, USE A TARPAULIN OR SURROUND THE STOCKPILE MATERIAL WITH FIBER ROLLS OR OTHER RUNOFF CONTROL MEASURES.
D. USE INLET SEDIMENT BARRIERS FROM STORM DRAINS ADJACENT TO THE STOCKPILED SOIL.
E. THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION PLACEMENT.

DURING PERIODS WHEN STORMS ARE NOT FORECASTED–
A. PREVENT STOCKPILED MATERIAL FROM ENTERING THE STORM DRAIN SYSTEM.
B. THOROUGHLY REMOVE LOOSE SOIL VIA SWEEPING FOLLOWING REMOVAL OF DIRT.

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES. BMP'S REGARDING THE DISCHARGE OF NON–STORM WATER RUNOFF SHALL APPLY YEAR–ROUND.

12. THE NAME, ADDRESS AND 24–HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION AND SEDIMENT CONTROL PLAN SHALL BE PROVIDED TO THE CONSTRUCTION MANAGER
NAME: ____________
ADDRESS: ____________
TELEPHONE NO: ____________
EMERGENCY TELEPHONE NO: ____________

13. STORM WATER SAMPLES SHALL BE TAKEN WHENEVER VISUAL MONITORING INDICATES THAT THERE HAS BEEN A BREACH, MALFUNCTION, LEAKAGE, OR ANY SPILL FROM A BMP WHICH COULD RESULT IN THE DISCHARGE IN STORM WATER OF POLLUTANTS THAT WOULD NOT BE VISUALLY DETECTABLE, OR IF STORM WATER COMES INTO CONTACT WITH SOIL AMENDMENTS OR OTHER EXPOSED MATERIALS OR CONTAMINATION AND IS ALLOWED TO BE DISCHARGED.

14. THE SAMPLES ARE TO BE TAKEN BY THE CONTRACTOR. ARRANGEMENTS SHALL BE MADE WITH A TESTING LAB PRIOR TO STARTING CONSTRUCTION. THE SAMPLE SHALL BE TAKEN, PRESERVED AND TRANSPORTED TO THE LAB IN ACCORDANCE WITH THE LAB PROCEDURES. SAMPLES SHALL BE TESTED FORM SETTLEABLE SOLIDS (ML/L) AND TOTAL SUSPENDED SOLIDS (MG/L). FAILURE TO FOLLOW LAB PROCEDURES COULD INVALIDATE TESTING RESULTS, RESULTING IN A VIOLATION OF THE PERMIT. SAMPLING BOTTLES SHALL BE OBTAINED IN ADVANCE AND STORED AT THE JOB SITE. THEN SAMPLING PROCEDURE SHALL BE DOCUMENTED AND DESCRIBED ACCORDING TO LOCATION AND RATIONALE FOR OBTAINING THE UNCONTAMINATED SAMPLE OF STORM WATER.

15. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY.

16. THE EROSION CONTROL PLAN COVERS ONLY THE FIRST WINTER DURING WHICH CONSTRUCTION IS TO TAKE PLACE. PLANS ARE TO BE RESUBMITTED PRIOR TO SEPTEMBER 1ST OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTABLE BY THE CITY.

17. MAINTENANCE, MONITORING AND INSPECTION SHALL BE CONDUCTED ACCORDING TO BEST MANAGEMENT PRACTICES. TRAINING OF INSPECTION PERSONNEL WILL BE CONDUCTED PRIOR TO IMPLEMENTATION OF THE MONITORING PROGRAM. THE MONITORING PROGRAM SHALL INCLUDE REGULAR SITE INSPECTIONS AND REPORTS, MONITORING FORMS AND COMPLIANCE SHALL BE PROVIDED TO THE OWNER AND ENGINEER BY JULY 1 FOR THE PREVIOUS YEARS ACTIVITIES.

18. THE EROSION CONTROL PLAN COVERS ONLY THE FIRST WINTER DURING WHICH CONSTRUCTION IS TO TAKE PLACE. PLANS ARE TO BE RESUBMITTED PRIOR TO SEPTEMBER 1ST OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.

19. ALL EROSION CONTROL FACILITIES MUST BE MONITORED AS REQUIRED IN THE MONITORING PROGRAM. ALL SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN DAMAGED.

20. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH WORK DAY DURING THE RAINY SEASON AND AFTER EACH STORM EVENT.

21. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT TEMPORARY BORROW AREAS AND/OR STOCKPILES WITH THE APPROPRIATE EROSION CONTROL MEASURES SATISFACTORY TO THE CITY.

22. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DURING GRADING OPERATION, BEFORE XXX(DATE) AND PRIOR TO INSTALLATION OF STORM DRAIN SYSTEM. SUCH ADDITIONAL MEASURES WILL BE CONTINGENT UPON THE STAGE OF GRADING OPERATION. CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED BY THE CITY.

BMP'S FOR EROSION AND SEDIMENT CONTROL

1. PROPOSED BEST MANAGEMENT PRACTICES TO REDUCE POLLUTANTS IN STORM WATER DISCHARGES WILL BE IMPLEMENTED ON SITE, INCLUDING MINIMIZATION AND STABILIZATION OF DISTURBED AREAS, PROTECTED AREAS, PROTECTION OF SLOPES AND CHANNELS, PERIMETER CONTROLS, INTERNAL EROSION CONTROL, AND SPECIFIC BEST MANAGEMENT PRACTICES.

2. THE LIMITS OF GRADING SHALL BE STAKED PRIOR TO GRADING OPERATIONS. VEHICLES AND EQUIPMENT SHALL BE LIMITED TO THE EXISTING ROADS AND TO WITHIN THE GRADING LIMITS. VEHICLE PARKING SHALL BE ALLOWED IN DESIGNATED VEHICLE STORAGE AREAS ONLY.

3. FIBER ROLL BARRIERS – FIBER ROLL BARRIERS SHALL BE PROVIDED (1) NEAR THE BASE OF FILL SLOPES, (2) ALONG THE BASE OF CUT SLOPES (EXCEEDING ON ACRE OF DISTURBED GRADING AREA), AND (3) AT THE BASE OF ALL GEOTECHNICAL REPAIR SITES. CUT SLOPE SHALL REQUIRE FIBER ROLL BARRIERS TO BE LOCATED AT THE TOE OF SLOPE, PARALLELING THE EDGE OF PAVEMENT (ADEQUATE SEDIMENT STORAGE SHOULD BE PROVIDED BETWEEN THE FIBER ROLL BARRIER AND TOE OF SLOPE AT ALL TIMES.

4. STABILIZED CONSTRUCTION ENTRANCE – A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED FOR REDUCING THE AMOUNT OF MU THAT IS TRACKED FROM THE SITE TO THE STORM DRAIN SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING STABILIZED CONSTRUCTION ENTRANCES AS CONSTRUCTION PHASES DICTATE.

5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CONSTRUCTION AND STORAGE ACTIVITIES FOR EACH PHASE OF CONSTRUCTION.

OWNER'S CERTIFICATION

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHOULD BE DONE PURSUANT TO THE APPROVED PLAN.

____

Date	Description	No.
Revisions		

REGISTERED PROFESSIONAL ENGINEER — DONALD JOSEPH HODSON — No. C 78817 — CIVIL — STATE OF CALIFORNIA

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Project
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
EROSION AND SEDIMENT CONTROL DETAILS

Project No. 731763504
Date 10/07/2025
Drawn By ES
Checked By AKC/DJH

C702

LANGAN
Project No. 731763501
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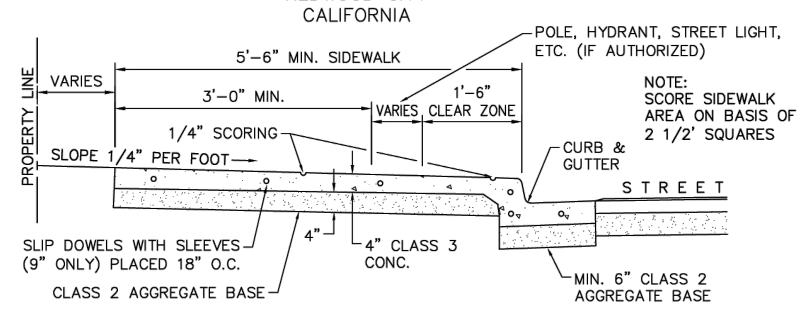
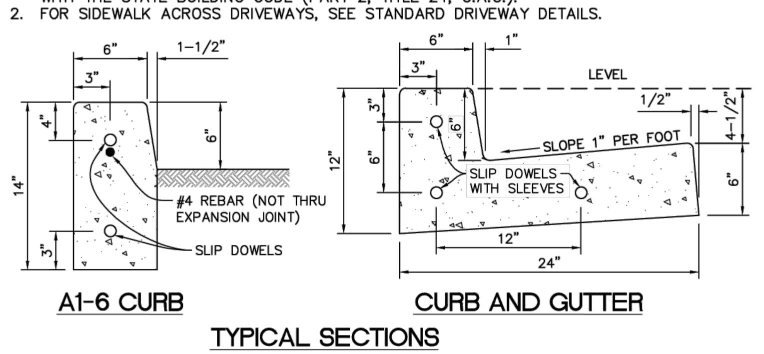
Date: 10/7/2025 Time: 18:08 User: esu Style Table: Langan.stb Layout: C702 Document Code: 731763501-0105-CE001-0102

COUNTY OF SAN MATEO DEPARTMENT OF PUBLIC WORKS



NOTES:

1. OBSTRUCTIONS SUCH AS POLES, HYDRANTS, STREET SIGNS, UTILITY BOXES, STREET LIGHTS, ETC. SHALL BE LOCATED BEHIND THE SIDEWALK, UNLESS OTHERWISE SPECIFICALLY AUTHORIZED BY THE DIRECTOR OF PUBLIC WORKS. A CLEAR ZONE ALONG THE CURB AND SIDEWALK 18 INCHES IN WIDTH (MEASURED FROM THE FACE OF THE CURB) SHALL BE KEPT CLEAR AND OPEN FROM ALL OBSTRUCTIONS. IN ADDITION, AN AREA 3 FEET IN WIDTH ALONG THE SIDEWALK, EXCLUSIVE OF THE CURB WIDTH, SHALL BE KEPT CLEAR AND OPEN FROM ALL OBSTRUCTIONS IN COMPLIANCE WITH THE STATE BUILDING CODE (PART 2, TITLE 24, C.A.C.).
2. FOR SIDEWALK ACROSS DRIVEWAYS, SEE STANDARD DRIVEWAY DETAILS.



NOTES:

1. ALL CONCRETE TO BE CLASS 3 CONCRETE.
2. MINIMUM SIDEWALK THICKNESS = 4 INCHES PCC.
3. PLACE 1/2" DIAMETER X 18" LONG DOWELS AT EXPANSION JOINTS AS SHOWN.
4. PLACE 1/2" THICK FELT EXPANSION JOINTS FULL WIDTH 20' ON CENTER.
5. CONSTRUCT MONOLITHIC CURB, GUTTER AND SIDEWALK UNLESS OTHERWISE SPECIFICALLY AUTHORIZED BY THE DIRECTOR OF PUBLIC WORKS.
6. SUB-BASE MATERIALS WITHIN 30" OF SUBGRADE SHALL BE COMPACTED TO 95%.

CONCRETE CURB, GUTTER, AND SIDEWALK DETAILS

D-3

1 CURB, GUTTER , AND SIDEWALK PER SAN MATEO COUNTY
NOT TO SCALE

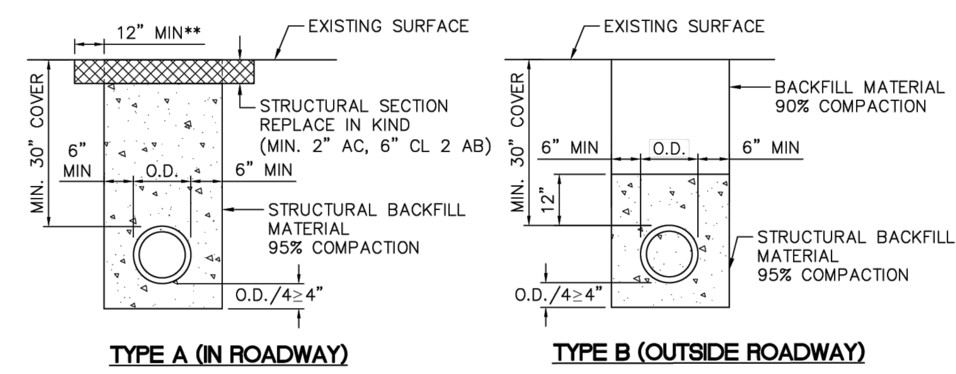
COUNTY OF SAN MATEO DEPARTMENT OF PUBLIC WORKS

DRAWN BY: A.Z.
CHECKED BY: K.L.
APPROVED BY: A.M.S.

REDWOOD CITY CALIFORNIA

SCALE: NONE
DATE: 2-2022
REVISED: 2-2022

O.D.= OUTSIDE DIAMETER



THERE SHALL BE A MINIMUM OF TWO AND ONE-HALF FEET (30 INCHES) OF COVER OVER ALL PIPES AND CONDUITS UNLESS OTHERWISE APPROVED BY COUNTY ROAD INSPECTOR.

STRUCTURE BACKFILL MATERIAL – MATERIAL WITH SAND EQUIVALENT NOT LESS THAN 20 AND SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVES
3"	100
NO.4	35-100
NO.30	20-100

BACKFILL MATERIAL – MATERIAL FROM EXCAVATION, FREE FROM STONES OR LUMPS EXCEEDING 3 INCHES IN GREATEST DIMENSION, VEGETABLE MATTER, OR OTHER UNSATISFACTORY MATERIAL.

* IN AREAS OF CEMENT TREATED BASES, THE REPLACEMENT MATERIAL SHALL CONSIST OF A MINIMUM OF 3" OF ASPHALT CONCRETE (TYPE B) OVER A MINIMUM OF 8" OF PORTLAND CEMENT CONCRETE (CLASS 3).

FOR TRENCH BACKFILL REQUIREMENTS FOR SANITARY SEWER PIPE, SEE STANDARD DRAWINGS C6 AND C7.

** ON TRENCHES THAT PARALLEL THE ROAD AND ARE WITHIN EXISTING BICYCLE LANES, THE WIDTH OF THE STRUCTURAL SECTION SHALL BE GREATER THAN OR EQUAL TO THE WIDTH OF THE EXISTING BICYCLE LANE.

STANDARD TRENCH BACKFILL AND BEDDING DETAIL FOR STORM DRAIN PIPES

B-15

2 STANDARD TRENCH BACKFILL AND BEDDING PER SAN MATEO COUNTY
NOT TO SCALE

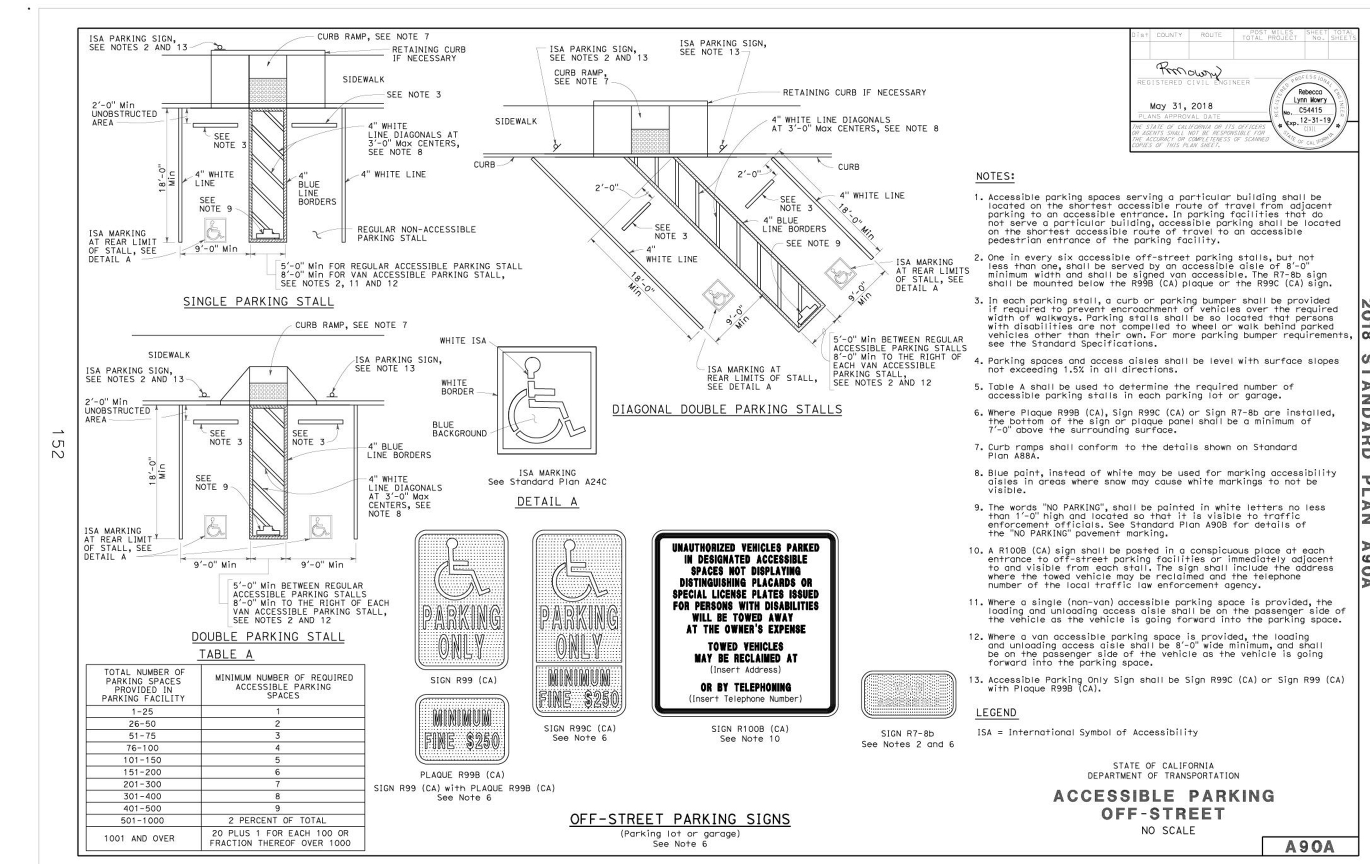


TABLE A

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2 PERCENT OF TOTAL
1001 AND OVER	20 PLUS 1 FOR EACH 100 OR FRACTION THEREOF OVER 1000

NOTES:

1. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility.
2. One in every six accessible off-street parking stalls, but not less than one, shall be served by an accessible aisle of 8'-0" minimum width and shall be signed van accessible. The R7-8b sign shall be mounted below the R99B (CA) plaque or the R99C (CA) sign.
3. In each parking stall, a curb or parking bumper shall be provided if required to prevent encroachment of vehicles over the required width of walkways. Parking stalls shall be so located that persons with disabilities are not compelled to wheel or walk behind parked vehicles other than their own. For more parking bumper requirements, see the Standard Specifications.
4. Parking spaces and access aisles shall be level with surface slopes not exceeding 1.5% in all directions.
5. Table A shall be used to determine the required number of accessible parking stalls in each parking lot or garage.
6. Where Plaque R99B (CA), Sign R99C (CA) or Sign R7-8b are installed, the bottom of the sign or plaque panel shall be a minimum of 7'-0" above the surrounding surface.
7. Curb ramps shall conform to the details shown on Standard Plan A88A.
8. Blue paint, instead of white may be used for marking accessibility aisles in areas where snow may cause white markings to not be visible.
9. The words "NO PARKING", shall be painted in white letters no less than 1'-0" high and located so that it is visible to traffic enforcement officials. See Standard Plan A90B for details of the "NO PARKING" pavement marking.
10. A R100B (CA) sign shall be posted in a conspicuous place at each entrance to off-street parking facilities or immediately adjacent to and visible from each stall. The sign shall include the address where the towed vehicle may be reclaimed and the telephone number of the local traffic law enforcement agency.
11. Where a single (non-van) accessible parking space is provided, the loading and unloading access aisle shall be on the passenger side of the vehicle as the vehicle is going forward into the parking space.
12. Where a van accessible parking space is provided, the loading and unloading access aisle shall be 8'-0" wide minimum, and shall be on the passenger side of the vehicle as the vehicle is going forward into the parking space.
13. Accessible Parking Only Sign shall be Sign R99C (CA) or Sign R99 (CA) with Plaque R99B (CA).

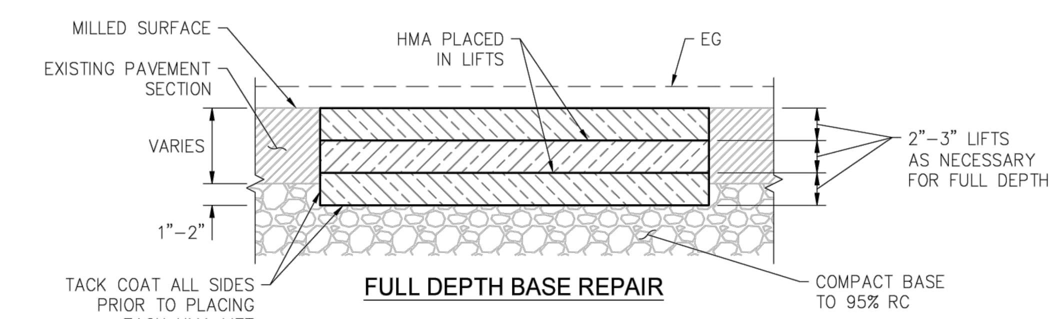
LEGEND

ISA = International Symbol of Accessibility

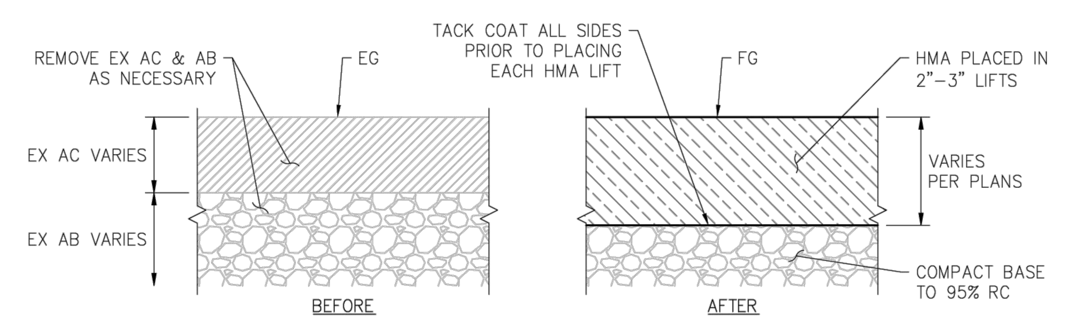
STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
ACCESSIBLE PARKING OFF-STREET
NO SCALE

A90A

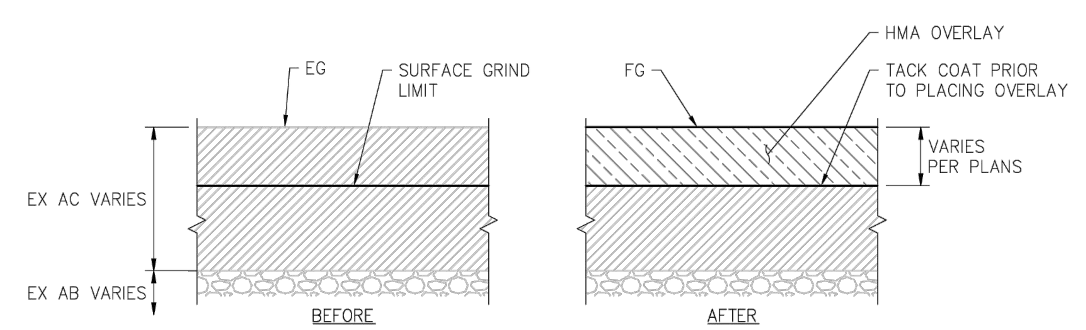
3 ACCESSIBLE PARKING PER CALTRANS
NOT TO SCALE



FULL DEPTH BASE REPAIR



SURFACE RECONSTRUCT (REMOVE AC/AB, PLACE HMA)



GRIND AND OVERLAY

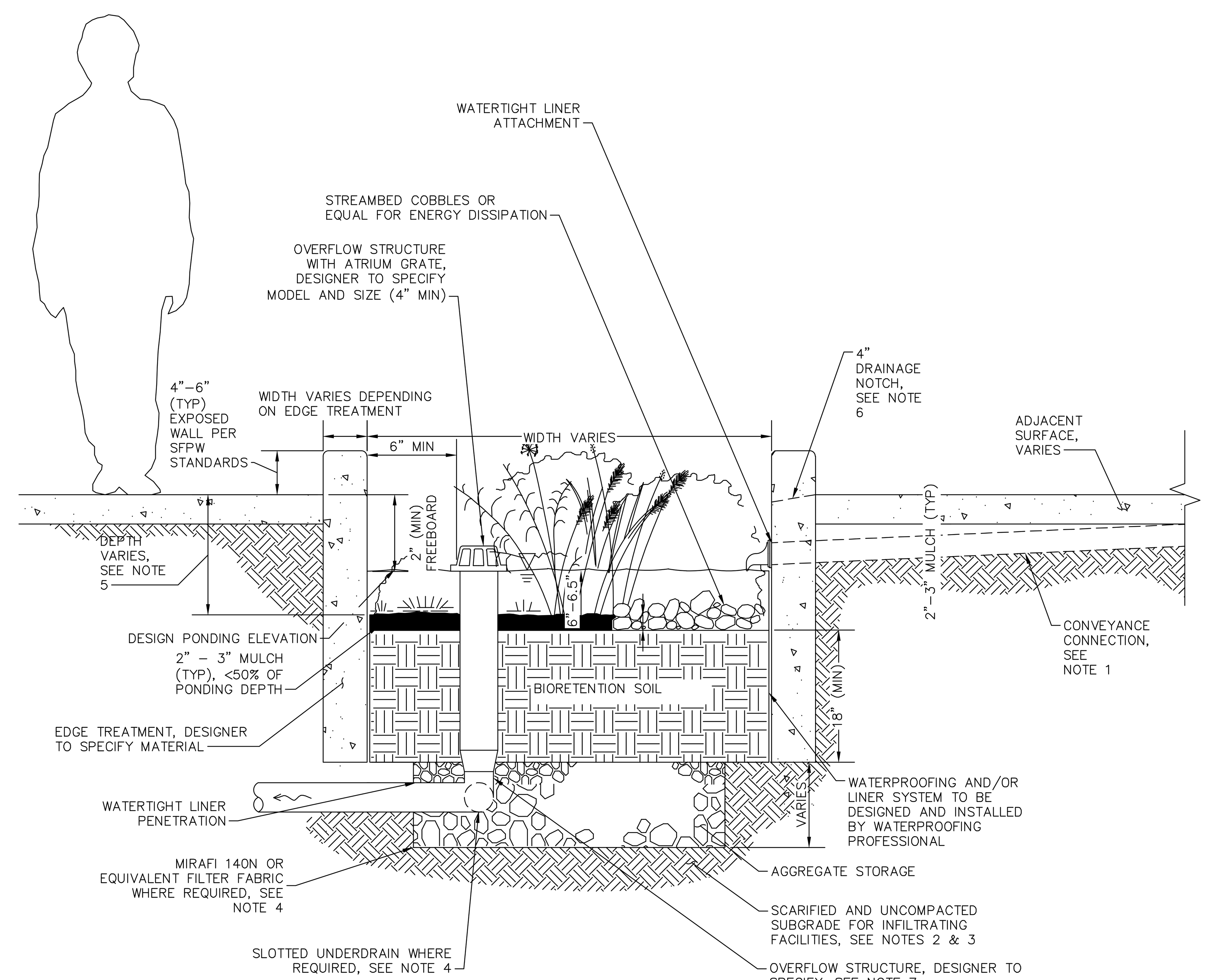
PAVEMENT RESTORATION & REPAIR NOTES:

1. APPROXIMATE BASE REPAIR DIMENSIONS SHALL BE NOTED ON PLANS. LOCATIONS AND SIZES OF BASE REPAIRS SHALL BE MARKED IN THE FIELD BY THE CONTRACTOR AND PUBLIC WORKS INSPECTOR DURING A FIELD VISIT PRIOR TO PERFORMING THE REPAIR.
2. TACK COAT SHALL BE APPLIED TO ALL PAVEMENT SURFACES PRIOR TO PLACEMENT OF EACH LIFT OF HOT MIX ASPHALT.
3. HOT MIX ASPHALT SHALL BE PLACED IN 2" MINIMUM AND 3" MAXIMUM LIFTS.
4. ALL FINISHED EDGES SHALL BE SEALED.
5. OVER-EXCAVATE 6" IF UNSUITABLE BASE MATERIAL IS ENCOUNTERED. REPLACE UNSUITABLE MATERIAL AND COMPACT TO 95% RELATIVE COMPACTION.

4 PAVEMENT RESTORATION DETAIL
NOT TO SCALE

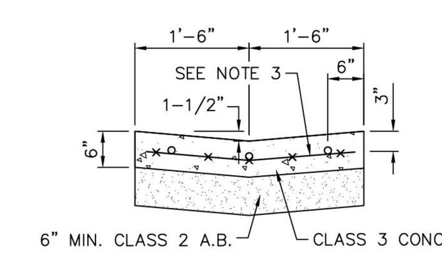
CONSTRUCTION NOTES:

1. INSTALL DOWNSPOUTS AND OTHER CONVEYANCE CONNECTIONS (E.G. SCUPPER, CHANNEL, OVERHEAD RUNNEL, TRENCH DRAIN) FROM BUILDING TO DRAIN ABOVE DESIGN PONDING ELEVATION. REFER TO APPLICABLE SAN MATEO COUNTY DBI CODES FOR CONVEYANCE CONNECTION REQUIREMENTS. INCLUDE CLEANOUT AT DOWNPIPE CONNECTION FOR HORIZONTAL PIPE CONVEYANCE.
2. AVOID COMPACTION OF EXISTING SUBGRADE BELOW PLANTER FOR INFILTRATION FACILITIES.
3. SCARIFY SUBGRADE TO A DEPTH OF 3 INCHES (MIN) IMMEDIATELY PRIOR TO PLACEMENT OF AGGREGATE STORAGE AND BIORETENTION SOIL MATERIALS.
4. UNDERDRAIN AND LINER REQUIRED WITHIN 10 FEET OF BUILDING ENVELOPE UNLESS APPROVED PER DESIGNER.
5. MAXIMUM DROP FROM TOP OF WALKING SURFACE TO TOP OF MULCH SHALL INCLUDE CONSIDERATIONS FOR SOIL SETTLEMENT.
6. LAY OUT DRAINAGE NOTCHES TO PREVENT PONDING BEHIND PLANTER WALL. SLOPE NOTCHES TO DRAIN TO PLANTER.
7. OVERFLOW STRUCTURE (MATERIAL AND WORKMANSHIP) SHALL CONFORM TO APPLICABLE SAN MATEO COUNTY DBI AND PUBLIC WORKS CODES AND REQUIREMENTS.
8. IF CONSTRUCTED OF PRECAST OR FABRICATED, PLANTER BOXES SHALL HAVE THEIR JOINTS SEALED WITH BUTYL RUBBER TAPE WHEN PRECAST PIECES ARE BEING SET. APPLYING ONLY MORTAR AND/OR NON-SHRINK GROUT TO UNSEALED JOINTS AFTER INSTALLATION IS NOT AN ACCEPTABLE MEANS OF WATERPROOFING THE PLANTER BOX.
9. OVERFLOW RISER, FITTINGS, SLOTTED UNDERDRAIN, AND CLEANOUT PIPE SHALL BE OF SAME MATERIAL.
10. OVERFLOW ATRIUM GRATE MUST BE MECHANICALLY FASTENED TO RISER WITH NON-CORROSIVE MATERIAL.

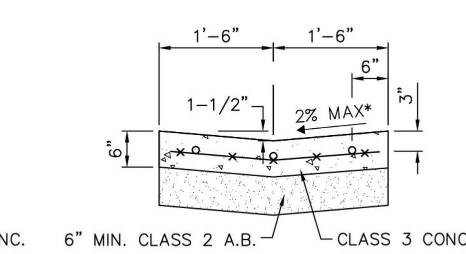


SECTION – SURFACE BIORETENTION PLANTER (1)

5 BIORETENTION PLANTER DETAIL
NOT TO SCALE



CONCRETE VALLEY GUTTER
AT NON-STREET INTERSECTION LOCATIONS



CONCRETE VALLEY GUTTER
AT ADA CROSSWALK/CROSSING

*ALGEBRAIC GRADE BREAK SHALL NOT EXCEED 11%

NOTES:

1. OMIT GUTTER AROUND RETURN. SLOPE ALL PARTS OF APRON FROM CURB TO NEAREST FLOW LINE WITHIN LIMITS OF VALLEY GUTTER.
2. APRON TO BE 8" MIN. THICK CLASS 3 P.C.C. OVER MIN. 6" COMPACTED CLASS 2 A.B.
3. REINFORCEMENT SHALL CONSIST OF 6"X6"-#10/#10 WELDED WIRE FABRIC.
4. APRONS SHALL BE POURED MONOLITHIC WITH ADJACENT CURB AND GUTTER.
5. CONCRETE VALLEY GUTTER AND APRONS SHALL BE INSTALLED PRIOR TO PAVING.
6. PLACE 1/2" DIAMETER X 18" LONG SLIP DOWELS, AT EXPANSION JOINTS, AS SHOWN.
7. PLACE 1/4" THICK EXPANSION JOINTS FULL WIDTH 20' ON CENTER. DEEP SCORE AT 10' INTERVALS BETWEEN EXPANSION JOINTS.

6 CONCRETE VALLEY GUTTER
NOT TO SCALE

Date	Description	No.

Revisions

REGISTERED PROFESSIONAL ENGINEER DONALD JOSEPH HODSON No. C78817 CIVIL STATE OF CALIFORNIA

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Project: THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: DETAILS

Project No. 731763504
Date 10/07/2025
Drawn By ES
Checked By AKC/DJH

C801

Sheet 17 of 31

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Project No. 731763501

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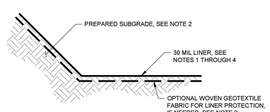
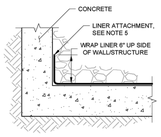
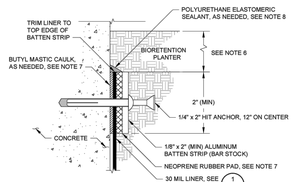


IMPERMEABLE LINER (1)



SOIL TIGHT LINER ATTACHMENT AT WALL/STRUCTURE (2)

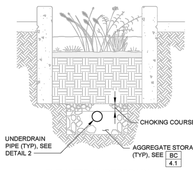


LINER ATTACHMENT AT WALL/STRUCTURE (3)

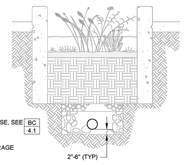
CONSTRUCTION NOTES:

1. WATERPROOFING AND/OR LINER SYSTEM TO BE DESIGNED AND INSTALLED BY WATERPROOFING PROFESSIONAL. POTENTIAL LINER MATERIALS TO BE CONSIDERED INCLUDE: HDPE (HIGH DENSITY POLYETHYLENE), CPSE (CHLOROSULFONATED POLYETHYLENE), OR LLDPE (LINEAR LOW DENSITY POLYETHYLENE).
2. LINER SHALL LAY FLUSH WITH GROUND WITH NO AIR VOIDS BELOW THE LINER PRIOR TO BACKFILLING MATERIAL ABOVE THE LINER AND REMOVE ALL SHARP ROCKS AND DEBRIS. IF SUBGRADE SOIL CONTAINS ANGULAR ROCKS/DEBRIS, INSTALL WOVEN GEOTEXTILE FABRIC OVER SUBGRADE TO PROTECT LINER FROM PUNCTURE. OVERDUE THE SUBGRADE AS NEEDED TO ENSURE LINER LAYS FLUSH WITH GROUND.
3. OVERLAP LINER PER MANUFACTURER'S RECOMMENDATIONS.
4. ALL SEAMS SHALL BE WELDED PER MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE SPECIFIED.
5. SECURE LINER CONTINUOUSLY WITH DOUBLE-SIDED TAPE ALONG LINER EDGE AND SINGLE SIDED TAPE ALONG THE TOP EDGE OF LINER TO HOLD LINER IN PLACE DURING BACKFILLING.
6. WHEN ADJACENT TO BUILDING WALL, LINER OR EQUAL WATERPROOFING SHALL EXTEND TO TOP OF FREEBOARD ELEVATION, OR PER WATERPROOFING PROFESSIONAL.
7. APPLY BATTEN STRIP, AND NEOPRENE RUBBER PAD CONTINUOUSLY ALONG TOP EDGE OF LINER. FOR WATER-TIGHT APPLICATIONS, ALSO APPLY BUTYL MASTIC CAULK.
8. FOR WATER-TIGHT APPLICATIONS, APPLY BEAD OF POLYURETHANE ELASTOMERIC SEALANT CONTINUOUSLY ALONG TOP EDGE OF BATTEN STRIP ASSEMBLY.

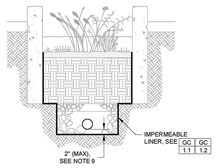
1 LINER AND ATTACHMENT FOR BIORETENTION
NOT TO SCALE



ELEVATED UNDERDRAIN
TYPE B/C SOILS (WHEN REQUIRED)



BOTTOM UNDERDRAIN
TYPE D SOILS

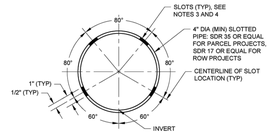


UNDERDRAIN WITH LINER
WHERE INFILTRATION PROHIBITED

UNDERDRAIN PLACEMENT ALTERNATIVES

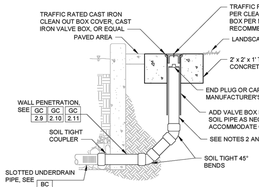
CONSTRUCTION NOTES:

1. SINGLE WALL AND DUAL WALL CORRUGATED PIPE (AASHTO M252 TYPES C, S, AND D) ARE NOT ALLOWED.
2. PVC PIPE IS NOT ALLOWED FOR CITY PROJECTS AND CITY ACCEPTED ASSETS (REFER TO SF ENVIRONMENT CODE CHAPTER 5 SECTION 509 FOR ACCEPTABLE MATERIALS).
3. ALL PERFORATIONS SHALL BE SLOTTED TYPE, MEASURING 0.064 INCH WIDE (MAX), SPACED AT 0.30 INCH ON CENTER, AND PROVIDING A MINIMUM INLET AREA OF 10.0 SQUARE INCH PER LINEAR FOOT OF PIPE. OTHER SLOT CONFIGURATIONS PROVIDING A MINIMUM INLET OF 10.0 SQUARE INCHES PER LINEAR FOOT OF PIPE MAY BE SUBMITTED FOR APPROVAL BY SFPUC.
4. SLOTS SHALL BE ORIENTED PERPENDICULAR TO LONG AXIS OF PIPE, AND EVENLY SPACED AROUND CIRCUMFERENCE ANS LENGTH OF PIPE.
5. SLOTTED UNDERDRAIN, CLEANOUT PIPE, AND FITTINGS SHALL BE OF SAME SIZE AND MATERIAL.
6. ALL MATERIAL AND WORKMANSHIP FOR UNDERDRAINS SHALL CONFORM TO SAN FRANCISCO STANDARD SPECIFICATIONS AND APPLICABLE CODES PER SAN FRANCISCO DBI AND PUBLIC WORKS.
7. SET CROWN OF UNDERDRAIN PIPE AT OR BELOW BOTTOM OF CHOKING COURSE. SEE DESIGNER NOTES FOR ADDITIONAL GUIDANCE ON LOCATING UNDERDRAIN PIPE IN GRAVEL STORAGE.
8. LONGITUDINAL SLOPE OF UNDERDRAIN PIPE SHALL BE 0.5% MINIMUM UNLESS APPROVED BY SFPUC (PARCEL APPLICATIONS ONLY).
9. CLEARANCE ABOVE LINER UP TO 4" MAX ALLOWED ONLY WHEN NECESSARY FOR CONSTRUCTABILITY OF ORIFICE CONTROL STRUCTURE OR OVERFLOW STRUCTURE.

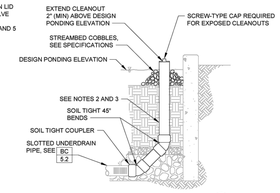


SLOTTED UNDERDRAIN PIPE (4)

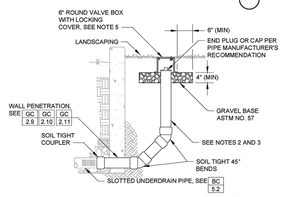
2 UNDERDRAIN FOR BIORETENTION
NOT TO SCALE



CLEANOUT - ALTERNATIVE 1 (1)



CLEANOUT - ALTERNATIVE 2 (2)



CLEANOUT - ALTERNATIVE 3 (PARCEL ONLY) (3)

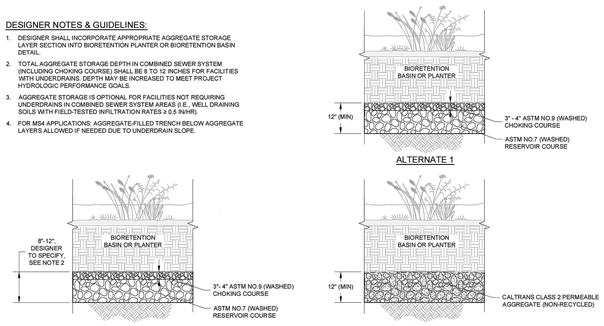
CONSTRUCTION NOTES:

1. ALL MATERIAL AND WORKMANSHIP FOR CLEANOUTS SHALL CONFORM TO SAN FRANCISCO STANDARD SPECIFICATIONS AND APPLICABLE CODES PER SAN FRANCISCO DBI AND PUBLIC WORKS.
2. PVC PIPE IS NOT ALLOWED FOR CITY PROJECTS AND CITY ACCEPTED ASSETS (REFER TO SF ENVIRONMENT CODE CHAPTER 5 SECTION 509 FOR ACCEPTABLE MATERIALS).
3. SLOTTED UNDERDRAIN, CLEANOUT PIPE, AND FITTINGS SHALL BE OF THE SAME SIZE AND MATERIALS (I.E., SDR 35 OR EQUAL FOR PARCEL PROJECTS, SDR 17 OR EQUAL FOR ROW PROJECTS).
4. COVER SHALL BE TRAFFIC RATED WITH TAMPER RESISTANT LOCKING MECHANISM. COVER SHALL INCLUDE CASTING OF "CO" OR EQUAL.
5. CLEANOUT COVERS AND LIDS MUST COMPLY WITH SAN FRANCISCO PUBLIC WORKS STANDARD ACCESSIBILITY REQUIREMENTS.
6. CLEANOUT SHALL BE INSTALLED TO ALLOW FOR MAINTENANCE ACCESS TO ALL PIPES.
7. ALL FITTINGS SHALL BE SOIL TIGHT.

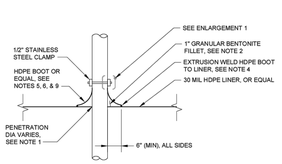
3 CLEANOUT FOR BIORETENTION
NOT TO SCALE

DESIGNER NOTES & GUIDELINES:

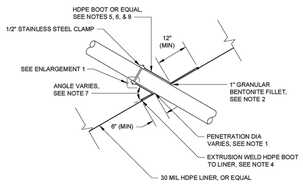
1. DESIGNER SHALL INCORPORATE APPROPRIATE AGGREGATE STORAGE LAYER SECTION INTO BIORETENTION PLANTER OR BIORETENTION BASIN DETAIL.
2. TOTAL AGGREGATE STORAGE DEPTH IN COMBINED SEWER SYSTEM (INCLUDING CHOKING COURSE) SHALL BE 8 TO 12 INCHES FOR FACILITIES WITH UNDERDRAINS. DEPTH MAY BE INCREASED TO MEET PROJECT HYDROLOGIC PERFORMANCE GOALS.
3. AGGREGATE STORAGE IS OPTIONAL FOR FACILITIES NOT REQUIRING UNDERDRAINS IN COMBINED SEWER SYSTEM AREAS (I.E., WELL DRAINING SOILS WITH FIELD-TESTED INFILTRATION RATES ≥ 0.5 IN/HR).
4. FOR MS4 APPLICATIONS: AGGREGATE-FILLED TRENCH BELOW AGGREGATE LAYERS ALLOWED IF NEEDED DUE TO UNDERDRAIN SLOPE.



4 AGGREGATE STORAGE LAYER FOR BIORETENTION
NOT TO SCALE



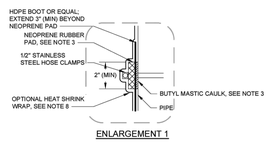
TYPICAL LINER PENETRATION - PERPENDICULAR (1)



TYPICAL LINER PENETRATION - ANGLED (2)

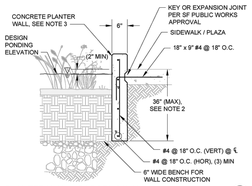
CONSTRUCTION NOTES:

1. CUT OPENING IN LINER FOR PIPE TO WITHIN 1/2" OF PIPE OUTSIDE DIAMETER.
2. FILL ANNULAR SPACE WITH 1" MINIMUM GRANULAR BENTONITE FILLET AS SHOWN.
3. APPLY BUTYL MASTIC CAULK AND NEOPRENE RUBBER PAD CONTINUOUSLY AROUND PIPE.
4. PROVIDE CONTINUOUS EXTRUSION WELD AT PIPE BOOT/LINER INTERFACE.
5. FORM BOOT WITH SUFFICIENT MATERIAL TO PREVENT OVERSTRESSING DURING BACKFILLING, BUT WITHOUT FOLDS OR WRINKLES.
6. CONSTRUCT BOOT FROM SAME MATERIAL AS THE LINER.
7. ANGLE SHOULD NOT BE LESS THAN 30°. IF ANGLE IS LESS THAN 30° ADD SOIL AROUND THE PIPE TO INCREASE THE ANGLE AND PREVENT STRESSING AND CRACKING.
8. SEAL CLAMP AND END OF BOOT WITH HEAT SHRINK WRAP. EXTEND HEAT SHRINK WRAP ONE PIPE DIAMETER (MINIMUM) BEYOND CLAMP.
9. CONTRACTOR MAY USE PREFABRICATED PIPE BOOTS IN LIEU OF FIELD-FABRICATED BOOTS. CONNECT PREFABRICATED BOOT TO LINER AND PIPE PER MANUFACTURER'S RECOMMENDATIONS.

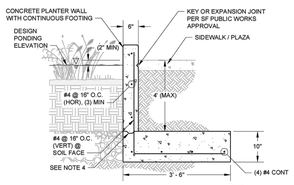


ENLARGEMENT 1

5 UTILITY CROSSING AND LINER PENETRATION FOR BIORETENTION
NOT TO SCALE



PLANTER WALL - PARCEL ONLY (1)



PLANTER WALL WITH CONTINUOUS FOOTING (2)

CONSTRUCTION NOTES:

1. ALL MATERIAL AND WORKMANSHIP FOR EDGE TREATMENTS SHALL CONFORM TO STANDARD SPECIFICATIONS AND APPLICABLE CODES PER SAN FRANCISCO DBI AND PUBLIC WORKS.
2. PLANTER WALLS EXTENDING MORE THAN 36 INCHES BELOW ADJACENT LOAD-BEARING SURFACE, OR WHEN LOCATED ADJACENT TO PAVERS, MUST HAVE FOOTING OR LATERAL BRACING. COORDINATE WITH ENGINEER.
3. ALL PLANTER WALLS SHALL EXTEND TO BOTTOM OF BIORETENTION SOIL OR DEEPER.
4. ALL CONSTRUCTION COLD JOINTS SHALL INCORPORATE EPOXY, DOWEL/TIE BAR, KEYWAY, OR WATER STOP.

6 EDGE TREATEMENTS FOR BIORETENTION
NOT TO SCALE

Date	Description	No.
Revisions		

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Drawing Title: DETAILS

Project No. 731763504
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C802
Sheet 18 of 31

Project No. 731763501

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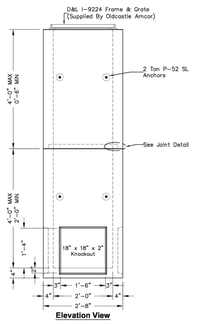
Date: 10/7/2025 Time: 18:11 User: esu Style Table: Langan.stb Layout: C802 Document Code: 731763501-0105-CS501-0101

Oldcastle Precast®

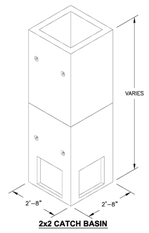
Water

2'x2' Catch Basin
Model: 2x2-CB

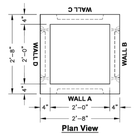
Joint Detail



Elevation View



2x2 CATCH BASIN



Plan View

2X2 C.B. STD. Risers		
Height	Weight	Lift Gear
0'-6"	233 lbs.	2 Ton Swift Lift
1'-0"	467 lbs.	2 Ton Swift Lift
1'-6"	700 lbs.	2 Ton Swift Lift
2'-0"	933 lbs.	2 Ton Swift Lift
2'-6"	1,167 lbs.	2 Ton Swift Lift
3'-0"	1,400 lbs.	2 Ton Swift Lift
4'-0"	1,867 lbs.	2 Ton Swift Lift

2X2 C.B. STD. Bases		
Height	Weight	Lift Gear
2'-0"	1,064 lbs.	2 Ton Swift Lift
2'-6"	1,298 lbs.	2 Ton Swift Lift
3'-0"	1,531 lbs.	2 Ton Swift Lift
4'-0"	1,997 lbs.	2 Ton Swift Lift

NOTES:
- **All Inlets are Designed and Manufactured according to ASTM C913**
- **Inlets are Suitable for HS-20 Loading.**
- **Bases are Available with Flat Top or Joint Keyway.**
- **Custom Hole Size & Location Available.**

Great Plains West Region

For more information about our products please visit us on the web at:
oldcastleprecast.com
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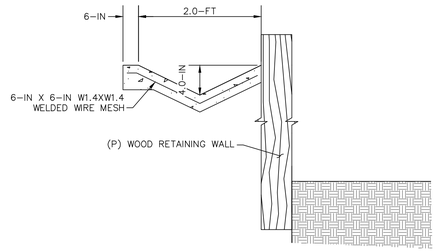
W-CB-1

888-9 Oldcastle
(888-965-3227)

NOTE: 12" SUMP SHALL BE PROVIDED.

1 **BIORETENTION OVERFLOW STRUCTURE**
NOT TO SCALE

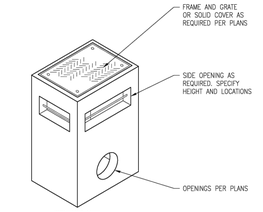


CONCRETE FOR V-DITCH SHALL BE TYPE II OR IV, CLASS 520-C-2500 OR 520-C-2500P

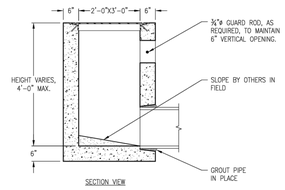
2 **VALLEY GUTTER FOR EXISTING WOOD RETAINING WALL**
NOT TO SCALE

NOTES:
1. TYPE 'C' INLETS MAY BE SPECIFIED WITH EITHER A FRAME & GRATE OR A FRAME & COVER. GENERALLY, INLETS WITH SIDE OPENINGS WILL HAVE SOLID COVERS.
2. FRAME, GRATES AND COVERS SHALL BE PER CONTRA COSTA COUNTY STANDARD PLANS.
3. INLETS OVER 4'-0" DEEP IN PUBLIC RIGHT-OF-WAY MUST TRANSITION TO A 48"ø MANHOLE TRANSITION SLAB & BASE WITH STEPS INSTALLED.
4. INLET INCLUDES STEPS.

AGN-2



ISOMETRIC VIEW



SECTION VIEW

DRAWING MAY NOT CONFORM TO THE MOST CURRENT SPECIFICATION

Oldcastle Precast®
Northern California
Madera • Morgan Hill • Pleasanton • Santa Rosa • Stockton • Tulare
Phone: 925-750-9550 Fax: 925-750-9560

CCC TYPE C
FILE NAME: AGN-2.DWG
REVISED: MARCH 2016
www.oldcastleprecast.com

TYPE C INLET
CONTRA COSTA COUNTY
AGENCY STRUCTURES

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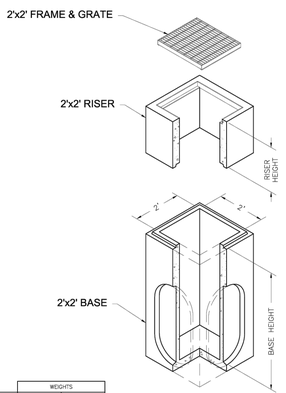
3 **CATCH BASIN FOR VALLEY GUTTER FOR EXISTING WOOD RETAING WALL**
NOT TO SCALE

2'x2' Basin

2'x2' Catch Basin
Bases and Risers
4" Wall

Oldcastle Precast®



HEIGHT	WEIGHTS	
	BASE	RISER
6"		233 #
1'		466 #
2'	1,205 #	933 #
3'	1,502 #	1,399 #
4'	1,799 #	1,866 #
5'	2,076 #	2,333 #

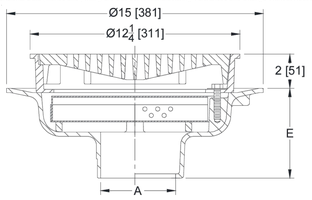
NOTES:
1. Vault design complies with ASTM C-857 and C-858 with less than 2' of earth cover and an AASHTO HS-20 loading.
2. Lifting insert type and location may change without notice.

4 **CATCH BASIN INLET**
NOT TO SCALE

Z505
12-1/4 [311] DIAMETER TOP HEAVY DUTY DRAIN W/ SEDIMENT BUCKET

SPECIFICATION SHEET
TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



A Pipe Size In.[mm]	Approx. Wt. Lbs.[kg]	Grate Open Area Sq. In. [cm²]
2,3,4,6 [51,76,102,152]	39 [18]	30 [194]
8 [203]	41 [19]	

ENGINEERING SPECIFICATION: ZURN Z505
12-1/4" [311mm] Diameter top drain. Dura-Coated cast iron body with bottom outlet, seepage pan and combination membrane flashing clamp and frame for heavy duty deep flange slotted duresist grate with sediment bucket.

OPTIONS (Check/specify appropriate options)

PIPE SIZE
3,4,6 [76, 102, 152]
3,4,6 [76, 102, 152]
2,3,4,6,8 [51,76,102,152,203]
2,3,4,6,8 [51,76,102,152,203]
2,3,4 [51,76,102]

(Specify size/type) **OUTLET**
____ IC Inside Caulk
____ IG Inside Gasket
____ IP Threaded
____ NH No-Hub
____ NL Neo-Loc

'E' BODY HT. DIM.
5-1/4 [133]
5-1/4 [133]
3-3/4 [95]
5-1/4 [133]
4-5/8 [117]

PREFIXES
____ Z D.C.C.I. Body and Top*
____ ZN D.C.C.I. Body with Polished Nickel Bronze Top (Add 3/16 [5] to 2 [51] Dim. and 3/4 [20] to 12-1/4 [311] Dim.)

SUFFIXES
____ -AR Acid Resisting Epoxy Coated Cast Iron
____ -F Extension Frame (Specify Total Height Req'd.)
____ -G Galvanized Cast Iron
____ -HP Heel-Proof Grate
____ -HT Square Hinged Grate
____ -P Trap Primer Connection
____ -S Secondary Strainer
____ -SA Stablizer Assembly (See Z1036)
____ -SC Solid Cover
____ -SS Stainless Mesh Liner for Bucket
____ -T Square Top
____ -TC Neo-Loc Test Cap Gasket (2,3,4 [51,76,102] NL Bottom Outlet Only)
____ -TS Top Secured with Slotted Screws
____ -TSP Trap Seal Protection Device (sizes match drain outlet selected, see Z1072)
____ -V Backwater Valve (See Z1099)
____ -VP Vandal-Proof Secured Top
____ -90 90° Threaded Side Outlet Body (2,3,4,6 [51,76,102,152] Only)

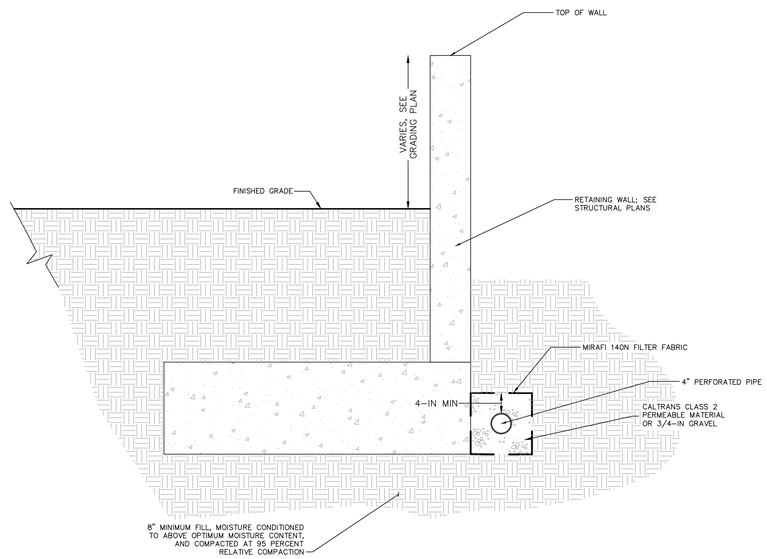
* Regularly furnished unless otherwise specified.

Zurn Industries, LLC | Specification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA 16502, Ph. 855-663-9876, Fax 814-454-7929
In Canada | Zurn Industries Limited
7900 Goreway Drive, Unit 10, Brampton, Ontario L6T 5W6, Ph. 877-892-5216
www.zurn.com

Rev. J
Date: 07/30/2020
C.N. No. 142916
Prod. | Dwg. No. Z505

NOTE: SEE STRUCTURAL PLANS FOR SLEEVING AND INSTALLATION.

5 **AREA DRAIN ON PLATFORM**
NOT TO SCALE



6 **PERFORATED PIPE FOR RETAINING WALL**
NOT TO SCALE

No.	Description	Date
Revisions		

REGISTERED PROFESSIONAL ENGINEER
RICHARD JOSEPH KOSSER
No. C75617
CIVIL
STATE OF CALIFORNIA

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Langan Engineering and Environmental Services, Inc.
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Project
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
DETAILS

Project No. 731763504
Date 10/07/2025
Drawn By ES
Checked By AKC/DJH

C803
Sheet 19 of 31

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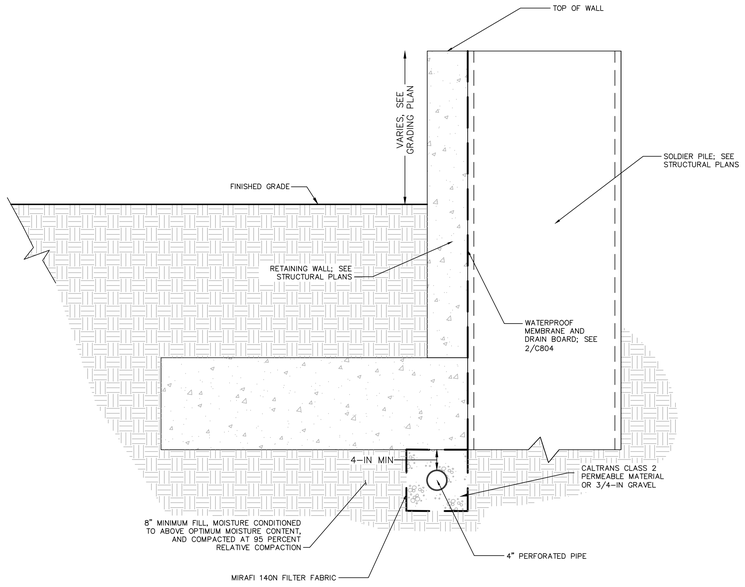
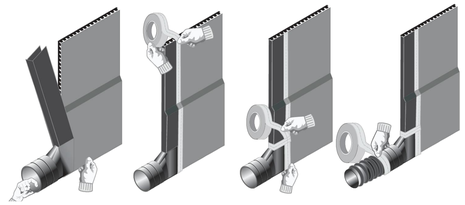
Project No. 731763501



1 PERFORATED PIPE FOR SOLDIER PILE
NOT TO SCALE

End Outlet Connection:



Place "U" Channel of End Outlet Fitting around bottom corner of geocomposite drain with fabric flap extending upwards.

Fold fabric around exposed edge of drain and secure with AWD Tape.

Secure all fitting edges with AWD Tape.

Insert 4" pipe into End Outlet fitting and secure connection with AWD Tape. Double bell housing on fitting allows secure connection of 4" smooth or corrugated pipe.

2 WATERPROOF MEMBRANE AND DRAIN BOARD
NOT TO SCALE

Date	Description	No.

Revisions

REGISTERED PROFESSIONAL ENGINEER — ROBERT JOSEPH HOOVER — No. C78611 — CIVIL — STATE OF CALIFORNIA

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Project
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

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Checked By AKC/DJH

C804

Sheet 20 of 31

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Project No. 731763501

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Date: 10/7/2025 Time: 18:12 User: esu Style Table: Langan.stb Layout: C804 Document Code: 731763501-0105-CS501-0101

GENERAL NOTES:

I. GENERAL

1. MATERIALS AND WORKMANSHIP TO CONFORM WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE, WITH SAN MATEO COUNTY AMENDMENTS AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
2. THESE GENERAL NOTES SUPPLEMENT THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THE PLANS AND SPECIFICATIONS, CONTACT THE OWNER'S REPRESENTATIVE.
3. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.
4. DETAILS ON SHEETS TITLED "TYPICAL DETAILS" APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. SUCH DETAILS ARE NOT NOTED AT EACH LOCATION THAT THEY OCCUR.
5. DO NOT SCALE THE DRAWINGS.
6. PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT MAY NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DURING CONSTRUCTION. RETAIN A REGISTERED CIVIL ENGINEER WHO IS PROPERLY QUALIFIED TO DESIGN BRACING, SHORING, ETC. VISITS TO THE SITE BY THE OWNER'S REPRESENTATIVE.
7. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.
8. REFER TO ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF FLOOR, ROOF AND WALL OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS. COORDINATE THE SIZE AND LOCATION OF OPENINGS ASSOCIATED WITH, BUT NOT LIMITED TO, ELECTRICAL, MECHANICAL AND PLUMBING TRADES. SUBMIT FINAL SIZING AND LOCATION REQUIREMENTS OF OPENINGS TO THE OWNER'S REPRESENTATIVE, FOR REVIEW.

II. FOUNDATION AND SITE WORK

1. THE DESIGN OF THE FOUNDATION SYSTEM IS BASED UPON THE CRITERIA AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION REPORT ENTITLED "GEOTECHNICAL INVESTIGATION REPORT, THE OLYMPIC CLUB - PICKLEBALL COURTS" BY LANGAN. DATED 5/7/2024.
2. THE GEOTECHNICAL REPORT IS PART OF THE CONSTRUCTION DOCUMENTS.
3. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.
4. REMOVE ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.
6. EXCAVATIONS FOR FOUNDATIONS MUST BE ACCEPTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING REINFORCING AND CONCRETE. NOTIFY THE GEOTECHNICAL ENGINEER WHEN EXCAVATIONS ARE READY FOR INSPECTION.
7. PLACE BACKFILL BEHIND RETAINING WALLS AFTER CONCRETE OR MASONRY HAS ATTAINED FULL DESIGN STRENGTH. BRACE BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHED FLOORS AND SLABS ON GRADE ARE COMPLETE AND HAVE ATTAINED FULL DESIGN STRENGTH.
8. MECHANICALLY COMPACT EXCAVATION BACKFILLS IN LAYERS. PROVIDE THE FOLLOWING MINIMUM COMPACTION IN ACCORDANCE WITH THE ASTM D1557 TEST METHOD:

LOCATION	MAXIMUM DRY DENSITY
TRENCH AND WALL BACKFILL	90%
UPPER 6" OF SOIL BENEATH FILL	90%
FILL BENEATH SLAB ON GRADE	90%
FILL BENEATH FOOTINGS	95%
OTHER	90%

III. DRILLED PIERS

1. EACH DRILLED PIER MUST BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE AND REINFORCING STEEL. ADJUST SHAFT LENGTHS UNDER DIRECTION OF THE GEOTECHNICAL ENGINEER AND THE OWNER'S REPRESENTATIVE BASED ON SOIL CONDITIONS OBSERVED AT TIME OF DRILLING.

IV. REINFORCING STEEL

1. REINFORCING TO CONFORM TO THE FOLLOWING, UNLESS OTHERWISE NOTED:

REINFORCING STEEL	TYPE
#5 AND SMALLER	ASTM A615, 60 KSI
#6 AND LARGER & BARS TO BE WELDED	ASTM A706, 60 KSI
HIGH STRENGTH REINF WHERE NOTED ON DWGS	ASTM A615, 75 KSI
1/2 INCH DIAMETER LOW RELAXATION SEVEN-WIRE POST-TENSIONING STRAND	ASTM A416, 270 KSI
WELDED STEEL WIRE FABRIC	ASTM A185, 70 KSI
SMOOTH DOWELS IN SLAB ON GRADE	ASTM A36, 36 KSI

2. MECHANICAL COUPLERS: TYPE 2 PER ACI-318, UNLESS OTHERWISE NOTED.
3. TERMINATE REINFORCING STEEL IN STANDARD HOOKS, UNLESS OTHERWISE SHOWN.

V. CAST-IN-PLACE CONCRETE

1. CONCRETE IS REINFORCED AND CAST-IN-PLACE UNLESS OTHERWISE NOTED. WHERE REINFORCING IS NOT SPECIFICALLY SHOWN OR WHERE DETAILS ARE NOT GIVEN, PROVIDE REINFORCING SIMILAR TO THAT SHOWN FOR SIMILAR CONDITIONS, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.
2. ROUGHEN CONCRETE SURFACES OF CONSTRUCTION JOINTS TO 1/4 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES AT THE FOLLOWING LOCATIONS:
3. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATIONS OF ADDITIONAL CONCRETE CURBS AND HOUSEKEEPING PADS NOT SHOWN.
4. CONCRETE CLEAR COVER TO REINFORCING BARS IS AS FOLLOWS, UNLESS OTHERWISE NOTED:

LOCATION	CLEAR COVER
CONCRETE PLACED AGAINST EARTH	3 INCHES
FORMED SURFACES EXPOSED TO WEATHER OR IN CONTACT WITH EARTH:	
#6 BARS AND LARGER	2 INCHES
#5 BARS AND SMALLER	1 1/2 INCHES
SLABS ON GRADE (TOP CLEARANCE)	1 1/2 INCHES
BEAMS, GIRDERS AND COLUMNS NOT EXPOSED TO WEATHER OR EARTH:	1 1/2 INCHES
WALL OR SLAB SURFACES NOT EXPOSED TO WEATHER OR EARTH:	
#5 & SMALLER	3/4 INCH
#6 & #7	1 INCH
#8, #9, #10 & #11	1 1/2 INCHES
#14 & #18	2 1/2 INCHES

5. CONCRETE TYPES:
   - A. FOUNDATIONS, MISC CURBS, HOUSEKEEPING PADS, ETC:
     - a. 28-DAY STRENGTH: F'C = 5000 PSI
     - b. TYPE: NORMAL WEIGHT
   - B. STRUCTURAL SLAB ON GRADE OR ELEVATED SLABS:
     - a. 28-DAY STRENGTH: F'C = 8000 PSI
     - b. TYPE: NORMAL WEIGHT
   - C. WALLS, COLUMNS, AND DRILLED PIERS:
     - a. 28-DAY STRENGTH: F'C = 5000 PSI
     - b. TYPE: NORMAL WEIGHT
   - D. TOPPING SLABS:
     - a. 28-DAY STRENGTH: F'C = 4000 PSI
     - b. TYPE: NORMAL WEIGHT
     - c. DRYING SHRINKAGE = 0.040% WITHOUT SHRINKAGE COMPENSATING ADD MIXTURE. PROVIDE TEST DATA IN SUBMITTAL.
     - d. PROVIDE SHRINKAGE COMPENSATING ADDMIXTURE TO REDUCE SHRINKAGE AND CRAKING FURTHER. USE SIKA CONTROL NS AT A RATE OF 6% TO WEIGHT OF CEMENT.
6. CONCRETE FILL THICKNESS SHOWN ON THE FRAMING PLANS ARE MINIMAL THICKNESSES. PROVIDE ADDITIONAL CONCRETE FILL OR LEVELING COMPOUND AS REQUIRED TO COMPENSATE FOR FRAME, DECK OR FORMWORK DEFLECTIONS AND CONSTRUCTION TOLERANCES, TO MAINTAIN FLOOR FLATNESS VALUES SPECIFIED.
7. CONCRETE EXPOSURE CLASSES: ALL CONCRETE TO BE EXPOSURE CLASS F0, S0, W0 AND C0 PER ACI 318 UNLESS OTHERWISE NOTED. CONCRETE MIXES TO ADDITIONALLY COMPLY WITH ACI 318 TABLES 19.3.2.1 AND 19.3.3.1.
8. NON-SHRINK GROUT: ASTM C1107, WITH MINIMUM COMPRESSIVE STRENGTH OF 8,000 PSI.
9. TOPPING SLAB IS TO BE INSTALLED FLAT WITHIN 1/8" IN 10 FEET.
10. CONCRETE SUBCONTRACTOR TO PROVIDE REFERENCES FOR 3 PROJECTS IN THE LAST 10 YEARS THAT HAVE SUCESSFULLY MEET SIMILAR REQUIRMENTS.
11. PRIOR TO PLACEMENT OF THE TOPPING SLAB CONTRACTOR TO SUBMIT A SCREEDING AND LEVELING PLAN TO ASSURE A FLAT TOPPING SLAB.
12. TOPPING SLAB TO BE SURVEYED TO MEET FLATNESS REQUIRMENTS. WHERE NOT WITHIN TOLERANCE CONTRACTOR TO SUBMIT A WRITTEN PLAN OF CORRECTION INCLUDING GRINDING AND SPECIFIC PROPOSED TOPPING MATERIALS TO BRING THE SLAB INTO TOLERANCE. DO NOT PROCEED WITHOUT APPROVAL.

VI. STRUCTURAL STEEL

1. STRUCTURAL STEEL TO CONFORM TO THE FOLLOWING UNLESS OTHERWISE NOTED:

SECTIONS	TYPE
ROLLED SHAPES:	
WIDE FLANGES	ASTM A992
CHANNELS, ANGLES, & OTHER	ASTM A36
PLATES:	
COLUMN BASE PLATES	ASTM A572, GR 50
BRACE GUSSET PLATES	ASTM A572, GR 50
BEAM SHEAR CONNECTION PLATES	ASTM A572, GR 50
COLUMN CONTINUITY PLATES	ASTM A572, GR 50
BEAM STIFFENER PLATES	ASTM A36
EDGE OF DECK BENT PLATE	ASTM A36
OTHER	ASTM A572, GR 50
STEEL PIPE	ASTM A53 GRADE B
COLD FORMED STRUCTURAL TUBING (HSS)	ASTM A500 GRADE B
STAINLESS STEEL SHAPES, PLATES & BARS	ASTM A276, TYPE 304L
BOLTS	ASTM F3125: GRADE A325X, F1852X
MACHINE BOLTS	ASTM A307, GRADE A
STAINLESS STEEL BOLTS	ASTM A193 B8M, CLASS 1
ANCHOR RODS	ASTM F1554, GR55 W/ WELDABLE SUPPLEMENT S1
ALL-THREAD ROD AND THRU BOLTS	ASTM A572, GR50
HIGH STRENGTH ALL-THREAD ROD	ASTM A193 B7, GR105
STAINLESS STEEL ALL-THREAD ROD	ASTM A193 B8M CLASS 2
HANGER ROD	ASTM A572, GR50
WELDED SHEAR STUD CONNECTORS	ASTM A108, GRADE 1015 TO1020
WELDED THREADED STUDS	ASTM A108, GRADE 1015 TO 1020
NUTS FOR BOLTS AND MACHINE BOLTS	ASTM A563
STAINLESS STEEL NUTS	ASTM A194 GR8M
HARDENED WASHERS FOR BOLTS	ASTM F436
UNHARDENED FLAT WASHERS	ASTM F844, ANSI B18.22.1
STAINLESS STEEL WASHERS	ASTM A276, TYPE 304
BEVELED WASHERS	ANSI B18.23.1

2. HOT DIP GALVANIZE IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STRUCTURAL STEEL AND FASTENERS THAT ARE PERMANENTLY EXPOSED TO THE WEATHER. REPAIR GALVANIZING AFTER WELDING IN ACCORDANCE WITH ASTM A780. HOT-DIP GALVANIZE ASTM F1554 RODS IN ACCORDANCE WITH ASTM F2329.
3. STRUCTURAL STEEL AND CONNECTIONS EXPOSED TO VIEW IN THE COMPLETED BUILDING ARE DESIGNATED ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS), CATEGORY AESS 1.
4. ARC-WELDING ELECTRODES/FILLER METALS TO BE LOW HYDROGEN TYPES E7XTX, E7XTXX OR E70XXX MINIMUM AS APPLICABLE. ELECTRODES WITH CHARPY V-NOTCH TESTS VALUES OF A MINIMUM 20 FOOT-POUNDS AT 0 DEGREES FAHRENHEIT AND 40 FOOT- POUNDS AT 70 DEGREES FAHRENHEIT ARE TO BE USED AT ALL WELDS OF THE SEISMIC FORCE RESISTING SYSTEM (SFRS), WHERE DESIGNATED "DCW" ON THE DRAWINGS AND THE FOLLOWING LOCATIONS:
   - A. COMPLETE JOINT PENETRATION WELDS.
   - B. BEAM TO COLUMN MOMENT CONNECTIONS – INCLUDING FLANGE, WEB, DOUBLER PLATES, BASE PLATES, AND CONTINUITY PLATE FILLET AND PARTIAL JOINT PENETRATION WELDS.
   - C. BRACE CONNECTIONS – INCLUDING BRACE, GUSSET, BASE PLATES, BEAM STIFFENER PLATES, AND CONTINUITY PLATE FILLET AND PARTIAL JOINT PENETRATION WELDS.
   - D. COLLECTORS – SHEAR TABS, FLANGE AND WEB WELDS.
5. WHERE FIELD WELDING IS NOTED, THE DESIGNATION IS GIVEN AS A SUGGESTED CONSTRUCTION PROCEDURE ONLY.

VII. MECHANICAL ANCHORS

1. EXPANSION OR WEDGE ANCHORS INTO CONCRETE: HILTI KB-TZ2 (ICC-ESR-4266), SIMPSON STRONG-BOLT 2 (ICC-ESR-3037) OR DEWALT POWER-STUD+ SD2 (ICC-ESR-2502), UNLESS SPECIFICALLY NOTED OTHERWISE.
2. SCREW ANCHORS: HILTI HUS-EZ (ICC-ESR-3027), SIMPSON STRONG-TIE TITEN-HD (ICC-ESR-2713), OR DEWALT SCREW-BOLT + (ICC-ESR-3889).
3. ALL EMBEDMENT DEPTHS NOTED ON DRAWINGS ARE EFFECTIVE EMBEDMENT PER MANUFACTURER.
4. INSTALL ANCHORS IN ACCORDANCE WITH LATEST ICC-ESR REPORT AND MANUFACTURER INSTRUCTIONS.
5. PROVIDE STAINLESS STEEL FASTENERS FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER. PROVIDE GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS, UNLESS OTHERWISE NOTED.
6. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE ANCHOR AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.
7. LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL ANCHORS.
8. ALL ANCHORS REQUIRE SPECIAL INSPECTION BY OWNER'S TESTING AND INSPECTION AGENCY IN ACCORDANCE WITH THE ICC REPORTS AND THE CODE.
9. WEDGE, SLEEVE AND UNDERCUT ANCHORS REQUIRE PROOF TESTING. TEST 10% OF ANCHORS TO THE MANUFACTURER'S RECOMMENDED INSTALLATION TORQUE OR RECOMMENDED TORQUE IN ICC-ESR REPORT.

VIII. ADHESIVE ANCHORS AND DOWELS

1. ANCHORS AND DOWELS INSTALLED INTO CONCRETE: HILTI HIT-RE-500-V3 (ICC-ESR-3814), SIMPSON STRONG-TIE SET - 3G (ICC-ESR-4057) OR DEWALT PURE 110+ (ICC ESR 3298). ALL EMBEDMENT DEPTHS NOTED ON DRAWINGS ARE EFFECTIVE EMBEDMENT PER MANUFACTURER.
2. ANCHORS AND DOWELS INSTALLED INTO CONCRETE MASONRY UNITS (CMU): HILTI HIT-HY 270 (ICC-ESR-4143). SIMPSON STRONG-TIE SET-XP (IAPMO UES ER-265) OR DEWALT AC100+ GOLD (ICC-ESR-3200).
3. ALL ANCHORS REQUIRE SPECIAL INSPECTION BY THE OWNER'S TESTING AND INSPECTION AGENCY IN ACCORDANCE WITH THE ICC-ESR REPORTS AND THE CODE.
4. THE TESTING LABORATORY IS TO PERFORM TENSION TESTS ON 25% OF ANCHORS AND DOWELS INSTALLED INTO CONCRETE TO THE FOLLOWING TEST LOADS:

ROD DIA OR BAR SIZE	CMIN	TEST LOAD (LBS)	
		ANCHOR LOCATED > CMIN & < 12" FROM EDGE	ANCHOR LOCATED > 12" FROM EDGE
3/8", #3	2"	1,300	1,600
1/2", #4	2 1/2"	2,000	3,400
5/8", #5	3"	2,800	4,200
3/4", #6	4"	3,700	5,000
7/8", #7	4 1/2"	3,700	5,000
1", #8	5"	4,800	6,100

5. ANCHORS: ASTM A36 THREADED RODS WITH ASTM A563 GRADE A NUTS AND ANSI B18.22.1 TYPE A WASHERS, UNLESS OTHERWISE NOTED. ANCHORS DESIGNATED AS ASTM A193 GRADE B7 THREADED RODS TO USE ASTM A563 GRADE DH HEAVY HEX NUTS AND ASTM F436 WASHERS.
6. REBAR DOWELS: ASTM A615 GRADE 60 REINFORCING STEEL.
7. INSTALL ANCHORS IN ACCORDANCE WITH LATEST ICC-ESR REPORT AND MANUFACTURER INSTRUCTIONS.
8. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.
9. LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH ADHESIVE ANCHORS.

IX. STRUCTURAL TESTS, INSPECTIONS, AND OBSERVATIONS

A. AN INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTORS WILL BE RETAINED BY THE OWNER TO PERFORM TESTS AND INSPECTION.

B. THE FOLLOWING ITEMS REQUIRE TESTS AND INSPECTIONS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHAPTER "STRUCTURAL TESTS AND INSPECTIONS" OF THE APPLICABLE CODE. REQUIREMENTS FOR TESTS AND INSPECTIONS ARE IDENTIFIED IN THE SPECIFICATIONS.
   - A. SOILS AND EXCAVATIONS
   - B. DRILLED PIERS
   - C. REINFORCING STEEL
   - D. CAST-IN-PLACE CONCRETE
   - E. STRUCTURAL STEEL
   - F. POST-INSTALLED ANCHORS

C. PROVIDE TESTS AND INSPECTIONS IN ACCORDANCE WITH SAN MATEO COUNTY TESTING AND INSPECTION FORM. REQUIREMENTS FOR TESTS AND INSPECTIONS ARE IDENTIFIED IN THE SPECIFICATIONS.

D. NOTIFY THE ENGINEER AT SIGNIFICANT CONSTRUCTION STAGES 72 HOURS IN ADVANCE AND PROVIDE ACCESS FOR THE FOLLOWING STRUCTURAL OBSERVATIONS:
   - A. FOUNDATIONS
     - a. REINFORCEMENT
   - B. CONCRETE
     - a. WALL REINFORCEMENT
     - b. SUSPENDED SLAB REINFORCING

X. DESIGN CRITERIA

1. APPLICABLE CODE: 2022 CALIFORNIA BUILDING CODE
2. FOUNDATIONS HAVE BEEN DESIGNED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT
3. SOIL RETAINING STRUCTURES HAVE BEEN DESIGNED WITH THE FOLLOWING CRITERIA:
   - A. LATERAL DESIGN PRESSURES:
     - a. ACTIVE: 40 PCF
     - b. ACTIVE + SEISMIC INCREMENT: 60 PCF
     - c. SURCHARGE = 100 PSF.
4. GRAVITY LOADS:
   - A. DEAD LOADS - VARY BASED ON ACTUAL BUILDING AND EQUIP OPERATING WEIGHTS
   - B. LIVE LOADS:
     - a. FLOOR 100 PSF (UNREDUCIBLE)
5. LATERAL/SEISMIC FORCE RESISTING SYSTEM (SFRS):
   ALL LATERAL LOAD RESISTANCE AND STABILITY OF THE STRUCTURE OF THE
   - A. COMPLETED STRUCTURE IS PROVIDED BY THE CONCRETE FLAT SLAB DIAPHRAGM AND THE CANTILIVER CONCRETE COULUMNS / PIERS.
6. SEISMIC DESIGN:
   - A. SEISMIC RESPONSE COEFFICIENT: Cs= 0.647
     WHERE: R= 2.5 FOR CANTILEVER COLUMN SYSTEM, SPECIAL REINFORCED CONCRETE MOMENT FRAME DETAILING
     SDS= 1.617g
     SD1= 1.587g
     SEISMIC IMPORTANCE FACTOR (IE): 1.0
     RISK CATEGORY: II
     SITE CLASS: D
     SEISMIC DESIGN CATEGORY: D
     RHO= 1.0 (NORTH-SOUTH), 1.0 (EAST-WEST)
   - B. ANALYSIS PROCEDURE: LINEAR STATIC
   - C. BASE LEVEL USED IN ANALYSIS: GROUND
   - D. STRUCTURAL IRREGULARITIES:
     - a. VERTICAL: NONE
     - b. HORIZONTAL:
       - EXTREME TORSIONAL IRREGULARITY (TBL 12.3-1.1b)
       - REENTRANT CORNER IRREGULARITY (TBL 12.3-1.2)
8. DEFLECTION CRITERIA:
   - A. STRUCTURAL SLAB L/360
   - B. POST TOPPING SLAB INSTALLATION 1/8" IN 10 FT
9. DESIGN TEAM

ROBERT GRAFF	PROJECT PRINCIPAL
TORREY BOLDEN	PROJECT ENGINEER
ALEX POIRIER	DESIGN ENGINEER
QUE LE	PROJECT CAD/BIM SPECIALIST

XI. DEFERRED SUBMITTALS

1. DEFERRED SUBMITTALS ARE TO BE SUBMITTED TO THE OWNER'S REPRESENTATIVE, FOR REVIEW.
2. THE FOLLOWING ITEMS, AND THEIR CONNECTION TO THE STRUCTURE ARE TO BE DESIGNED BY A SPECIALTY ENGINEER IN ACCORDANCE WITH THE DESIGN CRITERIA SECTION OF THESE GENERAL NOTES, THE APPLICABLE DETAILS, AND THE APPLICABLE DESIGN CODE. SUBMIT FINAL LOADS IMPARTED TO THE STRUCTURE FOR REVIEW AND APPROVAL. IDENTIFY CLEARLY ON PLAN AND INDICATE ALL LOADS. INCLUDING DEAD, LIVE, SEISMIC AND WIND.
   - A. UTILITY DISTRIBUTION SYSTEMS, ANCHORAGE AND BRACING
   - B. EQUIPMENT ANCHORAGE AND BRACING
   - C. EXCAVATION SUPPORT AND PROTECTION
   - D. FORMWORK
3. THE DEFERRED SUBMITTAL ITEMS ARE NOT TO BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

LANGAN

Project No. 731763501

Date	Description	No.
Revisions		

REGISTERED PROFESSIONAL ENGINEER — ROBERT M. GRAFF — No. S 5113 — Exp. Date — STRUCTURAL — STATE OF CALIFORNIA

Degenkolb

DEGENKOLB ENGINEERS
375 Beale Street, Suite 500
San Francisco, CA 94105
415.392.6952 PHONE
www.degenkolb.com

DE Job Number: C3535014.00

Project: THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: GENERAL NOTES

Project No.	731763504
Date	4/11/2025
Drawn By	QL
Checked By	RMG

S000

Sheet X of X

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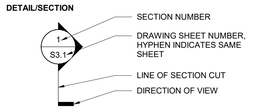
ABBREVIATIONS

(E)	EXISTING
#	NUMBER
&	AND
@	AT
Ø	DIAMETER OR ROUND
fd	DEVELOPMENT LENGTH
fdh	HOOK DEVELOPMENT LENGTH
fs	LAP SPLICE LENGTH
AA	ADHESIVE ANCHOR
AB	ANCHOR BOLT
ABV	ABOVE
AC	ASPHALT CONCRETE
ADDL	ADDITIONAL
ADJ	ADJACENT
AGGR	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX	APPROXIMATE
AR	ANCHOR ROD
ARCH	ARCHITECTURAL / ARCHITECT
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY for TESTING and MATERIALS
AWG	AMERICAN WIRE GAUGE
B. O.	BOTTOM OF
BF	BOTH FACES
BF	BRACED FRAME
BLDG	BUILDING
BLK, BLKG	BLOCK OR BLOCKING
BLW	BELOW
BM, BMS	BEAM, BEAMS
BN	BOUNDARY NAILING
BOF	BOTTOM OF FOOTING
BOT	BOTTOM
BRBF	BUCKLING RESTRAINED BRACE FRAME
BRG	BEARING
BS	BOTH SIDES
BSMT	BASEMENT
BTWN	BETWEEN
BW	BOTH WAYS
C	CHANNEL
CIP	CAST IN PLACE
CJ	CONSTRUCTION JOINT
CJP	COMPLETE JOINT PENETRATION
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CSK	COUNTERSINK
CTR	CENTER
d	PENNY (NAIL SIZE)
DBA	DEFORMED BAR ANCHOR
DBL	DOUBLE
DEMO	DEMOLITION
DET, DETS	DETAIL, DETAILS
DIA, DIAM	DIAMETER
DIAG	DIAGONAL
DIM, DIMS	DIMENSION, DIMENSIONS
DIST	DISTANCE
DK, DKG	DECK OR DECKING
DN	DOWN
DO	DITTO
DP	DEEP
DS	DIAGONAL SHEATHING
DSA	DIVISION OF THE STATE ARCHITECT
DWG, DWGS	DRAWING, DRAWINGS
DWL, DWLS	DOWEL, DOWELS
EA	EACH
EBF	ECCENTRIC BRACE FRAME
EF	EACH FACE
EJ	EXPENSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMBED	EMBEDMENT
EN	EDGE NAILING
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
EXCAV	EXCAVATION
EXP	EXPANSION
EXT	EXTERIOR
FDN	FOUNDATION
FF	FAR FACE
FIN	FINISH
FLG	FLANGE
FLR, FLRS	FLOOR, FLOORS
FN	FIELD NAILING
FO	FACE OF
FOC	FACE OF CONCRETE
FOS	FACE OF STUD
FP	FIREPROOF
FRMG	FRAMING
FS	FAR SIDE
FT	FOOT OR FEET
FTG, FTGS	FOOTING, FOOTINGS
GA	GAUGE
GALV	GALVANIZED
GL	GLU-LAM
GLB	GLU-LAM BEAM
GR	GRADE
GRND	GROUND
GYP	GYPSUM
HDG	HOT DIPPED GALVANIZED
HDR	HEADER
HK, HKS	HOOK, HOOKS
HORIZ, (H)	HORIZONTAL
HP	HIGH POINT
HSB	HIGH STRENGTH BOLTS
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
ID	INSIDE DIAMETER/DIMENSION
INFO	INFORMATION

JH	JOIST HANGER
JST,JSTS	JOIST, JOISTS
JT	JOINT
KO	KNOCK-OUT
L	ANGLE
LEV	LEVEL
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LOC	LOCATION
LONGIT	LONGITUDINAL
LP	LOW POINT
LT	LIGHT
LWC	LIGHTWEIGHT CONCRETE
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING DOCUMENTS
MEZZ	MEZZANINE
MF	MOMENT FRAME
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
NF	NEAR FACE
NIC	NOT IN CONTRACT
NOM	NOMINAL (DIAMETER)
NS	NEAR SIDE
NTS	NOT TO SCALE
NWC	NORMAL WEIGHT CONCRETE
OBF	ORDINARY BRACED FRAMES
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
P-T	POST-TENSION
PC, PCS	PIECE, PIECES
PCC	PRECAST CONCRETE
PERP	PERPENDICULAR
PJP	PARTIAL JOINT PENETRATION
PL	PLATE
PLYWD	PLYWOOD
PT	PRESSURE TREATED
PTN	PARTITION
R	RADIUS
REBAR	REINFORCING BAR
REF	REFERENCE
REINF	REINFORCING
REQD	REQUIRED
REV	REVISION
RFG	ROOFING
RO	ROUGH OPENING
RSJ	ROLLED STEEL JOIST
S.A.D.	SEE ARCHITECTURAL DOCUMENTS/DRAWINGS
S.M.D.	SEE MECHANIAL DRAWINGS
SCHED	SCHEDULE
SECT	SECTION
SEOR	STRUCTURAL ENGINEER OF RECORD
SFRS	SEISMIC FORCE RESISTING SYSTEM
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SL	SLOPE
SMF	SPECIAL MOMENT FRAME
SMS	SHEET METAL SCREW
SOG	SLAB ON GRADE
SP	STRUCTURAL PLYWOOD
SPEC, SPECS	SPECIFICATION, SPECIFICATIONS
SPSW	SPECIAL PLATE SHEAR WALL
SQ	SQUARE
SS	STAINLESS STEEL
STAG	STAGGER or STAGGERED
STD	STANDARD
STIF	STIFFENER
STIR	STIRRUP OR STIRRUPS
STL	STEEL
STRUCT	STRUCTURAL
SUB	SUBSTITUTE
SUSP	SUSPENDED
SYMM	SYMMETRICAL
T&B	TOP AND BOTTOM
T&G	TONGUE and GROOVE
T.O.	TOP OF
THK	THICK
THRD	THREADED
THRU	THROUGH
TN	TOE NAIL
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TOW	TOP OF WALL
TR	TREAD
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
URM	UNREINFORCED MASONRY
VENT	VENTILATE
VERT, (V)	VERTICAL
VIF	VERIFY IN FIELD
W or WF	WIDE FLANGE
W/	WITH
W/O	WITHOUT
WD	WOOD
WP	WORK POINT
WS	WOOD SCREW
WT	WEIGHT/TEE SECTION
WWM	WELDED WIRE MESH
X HVY	EXTRA HEAVY
X STR	EXTRA STRONG
XX HVY	DOUBLE EXTRA HEAVY
XX STR	DOUBLE EXTRA STRONG

REFERENCE SYMBOLS

DETAIL/SECTION



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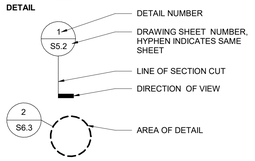
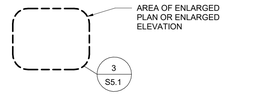
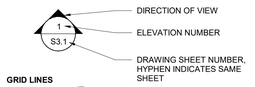


DETAIL PLAN OR ELEVATION

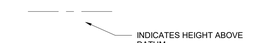


SINGLE ELEVATION



GRID LINES

LEVEL LINE

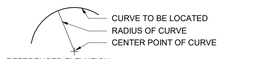


WORK POINT

REVISION

KEY NOTE

CENTER POINT OF CURVE



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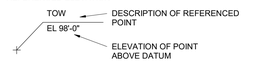
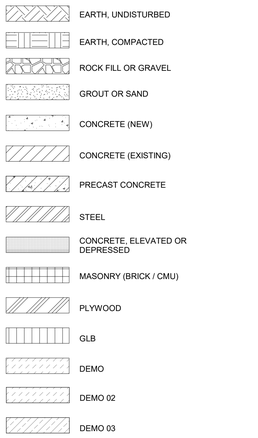
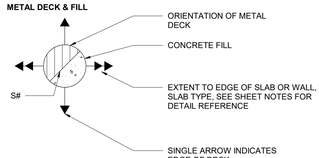


MATERIAL SYMBOLS

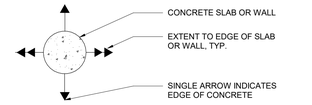


PLAN SYMBOLS

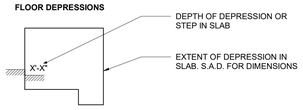
METAL DECK & FILL



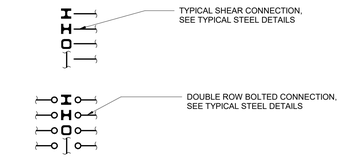
CONCRETE FILL



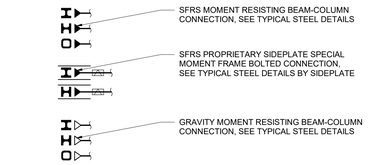
FLOOR DEPRESSIONS



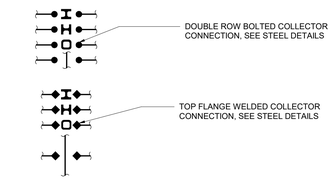
SHEAR CONNECTIONS



BEAM COLUMN MOMENT CONNECTIONS

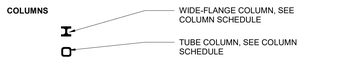


SEISMIC FORCE RESISTING SYSTEM COLLECTOR CONNECTIONS

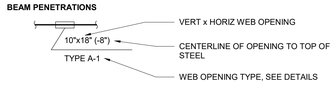


BEAM-BEAM MOMENT CONNECTIONS

COLUMNS

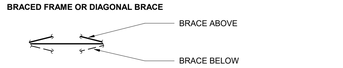


BEAM PENETRATIONS

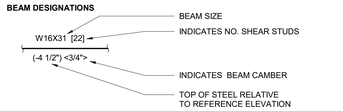


SLAB OPENING

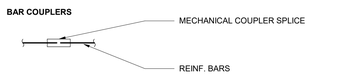
BRACED FRAME OR DIAGONAL BRACE



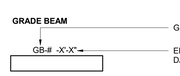
BEAM DESIGNATIONS



BAR COUPLERS

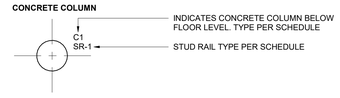


GRADE BEAM



CONCRETE BEAM

CONCRETE COLUMN



SHEET INDEX	
Sheet Number	Sheet Name
S000	GENERAL NOTES
S001	SYMBOLS AND ABBREVIATIONS
S100	FOUNDATION SLAB
S101	SUSPENDED SLAB PLAN
S102	SUSPENDED SLAB PLAN
S200	SECTIONS & ELEVATIONS
S201	SECTIONS & ELEVATIONS
S300	CONCRETE DETAILS
S301	CONCRETE DETAILS
S302	CONCRETE DETAILS
S500	STEEL DETAILS
S501	STEEL SCREEN WALL DETAILS

Date	Description	No.
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S001
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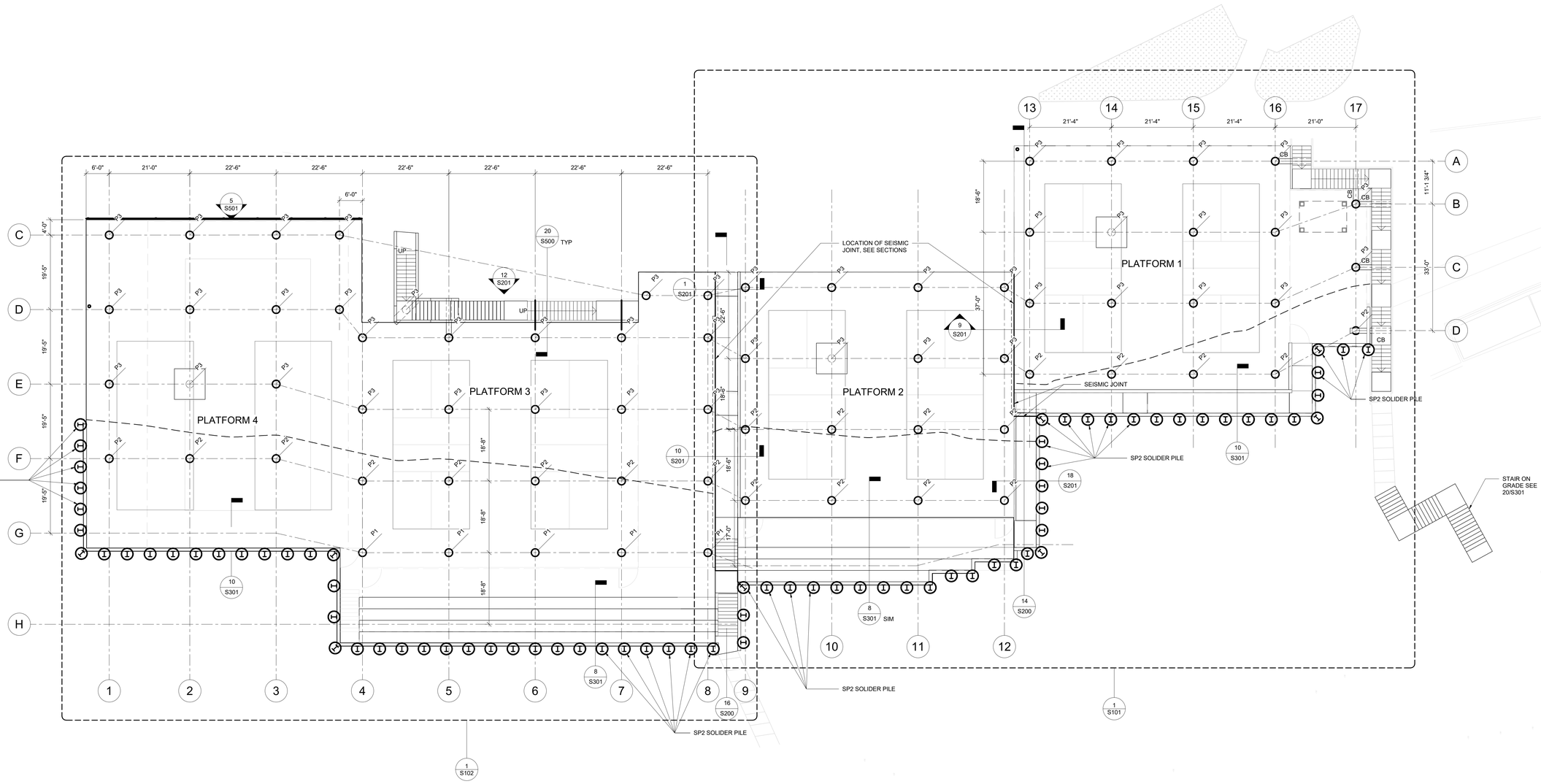

1 TOP OF FLATFORM

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S100
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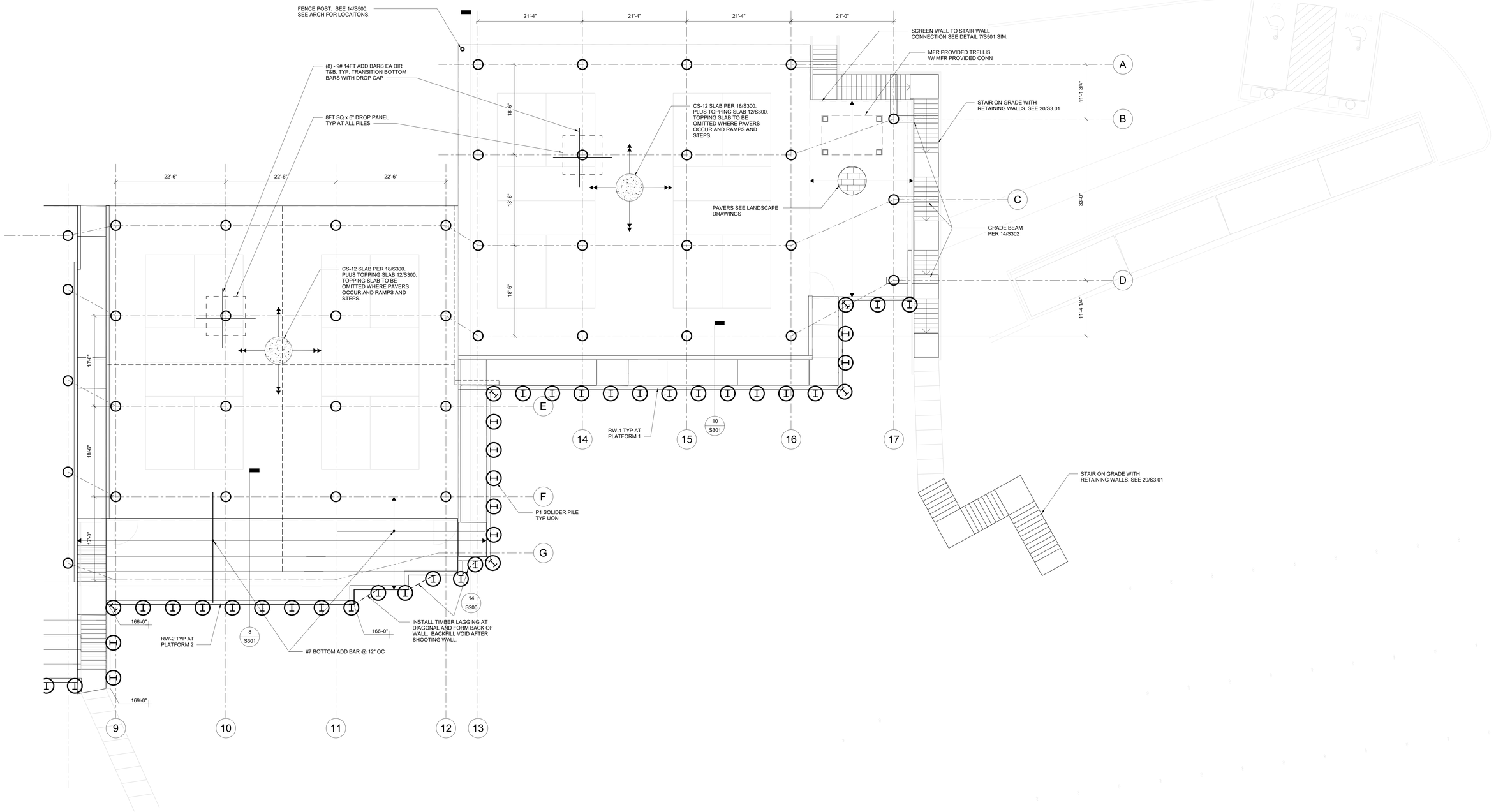

1 SUSPENDED SLAB PLAN
1/8" = 1'-0"

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S101
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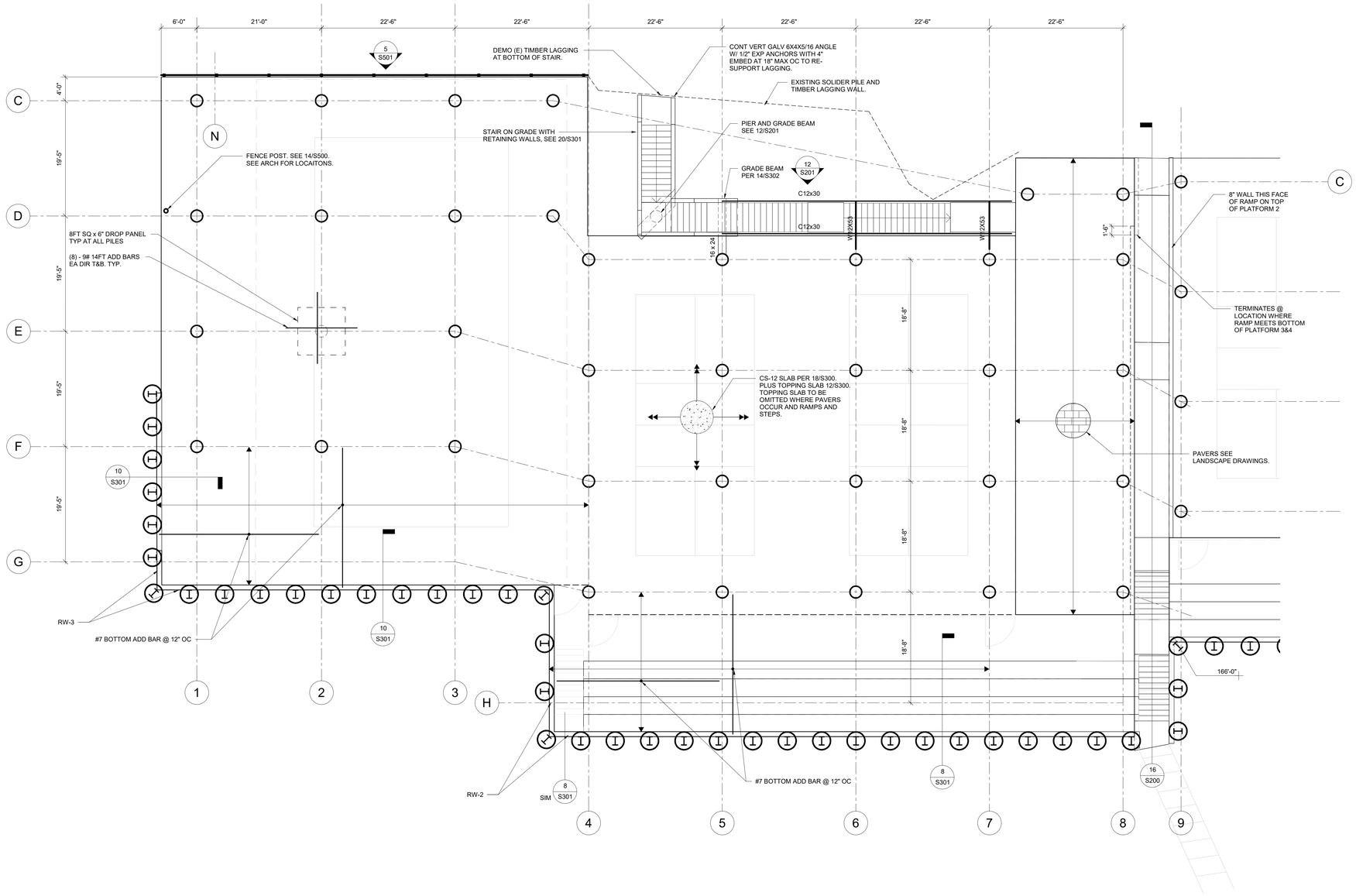

1 SUSPENDED SLAB PLAN
1/8" = 1'-0"

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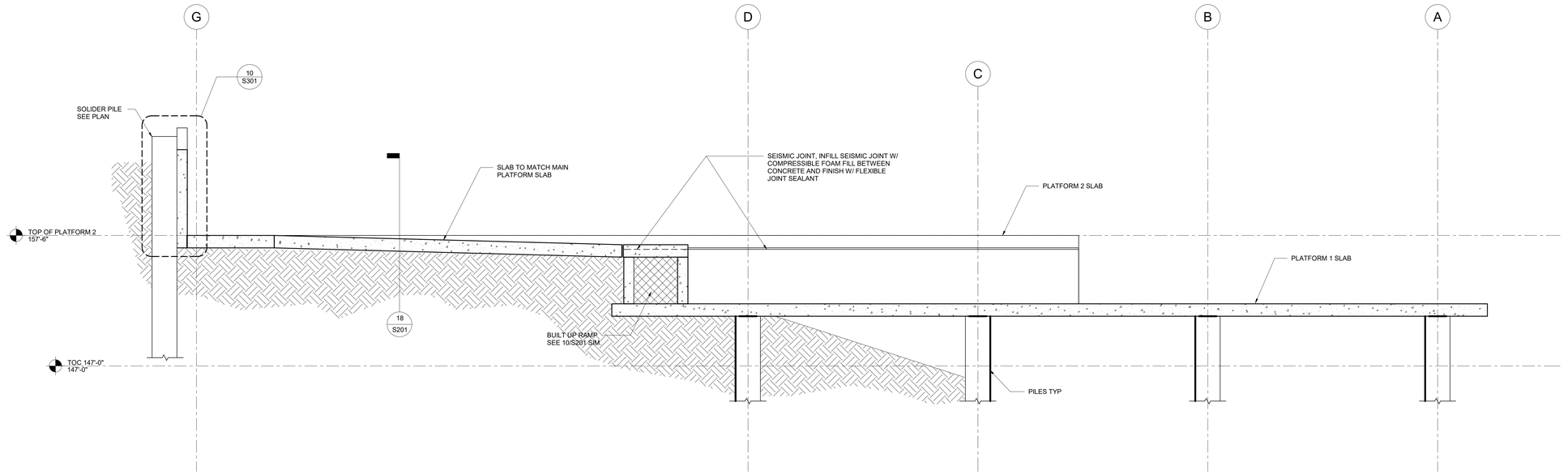
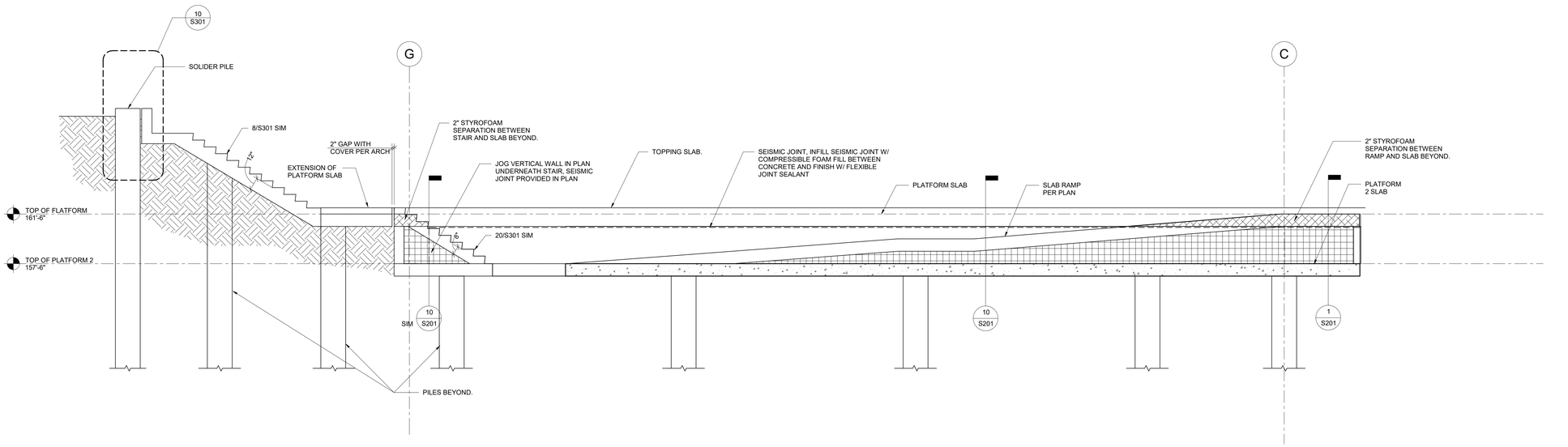


14 SECTION
1/4" = 1'-0"



16 SECTION
1/4" = 1'-0"

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SECTIONS &
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S200
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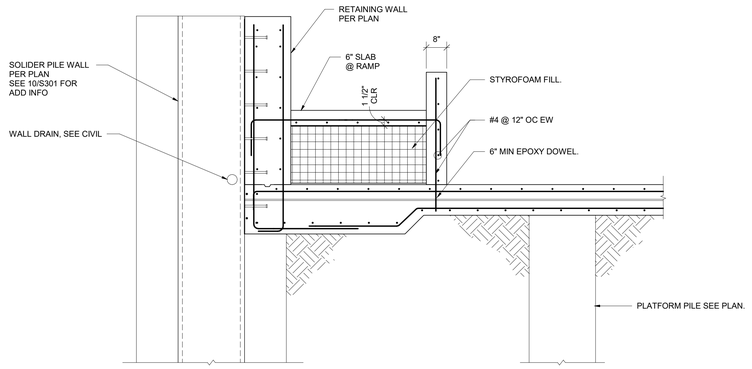
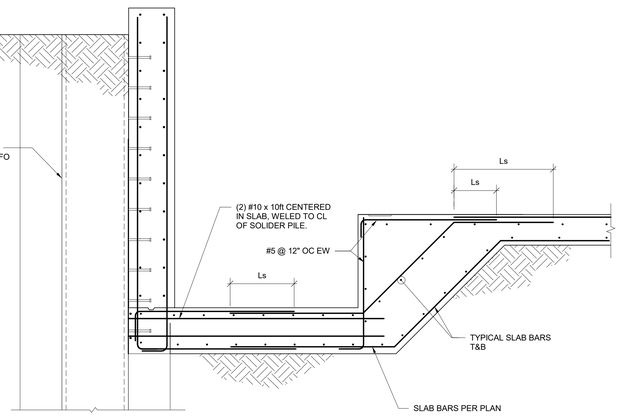
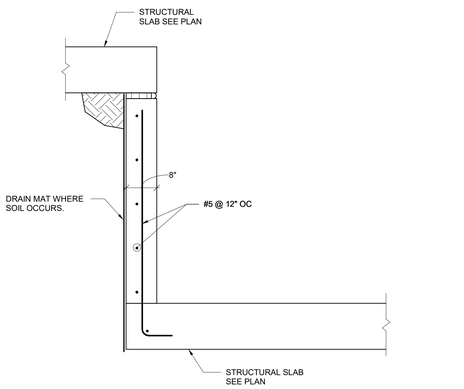


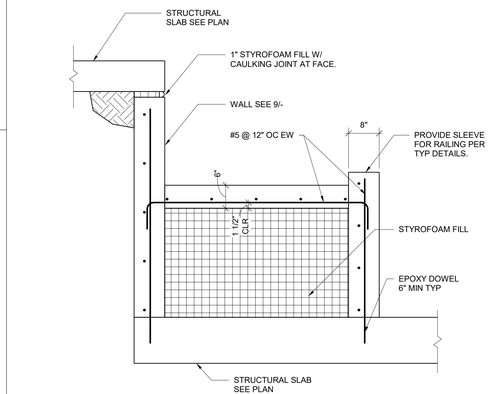
17 DETAIL
1/2" = 1'-0"



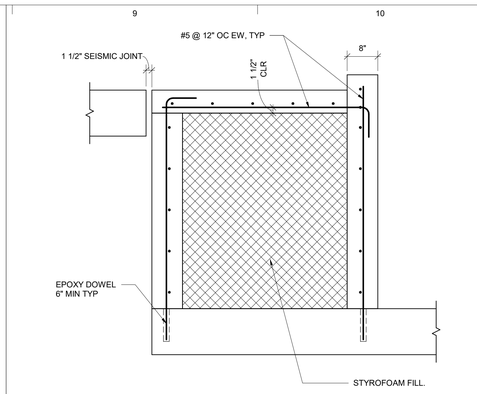
18 DETAIL
1/2" = 1'-0"



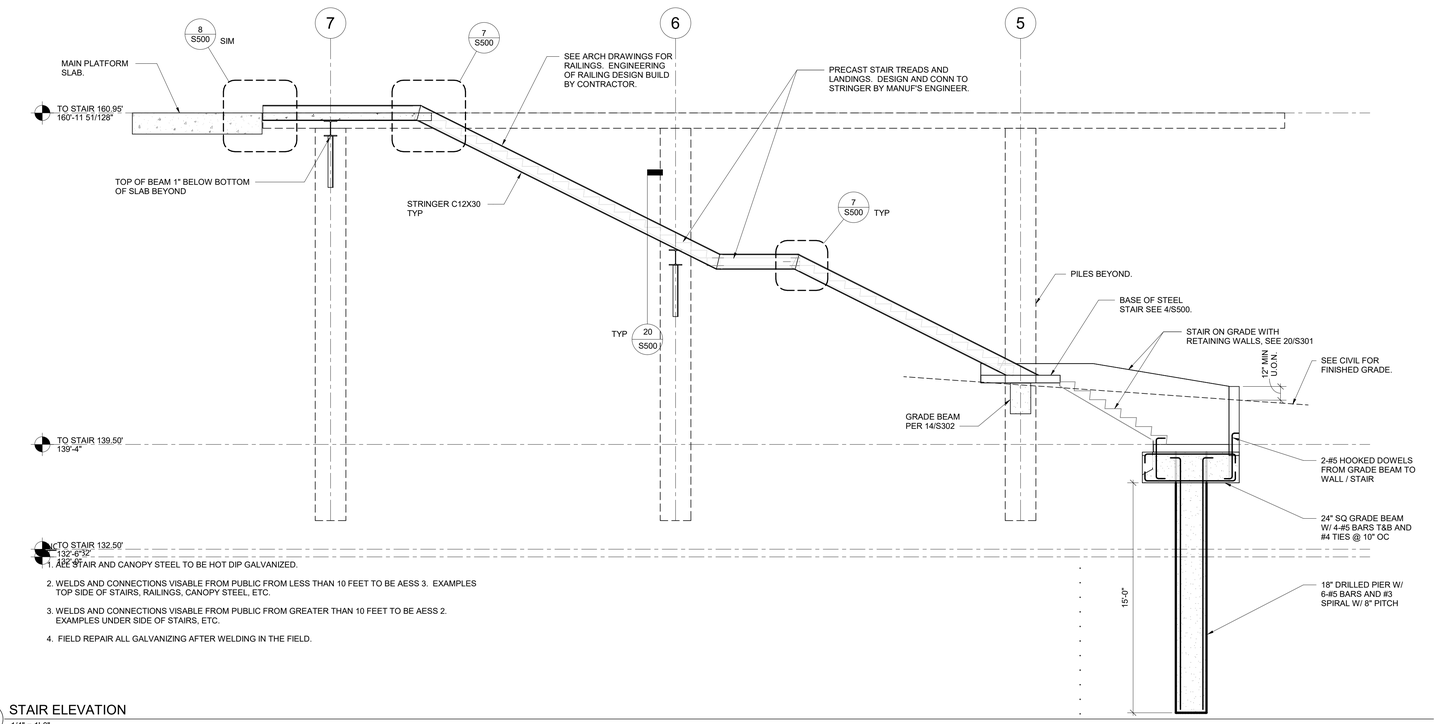
9 SECTION AT UP TURNED WALL
3/4" = 1'-0"



10 DETAIL
3/4" = 1'-0"



1 SECTION
3/4" = 1'-0"



1. ALL STAIR AND CANOPY STEEL TO BE HOT DIP GALVANIZED.
2. WELDS AND CONNECTIONS VISABLE FROM PUBLIC FROM LESS THAN 10 FEET TO BE AESS 3. EXAMPLES TOP SIDE OF STAIRS, RAILINGS, CANOPY STEEL, ETC.
3. WELDS AND CONNECTIONS VISABLE FROM PUBLIC FROM GREATER THAN 10 FEET TO BE AESS 2. EXAMPLES UNDER SIDE OF STAIRS, ETC.
4. FIELD REPAIR ALL GALVANIZING AFTER WELDING IN THE FIELD.

12 STAIR ELEVATION
1/4" = 1'-0"

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SECTIONS &
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S201
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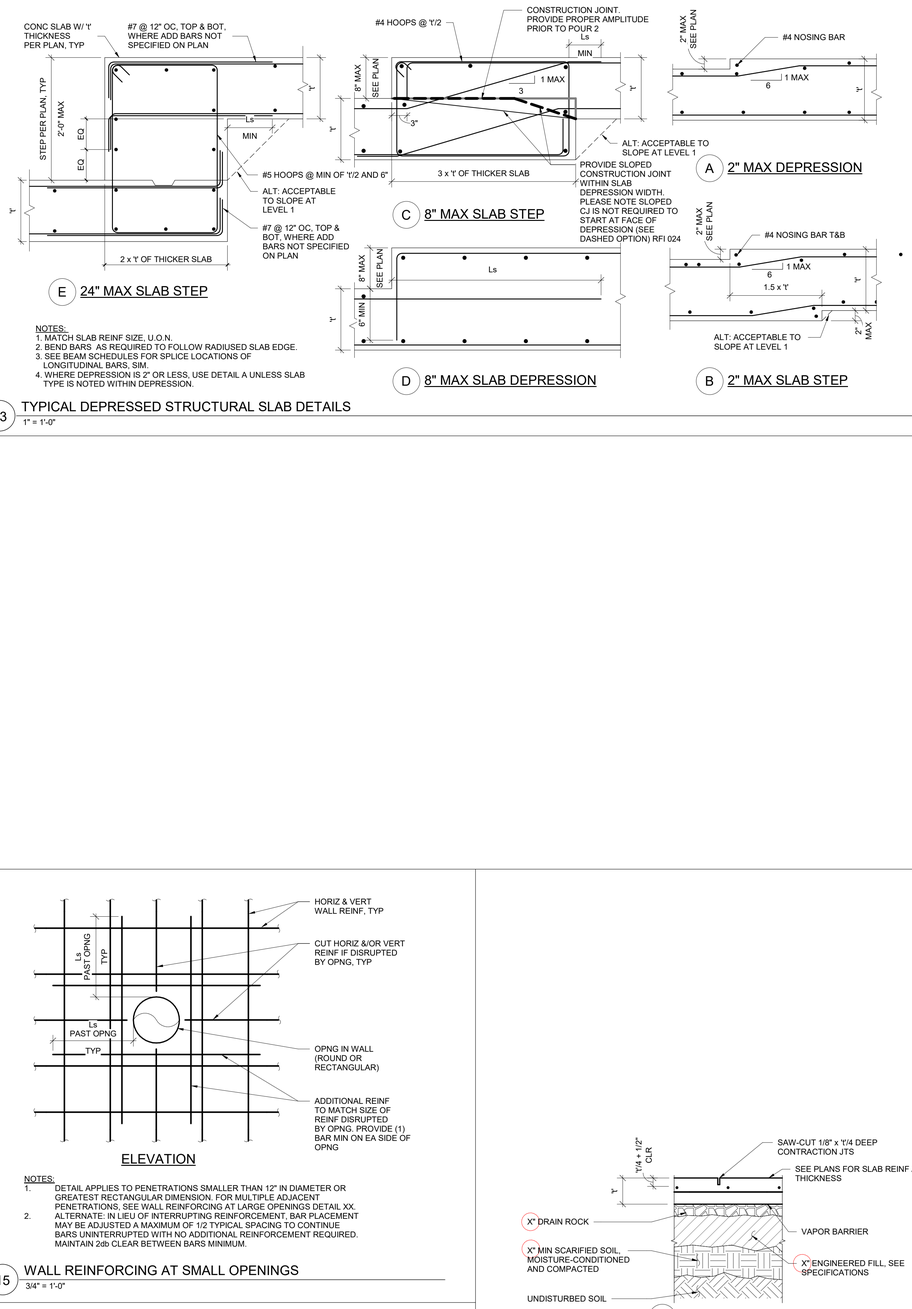


NOTES:
1. MATCH SLAB REINF SIZE, U.O.N.
2. BEND BARS AS REQUIRED TO FOLLOW RADIUSED SLAB EDGE.
3. SEE BEAM SCHEDULES FOR SPLICE LOCATIONS OF LONGITUDINAL BARS, SIM.
4. WHERE DEPRESSION IS 2" OR LESS, USE DETAIL A UNLESS SLAB TYPE IS NOTED WITHIN DEPRESSION.

13 TYPICAL DEPRESSED STRUCTURAL SLAB DETAILS
1" = 1'-0"

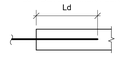
BAR SIZE	℄d OR ℄s	f'c = 3000 psi (NWC)				f'c = 4000 psi (NWC)				f'c = 5000 psi (NWC)				f'c = 6000 psi (NWC)			
		TOP BARS		OTHER BARS		TOP BARS		OTHER BARS		TOP BARS		OTHER BARS		TOP BARS		OTHER BARS	
		CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2
#3	℄d	23	33	17	25	20	29	15	22	17	26	13	20	16	24	12	18
	℄s	30	43	23	33	26	38	20	29	23	34	17	26	21	32	16	24
#4	℄d	29	43	22	33	25	38	19	29	23	34	17	26	21	32	16	24
	℄s	38	56	29	43	33	50	25	38	30	45	23	34	28	42	21	32
#5	℄d	37	55	28	42	32	47	24	36	29	42	22	32	26	39	20	30
	℄s	49	72	37	55	42	62	32	47	38	55	29	42	34	51	26	39
#6	℄d	43	65	33	50	38	56	29	43	34	51	26	39	32	46	24	35
	℄s	56	85	43	65	50	73	38	56	45	67	34	51	42	60	32	46
#7	℄d	63	94	48	72	55	82	42	63	50	73	38	56	45	67	34	51
	℄s	82	123	63	94	72	107	55	82	65	95	50	73	59	88	45	67
#8	℄d	72	108	55	83	63	94	48	72	56	84	43	64	51	77	39	59
	℄s	94	141	72	108	82	123	63	94	73	110	56	84	67	101	51	77
#9	℄d	81	121	62	93	71	106	54	81	63	94	48	72	58	86	44	66
	℄s	106	158	81	121	93	138	71	106	82	123	63	94	76	112	58	86
#10	℄d	91	137	70	105	80	119	61	91	71	106	54	81	65	97	50	74
	℄s	119	179	91	137	104	155	80	119	93	138	71	106	85	127	65	97
#11	℄d	102	151	78	116	88	132	67	101	78	117	60	90	72	107	55	82
	℄s	133	197	102	151	115	172	88	132	102	153	78	117	94	140	72	107
#14	℄d	121	182	93	140	106	158	81	121	94	141	72	108	86	129	66	99
#18	℄d	162	242	124	186	141	210	108	161	125	188	96	144	115	172	88	132

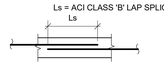
NOTES:

1. TABULATED VALUES ARE BASED ON GRADE 60 REINFORCING BARS.
   - GRADE 75 AND 80: MULTIPLY ABOVE LENGTHS BY 1.53
   - GRADE 100: MULTIPLY ABOVE LENGTHS BY 2.17
2. CASES 1 AND 2 DEPEND ON THE TYPE OF STRUCTURAL MEMBER, CONCRETE COVER, AND CENTER-TO-CENTER SPACING OF THE BARS. THEY ARE DEFINED IN THE FOLLOWING TABLE, WHERE "db" IS BAR DIAMETER:

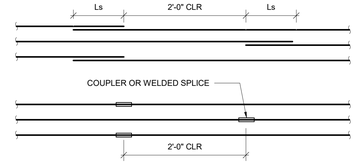
BEAMS, COLUMNS, GRADE BEAMS	CASE 1	CONCRETE COVER AT LEAST 1.0db AND CENTER LINE TO CENTER LINE SPACING AT LEAST 2.0db.
	CASE 2	CONCRETE COVER LESS THAN 1.0db OR CENTER LINE TO CENTER LINE SPACING LESS THAN 2.0db.
ALL OTHERS	CASE 1	CONCRETE COVER AT LEAST 1.0db AND CENTER LINE TO CENTER LINE SPACING AT LEAST 3.0db.
	CASE 2	CONCRETE COVER LESS THAN 1.0db OR CENTER LINE TO CENTER LINE SPACING LESS THAN 3.0db.

3. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.
4. TENSION LAP SPLICES NOT ALLOWED FOR #14 AND #18 BARS.
5. MULTIPLY THE ABOVE LENGTHS BY 1.5 FOR EPOXY COATED REINFORCEMENT.
6. FOR LIGHTWEIGHT AGGREGATE CONCRETE, MULTIPLY THE TABULATED VALUES BY 1.33.
7. Ld = DEVELOPMENT LENGTH



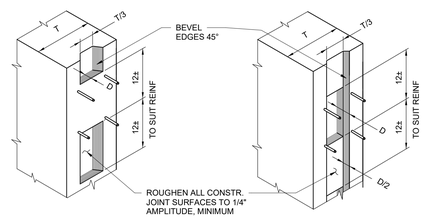


8. STAGGER SPLICES FOLLOWS WHERE INDICATED ON DRAWINGS.



9. WHEN SPLICING BARS OF DIFFERENT SIZES, USE THE GREATER OF Ld OF THE LARGER BAR AND Ls OF THE SMALLER BAR.

6 REINFORCEMENT DEVELOPMENT & SPLICE LENGTHS
N.T.S.



KEY TYPE #1
TYP FOR WALLS

KEY TYPE #2
FOR SLABS, RETAINING WALLS & EXTERIOR WALLS BELOW GRADE

KEY SCHEDULE	
T	D
< 8"	3/4"
8"-16"	1 1/2"
>16"	2 1/2"

NOTE:
DETAILS APPLY TO BOTH (H) AND (V) CONSTRUCTION JOINTS.

19 CONSTRUCTION JOINTS IN CONCRETE WALL AND SLABS
1" = 1'-0"

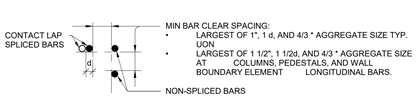
ELEVATION

NOTES:
1. DETAIL APPLIES TO PENETRATIONS SMALLER THAN 12" IN DIAMETER OR GREATEST RECTANGULAR DIMENSION. FOR MULTIPLE ADJACENT PENETRATIONS, SEE WALL REINFORCING AT LARGE OPENINGS DETAIL XX.
2. ALTERNATE: IN LIEU OF INTERRUPTING REINFORCEMENT, BAR PLACEMENT MAY BE ADJUSTED A MAXIMUM OF 1/2 TYPICAL SPACING TO CONTINUE BARS UNINTERRUPTED WITH NO ADDITIONAL REINFORCEMENT REQUIRED. MAINTAIN 2db CLEAR BETWEEN BARS MINIMUM.

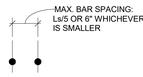
15 WALL REINFORCING AT SMALL OPENINGS
3/4" = 1'-0"

NOTE:
SEE DETAIL X/XX FOR CONTRACTION JOINT PLACEMENT REQUIREMENTS.

12 SOG CONTRACTION JT & SUBGRADE PREPARATION
1" = 1'-0"



A MIN BAR CLEAR SPACING

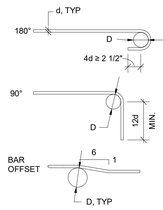


NOTE:
PROVIDE LOCATIONS OF NON-CONTACT SPLICES TO SEOR FOR APPROVAL

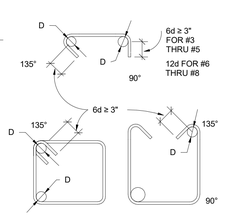
B MAX BAR SPACING BETWEEN NON-CONTACT LAP SPLICED BARS

8 SPACING IN CONCRETE
1" = 1'-0"

STD HKS & BENDS



STIRRUPS, TIES & HOOKS



BEND DIAMETER, D		
BAR SIZE	STD HKS & BENDS	STIRRUPS, TIES & HOOPS
#3 THRU #5	6d	4d
#6 THRU #8	6d	6d
#9 THRU #11	8d	NA
#14 THRU #18	10d	NA

NOTE:
1. DO NOT FIELD BEND REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE.

4 HOOKS & BENDS
1" = 1'-0"

20 WALL REINFORCING AT CORNERS AND INTERSECTIONS
1" = 1'-0"

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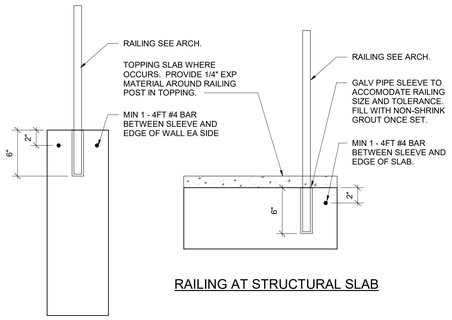


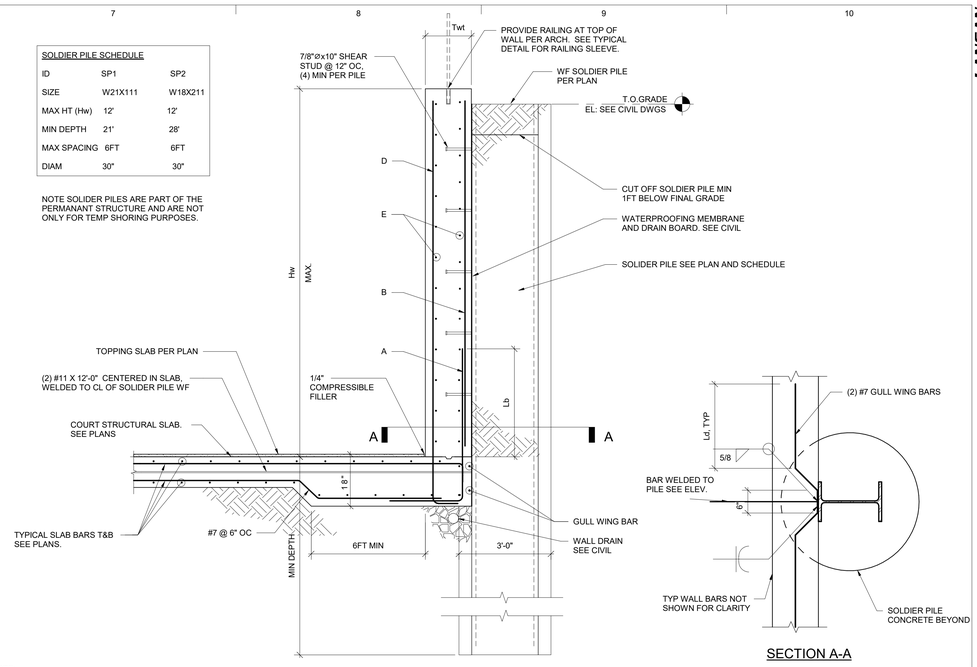
RAILING AT STRUCTURAL SLAB

RAILING AT TOP OF WALL OR CURB

17 RAILING TO CONC CONN
1 1/2" = 1'-0"

SOLDIER PILE SCHEDULE		
ID	SP1	SP2
SIZE	W21X111	W18X211
MAX HT (Hw)	12'	12'
MIN DEPTH	21'	28'
MAX SPACING	6FT	6FT
DIAM	30"	30"

NOTE SOLIDER PILES ARE PART OF THE PERMANANT STRUCTURE AND ARE NOT ONLY FOR TEMP SHORING PURPOSES.

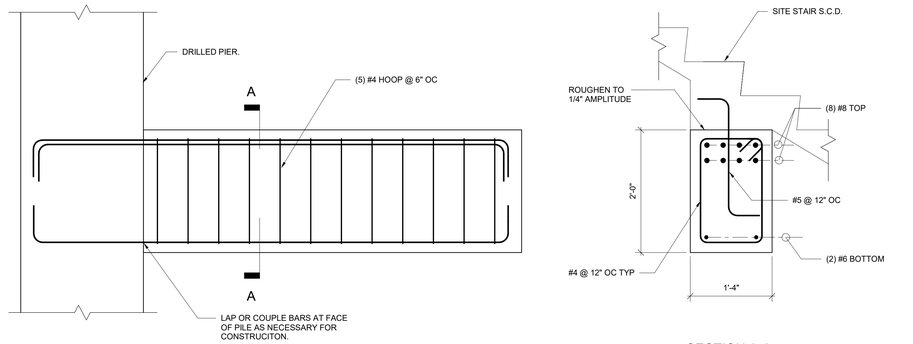


SECTION A-A

NOTE:
CENTERLINE OF KEY TO ALIGN WITH CENTERLINE OF BASE WALL

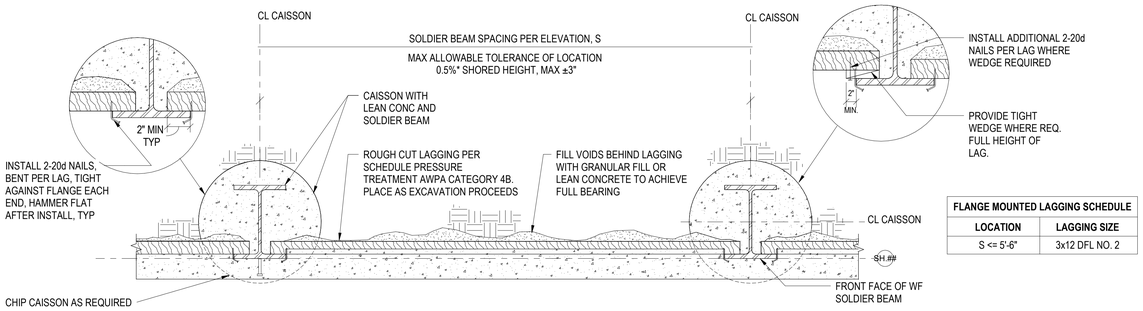
RETAINING WALL SCHEDULE								
LABEL	WALL DIMENSIONS		REINFORCEMENT					
	Hw MAX	Twt	A	B	Lb	E	D	REMARKS
RW-1	7'-0"	12"	#7 @ 6"	#7 @ 12"	5'	#7 @ 12"	#7 @ 12"	PLATFORM 1
RW-2	11'-0"	12"	#7 @ 6"	#7 @ 12"	5'	#7 @ 12"	#7 @ 12"	PLATFORM 2 & 3
RW-3	13'-0"	18"	#7 @ 6"	#7 @ 12"	5'	#7 @ 12"	#7 @ 12"	PLATFORM 4

10 RETAINING WALL SECTION AND SCHEDULE
1/2" = 1'-0"



SECTION A-A

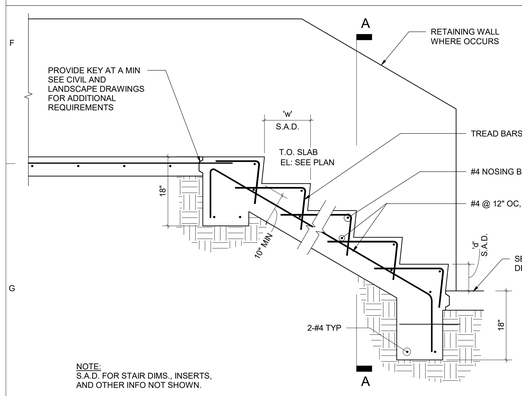
14 STAIR GRADE BEAM DETAIL.
1" = 1'-0"



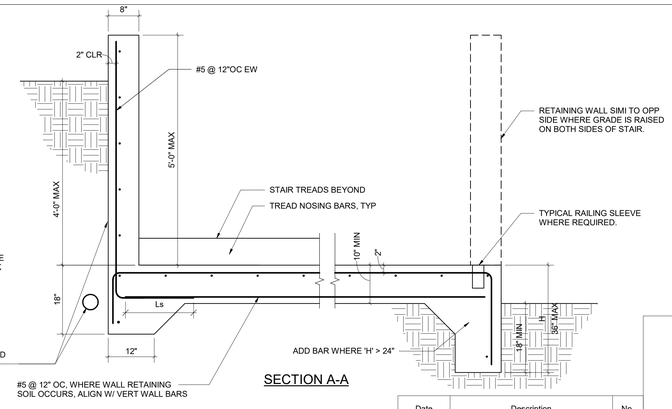
FLANGE MOUNTED LAGGING SCHEDULE	
LOCATION	LAGGING SIZE
S <= 5'-6"	3x12 DFL NO. 2

NOTES:
1. USE ROUGH SAWN DIMENSION LUMBER WITH GRADE LISTED OR BETTER.
2. PROVIDE A SUFFICIENT GAP BETWEEN LAGGING BOARDS TO ALLOW DRAINAGE OF WATER BUT NOT LOSS OF SOIL. AT THE DISCRETION OF THE SHORING ENGINEER, GAP TO BE GROUTED AT LOCATIONS OF LOSS OF MATERIAL BETWEEN BOARDS.

19 TYPICAL WOOD LAGGING
NTS

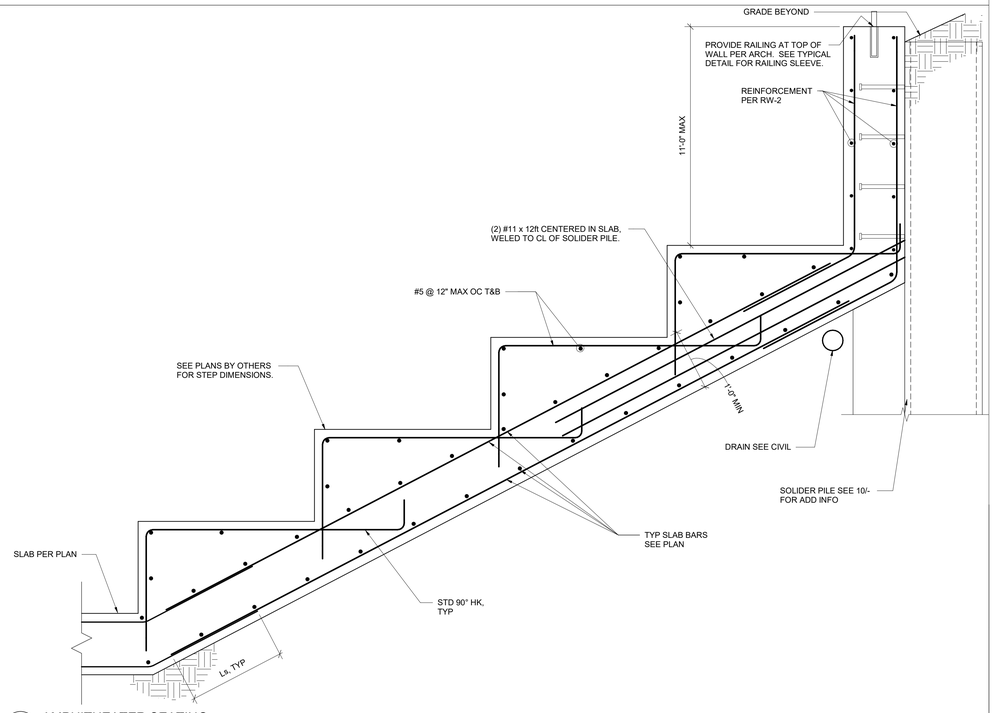


NOTE:
S.A.D. FOR STAIR DIMS., INSERTS, AND OTHER INFO NOT SHOWN.



SECTION A-A

20 STAIR-ON-GRADE WITH RETAINING WALL
3/4" = 1'-0"



8 AMPHITHEATER SEATING
1" = 1'-0"

Date	Description	No.
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REGISTERED PROFESSIONAL ENGINEER
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DE Job Number: C3535014.00

Project
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
CONCRETE DETAILS

Project No.	731763504
Date	4/11/2025
Drawn By	QL
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S301
Sheet X of X

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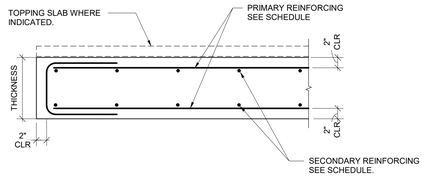
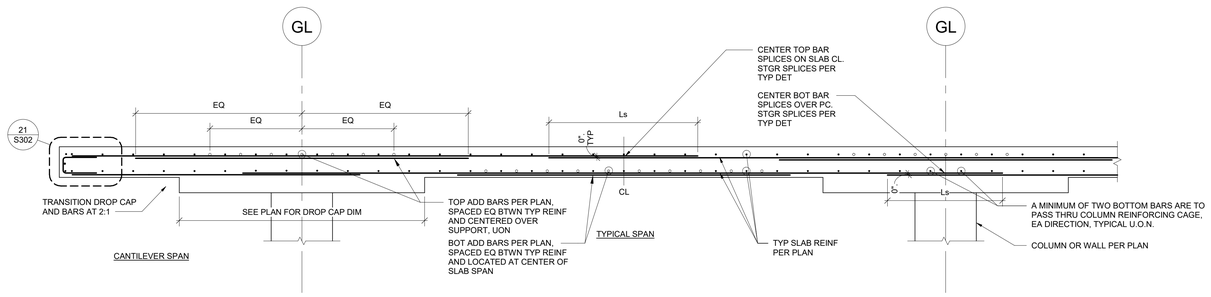
CONCRETE SLAB SCHEDULE							
SLAB TYPE	SLAB THICKNESS	SLAB TYPE	PRIMARY REINFORCING	SECONDARY REINFORCING	CONCRETE COVER		REMARKS
					TOP	BOTTOM	
CS12	12"	SUSPENDED	#7 @ 12"	#7 @ 12"	2"	2"	



NOTES:
1. S.A.D. AND M.E.P. DRAWINGS FOR DIMENSIONS AND ELEVATIONS.
2. SEE PLANS FOR ADDITIONAL NON-TYPICAL REINFORCING.
3. PRIMARY REINFORCING TO BE IN THE EAST-WEST AND SECONDARY REINFORCING TO BE IN THE NORTH-SOUTH DIRECTION, UNLESS OTHERWISE NOTED.

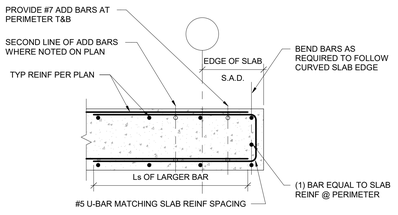
19 CONCRETE SLAB (CS) SCHEDULE
1" = 1'-0"



NOTES:

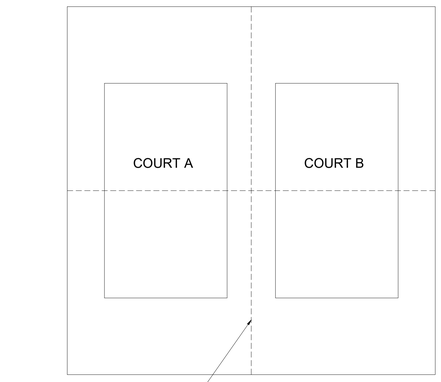
1. PROVIDE REINFORCING IN CONTINUOUS LENGTHS AS LONG AS PRACTICABLE.

20 TYPICAL TWO-WAY SLAB REINFORCING DETAIL
1/2" = 1'-0"

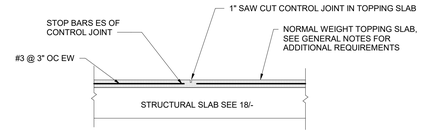


NOTES:
1. ALIGN U-BAR WITH PARALLEL SLAB REINFORCEMENT.

21 TYPICAL SLAB EXTERIOR EDGE DETAIL
1" = 1'-0"



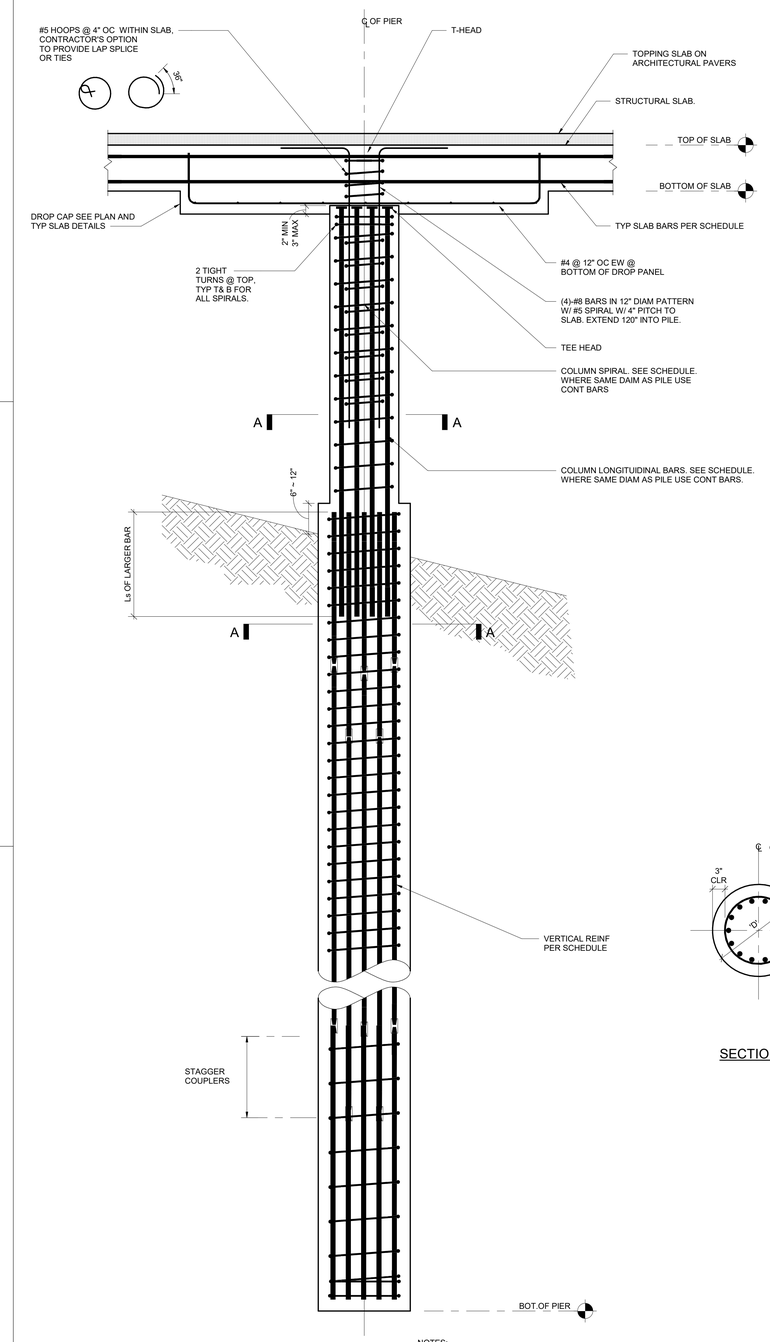
TYPICAL PLAN



SECTION

12 TOPPING SLAB
1/2" = 1'-0"

Date	Description	No.
Revisions		



SECTION A-A

NOTES:

1. SEE SCHEDULE FOR PIER INFORMATION.
2. CONTRACTOR OPTION TO PROVIDE CONTINUOUS BARS W/O MECHANICAL COUPLERS.
3. PROVIDE 24" Ø COLUMN EMBED IN SLAB @ SLAB/COLUMN CONNECTION TYP. PROVIDE 1/2" MIN GAP BTWN 36" Ø PILE SECTION AND SLAB @ INTERFACE.

	PILE SECTION				COLUMN SECTION		
PILE / COL MARK	PILE DIAM 'D'	MIN EMBED LENGTH 'Le'	LONGITUDINAL REINF	SPIRAL REINF	COL DIAM 'd'	LONGITUDINAL REINF	SPIRAL REINF
P1	24	35'	14-#10	#5 @ 6" PITCH	PILE SECTION CONT UP TO SLAB		
P2	36	35'	24-#11	#5 @ 6" PITCH	PILE SECTION CONT UP TO SLAB		
P3	36	35'	24-#11	#5 @ 6" PITCH	24	14-#10	#5 @ 6" PITCH

8 DRILLED PIER / COLUMN DETAIL
3/4" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER ROBERT M. GRUFF No. S 5113 Exp. Date STRUCTURAL STATE OF CALIFORNIA

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Project
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
CONCRETE DETAILS

Project No.	731763504
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S302
Sheet X of X

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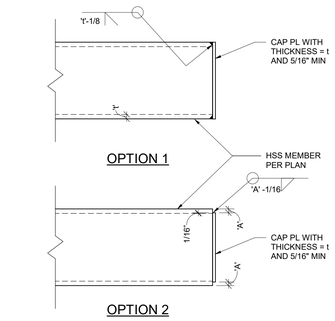
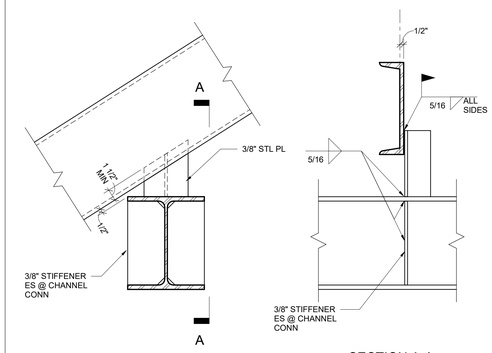


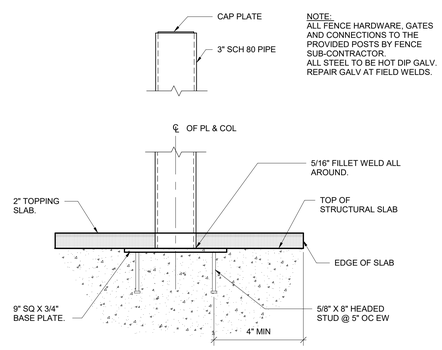
NOTES:

1. CAP PLATE TO BE PROVIDED AT ALL OPEN ENDS UON.
2. GRIND ALL EXPOSED WELDS.

13 TYPICAL CAP PLATE
1 1/2" = 1'-0"

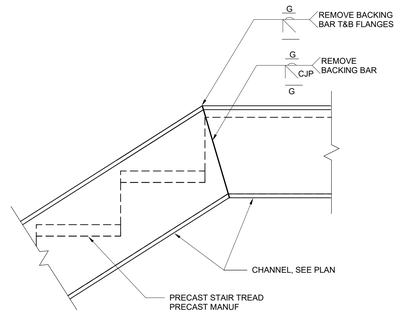


1 DETAIL
1 1/2" = 1'-0"



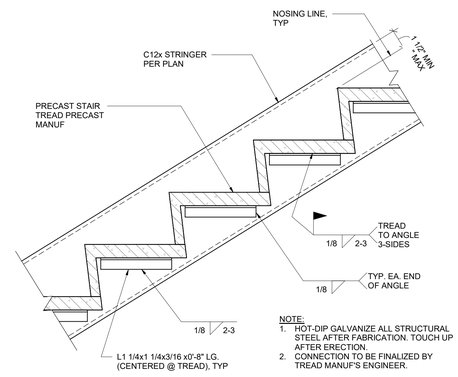
NOTE:
ALL FENCE HARDWARE, GATES AND CONNECTIONS TO THE PROVIDED POSTS BY FENCE SUB-CONTRACTOR.
ALL STEEL TO BE HOT DIP GALV. REPAIR GALV AT FIELD WELDS.

14 FENCE POST DETAIL.
1" = 1'-0"



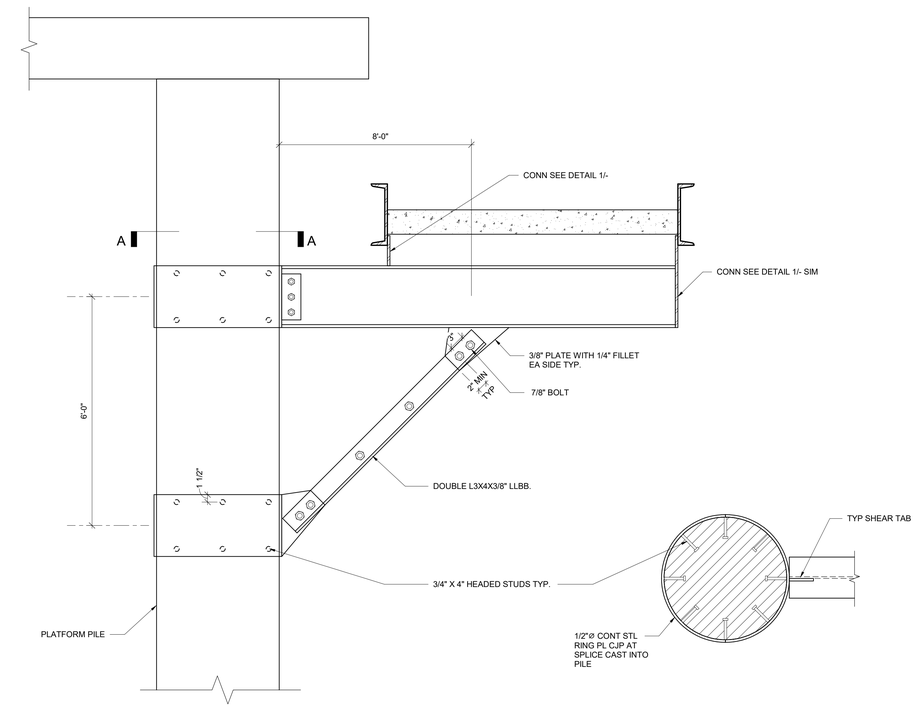
NOTE:
1. HOT-DIP GALVANIZE ALL STRUCTURAL STEEL AFTER FABRICATION. TOUCH UP AFTER ERECTION.

7 STRINGER CONNECTION
1 1/2" = 1'-0"

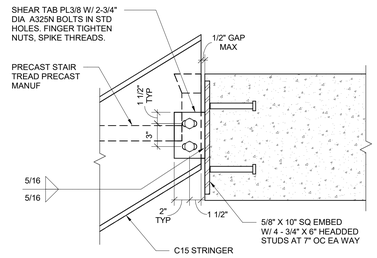


NOTE:
1. HOT-DIP GALVANIZE ALL STRUCTURAL STEEL AFTER FABRICATION. TOUCH UP AFTER ERECTION.
2. CONNECTION TO BE FINALIZED BY TREAD MANUF'S ENGINEER.

3 TYPICAL TREAD SUPPORT
1 1/2" = 1'-0"

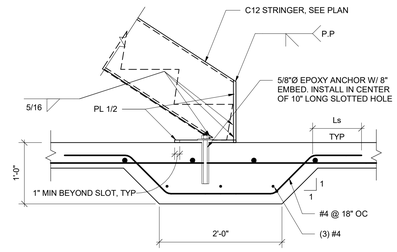


20 DETAIL
1" = 1'-0"



NOTE:
1. HOT-DIP GALVANIZE ALL STRUCTURAL STEEL AFTER FABRICATION. TOUCH UP AFTER ERECTION.

8 STAIR STRINGER CONNECTION
1 1/2" = 1'-0"



NOTE:
1. HOT-DIP GALVANIZE ALL STRUCTURAL STEEL AFTER FABRICATION. TOUCH UP AFTER ERECTION.

4 STAIR STRINGER TO S.O.G. CONNECTION
1" = 1'-0"

Date	Description	No.
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REGISTERED PROFESSIONAL ENGINEER
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Project
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
STEEL DETAILS

Project No.	731763504
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S500
Sheet X of X

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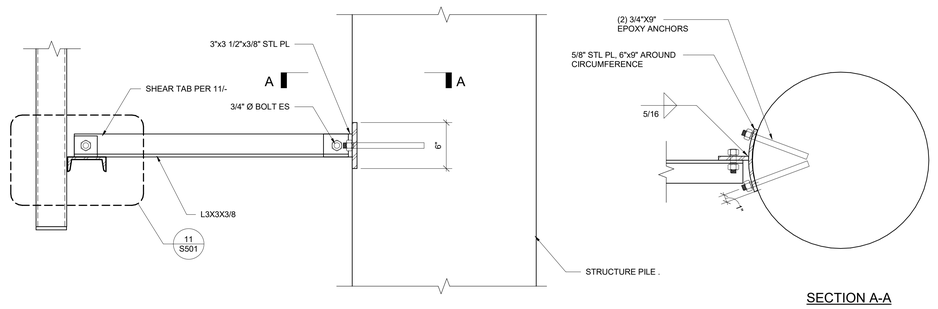
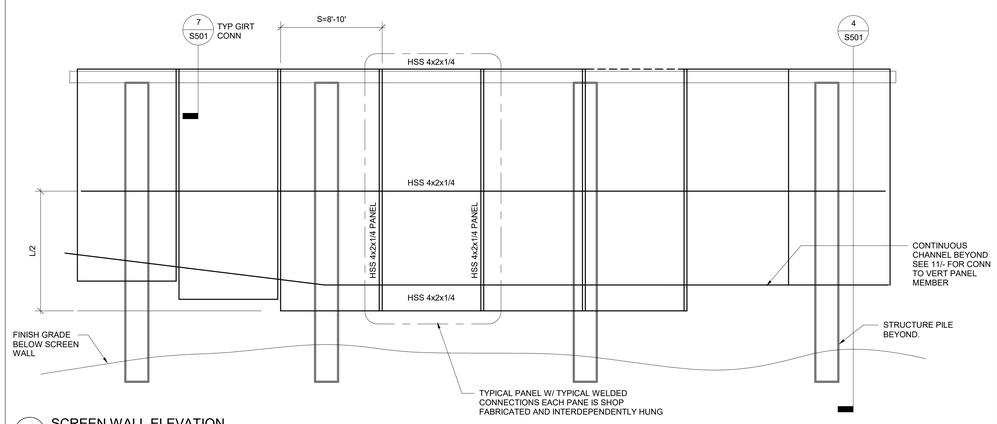
SCREEN WALL SHEET NOTES:

1. ALL STEEL MEMBERS AND FASTENERS ARE TO BE HOT DIP GALVANIZED.
2. REPAIR ALL GALV AFTER ANY FIELD WELDS.
3. SEE ARCH FOR SCREENING MATERIALS AND THEIR CONNECTIONS.
4. SEE ARCH FOR SCREEN LAYOUT.

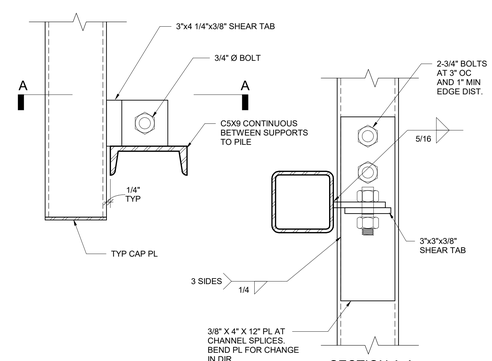


SECTION A-A

13 SCREEN WALL CONN TO PILE DETAIL
1 1/2" = 1'-0"

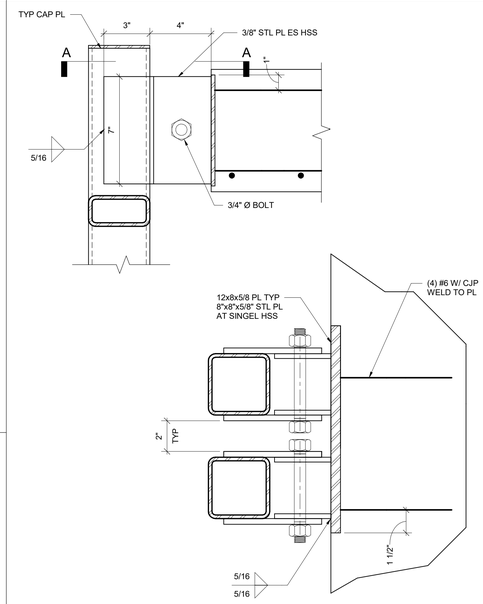


5 SCREEN WALL ELEVATION
3/16" = 1'-0"



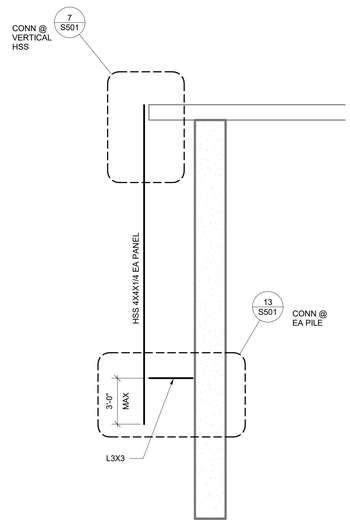
SECTION A-A

11 DETAIL
3" = 1'-0"



SECTION A-A

7 DETAIL
3" = 1'-0"



4 DETAIL
1/4" = 1'-0"

12 DETAIL
3" = 1'-0"

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Exp. Date
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SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
STEEL SCREEN WALL DETAILS

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S501

Sheet X of X

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MOCK UP NOTES:

1. CONCRETE PAVINGS – CONTRACTOR TO PROVIDE (1) 4' X 4' SQUARE MOCK UP THAT INCLUDE THE FOLLOWING:
   - COLOR
   - FINISH
   - JOINTING

   FOR EACH PAVING TYPE NOTED IN THE CONSTRUCTION LEGEND
2. CONCRETE STEPS, CHEEK WALLS, FREE STANDING WALLS, AND SEAT WALLS – CONTRACTOR TO PROVIDE (1) FULL SCALED MOCK UP FOR EACH TYPE NOTED IN THE CONSTRUCTION KEY NOTES THAT INCLUDE THE FOLLOWING
   - COLOR
   - FINISH
   - JOINTING
3. MOCK UPS ARE TO BE PROTECTED THROUGHOUT THE CONSTRUCTION PHASE. TO MINIMIZE RELOCATION, MOCK UPS ARE TO BE CONSTRUCTED IN A SEMI-PERMANENT LOCATION. COORDINATE WITH OWNER ON FINAL LOCATION.
4. MOCK UPS ARE TO BE REMOVED AT THE COMPLETION OF THE CONSTRUCTION PHASE WITH THE DIRECTION OF THE LANDSACPE ARCHITECT.
5. LANDSCAPE TO BE REPAIRED, PAVING IN KIND WHERE MOCK UPS HAVE BEEN INSTALLED AT TIME OF REMOVAL.

LANDSCAPE DOCUMENTATION (TITLE 23, CH. 27)

1. PROJECT ADDRESS: 599 SKYLINE BLVD. SAN FRANCISCO, CA 94132,
   TOTAL LANDSCAPE AREA 2,076 SF
   WATER SUPPLY RECYCLED WATER
   CONTACTS MICHAEL C. GILBERT, MGILBERT@OLYCLUB.COM 415.310.1681
2. "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE OORDINACE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE."

   SIGNATURE — August 19, 2025 — DATE
3. A MINIMUM OF 3 – INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATION WHERE MULCH IS CONTRADICTED.
4. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCH OF SOIL, COMPOST AT THE RATE AT A MINIMUM OF 4 CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

REQUIRED STATEMENTS AND CERTIFICATION (TITLE 23, CH. 27)

1. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS
2. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

GENERAL CONSTRUCTION NOTES:

1. DETAILS ARE SHOWN FOR DESIGN INTENT PURPOSES. VERIFY DIMENSIONS AND LAYOUT ALIGNMENT TO GRADING AND UTILITY LAYOUTS, REFER TO THE CONSTRUCTION PLAN NOTES AND LEGEND FOR ANY ADDITIONAL DIMENSIONS AND SPECIFICATION INFORMATION.
2. CONTRACTOR SHALL PROVIDE ALL DESIGNS/LAYOUTS AND SUBMIT A SHOP DRAWINGS/SUBMITTAL PACKAGE THAT REFLECTS THE DESIGN INTENT SHOWN ON DETAILS FOR REVIEW AND APPROVALS BY THE OWNER/LANDSCAPE ARCHITECT. THE THIS TIME IDENTIFY ANY/ALL LONG LEAD ITEMS REFERENCED ON THE DETAIL AND/OR PLANS UNDER REVIEW. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL SPECIFIED ITEMS WITHOUT ANY DELAY TO THE OWNER'S CONSTRUCTION SCHEDULE.
3. SHOP DRAWINGS SUBMITTALS TO BE DESIGNED/PREPARED AND APPROVED BY A STATE REGISTERED STRUCTURAL ENGINEER. SUBMITTALS SHALL COMPLY WITH ALL GOVERNING AGENCY AND HEALTH DEPARTMENT CODES/REQUIRMENTS IN ORDER TO FACILITATE AGENCY APPROVALS AND GAIN ANY NEEDED AGENCY PERMITS FOR CONSTRUCTION AND INSPECTIONS.
4. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER/LANDSCAPE ARCHITECT OF ANY UNFORESEEN DISCREPANCIES BETWEEN ANY FIELD CONDITION AND WHAT'S SHOWN ON THE APPROVED PLANS. PROVIDE RESOLUTION TO UNFORESEEN DISCREPANCIES WHICH WILL BE REVIEWED AND DIRECTION ISSUED BY THE OWNER/LANDSCAPE ARCHITECT TO THE CONTRACTOR PRIOR TO ANY WORK.
5. SHOP DRAWINGS/SUBMITTAL PACKAGE SHALL SPECIFY ALL MATERIALS, COLORS, FINISHES, AND LAYOUT INFORMATION REQUIRED TO BUILD THE PROPOSED FEATURE.
6. REFER TO CIVIL ENGINEER PLANS FOR ALL HORIZANTAL (STAKING) AND VERTICAL CONTROL OF PROPOSED WALL LAYOUT AND LOCATIONS,
7. REFER TO STRUCTURAL ENGINEER PLANS FOR STRUCTURAL DESIGN OF FOOTINGS, ATTACHMENTS, AND REINFORCING.
8. POUR CONCRETE AGAINST FIRM UNDISTURBED SOIL OR PROPERLY COMPACTED FILL PER THE GEOTECHNICAL REPORT.

GENERAL IRRIGATION NOTES:

1. THE IRRIGATION CONTRACTOR SHALL PROTECT THE EXISTING IRRIGATION SYSTEM THAT IS TO REMAIN. PROVIDE 100% COVERAGE TO ALL EXISTING PLANT MATERIAL. ANY IRRIGATION EQUIPMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL DEMONSTRATE PROPER OPERATION OF, AND ILLUSTRATE ALL REPAIRS AND METHOD TO THE EXISTING IRRIGATION SYSTEMS PRIOR TO FINAL ACCEPTANCE.
2. THE CONTRACTOR IS TO SUPPLY TEMPORARY IRRIGATION IF THERE IS WORK ON-GOING WITHIN AN EXISTING IRRIGATION SYSTEM TO MAINTAIN UNINTERRUPTED SERVICE TO ALL OTHER AREAS.
3. THE CONTRACTOR IS TO PROVIDE UNINTERRUPTED IRRIGATION TO ALL EXISTING PLANT MATERIALS.
4. LANDSCAPE AREAS SHALL BE IRRIGATED WITH LOW WATER EFFICIENT DRIP TUBING. ALL NEW IRRIGATION EQUIPMENT SHALL MATCH EXISTING.
5. CONTRACTOR TO AVOID DISTURBANCE OF EXISTING PLANT MATERIAL WHEN LOCATING VALVES AND PIPE LINES. ANY PLANT MATERIAL DAMAGED AS A RESULT OF IRRIGATION INSTALLATION SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
6. ALL EXCAVATION MATERIAL SHALL BE PLACED BACK IN TRENCHES.
7. ALL DISTURBED LANDSCAPE AND PAVED AREAS SHALL BE RESTORED TO THE CONDITION FOUND PRIOR TO START OF INSTALLATION.
8. DEPTH OF TRENCHES SHALL BE SUFFICIENT OR PROVIDE A MINIMUM COVER ABOVE THE TOP OF PIPE AS FOLLOWS:
   - 12" OVER NON-PRESSURE LATERAL LINES
   - 18" OVER NON-PRESSURE LATERAL LINES UNDER PAVING
   - 18" OVER CONTROL WIRES
   - 18" OVER MAIN LINE
   - 24" OVER MAIN LINE UNDER PAVING
9. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATION OF THE PLUMBING TIE-INS, SLEEVES UNDER PAVEMENTS (AS NECESSARY), AND CONTROL DEVICES WITH THE GENERAL CONTRACTOR, OWNER, AND OWNER'S REPRESENTATIVE.
10. CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH EXISTING AND PROPOSED UTILITIES.
11. THE IRRIGATION CONTRACTOR SHALL PROVIDE NEW IRRIGATION EQUIPMENT TO ALL NEW PLANTING AREAS. CONNECT NEW SYSTEM TO EXISTING REMOTE CONTROL VALVES, WIRES AND AUTOMATIC CONTROLLER.
12. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFIRMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT AN EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.
13. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.
14. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE, AND WIND EXPOSURE.
15. VALVE LOCATIONS SHALL BE INSTALLED IN GROUND COVER/SHRUB AREAS (AVOID LAWN AREAS WHERE POSSIBLE).
16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR NEEDS TO NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.
17. WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS, AND EQUIPMENT FROM THE SITE.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.

Revisions		
Date	Description	No.

LICENSED LANDSCAPE ARCHITECT — ANNA L. ILAGAN — 6068 — Signature — 10/31/2025 Renewal Date — Date — STATE OF CALIFORNIA

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Project	THE OLYMPIC CLUB PICKLEBALL COURT
	SAN FRANCISCO COUNTY / SAN FRANCISCO / CALIFORNIA
Drawing Title	LANDSCAPE SITE PLAN
Project No.	731763504
Date	08/19/2025
Drawn By	JZ / JC / DL
Checked By	AI / JS
Drawing No.	LS100

LANGAN
Project No. 731763501
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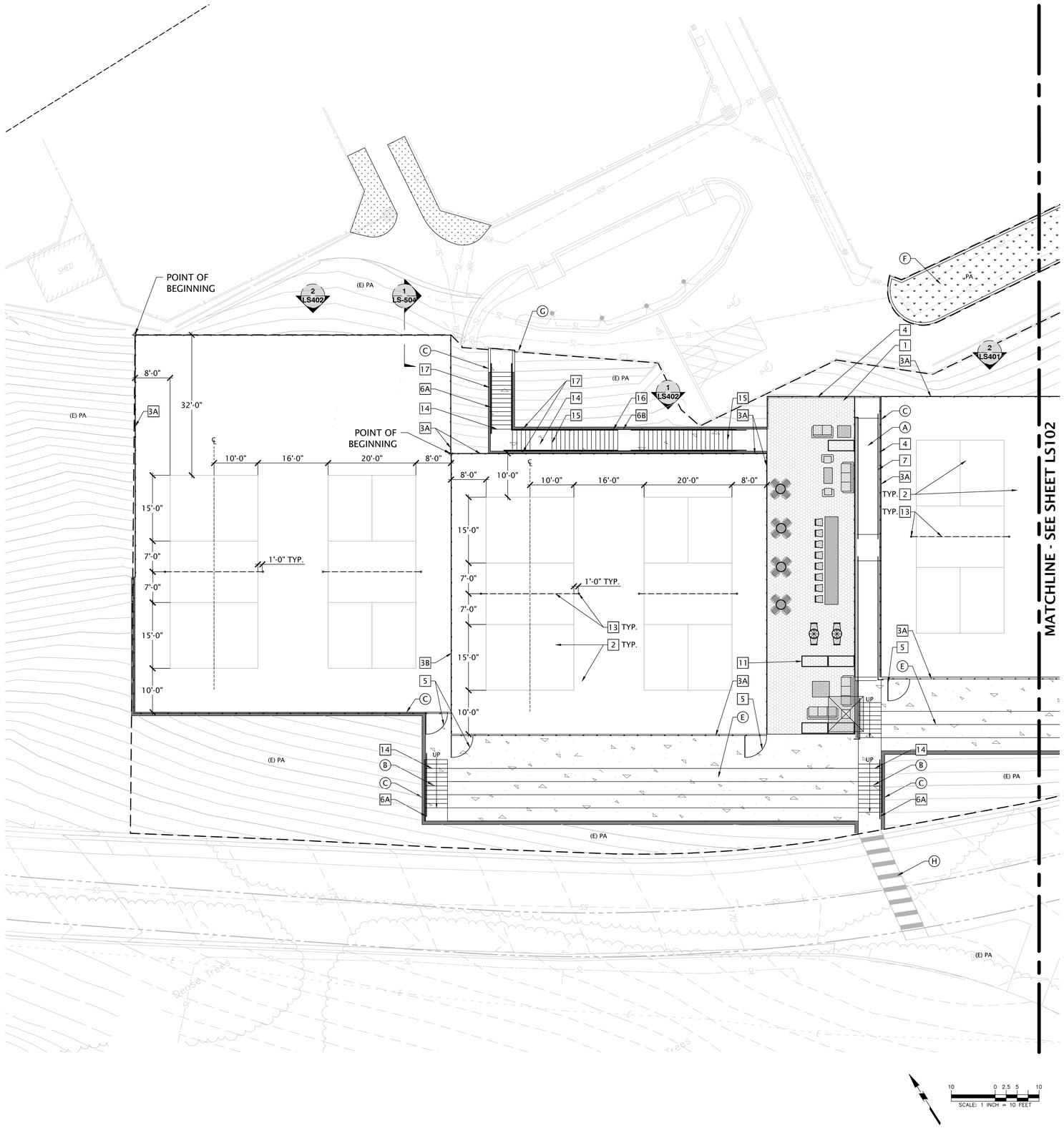
Date: 8/19/2025 Time: 09:02 User: dlopez Style Table: Langan.stb Layout: LS100 Document Code: 01-731763501-0105-LS101-0106



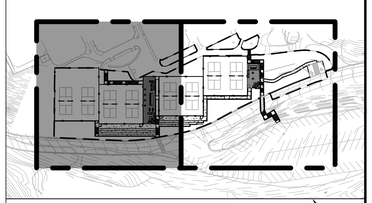
MATERIALS LEGEND						
SYMBOL	TAG	DESCRIPTION	DETAIL	MANUFACTURER	PRODUCT	COLOR / FINISH
	1	HEXAGONAL PAVERS	1/LS501	ACKER-STONE	7-7/8" X 7-7/8" HEXAGON PAVERS	COLOR: MESA VERDE MIX
	2	PICKLEBALL COURT SURFACING	2/LS502	CALIFORNIA SPORT SURFACES	PLEXICUSHION PRESTIGE	COLOR: 2" WIDE WHITE FOR BOUNDARY LINES, BLUE CENTERLINE SIDELINE RIGHT SERVICE AREA LEFT SERVICE AREA, GREEN BASELINE
	3A	10' CHAIN LINK FENCE	1/LS502	AMERISTAR	MODEL: GALVONAL CHAIN LINK FRAMEWORK	COLOR: BLACK FINISH: PERMACOAT
	3B	4' CHAIN LINK FENCE	1/LS502	AMERISTAR	MODEL: GALVONAL CHAIN LINK FRAMEWORK	COLOR: BLACK FINISH: PERMACOAT
	4	CABLE RAIL FENCE	9/LS501	FEENEY	MODEL: DESIGN RAIL GATE FRAME: 6000 SERIES MARINE GRADE ALUMINUM CABLE: 316 MARINE GRADE STAINLESS STEEL	COLOR: FINISH:
	5	7' CHAIN LINK GATE	1/LS502	AMERISTAR	MODEL: GALVONAL CHAIN LINK FRAMEWORK	COLOR: BLACK FINISH: PERMACOAT
	6A	HANDRAIL AT CONCETE STAIR	4/LP501	-	SOLID STOCK 316 MARINE GRADE STAINLESS STEEL	COLOR: MATTE BLACK FINISH: POWDERCOAT
	6B	HANDRAIL AT METAL STAIR	5/LP501	-	SOLID STOCK 316 MARINE GRADE STAINLESS STEEL	COLOR: MATTE BLACK FINISH: POWDERCOAT
	7	HANDRAIL AT RAMP	3/LP501	-	SOLID STOCK 316 MARINE GRADE STAINLESS STEEL	COLOR: MATTE BLACK FINISH: POWDERCOAT
	8	OVERHEAD STRUCTURE	2/LP502	POLIGON	MODEL: MILLENNIUM METAL TRELLIS MIL-9X16	COLOR: MATTE BLACK FINISH: POWDERCOAT
	10	RAISED ROUND PLANTER	N/A	TOURNESOL SITEWORKS	MODEL: DCS-3000 DOWNTOWN - ROUND - 30X32, NO TOEKICK, FIBERGLASS	COLOR: SHADOW
	11	RAISED RECTANGULAR PLANTER	N/A	TOURNESOL SITEWORKS	MODEL: DCR-601818 DOWNTOWN, GFRC	COLOR: SHADOW FINISH: POWDERCOAT REQUEST COLOR SMAPLES
	12	SCREEN PANELS	1/LS504	CUSTOM	REFER TO DETAIL ON SHEET LP 504	REFER TO DETAIL ON SHEET LP 504
	13	PICKLEBALL POLE / NET	6/LP501	STEELCRAFT	MODEL: LA-PB-P350 PORTABLE PICKLEBALL DELUXE SYSTEM, 3'X22'	COLOR: 510 BLACK
	14	CONCRETE STAIRS	PER CIVIL	STEELCRAFT	MODEL: LA-PB-P350 PORTABLE PICKLEBALL DELUXE SYSTEM, 3'X22'	COLOR: 510 BLACK
	15	METAL STAIRS	PER CIVIL	STEELCRAFT	MODEL: LA-PB-P350 PORTABLE PICKLEBALL DELUXE SYSTEM, 3'X22'	COLOR: 510 BLACK
	16	RAILING AT METAL STAIR	7/LS501	CUSTOM	SOLID STOCK 316 MARINE GRADE STAINLESS STEEL	COLOR: MATTE BLACK FINISH: POWDERCOAT
	17	RAILING AT CONCRETE STAIR	5/LS501	CUSTOM	SOLID STOCK 316 MARINE GRADE STAINLESS STEEL	COLOR: MATTE BLACK FINISH: POWDERCOAT

FURNISHING LEGEND					
SYMBOL	DESCRIPTION	DETAIL	MANUFACTURER	PRODUCT	COLOR / FINISH
	DINING CHAIR	SPEC	FORMS + SURFACES	MODEL: CHIPMAN ARMED CHAIR	COLOR: TITANIUM METALLIC FINISH: POWDERCOAT
	BAR CHAIR	SPEC	FORMS + SURFACES	MODEL: CHIPMAN STOOL	COLOR: TITANIUM METALLIC FINISH: POWDERCOAT
	BAR TABLE	SPEC	FORMS + SURFACES	MODEL: CHIPMAN ROUND STANDING TABLE, 31"DIA., 42"H	COLOR: TITANIUM METALLIC FINISH: POWDERCOAT
	DINING TABLE	SPEC	FORMS + SURFACES	MODEL: CHIPMAN ROUND DINING TABLE, 31"DIA., 29"H	COLOR: TITANIUM METALLIC FINISH: POWDERCOAT
	LOUNGE CHAIR	SPEC	RESTORATION HARDWARE	MODEL: BALMAIN ALUMINUM LOUNGE CHAIR	COLOR: CHAIR; SLATE, CUSHIONS; DOVE FINISH: POWDERCOAT
	TWO-SEAT LOUNGE SOFA	SPEC	RESTORATION HARDWARE	MODEL: BALMAIN ALUMINUM 68" LOUNGE SOFA	COLOR: CHAIR; SLATE, CUSHIONS; DOVE FINISH: POWDERCOAT
	THREE-SEAT LOUNGE SOFA	SPEC	RESTORATION HARDWARE	MODEL: BALMAIN ALUMINUM 94" LOUNGE SOFA	COLOR: CHAIR; SLATE, CUSHIONS; DOVE FINISH: POWDERCOAT
	LOUNGE TABLE (SMALL)	SPEC	RESTORATION HARDWARE	MODEL: BALMAIN ALUMINUM RECTANGULAR COFFEE TABLE 48"	COLOR: SLATE FINISH: POWDERCOAT
	LOUNGE TABLE (MEDIUM)	SPEC	RESTORATION HARDWARE	MODEL: BALMAIN ALUMINUM ROUND COFFEE TABLE 36"	COLOR: SLATE FINISH: POWDERCOAT
	LOUNGE TABLE (LARGE)	SPEC	RESTORATION HARDWARE	MODEL: BALMAIN ALUMINUM ROUND COFFEE TABLE 48"	COLOR: SLATE FINISH: POWDERCOAT
	PORTABLE BAR CART	SPEC	VERMONT ISLANDS	MODEL: #815-24iS24i, TWO-BARTERNDER PORTABLE BAR, 45" HEIGHT, OR APPROVED EQUAL	FRAME: IPE, UV PROTECTED PANEL: STARBOARD WHITE
	PORTABLE KITCHEN CART	SPEC	VERMONT ISLANDS	MODEL: #815-301iD30i, OUTDOOR MOBILE BAR, OR APPROVED EQUAL	FRAME: IPE, UV PROTECTED PANEL: STARBOARD WHITE
	UMBRELLA	SPEC	TUUCI	MODEL: PARASOL; OCEAN MASTER MAX CLASSIC, 8'SQ. ANCHOR PLATE; FULL ALUMA-CRETE CUBE	FINISH: PARASOL; NIGHT FOG POWDER COAT, ANCHOR; MARINE SILVER POWDER COAT

REFERENCE KEYNOTES		
KEY	DESCRIPTION	DETAIL /REF.
A	RAMP	PER CIVIL, MEDIUM BROOM FINISH, NATURAL GRAY
B	CONCRETE STEPS	PER CIVIL, MEDIUM BROOM FINISH, NATURAL GRAY
C	RETAINING WALL	PER STRUCTURAL, SMOOTH AS-CAST FINISH, NATURAL GRAY
D	GUARDRAIL	PER CIVIL, SOLID 316 MARINE GRADE STAINLESS STEEL
E	AMPHITHEATER STEPS	PER CIVL, MEDIUM BROOM FINISH, NATURAL GRAY
F	BIORETENTION PLANTERS	PER CIVIL
G	EXISTING WOOD RETAINING WALL	PER CIVIL
H	CROSS WALK	PER CIVIL

SITE SYMBOLS		
SYMBOL	DESCRIPTION	DETAIL /REF.
	LIMIT OF WORK	SPEC
	SAWCUT JOINT	SPEC
	EXPANSION JOINT	SPEC

KEY MAP



SCALE: 1" = 100'

Date	Description	No.
Revisions		

LICENSED LANDSCAPE ARCHITECT ANNA L ILAO NO. 6548 STATE OF CALIFORNIA
Signature 10/31/2025 Renewal Date Date

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Project
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
LANDSCAPE SITE PLAN

Project No.	Drawing No.
731763504	LS101
Date: 08/19/2025	
Drawn By: JZ / JC / DL	
Checked By: AI / JS	

LANGAN
Project No. 731763501
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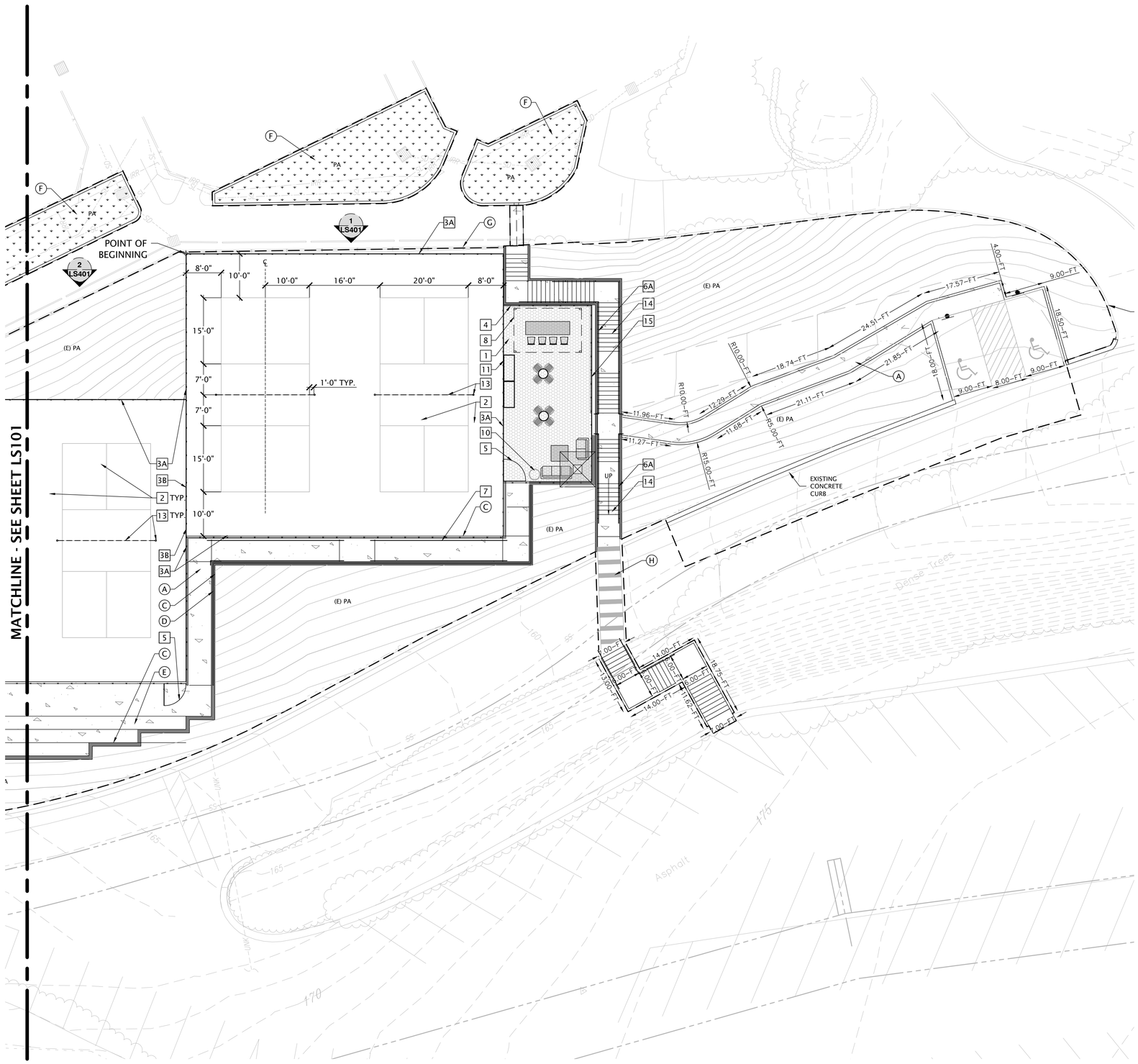

10 0 2.5 5 10
SCALE: 1 INCH = 10 FEET

MATERIALS LEGEND						
SYMBOL	TAG	DESCRIPTION	DETAIL	MANUFACTURER	PRODUCT	COLOR / FINISH
	1	HEXAGONAL PAVERS	1/LS501	ACKER-STONE	7-7/8" X 7-7/8" HEXAGON PAVERS	COLOR: MESA VERDE MIX
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	3B	4' CHAIN LINK FENCE	1/LS502	AMERISTAR	MODEL: GALVONAL CHAIN LINK FRAMEWORK	COLOR: BLACK FINISH: PERMACOAT
	4	CABLE RAIL FENCE	9/LS501	FEENEY	MODEL: DESIGN RAIL GATE FRAME: 6000 SERIES MARINE GRADE ALUMINUM CABLE: 316 MARINE GRADE STAINLESS STEEL	COLOR: FINISH:
	5	7' CHAIN LINK GATE	1/LS502	AMERISTAR	MODEL: GALVONAL CHAIN LINK FRAMEWORK	COLOR: BLACK FINISH: PERMACOAT
	6A	HANDRAIL AT CONCETE STAIR	4/LP501	-	SOLID STOCK 316 MARINE GRADE STAINLESS STEEL	COLOR: MATTE BLACK FINISH: POWDERCOAT
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	12	SCREEN PANELS	1/LS504	CUSTOM	REFER TO DETAIL ON SHEET LP 504	REFER TO DETAIL ON SHEET LP 504
	13	PICKLEBALL POLE / NET	6/LP501	STEELCRAFT	MODEL: LA-PB-P350 PORTABLE PICKLEBALL DELUXE SYSTEM, 3'X22'	COLOR: 510 BLACK
	14	CONCRETE STAIRS	PER CIVIL	STEELCRAFT	MODEL: LA-PB-P350 PORTABLE PICKLEBALL DELUXE SYSTEM, 3'X22'	COLOR: 510 BLACK
	15	METAL STAIRS	PER CIVIL	STEELCRAFT	MODEL: LA-PB-P350 PORTABLE PICKLEBALL DELUXE SYSTEM, 3'X22'	COLOR: 510 BLACK
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	17	RAILING AT CONCRETE STAIR	5/LS501	CUSTOM	SOLID STOCK 316 MARINE GRADE STAINLESS STEEL	COLOR: MATTE BLACK FINISH: POWDERCOAT

FURNISHING LEGEND					
SYMBOL	DESCRIPTION	DETAIL	MANUFACTURER	PRODUCT	COLOR / FINISH
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	DINING TABLE	SPEC	FORMS + SURFACES	MODEL: CHIPMAN ROUND DINING TABLE, 31"DIA., 29"H	COLOR: TITANIUM METALLIC FINISH: POWDERCOAT
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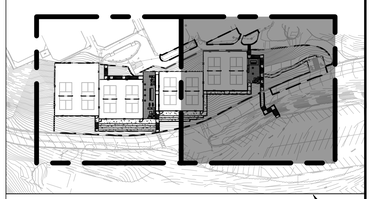
	TWO-SEAT LOUNGE SOFA	SPEC	RESTORATION HARDWARE	MODEL: BALMAIN ALUMINUM 68" LOUNGE SOFA	COLOR: CHAIR; SLATE, CUSHIONS; DOVE FINISH: POWDERCOAT
	THREE-SEAT LOUNGE SOFA	SPEC	RESTORATION HARDWARE	MODEL: BALMAIN ALUMINUM 94" LOUNGE SOFA	COLOR: CHAIR; SLATE, CUSHIONS; DOVE FINISH: POWDERCOAT
	LOUNGE TABLE (SMALL)	SPEC	RESTORATION HARDWARE	MODEL: BALMAIN ALUMINUM RECTANGULAR COFFEE TABLE 48"	COLOR: SLATE FINISH: POWDERCOAT
	LOUNGE TABLE (MEDIUM)	SPEC	RESTORATION HARDWARE	MODEL: BALMAIN ALUMINUM ROUND COFFEE TABLE 36"	COLOR: SLATE FINISH: POWDERCOAT
	LOUNGE TABLE (LARGE)	SPEC	RESTORATION HARDWARE	MODEL: BALMAIN ALUMINUM ROUND COFFEE TABLE 48"	COLOR: SLATE FINISH: POWDERCOAT
	PORTABLE BAR CART	SPEC	VERMONT ISLANDS	MODEL: #815-24I524i, TWO-BARTERNDER PORTABLE BAR, 45" HEIGHT, OR APPROVED EQUAL	FRAME: IPE, UV PROTECTED PANEL: STARBOARD WHITE
	PORTABLE KITCHEN CART	SPEC	VERMONT ISLANDS	MODEL: #815-301iD30i, OUTDOOR MOBILE BAR, OR APPROVED EQUAL	FRAME: IPE, UV PROTECTED PANEL: STARBOARD WHITE
	UMBRELLA	SPEC	TUUCI	MODEL: PARASOL; OCEAN MASTER MAX CLASSIC, 8'SQ. ANCHOR PLATE; FULL ALUMA-CRETE CUBE	FINISH: PARASOL; NIGHT FOG POWDER COAT, ANCHOR; MARINE SILVER POWDER COAT

REFERENCE KEYNOTES		
KEY	DESCRIPTION	DETAIL /REF.
Ⓐ	RAMP	PER CIVIL, MEDIUM BROOM FINISH, NATURAL GRAY
Ⓑ	CONCRETE STEPS	PER CIVIL, MEDIUM BROOM FINISH, NATURAL GRAY
Ⓒ	RETAINING WALL	PER STRUCTURAL, SMOOTH AS-CAST FINISH, NATURAL GRAY
Ⓓ	GUARDRAIL	PER CIVIL, SOLID 316 MARINE GRADE STAINLESS STEEL
Ⓔ	AMPHITHEATER STEPS	PER CIVIL, MEDIUM BROOM FINISH, NATURAL GRAY
Ⓕ	BIORETENTION PLANTERS	PER CIVIL
Ⓖ	EXISTING WOOD RETAINING WALL	PER CIVIL
Ⓗ	CROSS WALK	PER CIVIL

SITE SYMBOLS		
SYMBOL	DESCRIPTION	DETAIL /REF.
	LIMIT OF WORK	SPEC
	SAWCUT JOINT	SPEC
	EXPANSION JOINT	SPEC

KEY MAP



SCALE: 1" = 100'

Date	Description	No.
Revisions		

LICENSED LANDSCAPE ARCHITECT
ANNA L. ILAO NO. 6568
Signature
10/31/2025
Renewal Date
Date
STATE OF CALIFORNIA

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Project
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
LANDSCAPE SITE PLAN

Project No.	Drawing No.
731763504	LS102
Date: 08/19/2025	
Drawn By: JZ / JC / DL	
Checked By: AI / JS	

LANGAN
Project No. 731763501

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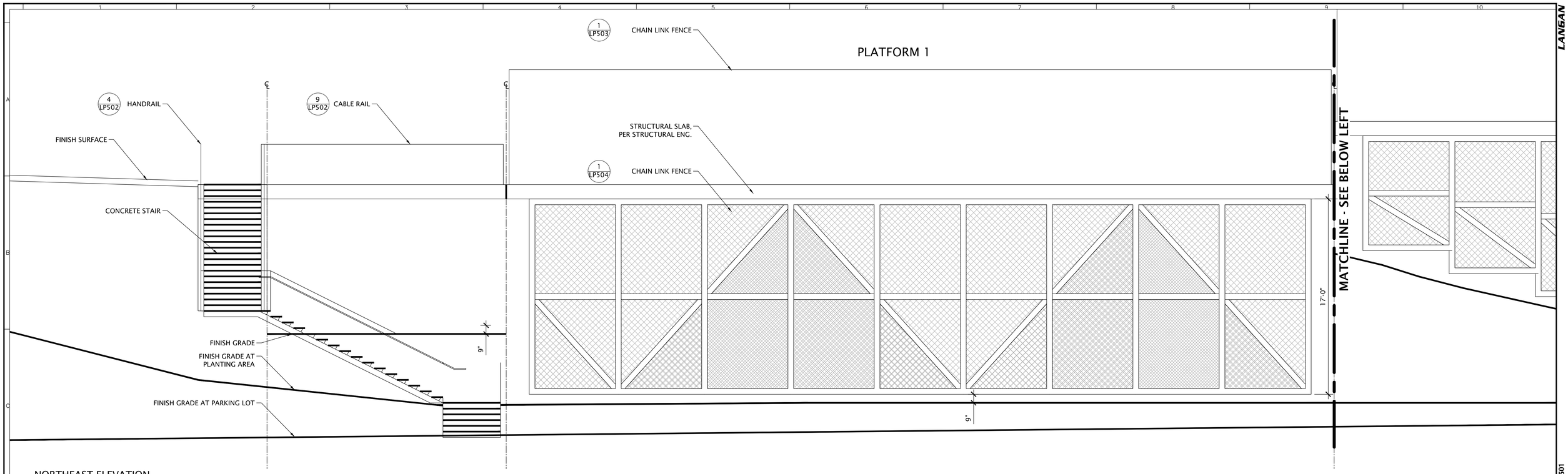
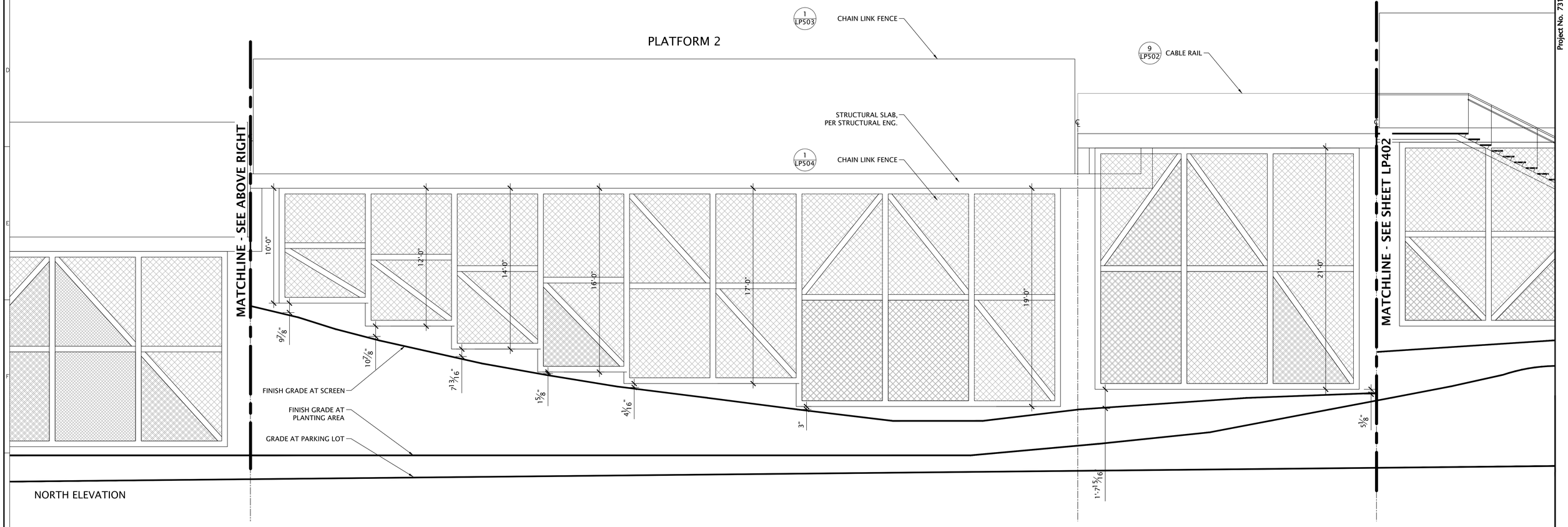
Date: 8/19/2025 Time: 09:07 User: dlopez Style Table: Langan.stb Layout: LS102 Document Code: 01-731763501-0105-LS101-0106



NORTHEAST ELEVATION



NORTH ELEVATION

1 SCREEN PANEL ELEVATION

SCALE: 1" = 40'-0"

Date	Description	No.
Revisions		

LICENSED LANDSCAPE ARCHITECT
ANNA L. ILAGAN 6058
Registered
10/31/2025
Renewal Date
Date
STATE OF CALIFORNIA

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Project
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
LANDSCAPE NOTES & DETAILS

Project No.	Drawing No.
731763504	LS401
Date: 08/19/2025	
Drawn By: JZ	
Checked By: AI	

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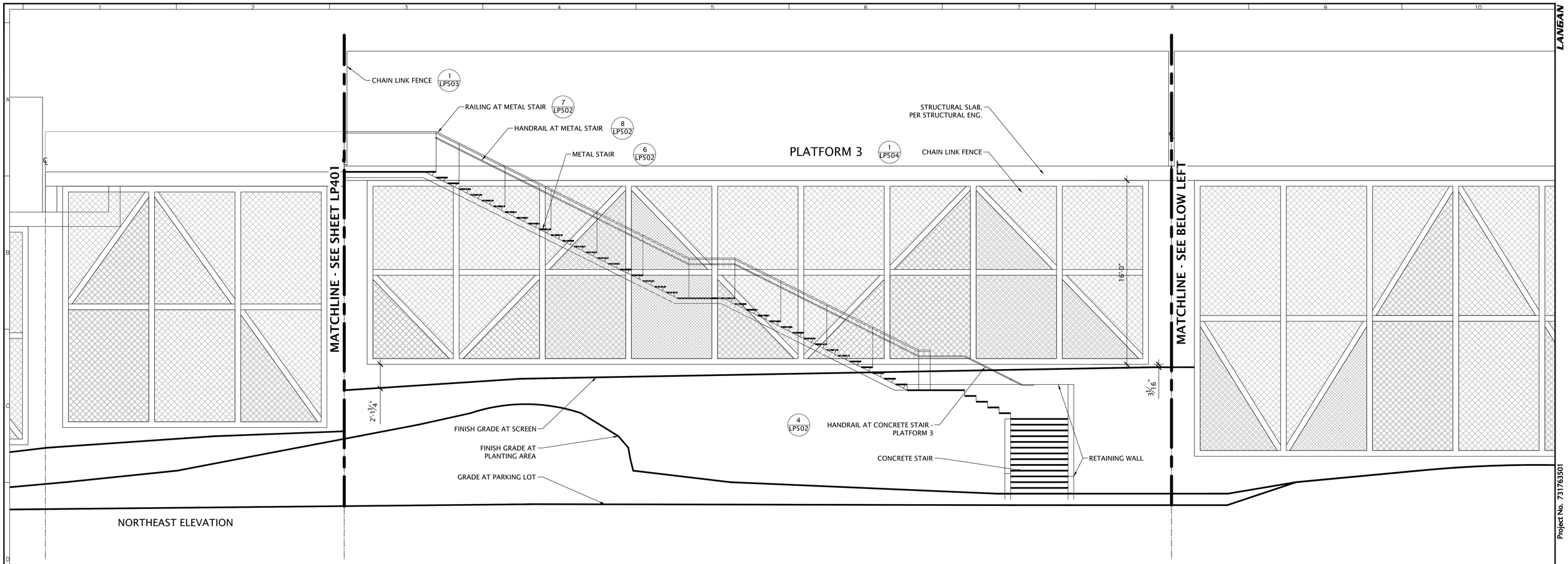
Date: 8/19/2025 Time: 10:46 User: dlopez Style Table: Langan.stb Layout: LS401 Document Code: 01-731763501-0105-LP501-0106

Project No. 731763501



1 SCREEN PANEL ELEVATION

SCALE: 1" = 40'-0"

Date	Description	No.
Revisions		

LICENSED LANDSCAPE ARCHITECT ANNA L. ILAO NO. 6568 STATE OF CALIFORNIA
10/31/2025 Renewal Date
Date

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Project
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
LANDSCAPE NOTES & DETAILS

Project No. 731763504
Date 08/19/2025
Drawn By JZ
Checked By AI

Drawing No. LS402

Project No. 731763501

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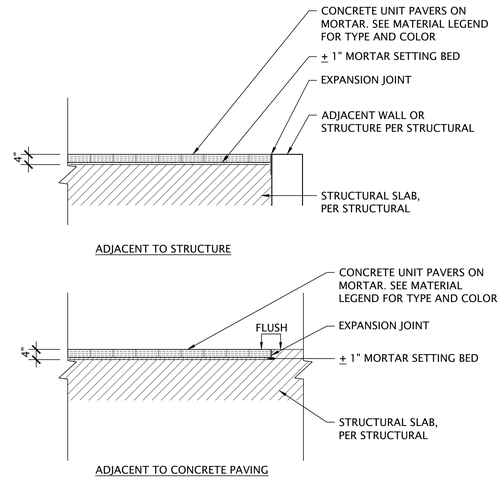
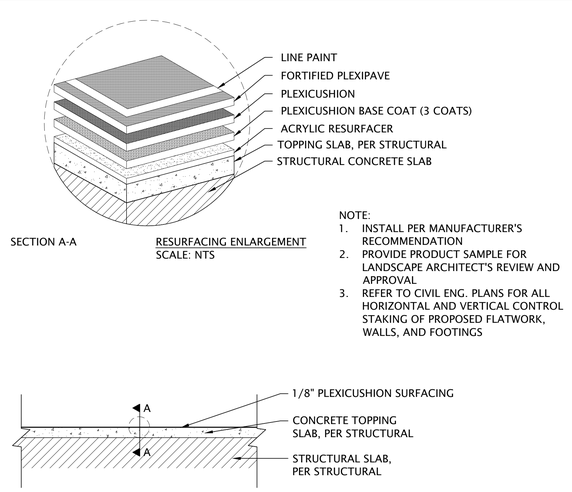
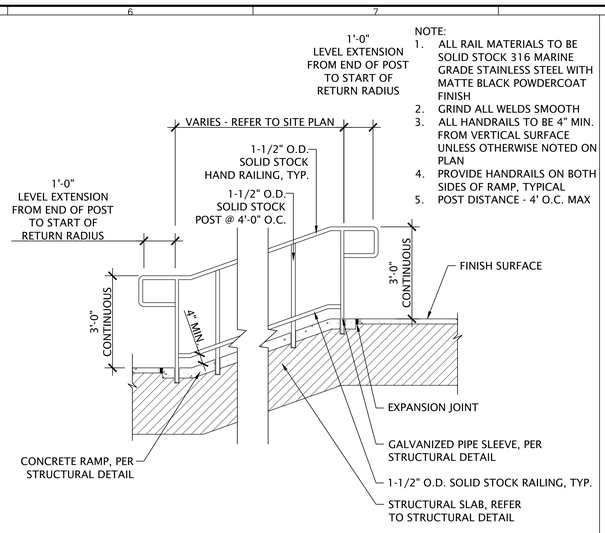
Date: 8/19/2025 Time: 10:55 User: dlopez Style Table: Langan.stb Layout: LS402 Document Code: 01-731763501-0105-LP501-0106



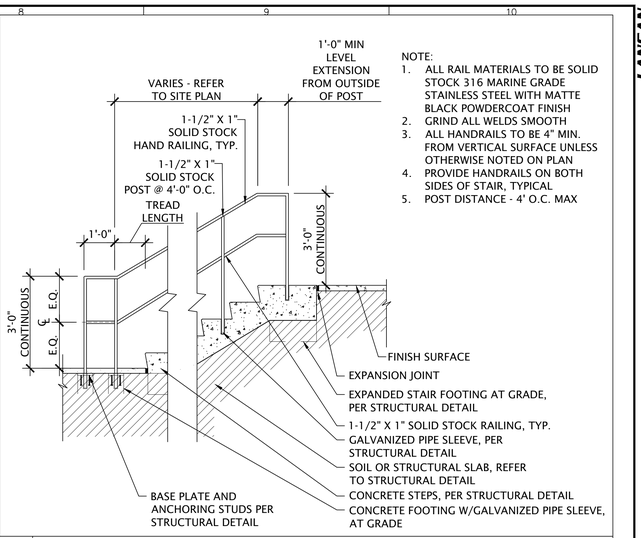
1 CONCRETE PAVER ON STRUCTURE SCALE: 1/2" = 1'-0"



2 PICKLEBALL COURT SURFACING SCALE: 1/2" = 1'-0"



3 RAMP HANDRAIL SCALE: 1/2" = 1'-0"



4 STAIR HANDRAIL ON STRUCTURE & ON GRADE SCALE: 1/2" = 1'-0"

5 HANDRAIL AT CONCRETE STAIR - PLATFORM 3 SCALE: 1/2" = 1'-0"

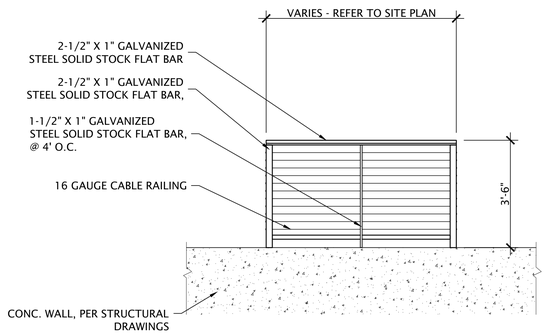
6 METAL STAIR - PLATFORM 3 SCALE: 1/2" = 1'-0"

7 HANDRAIL AT METAL STAIR - PLATFORM 3 SCALE: 1/2" = 1'-0"

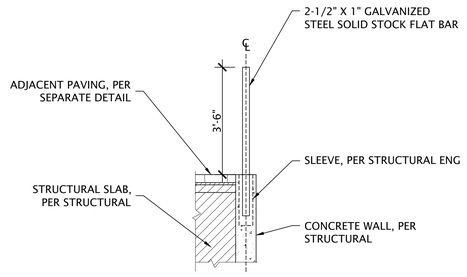
8 RAILING AT METAL STAIR - PLATFORM 3 SCALE: 1/2" = 1'-0"

NOTES:

1. REFER TO STRUCTURAL DRAWINGS FOR RETAINING WALL.
2. REFER TO CIVIL FOR FINISH GRADE



ELEVATION

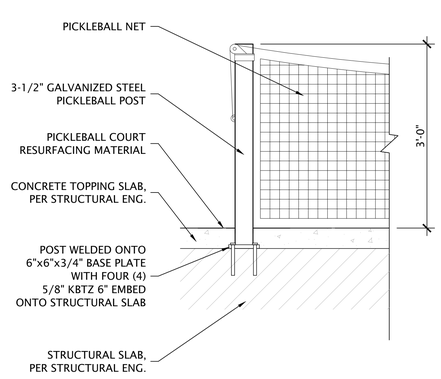


SECTION

9 CABLE RAIL SCALE: 1/2" = 1'-0"

NOTES:

1. REFER TO SCHEDULE FOR POST AND NET SUPPLIERS
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS



10 PICKLEBALL POLE / NET SCALE: 1" = 1'-0"

Date	Description	No.
Revisions		

LICENSED LANDSCAPE ARCHITECT
ANNA L. ILAGAN 6058
10/31/2025
Renewal Date
STATE OF CALIFORNIA

LANGAN
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Project
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
LANDSCAPE NOTES & DETAILS

Project No.	Drawing No.
731763504	LS501
Date: 08/19/2025	
Drawn By: JZ / DL	
Checked By: AI	

LANGAN

Project No. 731763501

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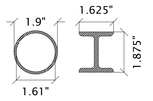
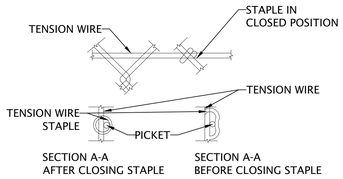
Date: 8/19/2025 Time: 09:28 User: dlopez Style Table: Langan.stb Layout: LS501 Document Code: 01-731763501-0105-LP501-0106



LINE POST SECTION: 1 ⅝" I.D. AT 2.72 LBS/FT. GALVANIZED STEEL ASTM F1083, OR 1 ⅝" ALUM. ALLOY (ASA SCHEDULE 40) ASTM B429, ALLOY 6063, TEMPER T6, OR 1 ⅝" TRIPLE COATED STEEL AT 2.281 LBS/FT - PER ASTM F1043 GROUP I-C.



ATTACHMENT OF FABRIC TO TENSION WIRE

TENSION WIRE NOTES:

1. THE TENSION WIRE SHALL BE NO. 7 GAUGE COILED SPRING WIRE, TENSIONED ALONG THE TOP AND BOTTOM OF THE FABRIC AND SHALL BE COATED SIMILARLY TO THE RESPECTIVE WIRE FABRIC BEING USED
2. TENSION WIRES AT CORNER AND BRACE POSTS SHALL BE TIGHTENED TO NEAR OPTIMUM STRENGTH OF THE COMPONENTS PRIOR TO APPLYING TENSION TO THE TOP WIRE AND THE FENCE.

NOTES:

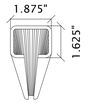
1. SHOP DRAWINGS REQUIRED. SHOP DRAWINGS TO INCLUDE HINGES AND LATCH.
2. FINISH OF ALL COMPONENTS TO MATCH PRIVACY FENCE, TYP.
3. FOOTINGS TO BE VERIFIED PRIOR TO CONSTRUCTION.
4. PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT TO REVIEW AND APPROVE

NOTES:

1. INSTALL PER MANUFACTURER'S RECOMMENDATION
2. PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL
3. PROVIDE PRE-ENGINEERED DESIGN OR SUBMIT ENGINEERED DRAWINGS AND CALCULATIONS

END CORNER OR PULL POST SECTION: STEEL ASTM F1083; OR 2" ALUM. ALLOY(ASA SCHEDULE 40) ASTM B241, ALLOY 6063 TEMPER T6; OR 2" TRIPLE COATED STEEL AT 3.117 LBS/FT - PER ASTM F1043 GROUP I-C.

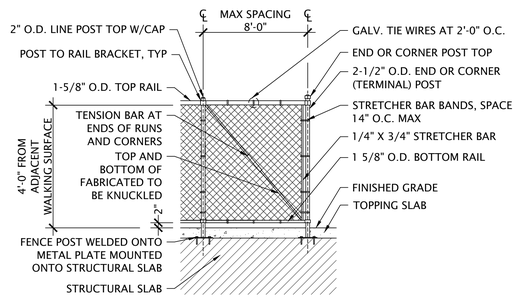
PULL POST STRETCHER BAR AND STRETCHER BAR BANDS



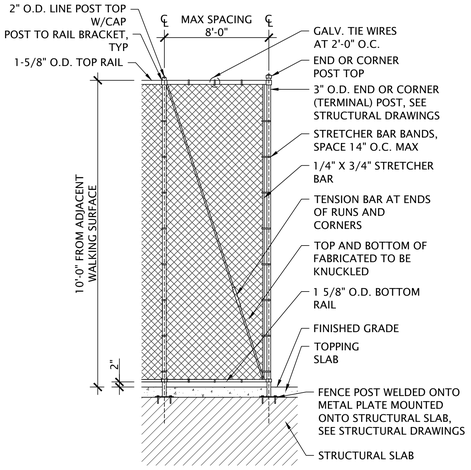
OPTIONAL "C" LINE POST
SECTION: "C" GALVANIZED ROLLED AT 2.34 LBS/FT. ASTM A570, GRADE 45, 1.875" X 1.625".

BRACE ATTACHMENT AT PULL POST

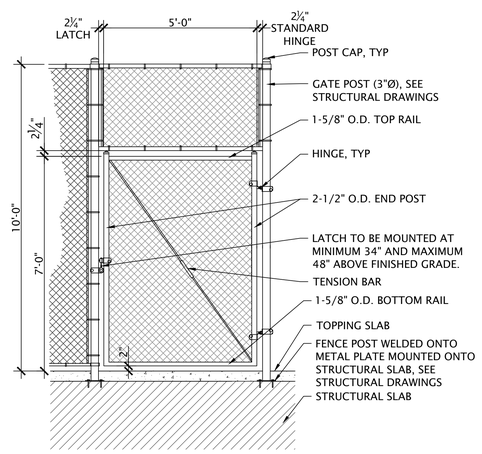
TURNBUCKLE OR OTHER APPROVED CONNECTION



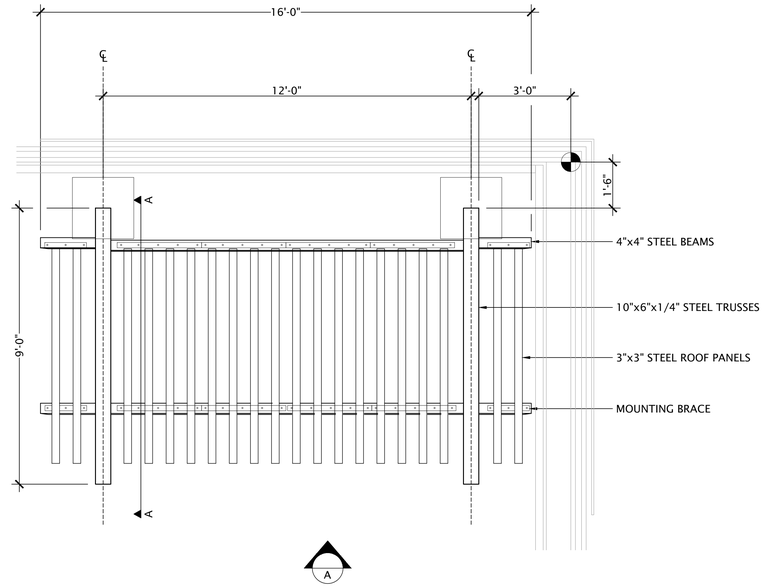
C. CHAINLINK FENCE 4' HIGH



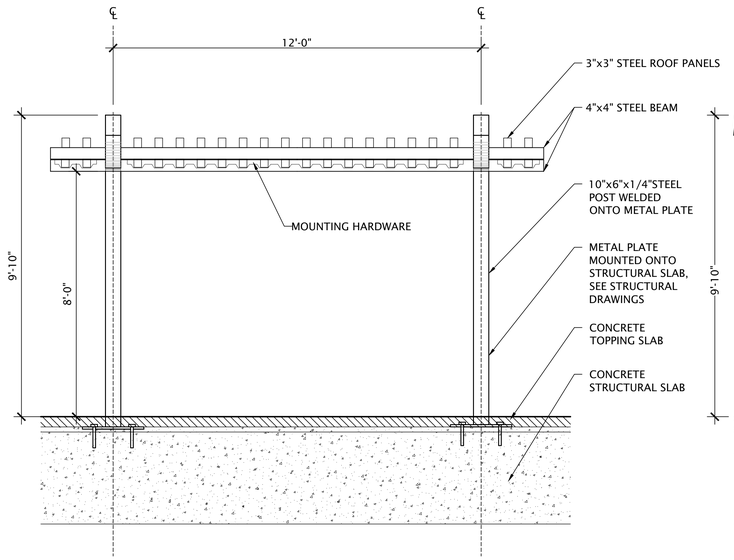
A. CHAINLINK FENCE 10' HIGH



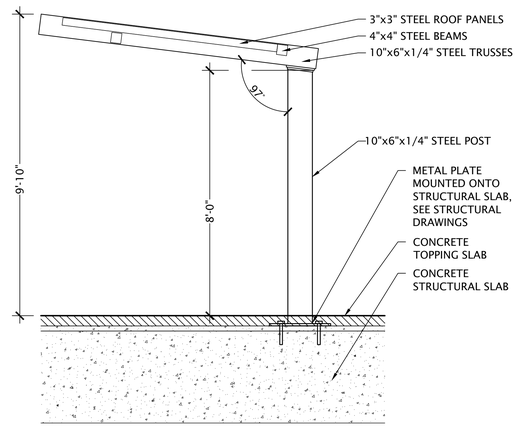
B. CHAINLINK GATE



PLAN



ELEVATION A



SECTION A

1 CHAIN LINK FENCE & GATE — SCALE: 1/2" = 1'-0"

2 OVERHEAD STRUCTURE — SCALE: 1/2" = 1'-0"

Date	Description	No.
Revisions		

LICENSED LANDSCAPE ARCHITECT ANNA L. ILAO NO. 6568 — 10/31/2025 Renewal Date — Date — STATE OF CALIFORNIA

LANGAN
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Project: THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: LANDSCAPE NOTES & DETAILS

Project No. 731763504
Date 08/19/2025
Drawn By JZ / DL
Checked By AI

Drawing No. LS502

LANGAN

Project No. 731763501

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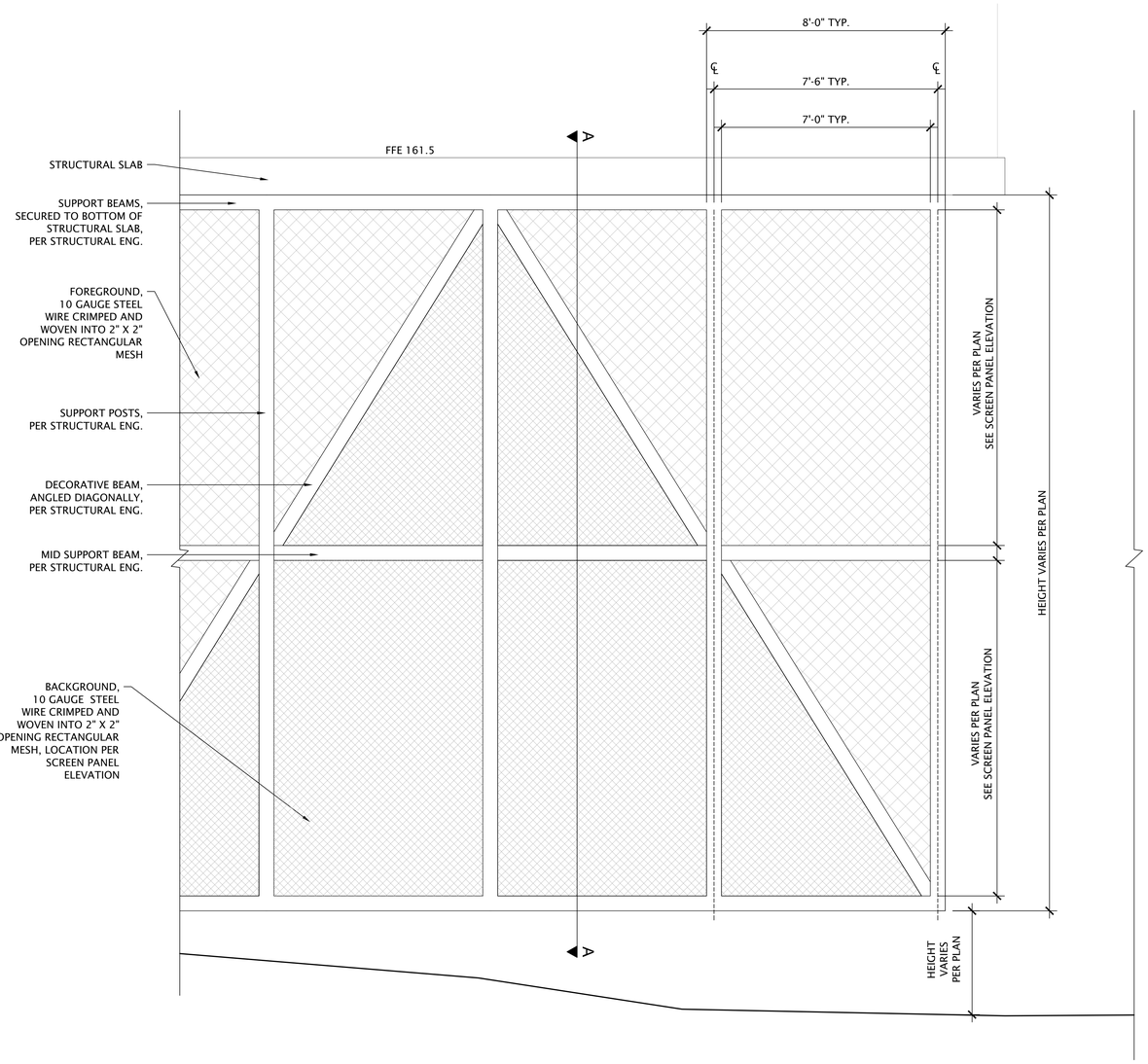
Date: 8/19/2025 Time: 09:32 User: dlopez Style Table: Langan.stb Layout: LS502 Document Code: 01-731763501-0105-LP501-0106

NOTE:
1. ALL WIRE MESH MATERIAL SHALL BE MARINE GRADE STAINLESS STEEL WITH MATTE BLACK POWDERCOAT FINISH
2. GRIND ALL WELDS SMOOTH
3. PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT TO REVIEW



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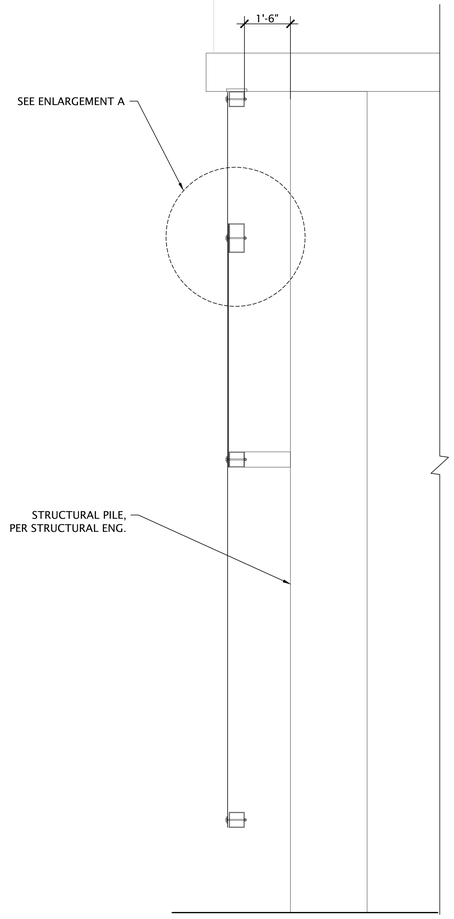
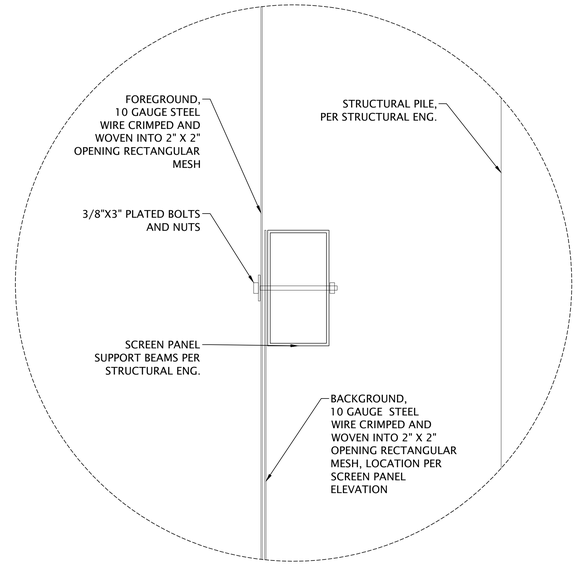


SECTION A



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

1 SCREEN PANEL

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

Date	Description	No.
Revisions		

LICENSED LANDSCAPE ARCHITECT
ANNA L. ILAO-NO 6568
Signature
10/31/2025
Renewal Date
Date
STATE OF CALIFORNIA

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Project
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
LANDSCAPE NOTES & DETAILS

Project No.	Drawing No.
731763504	LS503
Date: 08/19/2025	
Drawn By: JZ / DL	
Checked By: AI	

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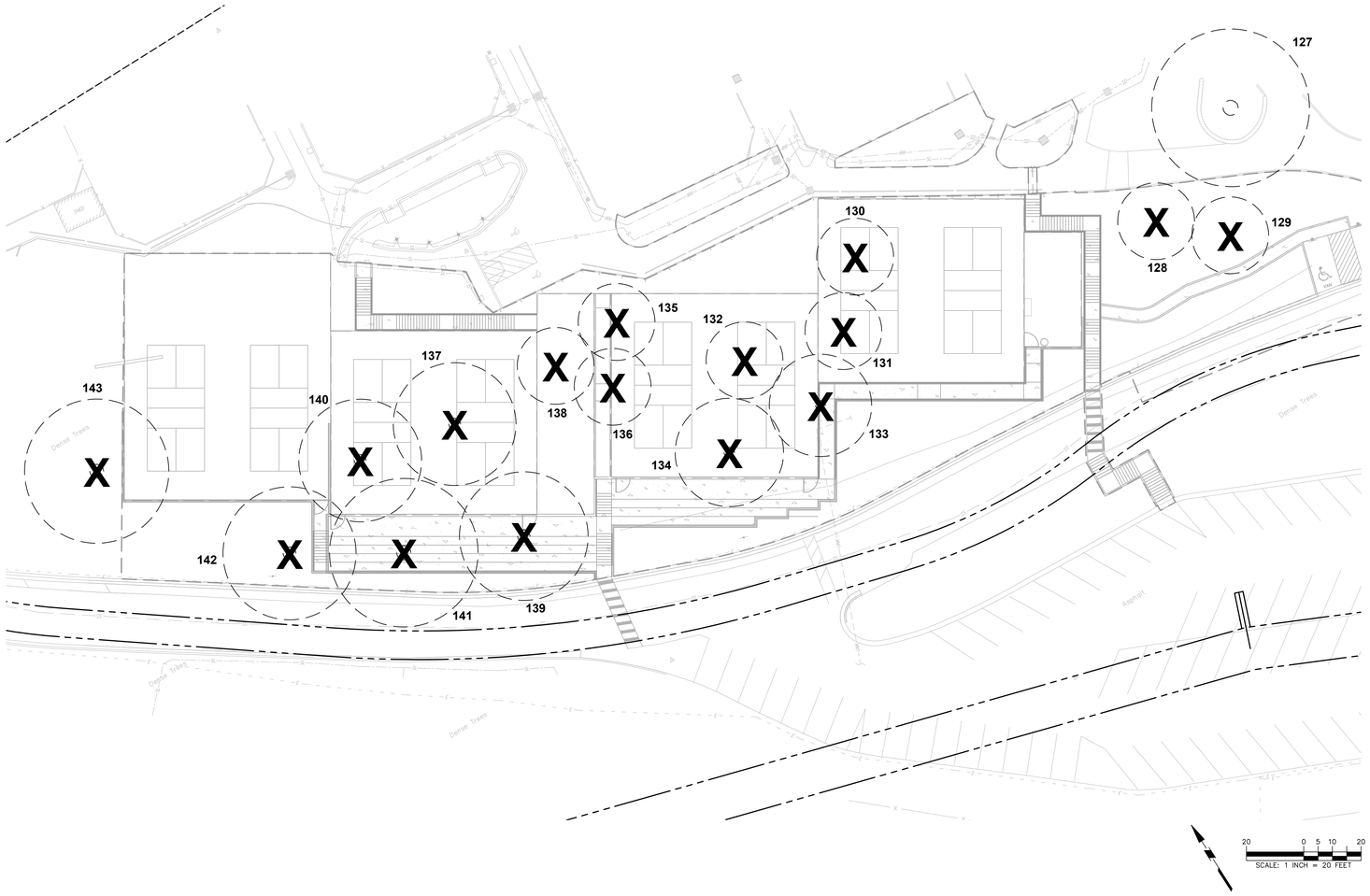
Date: 8/19/2025 Time: 09:37 User: dlopez Style Table: Langan.stb Layout: LS503 Document Code: 01-731763501-0105-LP501-0106

Project No. 731763501



EXISTING TREE SCHEDULE			
TREE NUMBER	DESCRIPTION	DBH	BOTANICAL / COMMON NAME
127	REMAIN AND PROTECT	48"	PINUS RADIATA / MONTEREY PINE
128	TO BE REMOVED	10"	EUCALYPTUS GLOBULUS / BLUE GUM
129	TO BE REMOVED	6"	ACACIA MELANOXYLON / BLACKWOOD ACACIA
130	TO BE REMOVED	6"	ACACIA MELANOXYLON / BLACKWOOD ACACIA
131	TO BE REMOVED	6"	ACACIA MELANOXYLON / BLACKWOOD ACACIA
132	TO BE REMOVED	48"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
133	TO BE REMOVED	6"	ACACIA MELANOXYLON / BLACKWOOD ACACIA
134	TO BE REMOVED	9"	EUCALYPTUS GLOBULUS / BLUE GUM
135	TO BE REMOVED	28"	PINUS RADIATA / MONTEREY PINE
136	TO BE REMOVED	29"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
137	TO BE REMOVED	13"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
138	TO BE REMOVED	48"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
139	TO BE REMOVED	40"	PINUS RADIATA / MONTEREY PINE
140	TO BE REMOVED	44"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
141	TO BE REMOVED	34"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
142	TO BE REMOVED	46"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS
143	TO BE REMOVED	37"	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS

LEGEND	
SYMBOL	DESCRIPTION
——— - - ———	EASEMENT
— — — — —	LIMIT OF WORK
○	EXISTING TREE TO REMAIN AND PROTECT
X	EXISTING TREE TO BE REMOVED

NOTES:
1. REFER TO ARBORIST REPORT PREPARED BY HORTSCIENCE | BARTLETT CONSULTING, DATED 05/29/2024.
2. REFER TO 1/LP501 FOR TREE PROTECTION NOTES AND DETAIL.

Date	Description	No.
Revisions		

LICENSED LANDSCAPE ARCHITECT
ANNA L. ILAO NO. 6568
Signature
10/31/2025
Renewal Date
Date
STATE OF CALIFORNIA

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Project
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
TREE DEMOLITION PLAN

Project No. 731763504
Date 08/19/2025
Drawn By DL
Checked By AI

Drawing No. LP100

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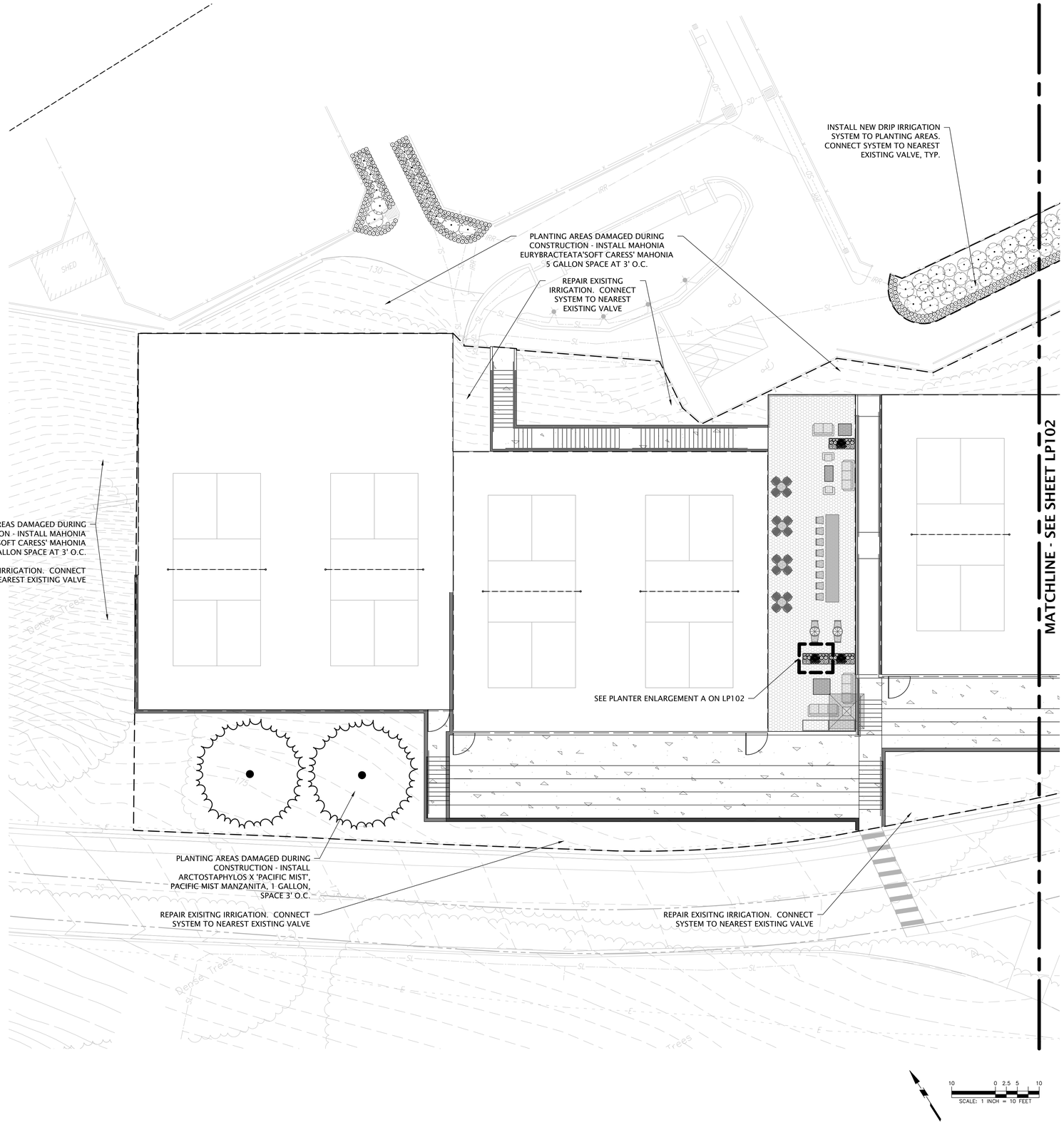
Date: 8/19/2025 Time: 15:54 User: dlopez Style Table: Langan.stb Layout: LP101 Document Code: 01-731763501-0105-LD101-0101

Project No. 731763501



PLANT SCHEDULE

SYMBOL	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT / SPREAD	WUCOLS	SPACING
TREES								
	HM	10	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS	24" BOX		40' H X 25' W	MODERATE	AS SHOWN
SHRUBS								
	CT	624	CAREX TUMULICOLA / FOOTHILL SEDGE	1 GAL.	CONTAINER	1' H X 1' W	LOW	12" O.C.
	CE	82	CHONDROPETALUM TECTORUM 'DWARF' / DWARF CAPE RUSH	5 GAL.	CONTAINER	3' H X 3' W	LOW	36" O.C.
	MC	58	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	5 GAL.	CONTAINER	3' H X 4' W	LOW	36" O.C.

PLANTING NOTES:

1. IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
2. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SURFACES OF PLANTING EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
3. FOR SOIL LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

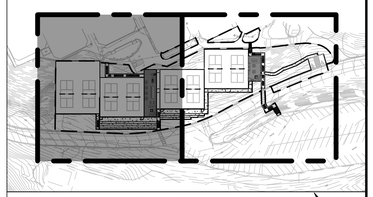
GENERAL NOTES:

PER TITLE 23, CHAPTER 2.7 SECTION 492.6, 492.7 AND 492.8:

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS."

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

KEY MAP



SCALE: 1" = 100'

Date	Description	No.
Revisions		

LICENSED LANDSCAPE ARCHITECT
ANNA L. ILAO NO. 6528
10/31/2025
Renewal Date
Date
STATE OF CALIFORNIA

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Project
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
LANDSCAPING PLANTING PLAN

Project No.	Drawing No.
731763504	LP101
Date: 08/19/2025	
Drawn By: DL	
Checked By: AI	

LANGAN

Project No. 731763501

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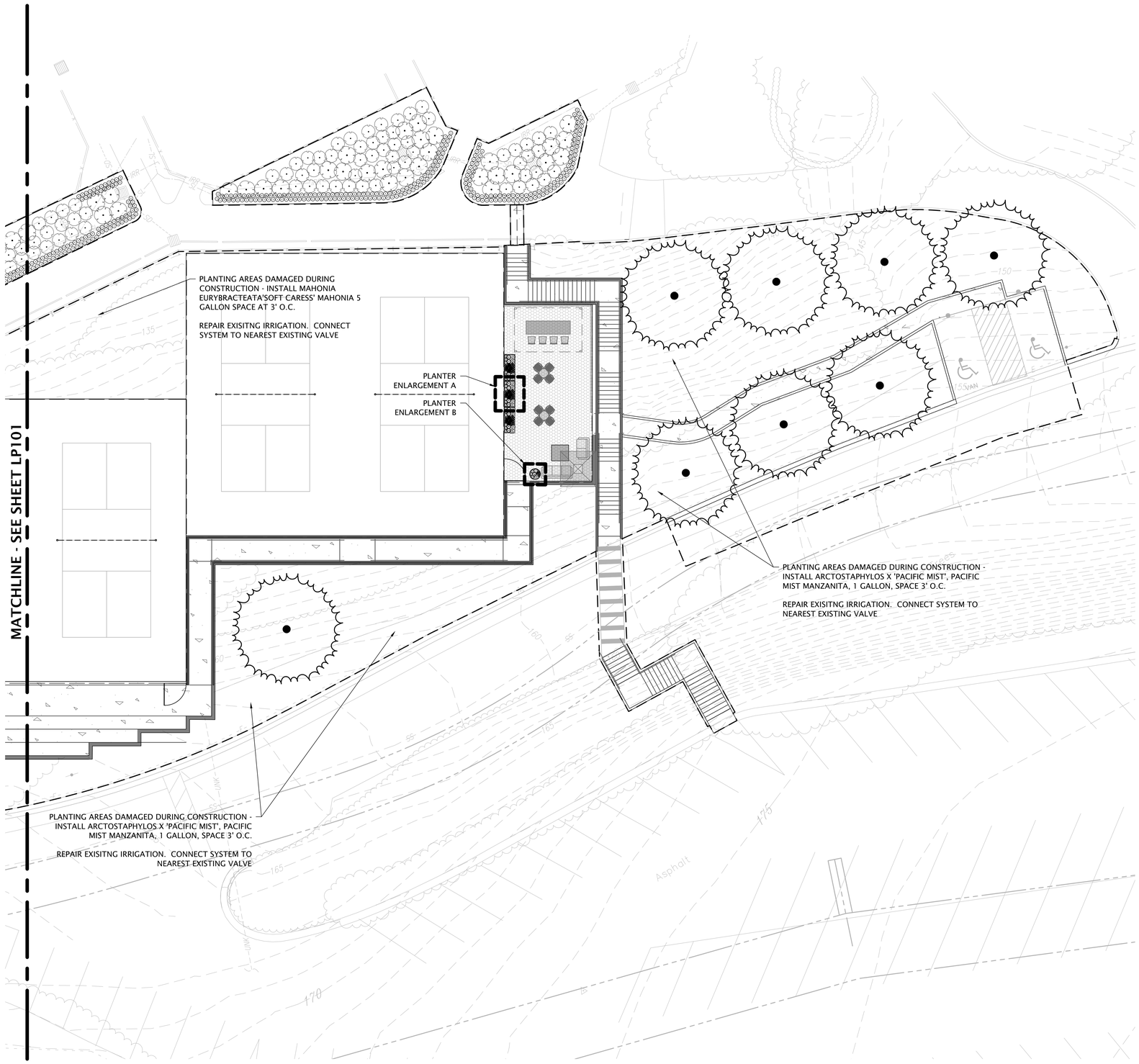

PLANT SCHEDULE

SYMBOL	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT / SPREAD	WUCOLS	SPACING
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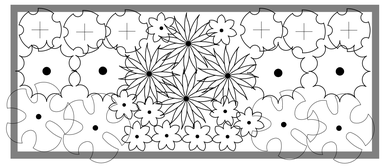
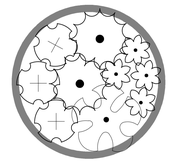


PLANTER ENLARGEMENT A
SCALE : 1:1



PLANTER ENLARGEMENT B
SCALE : 1:1

PLANTER / POT LEGEND

SYMBOL	KEY	BOTANICAL / COMMON NAME	SIZE
	EG	ECHEVERIA LILACINA / GHOST ECHEVERIA	5 GAL.
	FM	FUCHSIA 'PATRICIA HODGE' / FUCHSIA 'PATRICIA HODGE'	5 GAL.
	HC	HEUCHERA AMERICANA / AMERICAN ALUMROOT	5 GAL.
	KL	TRADESCANTIA FLUMINENSIS / SPIDERWORT	1 GAL.
	PT	PHORMIUM TENAX / NEW ZEALAND FLAX	15 GAL.

PLANTING NOTES:

1. IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
2. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SURFACES OF PLANTING EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
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KEY MAP

SCALE: 1" = 100'

Revisions		
Date	Description	No.

LICENSED LANDSCAPE ARCHITECT ANNA L. ILAGAN 6068 STATE OF CALIFORNIA 10/31/2025 Renewal Date

LANGAN
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Project: THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: LANDSCAPING PLANTING PLAN

Project No. 731763504
Date 08/19/2025
Drawn By DL
Checked By AI

Drawing No. LP102

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Project No. 731763501

GENERAL LANDSCAPE PLANTING NOTES:

PLANTING MATERIALS

1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
2. STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
3. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.
4. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
5. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.

PLANTING SOILS

1. REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOD, AND GRAVEL OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON-SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON-SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS
2. SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN SOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.
3. IF DEPTH OF PLANTING SOILS AND TOPSOIL IS NOT INDICATED IN PLANS OR DETAILS, A MINIMUM 18" DEPTH SHALL BE PROVIDED FOR ALL TREES AND LARGE SHRUBS; MINIMUM 12" DEPTH SHALL BE PROVIDED FOR GROUNDCOVERS, HERBACEOUS AND MEADOW OR ORNAMENTAL GRASS AREAS AND A MINIMUM 6" LAYER SHALL BE INSTALLED IN ALL LAWN AREAS. TOPSOIL AND PLANTING SOIL DEPTH INDICATED ON PLANS AND PLANTING DETAILS AND NARRATIVE SPECIFICATIONS SHALL GOVERN DEPTH WHEN PROVIDED.
4. WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.
5. IF THE QUANTITY OF SOILS FROM THE SITE IS NOT ADEQUATE TO FILL PLANTING AREAS TO THE DEPTH INDICATED IN THE PLANS AND DETAILS, CONTRACTOR SHALL FURNISH PLANTING SOILS THAT ARE FREE OF BROKEN GLASS, PAINT CHIPS, PLASTIC, DELETERIOUS MATERIALS, ROOTS, WEEDS, BOULDERS, COBBLES AND GRAVEL OVER 1" IN DIAMETER AND COMPLY WITH THE FOLLOWING CRITERIA:
   -SOILS SHALL MEET ALL APPLICABLE SOIL REMEDIATION STANDARDS
   -ORGANIC CONTENT: 2-5% IN NATIVE SOILS; UP TO 10% IN AMENDED SOILS
   -SOLUBLE SALTS: LESS THAN 0.5 MM HOS/CM
   -SOIL PH: 5.5-7.5% TO BE AMENDED PER SOIL TEST RESULTS
   -PHYSICAL (SIEVE) ANALYSIS/ SOIL TEXTURE
   SAND: 40-60% SILT: 25-60% CLAY: 5-20%
   -NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A #4 SIEVE.
6. REFER TO CALIFORNIA CODE OF REGULATIONS 492.5 FOR SOIL MANAGEMENT REPORT. ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROVED EQUAL, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND MAY BE CORRECTED BY ADDING AMENDMENTS, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE. SOIL ANALYSIS REPORT AND DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL REPORT RECOMMENDATIONS ARE REQUIRED TO GET THE CERTIFICATE OF COMPLETION.
7. SCARIFY AND/OR TILL ALL COMPACTED SUBSOILS PRIOR TO ADDING PLANTING SOIL OR TOPSOIL. PLANTING SOILS AND TOPSOIL SHALL BE PLACED IN 12-18" LIFTS THAT ARE LOOSELY COMPACTED. NO SOILS SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION.
8. 100% OF TREES, STUMPS, ROCKS, AND ASSOCIATED VEGETATION SOILS RESULTING PRIMARILY FROM LAND CLEARING SHALL BE REUSED OR RECYCLED. EXCEPTION: DO NOT REUSE, EITHER ON OR OFF-SITE VEGETATION OR SOIL CONTAMINATED BY DISEASE OF PEST INFESTATION.

DELIVERY, STORAGE, AND HANDLING

1. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.
2. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP OR BREAK BALLED STOCK DURING DELIVERY OR HANDLING.
3. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT BALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING, IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8" INTO THE PLANTING HOLE. WITH CONTAINER-GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.
4. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

INSTALLATION

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
2. THE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
3. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
4. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
6. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
7. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
8. MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.
9. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY OWNER AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.
10. AFTER COMPLETION OF A PROJECT, ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A SHREDDED HARDWOOD BARK OR APPROVED EQUAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.
11. CONTRACTOR SHALL SUPPLY SUPPLEMENTARY IRRIGATION UNTIL ACCEPTANCE BY OWNER.
12. CONTRACTOR SHALL ASSESS THE NEED FOR DEER PROTECTION ON SITE. IF DEEMED NECESSARY, SHADE AND ORNAMENTAL TREES SHALL BE PROTECTED THROUGH WINTER WITH SPIRAL WRAP TREE GUARDS, OR APPROVED EQUAL. PROTECTION LENGTH TO BE FROM BELOW THE LOWEST BRANCH AND DOWN TO WITHIN A FEW INCHES OF THE GROUND. THE GUARDS CAN BE REMOVED IN SPRING AND SAVED FOR RE-INSTALLATION DURING THE FOLLOWING WINTERS AS PART OF A MAINTENANCE PROGRAM.

GUARANTEE

1. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

MAINTENANCE

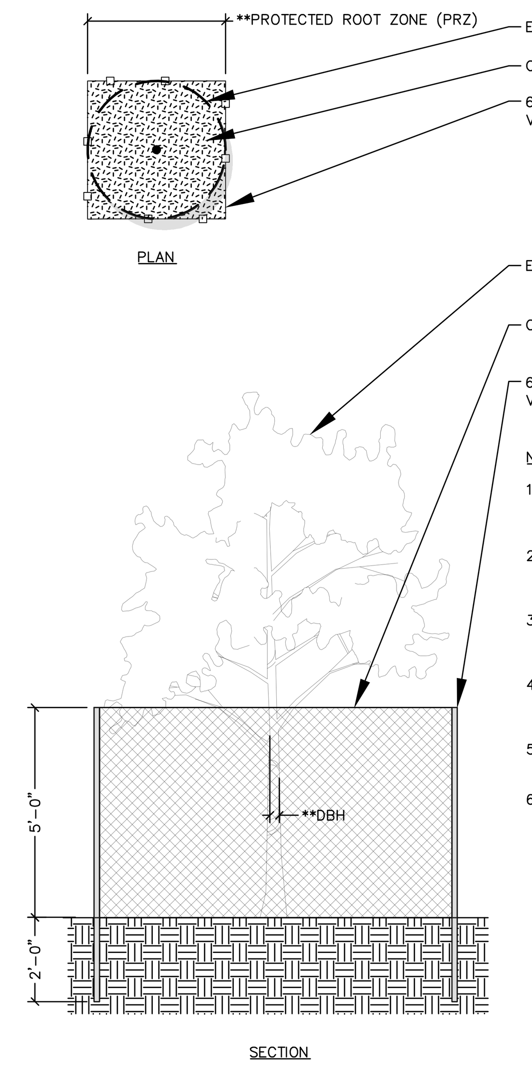
1. DEBRIS AND WEED CONTROL. THIS TASK SHALL INCLUDE THE REMOVAL OF ALL UNDESIRABLE LITTER, DEBRIS, AND WEEDS. THE OBJECTIVE OF THIS SUBSECTION'S TALK IS TO PROVIDE A NEAT, ORDERLY, WELL-MAINTAINED APPEARANCE. ANY OBJECTS OR PLANTS WHICH CREATE A HEALTH OR SAFETY HAZARD OR AN UNNATURAL VISUAL NUISANCE SHALL BE REMOVED IMMEDIATELY.
2. MULCHING. ALL PLANTING BEDS WITH EXISTING OR SPECIFIED ORGANIC MULCH SHALL BE MAINTAINED WITH A MINIMUM TWO-INCH DEPTH OF SHREDDED BARK MULCH OR AN EQUIVALENT. TO MAINTAIN THIS LEVEL, NEW MULCH SHALL BE APPLIED EACH SPRING AS NEEDED. AREAS WITH DECORATIVE STONE OR OTHER MATERIALS SHALL BE MAINTAINED WITH A NEAT APPEARANCE AND AT SUCH A LEVEL THAT NO WEEDS, BARE GROUND OR SOIL ARE EXPOSED.
3. PLANTINGS. LANDSCAPE MAINTENANCE SHALL INCLUDE THE RESEEDING OR REPLANTING OF LANDSCAPE AREAS WHICH ARE DAMAGED, DESTROYED, OR FAILING DUE TO INSECTS, DISEASE, WEATHER OR PHYSICAL DAMAGE. ALL LANDSCAPED AREAS WHICH ARE DAMAGED, DESTROYED OR ARE FAILING, AS DESCRIBED ABOVE, SHALL BE REPLACED DURING THE NEXT PLANTING SEASON.
4. EXISTING AND PROPOSED PLANT MATERIAL SHALL BE MAINTAINED TO PROVIDE MINIMUM SIGHT DISTANCE THROUGHOUT THE SITE.

JUTE MESH NETTING

1. AREAS GREATER THAN 30% SLOPE SHALL BE PROTECTED WITH JUTE MESH.
2. JUTE NETTING: A UNIFORM OPEN PLAN WEAVE, SINGLE JUTE YARN NOT VARYING IN THICKNESS BY MORE THAN 1/2 OF ITS NORMAL DIAMETER, IN ROLLED STRIPS APPROXIMATELY 50 TO 75 YARDS LONG AND 50 TO 60 INCHES WIDE. CONTRACTOR SHALL SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.

LAWN SOD

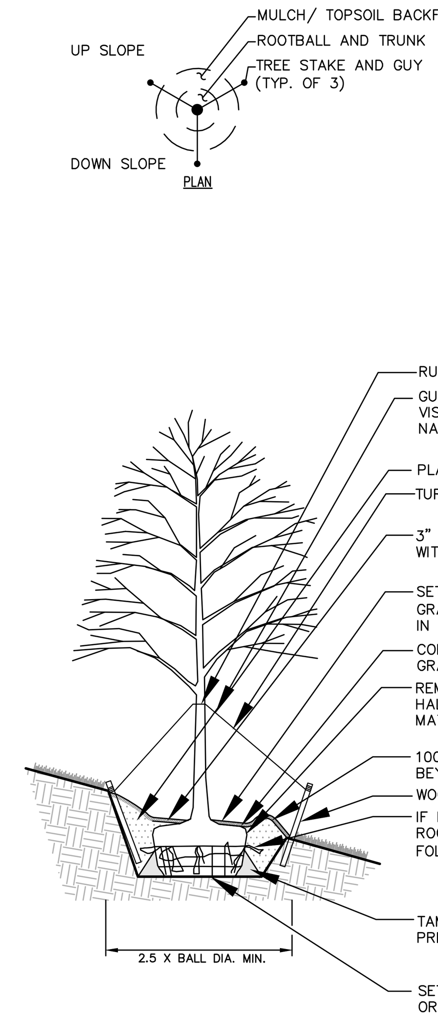
1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
   a. SOD FOR PLANTING AREAS HALL BE DENSE, HEALTHY, FIELD-GROWN ON SAND FUMIGATED SOIL WITH THE GRASS HAVING BEEN MOWED AT 1-INCH HEIGHT BEFORE LIFTING FROM FIELD.
   b. SOD FOR GRASS PAVE AREAS SHALL BE DENSE AND HEALTHY, GROWN ON A SAND BED THIN CUT AND WASHED.
   c. SOD SHALL BE DARK GREEN IN COLOR, RELATIVELY FREE OF THATCH FREE FROM DISEASE, WEEDS, AND HARMFUL INSECTS.
   d. SOD SHALL BE REASONABLY FREE OF OBJECTIONABLE GRASSY AND BROADLEAF WEEDS. SOD SHALL BE CONSIDERED WEED FREE IF NO MORE THAN 2 SUCH WEEDS ARE FOUND PER 100 SQUARE FEED OF SOD.
   e. SOD SHALL BE REJECTED IF FOUND TO CONTAIN THE FOLLOWING WEEDS: COMMON BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NIMBLE WEED, THISTLE, BINDWEED, BENTGRASS, PERENNIAL SORREL, AND BROMEGRASS.



NOTES:
1. NO CONSTRUCTION OR STAGING EQUIPMENT IS ALLOWED WITHIN THE PROTECTED ROOT ZONE (PRZ) INCLUDING HEAVY EQUIPMENT THAT WILL COMPACT AND DAMAGE THE ROOTS.
2. NO DISPOSAL OF CONSTRUCTION MATERIALS OR BY PRODUCTS INCLUDING PAINT, PLASTER OR CHEMICAL SOLUTIONS IS ALLOWED WITHIN THE PROTECTED ROOT ZONE.
3. NATURAL OR PRECONSTRUCTION GRADE SHALL BE MAINTAINED WITHIN THE TREE PROTECTION ZONE. AT NO TIME SHALL SOIL BE IN CONTACT WITH THE TREE TRUNK ABOVE THE ROOT FLARE.
4. ANY WORK REQUIRED TO BE CONDUCTED IN THE GROUND WITHIN THE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH AN AIR SPADE TO MAKE ROOTS VISIBLE AND USE OF HAND TOOLS.
5. PRUNING CUTS OR DAMAGED BARK SHALL BE CUT CLEAN TO HEAL. DO NOT USE TREE SEAL OR PAINT.
6. TO CALCULATE PROTECTED ROOT ZONE (PRZ), MEASURE THE TREE'S DIAMETER (DBH), 4'-6" ABOVE THE GROUND, MEASURED IN INCHES. FOR EACH INCH, ALLOW FOR 1 TO 1.5 FEET OF CRITICAL ROOT RADIUS. IF A TREE'S DBH IS 10 INCHES, ITS CRITICAL ROOT RADIUS IS 10 TO 15 FEET.

1 TREE PROTECTION

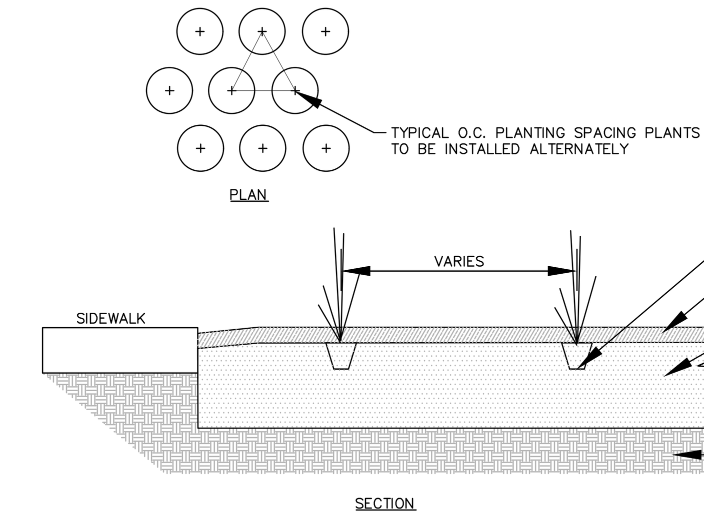
NTS



3 TREE PLANTING ON SLOPE

USE OF STAKING AS RECOMMENDED BY CONTRACTORS

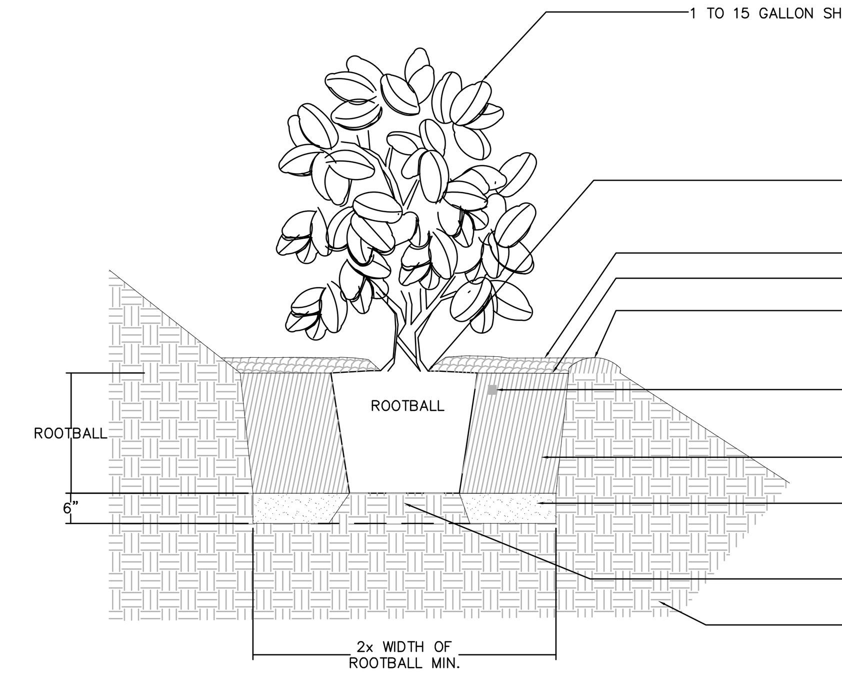
NTS



NOTES:
1. PLANTS ARE TO BE SPACED EQUIDISTANT FROM EACH OTHER.
2. REFER TO PLAN AND SCHEDULE FOR SPACING OF INDIVIDUAL PLANTS.
3. REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.

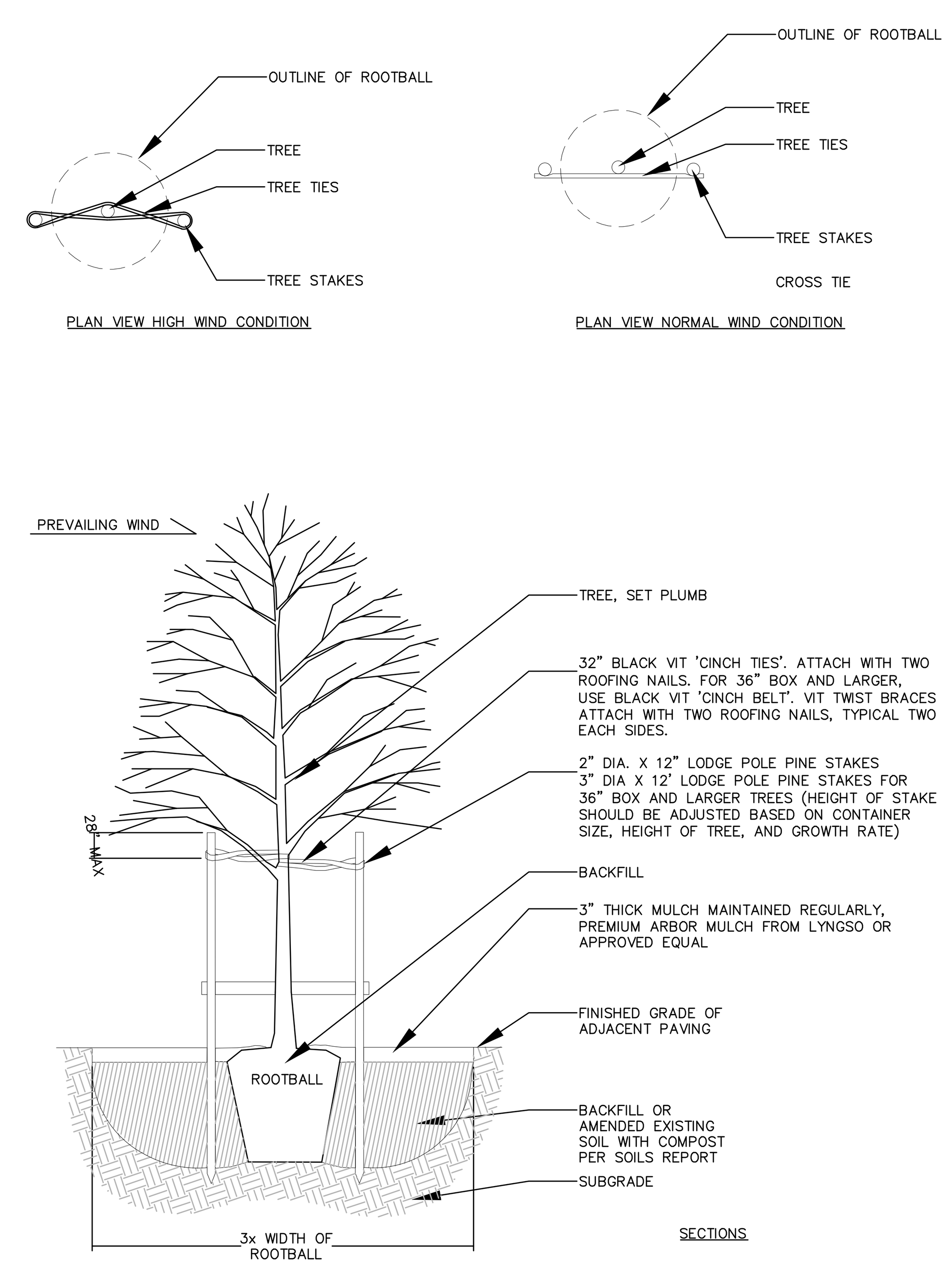
6 GROUNDCOVER PLANTING

NTS



4 SHRUB PLANTING ON SLOPE

NTS

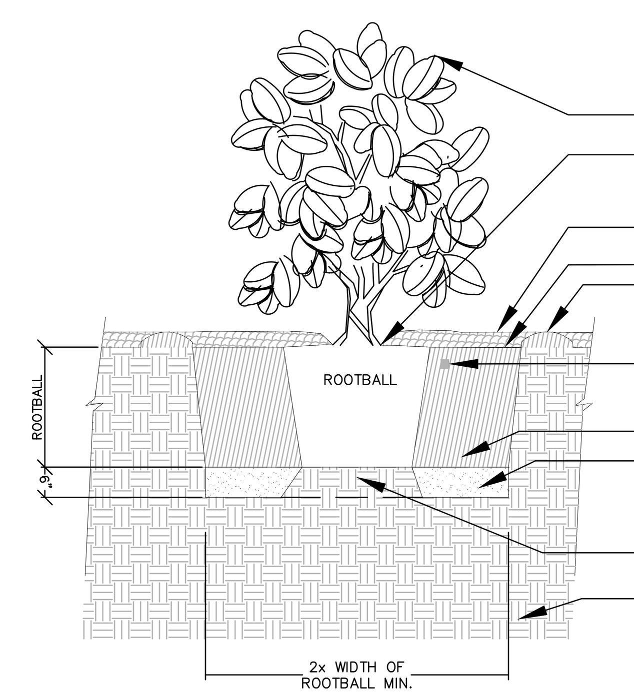


2 TREE PLANTING WITH DOUBLE STAKES

USE OF STAKING AS RECOMMENDED BY CONTRACTORS

NTS

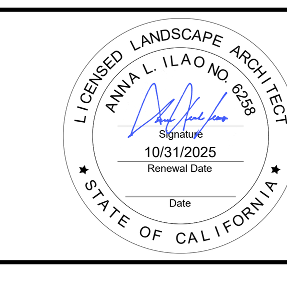
NOTES:
1. EXCAVATE PLANTNG PIT. SCARIFY SIDES AND BOTTOM.
2. COMPACTED BACKFILL TO BE PUDDLED AND SETTLED PRIOR TO SHRUB SETTLING.
3. ALL SHRUBS TO BE SET PLUMB.
4. REFER TO LANDSCAPE PLAN FOR SPACING OF INDIVIDUAL PLANTS.
5. REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.



5 SHRUB PLANTING

NTS

Date	Description	No.
Revisions		



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Project: THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: LANDSCAPE NOTES & DETAILS

Project No.	Drawing No.
731763504	LP501
Date: 08/19/2025	
Drawn By: DL	
Checked By: AI	

Project No. 731763501

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

ENVIRONMENTAL CONSIDERATIONS AND CEQA

Background Site Studies

The applicant provided an Alternatives Analysis, Arborist Report, Biological Reconnaissance Memorandum, and Geotechnical Investigation Reports. The Alternatives Analysis provides a detailed consideration of other locations within the Club property factoring in multiple considerations and details as to why the selected locations for the improvements are ideal, amongst other things, to have minimal environmental impact. The Geotechnical Investigation Reports present the results of the geotechnical investigation performed for the project and concluded that the proposed development is feasible from a geotechnical standpoint, provided the recommendations presented in the reports are incorporated into the project plans and specifications and implemented during construction.

This Arborist Report provides an assessment of the health and structural condition of the trees within the proposed project area, evaluates the trees that would be preserved and removed based on development plans, and provides preliminary guidelines for tree preservation during the design, construction, and maintenance phases of development. Seventy-eight trees (54 Significant) would be removed in San Mateo County which require a 2:1 replacement ratio with 15-gallon size (minimum) trees. This equates to 108 required tree replacements. Approximately 146 tree plantings are proposed in San Mateo County.

The Biological Reconnaissance Memorandum details the results of the analysis of the project area to determine the following: (1) presence of special-status species; (2) potential to support special-status species; and (3) the presence of other sensitive biological resources protected by local, state, and federal laws and regulations. The project area was determined to not have the potential to support special-status plant species. The memorandums concluded that likely biological constraints for the project relate to protected trees, as well as the potential for the project site to support roosting bats and native nesting birds. Project-specific measures have been recommended to minimize potential impacts to wildlife. All recommendations for the protection of roosting bats and native nesting birds have been incorporated as conditions of approval.

The project site is mapped within the urban coastal boundary and is not mapped within an area of special biological significance, prime agricultural land, county or state scenic corridor, flood zone, tsunami and seiche inundation area, fault zone area, landslide zone, or another geotechnical hazard zone boundary.

CEQA

15301. Existing Facilities

The Class 1 categorical exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use.

The project is proposed entirely within the Club's existing facility and is consistent with the Club's existing use as a recreational facility. The improvements would not result in additional floor area of any of the existing facilities and the applicant has specified that there will be no expansion in membership. The project would serve existing Club members. The project is in an area where all public services and facilities are available and is not environmentally sensitive.

Examples of Class 1 exemptions include additions to structures where, among other things, the addition is less than 50 percent of the floor area of existing structures. CEQA does not define "floor area." Instead, the term "floor area" is typically interpreted in the context of local agency regulations or specific CEQA-related guidelines depending on the project type. "Floor area" usually refers to the gross floor area of buildings measured from the exterior walls and includes all enclosed spaces. Floor area typically excludes parking areas (especially if open or unenclosed). As such, a pickleball court (especially an outdoor one) and parking lot would not be considered "floor area" under CEQA as they are not enclosed, occupiable building space. This definition of "floor area" is consistent with the California Building Code and local Zoning Regulations.

15303. New Construction or Conversion of Small Structures

The Class 3 categorical exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

The CEQA Guidelines provides examples of projects that qualify for the exemption, including, but not limited to the following in urban areas: up to three single-family residences; up to six dwelling units in a multi-family residential structure, and; up to four commercial buildings not exceeding 10,000 sq. ft. in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. Additionally, this exemption applies to accessory (appurtenant) structures including garages, carports, patios, and fences.

This project is located within the urban coastal zone, no dwelling units or building floor area is proposed, and the parking lot and pickleball courts are accessory to the primary clubhouse and existing golf courses.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G

LEGEND		
SYMBOL	DESCRIPTION	QTY
	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS	144
	PINUS CANARIENSIS / CANARY ISLAND PINE	37
	OLEA EUROPEA / EUROPEAN OLIVE	6
	PRUNUS CAROLINIANA / CAROLINA LAUREL CHERRY	7
	QUERCUS ENGELMANNII / ENGELMANN OAK	5
	ULMUS PARVIFOLIA / LACEBARK ELM	1
	TOTAL	200

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SAN FRANCISCO
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Drawing Title
TREE MITIGATION EXHIBIT

Project No.	731763504
Date	02/05/2025
Drawn By	JZ
Checked By	DJ

Drawing No.
LP101
Sheet 0 of X

LANGAN
Project No. 731763501

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LEGEND		
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	PRUNUS CAROLINIANA / CAROLINA LAUREL CHERRY	7
	QUERCUS ENGELMANNII / ENGELMANN OAK	5
	ULMUS PARVIFOLIA / LACEBARK ELM	1
	TOTAL	200

200 0 50 100 200
SCALE: 1 INCH = 200 FEET

Date	Description	No.
Revisions		

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Project
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
TREE MITIGATION EXHIBIT

Project No.	Drawing No.
731763504	LP101
Date: 02/05/2025	
Drawn By: JZ	
Checked By: DJ	Sheet 0 of X

LANGAN
Project No. 731763501

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Date: 2/7/2025 Time: 17:07 User: jzuniga Style Table: Langan.stb Layout: LP101 (2) Document Code: EX01-731763501-0101-LP101-0101

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT H

USE PERMIT FINDINGS AND SUPPORTING ANALYSIS

Private clubs are not principally permitted uses in the RM-CZ Zoning District. A private club is allowed to operate within the RM-CZ Zoning District subject to securing a use permit in each case. The Olympic Club was in operation at the time of adoption of the County's Zoning Ordinance provision requiring a use permit prior to establishment of a private club. Therefore, the site does not have a general use permit that encompasses the entire facility. Rather, the Club has historically submitted use permits for specific projects within the facility when the proposed action meets the requirement for a use permit. For the Planning Commission to approve the Use Permit, the following findings must be made:

Find that the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

The project has been evaluated for consistency with the San Mateo County General Plan and RM-CZ Zoning Regulations and has been found to comply with all applicable policies and standards. The proposed work would occur on land that has long been developed and maintained for private recreational use. No sensitive coastal resources such as dunes, bluffs, wetlands, or scenic corridors are present within or adjacent to the project area, and the improvements would not be visible from any public vantage point. The Biological Reconnaissance Memorandum prepared by WRA Environmental Consultants (February 28, 2024) concluded that the project area does not provide habitat for special-status plant species, and potential impacts to bats and nesting birds can be avoided or minimized through seasonal restrictions and pre-construction surveys, which have been incorporated as conditions of approval.

While the project involves tree removal, proposed replacement planting at a ratio greater than 2:1 will ensure no net loss of tree canopy in the long term. Grading, drainage, and stormwater management measures have been designed by a licensed engineer to address erosion and surface water issues currently affecting the site, thereby improving environmental conditions. The proposed improvements are accessory to the Club's recreational facilities, will serve the existing membership without expanding enrollment, and will enhance accessibility, safety, and usability of the property. For these reasons, the proposed project will not adversely affect coastal resources, the public welfare, or nearby property and improvements.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT I

GRADING PERMIT FINDINGS AND SUPPORTING ANALYSIS

Planning staff reviewed the proposal against the required findings for a grading permit and determined that, as conditioned, the project would not have a significant adverse effect to the environment and that the project conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan. To approve this project, the Planning Commission must make the required findings contained in the Grading Regulations. The findings and supporting evidence are outlined below:

a. **That the granting of the permit will not have a significant adverse effect on the environment.**

   The proposed project has been evaluated for potential environmental impacts and determined to have no significant adverse effects. As noted above, the project is categorically exempt from CEQA review under Sections 15301 and 15303. A Biological Reconnaissance Memorandum prepared by WRA Environmental Consultants (February 28, 2024) concluded that the site is highly disturbed and lacks suitable habitat for special-status plant or wildlife species. Potential biological impacts associated with tree removal will be avoided through seasonal restrictions and pre-construction surveys. Further, stormwater management features, erosion controls, and replacement trees will ensure no long-term environmental impacts.

b. **That the project conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan.**

   The project has been reviewed and found to conform to the criteria of the San Mateo County Grading Ordinance. The grading work is designed by a licensed engineer to ensure slope stability, proper drainage, and erosion control, consistent with County standards and occurring within previously developed areas. The project includes installation of new drainage systems, infiltration trenches, and retaining walls that will correct existing surface water and erosion issues, thereby improving site stability and environmental quality. As noted above, the project is consistent with applicable General Plan policies, maintains and enhances the existing private recreational use, supports the long-term functionality and safety of the site, and preserves the character of the surrounding area.