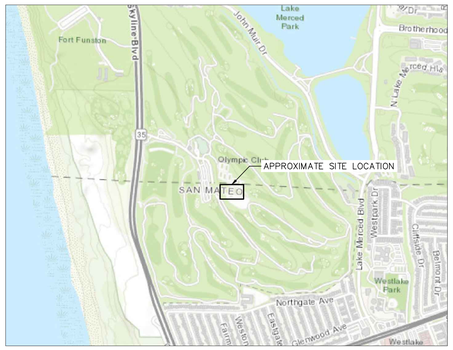
THE OLYMPIC CLUB
SAN MATEO COUNTY, CALIFORNIA
PICKLEBALL COURT
PERMIT SET



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
*	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 DRAWNGS 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 — DAVID JOSEPH HOWARD — No. C76917 — CIVIL — 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: THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO COUNTY CALIFORNIA

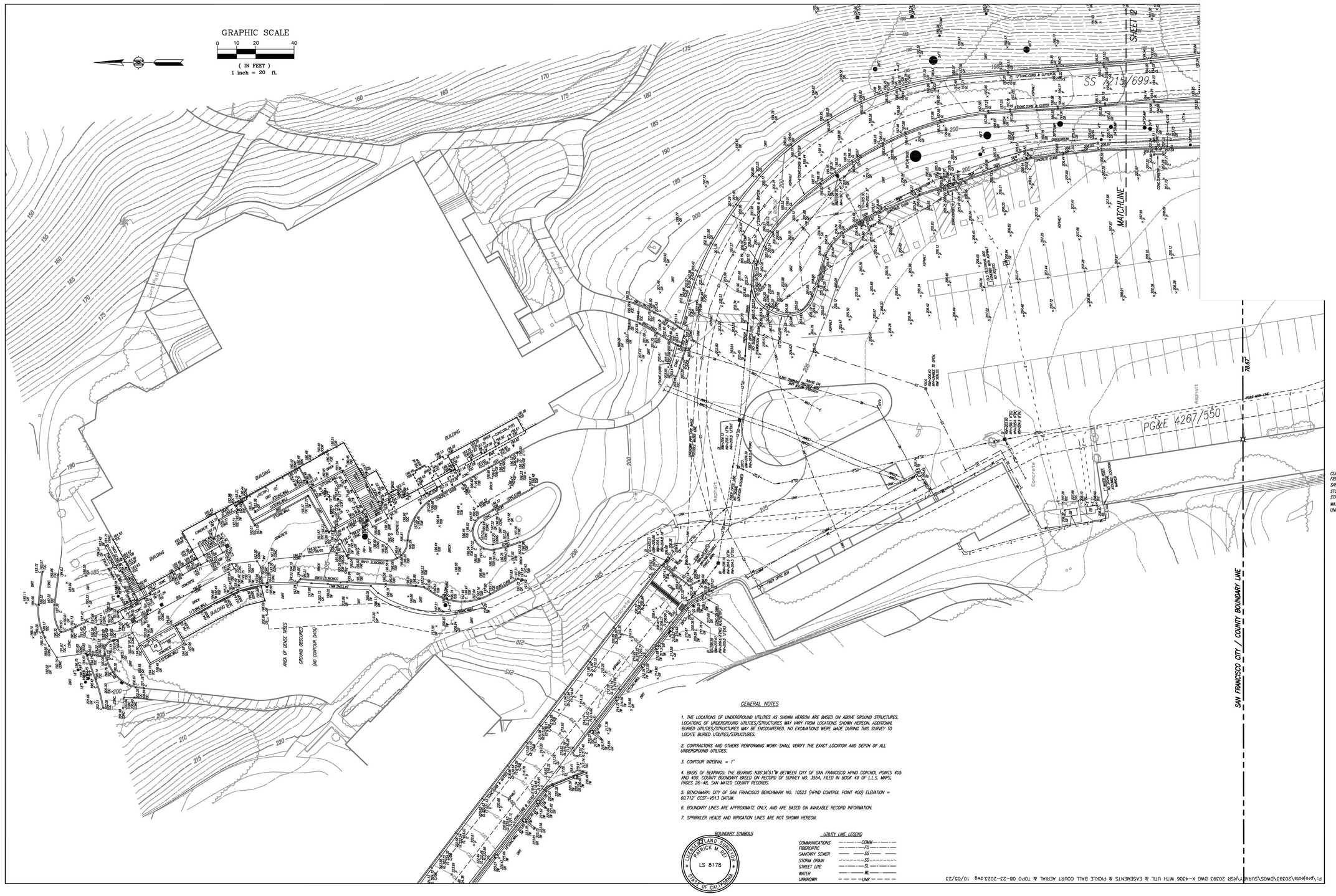
Drawing Title: COVER SHEET & NOTES

Project No.	731763504
Date	10/07/2025
Drawn By	ES
Checked By	AKC/DJH

C001
Sheet 1 of 31

Project No. 731763501

Date: 10/7/2025 Time: 17:45 User: esu Style Table: Langan.stb Layout: C001 Document Code: 731763501-0105-CS001-0104



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
COL	= COLUMN
CONC	= CONCRETE
DI	= DRAIN INLET
DL	= DAYLIGHT
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		

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: THE OLYMPIC CLUB PICKLEBALL COURT

SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

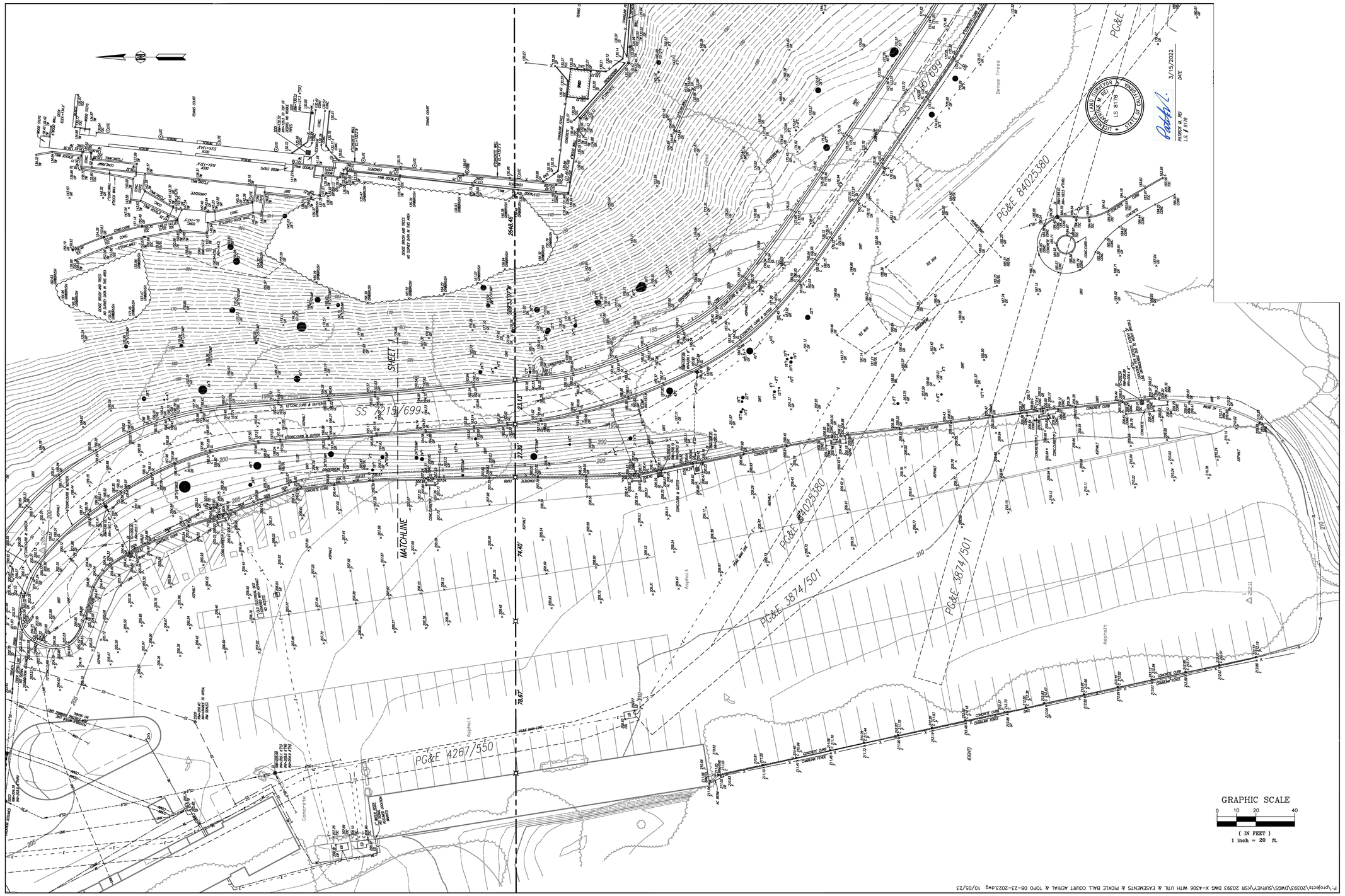
Drawing Title: TOPOGRAPHIC SURVEY

Project No. 731763504
Date 10/07/2025
Drawn By ES
Checked By AKC/DJH

C001

Sheet 2 of 31

P:\projects\20393\DWGS\SURVEY\XSR 20393 DWG X-430B WITH UTIL & EASEMENTS & PICKLE BALL COURT AERIAL & TOPO 08-23-2023.dwg 10/05/23



PATRICK M. REI
LICENSED LAND SURVEYOR
LS 8178
STATE OF CALIFORNIA
3/15/2022
DATE

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

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
COL	COLUMN
CONC	CONCRETE
DI	DRAIN INLET
DL	DAYLIGHT
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

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
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
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

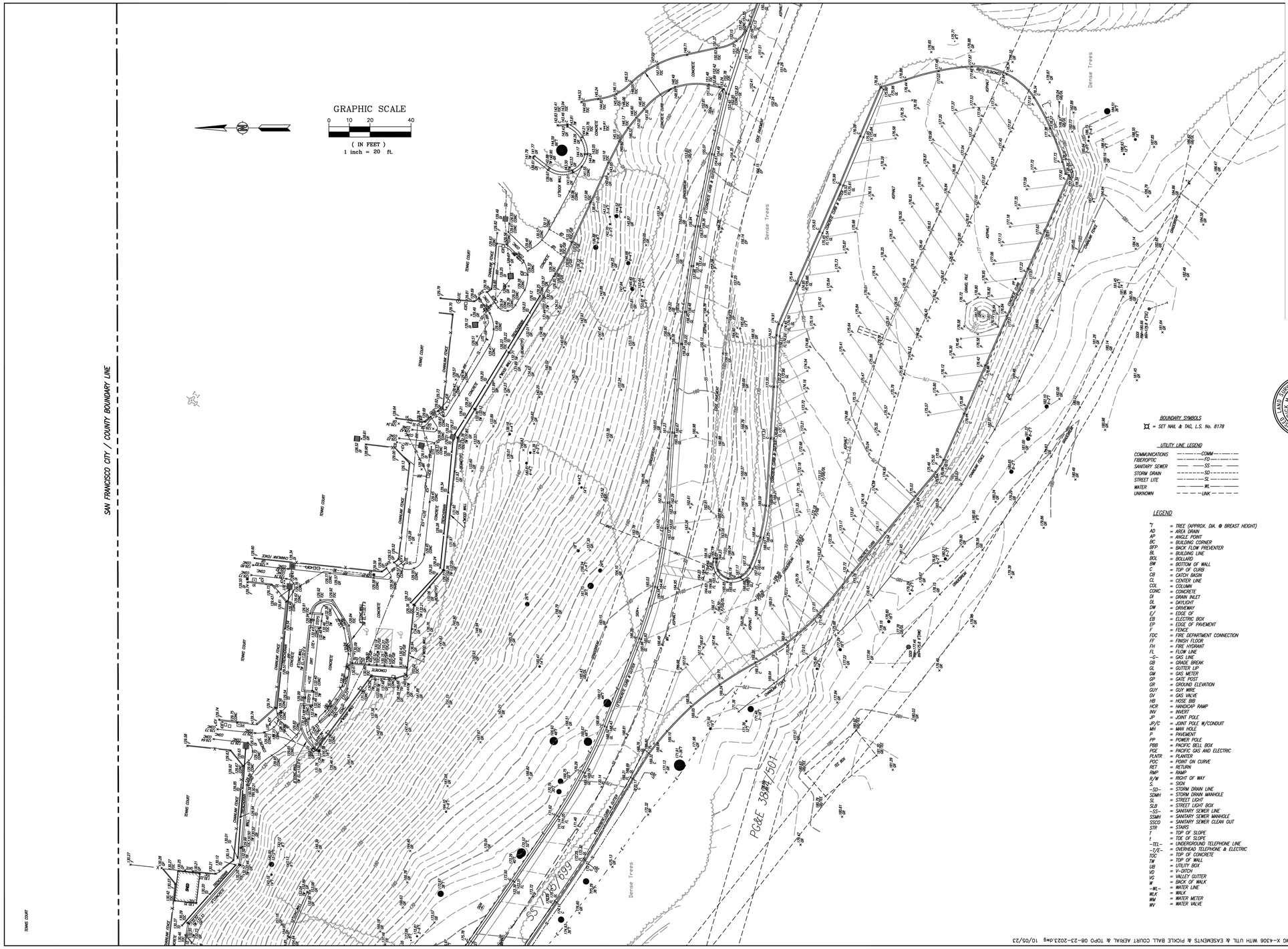
Drawing Title
TOPOGRAPHIC SURVEY

Project No. 731763504
Date 10/07/2025
Drawn By ES
Checked By AKC/DJH

C102
Sheet 3 of 31

Project No. 731763501

Date: 10/7/2025 Time: 17:47 User: esu Style Table: Langan.stb Layout: C102 Document Code: 731763501-0105-CS001-0102



Date	Description	No.
Revisions		

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
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

C103
Sheet 4 of 31

Date: 10/7/2025 Time: 17:53 User: esu Style Table: Langan.stb Layout: C103 Document Code: 731763501-0105-CS001-0102

Project No. 731763501

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
COL	= COLUMN
CONC	= CONCRETE
DI	= DRAIN INLET
DL	= DAYLIGHT
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

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

LANGAN

Project No. 731763501

Date	Description	No.

Revisions

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
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

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
- - - - - - -	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
//////////////	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:

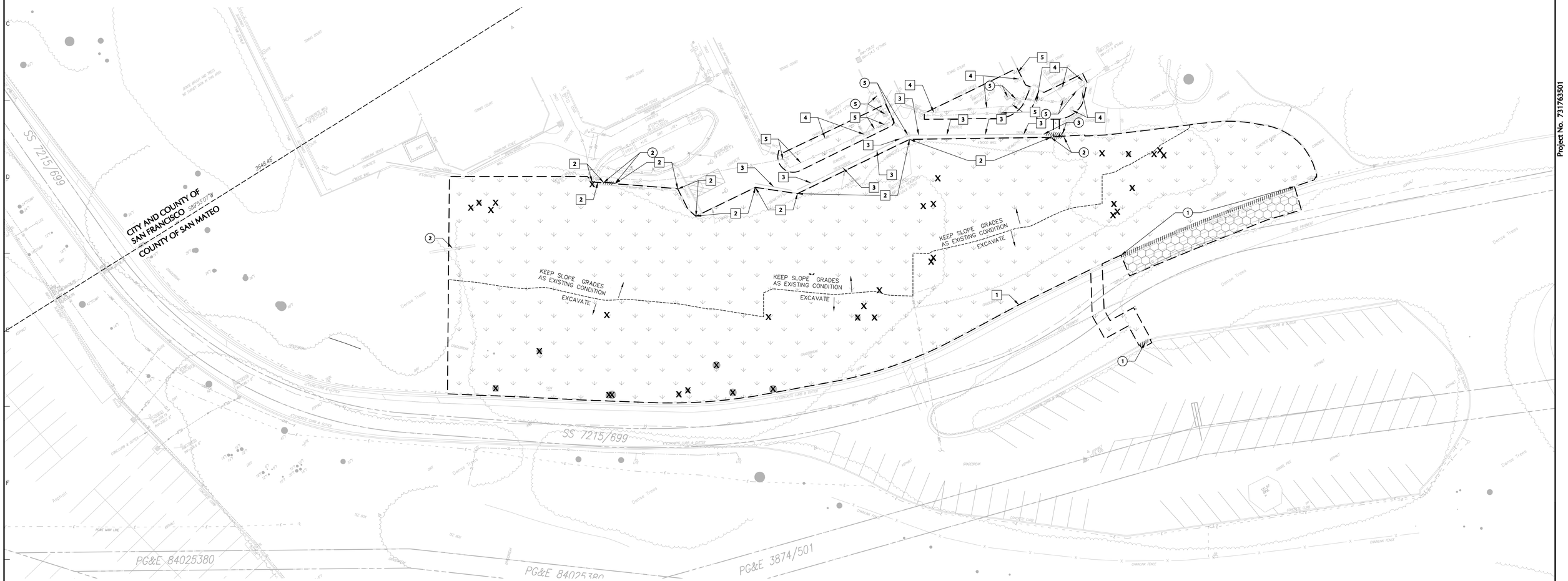
1 (E) CURB AND GUTTER

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	

DONALD JOSEPH HODSON
No. C 78817

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
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

LEGEND

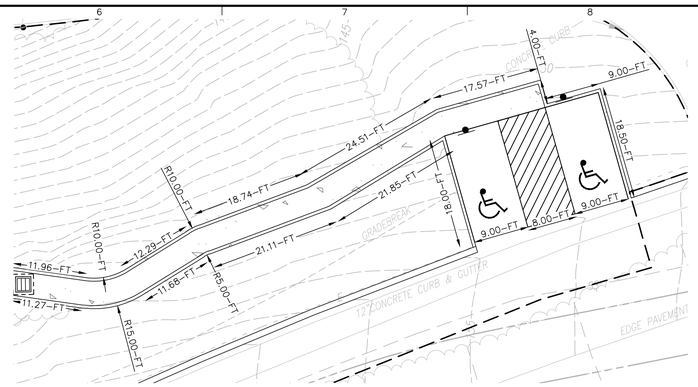
- (P) ADA PARKING
- (P) NO PARKING AREA
- (P) ASPHALT PAVING MIN 3" AC OVER 6" AB
- (P) CONCRETE PAVEMENT
- (P) BIORETENTION
- (P) PARKING SIGN
- (P) CHAIN LINK FENCE
- LIMIT OF WORK

ABBREVIATIONS

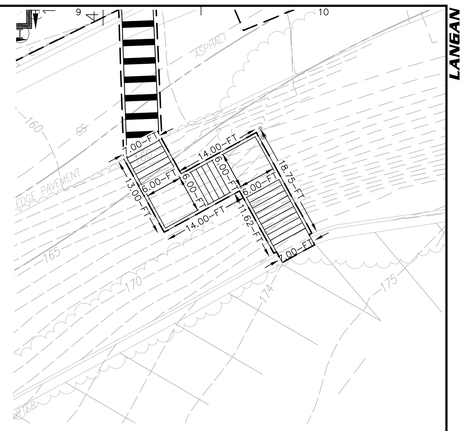
AC	ASPHALT CONCRETE
AB	AGGREGATE BASE
(E)	EXISTING
(P)	PROPOSED

CONSTRUCTION NOTES:

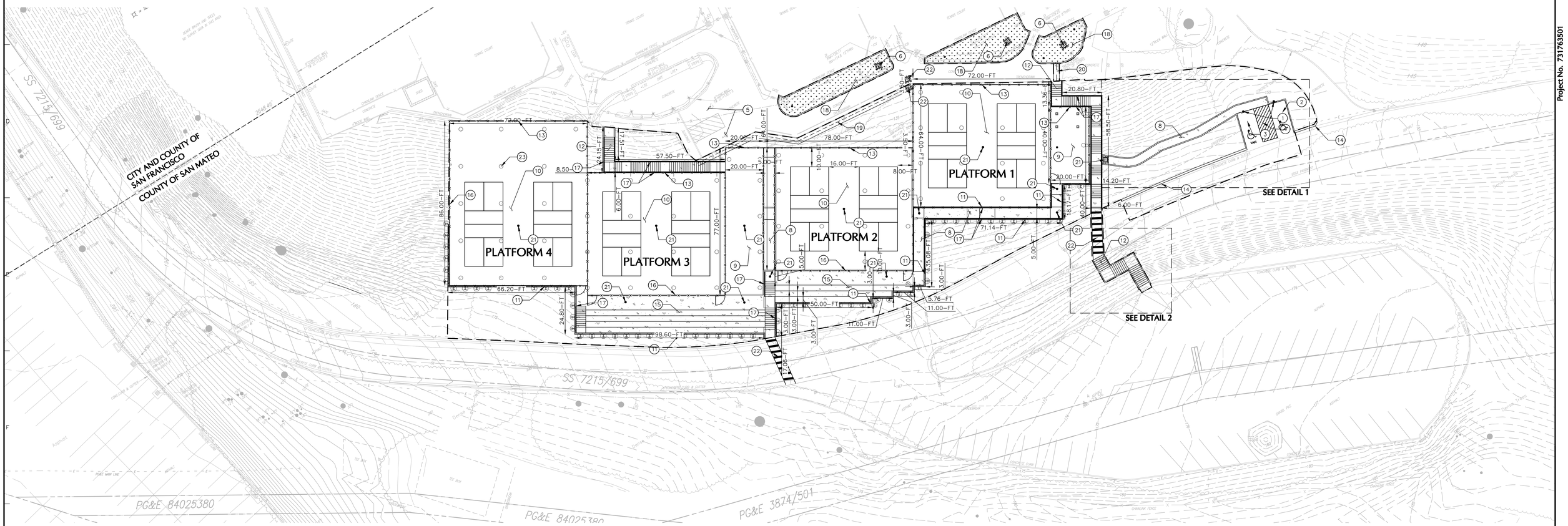
1. (P) ACCESSIBLE PARKING SIGN — 3/C801
2. (P) ACCESSIBLE PARKING — 3/C801
3. (P) VAN ACCESSIBLE PARKING — 3/C801
4. (P) NO PARKING ACCESSIBLE AISLE — 3/C801
5. (E) ACCESSIBLE PARKING
6. (P) BIORETENTION OVERFLOW — 1/C803
7. (P) CATCH BASIN — 4/C803
8. (P) ACCESSIBLE PATHWAY — 1/C801
9. (P) SEATING AREA; 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
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	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

Date: 10/7/2025 Time: 16:41 User: esu Style Table: Langan.stb Layout: C301 Document Code: 731763501-0103-CS001-0106

LEGEND:

(long dashed line)	LIMIT OF WORK
(dash line)	PROPERTY LINE
(dash 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.

Date	Description	No.
	Revisions	

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: 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. C401

Sheet 8 of 31

Project No. 731763501

Date: 10/7/2025 Time: 17:55 User: esu Style Table: Langan.stb Layout: C401 Document Code: 731763501-0105-CG001-0101

LEGEND:

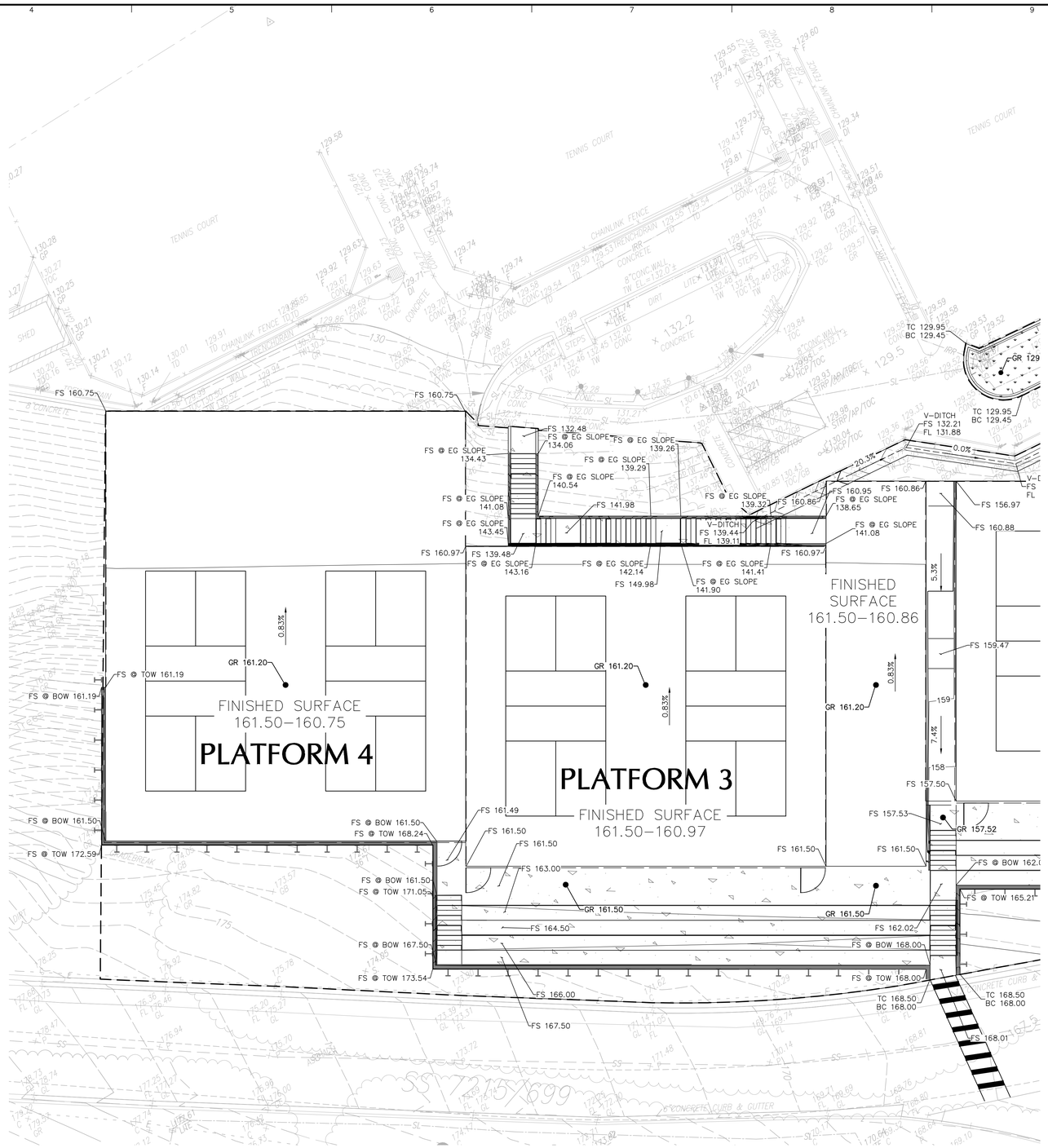
— — — — —	LIMIT OF WORK
——— - - ———	PROPERTY LINE
——— - - ———	EASEMENT LINE
(EG XX.XX±)	CONFORM TO EXISTING GRADE
P XX.XX	PROPOSED GRADE
(XX.X±%)	CONFORM TO EXISTING SLOPE
XX.X%	PROPOSED SLOPE

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
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	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

Date: 10/7/2025 Time: 17:56 User: esu Style Table: Langan.stb Layout: C402 Document Code: 731763501-0105-CG001-0101

LEGEND:

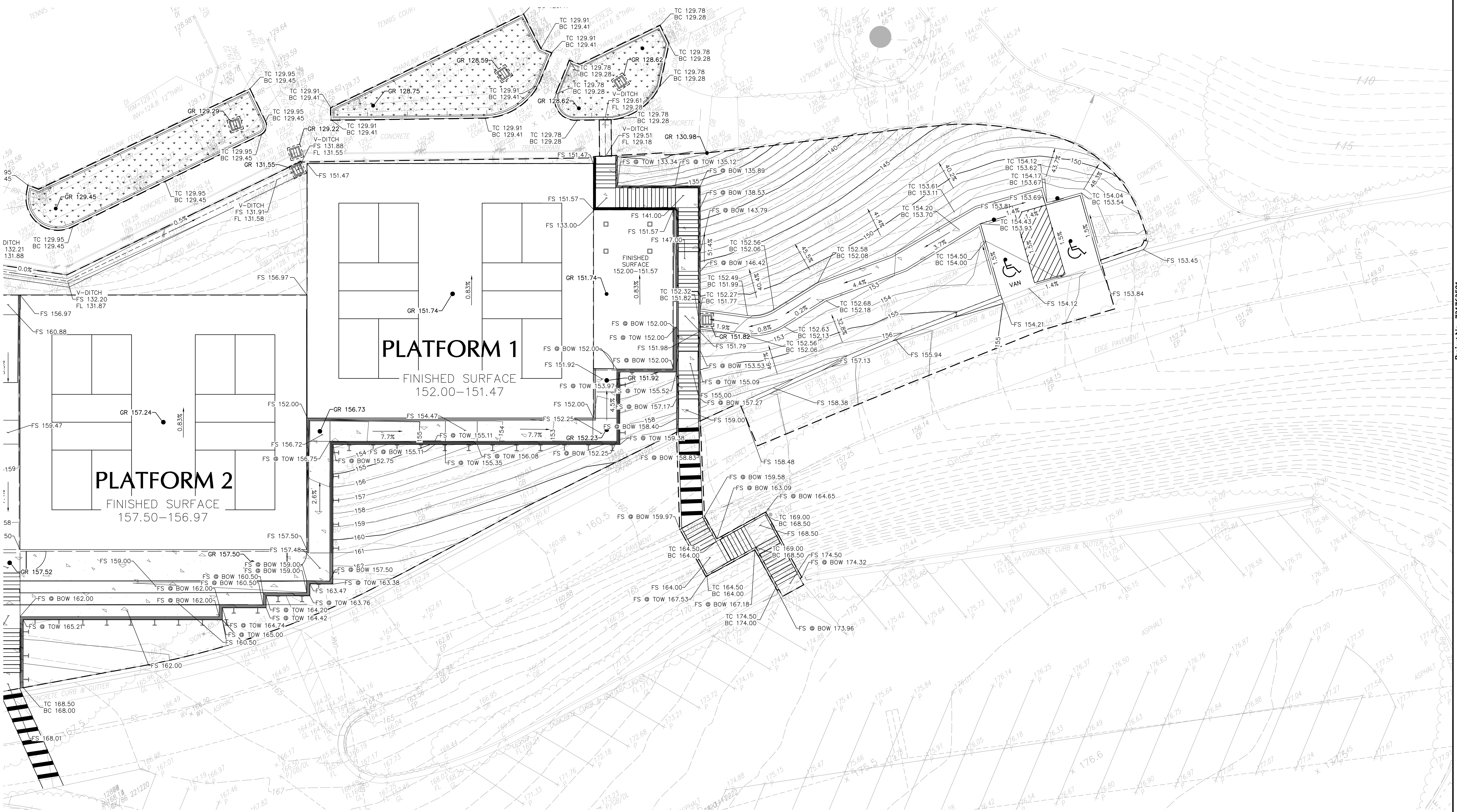
	LIMIT OF WORK
	PROPERTY LINE
	EASEMENT LINE
(EG XX.XX±)	CONFORM TO EXISTING GRADE
P XX.XX	PROPOSED GRADE
(XX.X±%)	CONFORM TO EXISTING SLOPE
XX.X%	PROPOSED SLOPE

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		

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: 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

LANGAN

Project No. 731763501

Date: 10/7/2025 Time: 17:57 User: esu Style Table: Langan.stb Layout: C403 Document Code: 731763501-0105-CG001-0101

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
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
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

Date: 10/7/2025 Time: 17:59 User: esu Style Table: Langan.stb Layout: C501 Document Code: 731763501-0105-CU001-0101

LEGEND:

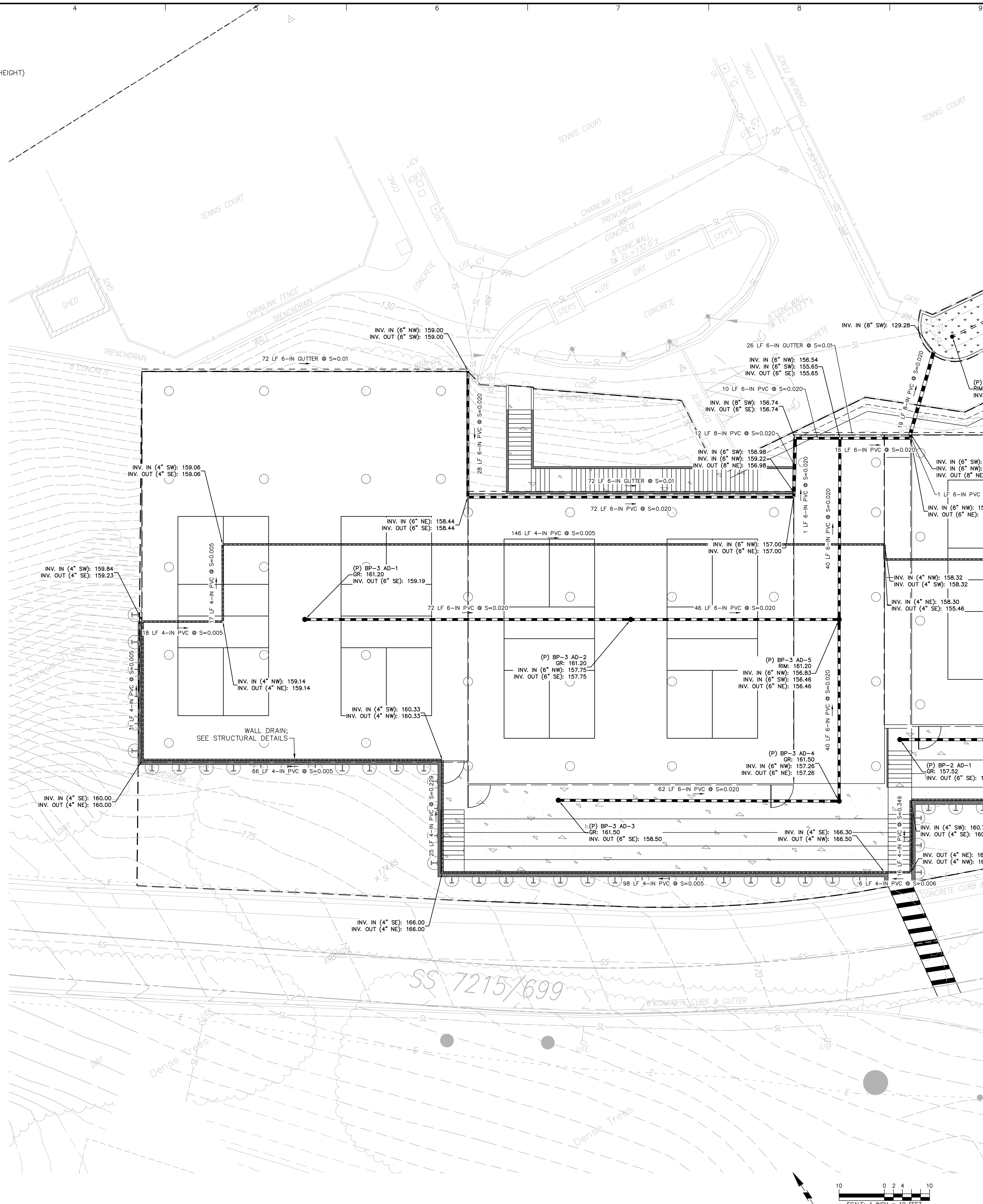
LIMIT OF WORK	
EASEMENT LINE	
(E) COMMUNICATIONS	COMM
(E) FIBEROPTIC	FO
(E) SANITARY SEWER	SS
(E) STORM DRAIN	SD
(E) STREET LITE	SL
(E) WATER	W
(E) UNKNOWN V.I.F.	UNK
(P) STORM DRAIN PIPE	
(P) NO PARKING AREA	
(P) ASPHALT PAVING	
(P) CONCRETE PAVEMENT	
(P) BIORETENTION	
(P) ADA PARKING	
(P) CATCH BASIN	
(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
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
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

Date: 10/7/2025 Time: 17:59 User: esu Style Table: Langan.stb Layout: C502 Document Code: 731763501-0105-CU001-0101

LEGEND:

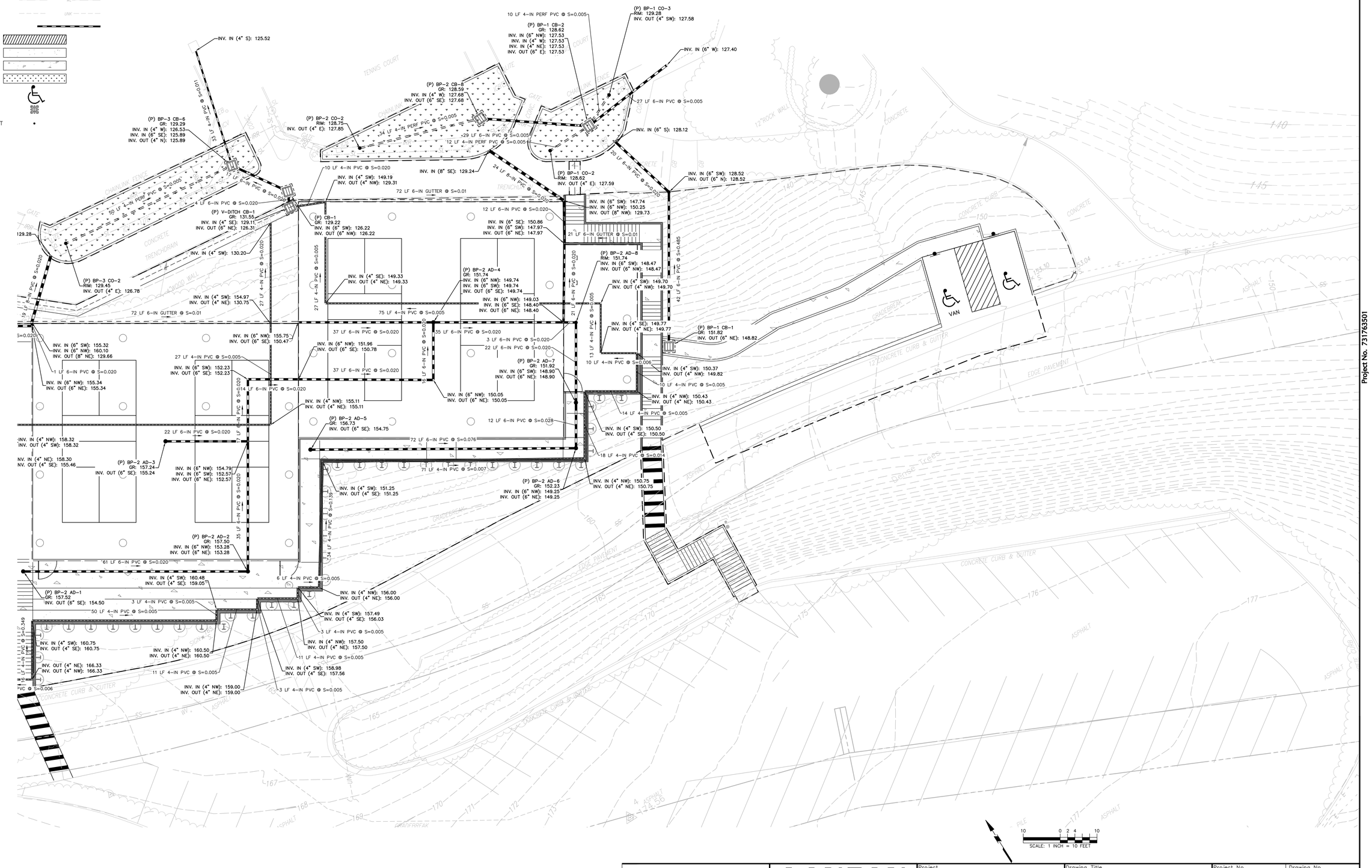
- LIMIT OF WORK
- EASEMENT LINE
- (E) COMMUNICATIONS — COMM —
- (E) FIBEROPTIC — FO —
- (E) SANITARY SEWER — SS —
- (E) STORM DRAIN — SD —
- (E) STREET LITE — SL —
- (E) WATER — WL —
- (E) UNKNOWN V.I.F. — UNK —
- (P) STORM DRAIN PIPE
- (P) NO PARKING AREA
- (P) ASPHALT PAVING
- (P) CONCRETE PAVEMENT
- (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
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: 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

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

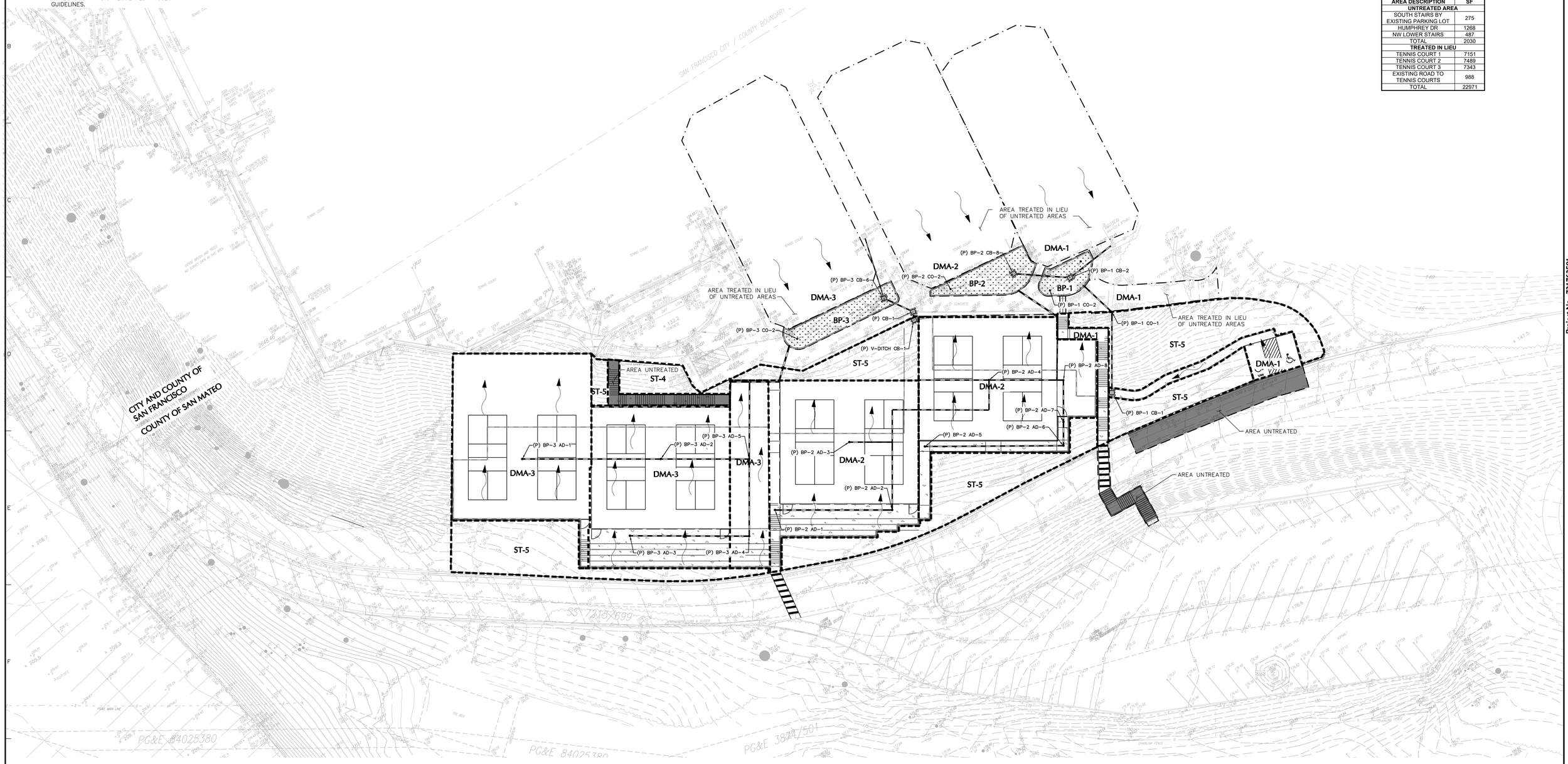
NOTES

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		

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: 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

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		

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: THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: EROSION CONTROL COVER

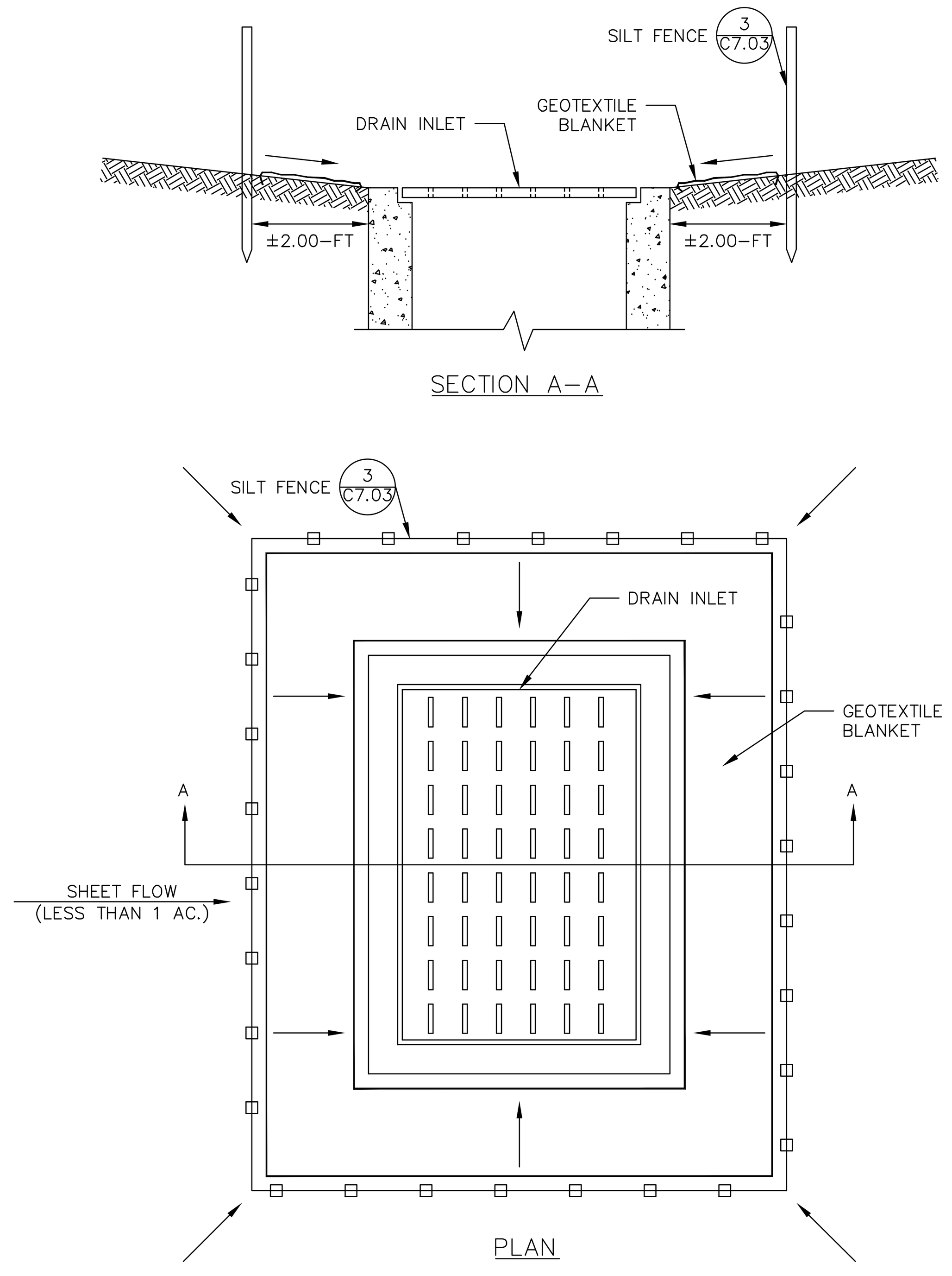
Project No. 731763504
Date 10/07/2025
Drawn By ES
Checked By AKC/DJH

C701

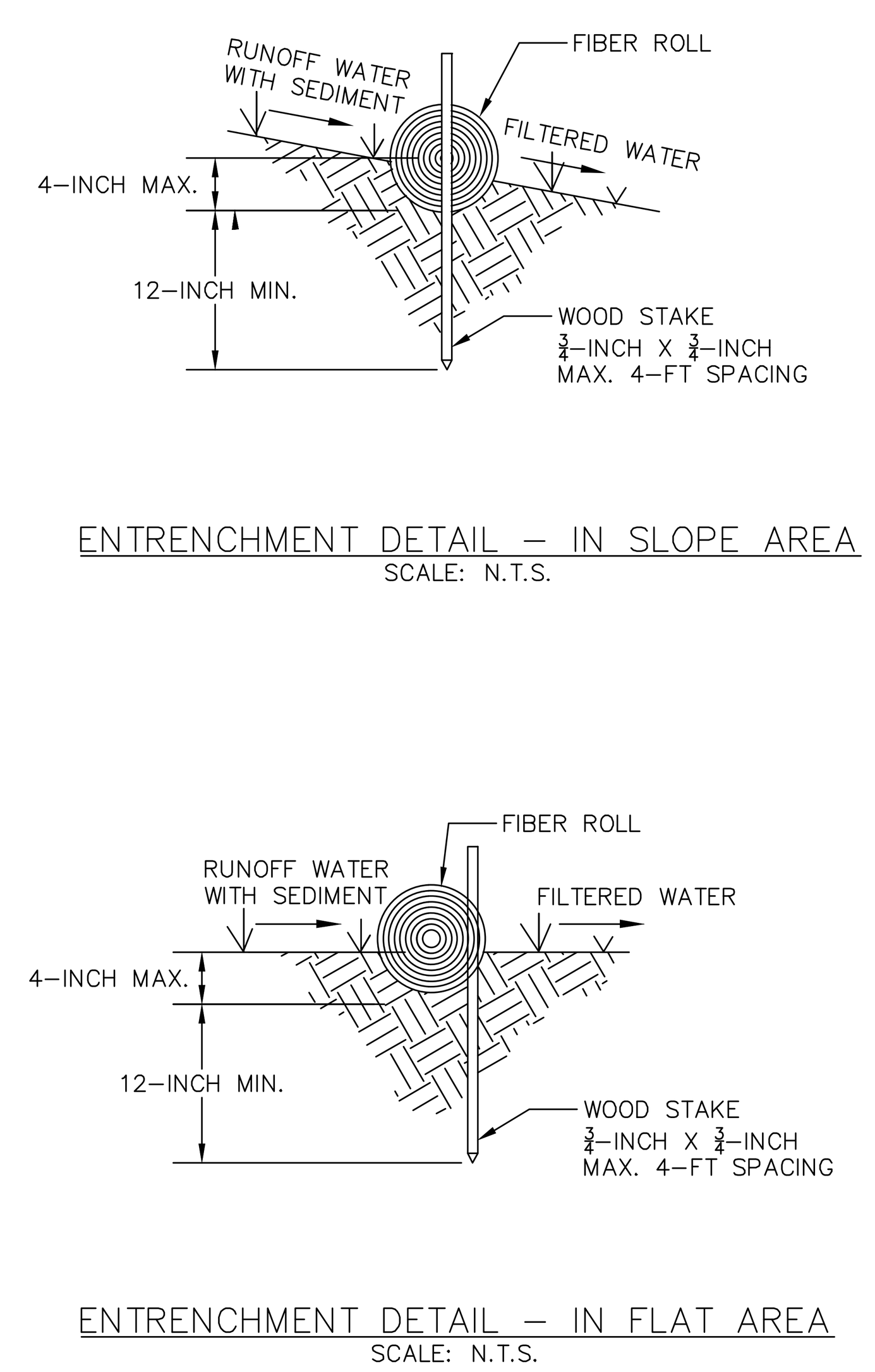
Sheet 15 of 31

Project No. 731763501

Date: 10/7/2025 Time: 18:08 User: esu Style Table: Langan.stb Layout: C701 Document Code: 731763501-0105-CE001-0101



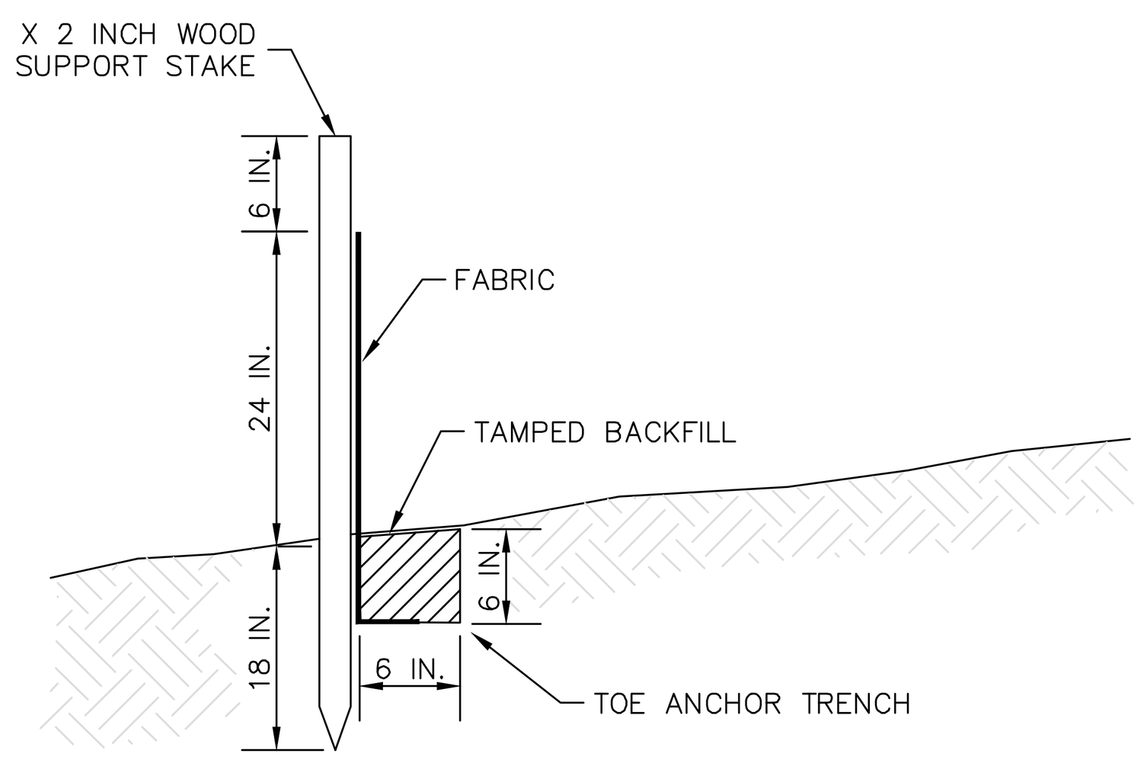
1 INLET PROTECTION DETAIL
NOT TO SCALE



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.

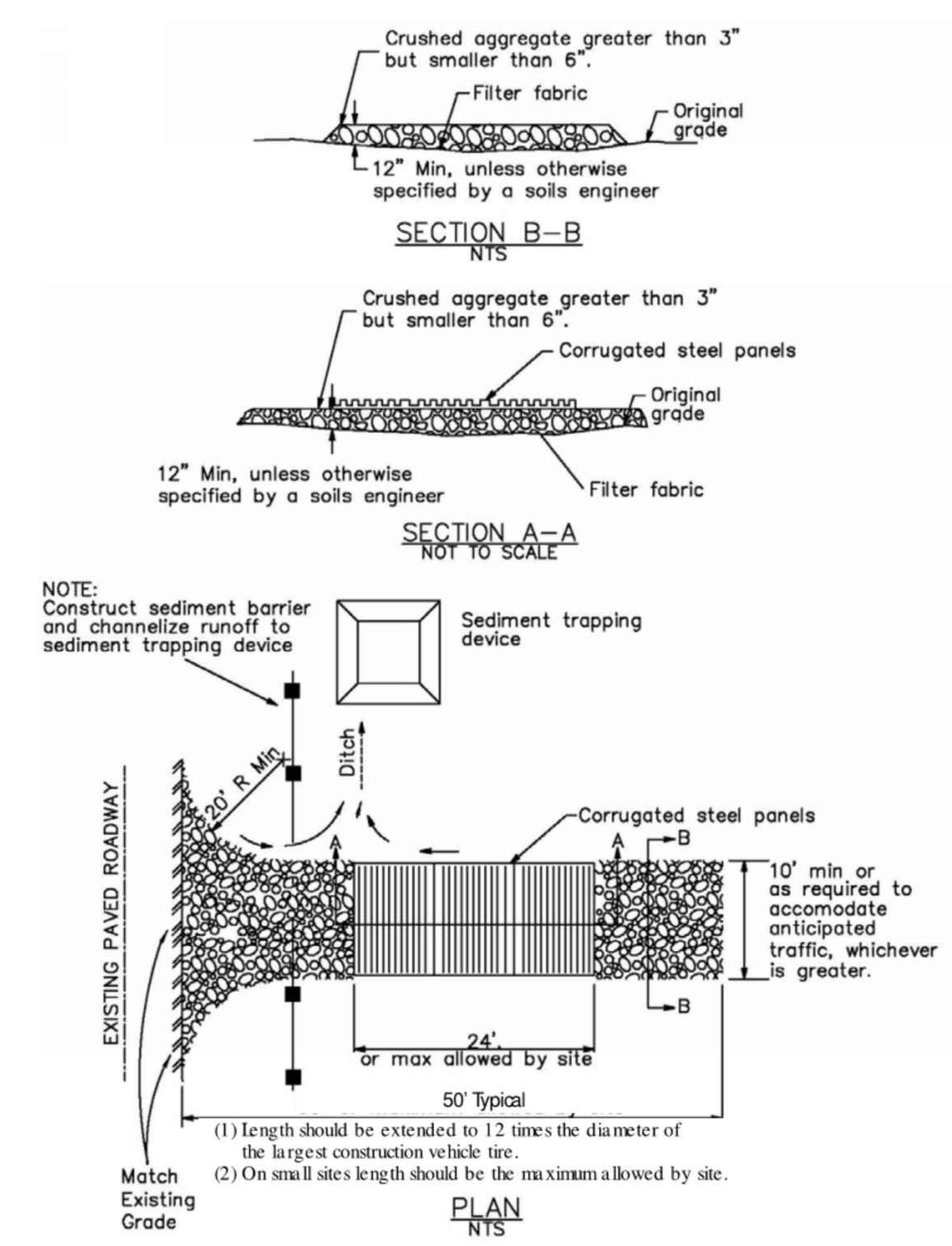
2 FIBER ROLL DETAIL
NOT TO SCALE



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		

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
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

Date: 10/7/2025 Time: 18:08 User: esu Style Table: Langan.stb Layout: C702 Document Code: 731763501-0105-CE001-0102

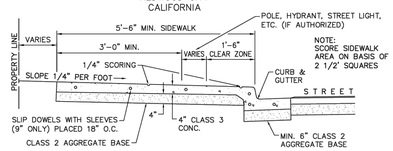
Project No. 731763501

LANGAN

COUNTY OF SAN MATEO DEPARTMENT
OF
PUBLIC WORKS
REDWOOD CITY
CALIFORNIA

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

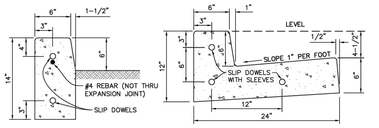
SCALE: NONE
DATE: 2-2022
REVISED: 2-2022



URBAN CURB, GUTTER AND SIDEWALK TYPICAL SECTION

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.



TYPICAL SECTIONS

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

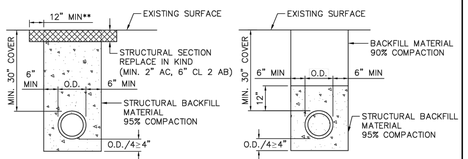
1 CURB, GUTTER , AND SIDEWALK PER SAN MATEO COUNTY
NOT TO SCALE

COUNTY OF SAN MATEO DEPARTMENT
OF
PUBLIC WORKS
REDWOOD CITY
CALIFORNIA

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

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).

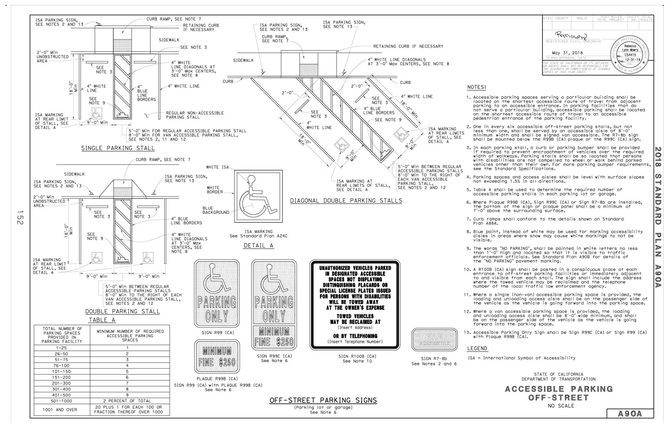
FOR TRENCH BACKFILL REQUIREMENTS FOR SANITARY SEWER PIPE, SEE STANDARD DRAWINGS C6 AND C7.

** 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.

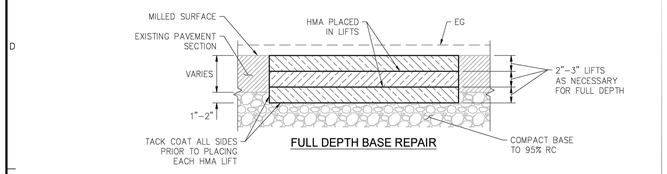
STANDARD TRENCH BACKFILL AND BEDDING DETAIL FOR STORM DRAIN PIPES

B-15

2 STANDARD TRENCH BACKFILL AND BEDDING PER SAN MATEO COUNTY
NOT TO SCALE



3 ACCESSIBLE PARKING PER CALTRANS
NOT TO SCALE



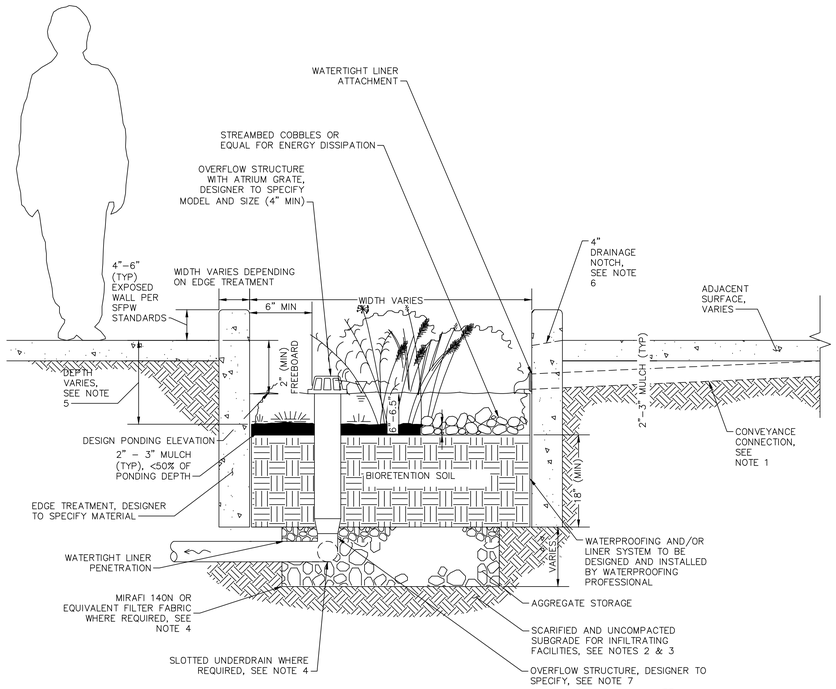
PAVEMENT RESTORATION & REPAIR NOTES:

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

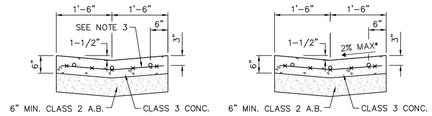
CONSTRUCTION NOTES:

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



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 — DAVID JOSEPH HOWARD — No. C78917 — CIVIL — 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
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

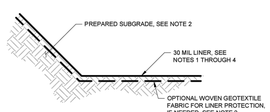
Drawing Title
DETAILS

Project No. 731763504
Date 10/07/2025
Drawn By ES
Checked By AKC/DJH

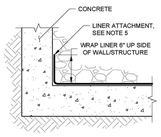
C801

Sheet 17 of 31

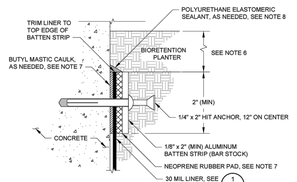
Project No. 731763501



IMPERMEABLE LINER (1)



SOIL TIGHT LINER ATTACHMENT AT WALL/STRUCTURE (2)

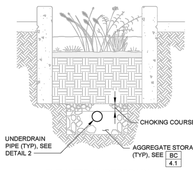


LINER ATTACHMENT AT WALL/STRUCTURE (3)

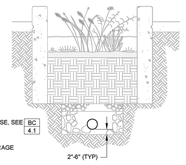
CONSTRUCTION NOTES:

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.

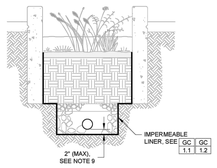
1 LINER AND ATTACHMENT FOR BIORETENTION
NOT TO SCALE



ELEVATED UNDERDRAIN
TYPE B/C SOILS (WHEN REQUIRED)



BOTTOM UNDERDRAIN
TYPE D SOILS

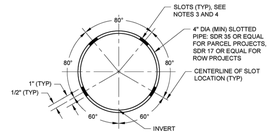


UNDERDRAIN WITH LINER
WHERE INFILTRATION PROHIBITED

UNDERDRAIN PLACEMENT ALTERNATIVES

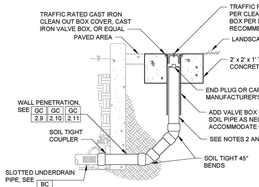
CONSTRUCTION NOTES:

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.

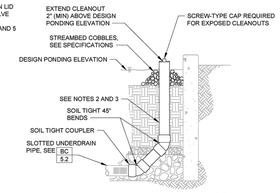


SLOTTED UNDERDRAIN PIPE (4)

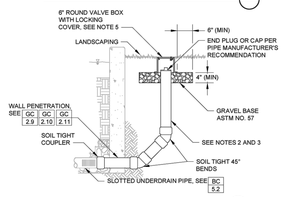
2 UNDERDRAIN FOR BIORETENTION
NOT TO SCALE



CLEANOUT - ALTERNATIVE 1 (1)



CLEANOUT - ALTERNATIVE 2 (2)



CLEANOUT - ALTERNATIVE 3 (PARCEL ONLY) (3)

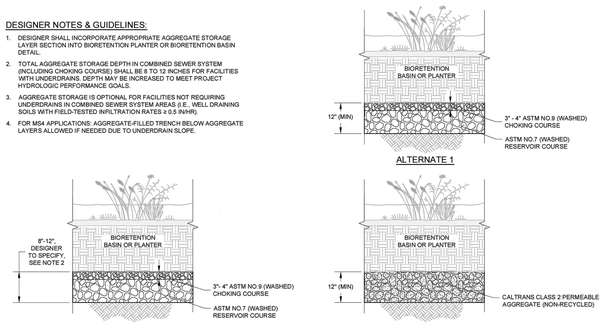
CONSTRUCTION NOTES:

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.

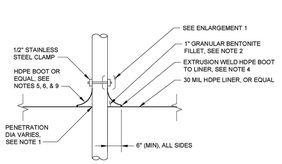
3 CLEANOUT FOR BIORETENTION
NOT TO SCALE

DESIGNER NOTES & GUIDELINES:

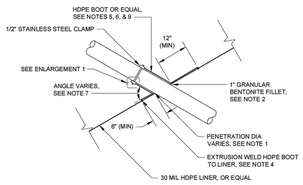
1. DESIGNER SHALL INCORPORATE APPROPRIATE AGGREGATE STORAGE LAYER SECTION INTO BIORETENTION PLANTER OR BIORETENTION BASIN DETAIL.
2. TOTAL AGGREGATE STORAGE DEPTH IN COMBINED SEWER SYSTEM (INCLUDING CHOKING COURSE) SHALL BE 8 TO 12 INCHES FOR FACILITIES WITH UNDERDRAINS. DEPTH MAY BE INCREASED TO MEET 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



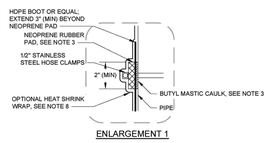
TYPICAL LINER PENETRATION - PERPENDICULAR (1)



TYPICAL LINER PENETRATION - ANGLED (2)

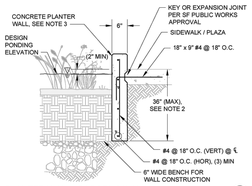
CONSTRUCTION NOTES:

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.

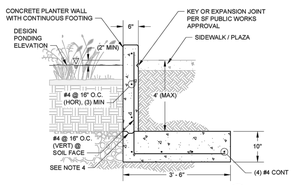


ENLARGEMENT 1

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		

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: 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

C802
Sheet 18 of 31

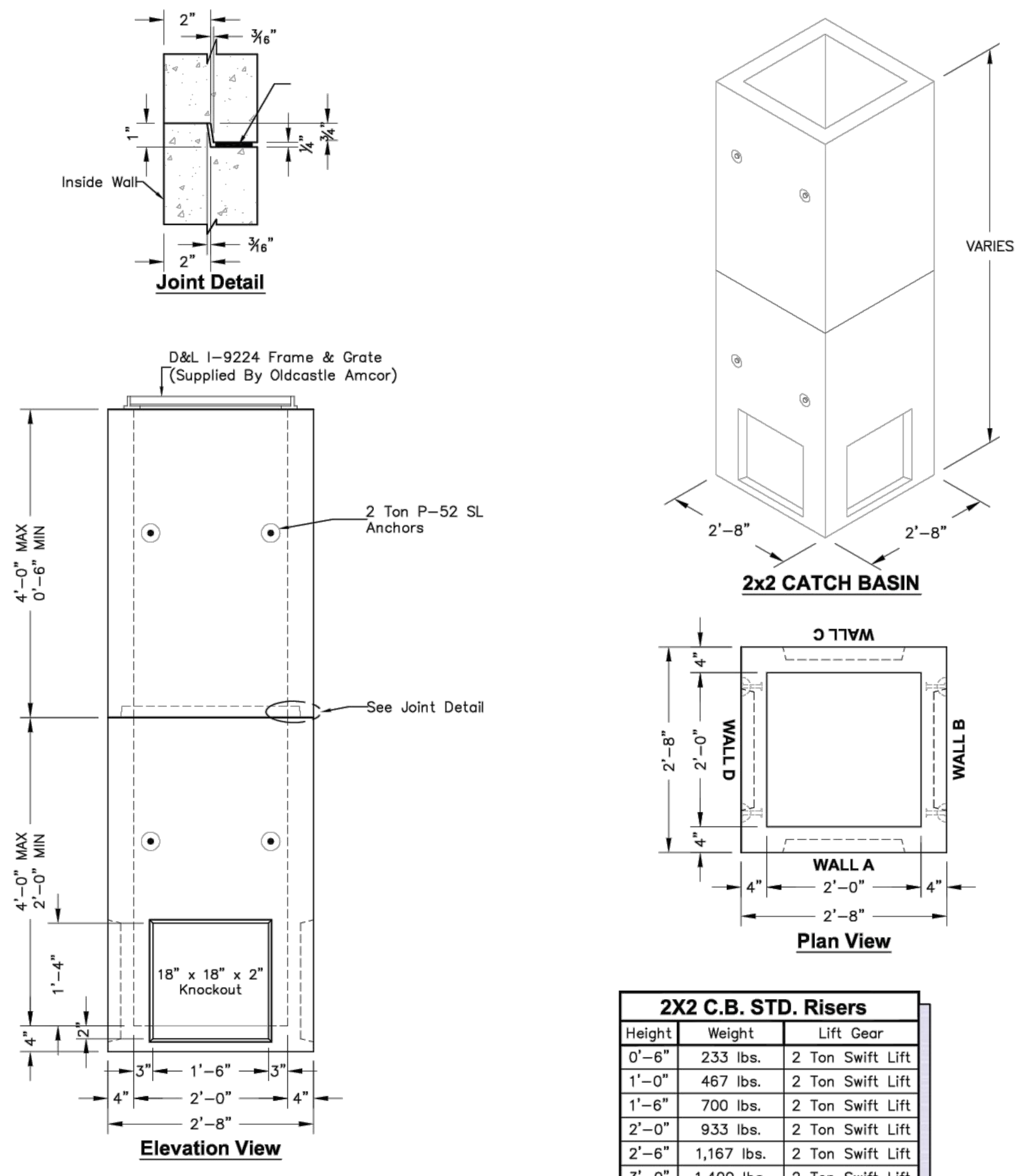
Project No. 731763501

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



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

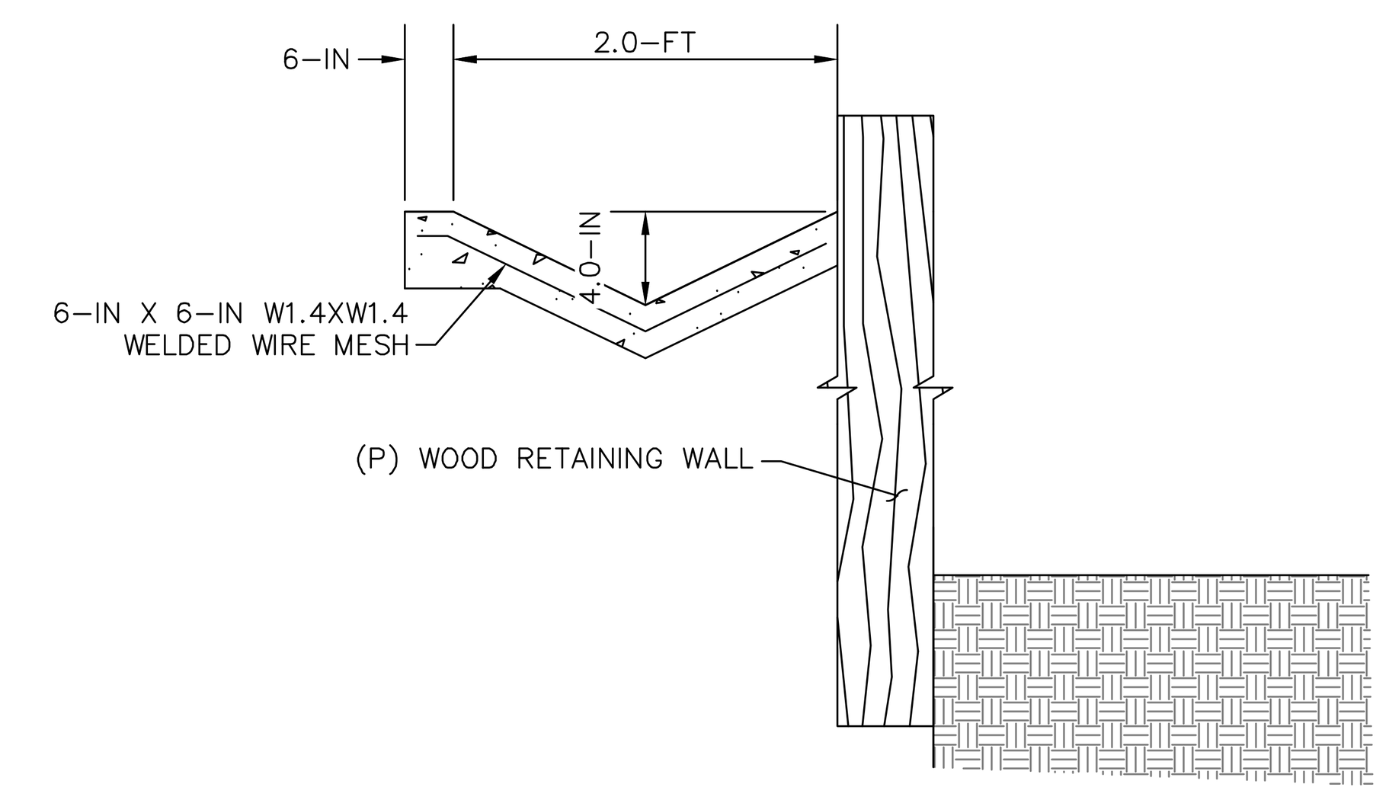
For more information about our products please visit us on the web at:
oldcastleprecast.com

W-CB-1

888-9 Oldcastle
(888-965-3227)

NOTE: 12" SUMP SHALL BE PROVIDED.

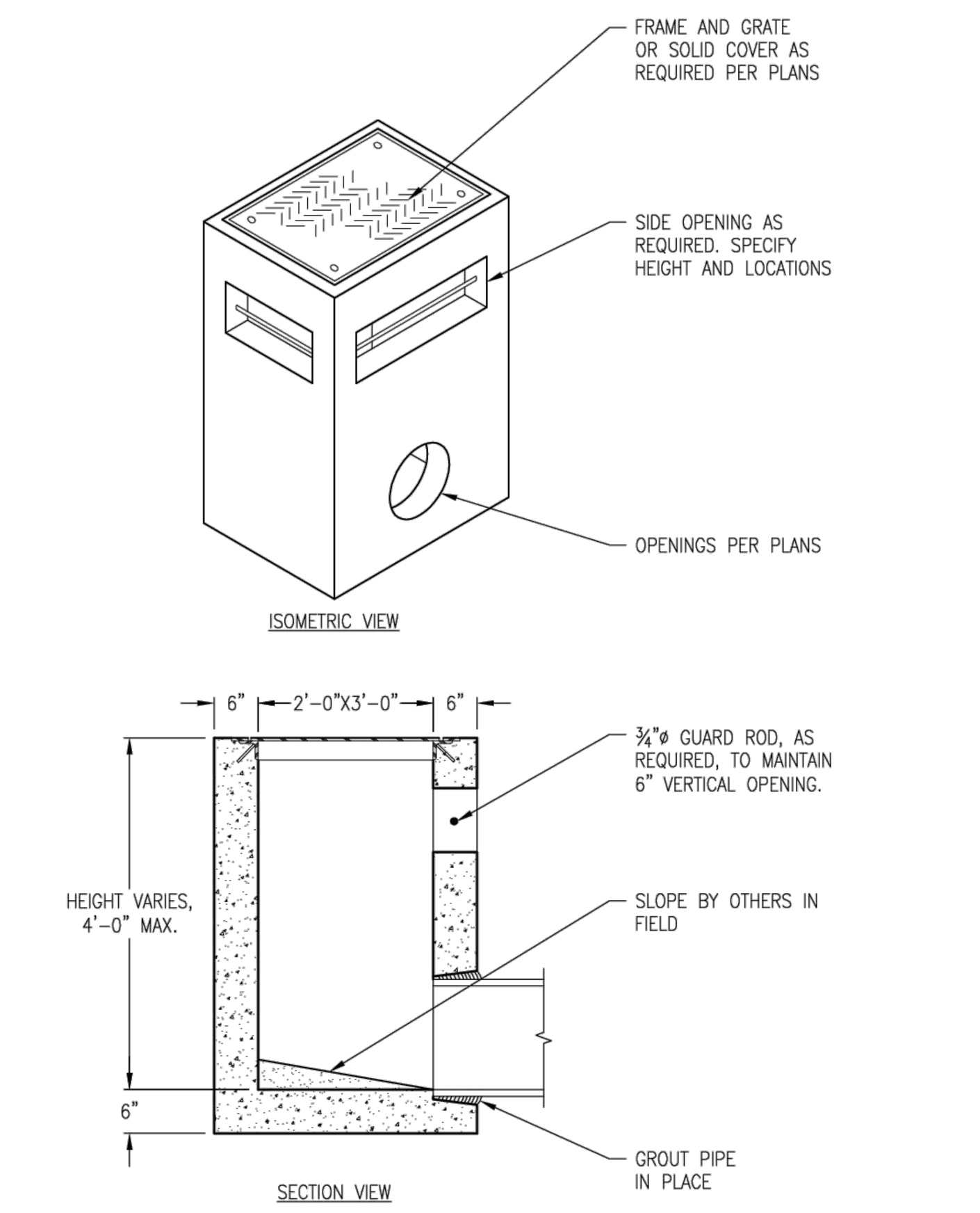
1 BIORETENTION OVERFLOW STRUCTURE
NOT TO SCALE



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: AGN–2
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.



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

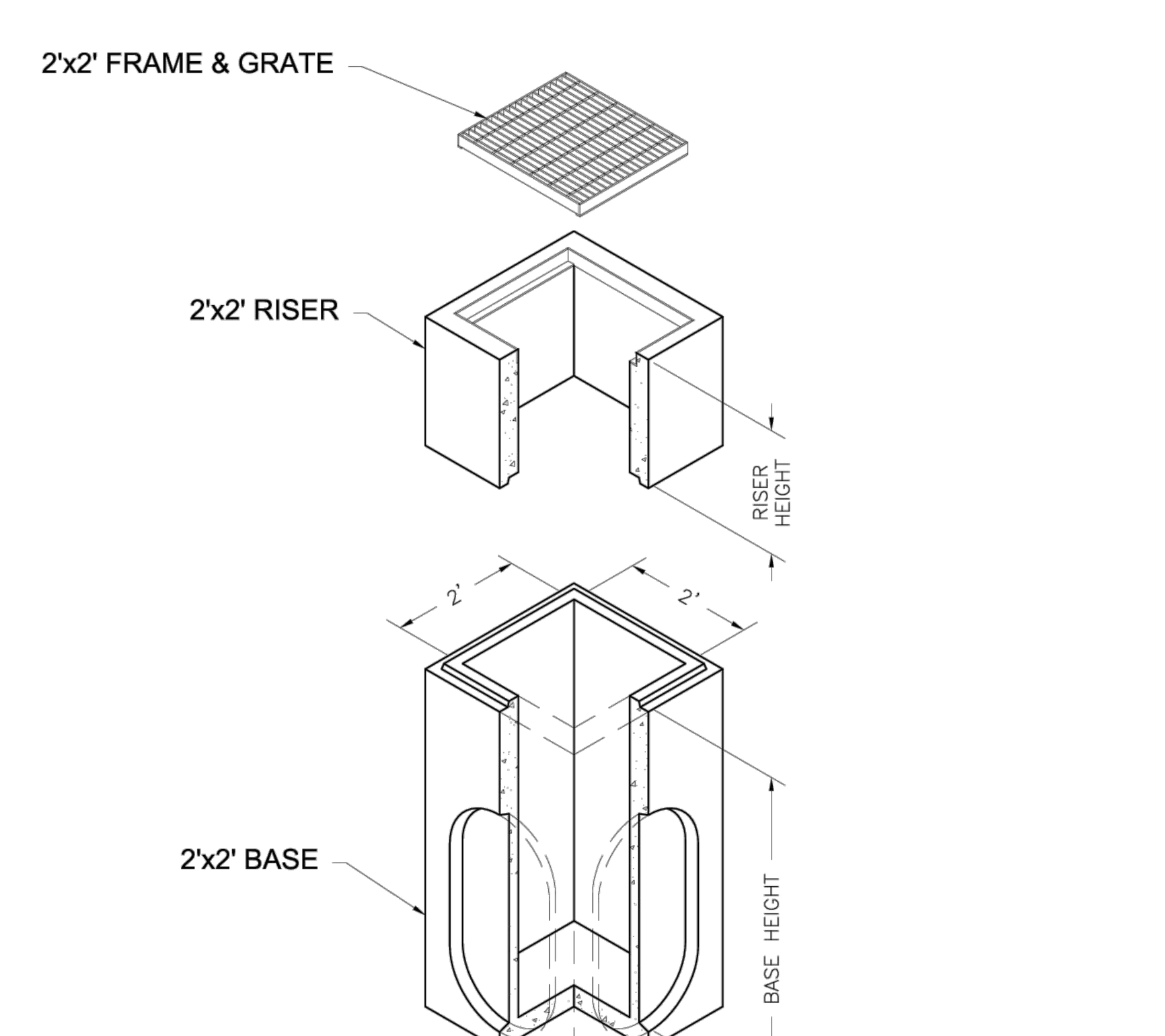
TYPE C INLET
CONTRA COSTA COUNTY
AGENCY STRUCTURES

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®



	WEIGHTS	
HEIGHT	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.

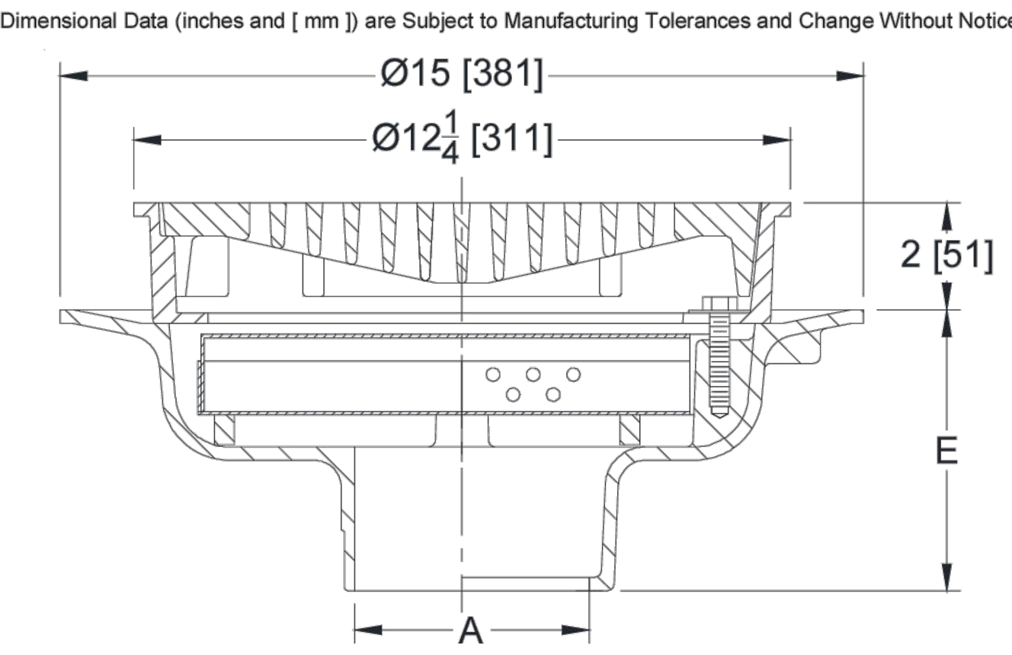
4 CATCH BASIN INLET
NOT TO SCALE

ZURN®

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	(Specify size/type) OUTLET			'E' BODY HT. DIM.
3,4,6 [76,102,152]	____	IC	Inside Caulk	5-1/4 [133]
3,4,6 [76,102,152]	____	IG	Inside Gasket	5-1/4 [133]
2,3,4,6,8 [51,76,102,152,203]	____	IP	Threaded	3-3/4 [95]
2,3,4,6,8 [51,76,102,152,203]	____	NH	No-Hub	5-1/4 [133]
2,3,4 [51,76,102]	____	NL	Neo-Loc	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 90º Threaded Side Outlet Body (2,3,4,6 [51,76,102,152] Only)

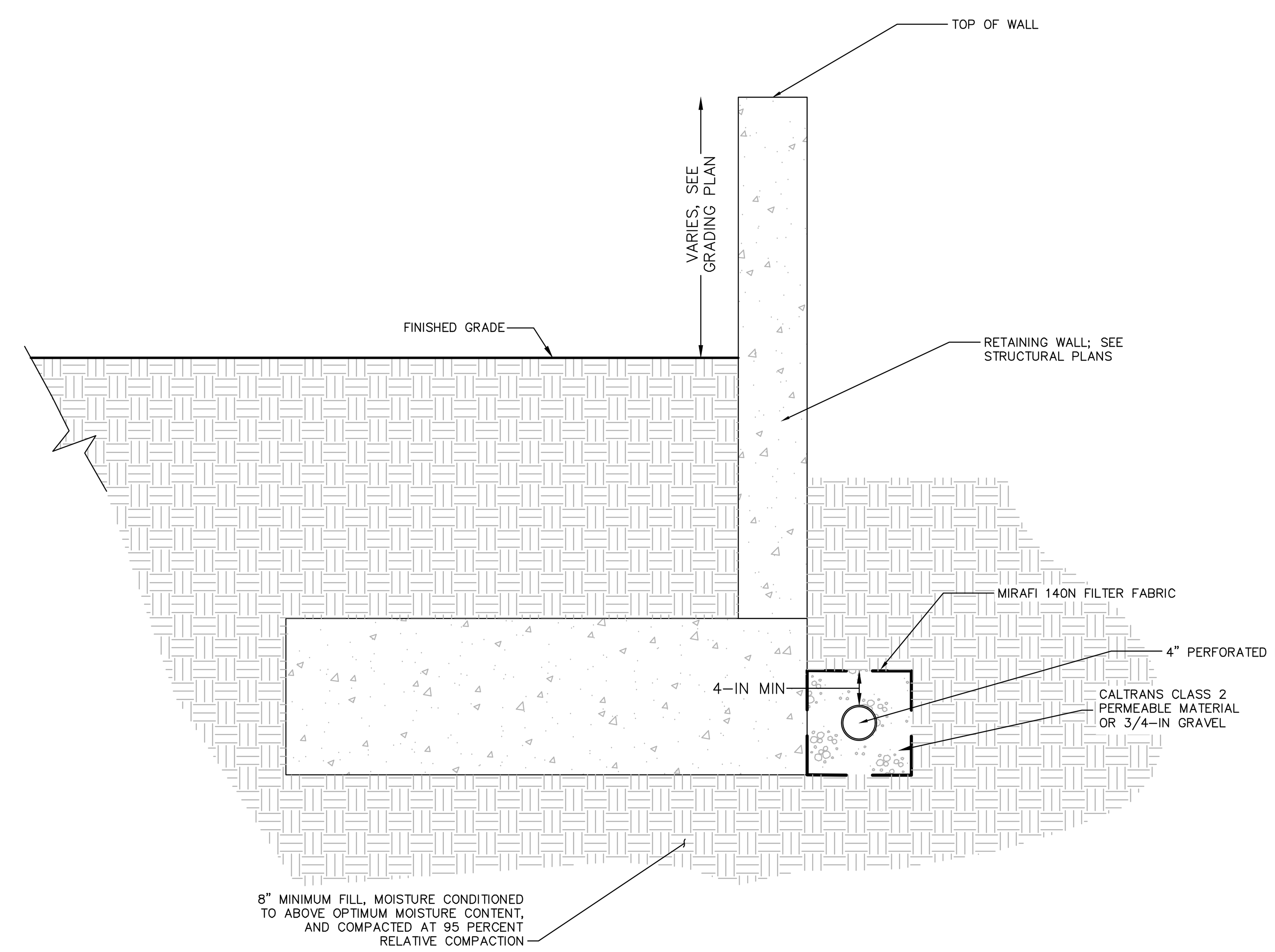
* Regularly furnished unless otherwise specified.

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

Date	Description	No.
Revisions		

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
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

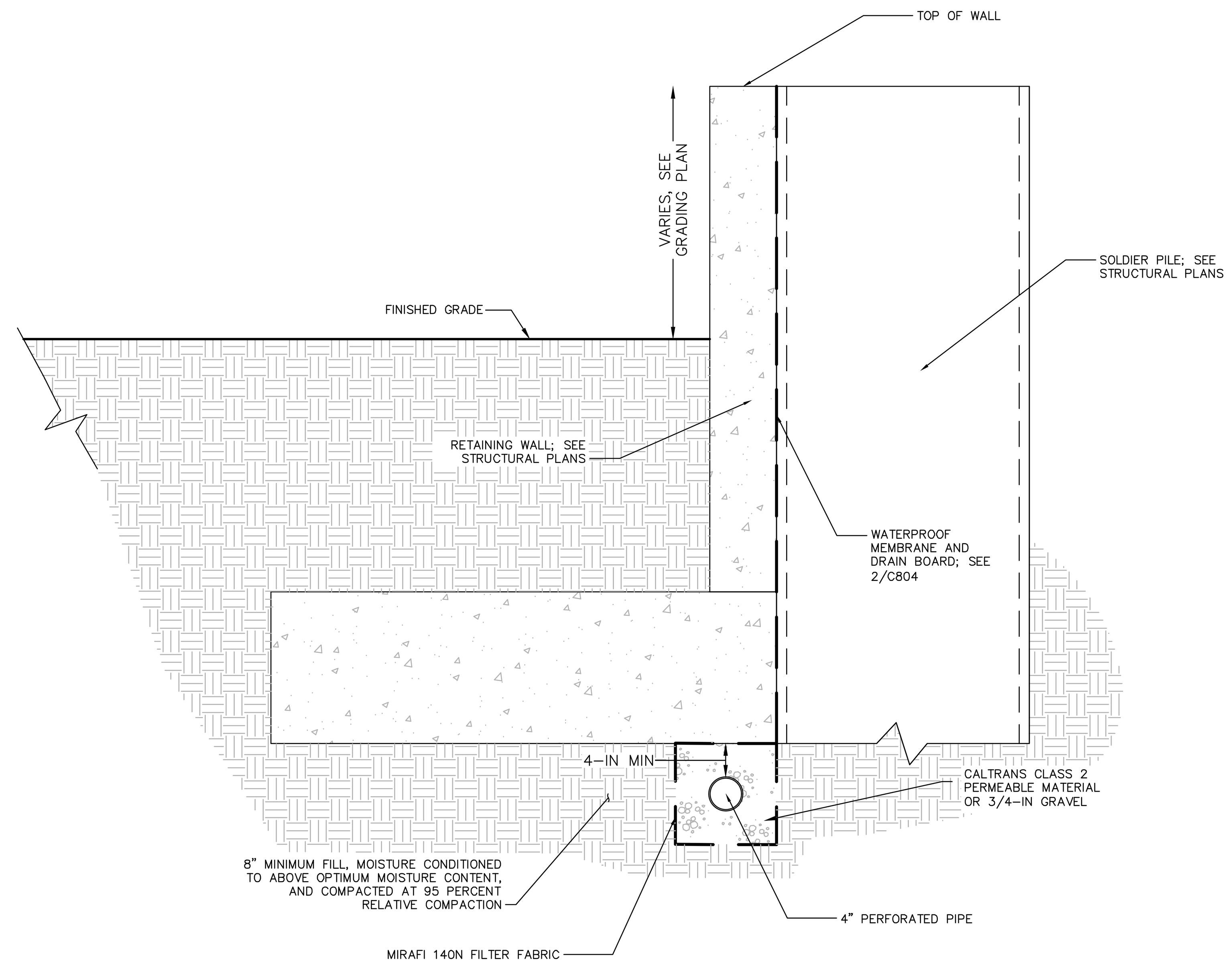
C803

Sheet 19 of 31

Project No. 731763501

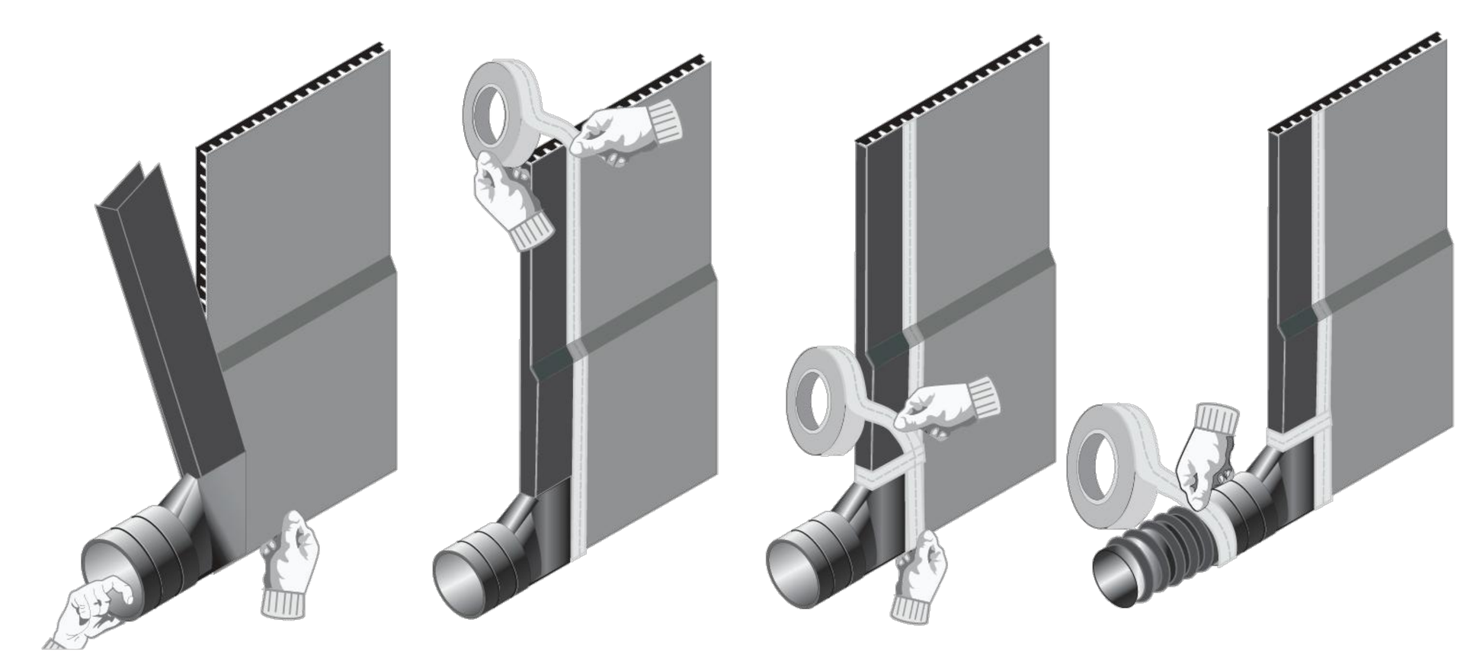
LANGAN

Date: 10/7/2025 Time: 18:11 User: esu Style Table: Langan.stb Layout: C803 Document Code: 731763501-0105-C5501-0101



1 **PERFORATED PIPE FOR SOLDIER PILE**
NOT TO SCALE

End Outlet Connection:



2 **WATERPROOF MEMBRANE AND DRAIN BOARD**
NOT TO SCALE

Date	Description	No.
Revisions		

REGISTERED PROFESSIONAL ENGINEER DONALD JOSEPH HODSON No. C 78817 CIVIL 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: 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

C804

Project No. 731763501

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

4/14/2025 11:17:16 AM

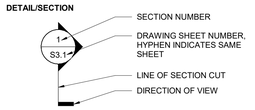
ABBREVIATIONS

(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

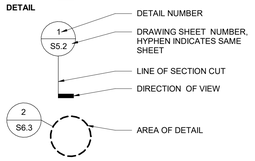
JH	JOIST HANGER
JST,JSTS	JOIST, JOISTS
JT	JOINT
KO	KNOCK-OUT
L	ANGLE
LEV	LEVEL
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LOC	LOCATION
LONGIT	LONGITUDINAL
LP	LOW POINT
LT	LIGHT
LWC	LIGHTWEIGHT CONCRETE
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING DOCUMENTS
MEZZ	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

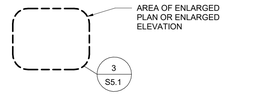
DETAIL/SECTION



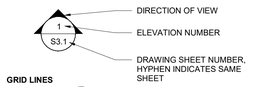
DETAIL



DETAIL PLAN OR ELEVATION

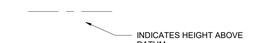


SINGLE ELEVATION



GRID LINES

LEVEL LINE

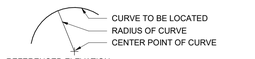


WORK POINT

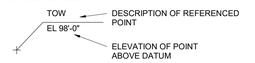
REVISION

KEY NOTE

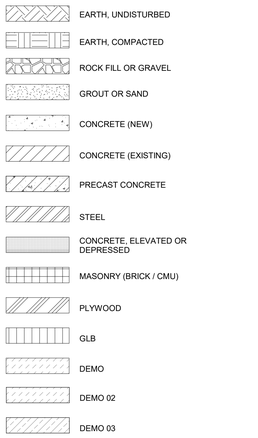
CENTER POINT OF CURVE



REFERENCED ELEVATION

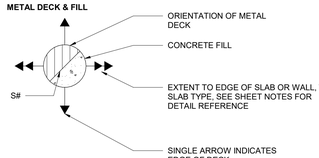


MATERIAL SYMBOLS

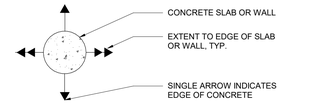


PLAN SYMBOLS

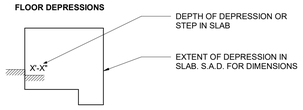
METAL DECK & FILL



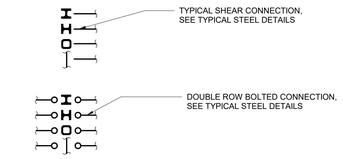
CONCRETE FILL



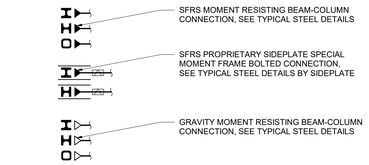
FLOOR DEPRESSIONS



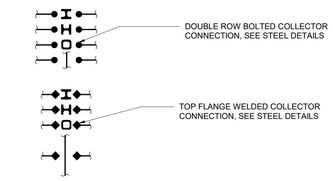
SHEAR CONNECTIONS



BEAM COLUMN MOMENT CONNECTIONS

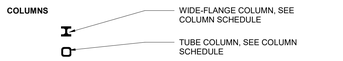


SEISMIC FORCE RESISTING SYSTEM COLLECTOR CONNECTIONS

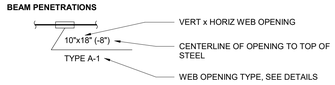


BEAM-BEAM MOMENT CONNECTIONS

COLUMNS

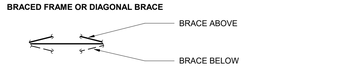


BEAM PENETRATIONS

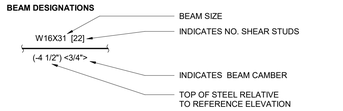


SLAB OPENING

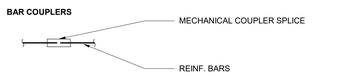
BRACED FRAME OR DIAGONAL BRACE



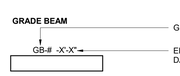
BEAM DESIGNATIONS



BAR COUPLERS

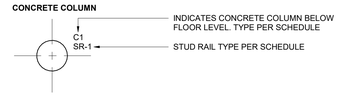


GRADE BEAM



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.
Revisions		

REGISTERED PROFESSIONAL ENGINEER — ROBERT M. GREFF — 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

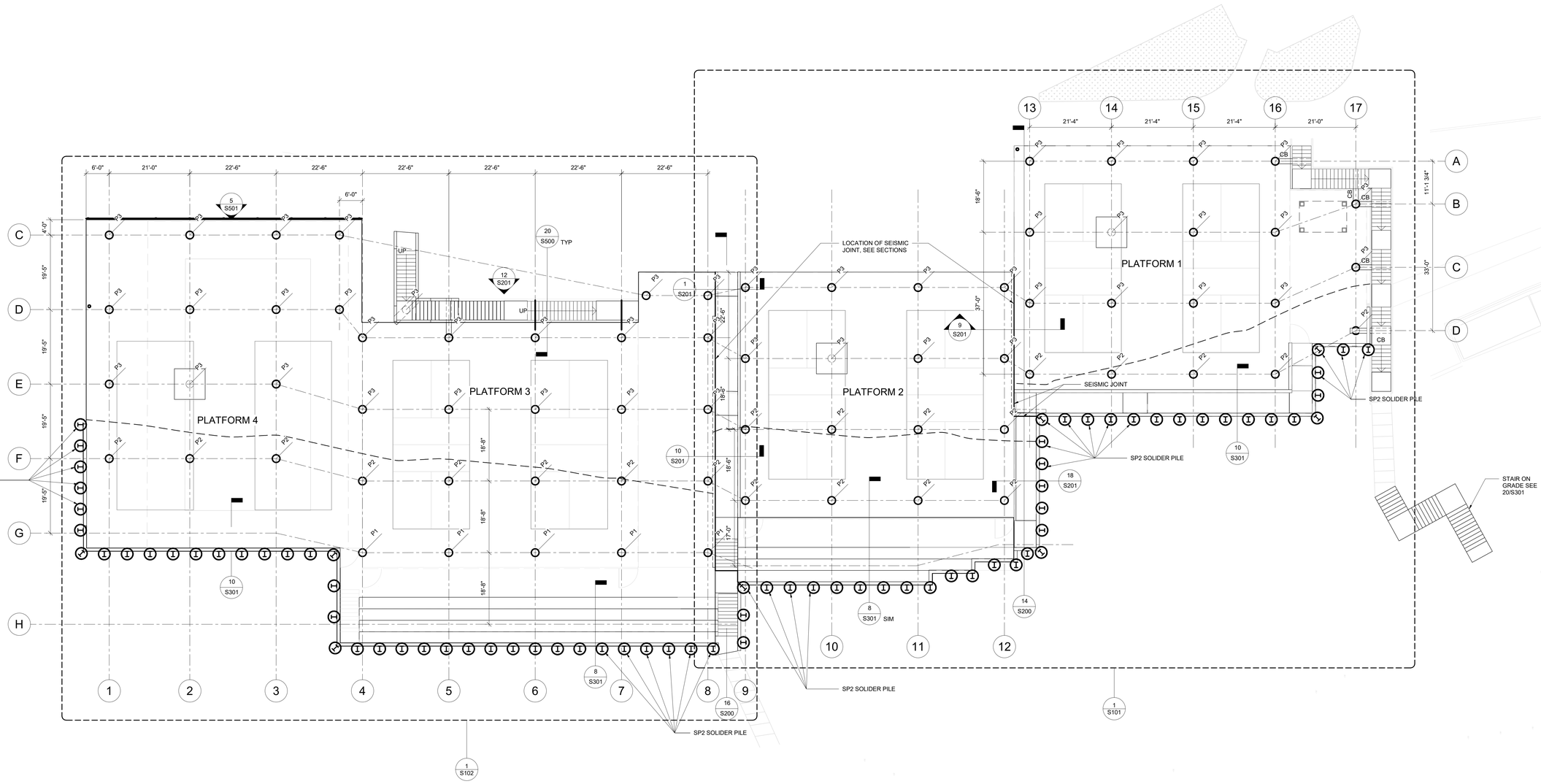
Drawing Title: SYMBOLS AND ABBREVIATIONS

Project No.	731763504
Date	4/11/2025
Drawn By	QL
Checked By	RMG

S001
Sheet X of X

LANGAN
Project No. 731763501

4/14/2025 11:17:16 AM



1 TOP OF FLATFORM

Date	Description	No.
Revisions		

REGISTERED PROFESSIONAL ENGINEER
ROBERT M. GREFF
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
FOUNDATION SLAB

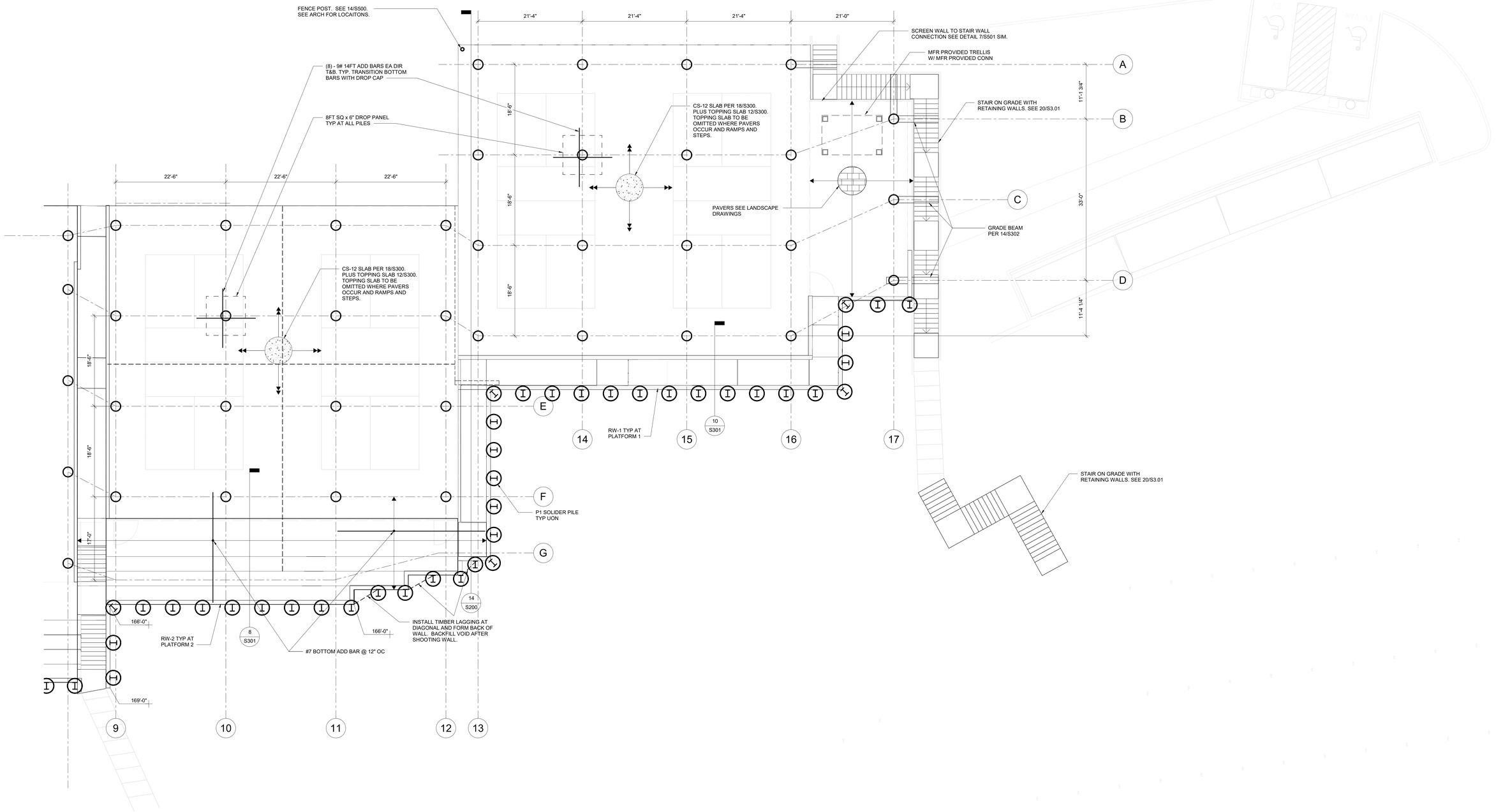
Project No.	731763504
Date	4/11/2025
Drawn By	QL
Checked By	RMG

S100
Sheet X of X

Project No. 731763501

LANGAN

4/14/2025 11:17:16 AM



1 SUSPENDED SLAB PLAN
1/8" = 1'-0"

Date	Description	No.
Revisions		

REGISTERED PROFESSIONAL ENGINEER
ROBERT M. GREFF
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
SUSPENDED
SLAB PLAN

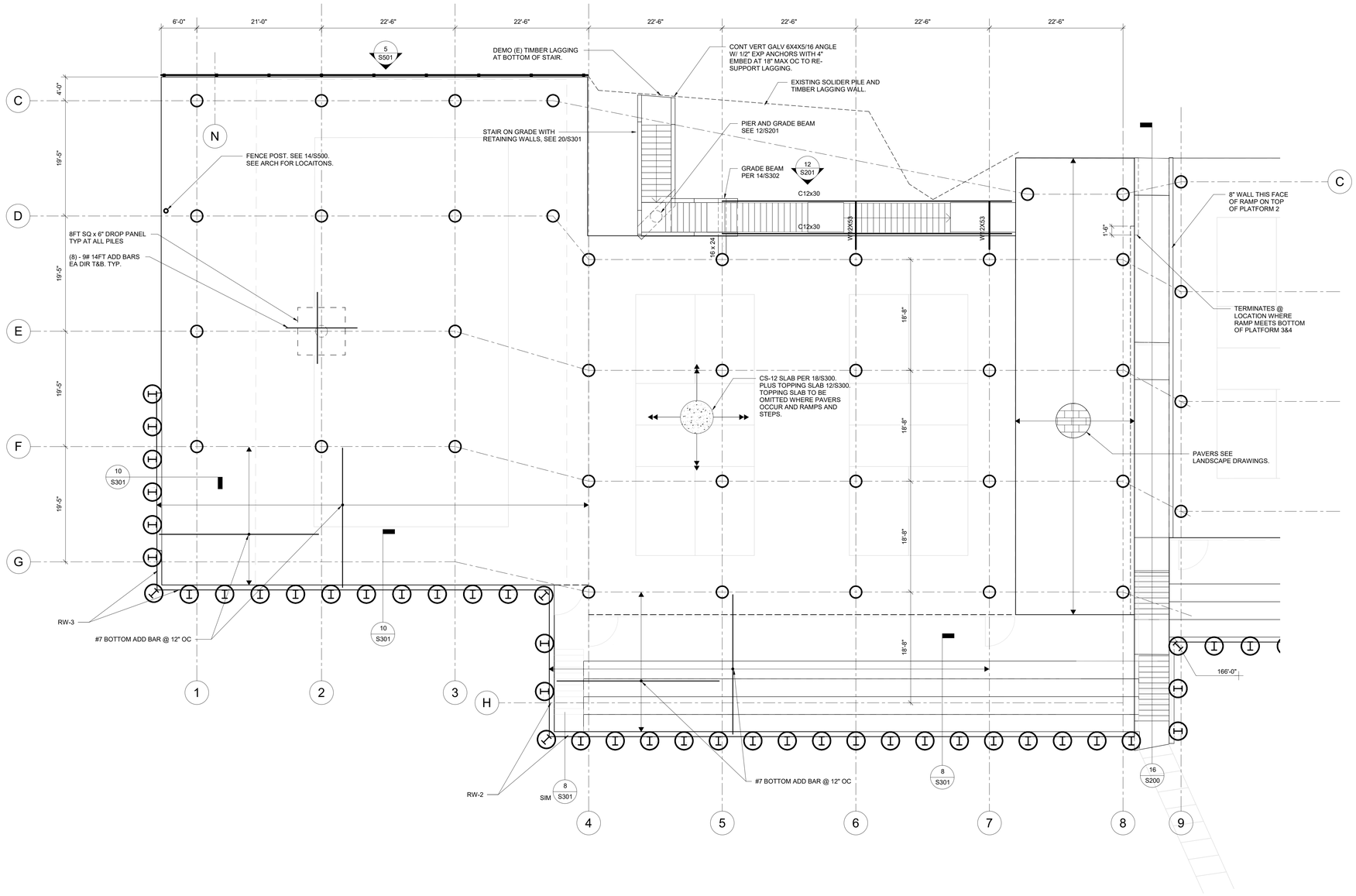
Project No.	731763504
Date	4/11/2025
Drawn By	QL
Checked By	RMG

S101
Sheet X of X

Project No. 731763501

LANGAN

4/14/2025 11:17:16 AM



1 SUSPENDED SLAB PLAN
1/8" = 1'-0"

Date	Description	No.
Revisions		

REGISTERED PROFESSIONAL ENGINEER
ROBERT M. GROFF
No. S 5113
Exp. Date
STRUCTURES
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

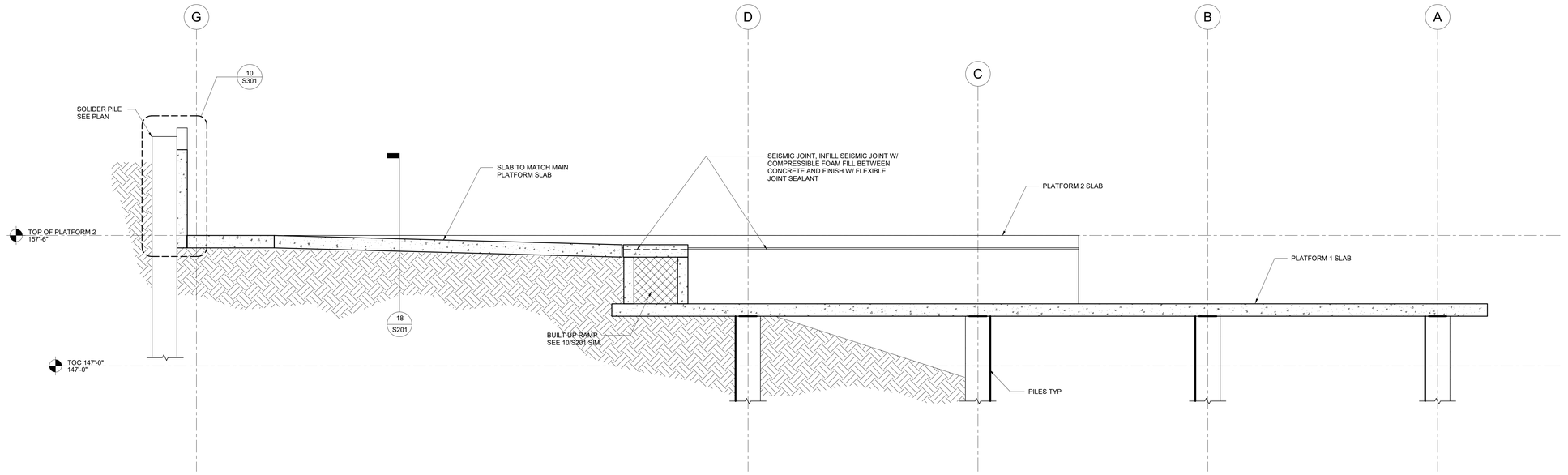
Drawing Title
SUSPENDED SLAB PLAN

Project No.	731763504
Date	4/11/2025
Drawn By	QL
Checked By	RMG

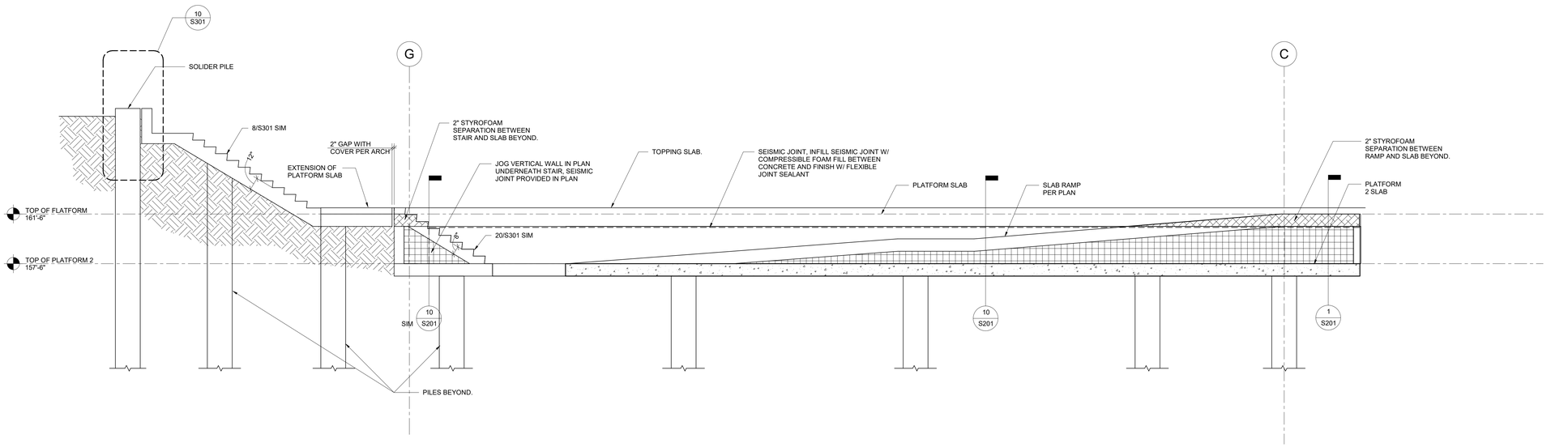
S102
Sheet X of X

Project No. 731763501

4/14/2025 11:17:16 AM



14 SECTION
1/4" = 1'-0"



16 SECTION
1/4" = 1'-0"

Date	Description	No.
Revisions		

REGISTERED PROFESSIONAL ENGINEER
ROBERT M. GRAEFF
No. S 5113
Exp. Date
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

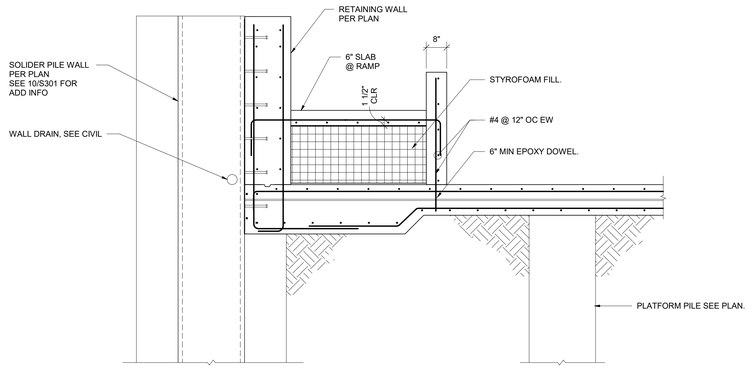
Project
THE OLYMPIC CLUB
PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
SECTIONS &
ELEVATIONS

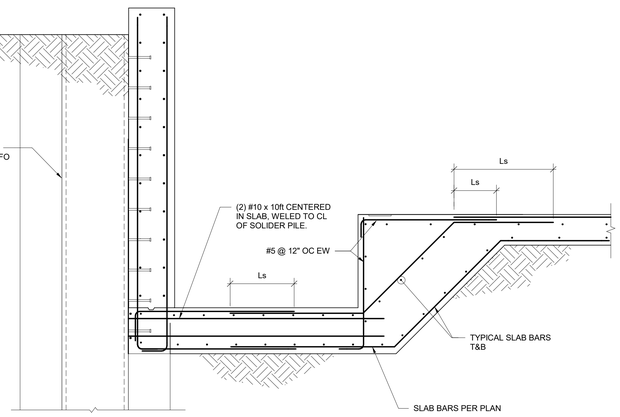
Project No.	731763504
Date	4/11/2025
Drawn By	QL
Checked By	RMG

S200
Sheet X of X

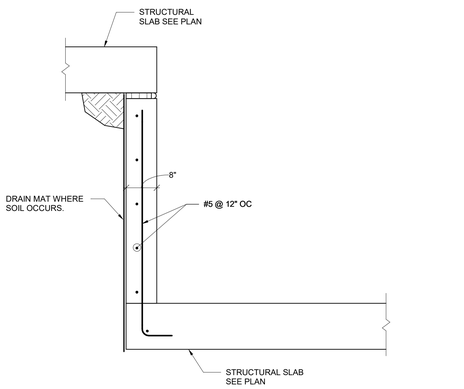
LANGAN
Project No. 731763501
4/14/2025 11:17:17 AM



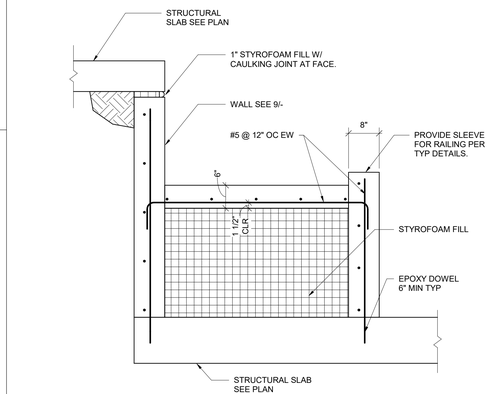
17 DETAIL
1/2" = 1'-0"



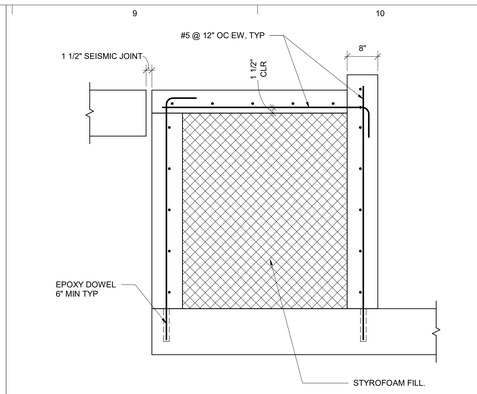
18 DETAIL
1/2" = 1'-0"



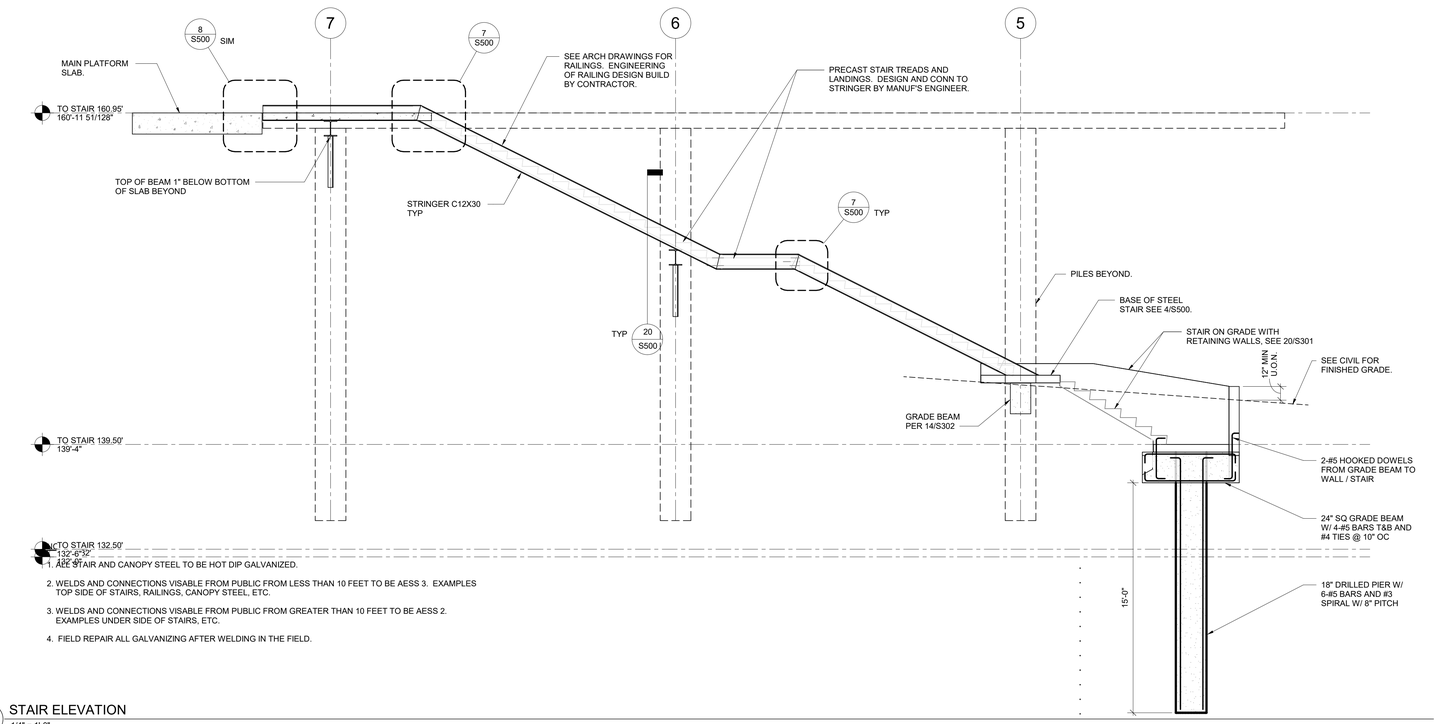
9 SECTION AT UP TURNED WALL
3/4" = 1'-0"



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"

Date	Description	No.
Revisions		

REGISTERED PROFESSIONAL ENGINEER
ROBERT M. GRAEF
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

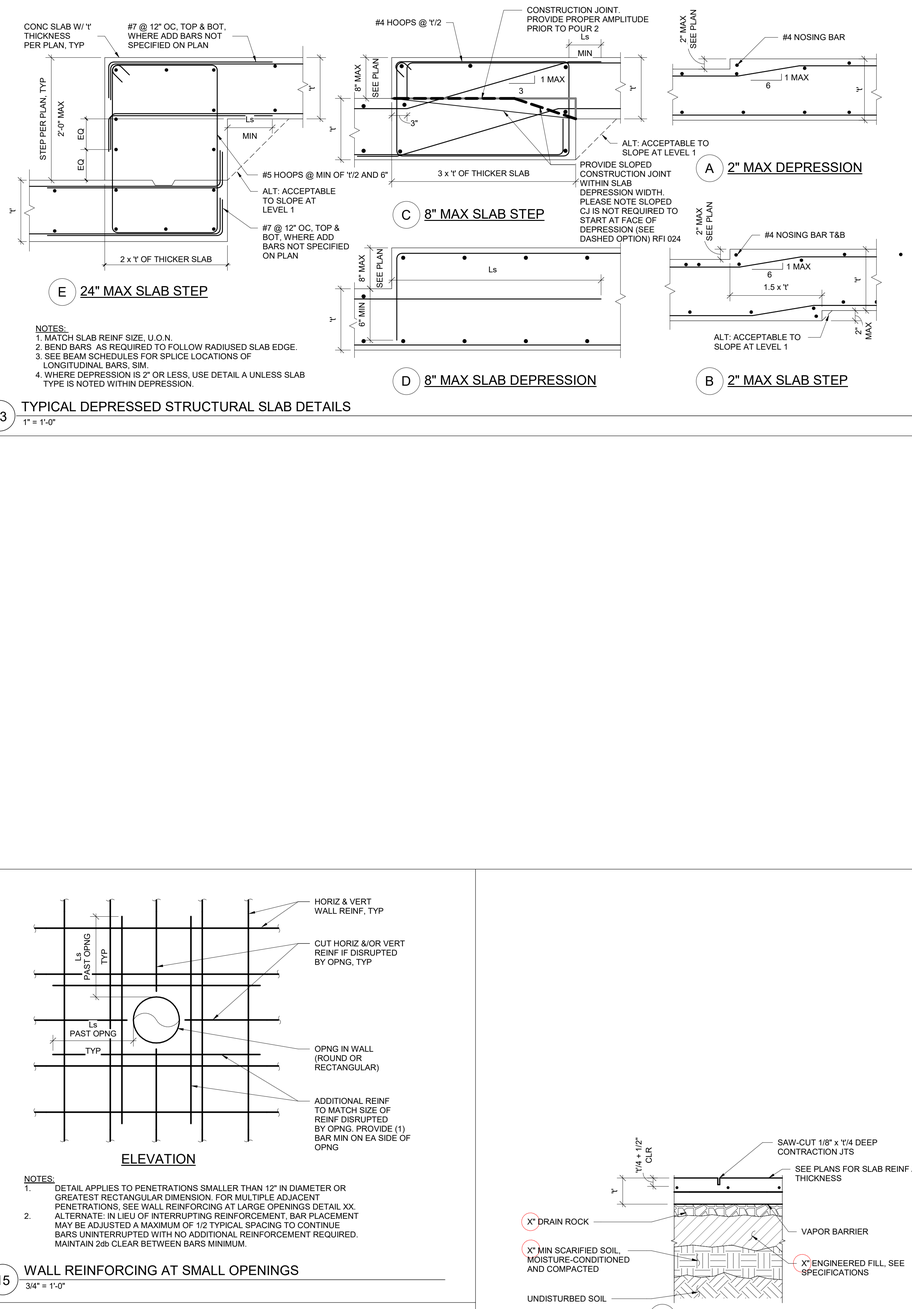
Drawing Title
SECTIONS &
ELEVATIONS

Project No.	731763504
Date	4/11/2025
Drawn By	QL
Checked By	RMG

S201
Sheet X of X

LANGAN
Project No. 731763501

4/14/2025 11:17:17 AM



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"

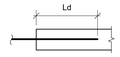
BAR SIZE	℄d OR ℄s	f'c = 3000 psi (NWC)				f'c = 4000 psi (NWC)				f'c = 5000 psi (NWC)				f'c = 6000 psi (NWC)			
		TOP BARS		OTHER BARS		TOP BARS		OTHER BARS		TOP BARS		OTHER BARS		TOP BARS		OTHER BARS	
		CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 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

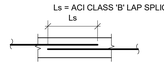
NOTES:

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:

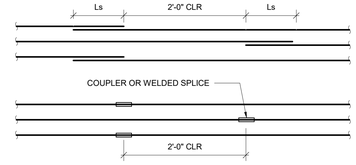
BEAMS, COLUMNS, GRADE BEAMS	CASE 1	CONCRETE COVER AT LEAST 1.0db AND CENTER LINE TO CENTER LINE SPACING AT LEAST 2.0db.
	CASE 2	CONCRETE COVER LESS THAN 1.0db OR CENTER LINE TO CENTER LINE SPACING LESS THAN 2.0db.
ALL OTHERS	CASE 1	CONCRETE COVER AT LEAST 1.0db AND CENTER LINE TO CENTER LINE SPACING 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



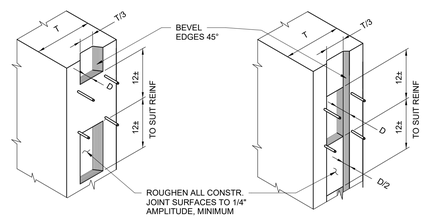


8. STAGGER SPLICES FOLLOWS WHERE INDICATED ON DRAWINGS.



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"

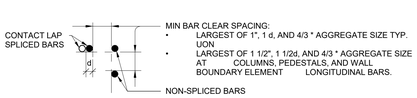
ELEVATION

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.

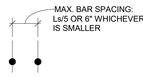
15 WALL REINFORCING AT SMALL OPENINGS
3/4" = 1'-0"

NOTE:
SEE DETAIL X/XX FOR CONTRACTION JOINT PLACEMENT REQUIREMENTS.

12 SOG CONTRACTION JT & SUBGRADE PREPARATION
1" = 1'-0"



A MIN BAR CLEAR SPACING

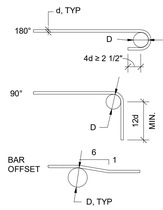


NOTE:
PROVIDE LOCATIONS OF NON-CONTACT SPLICES TO SEOR FOR APPROVAL

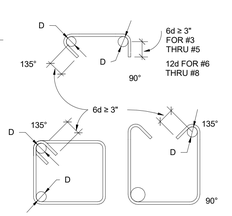
B MAX BAR SPACING BETWEEN NON-CONTACT LAP SPLICED BARS

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"

Revisions		
Date	Description	No.

REGISTERED PROFESSIONAL ENGINEER
ROBERT M. GRAEFF
No. S 5113
Exp. Date
CIVIL
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

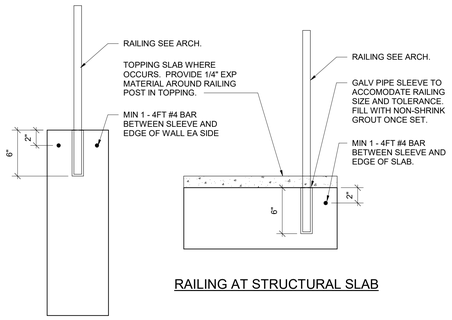
Project
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
CONCRETE DETAILS

Project No.	731763504
Date	4/11/2025
Drawn By	QL
Checked By	RMG

S300
Sheet X of X

4/14/2025 11:17:18 AM



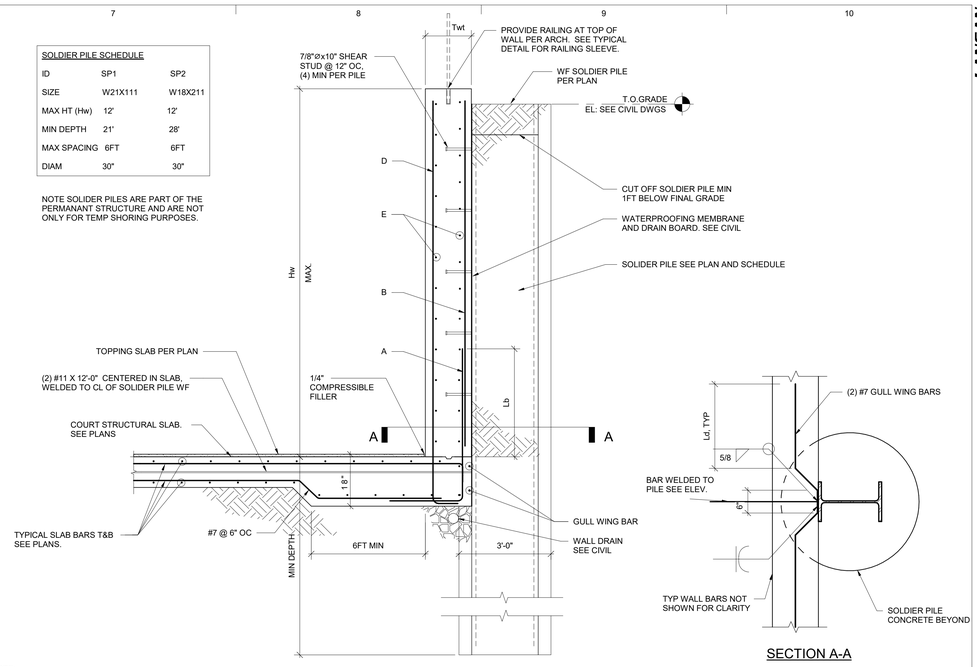
RAILING AT STRUCTURAL SLAB

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.

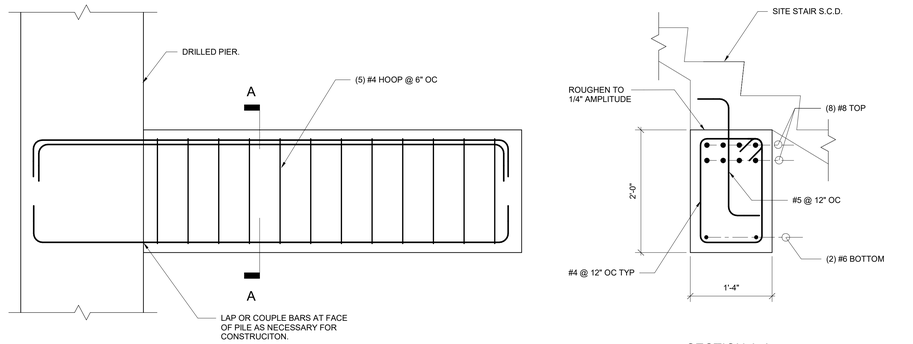


SECTION A-A

NOTE:
CENTERLINE OF KEY TO ALIGN WITH CENTERLINE OF BASE WALL

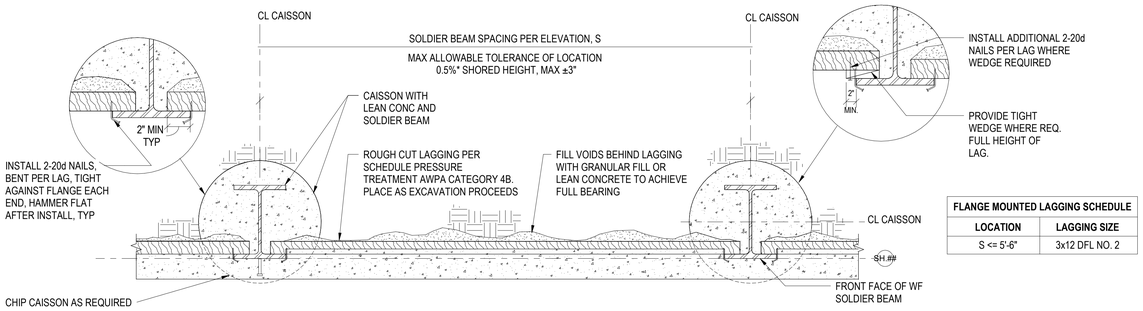
RETAINING WALL SCHEDULE								
LABEL	WALL DIMENSIONS		REINFORCEMENT					
	Hw MAX	Twt	A	B	Lb	E	D	REMARKS
RW-1	7'-0"	12"	#7 @ 6"	#7 @ 12"	5'	#7 @ 12"	#7 @ 12"	PLATFORM 1
RW-2	11'-0"	12"	#7 @ 6"	#7 @ 12"	5'	#7 @ 12"	#7 @ 12"	PLATFORM 2 & 3
RW-3	13'-0"	18"	#7 @ 6"	#7 @ 12"	5'	#7 @ 12"	#7 @ 12"	PLATFORM 4

10 RETAINING WALL SECTION AND SCHEDULE
1/2" = 1'-0"



SECTION A-A

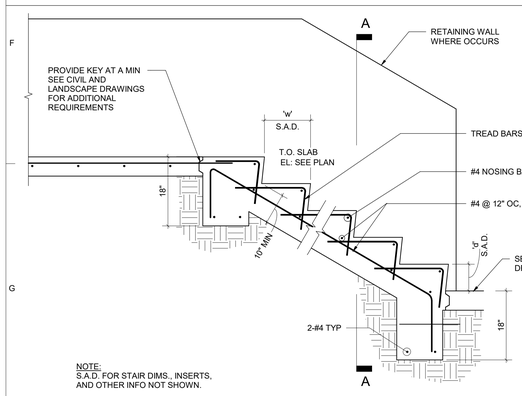
14 STAIR GRADE BEAM DETAIL.
1" = 1'-0"



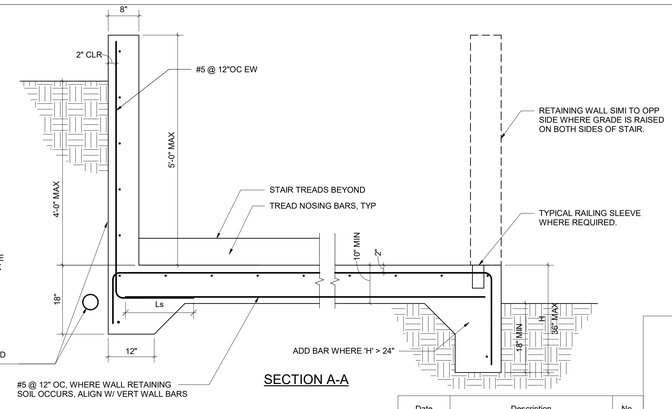
FLANGE MOUNTED LAGGING SCHEDULE	
LOCATION	LAGGING SIZE
S <= 5'-6"	3x12 DFL NO. 2

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

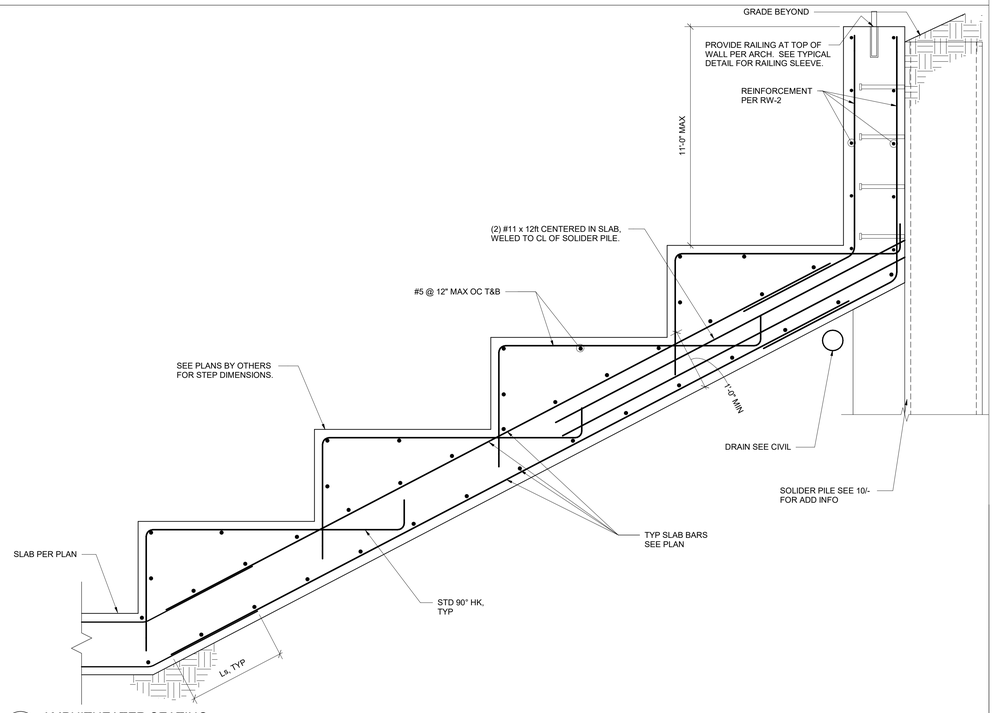


NOTE:
S.A.D. FOR STAIR DIMS., INSERTS, AND OTHER INFO NOT SHOWN.



SECTION A-A

20 STAIR-ON-GRADE WITH RETAINING WALL
3/4" = 1'-0"



8 AMPHITHEATER SEATING
1" = 1'-0"

Date	Description	No.
Revisions		

REGISTERED PROFESSIONAL ENGINEER
ROBERT M. GRUFF
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

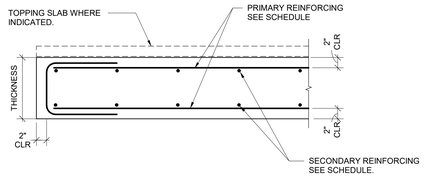
Drawing Title
CONCRETE DETAILS

Project No.	731763504
Date	4/11/2025
Drawn By	QL
Checked By	RMG

S301
Sheet X of X

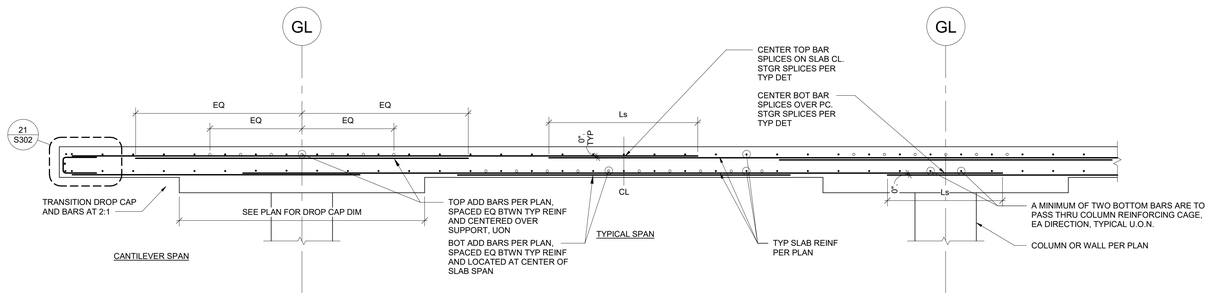
LANGAN
Project No. 731763501
4/14/2025 11:17:18 AM

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.

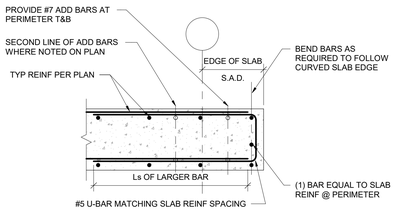
19 CONCRETE SLAB (CS) SCHEDULE
1" = 1'-0"



NOTES:

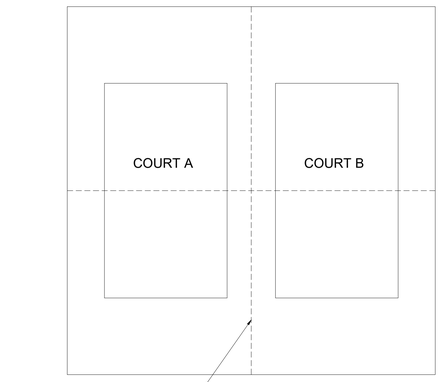
1. PROVIDE REINFORCING IN CONTINUOUS LENGTHS AS LONG AS PRACTICABLE.

20 TYPICAL TWO-WAY SLAB REINFORCING DETAIL
1/2" = 1'-0"

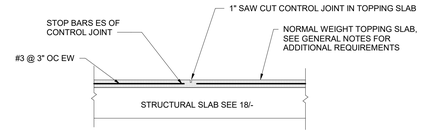


NOTES:
1. ALIGN U-BAR WITH PARALLEL SLAB REINFORCEMENT.

21 TYPICAL SLAB EXTERIOR EDGE DETAIL
1" = 1'-0"



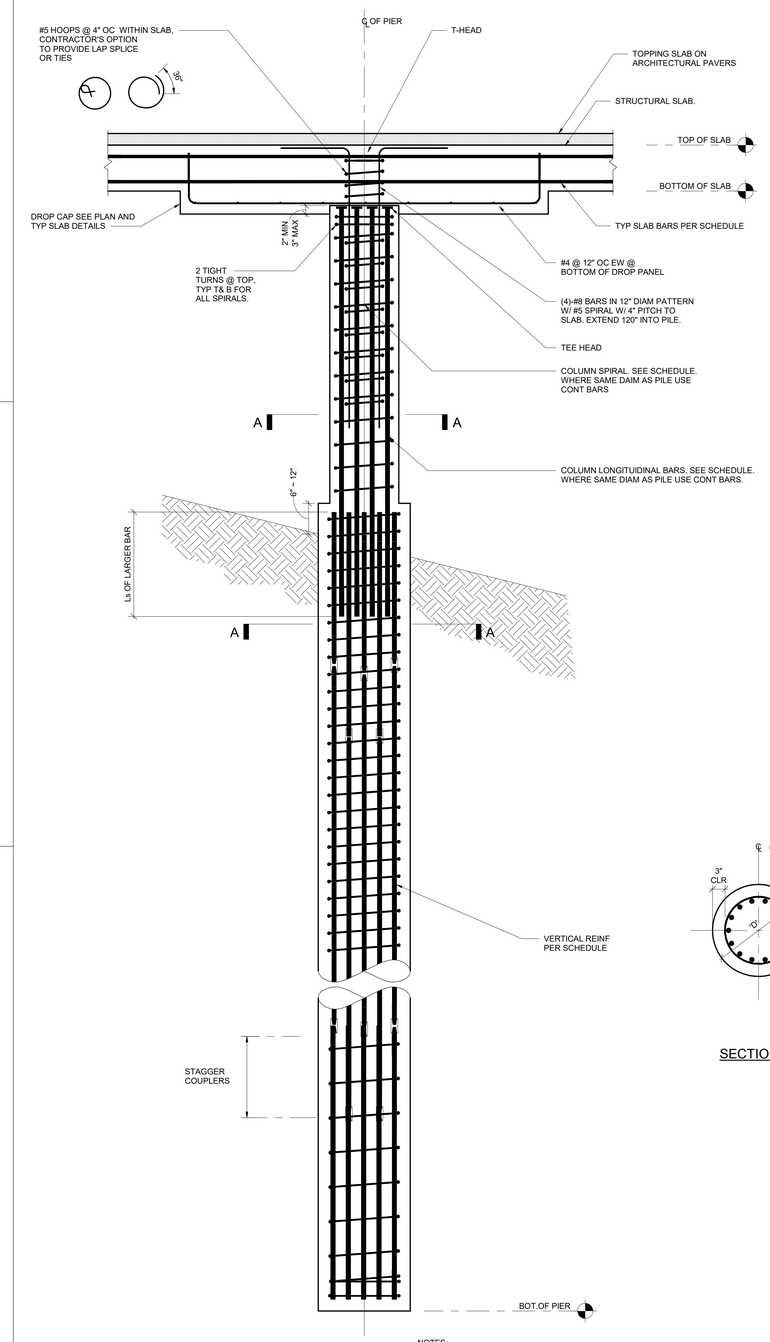
TYPICAL PLAN



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

Degenkolb
DEGENKOLB ENGINEERS
375 Beale Street, Suite 500
San Francisco, CA 94105
415.392.6952 PHONE
www.degenkolb.com
DE Job Number: C3535014.00

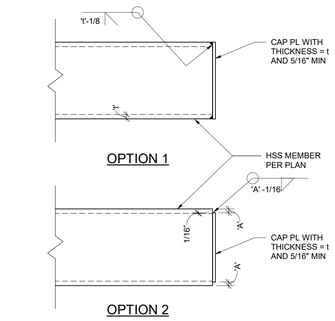
Project
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
CONCRETE DETAILS

Project No.	731763504
Date	4/11/2025
Drawn By	QL
Checked By	RMG

S302
Sheet X of X

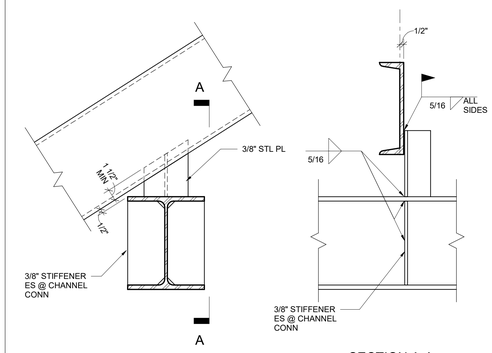
LANGAN
Project No. 731763501
4/14/2025 11:17:19 AM



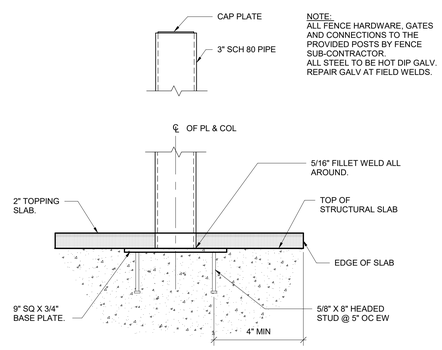
NOTES:

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"

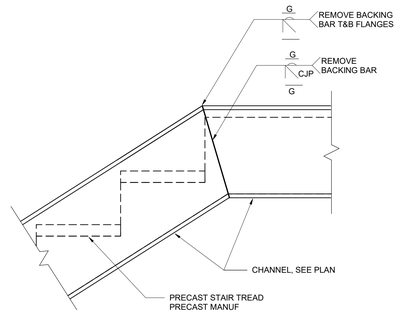


1 DETAIL
1 1/2" = 1'-0"



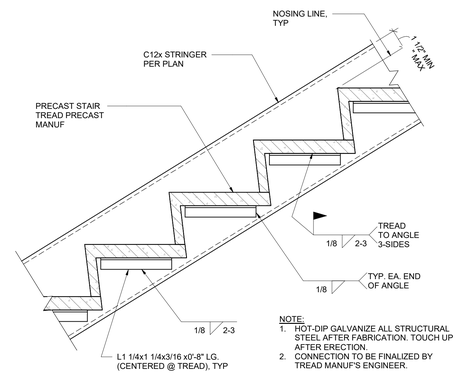
NOTE:
ALL FENCE HARDWARE, GATES AND CONNECTIONS TO THE PROVIDED POSTS BY FENCE SUB-CONTRACTOR.
ALL STEEL TO BE HOT DIP GALV. REPAIR GALV AT FIELD WELDS.

14 FENCE POST DETAIL.
1" = 1'-0"



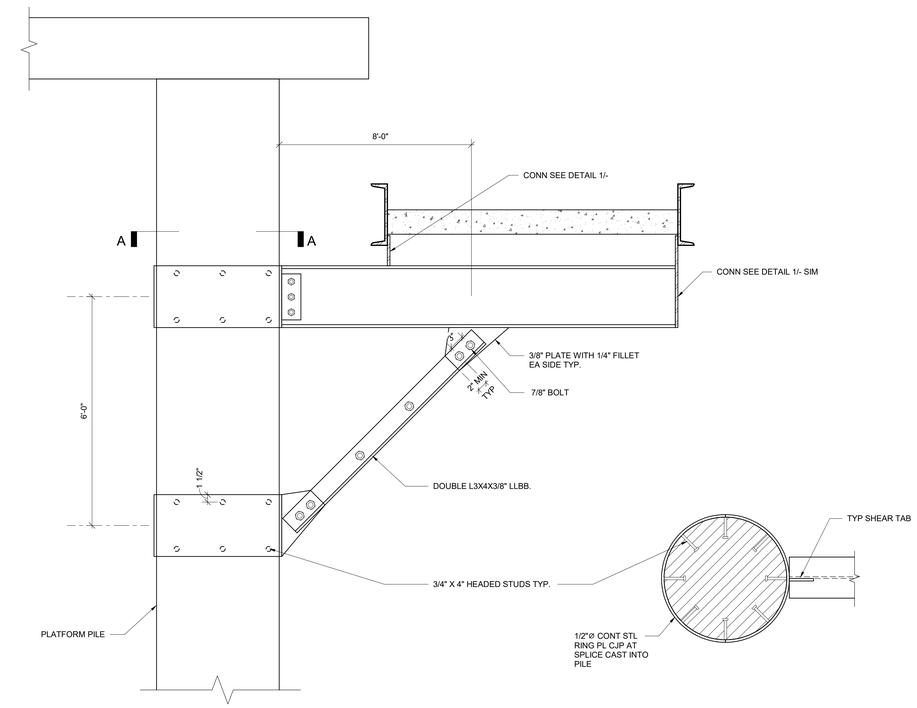
NOTE:
1. HOT-DIP GALVANIZE ALL STRUCTURAL STEEL AFTER FABRICATION. TOUCH UP AFTER ERECTION.

7 STRINGER CONNECTION
1 1/2" = 1'-0"

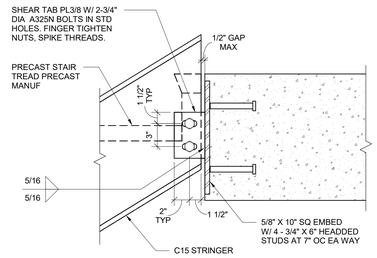


NOTE:
1. HOT-DIP GALVANIZE ALL STRUCTURAL STEEL AFTER FABRICATION. TOUCH UP AFTER ERECTION.
2. CONNECTION TO BE FINALIZED BY TREAD MANUF'S ENGINEER.

3 TYPICAL TREAD SUPPORT
1 1/2" = 1'-0"

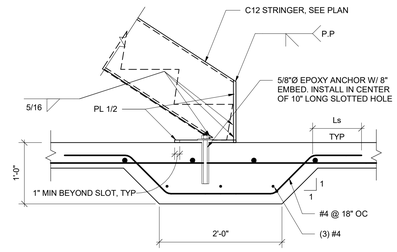


20 DETAIL
1" = 1'-0"



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.
Revisions		

REGISTERED PROFESSIONAL ENGINEER
ROBERT M. GRAEFF
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
STEEL DETAILS

Project No.	731763504
Date	4/11/2025
Drawn By	QL
Checked By	RMG

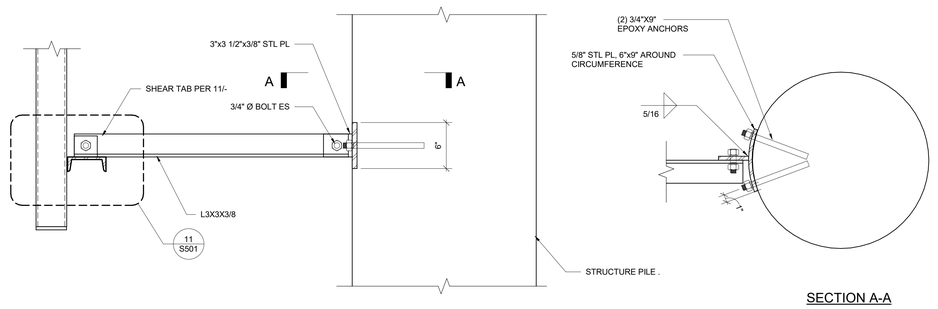
S500
Sheet X of X

Project No. 731763501

4/14/2025 11:17:19 AM

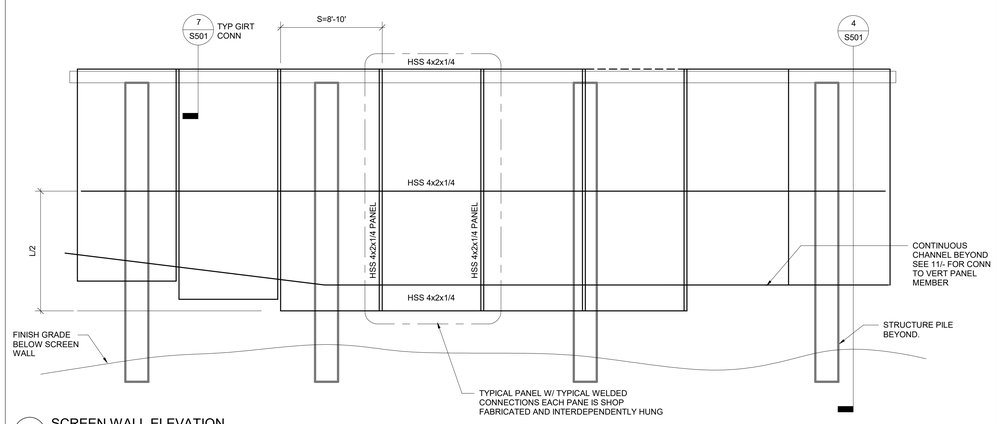
SCREEN WALL SHEET NOTES:

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.

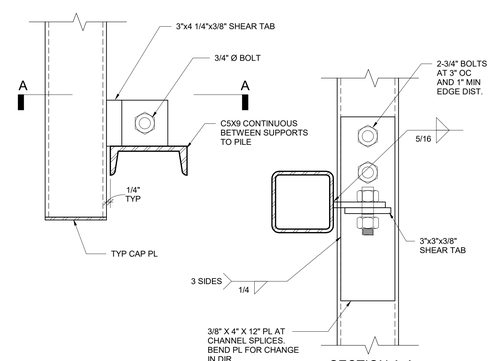


SECTION A-A

13 SCREEN WALL CONN TO PILE DETAIL
1 1/2" = 1'-0"

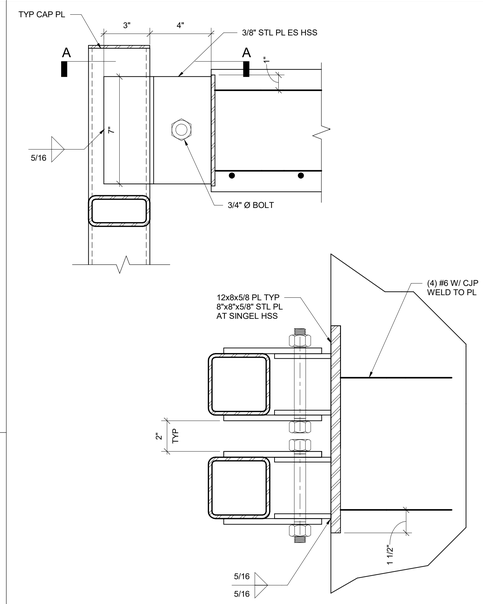


5 SCREEN WALL ELEVATION
3/16" = 1'-0"



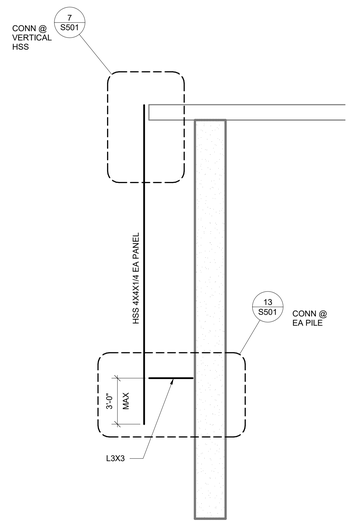
SECTION A-A

11 DETAIL
3" = 1'-0"



SECTION A-A

7 DETAIL
3" = 1'-0"



4 DETAIL
1/4" = 1'-0"

12 DETAIL
3" = 1'-0"

Date	Description	No.
Revisions		

REGISTERED PROFESSIONAL ENGINEER
ROBERT M. GRUFF
No. S 5113
Exp. Date
STATE OF CALIFORNIA
CIVIL

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
STEEL SCREEN WALL DETAILS

Project No.	731763504
Date	4/11/2025
Drawn By	QL
Checked By	RMG

S501

Sheet X of X

LANGAN

Project No. 731763501

4/14/2025 11:17:20 AM

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.

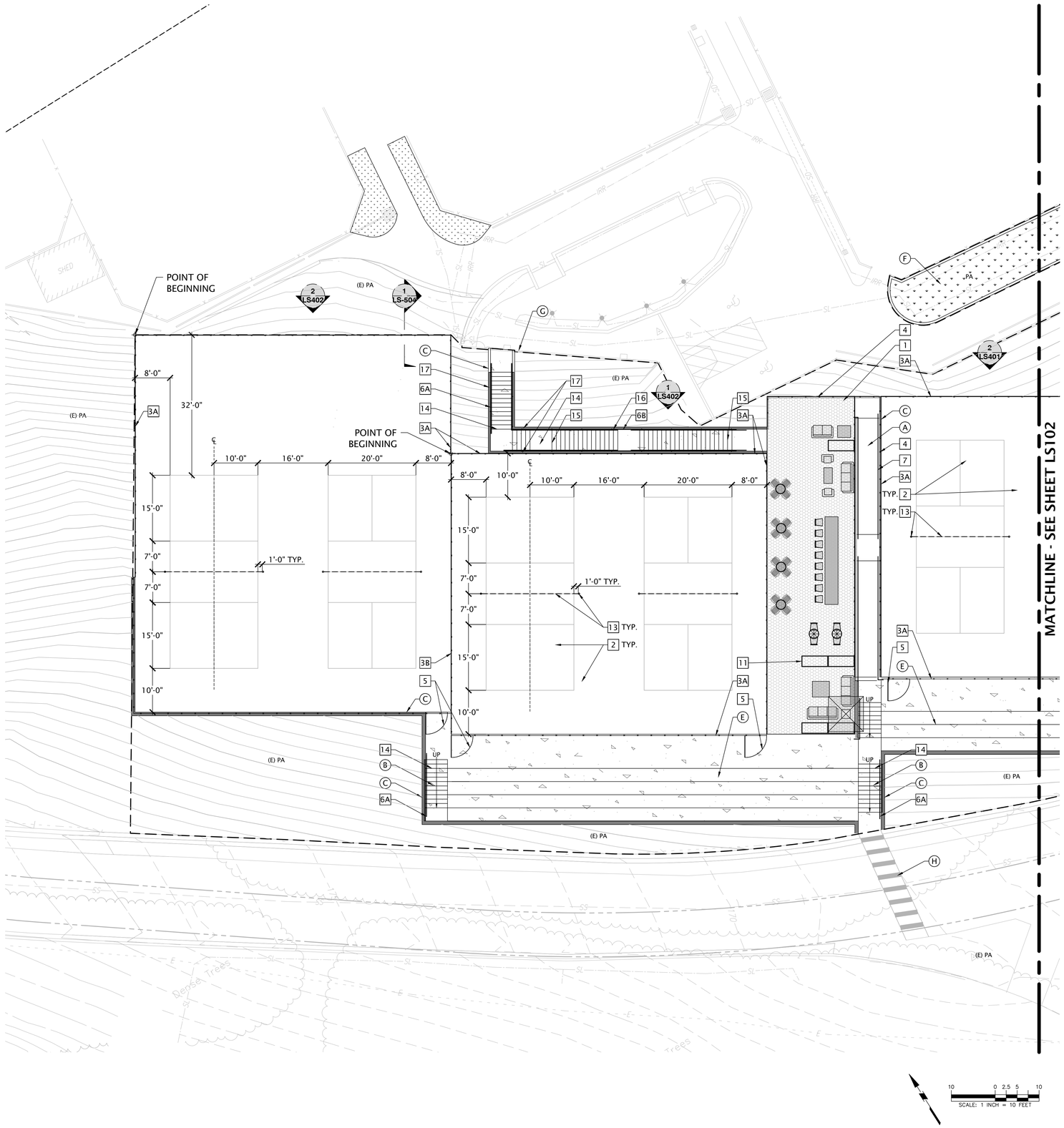
LICENSED LANDSCAPE ARCHITECT — ANNA L. ILAGAN — 6068 — Signature — 10/31/2025 Renewal Date — Date — STATE OF CALIFORNIA

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	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

Date: 8/19/2025 Time: 09:02 User: dlopez Style Table: Langan.stb Layout: LS100 Document Code: 01-731763501-0105-LS101-0106



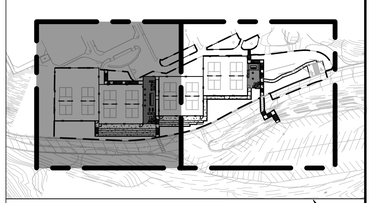
MATERIALS LEGEND						
SYMBOL	TAG	DESCRIPTION	DETAIL	MANUFACTURER	PRODUCT	COLOR / FINISH
	1	HEXAGONAL PAVERS	1/LS501	ACKER-STONE	7-7/8" X 7-7/8" HEXAGON PAVERS	COLOR: MESA VERDE MIX
	2	PICKLEBALL COURT SURFACING	2/LS502	CALIFORNIA SPORT SURFACES	PLEXICUSHION PRESTIGE	COLOR: 2" WIDE WHITE FOR BOUNDARY 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

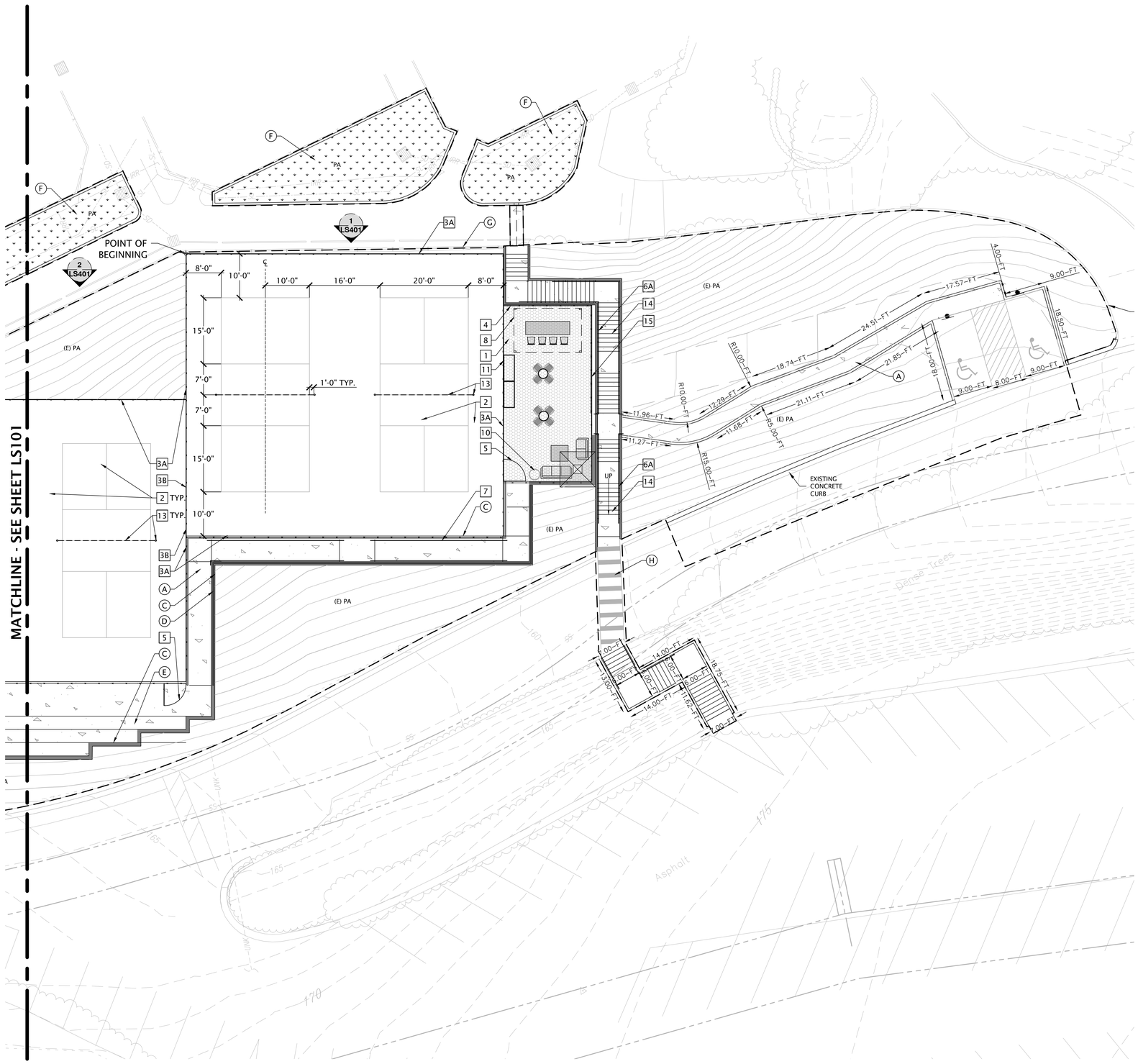
LANGAN
Langan Engineering and Environmental Services, Inc.
135 Main Street, Suite 1500
San Francisco, CA 94105
T: 415.955.5200 F: 415.955.5201 www.langan.com

Project
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



10 0 2.5 5 10
SCALE: 1 INCH = 10 FEET

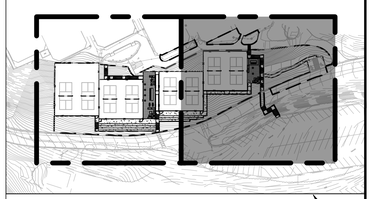
MATERIALS LEGEND						
SYMBOL	TAG	DESCRIPTION	DETAIL	MANUFACTURER	PRODUCT	COLOR / FINISH
	1	HEXAGONAL PAVERS	1/LS501	ACKER-STONE	7-7/8" X 7-7/8" HEXAGON PAVERS	COLOR: MESA VERDE MIX
	2	PICKLEBALL COURT SURFACING	2/LS502	CALIFORNIA SPORT SURFACES	PLEXICUSHION PRESTIGE	COLOR: 2" WIDE WHITE FOR BOUNDARY 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: #815-24I524i, 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

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
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

Date: 8/19/2025 Time: 09:07 User: dlopez Style Table: Langan.stb Layout: LS102 Document Code: 01-731763501-0105-LS101-0106

1 SCREEN PANEL ELEVATION

SCALE: 1" = 40'-0"

Date	Description	No.

Revisions

LICENSED LANDSCAPE ARCHITECT
ANNA L. ILAO No. 6258
10/31/2025
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
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

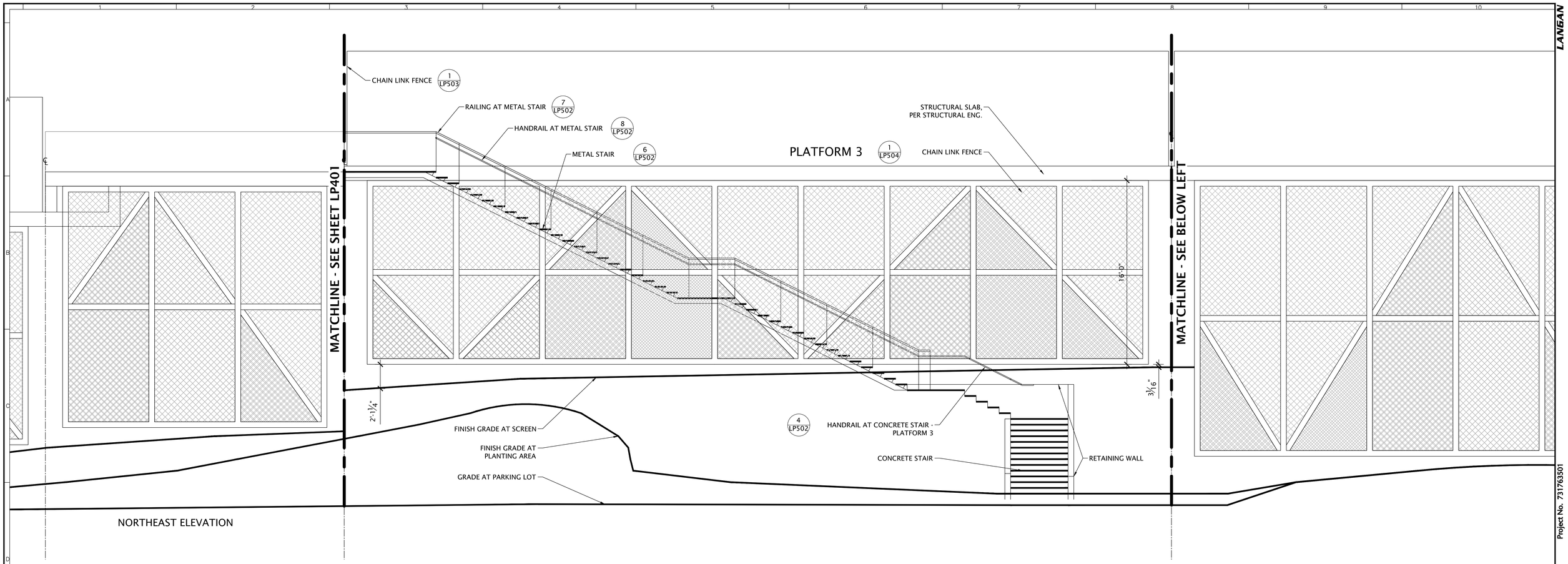
Drawing Title
LANDSCAPE NOTES & DETAILS

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

Drawing No.
LS401

Project No. 731763501

Date: 8/19/2025 Time: 10:46 User: dlopez Style Table: Langan.stb Layout: LS401 Document Code: 01-731763501-0105-LP501-0106



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

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
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

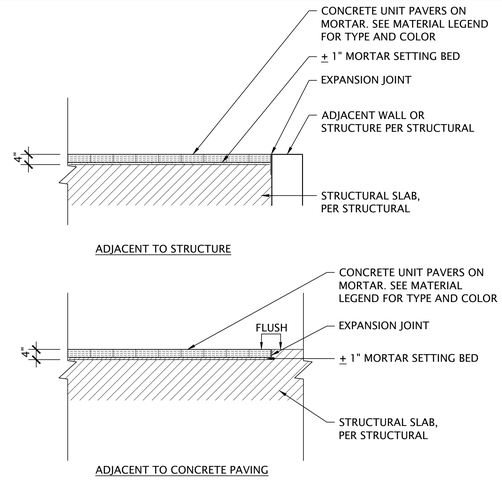
Drawing Title
LANDSCAPE NOTES & DETAILS

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

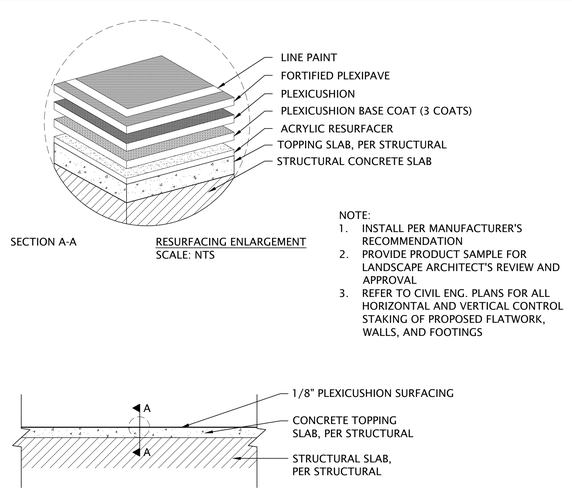
Drawing No. LS402

Project No. 731763501

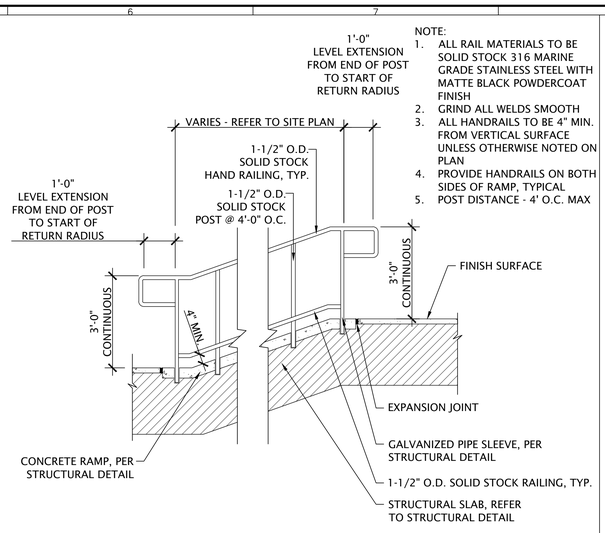
Date: 8/19/2025 Time: 10:55 User: dlopez Style Table: Langan.stb Layout: LS402 Document Code: 01-731763501-0105-LP501-0106



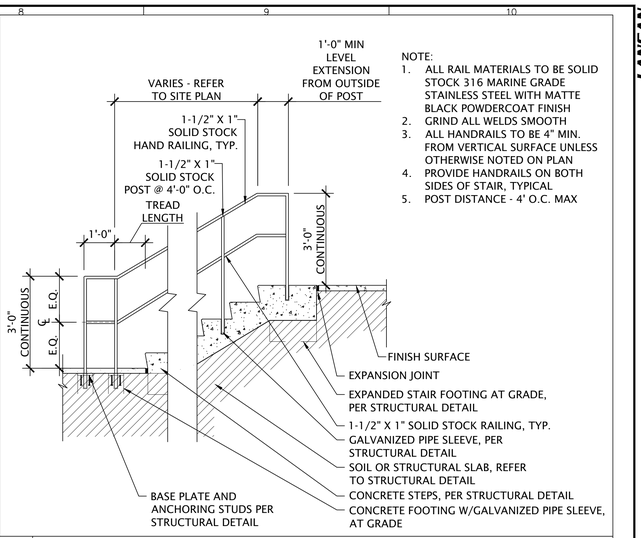
1 CONCRETE PAVER ON STRUCTURE SCALE: 1/2" = 1'-0"



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"

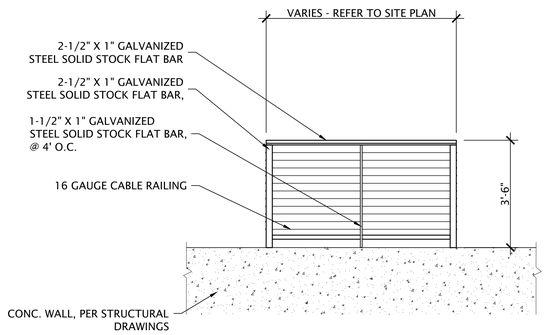
6 METAL STAIR - PLATFORM 3 SCALE: 1/2" = 1'-0"

7 HANDRAIL AT METAL STAIR - PLATFORM 3 SCALE: 1/2" = 1'-0"

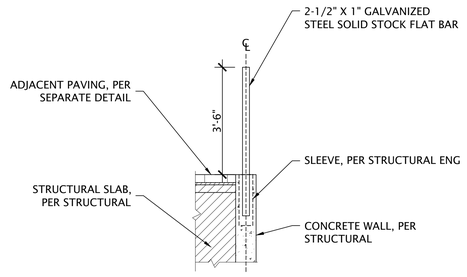
8 RAILING AT METAL STAIR - PLATFORM 3 SCALE: 1/2" = 1'-0"

NOTES:

1. REFER TO STRUCTURAL DRAWINGS FOR RETAINING WALL.
2. REFER TO CIVIL FOR FINISH GRADE



ELEVATION

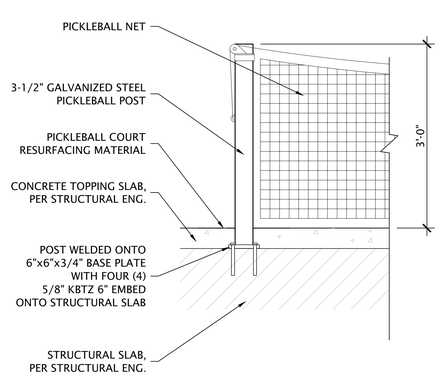


SECTION

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
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
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

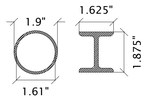
Drawing Title
LANDSCAPE NOTES & DETAILS

Project No.	Drawing No.
731763504	LS501
Date: 08/19/2025	
Drawn By: JZ / DL	
Checked By: AI	

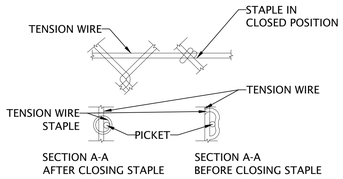
LANGAN

Project No. 731763501

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:

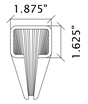
1. SHOP DRAWINGS REQUIRED. SHOP DRAWINGS TO INCLUDE HINGES AND LATCH.
2. FINISH OF ALL COMPONENTS TO MATCH PRIVACY FENCE, TYP.
3. FOOTINGS TO BE VERIFIED PRIOR TO CONSTRUCTION.
4. PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT TO REVIEW AND APPROVE

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.

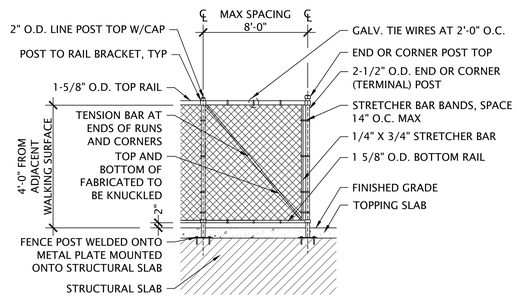
PULL POST STRETCHER BAR AND STRETCHER BAR BANDS



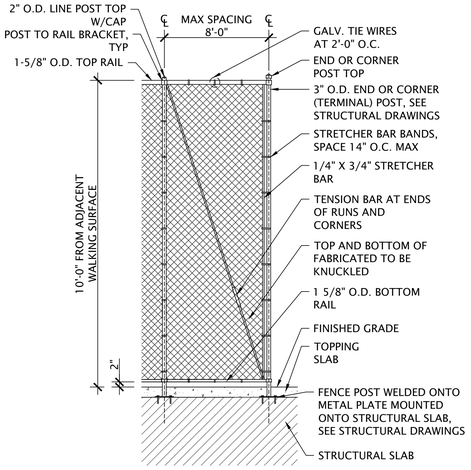
OPTIONAL "C" LINE POST
SECTION: "C" GALVANIZED ROLLED AT 2.34 LBS/FT. ASTM A570, GRADE 45, 1.875" X 1.625".

BRACE ATTACHMENT AT PULL POST

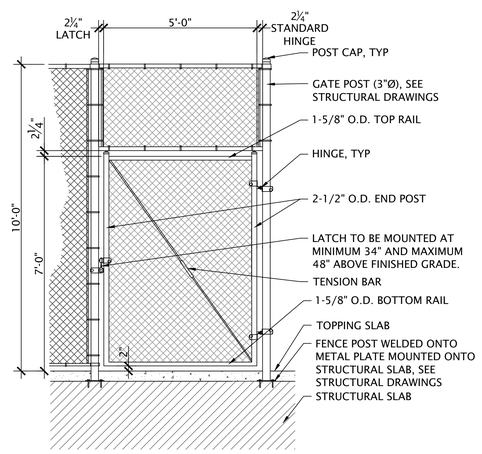
TURNBUCKLE OR OTHER APPROVED CONNECTION



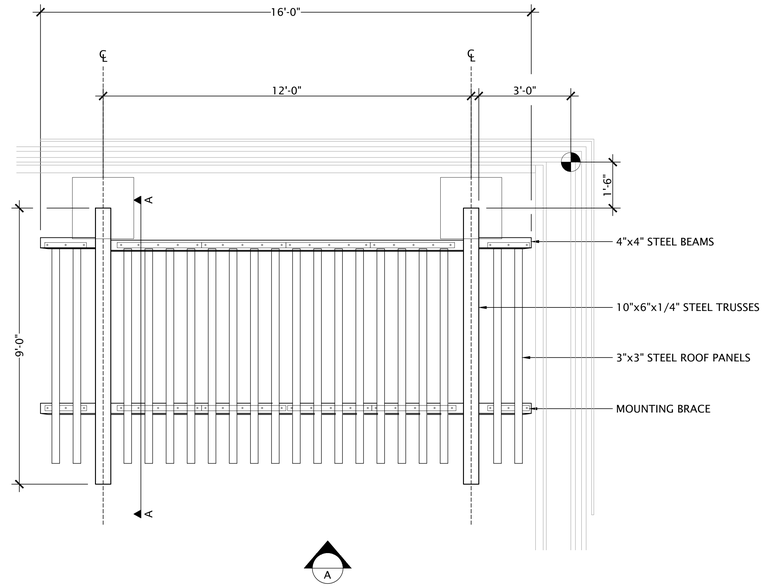
C. CHAINLINK FENCE 4' HIGH



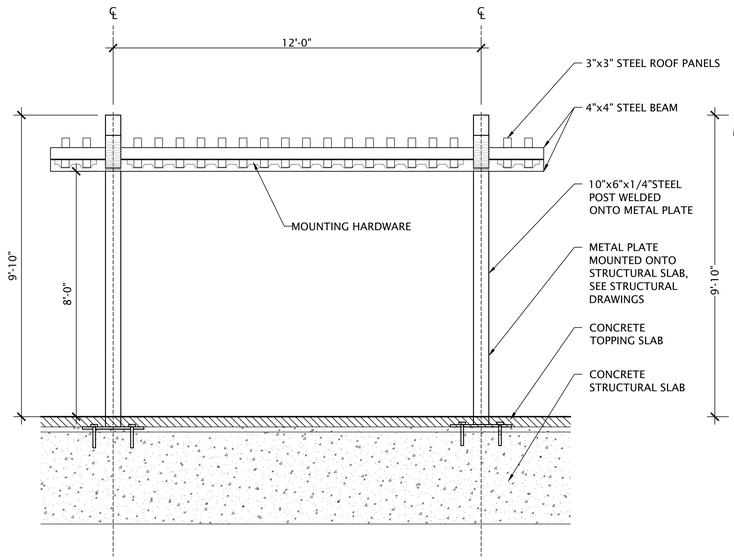
A. CHAINLINK FENCE 10' HIGH



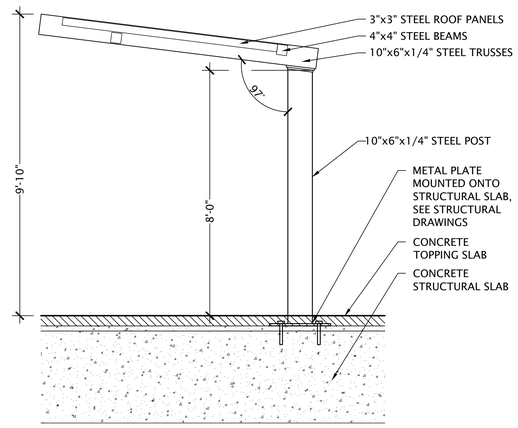
B. CHAINLINK GATE



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
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: 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

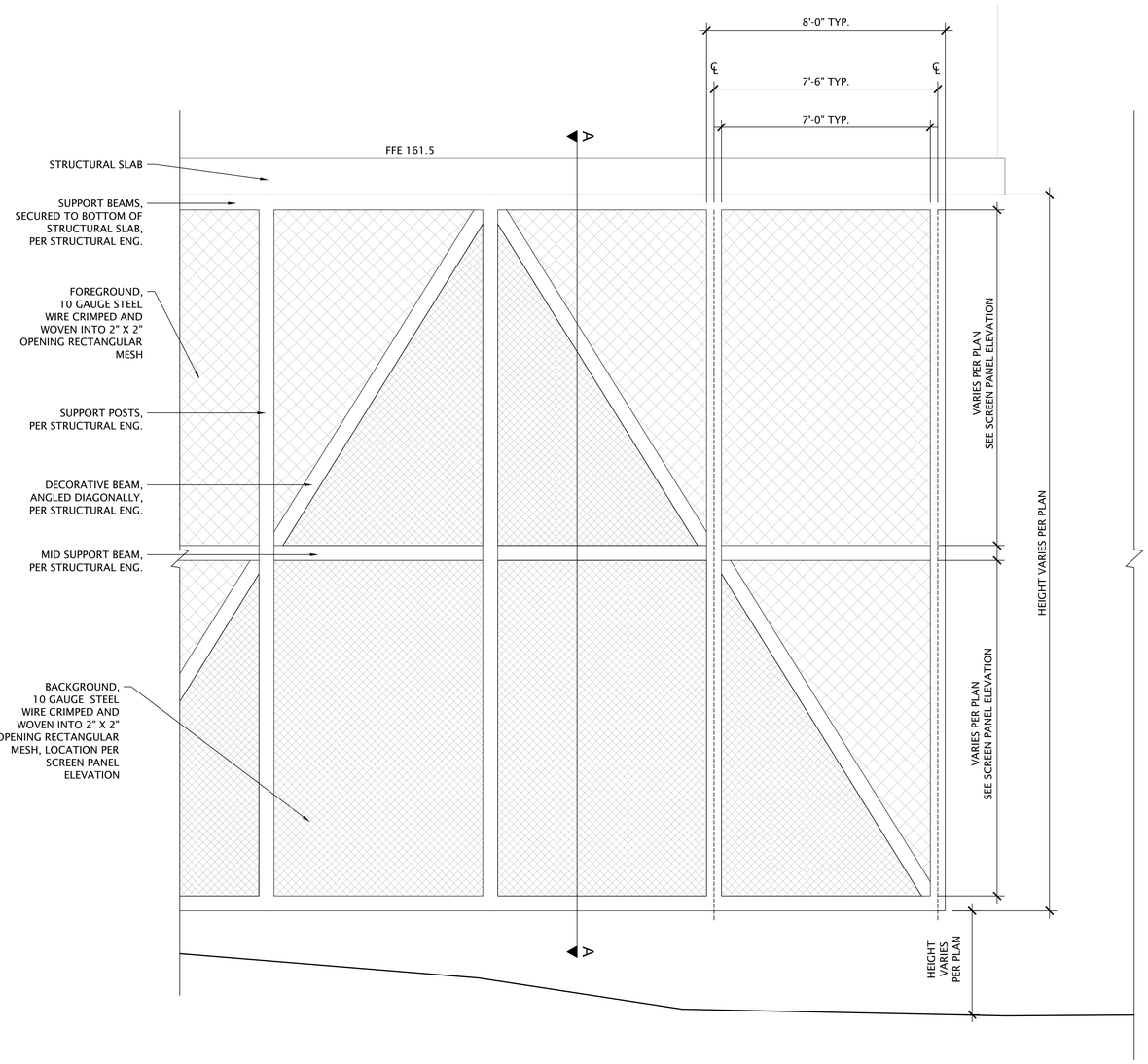
Drawing No. LS502

LANGAN

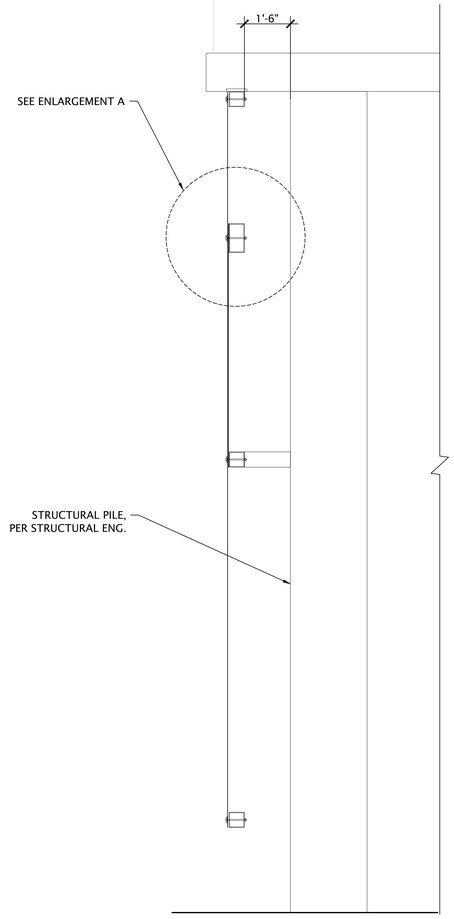
Project No. 731763501

Date: 8/19/2025 Time: 09:32 User: dlopez Style Table: Langan.stb Layout: LS502 Document Code: 01-731763501-0105-LP501-0106

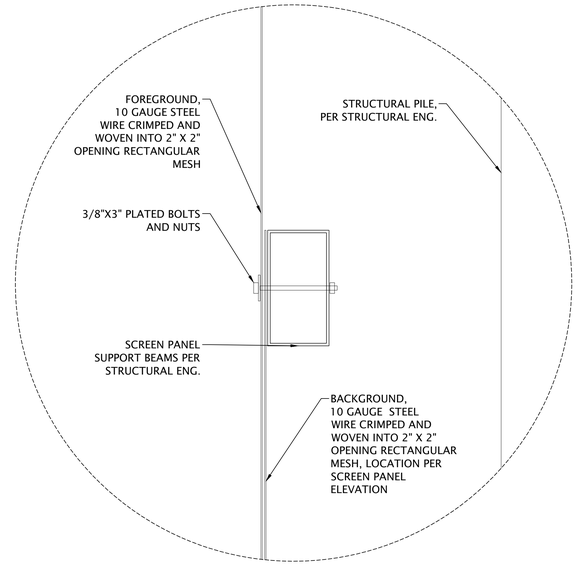
NOTE:
1. ALL WIRE MESH MATERIAL SHALL BE MARINE GRADE STAINLESS STEEL WITH MATTE BLACK POWDERCOAT FINISH
2. GRIND ALL WELDS SMOOTH
3. PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT TO REVIEW



ELEVATION



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

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

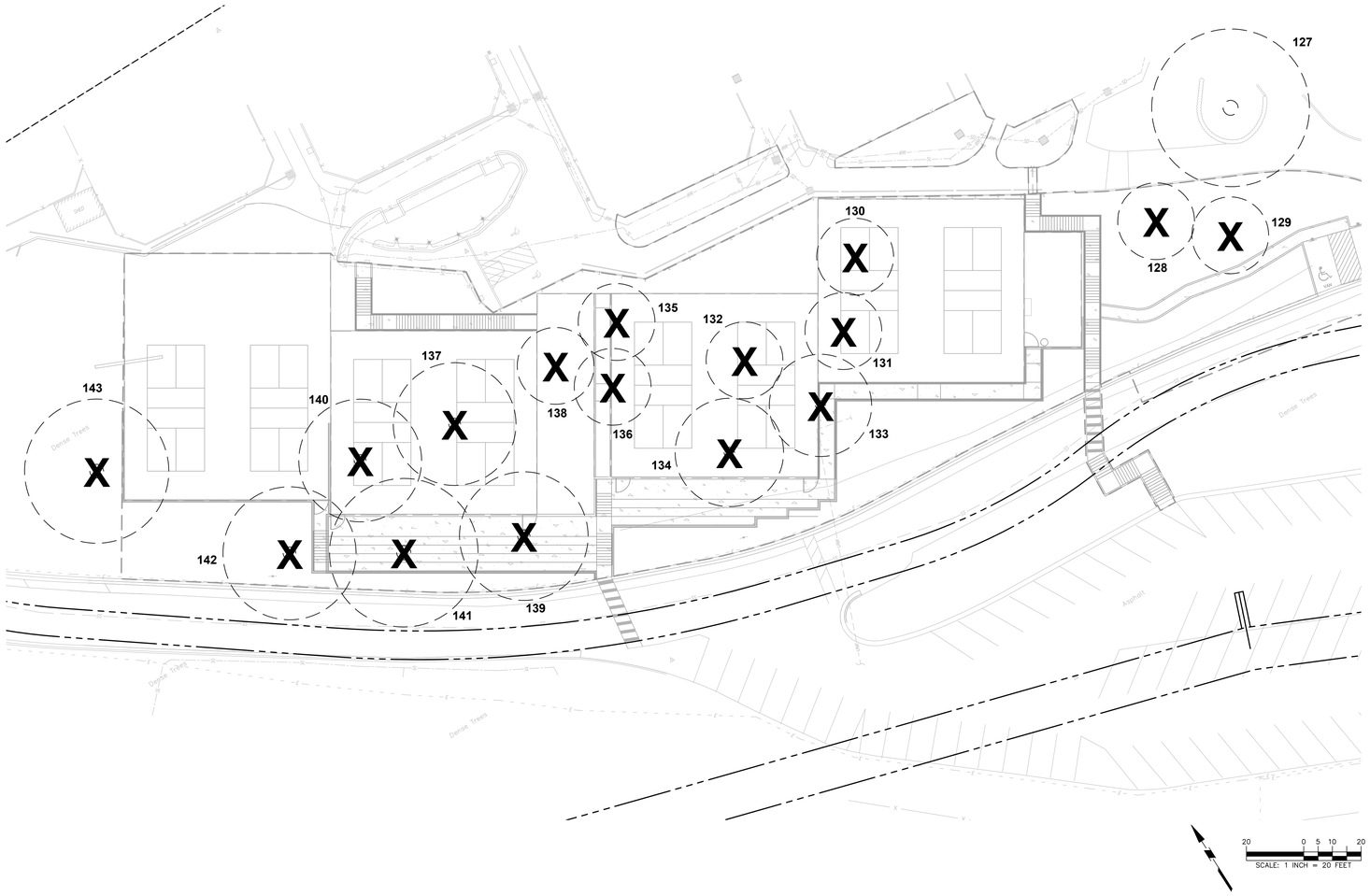
Project
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
LANDSCAPE NOTES & DETAILS

Project No.	Drawing No.
731763504	LS503
Date: 08/19/2025	
Drawn By: JZ / DL	
Checked By: AI	

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

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
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

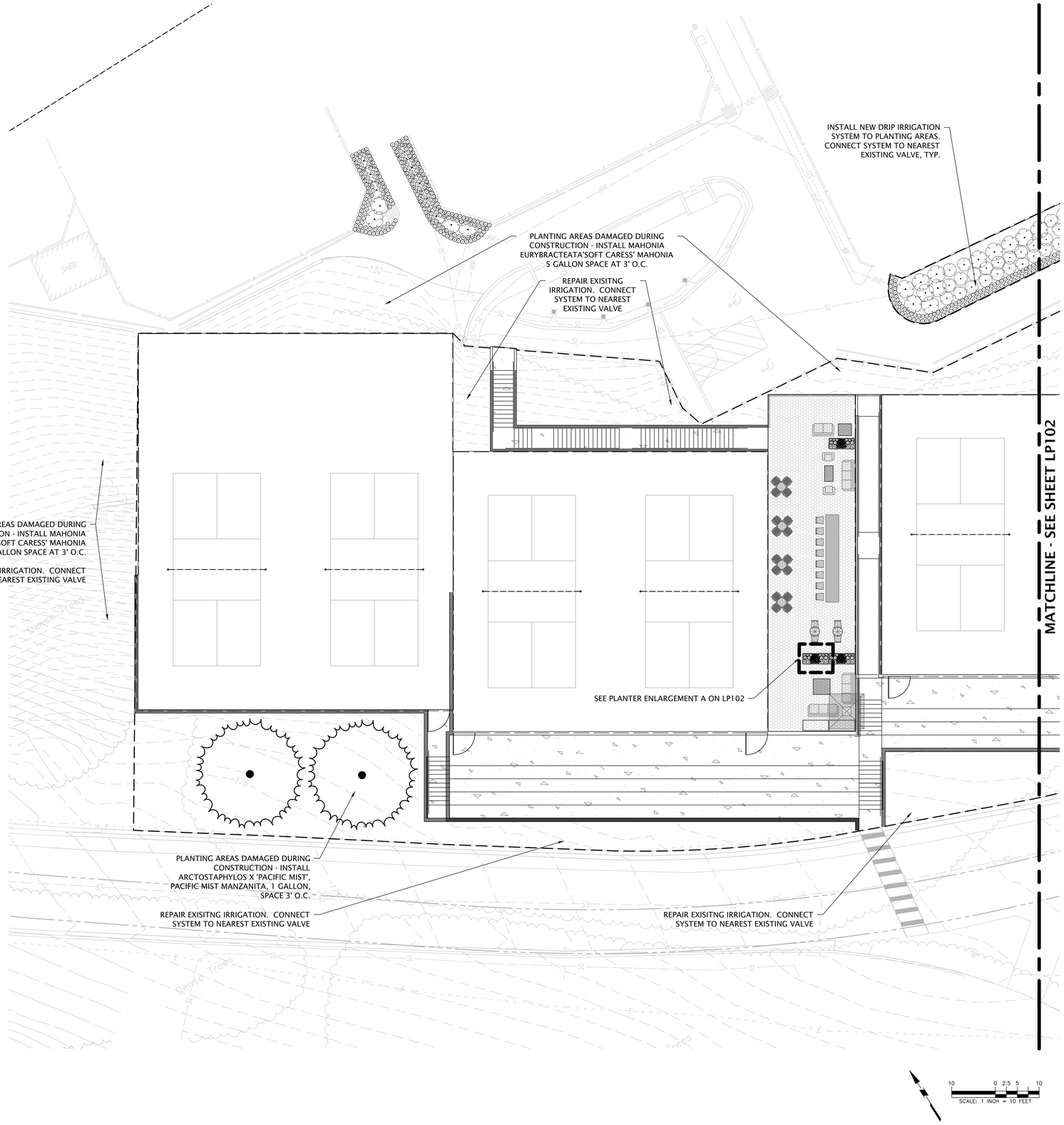
Drawing Title
TREE DEMOLITION PLAN

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

Drawing No. LP100

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.

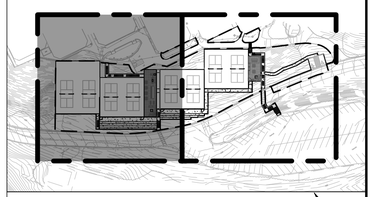
GENERAL NOTES:

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

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

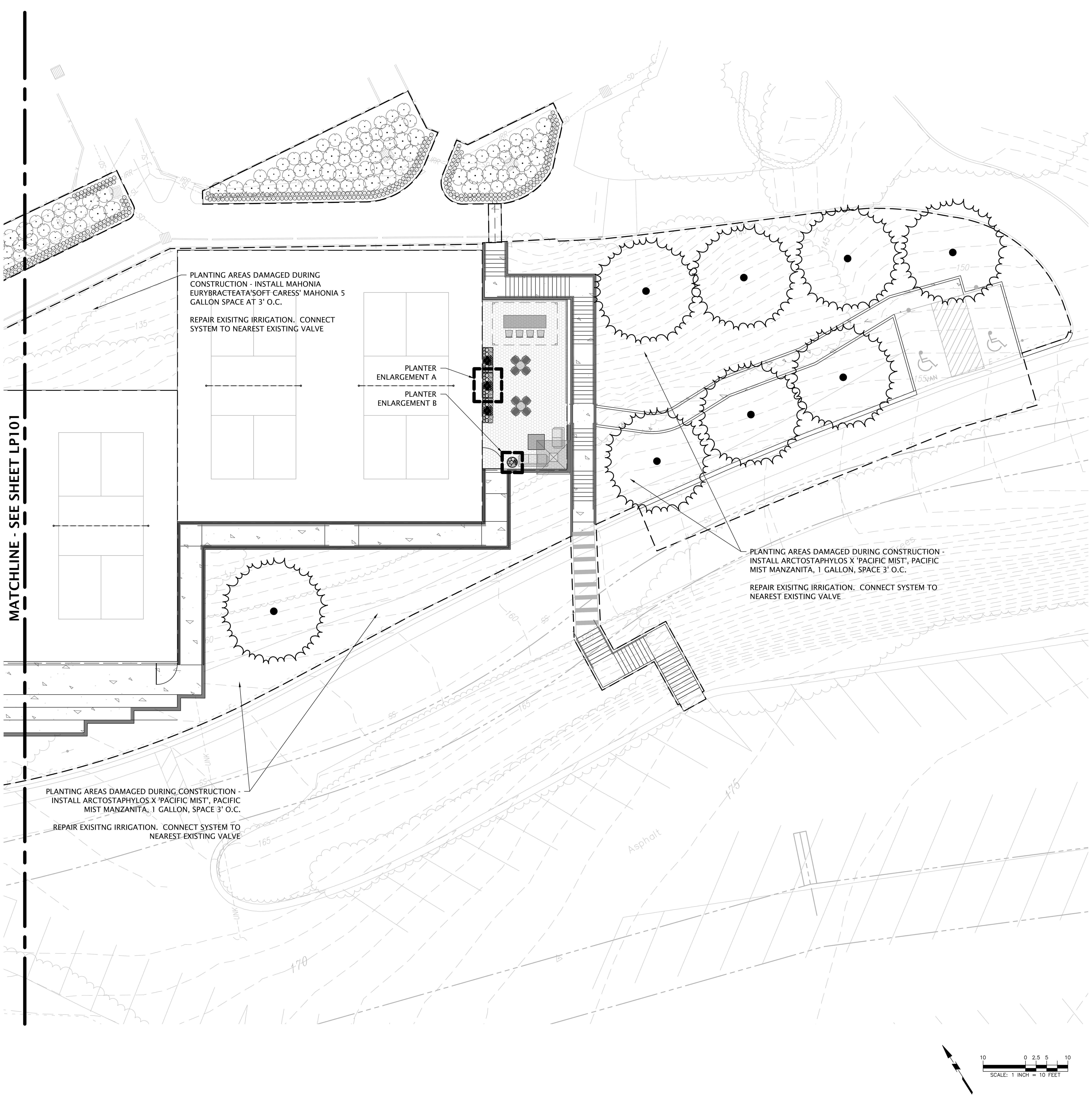
Project
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
LANDSCAPING PLANTING PLAN

Project No.	Drawing No.
731763504	LP101
Date: 08/19/2025	
Drawn By: DL	
Checked By: AI	

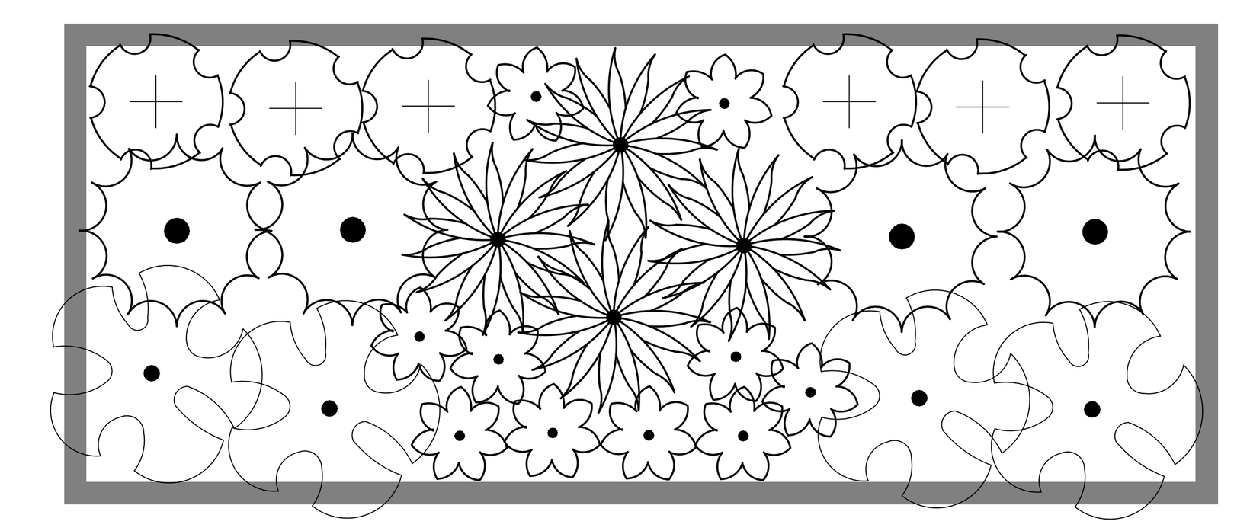
LANGAN

Project No. 731763501

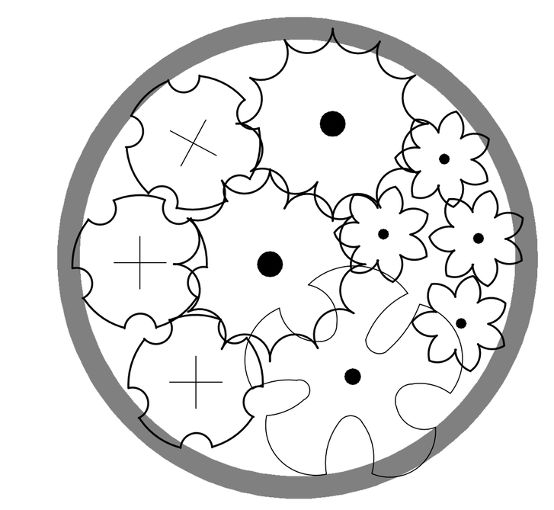


PLANT SCHEDULE

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.



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.
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. 6258
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
THE OLYMPIC CLUB PICKLEBALL COURT
SAN FRANCISCO
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

Project No. 731763501

Date: 8/19/2025 Time: 10:13 User: dlopez Style Table: Langan.stb Layout: LP102 Document Code: 01-731763501-0105-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.

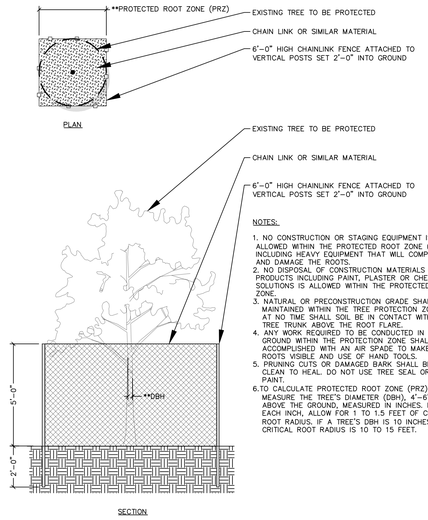
JUTE MESH NETTING

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

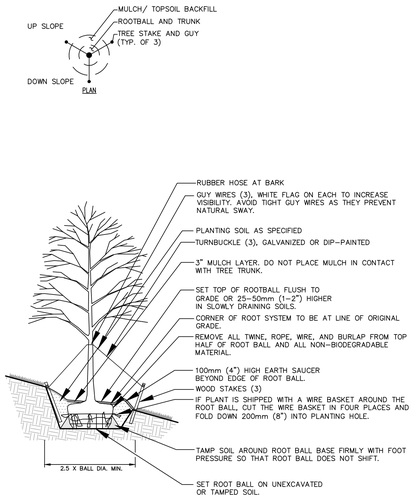
2. JUTE NETTING: A UNIFORM OPEN PLAIN WEAVE, SINGLE JUTE YARN NOT VARYING IN THICKNESS BY MORE THAN 1/2 OF ITS NORMAL DIAMETER, IN ROLLED STRIPS APPROXIMATELY 50 TO 75 YARDS LONG AND 50 TO 60 INCHES WIDE. CONTRACTOR SHALL SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.

LAWN SOD

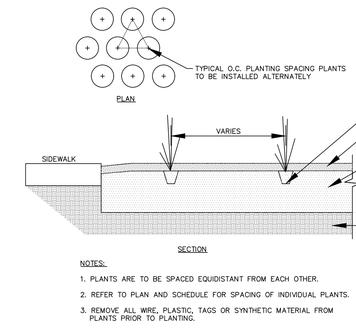
1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
   a. SOD FOR PLANTING AREAS HALL BE DENSE, HEALTHY, FIELD-GROWN ON SAND FUMIGATED SOIL WITH THE GRASS HAVING BEEN MOWED AT 1-INCH HEIGHT BEFORE LIFTING FROM FIELD.
   b. SOD FOR GRASS PAVE AREAS 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.



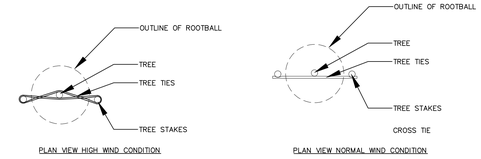
1 TREE PROTECTION
NTS

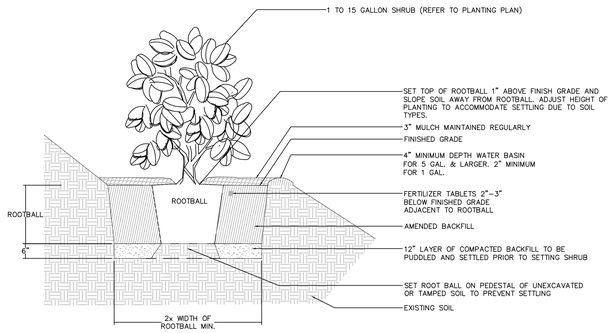


3 TREE PLANTING ON SLOPE
USE OF STAKING AS RECOMMENDED BY CONTRACTORS
NTS

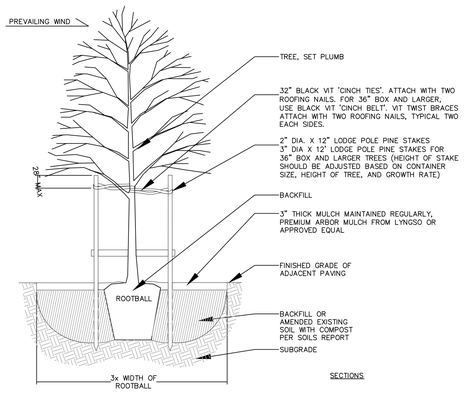


6 GROUNDCOVER PLANTING
NTS

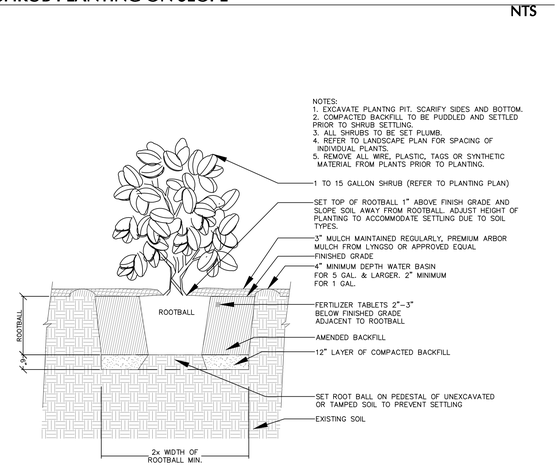




4 SHRUB PLANTING ON SLOPE
NTS



2 TREE PLANTING WITH DOUBLE STAKES
USE OF STAKING AS RECOMMENDED BY CONTRACTORS
NTS



5 SHRUB PLANTING
NTS

Date	Description	No.
Revisions		

LICENSED LANDSCAPE ARCHITECT ANNA L. ILAO NO. 6548 — 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	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	DL
Checked By	AI
Drawing No.	LP501

LANGAN
Project No. 731763501