

SHEET INDEX:

Table with columns: SCALE, DWG NO., DRAWING TITLE. Lists drawing titles such as COVER SHEET & NOTES, SITE SURVEY, DEMOLITION PLAN, GRADING PLAN, etc.

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

ADDRESS:

599 SKYLINE BLVD, SAN FRANCISCO, CA 94132

BLOCK/LOT:

7284/001

ZONING DISTRICTS:

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

HEIGHT & BULK DISTRICTS:

40-X

SPECIAL USE DISTRICTS:

PRIORITY EQUITY GEOGRAPHIES SUD

NUMBER OF BICYCLE PARKING SPACES:

N/A

SQUARE FOOTAGE OF USEABLE OPEN SPACE:

N/A



SITE LOCATION MAP
N.T.S

PROJECT DESCRIPTION:

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

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

ABBREVIATIONS:

Table listing abbreviations and their corresponding full names, such as (E) EXISTING, (P) PROPOSED, AD AREA DRAIN, AP ANGLE POINT, etc.

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 BE REPAIRED OR RECONSTRUCTED AT THE CONTRACTOR'S EXPENSE.
13. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING OR HOT-MIX ASPHALT AS REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF EACH WORK DAY.
14. THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR THE ENTIRE PROJECT SITE AND REMAIN COMPLIANT WITH THE REGIONAL WATER QUALITY CONTROL BOARD REGULATIONS. THE SITE SHALL BE SPRINKLED AS NECESSARY TO PREVENT DUST NUISANCE.
15. UPON SATISFACTORY COMPLETION OF THE WORK, THE WORK SITE SHALL BE CLEANED UP AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION DEBRIS OF ANY NATURE BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
16. THE CONTRACTOR SHALL POST ON SITE EMERGENCY TELEPHONE NUMBERS FOR CITY ENGINEER, AMBULANCE, POLICE, FIRE DEPARTMENTS, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE.
17. THE CONTRACTOR SHALL BE AWARE THAT DEWATERING ACTIVITIES SHALL COMPLY WITH THE CONDITIONS OF THE BAY AREA REGIONAL WATER QUALITY CONTROL BOARD GENERAL PERMIT OF CONSTRUCTION SITES.

EXISTING CONDITIONS:

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

DEMOLITION:

- 1. ALL WORK SHALL COMPLY WITH THE LATEST VERSION OF THE CALIFORNIA BUILDING CODE AND ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES, INCLUDING ALL OSHA REQUIREMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, GIVING ALL REQUIRED NOTICES, AND PAYING ALL FEES ASSOCIATED WITH DEMOLITION AND DISPOSAL OF DEMOLITION WASTES IN ACCORDANCE WITH CITY OF SAN FRANCISCO AND SAN MATEO COUNTY REQUIREMENTS.
3. PRIOR TO DISCONNECTING UTILITY SERVICE TO ANY ESTABLISHMENT, CONTRACTOR SHALL GIVE ADVANCE NOTICE TO ESTABLISHMENT BEFORE THEIR UTILITY SHUT DOWN. CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THOSE ESTABLISHMENTS FOR A SCHEDULED SHUT DOWN AND COORDINATE DATE OF SHUT DOWN, DURATION, INCONVENIENCE, DELAYS, ETC WITH A REPRESENTATIVE OF THE OWNER AND GOVERNING UTILITY COMPANY.
4. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE WITHIN THE LIMITS OF DEMOLITION. THE CONTRACTOR SHALL DEMOLISH AND REMOVE ALL ASPHALT, CURB, SIDEWALK, ABOVE-GRADE STRUCTURES, LANDSCAPE AND ANY OTHER PERMANENT FEATURES WITHIN THE LIMITS OF DEMOLITION, UNLESS NOTED ON THE PLAN.
5. THE CONTRACTOR SHALL DISCONNECT, CAP/TERMINATE AND REMOVE OR ABANDON ALL BUILDING SERVICES, INCLUDING BUT NOT LIMITED TO: WATER, SEWER, GAS, ELECTRIC AND TELECOMMUNICATION, UNLESS OTHERWISE NOTED. UTILITY REMOVALS SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND UTILITY COMPANY REQUIREMENTS.
6. THE APPROXIMATE LOCATIONS OF UTILITIES ARE SHOWN. ADDITIONAL UTILITIES MAY EXIST THAT WILL BE IMPACTED BY THE WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL DISCOVERABLE UTILITIES WHETHER SHOWN OR NOTE ON THE PLANS.
7. THE CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL DEMOLITION DEBRIS UNDER THIS CONTRACT.

- 8. EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED FOR THE DURATION OF THE CONSTRUCTION AS NECESSARY. ANY DAMAGE RESULTING FROM THE CONTRACTOR'S 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 PROFESSIONAL ARCHEOLOGIST 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 DEMAED 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 TO FEET HORIZONTALLY FROM AND ONE FOOT VERTICALLY ABOVE, ANY PARALLEL PIPELINE CONVEYING UNTREATED SEWAGE, PRIMARY OR SECONDARY TREATED SEWAGE, DISINFECTED SECONDARY RECYCLED WATER, OR HAZARDOUS FLUIDS. NEW WATER MAINS AND SUPPLY LINES SHALL BE INSTALLED AT LEAST FOUR FEET HORIZONTALLY FROM, AND ONE FOOT VERTICALLY ABOVE, ANY PARALLEL PIPELINE CONVEYING DISINFECTED TERTIARY RECYCLED WATER AND STORM DRAINAGE. SEPARATIONS ARE MEASURED FROM THE NEAREST OUTSIDE EDGE OF EACH PIPE BARREL.
6. MINIMUM DEPTH OF COVER OVER NEW WATER LINES 4-INCHES AND LARGER SHALL BE THREE FEET.

- 7. CONTRACTOR SHALL VERIFY THAT ALL SANITARY SEWER LINES ARE TO BE INSTALLED UNDER CROSSINGS OF ALL WATER LINES CONFORMING TO THE STATE DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS FOR CROSSING OF POTABLE WATER AND SANITARY SEWER LINES.
8. PRIOR TO MAKING FINAL CONNECTIONS TO THE EXISTING WATER SYSTEM, NEWLY INSTALLED WATER PIPELINES, VALVES, AND FITTINGS SHALL BE FLUSHED, STERILIZED AND TESTED BY THE CONTRACTOR, AND SHALL PASS BACTERIAL AND OTHER WATER QUALITY REQUIREMENTS PRIOR TO BEING PUT INTO SERVICE. CONTRACTOR SHALL SUPPLY MATERIALS, LABOR AND EQUIPMENT REQUIRED TO DISINFECT THE PIPELINES AND APPURTENANCES.

GRADING:

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

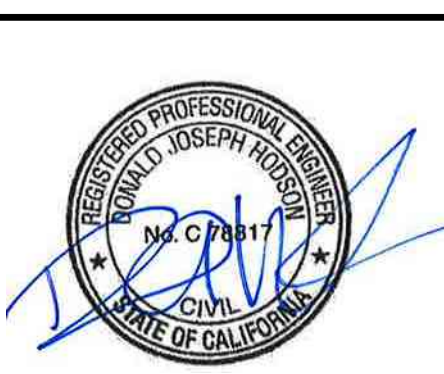
RECORD DRAWINGS:

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

STATEMENT OF RESPONSIBILITY:

- 1. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOTE BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
2. CONTRACTOR SHALL COMPLY WITH FEDERAL, STATE, COUNTY, AND CITY LAWS, REGULATIONS, AND ORDINANCES.

Table with columns: Date, Description, No. Revisions

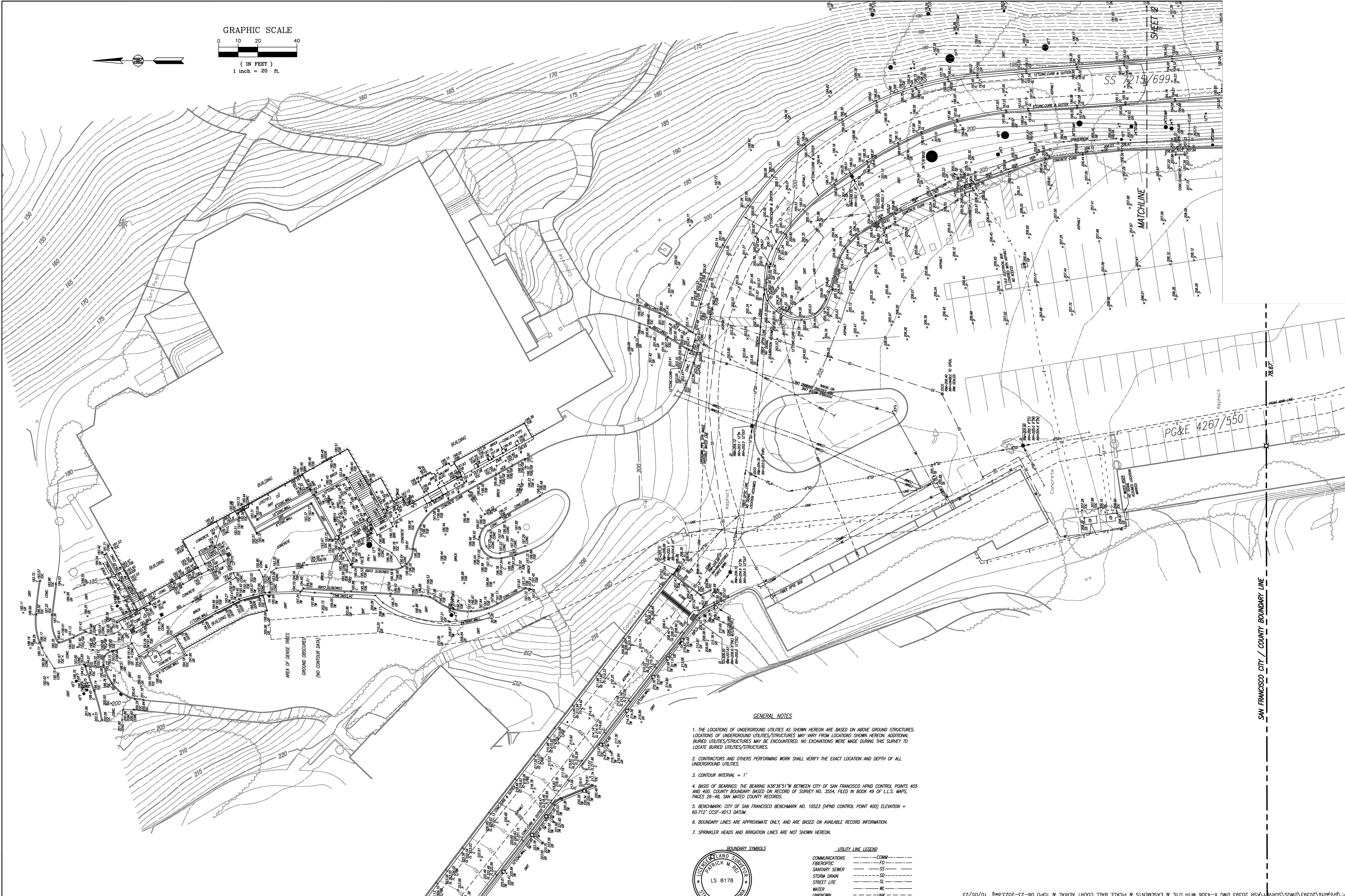
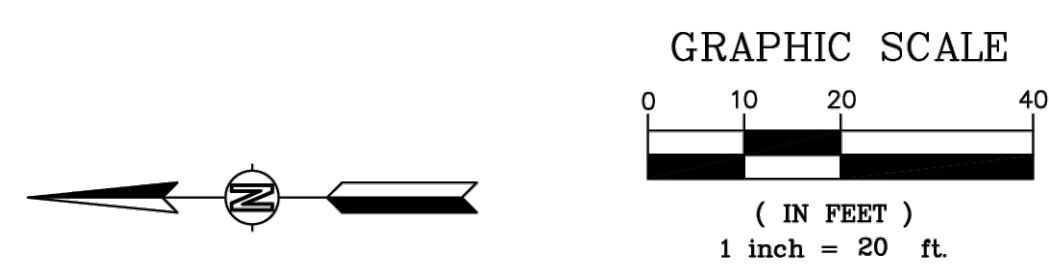


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Project THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO CALIFORNIA

Drawing Title COVER SHEET

Project No. 731763501
Date 10/07/2025
Drawn By STAFF
Checked By STAFF
Drawing No. C001
Sheet 1 of 29



- 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 36-40, SAN MATEO COUNTY RECORDS.
 5. BENCHMARK: CITY OF SAN FRANCISCO BENCHMARK NO. 10523 (HPND CONTROL POINT 400) ELEVATION = 80.712' CGCS-1013 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

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

BOUNDARY SYMBOLS

X = 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. @ BREAK 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 = DOWNSPOUT
 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
 GS = GAS LINE
 GB = GROUND 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
 HW = HOLE
 JP = JOINT POLE
 JP/C = JOINT POLE W/CONDUIT
 MH = MAN HOLE
 P = PAVEMENT
 PP = POWER POLE
 PBB = PACIFIC BELL BOX
 PRE = PACIFIC GAS AND ELECTRIC
 PLATR = PLASTER
 POC = POINT ON CURVE
 RET = RETURN
 RAMP = RAMP
 R/W = RIGHT OF WAY
 S = SON
 -SD- = STORM DRAIN LINE
 SDMH = STORM DRAIN MANHOLE
 SL = STREET LIGHT
 SLB = STREET LIGHT BOX
 -SS- = SANITARY SEWER LINE
 SSMH = SANITARY SEWER MANHOLE
 SSSCO = SANITARY SEWER CLEAN OUT
 STR = STAIRS
 T = TOP OF SLOPE
 I = TOE OF SLOPE
 -TEL- = UNDERGROUND TELEPHONE LINE
 -T&E- = OVERHEAD TELEPHONE & ELECTRIC
 TOC = TOP OF CONCRETE
 TW = TOP OF WALL
 UB = UTILITY BOX
 W-DITCH = W-DITCH
 V = VALLEY GUTTER
 -W- = BACK OF WALK
 -WL- = WATER LINE
 MW = WATER METER
 WV = WATER VALVE

Patrick M. Rei
 L.S. # 8178
 DATE 3/15/2022

Date	Description	No.
Revisions		

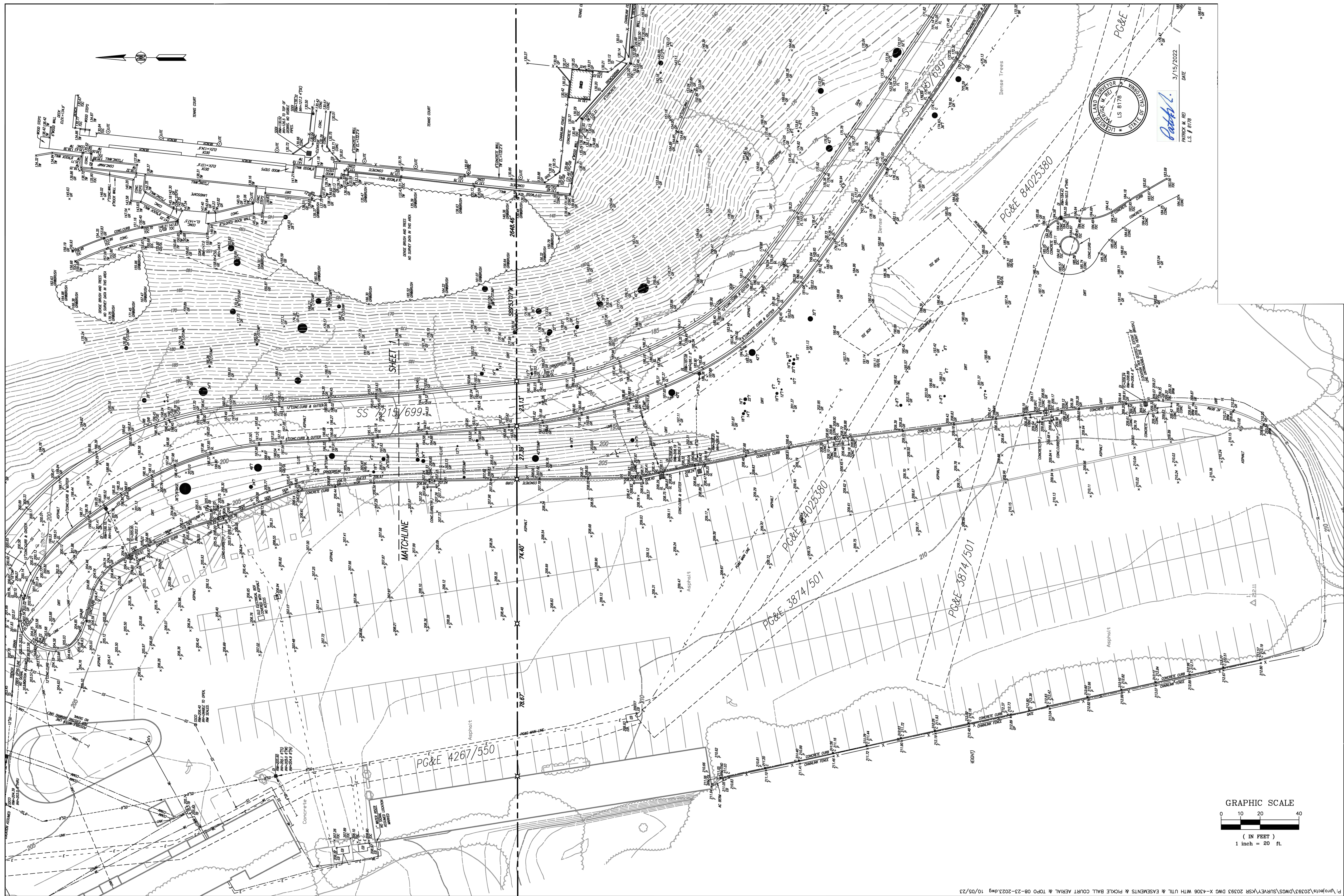
LANGAN
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Project **THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS**
 SAN FRANCISCO
 SAN FRANCISCO COUNTY CALIFORNIA

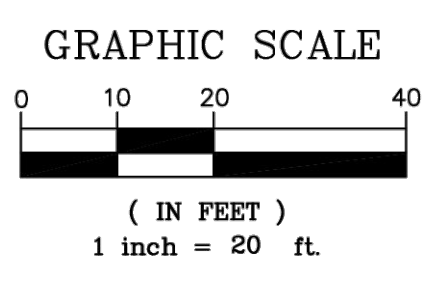
Drawing Title **SITE SURVEY**

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

Drawing No. **C101**
 Sheet **2** of **29**



- BOUNDARY SYMBOLS**
 X = SET NAIL & TAG, L.S. No. 8178
- UTILITY LINE LEGEND**
- COMMUNICATIONS
 - FIBEROPTIC
 - SANITARY SEWER
 - STORM DRAIN
 - STREET LIGHT
 - WATER
 - UNKNOWN
- LEGEND**
- T = TREE (APPROX. DIA. @ BREAST HEIGHT)
 - AD = AREA DRAIN
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 - DI = DOWN INLET
 - DL = DAYLIGHT
 - DM = DOWN MANHOLE
 - E = EDGE OF
 - EB = ELECTRIC BOX
 - EP = EDGE OF PAVEMENT
 - FENCE = FENCE
 - FDC = FIRE DEPARTMENT CONNECTION
 - FF = FINISH FLOOR
 - FH = FIRE HYDRANT
 - FL = FLOW LINE
 - GL = GAS LINE
 - GB = GROUND 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
 - HW = HOLE
 - JP = JOINT POLE
 - JP/C = JOINT POLE W/CONDUIT
 - MK = MAN HOLE
 - P = PAVEMENT
 - PP = POWER POLE
 - PBB = PACIFIC BELL BOX
 - PRE = PLANTER
 - POC = POINT ON CURVE
 - RET = RETURN
 - RAMP = RAMP
 - R/W = RIGHT OF WAY
 - S = SIGN
 - SD- = STORM DRAIN LINE
 - SMH = STORM DRAIN MANHOLE
 - SL = STREET LIGHT
 - SSCO = SANITARY SEWER CLEAN OUT
 - SSMH = SANITARY SEWER MANHOLE
 - SSCO = SANITARY SEWER CLEAN OUT
 - STR = STAIRS
 - T = TOP OF SLOPE
 - T/S = TOP OF SLOPE
 - TEL = UNDERGROUND TELEPHONE LINE
 - TEL = OVERHEAD TELEPHONE & ELECTRIC
 - TOC = TOP OF CONCRETE
 - TM = TOP OF WALL
 - UB = UTILITY BOX
 - W-DITCH = W-DITCH
 - VG = VALLEY GUTTER
 - W = WALK
 - W = BACK OF WALK
 - WV = WATER VALVE
 - WV = WATER VALVE
 - WV = WATER VALVE



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

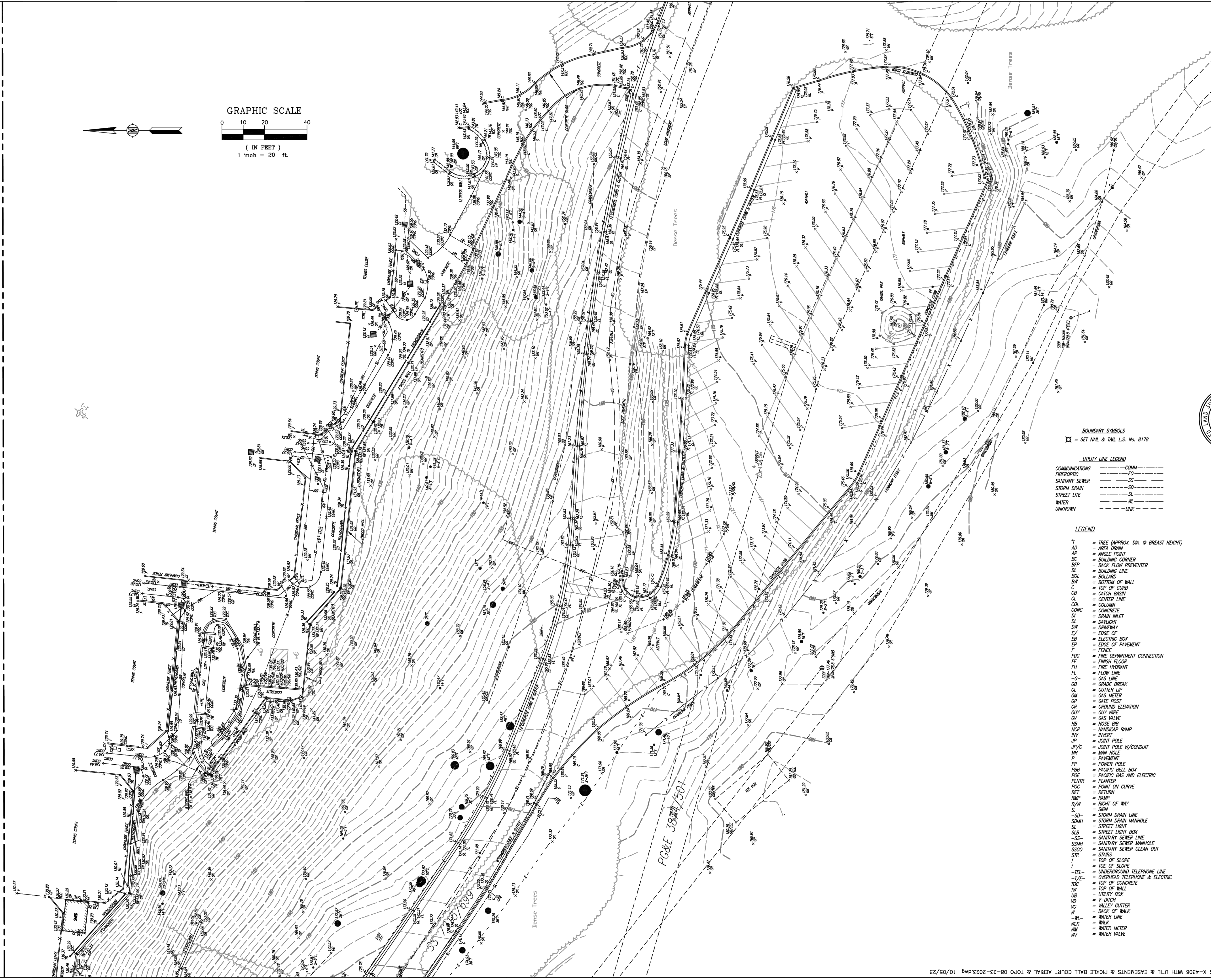
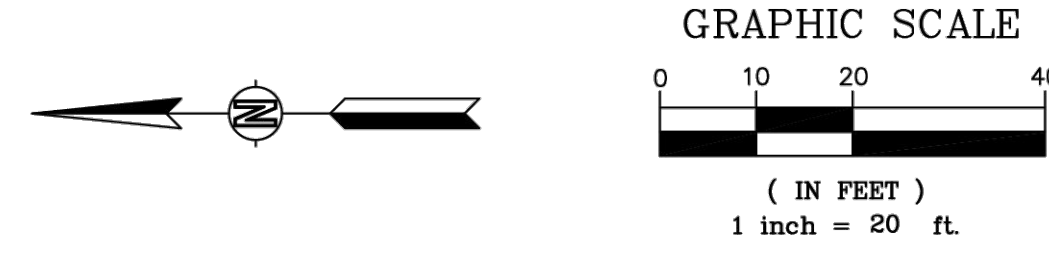
Drawing Title
SITE SURVEY

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

Drawing No.
C102
 Sheet 3 of 29

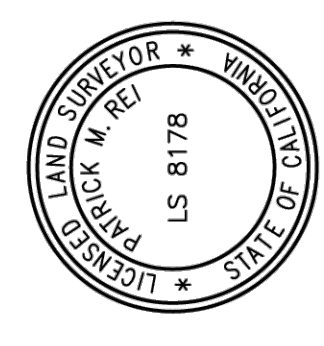
Date	Description	No.
Revisions		

SAN FRANCISCO CITY / COUNTY BOUNDARY LINE



- BOUNDARY SYMBOLS**
 X = SET NAIL & TAG, L.S. No. 8178
- UTILITY LINE LEGEND**
- | | |
|----------------|------|
| COMMUNICATIONS | COMM |
| FIBEROPTIC | FO |
| SEWER | SE |
| STORM DRAIN | SD |
| STREET LIGHT | SL |
| WATER | WL |
| UNKNOWN | UNK |

- LEGEND**
- T = TREE (APPROX. DIA. @ BREAST HEIGHT)
 - AD = AREA DRAIN
 - AP = ANGLE POINT
 - BC = BUILDING CORNER
 - BFC = BACK FLOW PREVENTER
 - BL = BUILDING LINE
 - BLD = BOLLARD
 - BW = BOTTOM OF WALL
 - C = TOP OF CURB
 - CD = CATCH BASIN
 - CL = CENTER LINE
 - COL = COLUMN
 - CONC = CONCRETE
 - DI = DRAIN INLET
 - DL = DRAINAGE
 - 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
 - GB = GRADE BREAK
 - GL = GUTTER LIP
 - GM = GAS METER
 - GP = GATE POST
 - GR = GROUND ELEVATION
 - GW = GUY WIRE
 - GV = GAS VALVE
 - HB = HOSE BIB
 - HCP = HANDICAP RAMP
 - IN = INVERT
 - JP = JOINT POLE
 - JP/C = JOINT POLE W/CONDUIT
 - MH = MAN HOLE
 - P = PAVEMENT
 - PP = POWER POLE
 - PBB = PACIFIC BELL BOX
 - POE = PACIFIC GAS AND ELECTRIC
 - PLNTR = PLANTER
 - POC = POINT ON CURVE
 - RET = RETURN
 - RAMP = 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 = STRIPS
 - T = TOP OF SLOPE
 - TS = TOP OF SLOPE
 - TEL = UNDERGROUND TELEPHONE LINE
 - TEL/E = OVERHEAD TELEPHONE & ELECTRIC
 - TC = TOP OF CONCRETE
 - TW = TOP OF WALL
 - UB = UTILITY BOX
 - VD = V-DITCH
 - VG = VALLEY GUTTER
 - W = WALL
 - WL = WATER LINE
 - WM = WATER METER
 - WV = WATER VALVE



DATE: 3/15/2022
 L.S. / 8178

P:\proj\18\20393\WCS\SURF\VS\8178\TOP0 08-23-2023.dwg 10/05/23

Date	Description	No.
Revisions		

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

Drawing Title: **SITE SURVEY**

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

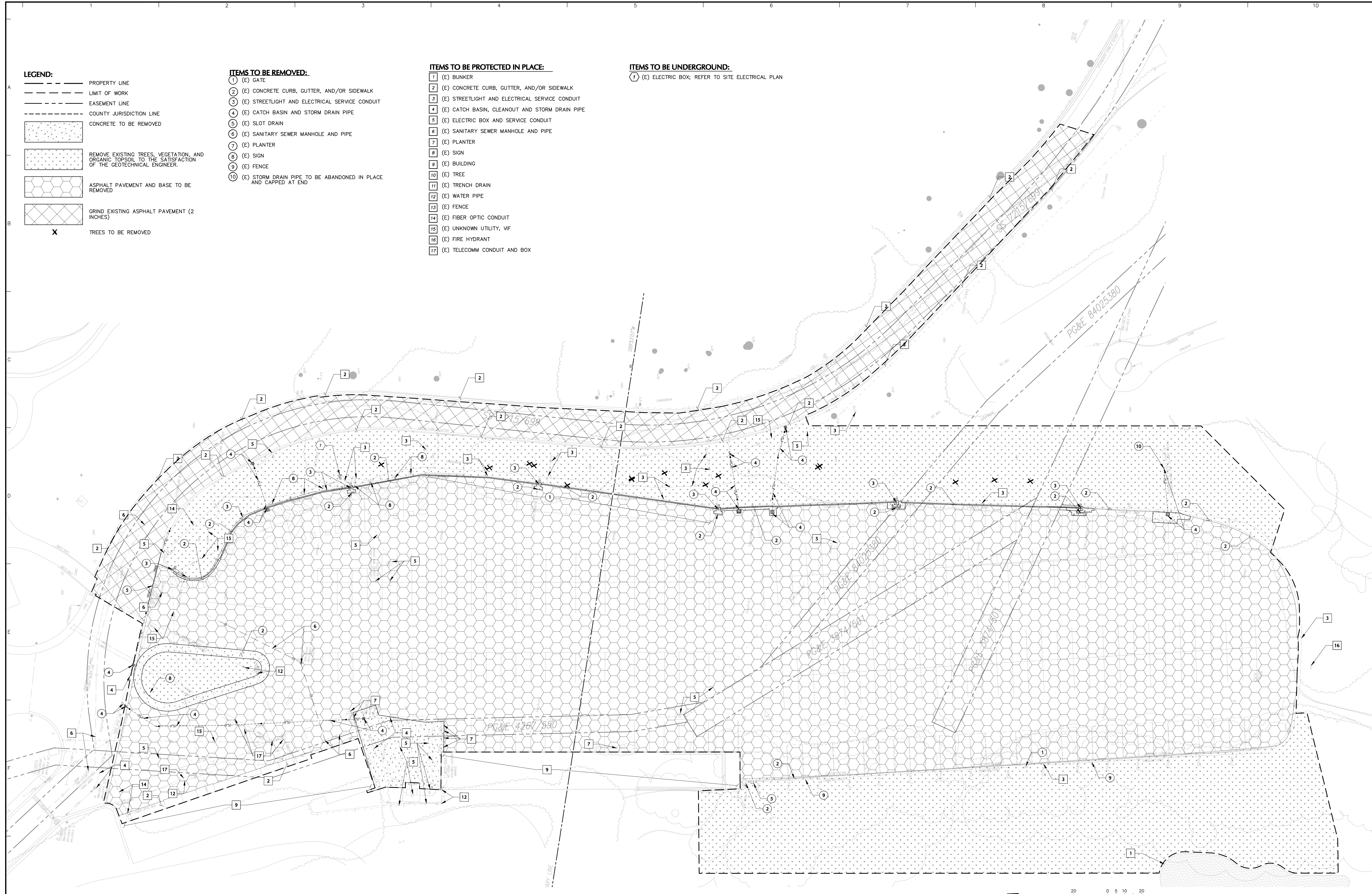
Drawing No.: **C103**
 Sheet **4** of **29**

- LEGEND:**
- PROPERTY LINE
 - LIMIT OF WORK
 - EASEMENT LINE
 - COUNTY JURISDICTION LINE
 - [Pattern: Dotted] CONCRETE TO BE REMOVED
 - [Pattern: Stippled] REMOVE EXISTING TREES, VEGETATION, AND ORGANIC TOPSOIL TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
 - [Pattern: Hexagonal] ASPHALT PAVEMENT AND BASE TO BE REMOVED
 - [Pattern: Cross-hatched] GRIND EXISTING ASPHALT PAVEMENT (2 INCHES)
 - X TREES TO BE REMOVED

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

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

- ITEMS TO BE UNDERGROUND:**
- 7 (E) ELECTRIC BOX; REFER TO SITE ELECTRICAL PLAN



UNDERGROUND SERVICE ALERT



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		



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

Drawing Title
DEMOLITION PLAN

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

CONSTRUCTION NOTES:

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

LEGEND:

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

NOTES:

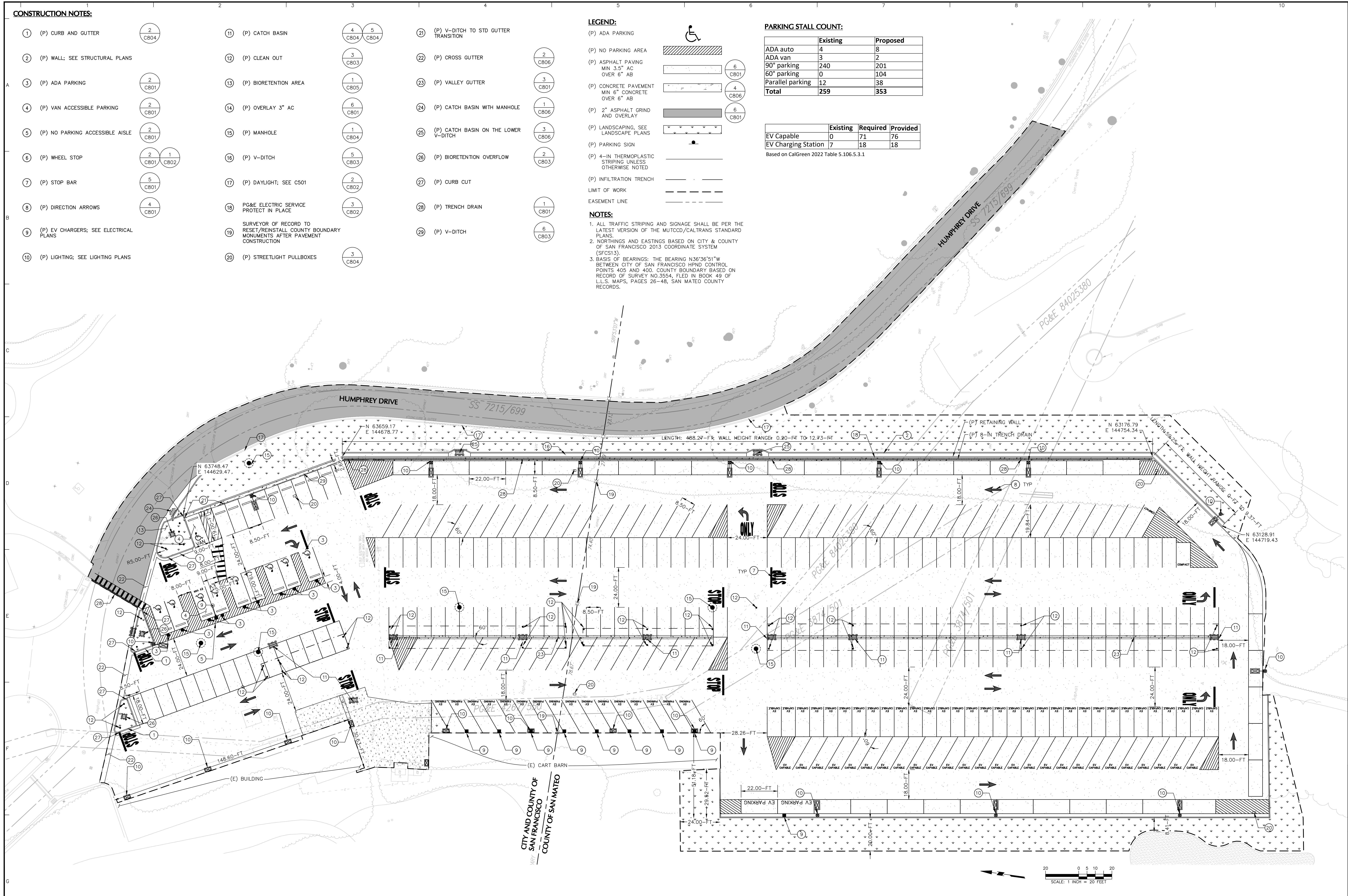
- ALL TRAFFIC STRIPING AND SIGNAGE SHALL BE PER THE LATEST VERSION OF THE MUTCD/CALTRANS STANDARD PLANS.
- NORTHINGS AND EASTINGS BASED ON CITY & COUNTY OF SAN FRANCISCO 2013 COORDINATE SYSTEM (SFC513).
- BASIS OF BEARINGS: THE BEARING N36°36'51"W BETWEEN CITY OF SAN FRANCISCO HPND CONTROL POINTS 405 AND 400, COUNTY BOUNDARY BASED ON RECORD OF SURVEY NO.3554, FILED IN BOOK 49 OF L.L.S. MAPS, PAGES 26-48, SAN MATEO COUNTY RECORDS.

PARKING STALL COUNT:

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

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

Based on CalGreen 2022 Table 5.106.5.3.1



Date	Description	No.
Revisions		



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Project
THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
 SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
SITE PLAN

Project No.
731763501
 Date
10/07/2025
 Drawn By
STAFF
 Checked By
STAFF
 Drawing No.
C301
 Sheet **7** of **29**

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

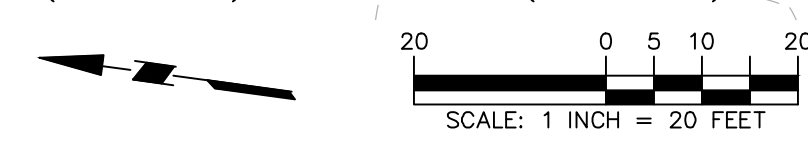
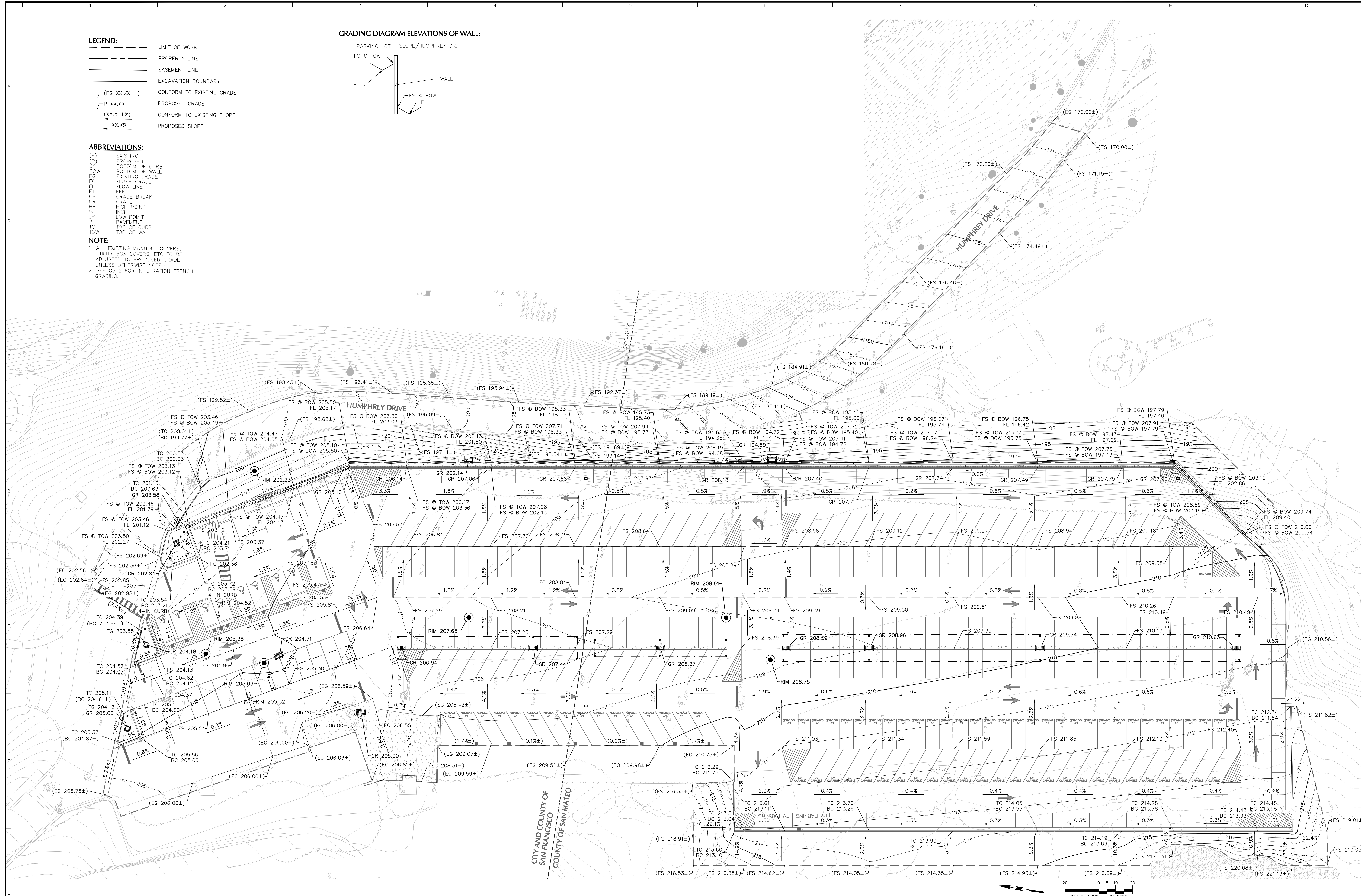
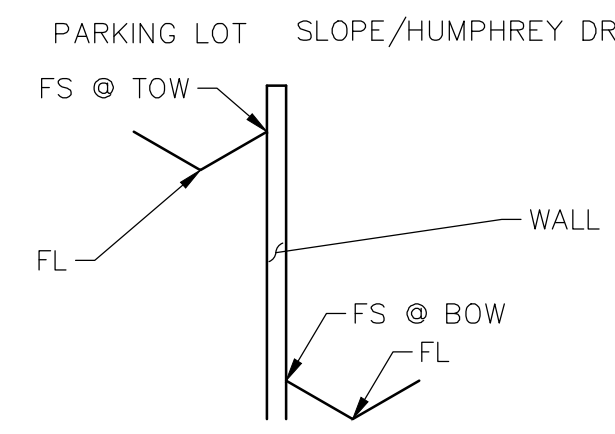
ABBREVIATIONS:

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

NOTE:

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

GRADING DIAGRAM ELEVATIONS OF WALL:



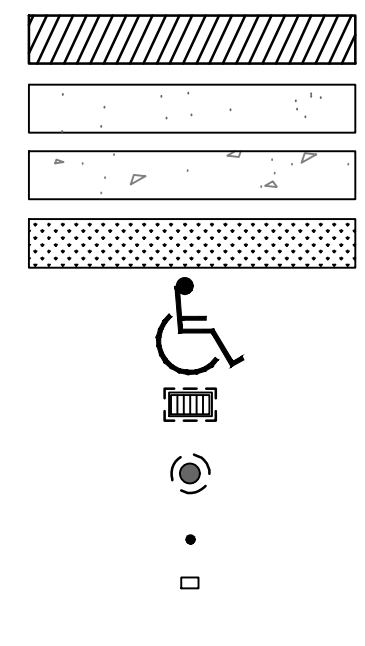
Date	Description	No.
Revisions		

	LANGAN	Project	THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS	Project No.	731763501	Drawing No.	C401
	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		Drawing Title GRADING PLAN	Date 10/07/2025	Drawn By STAFF	Checked By STAFF	Sheet 8 of 29
CITY AND COUNTY OF SAN FRANCISCO COUNTY OF SAN MATEO		SAN FRANCISCO CALIFORNIA					

LEGEND:

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

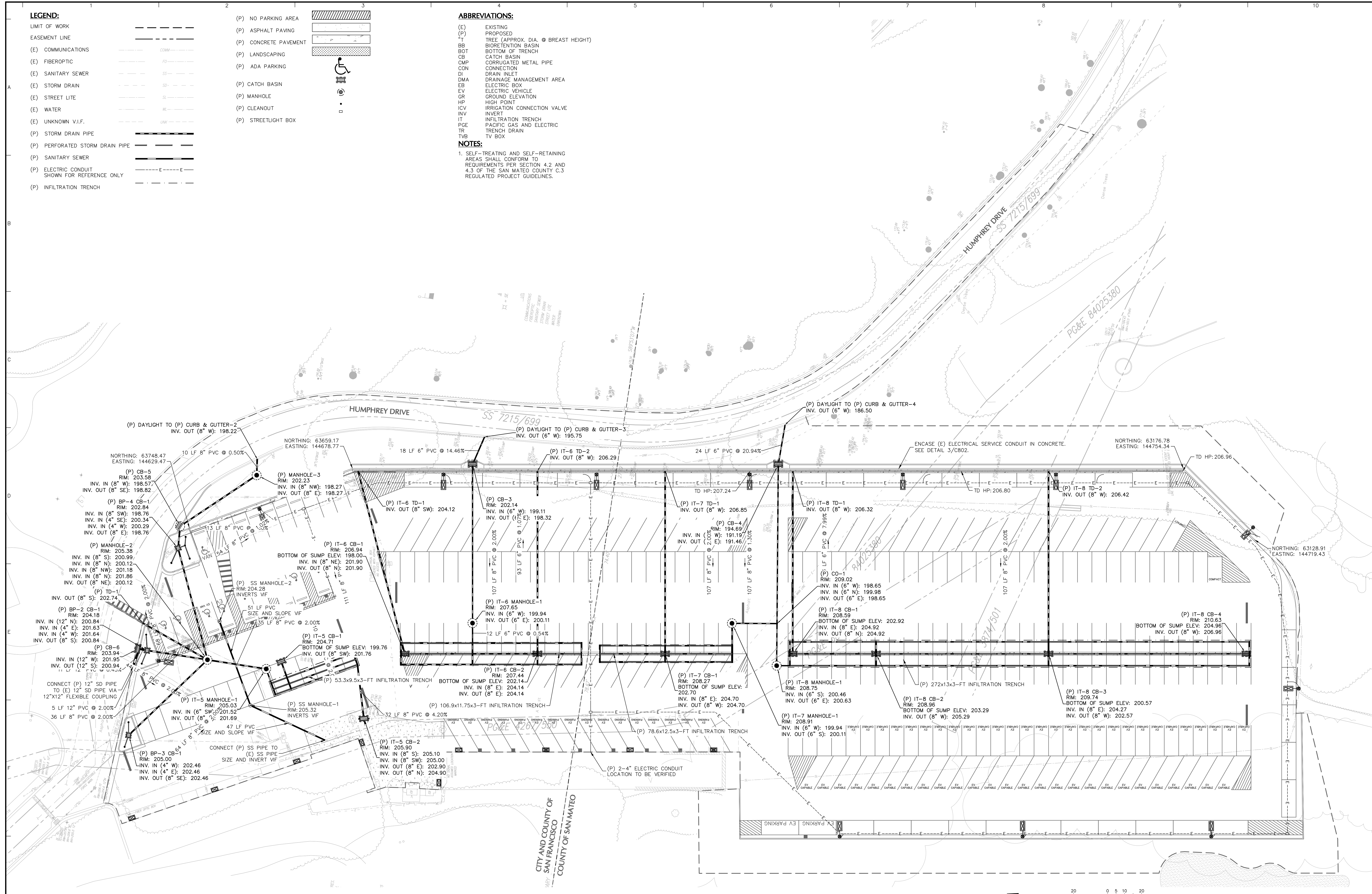
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(P) ASPHALT PAVING	---
(P) CONCRETE PAVEMENT	---
(P) LANDSCAPING	---
(P) ADA PARKING	---
(P) CATCH BASIN	---
(P) MANHOLE	---
(P) CLEANOUT	---
(P) STREETLIGHT BOX	---



ABBREVIATIONS:

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

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



UNDERGROUND SERVICE ALERT



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		



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Project **THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS**
 Drawing Title **UTILITY PLAN**
 Project No. **731763501**
 Date **10/07/2025**
 Drawn By **STAFF**
 Checked By **STAFF**
 SAN FRANCISCO COUNTY CALIFORNIA

Project No. **731763501**
 Date **10/07/2025**
 Drawn By **STAFF**
 Checked By **STAFF**
 Drawing No. **C501**
 Sheet **10** of **29**

LEGEND:

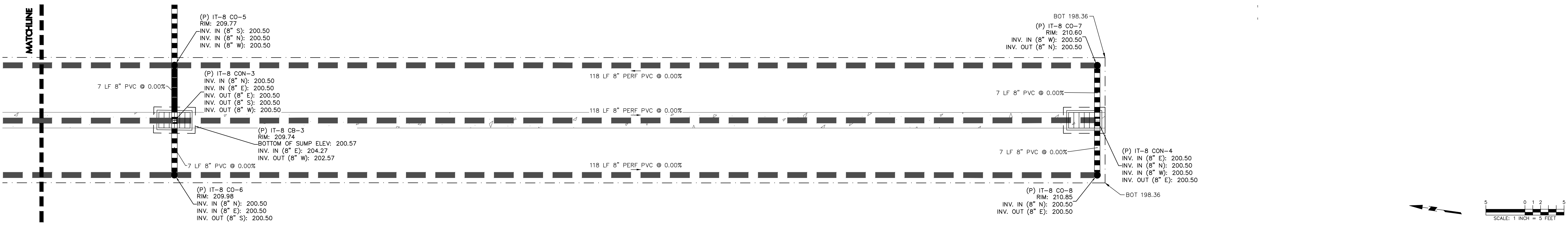
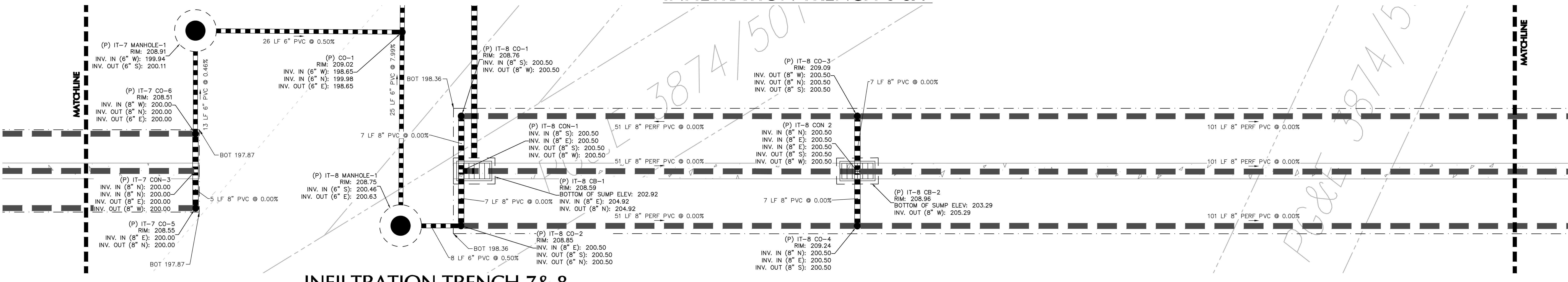
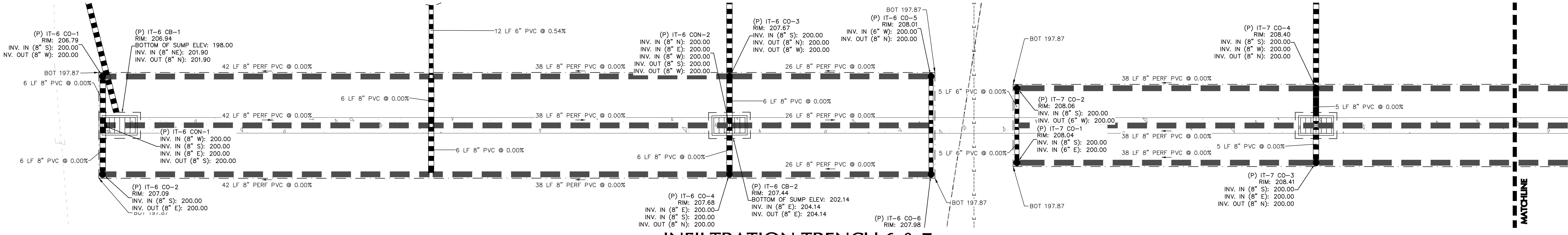
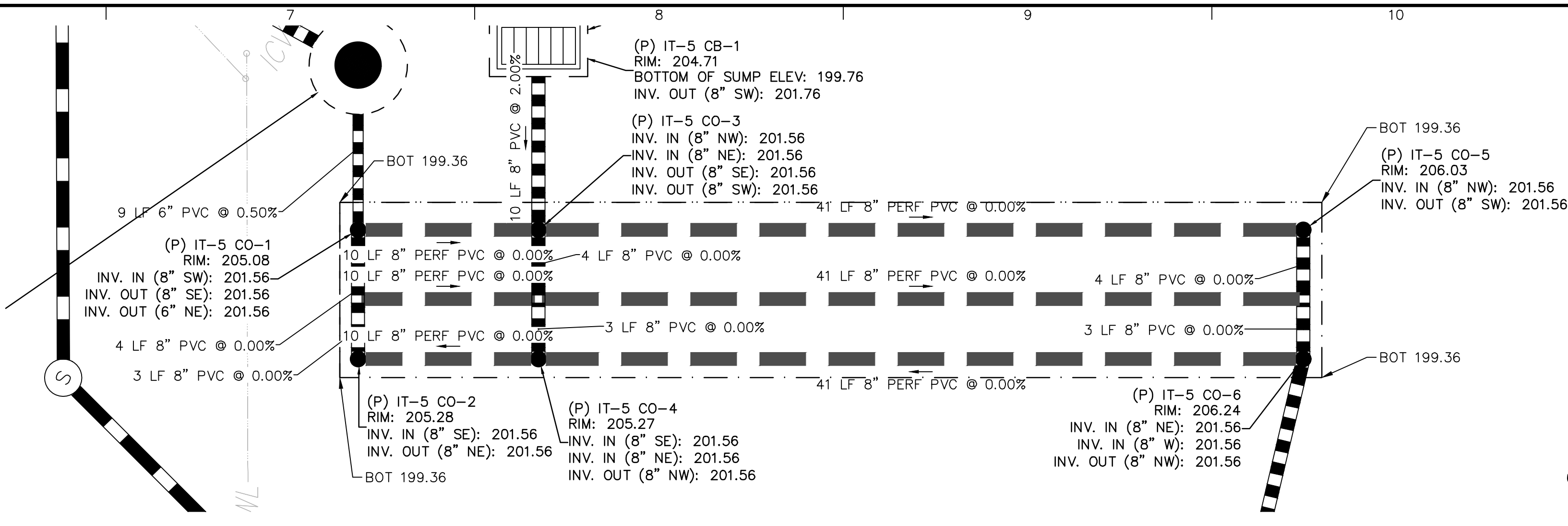
(E) LIMIT OF WORK	---
(E) EASEMENT LINE	---
(E) COMMUNICATIONS	---
(E) FIBEROPTIC	---
(E) SANITARY SEWER	---
(E) STORM DRAIN	---
(E) STREET LITE	---
(E) WATER	---
(E) UNKNOWN V.I.F.	---
(P) STORM DRAIN PIPE	---
(P) PERFORATED STORM DRAIN PIPE	---
(P) SANITARY SEWER	---
(P) ELECTRIC CONDUIT SHOWN FOR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

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

ABBREVIATIONS:

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

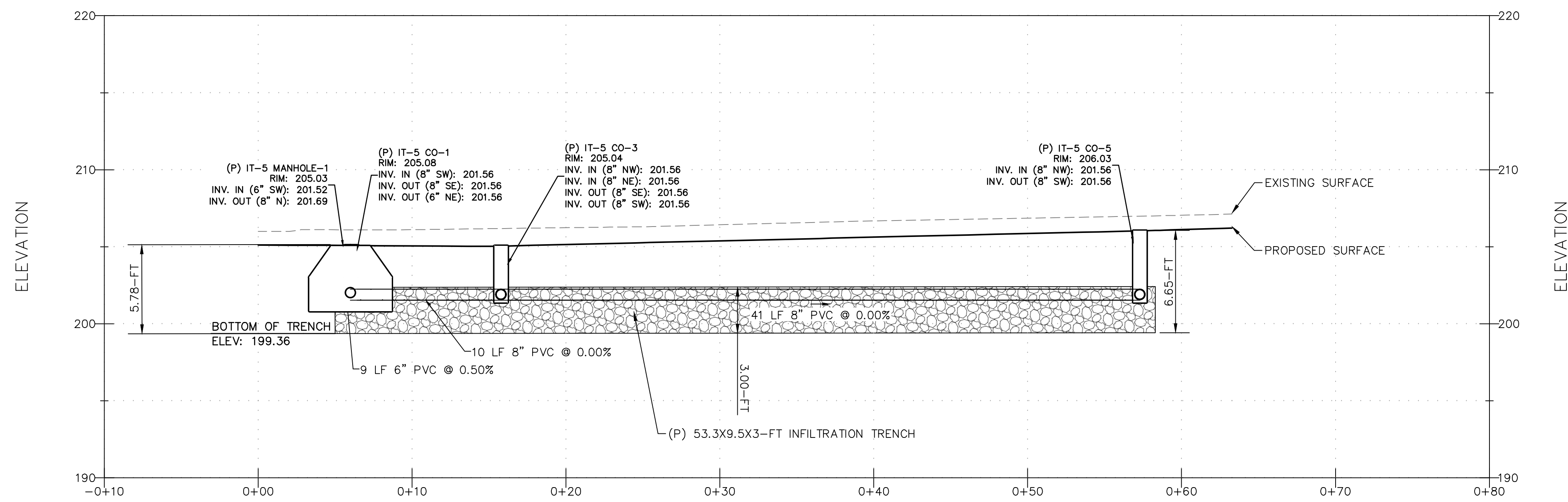
NOTES:
 1. SELF-TREATING AND SELF-RETAINING AREAS SHALL CONFORM TO REQUIREMENTS PER SECTION 4.2 AND 4.3 OF THE SAN MATEO COUNTY C.3 REGULATED PROJECT GUIDELINES.



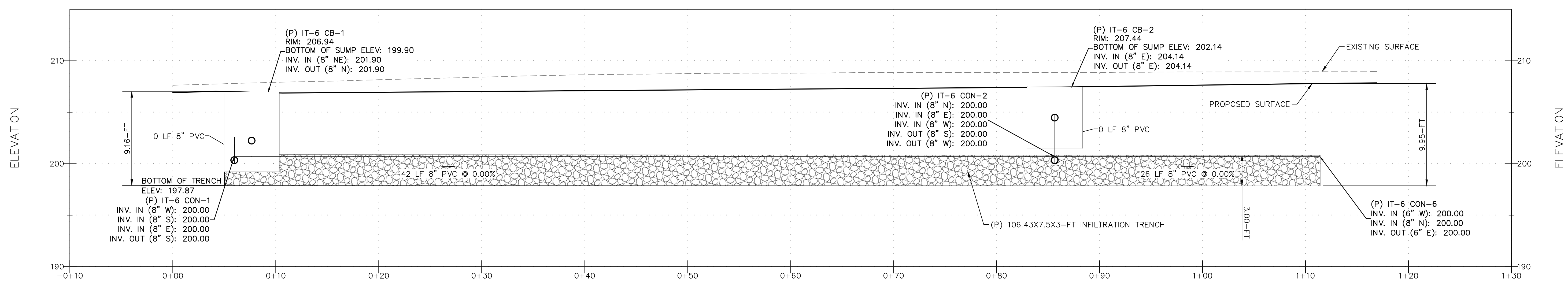
INFILTRATION TRENCH 8

Date	Description	No.
Revisions		

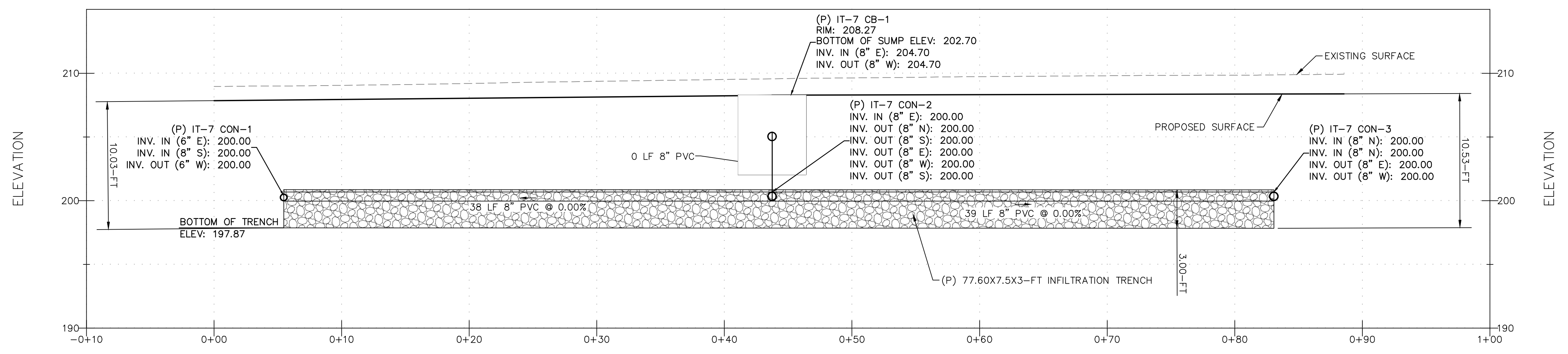
	<p>LANGAN Langan Engineering and Environmental Services, Inc. 135 Main Street, Suite 1500 San Francisco, CA 94105 T: 415.955.5200 F: 415.955.5201 www.langan.com</p>	Project THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS	Drawing Title UTILITY PLAN	Project No. 731763501	Drawing No. C502
		Project Location SAN FRANCISCO CALIFORNIA	Date 10/07/2025	Drawn By STAFF	Checked By STAFF



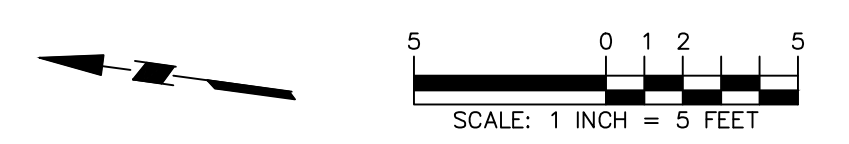
INFILTRATION TRENCH-5 PROFILE
 HORIZONTAL SCALE: 1" = 5'
 VERTICAL SCALE: 1" = 5'



INFILTRATION TRENCH-6 PROFILE
 HORIZONTAL SCALE: 1" = 5'
 VERTICAL SCALE: 1" = 5'



INFILTRATION TRENCH-7 PROFILE
 HORIZONTAL SCALE: 1" = 5'
 VERTICAL SCALE: 1" = 5'



Date	Description	No.
Revisions		

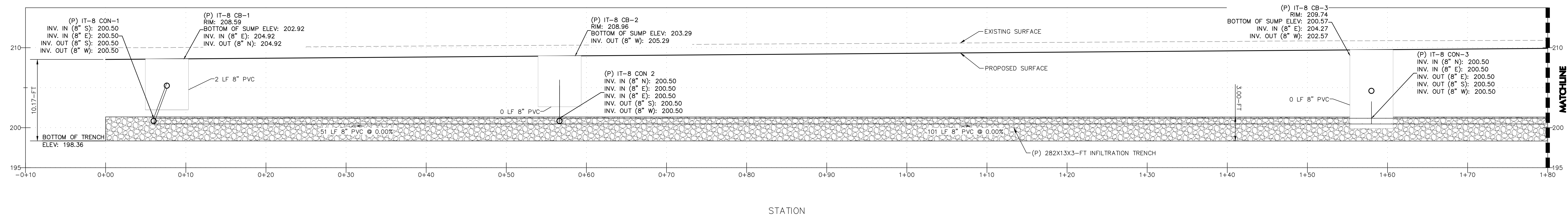


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Project
**THE OLYMPIC CLUB
 PARKING LOT
 IMPROVEMENTS**
 SAN FRANCISCO
 CALIFORNIA

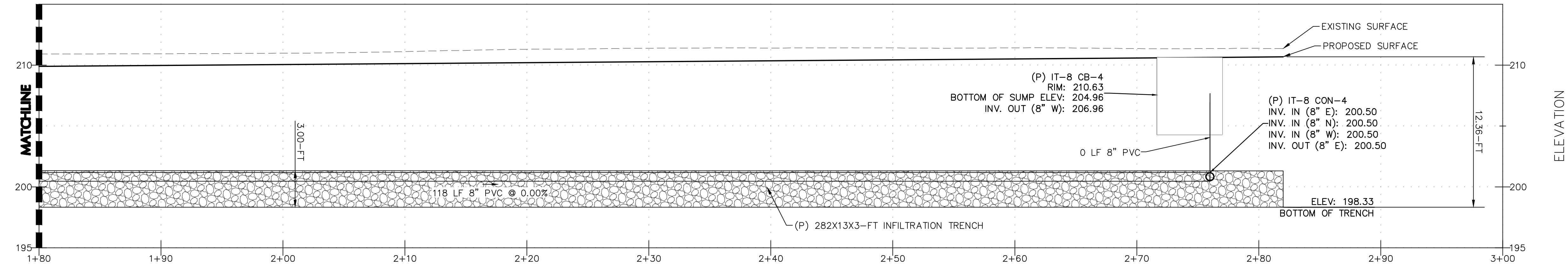
Drawing Title
UTILITY PLAN

Project No. 731763501	Drawing No. C503
Date 10/07/2025	
Drawn By STAFF	
Checked By STAFF	
	Sheet 12 of 29



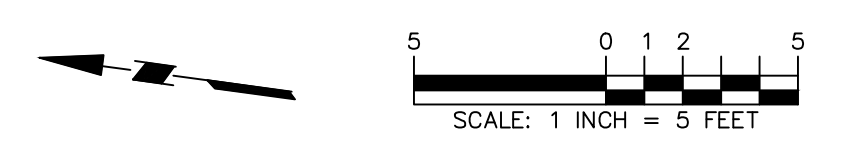
INFILTRATION TRENCH-8 NORTH PROFILE

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



INFILTRATION TRENCH-8 SOUTH PROFILE

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



Date	Description	No.
Revisions		



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

Drawing Title **UTILITY PLAN**

Project No. **731763501**
Date **10/07/2025**
Drawn By **STAFF**
Checked By **STAFF**
Drawing No. **C504**
Sheet **13** of **29**

LEGEND:

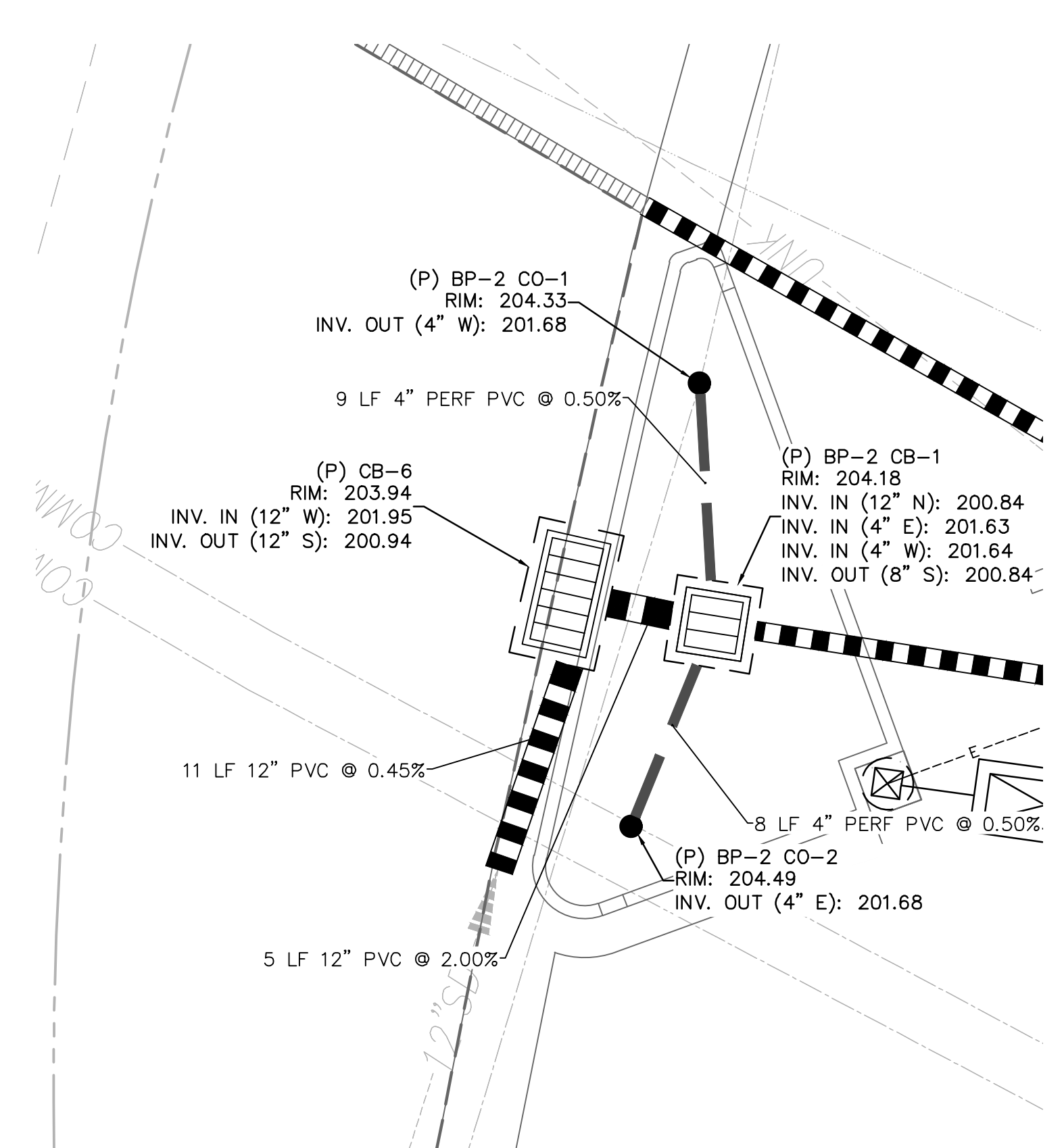
LIMIT OF WORK	---
EASEMENT LINE	---
(E) COMMUNICATIONS	---
(E) FIBEROPTIC	---
(E) SANITARY SEWER	---
(E) STORM DRAIN	---
(E) STREET LITE	---
(E) WATER	---
(E) UNKNOWN V.I.F.	---
(P) STORM DRAIN PIPE	---
(P) PERFORATED STORM DRAIN PIPE	---
(P) SANITARY SEWER	---
(P) ELECTRIC CONDUIT SHOWN FOR REFERENCE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

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

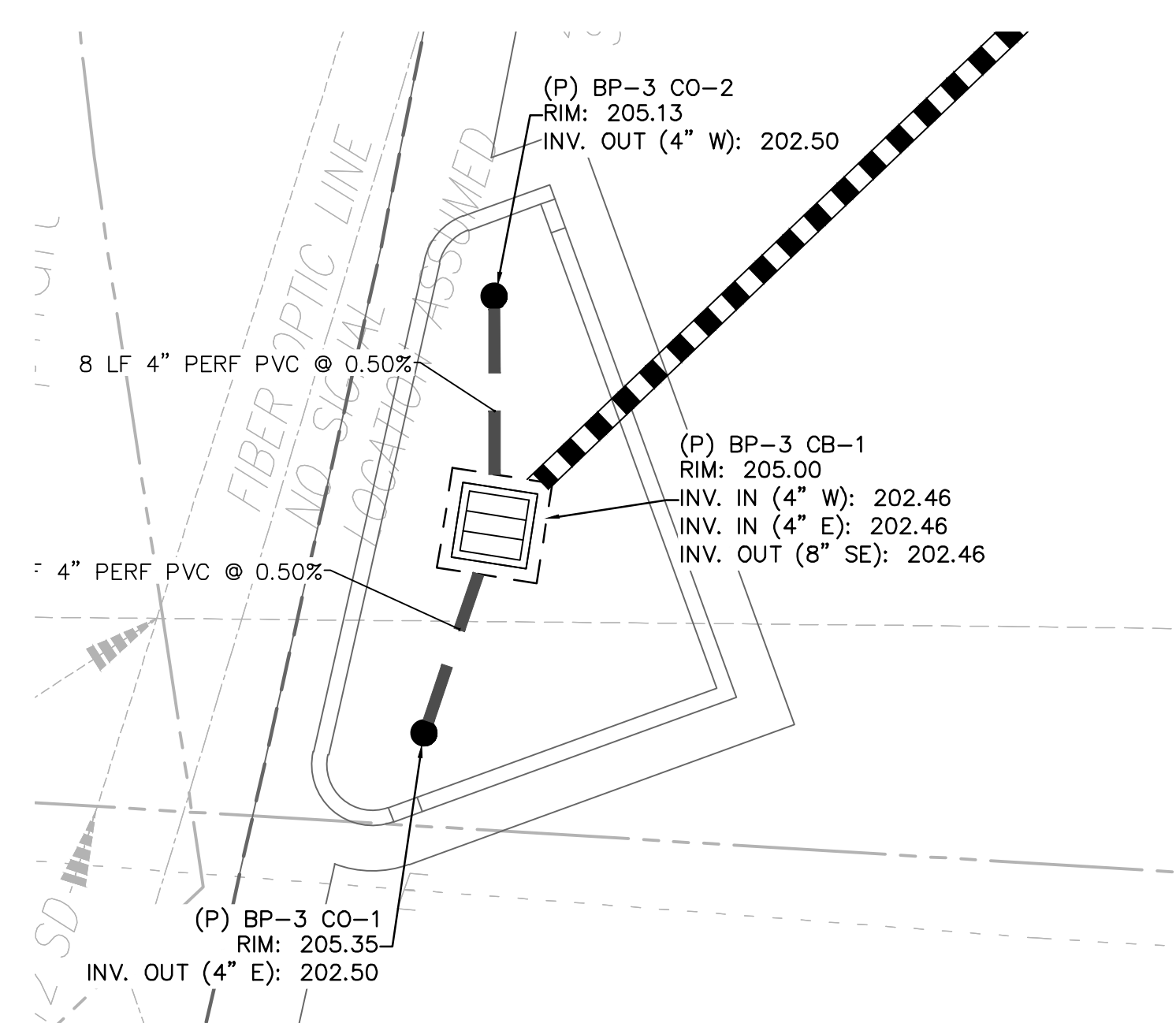
ABBREVIATIONS:

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

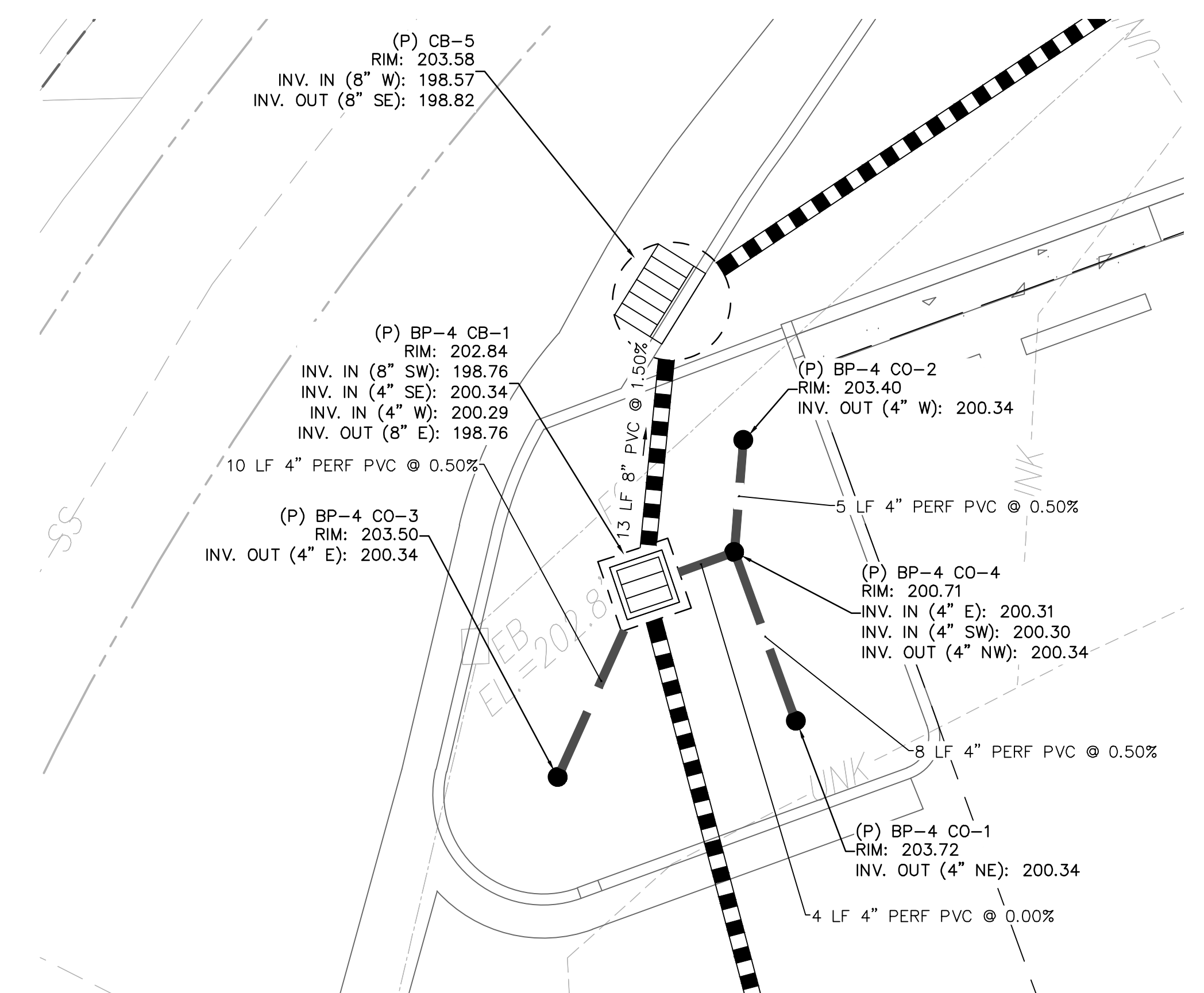
NOTES:
 1. SELF-TREATING AND SELF-RETAINING AREAS SHALL CONFORM TO REQUIREMENTS PER SECTION 4.2 AND 4.3 OF THE SAN MATEO COUNTY C.3 REGULATED PROJECT GUIDELINES.



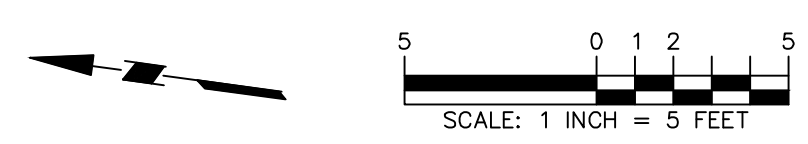
BIORETENTION PLANTER 2



BIORETENTION PLANTER 3



BIORETENTION PLANTER 4



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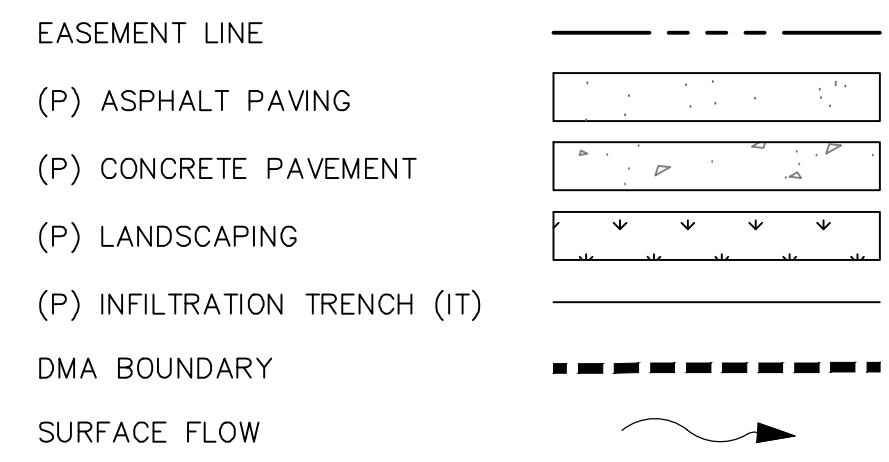
Project: **THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS**
 SAN FRANCISCO CALIFORNIA

Drawing Title: **UTILITY PLAN**

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

Drawing No. **C505**
 Sheet 14 of 29

LEGEND



ABBREVIATIONS

BP BIORETENTION PLANTER
 DMA DRAINAGE MANAGEMENT AREA
 IT INFILTRATION TRENCH

NOTES

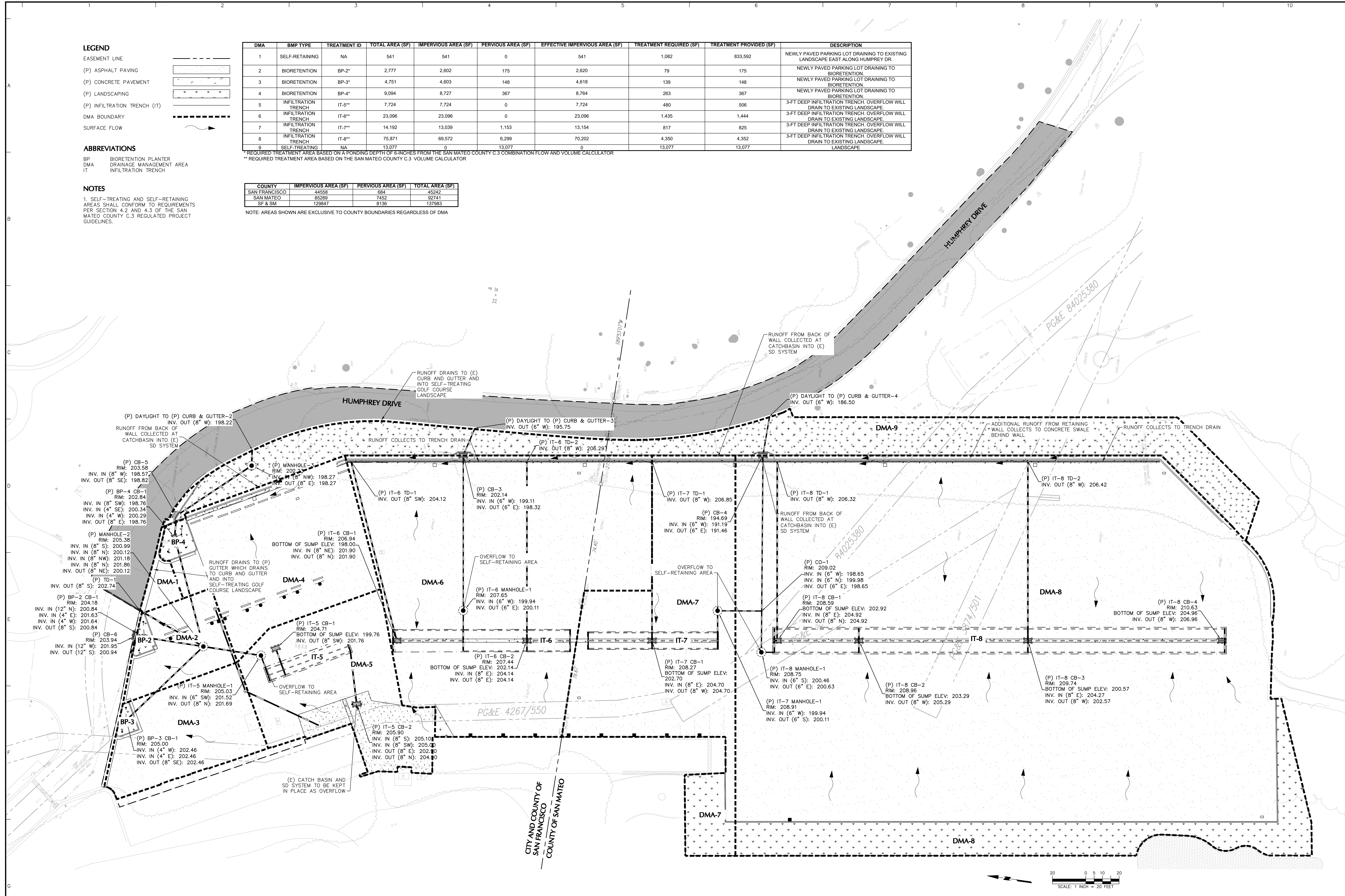
1. SELF-TREATING AND SELF-RETAINING AREAS SHALL CONFORM TO REQUIREMENTS PER SECTION 4.2 AND 4.3 OF THE SAN MATEO COUNTY C.3 REGULATED PROJECT GUIDELINES.

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

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

COUNTY	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)
SAN FRANCISCO	44,558	684	45,242
SAN MATEO	85,289	7,452	92,741
SF & SM	129,847	8,136	137,983

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



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Project
THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
 SAN FRANCISCO CALIFORNIA

Drawing Title
STORMWATER MANAGEMENT PLAN

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

Drawing No.
C601
 Sheet 12 of 29

LEGEND

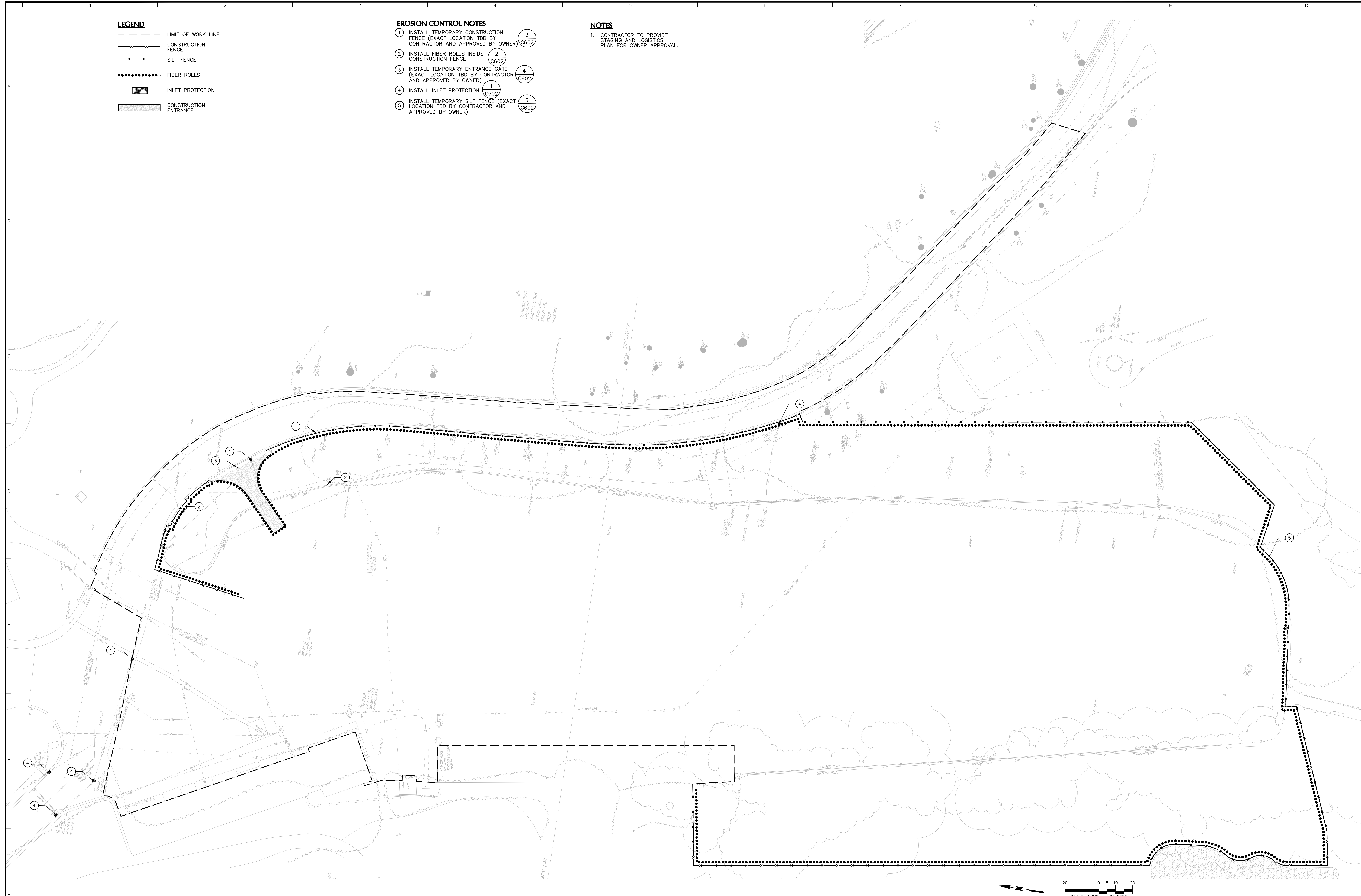
- LIMIT OF WORK LINE
- x-x- CONSTRUCTION FENCE
- o-o- SILT FENCE
- FIBER ROLLS
- [Hatched Box] INLET PROTECTION
- [Hatched Box] CONSTRUCTION ENTRANCE

EROSION CONTROL NOTES

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

NOTES

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



Date	Description	No.
Revisions		



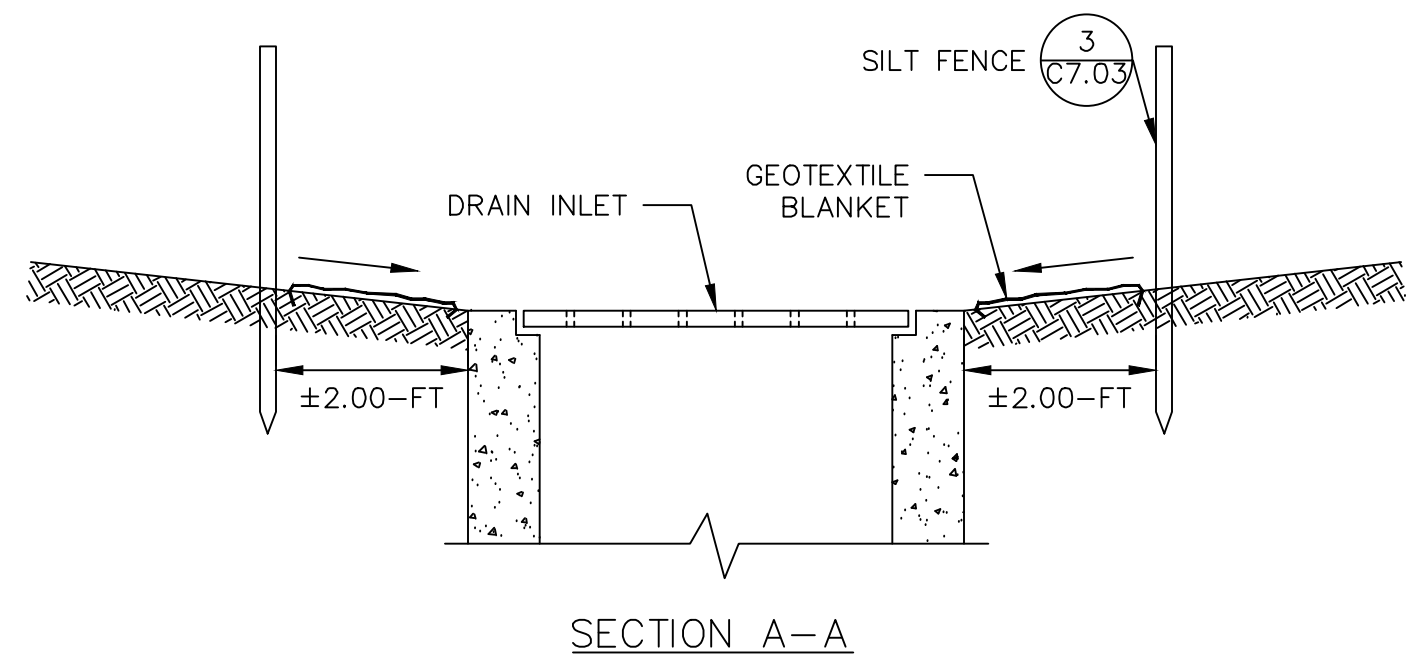
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Project
**THE OLYMPIC CLUB
 PARKING LOT
 IMPROVEMENTS**
 SAN FRANCISCO
 CALIFORNIA

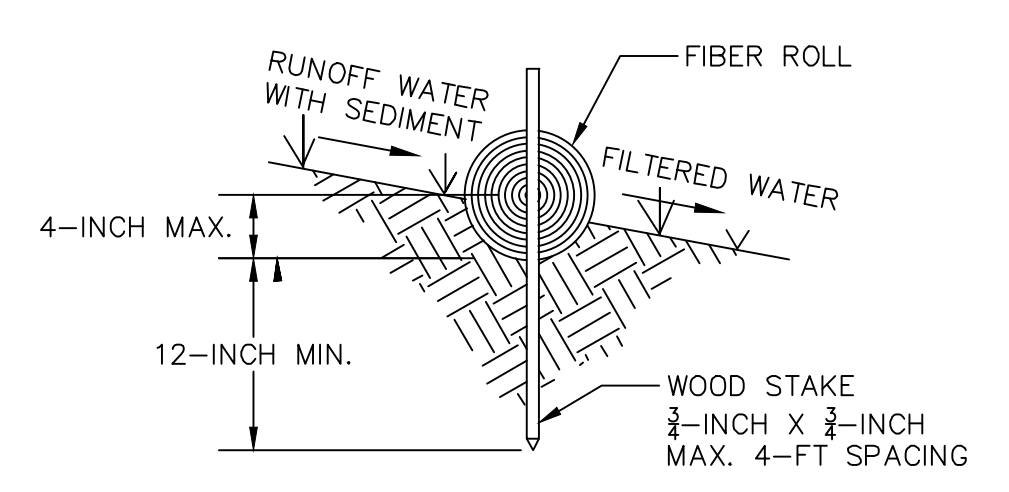
Drawing Title
**EROSION AND
 SEDIMENT
 CONTROL PLAN**

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

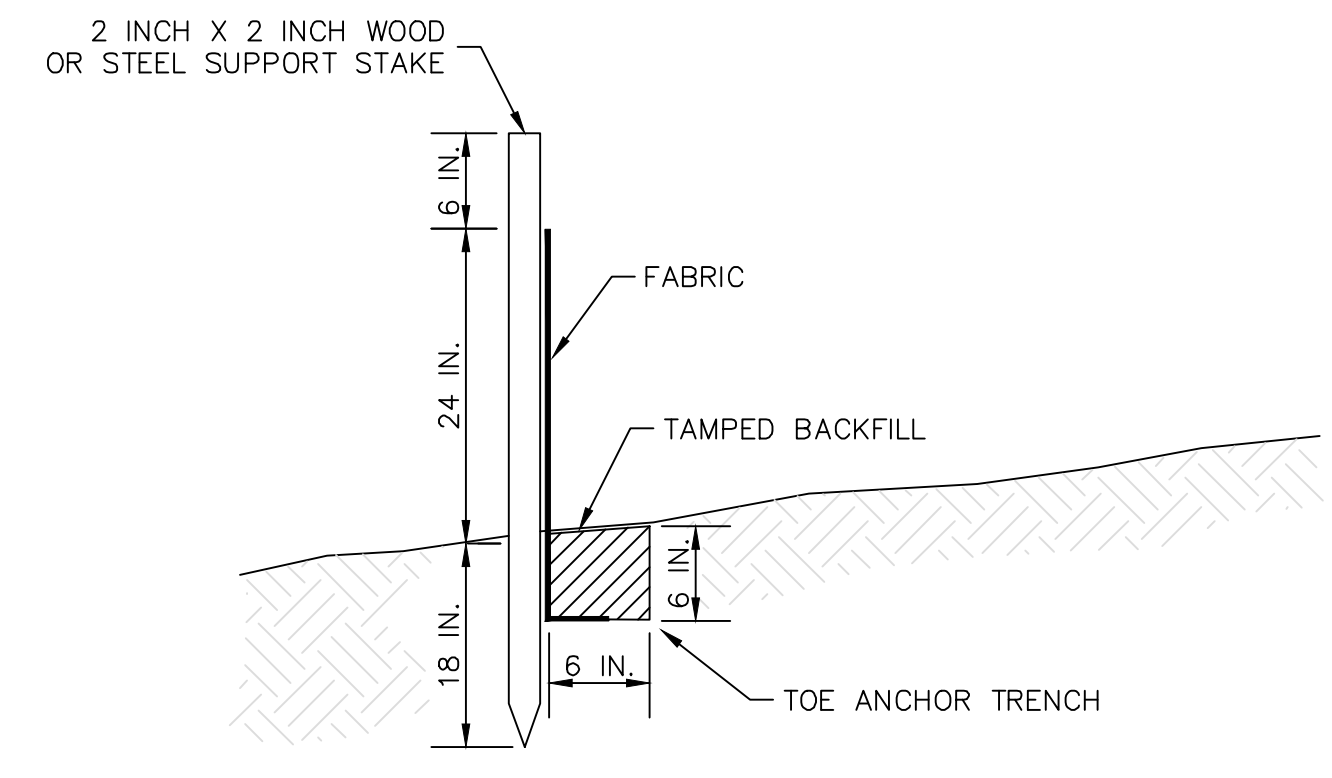
Drawing No.
C701
 Sheet 13 of 29



SECTION A-A

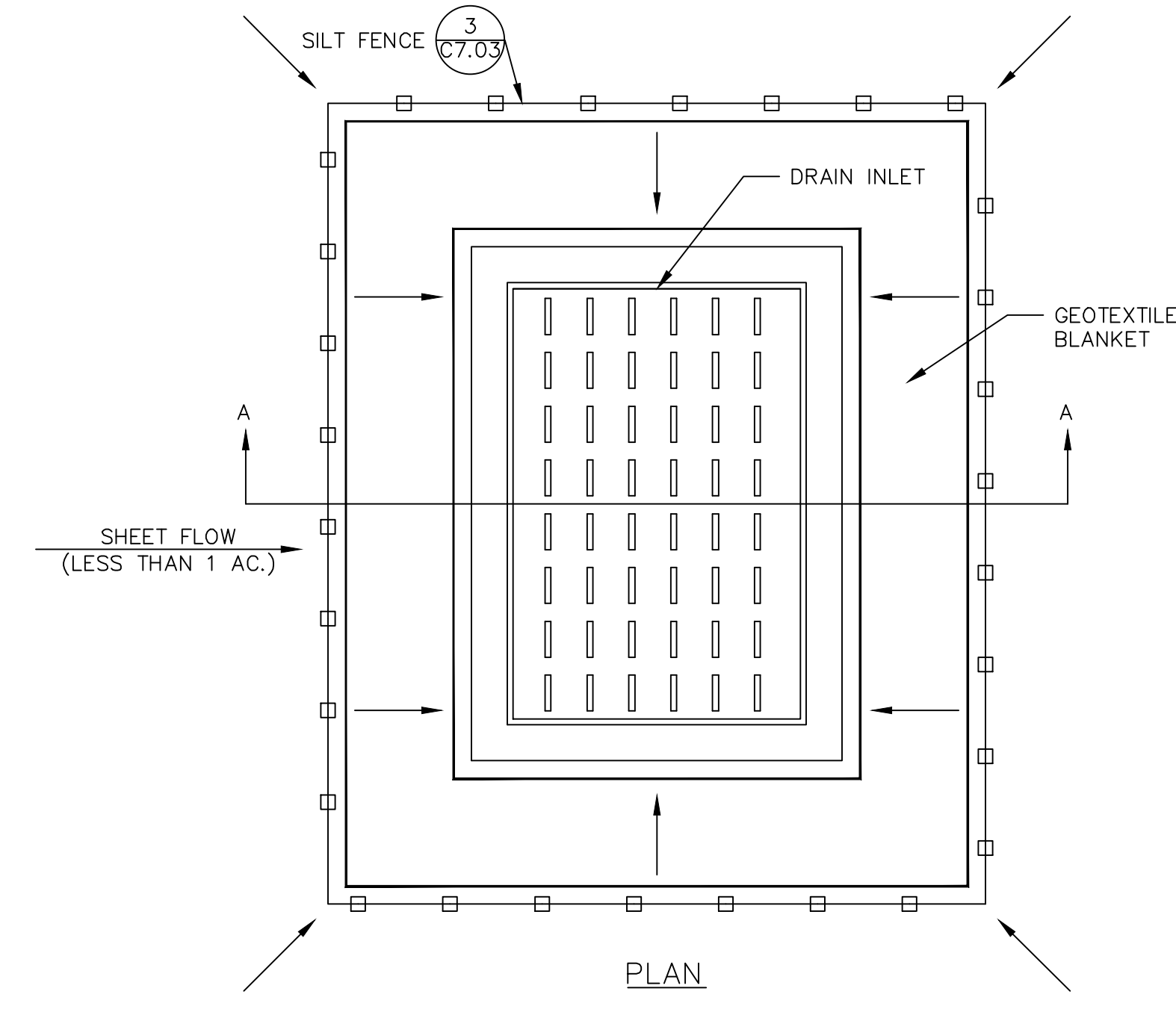


ENTRENCHMENT DETAIL - IN SLOPE AREA
SCALE: N.T.S.

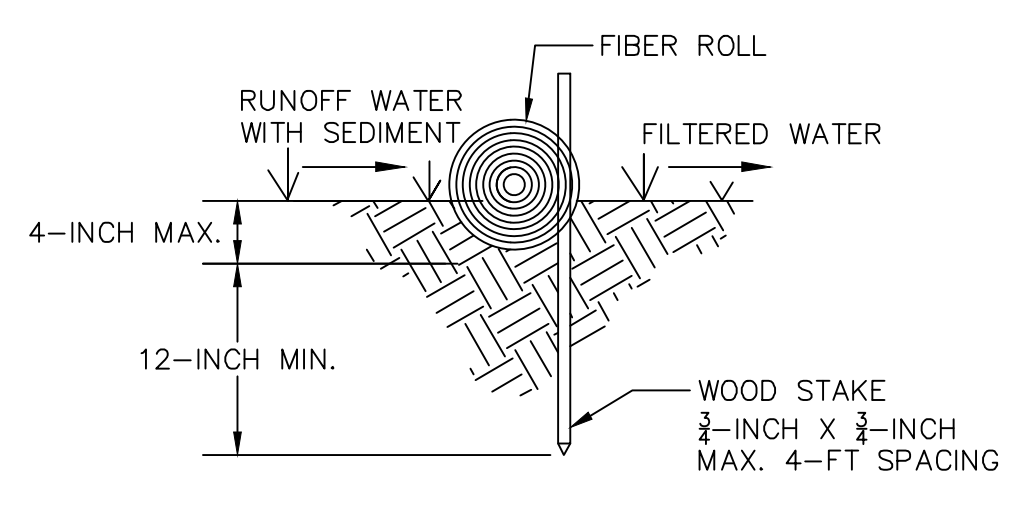


NOTES:

- SILT FENCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH CALIFORNIA STORMWATER QUALITY ASSOCIATION STORMWATER BEST MANAGEMENT PRACTICES.
- SILT FENCE SHALL BE INSTALLED PARALLEL TO EXISTING CONTOURS OR CONSTRUCTED LEVEL ALIGNMENTS.
- 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'.
- THE LAST 8' OF FENCE SHALL BE TURNED UP SLOPE.
- STAKE DIMENSIONS ARE NOMINAL.
- DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.
- STAKES SHALL BE SPACED AT 8' MAXIMUM AND SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
- STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES.
- 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.
- FOR END STAKE, FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES.
- MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL.
- CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 THE HEIGHT OF THE LINEAR BARRIER.
- MAINTENANCE OPENINGS SHALL BE CONSTRUCTED IN A MANNER TO ENSURE SEDIMENT REMAINS BEHIND THE SILT FENCE.
- JOINING SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.
- SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS.
- 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.



1 INLET PROTECTION DETAIL
NOT TO SCALE

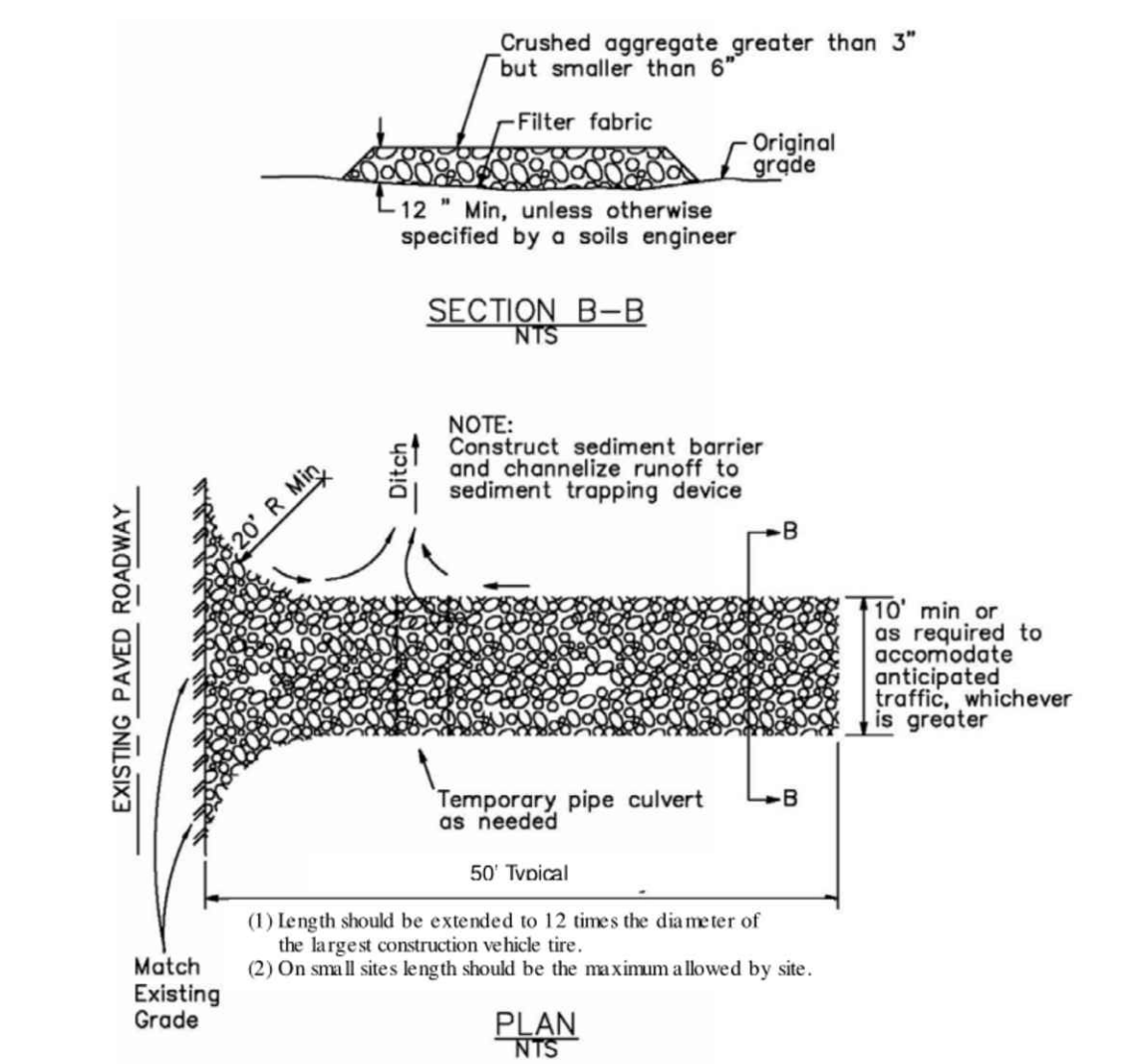


ENTRENCHMENT DETAIL - IN FLAT AREA
SCALE: N.T.S.

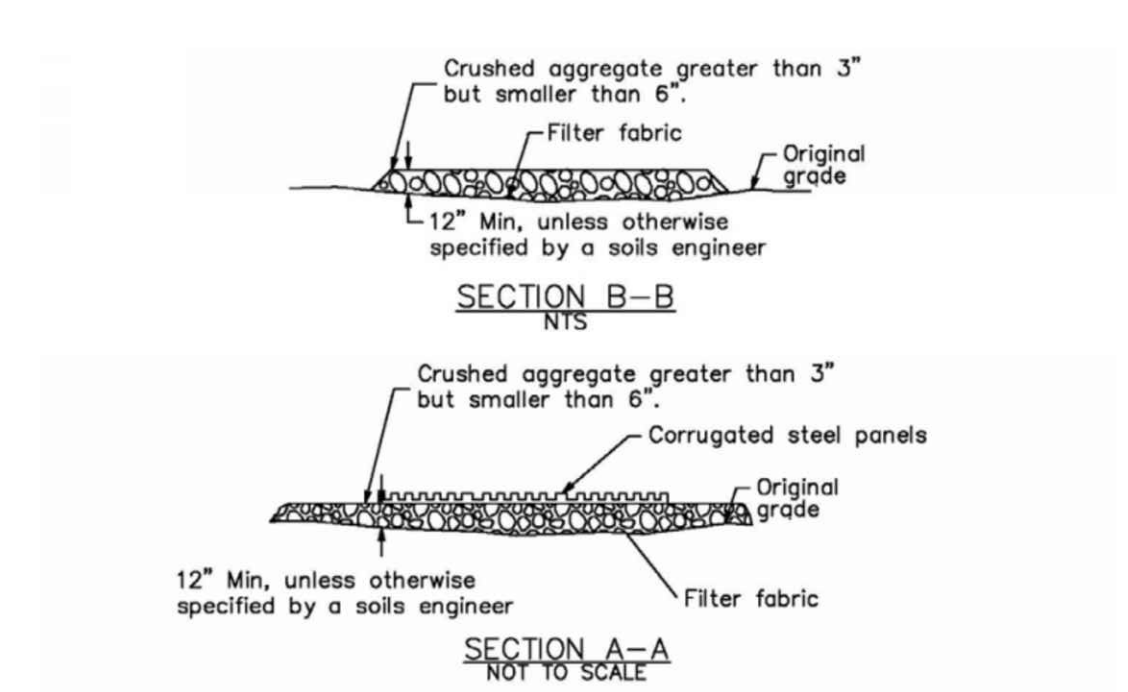
NOTES:

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

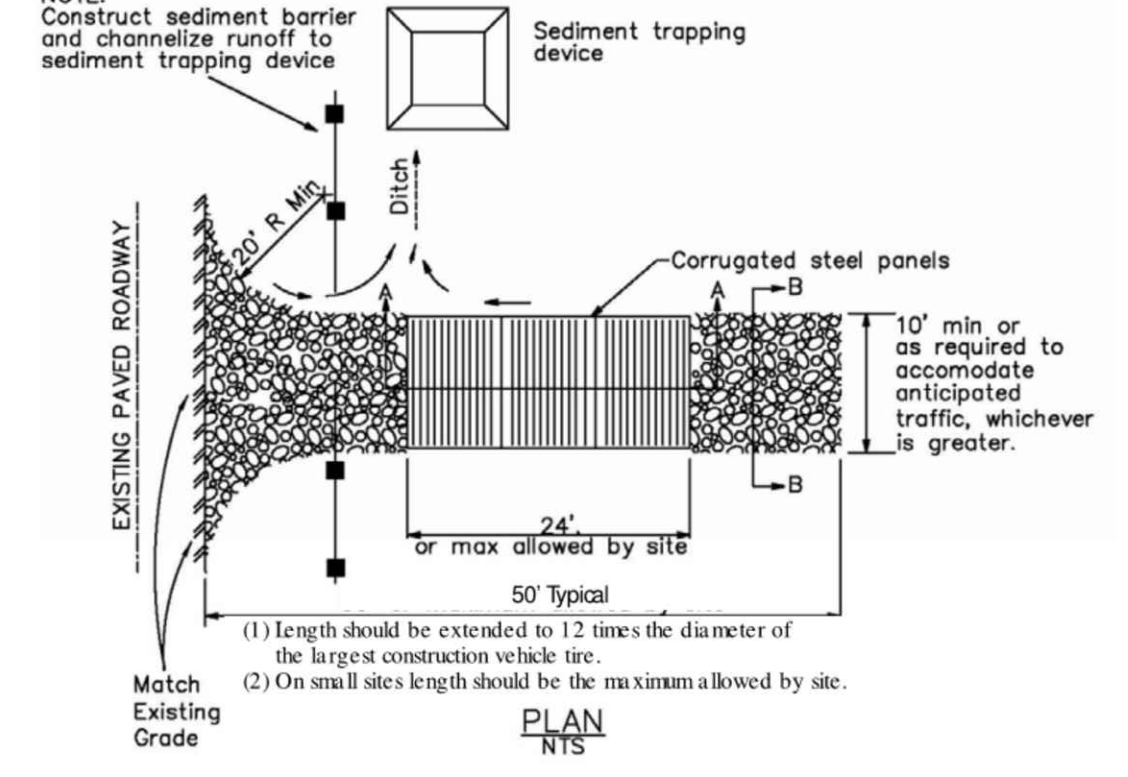
2 FIBER ROLL DETAIL
NOT TO SCALE



SECTION B-B
N.T.S.



SECTION A-A
NOT TO SCALE



PLAN
N.T.S.

4 CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

GENERAL NOTES

- FENCING ALIGNMENT SHOWN FOR REFERENCE ONLY. ACTUAL FENCE ALIGNMENT TO BE DETERMINED IN THE FIELD BY CONTRACTOR.
- 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.
- 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.
- SFPUC WASTEWATER ENTERPRISE COLLECTION SYSTEM DIVISION MUST BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION, VIA ALIEJAY@SFPUC.ORG.
- 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.
- IF THE APPROVED PLAN NEEDS TO BE MODIFIED ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY SFPUC AND SAN MATEO COUNTY PLANNING AND BUILDING DEPARTMENT.

EROSION & SEDIMENT CONTROL NOTES

- THIS SHEET IS INTENDED TO BE USED FOR EROSION CONTROL ONLY.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD 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.
- 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.
- 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 FOR 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.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OPERABLE YEAR ROUND UNTIL VEGETATION IS ESTABLISHED ON DISTURBED SURFACES.
- 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.
- ALL EROSION CONTROL FACILITIES MUST BE MONITORED AS REQUIRED IN THE MONITORING PROGRAM. ALL SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN DAMAGED.
- ALL TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.
- DURING CONSTRUCTION, THE MAINTENANCE OF SUMMERTIME DRAINAGE THROUGH THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.

- 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.
- 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 TARPULIN 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.
- 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: _____
- 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.

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

OWNER'S CERTIFICATION

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

X _____

Date	Description	No.
Revisions		

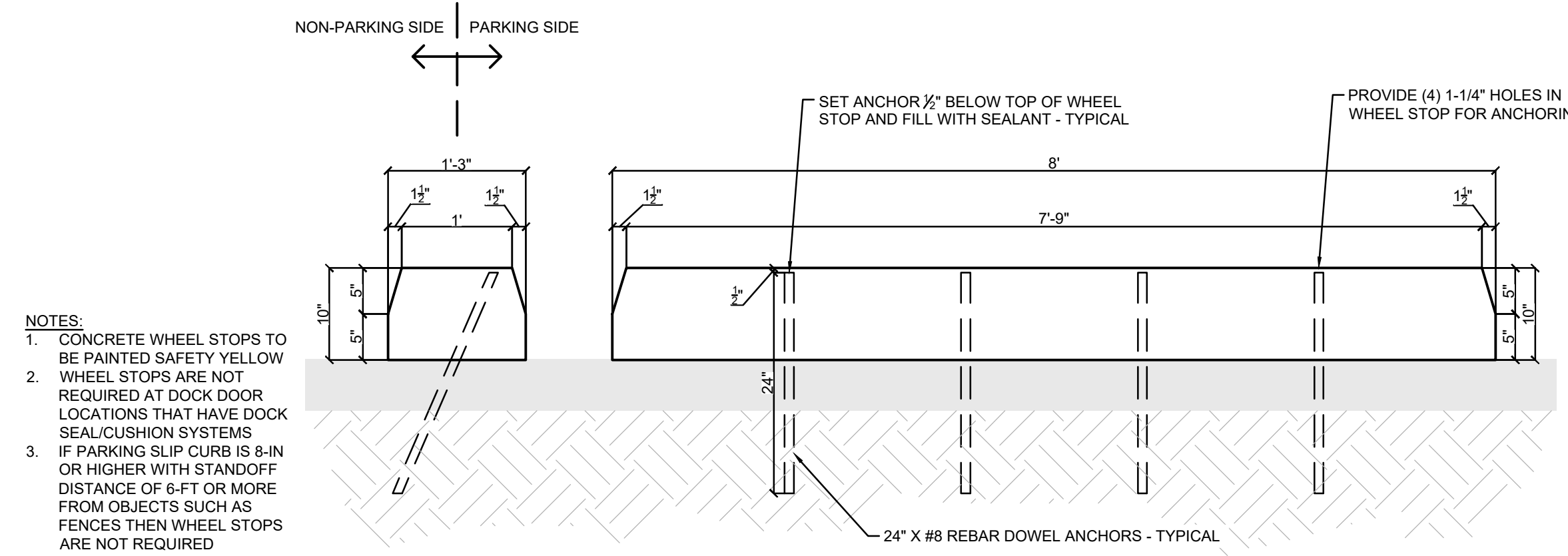
Signature: Date: _____

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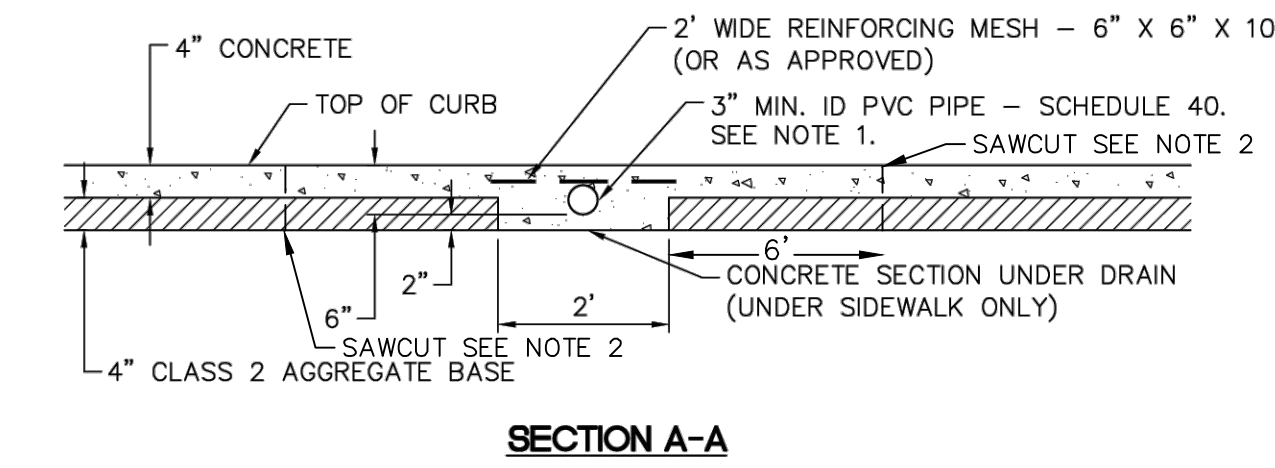
Project: **THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS**
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: **EROSION AND SEDIMENT CONTROL DETAILS**

Project No. 731763501
Date 10/07/2025
Drawn By STAFF
Checked By STAFF
Drawing No. C702
Sheet 14 of 29



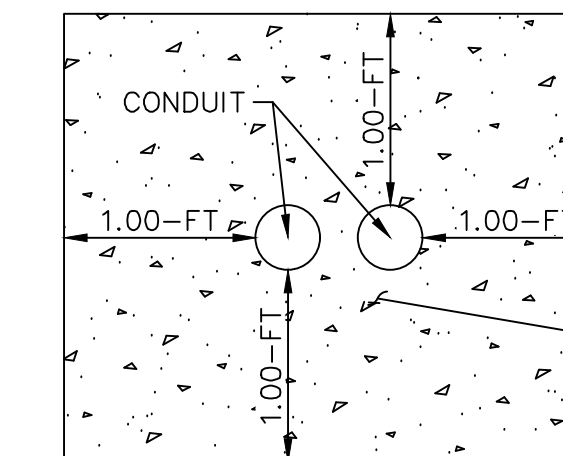
1 TYPICAL WHEEL STOP
NOT TO SCALE



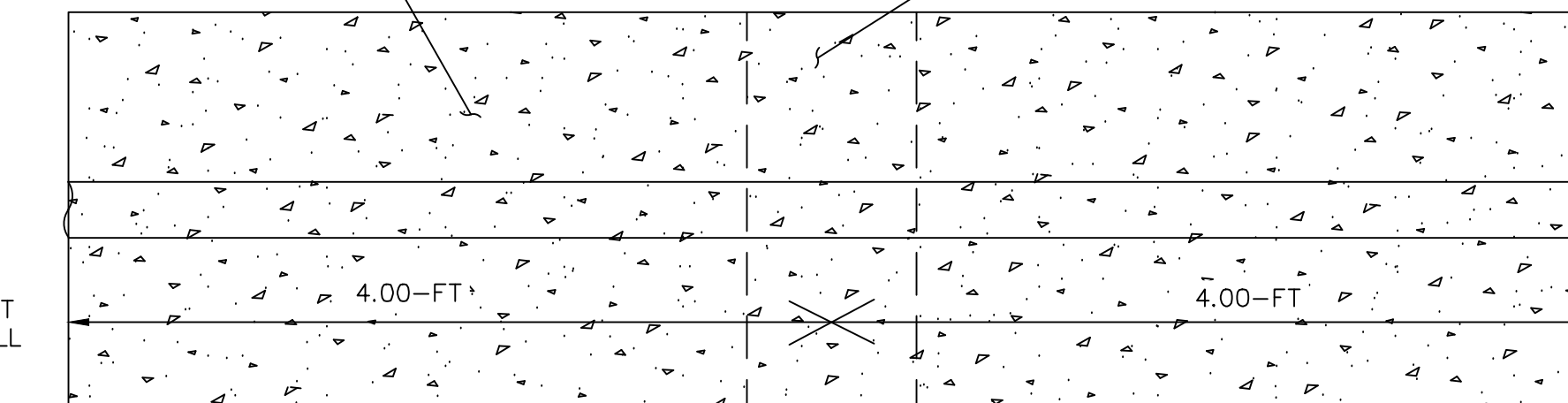
SECTION A-A

NOTE:
1. EDGE OF PIPES SHALL HAVE A 6\"/>

2 DRAINAGE UNDER CURB
NOT TO SCALE

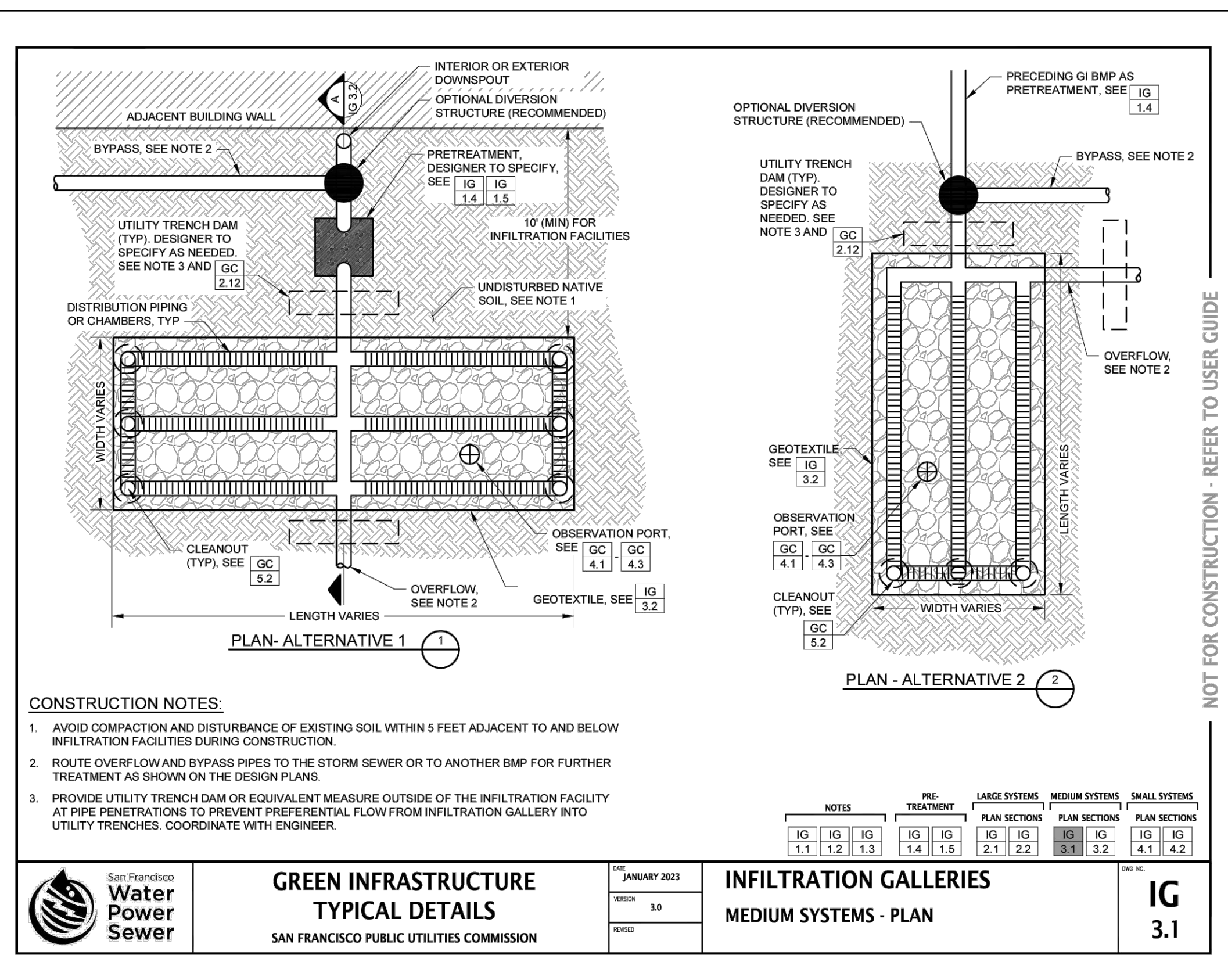


SECTION VIEW



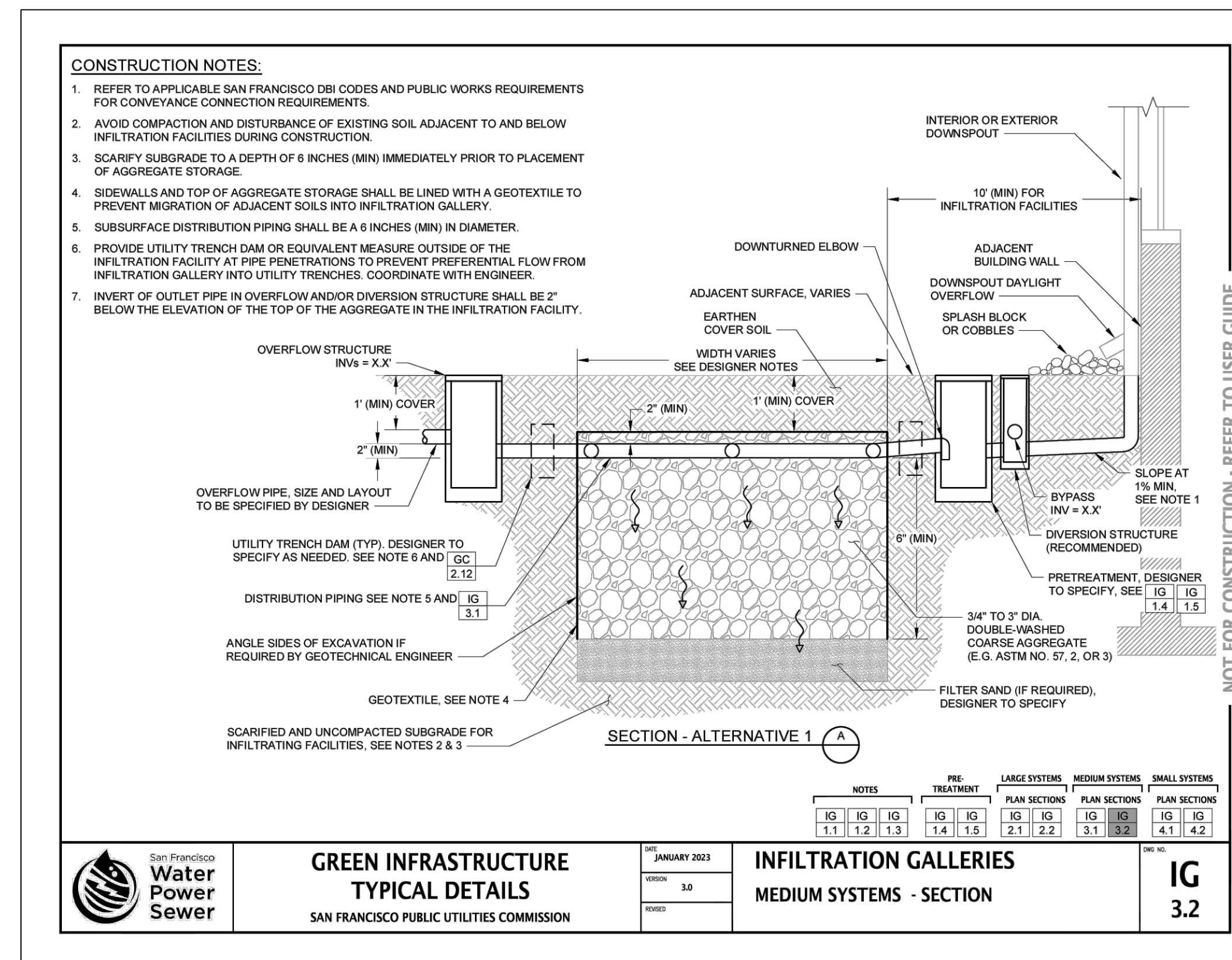
PROFILE VIEW
N.T.S.

3 CONCRETE ENCASING FOR ELECTRICAL CONDUIT
NOT TO SCALE



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

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

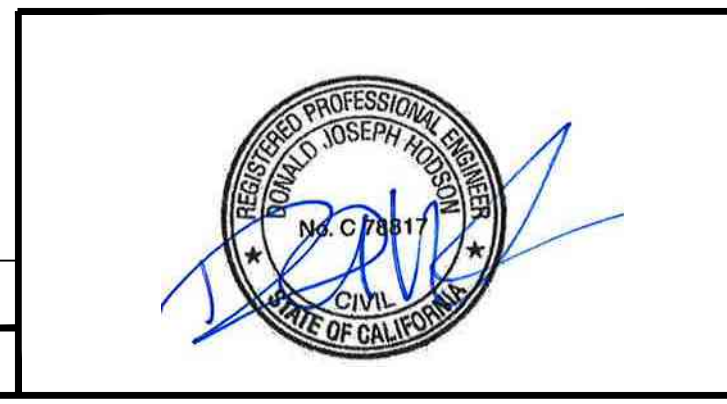


CONSTRUCTION NOTES:
1. REFER TO APPLICABLE SAN FRANCISCO DBI CODES AND PUBLIC WORKS REQUIREMENTS FOR CONVEYANCE CONNECTION REQUIREMENTS.
2. AVOID COMPACTION AND DISTURBANCE OF EXISTING SOIL ADJACENT TO AND BELOW INFILTRATION FACILITIES DURING CONSTRUCTION.
3. SCARIFY SUBGRADE TO A DEPTH OF 6 INCHES (MIN)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

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

5 STANDARD SECTION OF INFILTRATION TRENCH
NOT TO SCALE

Date	Description	No.
Revisions		

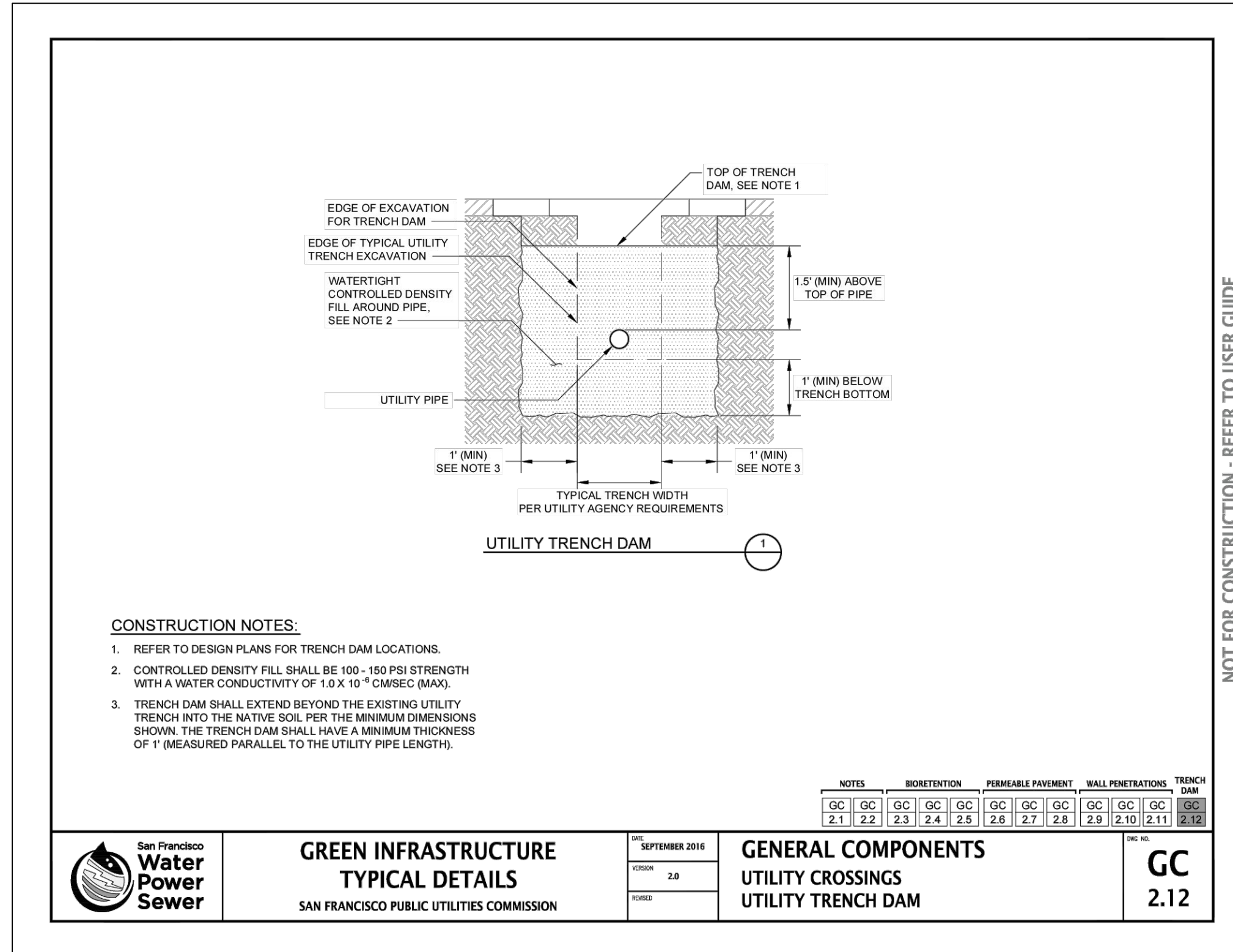


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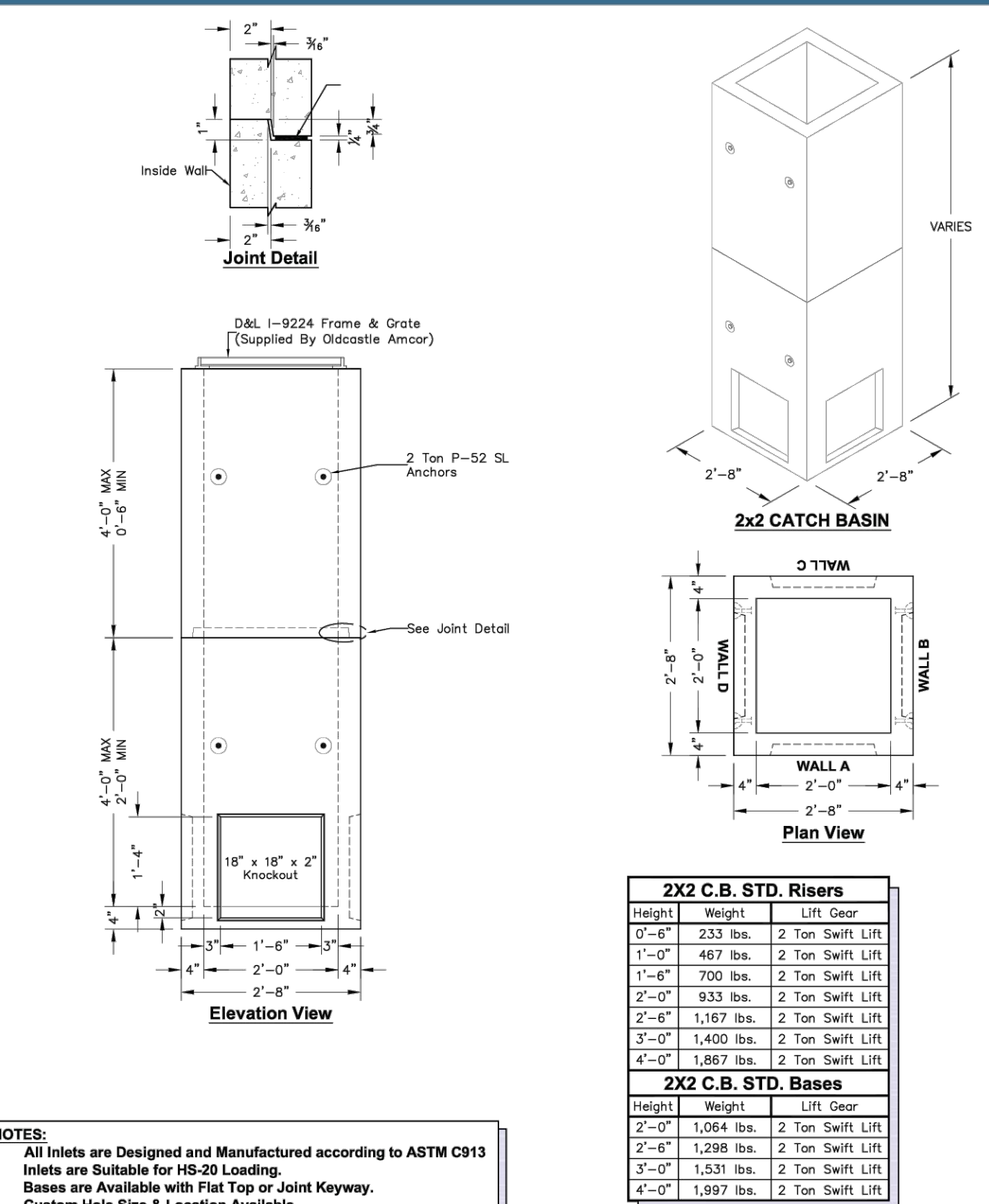
Project: **THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS**
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: **CONSTRUCTION DETAILS**

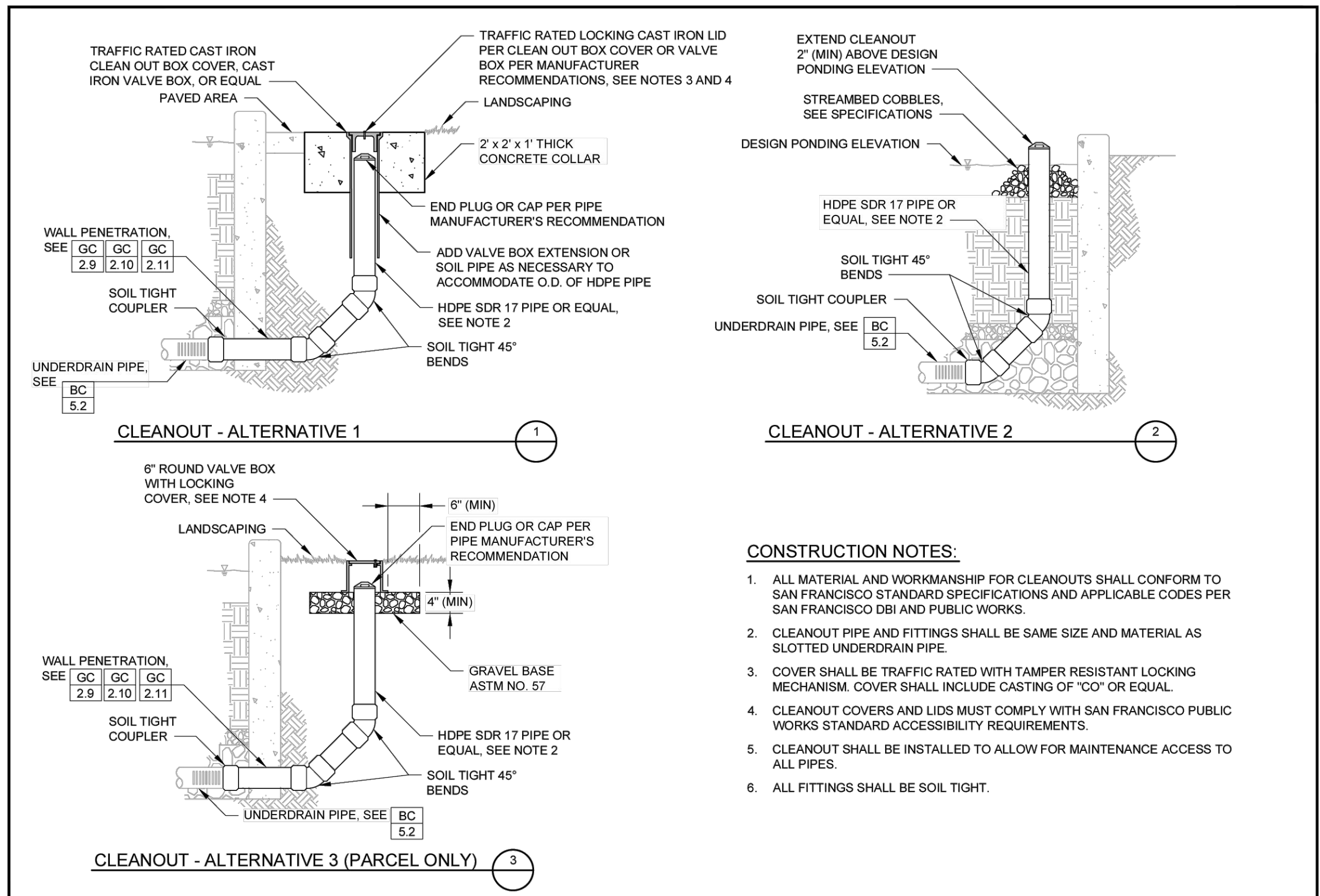
Project No.: 731763501
Date: 10/07/2025
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Sheet 16 of 29



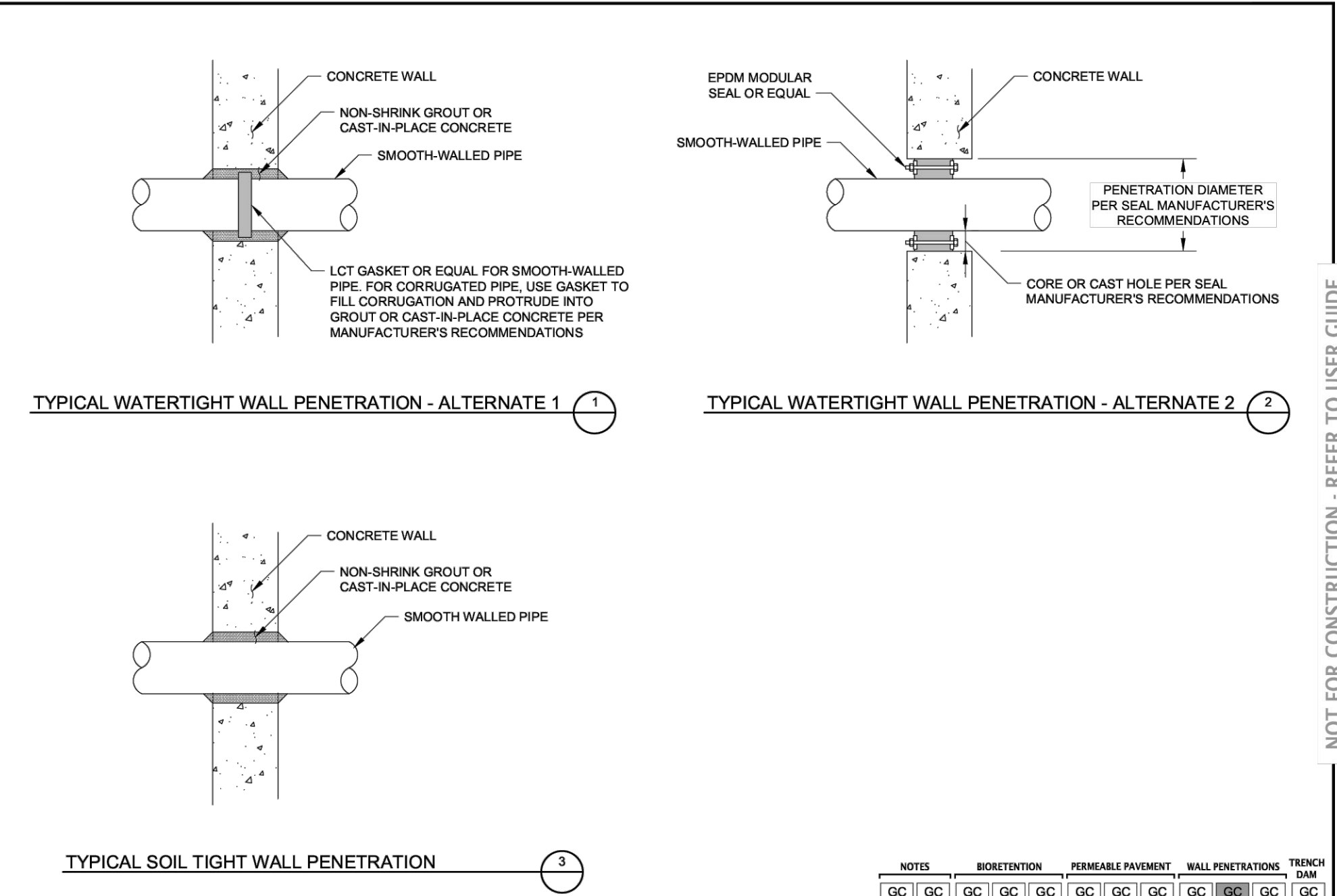
1 STANDARD UTILITY TRENCH DRAIN PER CITY OF SAN FRANCISCO
NOT TO SCALE



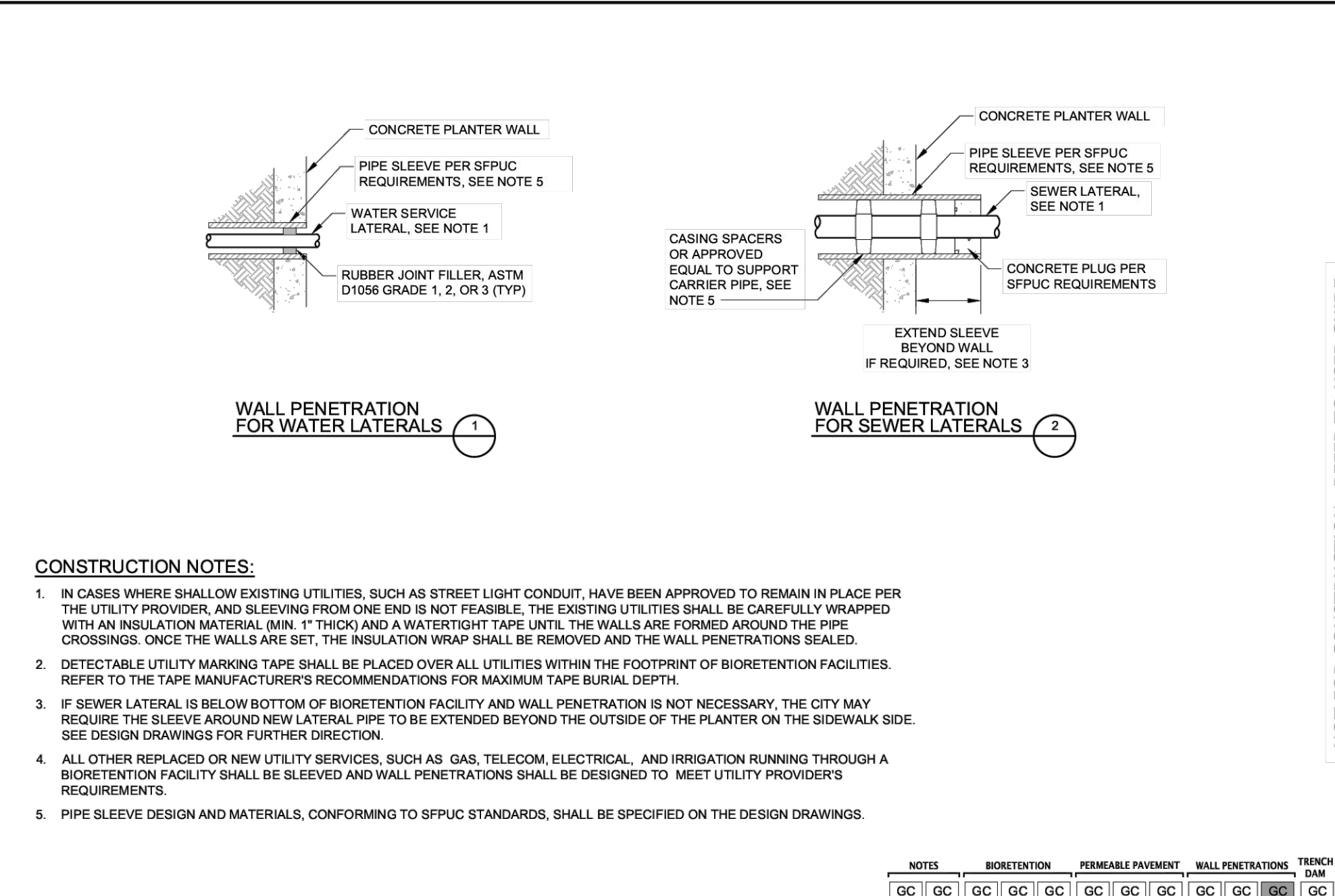
2 BIORETENTION OVERFLOW STRUCTURE
NOTE: 12" SUMP SHALL BE PROVIDED.
NOT TO SCALE



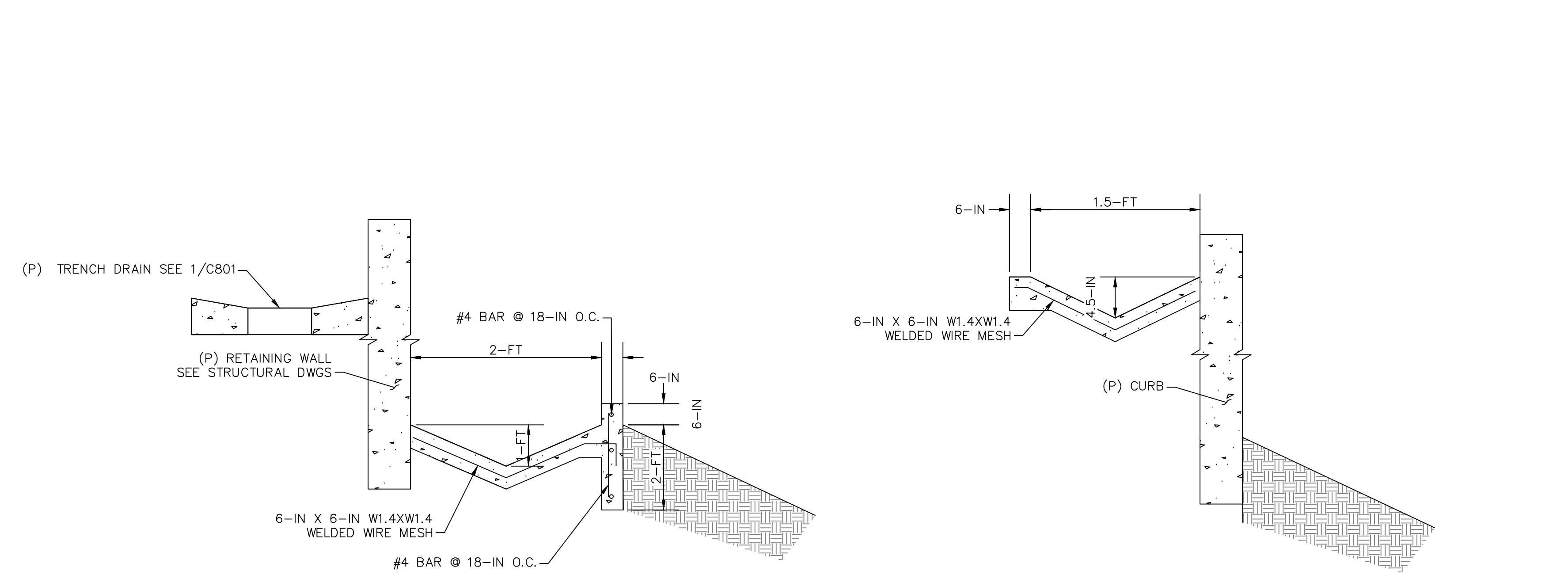
3 STANDARD CLEANOUT PER CITY OF SAN FRANCISCO
NOT TO SCALE



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



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



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

San Francisco Water Power Sewer
GREEN INFRASTRUCTURE TYPICAL DETAILS
SAN FRANCISCO PUBLIC UTILITIES COMMISSION
DATE: JANUARY 2023
VERSION: 1.0
REVISION: 0000
GENERAL COMPONENTS
UTILITY CROSSINGS
WALL PENETRATIONS (1 OF 2)
GC 2.10

San Francisco Water Power Sewer
GREEN INFRASTRUCTURE TYPICAL DETAILS
SAN FRANCISCO PUBLIC UTILITIES COMMISSION
DATE: JANUARY 2023
VERSION: 1.0
REVISION: 0000
GENERAL COMPONENTS
UTILITY CROSSINGS
WALL PENETRATIONS (2 OF 2)
GC 2.11

San Francisco Water Power Sewer
GREEN INFRASTRUCTURE TYPICAL DETAILS
SAN FRANCISCO PUBLIC UTILITIES COMMISSION
DATE: SEPTEMBER 2016
VERSION: 2.0
REVISION: 0000
GENERAL COMPONENTS
CLEANOUTS
GC 5.1

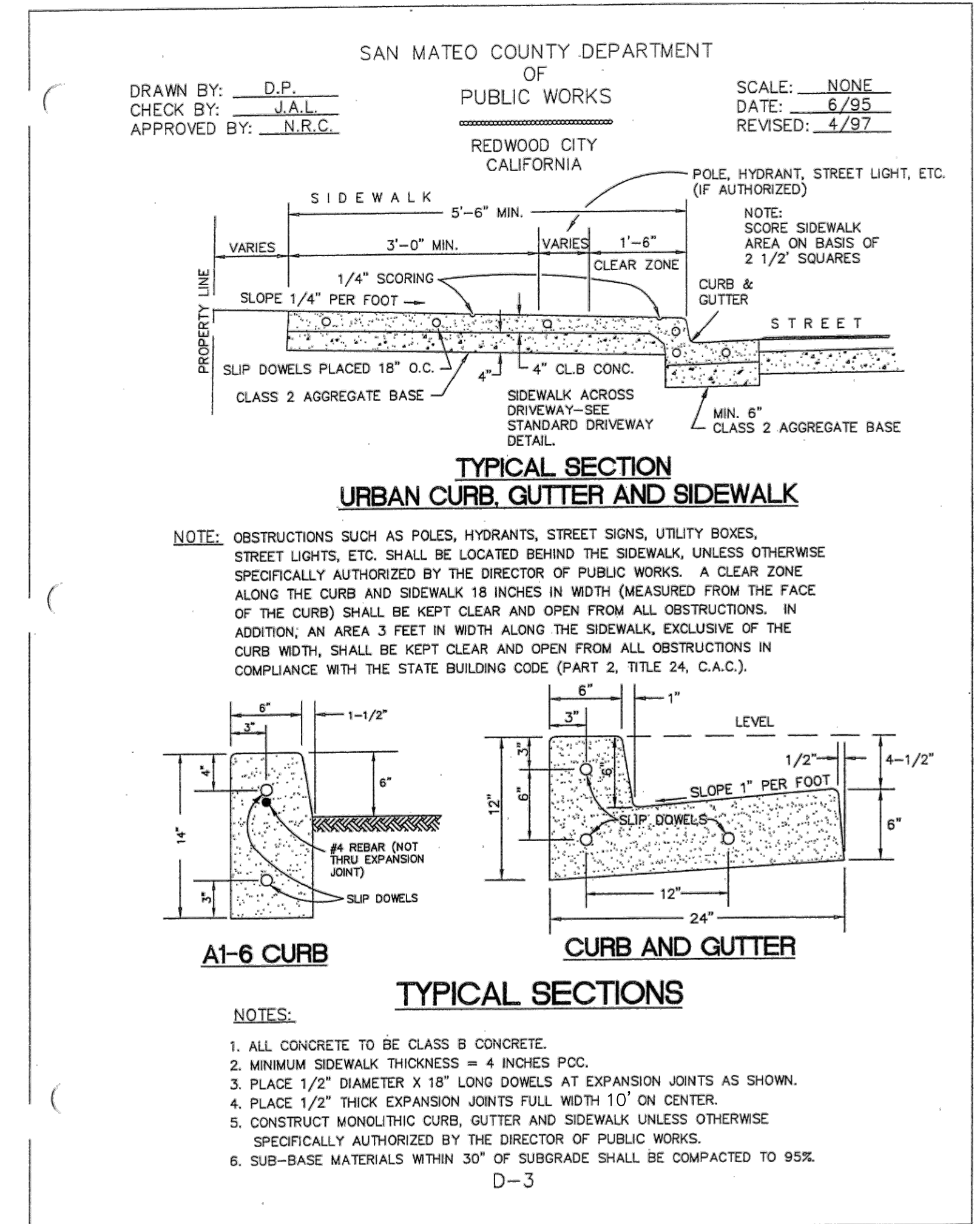
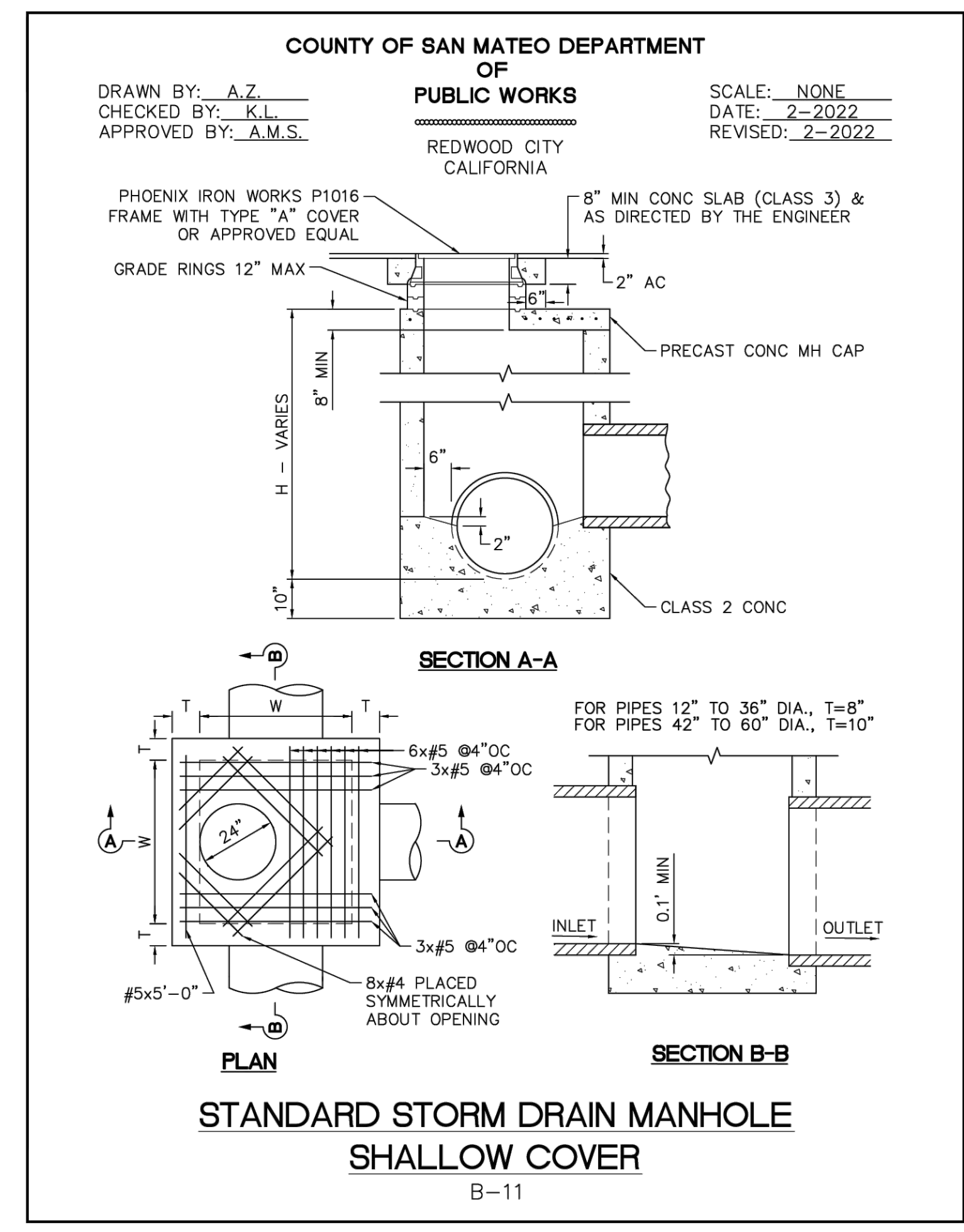
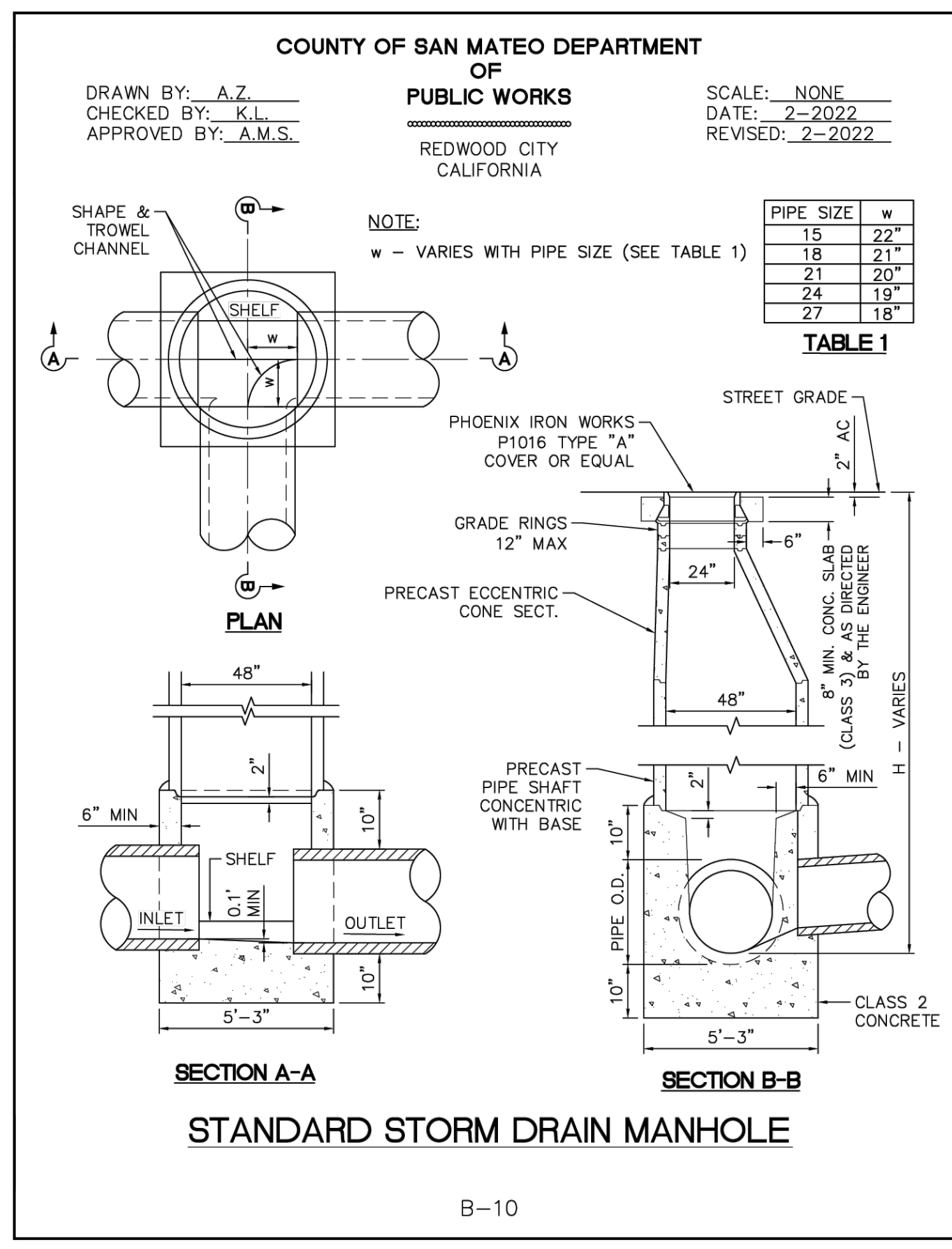
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Revisions		

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Drawing Title: **CONSTRUCTION DETAILS**
Project No.: **731763501**
Date: **10/07/2025**
Drawn By: **STAFF**
Checked By: **STAFF**

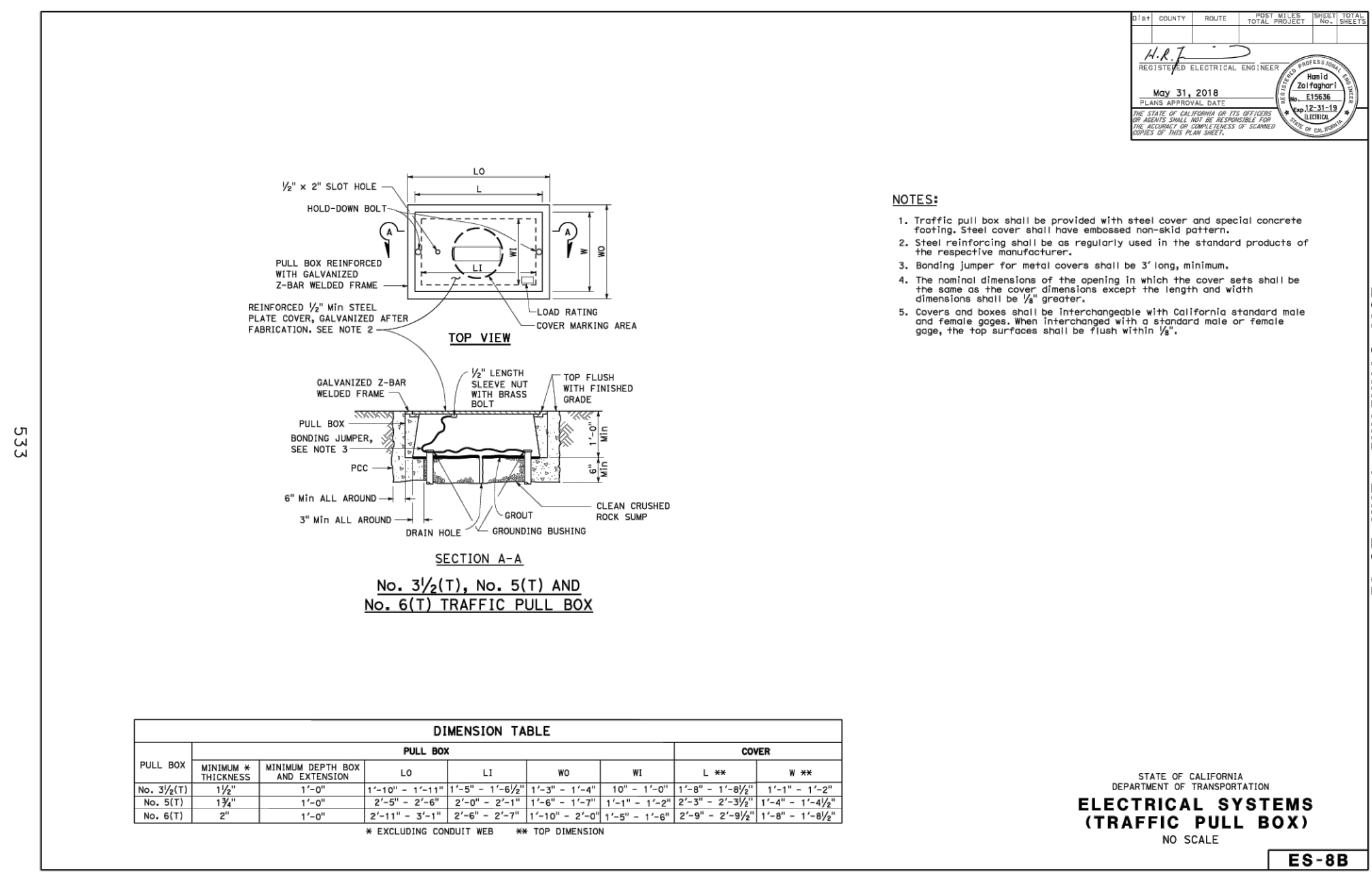
Project No.: **731763501**
Date: **10/07/2025**
Drawn By: **STAFF**
Checked By: **STAFF**

Sheet **17** of **29**

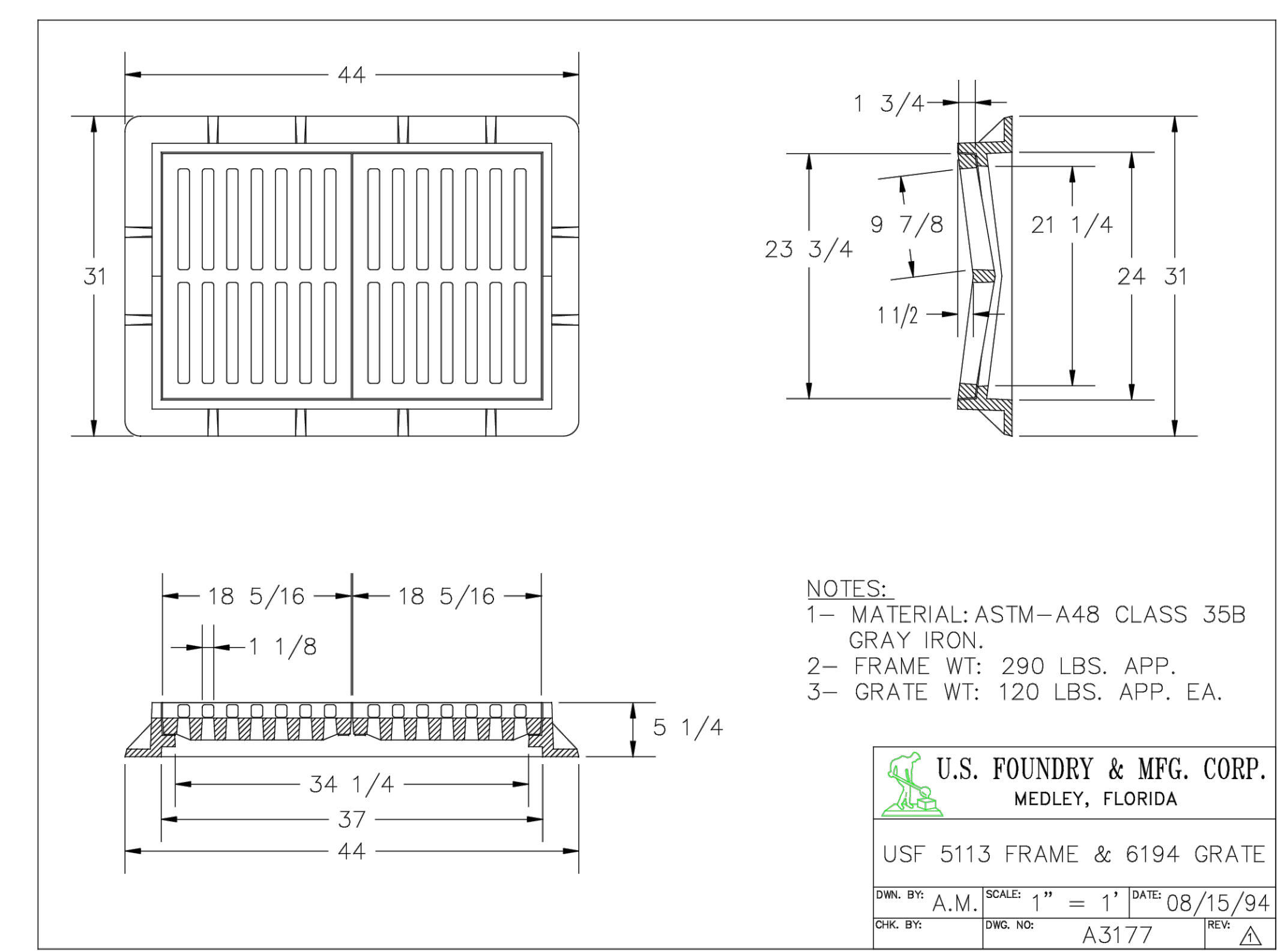


1 STANDARD STORM DRAIN MANHOLE PER SAN MATEO COUNTY
 NOT TO SCALE

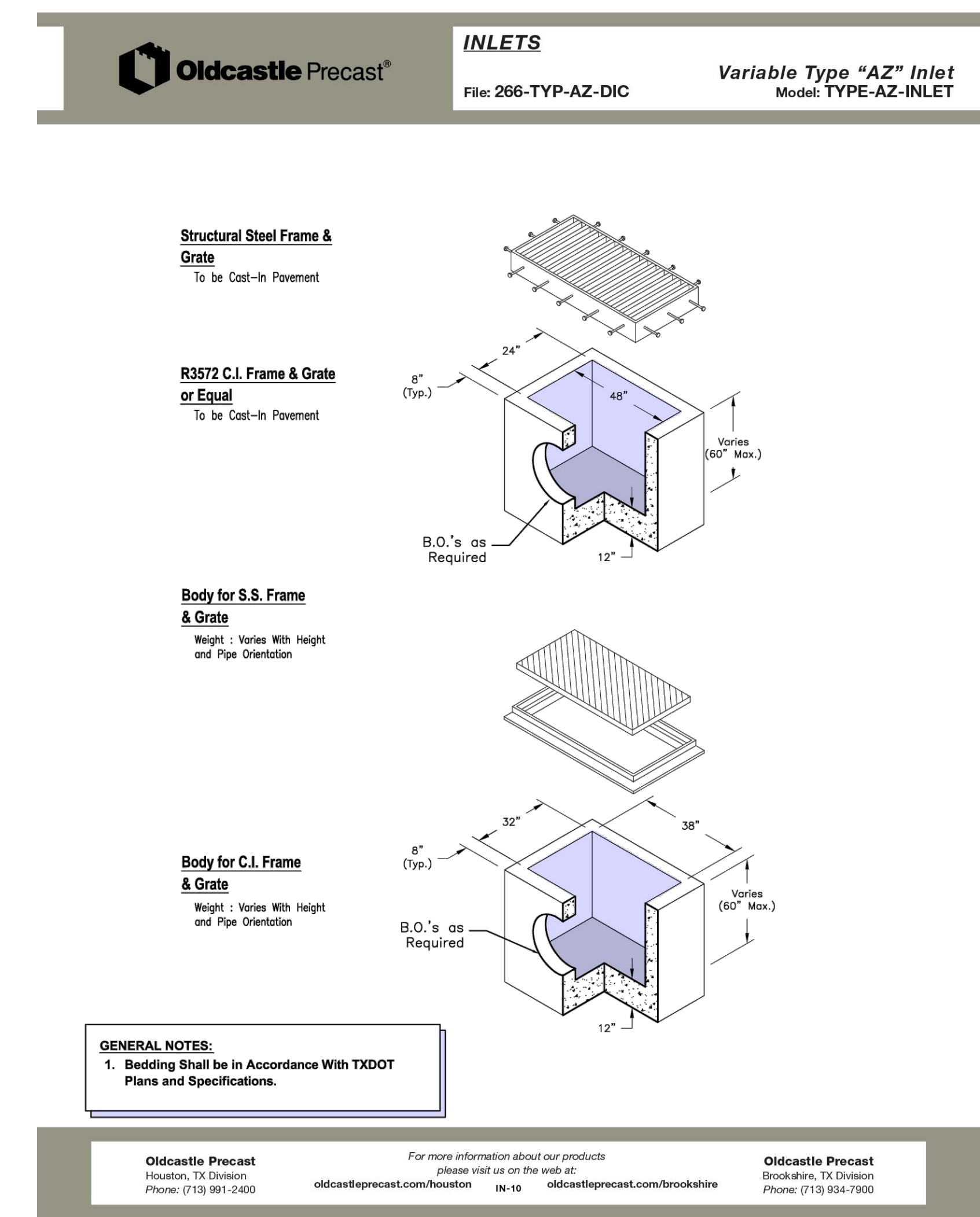
2 CURB AND GUTTER PER SAN MATEO COUNTY
 NOT TO SCALE



3 STREET LIGHT PULLBOX PER CALTRANS
 NOT TO SCALE



4 CATCH BASIN FRAME AND GRATE
 NOT TO SCALE



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				Date 10/07/2025	Sheet 18 of 29
<p>Date Description No.</p> <p>Revisions</p>		<p>Checked By STAFF</p>		<p>Checked By STAFF</p>	

Date: 10/8/2025 Time: 09:23 User: esu Style Table: Langan.stb Layout: C804 Document Code: 731763501-0103-C8501-0101

CONSTRUCTION NOTES:

- INSTALL DOWNSPOUTS AND OTHER CONVEYANCE CONNECTIONS (E.G. SCUPPER, CHANNEL, OVERHEAD RUNNEL, TRENCH DRAIN FROM BUILDING TO DRAIN ABOVE DESIGN PONDING ELEVATION) REFER TO APPLICABLE SAN FRANCISCO DBI CODES FOR CONVEYANCE CONNECTION REQUIREMENTS. INCLUDE CLEANOUT AT DOWNPIPE CONNECTION FOR HORIZONTAL PIPE CONVEYANCE.
- AVOID COMPACTION OF EXISTING SUBGRADE BELOW PLANTER FOR INFILTRATION FACILITIES.
- SCAFFRY SUBGRADE TO A DEPTH OF 3 INCHES (MIN) IMMEDIATELY PRIOR TO PLACEMENT OF AGGREGATE STORAGE AND BIORETENTION SOIL MATERIALS.
- UNDERMAN AND LINER REQUIRED WITHIN FOOT OF BUILDING ENVELOPE UNLESS APPROVED PER DESIGNER.
- MAXIMUM DROOP FROM TOP OF WALKING SURFACE TO TOP OF MULCH SHALL INCLUDE CONSIDERATIONS FOR SOIL SETTLEMENT.
- LAY OUT DRAINAGE NOTCHES TO PREVENT PONDING BEHIND PLANTER WALL. SLOPE NOTCHES TO DRAIN TO PLANTER.
- OVERFLOW STRUCTURE (MATERIAL AND WORKMANSHIP SHALL CONFORM TO APPLICABLE SAN FRANCISCO DBI AND PUBLIC WORKS CODES AND REQUIREMENTS).
- 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 LINEAL JOINTS AFTER INSTALLATION IS NOT AN ACCEPTABLE MEANS OF WATERPROOFING THE PLANTER BOX.
- OVERFLOW RISER, FITTINGS, SLOTTED UNDERMAN, AND CLEANOUT PIPE SHALL BE OF SAME MATERIAL.
- OVERFLOW AIRWAY GRATE MUST BE MECHANICALLY FASTENED TO RISER WITH NON-CORROSIVE MATERIAL.

SECTION - SURFACE BIORETENTION PLANTER

GREEN INFRASTRUCTURE TYPICAL DETAILS
SAN FRANCISCO PUBLIC UTILITIES COMMISSION

BIORETENTION PLANTER PARCEL PLANTER AT-GRADE PLANTER SECTION

BP 5.6

IMPERMEABLE LINER

CONSTRUCTION NOTES:

- 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 LPE (LOW DENSITY POLYETHYLENE).
- LINER SHALL LAY FLUSH WITH GROUND WITH NO AIR VIDS BELOW THE LINER PRIOR TO BACKFILLING MATERIAL ABOVE THE LINER AND REMOVE ALL SHARP ROCKS AND DEBRIS.
- SUBGRADE SOIL CONTAINS ANGIULAR ROCKS/DEBRIS, INSTALL WOVEN GEOTEXTILE FABRIC OVER SUBGRADE TO PROTECT LINER FROM PUNCTURE. CONTOUR THE SUBGRADE AS NEEDED TO INSURE LINER LAYS FLUSH WITH GROUND.
- OVERLAP LINER PER MANUFACTURER'S RECOMMENDATIONS.
- ALL SEAMS SHALL BE WELDED PER MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE SPECIFIED.
- 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.
- WHEN ADJACENT TO BUILDING WALL, LINER OR EQUAL WATERPROOFING SHALL EXTEND TO TOP OF FREEBOARD ELEVATION, OR PER WATERPROOFING PROFESSIONAL.
- APPLY BATTEN STRIP AND NEOPRENE RUBBER PAD CONTINUOUSLY ALONG TOP EDGE OF LINER FOR WATER-TIGHT APPLICATIONS. ALSO APPLY BUTYL MASTIC CAULK.
- FOR WATER-TIGHT APPLICATIONS, APPLY BEAD OF POLYURETHANE ELASTOMERIC SEALANT CONTINUOUSLY ALONG TOP EDGE OF BATTEN STRIP ASSEMBLY.

GENERAL COMPONENTS LINERS AND ATTACHMENTS

GC 1.2

PLANTER WALL - PARCEL ONLY

PLANTER WALL WITH CONTINUOUS FOOTING

CONSTRUCTION NOTES:

- ALL MATERIAL AND WORKMANSHIP FOR EDGE TREATMENTS SHALL CONFORM TO STANDARD SPECIFICATIONS AND APPLICABLE CODES PER SAN FRANCISCO DBI AND PUBLIC WORKS.
- PLANTER WALLS EXTENDING MORE THAN 36 INCHES BELOW ADJACENT LEAD-FINISHING SURFACE, OR WHEN LOCATED ADJACENT TO PAVING, MUST HAVE FOOTING OR LATERAL BRACING. COORDINATE WITH ENGINEER.
- ALL PLANTER WALLS SHALL EXTEND TO BOTTOM OF BIORETENTION SOIL OR GREENER.
- ALL CONSTRUCTION JOINTS SHALL INCORPORATE EPOXY, DOWEL/ITE BAR, KEYWAY, OR WATER STOP.

GREEN INFRASTRUCTURE TYPICAL DETAILS
SAN FRANCISCO PUBLIC UTILITIES COMMISSION

EDGE TREATMENTS

BIORETENTION COMPONENTS EDGE TREATMENTS PEDESTRIAN APPLICATIONS (1 OF 2)

BC 1.4

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

2 STANDARD LINERS PER CITY OF SAN FRANCISCO
NOT TO SCALE

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

TYPICAL LINER PENETRATION - PERPENDICULAR

TYPICAL LINER PENETRATION - ANGLED

CONSTRUCTION NOTES:

- CUT OPENING IN LINER FOR PIPE TO WITHIN 1/2" OF PIPE OUTSIDE DIAMETER.
- FILL ANNULAR SPACE WITH 1" MINIMUM GRANULAR BENTONITE FILLET AS SHOWN.
- APPLY BUTYL MASTIC CAULK AND NEOPRENE RUBBER PAD CONTINUOUSLY AROUND PIPE.
- PROVIDE CONTINUOUS EXTRUSION HELD AT PIPE/BOOT/LINER INTERFACE.
- FORM BOOT WITH SUFFICIENT MATERIAL TO PREVENT OVERSTRESSING DURING BACKFILLING, BUT WITHOUT FOLDS OR WRINKLES.
- CONSTRUCT BOOT FROM SAME MATERIAL AS THE LINER.
- 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.
- SEAL CLAMP AND END OF BOOT WITH HEAT SHRINK WRAP. EXTEND HEAT SHRINK WRAP ONE PIPE DIAMETER (MINIMUM) BEYOND CLAMP.
- CONTRACTOR MAY USE PREFABRICATED PIPE BOOTS IN LIEU OF FIELD-FABRICATED BOOTS. CONNECT PREFABRICATED BOOT TO LINER AND PIPE PER MANUFACTURER'S RECOMMENDATIONS.

GENERAL COMPONENTS UTILITY CROSSINGS LINER PENETRATIONS

GC 2.9

DESIGNER NOTES & GUIDELINES:

- DESIGNER SHALL INCORPORATE APPROPRIATE AGGREGATE STORAGE LAYER SECTION INTO BIORETENTION PLANTER OR BIORETENTION BASIN DETAIL.
- TOTAL AGGREGATE STORAGE DEPTH IN COMBINED SEWER SYSTEM (INCLUDING CHOKING COURSE) SHALL BE 12 TO 18 INCHES FOR FACILITIES WITH UNDERDRAINS. DEPTH MAY BE INCREASED TO MEET PROJECT HYDROLOGIC PERFORMANCE GOALS.
- 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).
- FOR MSA APPLICATIONS, AGGREGATE FILLED TRENCH BELOW AGGREGATE LAYERS ALLOWED IF NEEDED DUE TO UNDERDRAIN SLOPE.

ALTERNATE 1

ALTERNATE 2

FOR USE IN COMBINED SEWER SYSTEM AREAS

FOR USE IN SEPARATE SEWER SYSTEM AREAS

GREEN INFRASTRUCTURE TYPICAL DETAILS
SAN FRANCISCO PUBLIC UTILITIES COMMISSION

BIORETENTION COMPONENTS AGGREGATE STORAGE LAYERS

BC 4.1

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

ELEVATED UNDERDRAIN
TYPE B/C SOILS (WHEN REQUIRED)

BOTTOM UNDERDRAIN
TYPE D SOILS

UNDERDRAIN WITH LINER
WHERE INFILTRATION PROHIBITED

UNDERDRAIN PLACEMENT ALTERNATIVES

CONSTRUCTION NOTES:

- SINGLE WALL AND DUAL WALL CORRUGATED PIPE (AASHTO M292 TYPES C, S, AND D) ARE NOT ALLOWED.
- PVC PIPE IS NOT ALLOWED FOR CITY PROJECTS AND CITY ACCEPTED ASBESTOS (REFER TO SF ENVIRONMENT CODE CHAPTER 5 SECTION 509 FOR ACCEPTABLE MATERIALS).
- ALL PREPARATIONS SHALL BE SLOTTED TYPE. MEASUREMENT 0.064 INCH (MAX), SPACED AT 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.
- SLOTS SHALL BE ORIENTED PERPENDICULAR TO LONG AXIS OF PIPE, AND EVENLY SPACED AROUND CIRCUMFERENCE AND LENGTH OF PIPE.
- SLOTTED UNDERDRAIN, CLEANOUT PIPE, AND FITTINGS SHALL BE OF SAME SIZE AND MATERIAL.
- ALL MATERIAL AND WORKMANSHIP FOR UNDERDRAINS SHALL CONFORM TO SAN FRANCISCO STANDARD SPECIFICATIONS AND APPLICABLE CODES PER SAN FRANCISCO DBI AND PUBLIC WORKS.
- 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.
- LONGITUDINAL SLOPE OF UNDERDRAIN PIPE SHALL BE 0.5% MINIMUM UNLESS APPROVED BY SFPUC (PARCEL APPLICATIONS ONLY).
- CLEARANCE ABOVE LINER UP TO 4" MAX ALLOWED ONLY WHEN NECESSARY FOR CONSTRUCTIBILITY OF OFFICE CONTROL STRUCTURE OR OVERFLOW STRUCTURE.

GREEN INFRASTRUCTURE TYPICAL DETAILS
SAN FRANCISCO PUBLIC UTILITIES COMMISSION

BIORETENTION COMPONENTS UNDERDRAINS

BC 5.2

6 STANDARD UNDERDRAINS PER CITY OF SAN FRANCISCO
NOT TO SCALE

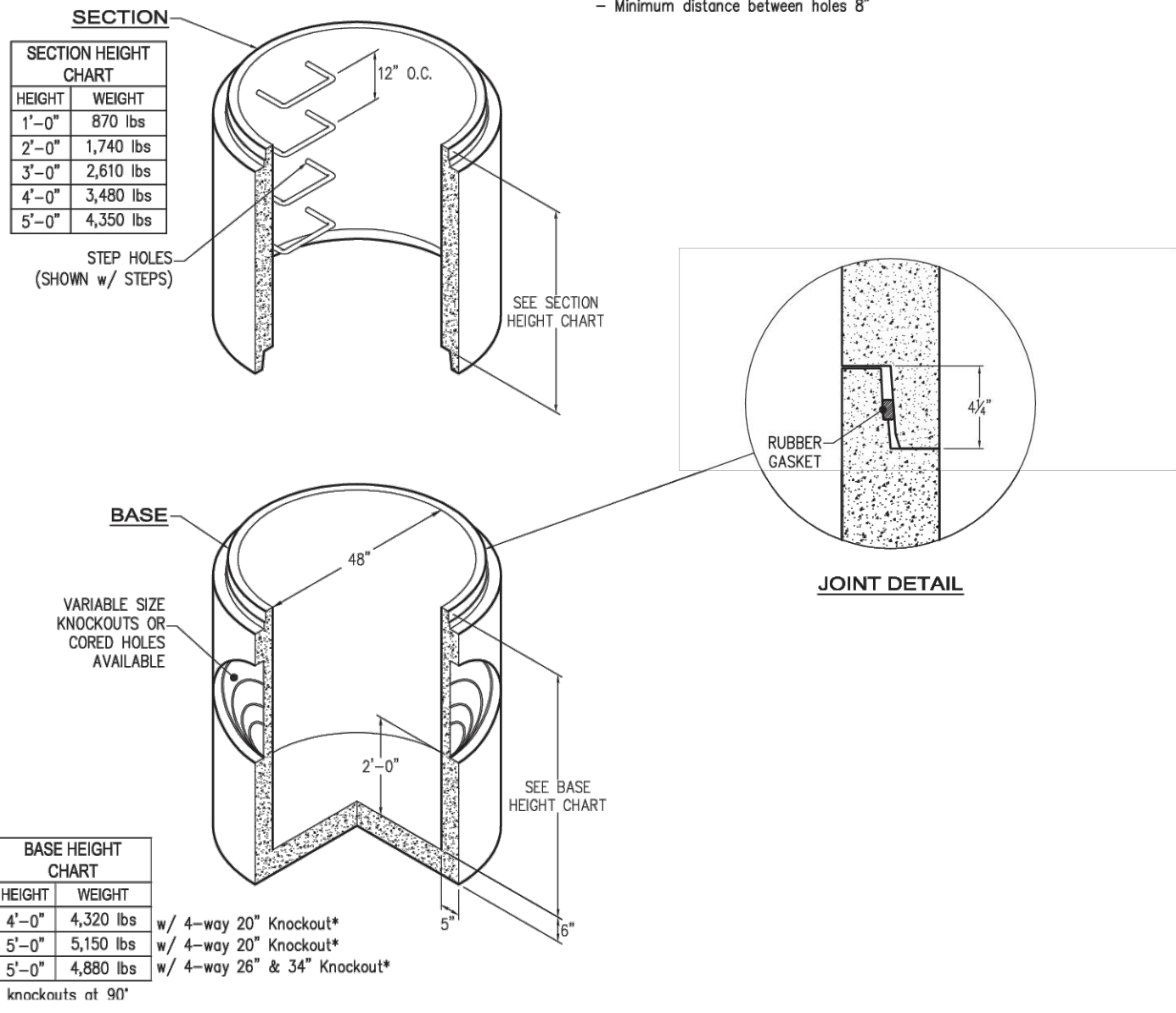
4 STANDARD LINER PENETRATIONS PER CITY OF SAN FRANCISCO
NOT TO SCALE

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

OLDCASTLE MANHOLES:

- HS-20 Wheel Load, 16.0 kip
- Manhole meets ASTM C476 and all WSDOT/APWA Standard Specifications
- Rubber gasket joint meets ASTM C1443
- Polypropylene steps and ladders meet ASTM D4511
- Reinforcement open mesh minimum ASTM C943 requirements:

Flat Top = 0.15 in./linear ft. in both directions, w/ 0.20 in.¹ @ 90° around opening
 2" tall Core = 3 hoops of 0.375 in. dia. reinforcing bars
 Sections = 0.15 in./vertical ft.
 Bases = 0.15 in./linear ft. in both directions (rad), 0.15 in./vertical ft. (wall)
 - Knockout sizes and locations available to meet job requirements
 - Minimum distance between holes 8"



FOR DETAILS, SEE REVERSE>>

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

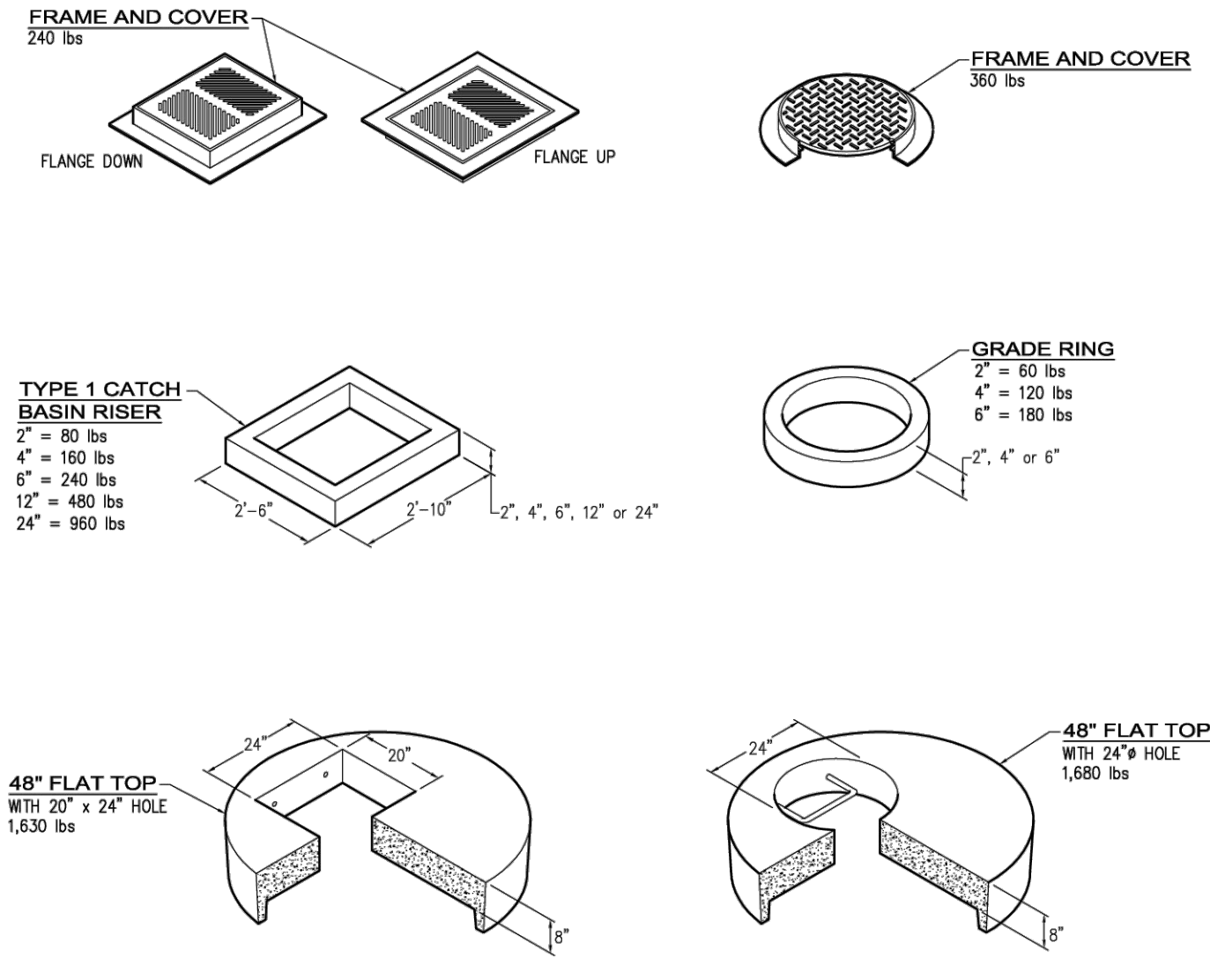
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1 CATCH BASIN WITH MANHOLE
NOT TO SCALE

48" TYPE 2 CATCH BASIN

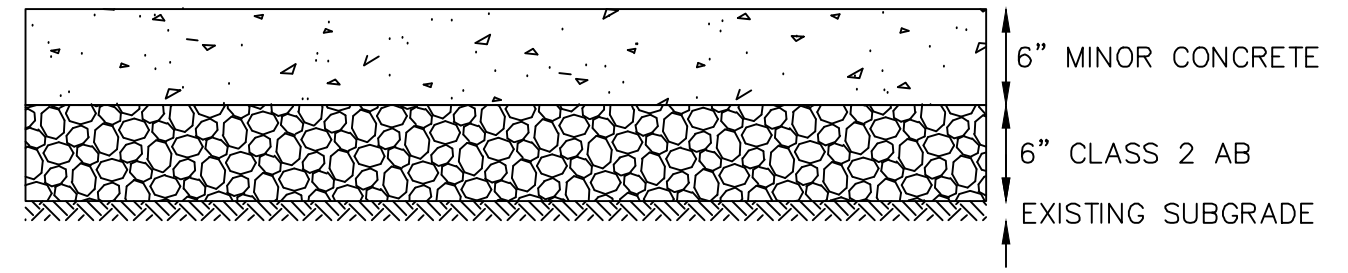


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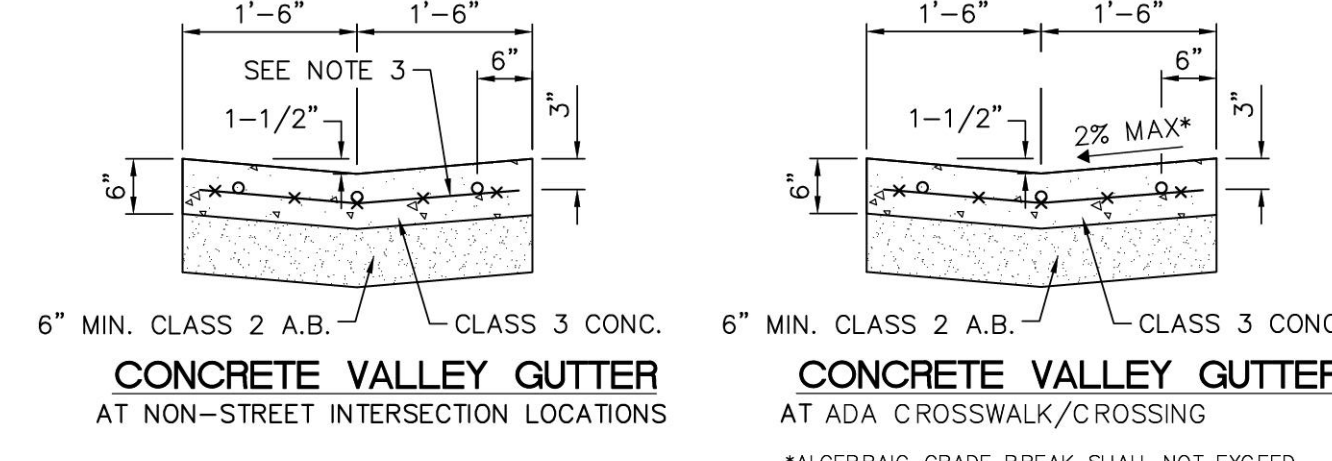
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4 CONCRETE SLAB
NOT TO SCALE



2 CROSS GUTTER
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 6" 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.

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

AGN-2

ISOMETRIC VIEW

SECTION VIEW

FRAME AND GRATE OR SOLID COVER AS REQUIRED PER PLANS

SIDE OPENING AS REQUIRED. SPECIFY HEIGHT AND LOCATIONS

OPENINGS PER PLANS

3/4" GUARD ROD, AS REQUIRED, TO MAINTAIN 6" VERTICAL OPENING.

SLOPE BY OTHERS IN FIELD

GROUT PIPE IN PLACE

HEIGHT VARIES, 4'-0" MAX.

DRAWING MAY NOT CONFORM TO THE MOST CURRENT SPECIFICATION

<p>Oldcastle Precast Northern California Mailing Address: PO Box 588, Auburn, WA 98071 Phone: 800-892-1538, Fax: 253-732-4201, Email: opauburn@oldcastle.com</p>	<p>CCC TYPE C</p> <p>FILE NAME: AGN-2.DWG</p> <p>REVISED: MARCH 2016</p> <p>www.oldcastleprecast.com</p>	<p>TYPE C INLET</p> <p>CONTRA COSTA COUNTY</p> <p>AGENCY STRUCTURES</p> <p>Copyright © 2016 Oldcastle Precast, Inc.</p>
	<p>Project: THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS</p> <p>Drawing Title: CONSTRUCTION DETAILS</p> <p>Project No.: 731763501</p> <p>Date: 10/07/2025</p> <p>Drawn By: STAFF</p> <p>Checked By: STAFF</p>	

3 CATCH BASIN AT LOWER V-DITCH
NOT TO SCALE

Date	Description	No.
Revisions		

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Project: THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS

SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title: CONSTRUCTION DETAILS

Project No.: 731763501

Date: 10/07/2025

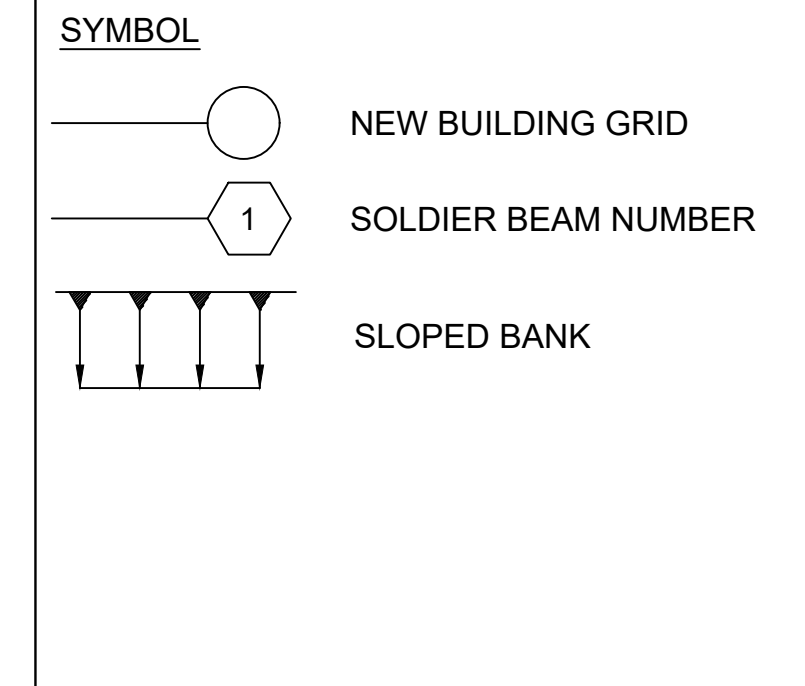
Drawn By: STAFF

Checked By: STAFF

Drawing No.: C806

Sheet 20 of 29

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



DRAWING LIST
 S0 - RETAINING WALL NOTES AND DETAILS
 S1 - RETAINING WALL PLAN, ELEVATION & NOTES
 S2 - RETAINING WALL DETAILS & NOTES
 S3 - RETAINING WALL NOTES
SCOPE OF WORKS
 PROVIDE TEMPORARY SHORING AND RETAINING WALL DESIGN TO FACILITATE EXCAVATION & CONSTRUCTION OF THE PROPOSED SLOPE STABILITY AND PARKING LOT IMPROVEMENT PER APPROVED PERMIT APPLICATION #: _____.

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION
 A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS: 599 SKYLINE BLVD. APPLICATION NO. _____ ADDENDUM NO. _____
 OWNER NAME: OLYMPIC CLUB OWNER PHONE NO. (415) 404-4300

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

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

- | | | |
|---|--|--|
| 1 <input type="checkbox"/> Concrete (Placement & sampling) | 6 <input type="checkbox"/> High-strength bolting | 16 <input type="checkbox"/> Bolts installed in existing concrete masonry: |
| 2 <input type="checkbox"/> Bolts installed in concrete | 7 <input type="checkbox"/> Structural masonry | <input type="checkbox"/> Concrete |
| 3 <input type="checkbox"/> Special moment-resisting concrete frame | 8 <input type="checkbox"/> Reinforced gypsum concrete | <input type="checkbox"/> Masonry |
| 4 <input type="checkbox"/> Reinforcing steel | 9 <input type="checkbox"/> Insulating concrete fill | 17 <input type="checkbox"/> Pulltorque tests |
| 5 <input type="checkbox"/> Structural welding: | 10 <input type="checkbox"/> Spray-on fireproofing | 18 <input type="checkbox"/> Shear walls and floor systems used as shear diaphragms |
| A. Periodic visual inspection | 11 <input type="checkbox"/> Piling, drilled piers and caissons | 19 <input type="checkbox"/> Holdowns |
| <input type="checkbox"/> Single pass fillet welds 5/16" or smaller | 12 <input type="checkbox"/> Shotcrete | 20 <input type="checkbox"/> Special cases: |
| <input type="checkbox"/> Steel deck | 13 <input type="checkbox"/> Special grading, excavation | <input type="checkbox"/> Shoring |
| <input type="checkbox"/> Welded studs | 14 <input type="checkbox"/> And filling (See Engineering) | <input type="checkbox"/> Underpinning <input type="checkbox"/> Not affecting adjacent property |
| <input type="checkbox"/> Cold formed studs and joists | 15 <input type="checkbox"/> Demolition | <input type="checkbox"/> Affecting adjacent property, PA |
| <input type="checkbox"/> Stair and railing systems | 16 <input type="checkbox"/> Exterior Facing | <input type="checkbox"/> Others |
| <input type="checkbox"/> Reinforcing steel | 17 <input type="checkbox"/> Retort of unreinforced masonry buildings: (Section 1704.6) | <input type="checkbox"/> Tower cranes on highrise building (Section 1705.2) |
| B. Continuous visual inspection and NDT (Section 1704.6) | <input type="checkbox"/> Testing of mortar quality and shear tests | 21 <input type="checkbox"/> Others: *As recommended by professional of record |
| <input type="checkbox"/> All other welding (NDT exception: Fillet weld) | <input type="checkbox"/> Inspection of repointing operations | 22 <input type="checkbox"/> Others: *As recommended by professional of record |
| <input type="checkbox"/> Reinforcing steel, and <input type="checkbox"/> NDT required | <input type="checkbox"/> Installation inspection of new shear bolts | <input type="checkbox"/> Pre-installation inspection for embedded bolts |
| <input type="checkbox"/> Moment-resisting frames | <input type="checkbox"/> Pulltorque tests per SFBC Sec. 1607C & 1615C | <input type="checkbox"/> PULLTORQUE TESTS PER SFBC SEC. 1607C & 1615C |
| <input type="checkbox"/> Others | | |

24. Structural observation per Sec. 1704.6 for the following: Foundations Steel framing
 Concrete construction Masonry construction Wood framing
 Other: TEMPORARY SHORING CONSTRUCTION

25. Certification is required for: Glu-lam components
 26. Firestops in high-rise building

Prepared by: BENJAMIN P. LAI & ASSOCIATES Phone: (415) 820-1688
 Engineer/Architect of Record
 Required information: BPHLAI@COMCAST.NET
 FAX: (415) 222-3287

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

APPROVAL (Based on submitted reports.)
 DATE: _____ DBI Engineer or Plan Checker / Special Inspection Services Staff

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

Revised 9-22-17

City and County of San Francisco
 Department of Building Inspection



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

NOTICE

SPECIAL INSPECTION REQUIREMENTS

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

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

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

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

STRUCTURAL OBSERVATION REQUIREMENTS

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

Special Inspection Services Contact Information

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

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

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

Updated 11/01/2018

INFORMATION SHEET S-19 ATTACHMENT A

City and County of San Francisco
 Department of Building Inspection



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

Attachment A

SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST

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

JOB ADDRESS: 599 SKYLINE BLVD. APPLICATION NO. _____ ADDENDUM NO. _____
 OWNER NAME: OLYMPIC CLUB OWNER PHONE NO. (415) 404-4300

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

SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES

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

Prepared by: BENJAMIN P. LAI & ASSOCIATES
 Engineer/Architect of Record
 Telephone: (415) 820-1688 Email: BPHLAI@COMCAST.NET
 Signature: _____ Date: 1/30/2023



Technical Services Division
 1660 Mission Street - San Francisco CA 94103
 Office (415) 558-6205 - FAX (415) 558-4401 - www.sfdbi.org

FOR DBI USE ONLY

ASSIGNMENT OF REVIEW TIER

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

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

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

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

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

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

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

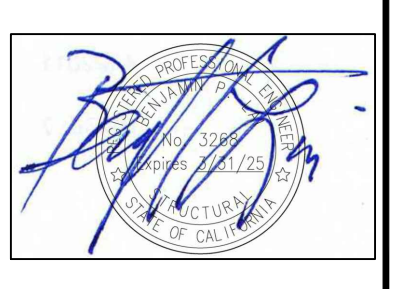
TIER III: Structural Advisory Committee (SAC) Review

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

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

Comment: _____

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



Benjamin P. Lai & Associates
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 Email bphlai@comcast.net
 BPLA JOB #: 2233.01

LANGAN
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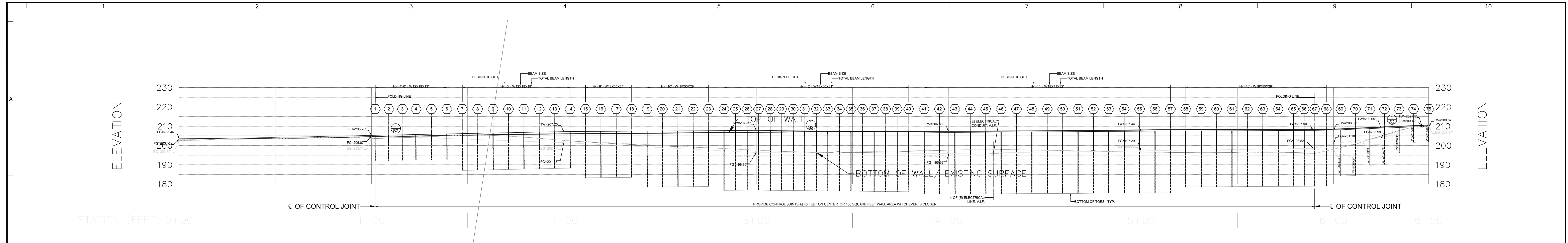
Project OLYMPIC CLUB
 SLOPE STABILITY AND PARKING LOT IMPROVEMENTS
 SAN FRANCISCO CALIFORNIA

GENERAL NOTES & TYPICAL DETAILS

Project No. 731763501
 Date
 Drawn By
 Checked By

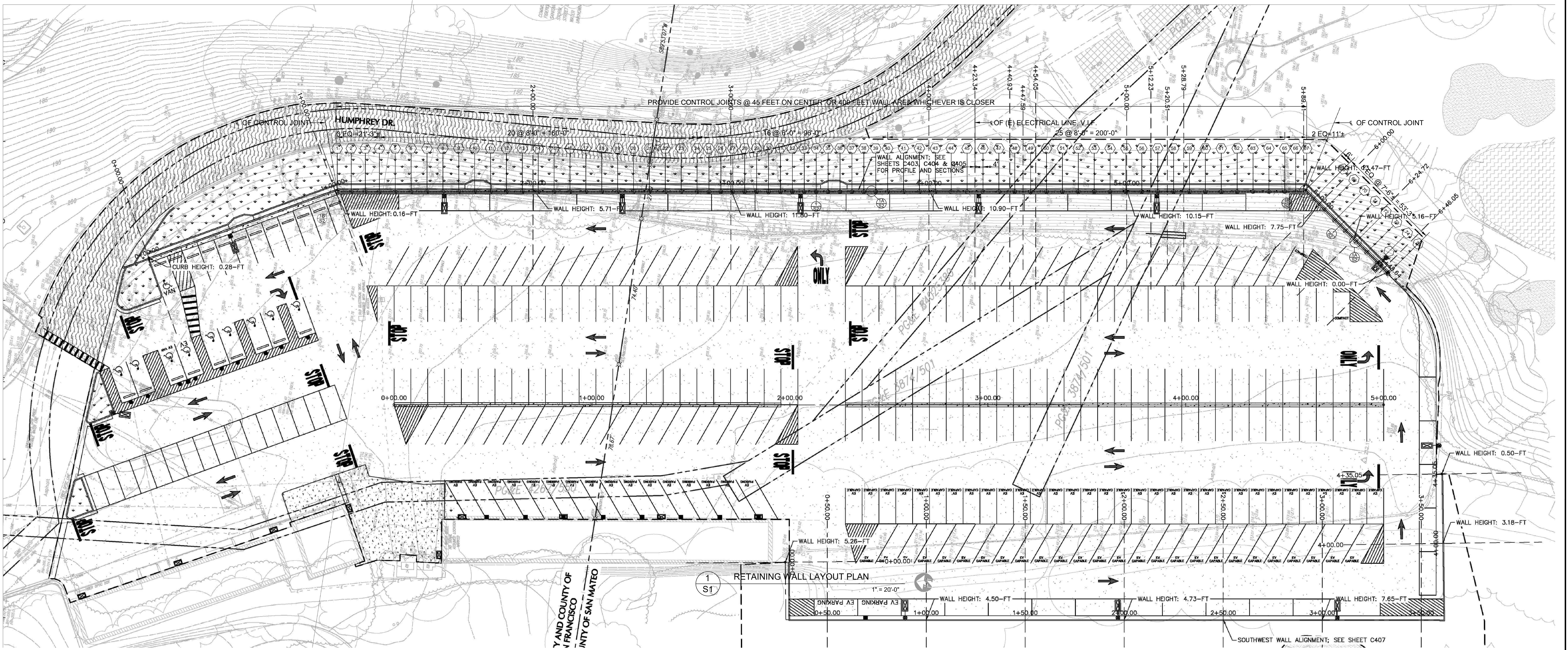
S0

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2
S1 RETAINING WALL ELEVATION
1" = 20'-0"

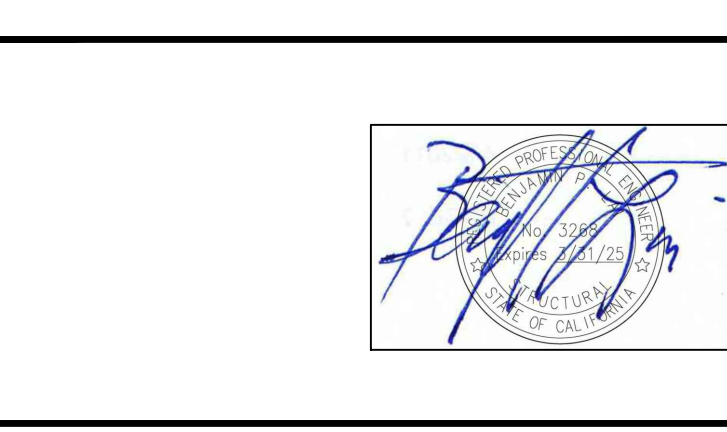
RETAINING WALLS PROFILE



1
S1 RETAINING WALL LAYOUT PLAN
1" = 20'-0"

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



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BPLA JOB #: 223301

LANGAN
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San Francisco, CA 94105
T: 415.955.5200 F: 415.955.5201 www.langan.com

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

Drawing Title: TYPICAL RETAINING WALL DETAILS

Project No.: 731763501
Date:
Drawn By:
Checked By:
Sheet of 1

S1

EXISTING GRADE
V.I.F.

OPEN CUT WITH STABLE SLOPE
AS DIRECTED BY THE GEOTECHNICAL
ENGINEER, TYP.

SWALE AS REQ'D
SEE CIVIL DRAWINGS
TYP.

FILTER FABRIC AGAINST LAGGING
AND ON BOTTOM ONLY.
ADD 2 FEET LEAN CONCRETE /
CDF PLUG BENEATH V-DITCH.

3"Ø X15" MIN. GALV. PIPE SLEEVE
FOR RAILING AS REQ'D

3 - #3 HAIR PIN @ 6" O.C
EA. SIDE OF PIPE SLEEVE, TYP.

WALL FINISH TO BE DETERMINED
BY THE OWNER

PROVIDE EPOXY COATING: FOR SOLDIER BEAMS

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

MATERIAL NOTES

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

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

BACKFILL BEHIND THE WALL WITH MATERIAL
APPROVED BY THE GEOTECHNICAL ENGINEER
(AT LEAST 95% RELATIVE COMPACTION IN LIFTS)

3/4" CDX PLYWOOD BETW. SOLDIER BEAMS
PROVIDE 3/8"Ø ROD BETWEEN LAGGING AND
PLYWOOD @ 2'-0" O.C. EA. WAY, TYP.

3X12 PRESSURE TREATED LAGGING
PROVIDE 1/4" GAP BETW. LAGGING, TYP.

PREFAB DRAIN PANEL OR
DRAIN FABRIC PER GEOTECHNICAL
RECOMMENDATIONS, TYP.

8" MIN. CONC. FACING
W/ #5 @ 12" E.W., TYP.

3" CLR.

NELSON B4L @ 12" O.C.

3"Ø WEEP HOLES
@ 6'-0" O.C. HORIZ.
TYP.

SWALE AS REQ'D
SEE CIVIL DRAWINGS
TYP.

SEE SCHEDULE
FOR BEAM DETAILS
TYP.

RETAINING HEIGHT - "H"

BEAM EMBEDMENT DEPTH - "D"
FILL WITH 3,000 PSI CONCRETE, TYP.

12" WIDE ROCK POCKET
WITH 3/4" DRAIN ROCK
WRAP WITH DRAIN FABRIC

CUT HOLES AT
PLYWOOD FOR
WEEP HOLES
AS REQ'D, TYP.

NELSON B4L
0.625X4.5X3.0"
WELD STUDS
@ 12" O.C.

8" THK. MIN.
CONC. FACING
W/ #5 @ 12" E.W.,
TYP.

1A TYP. PLAN VIEW

3/4"=1'-0"

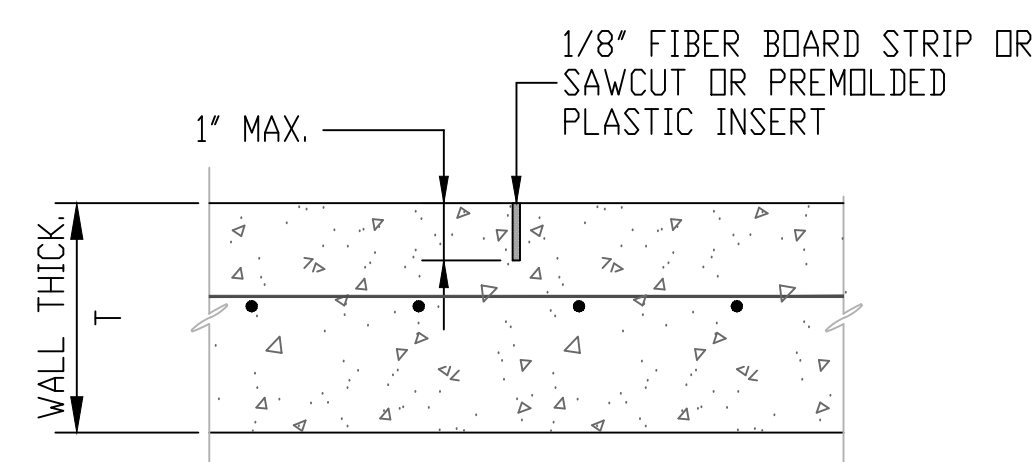
8" THK. MIN.
CONC. FACING
W/ #5 @ 12" E.W.,
TYP.

NELSON B4L
0.625X4.5X3.0"
WELD STUDS
@ 12" O.C.

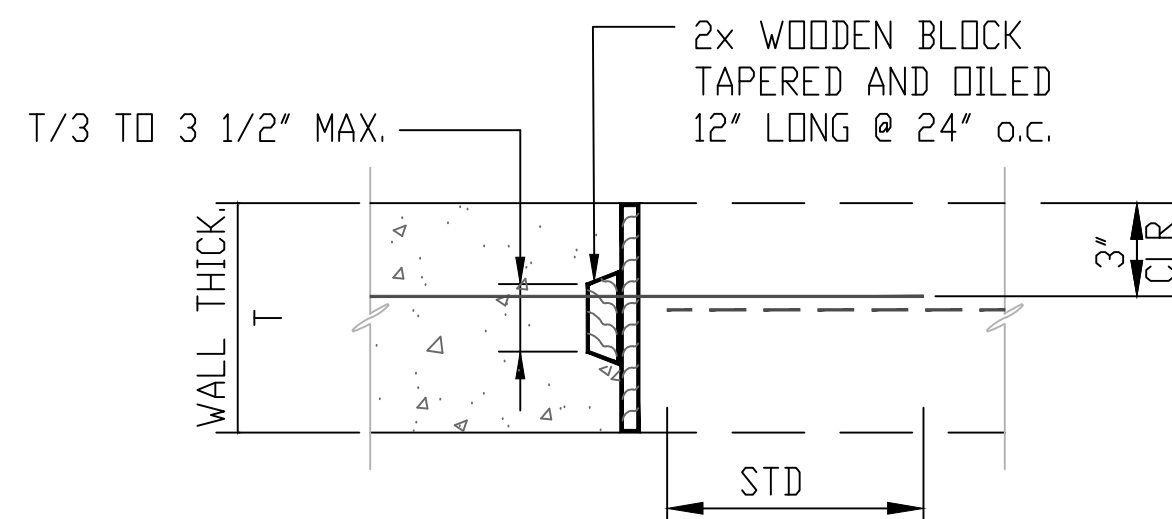
CUT HOLES AT
PLYWOOD FOR
WEEP HOLES
AS REQ'D, TYP.

1B PLAN VIEW

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

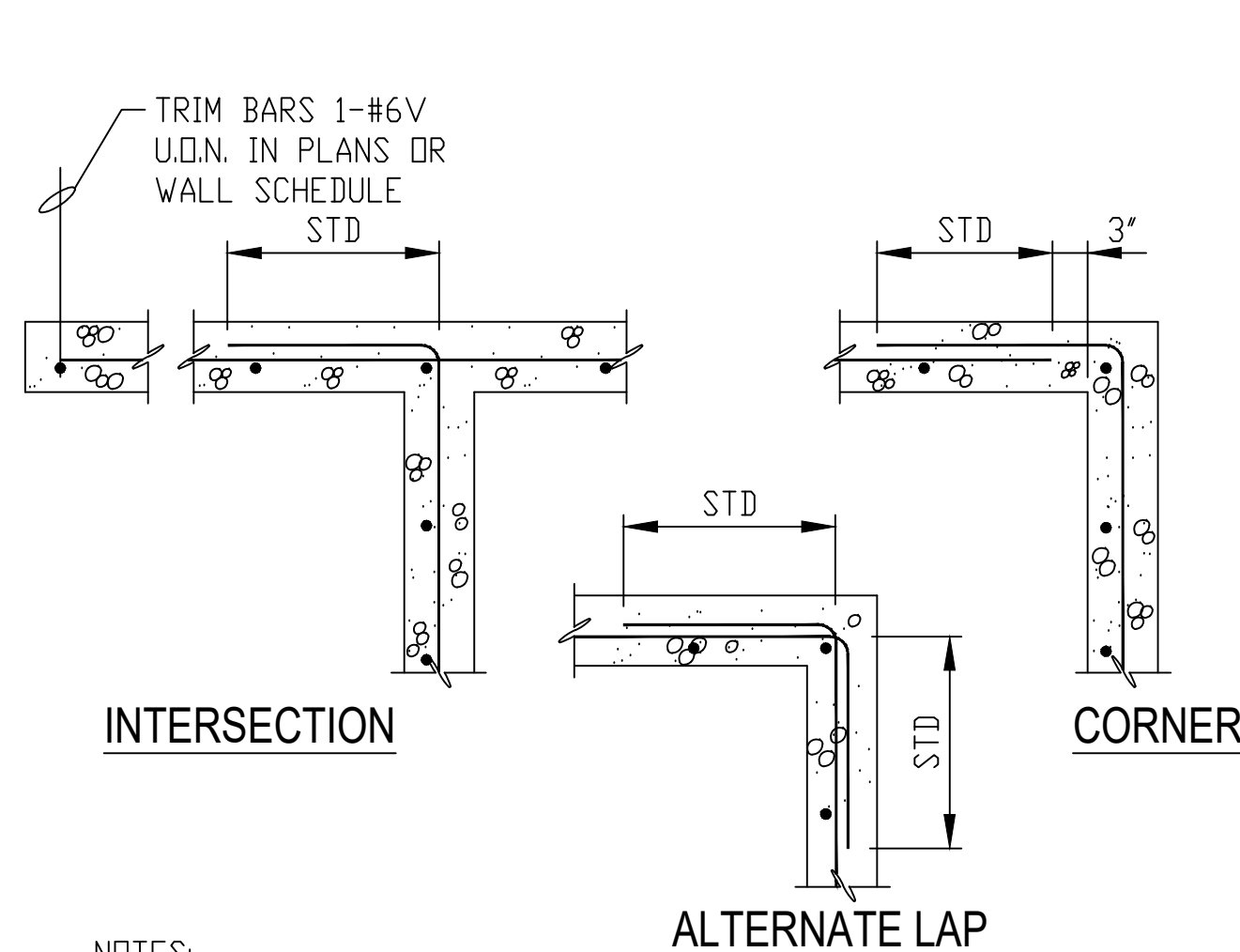


5 CONTROL JOINT AT CONC. WALL

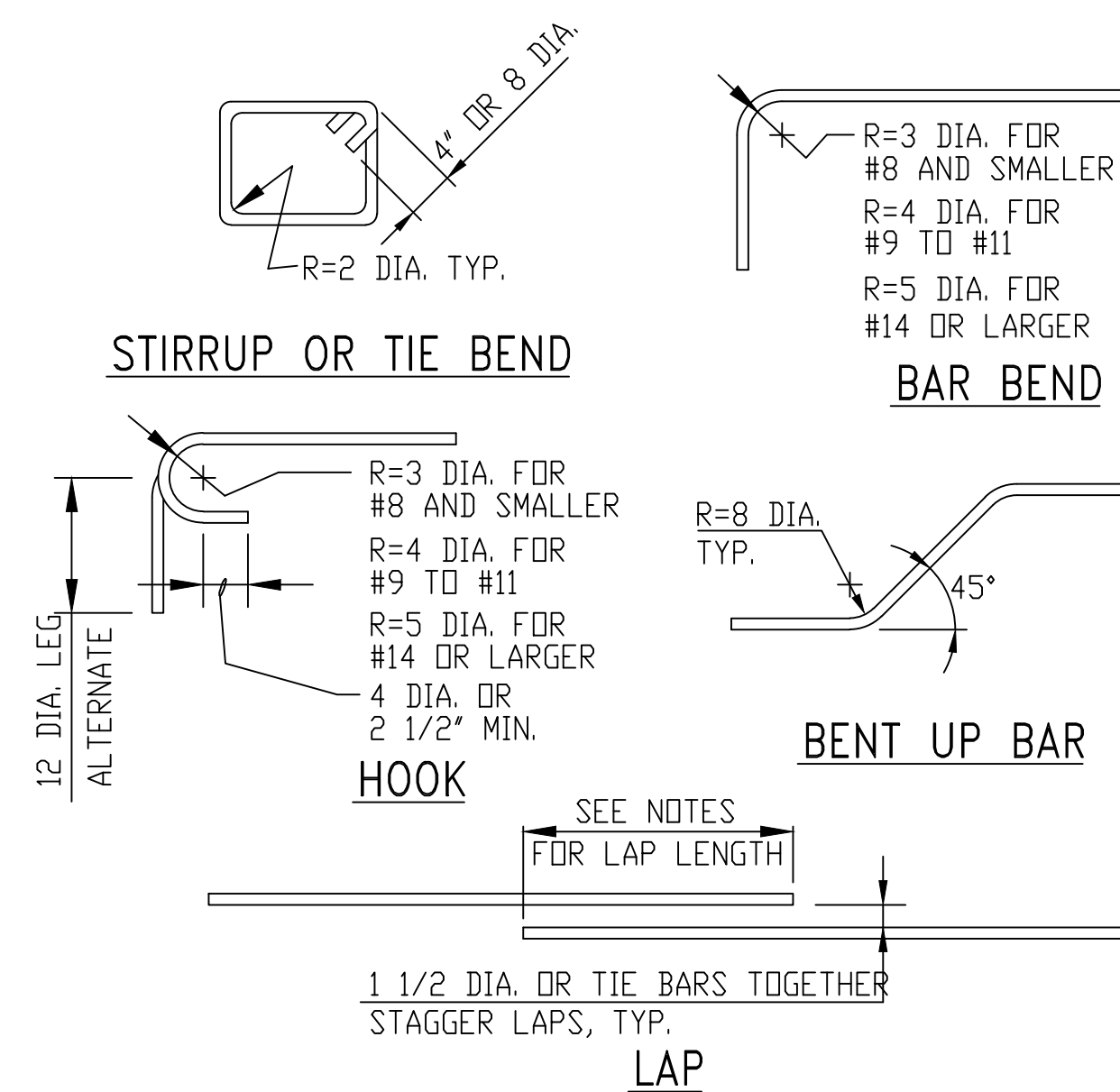


4 CONSTRUCTION JOINT AT CONC. WALL

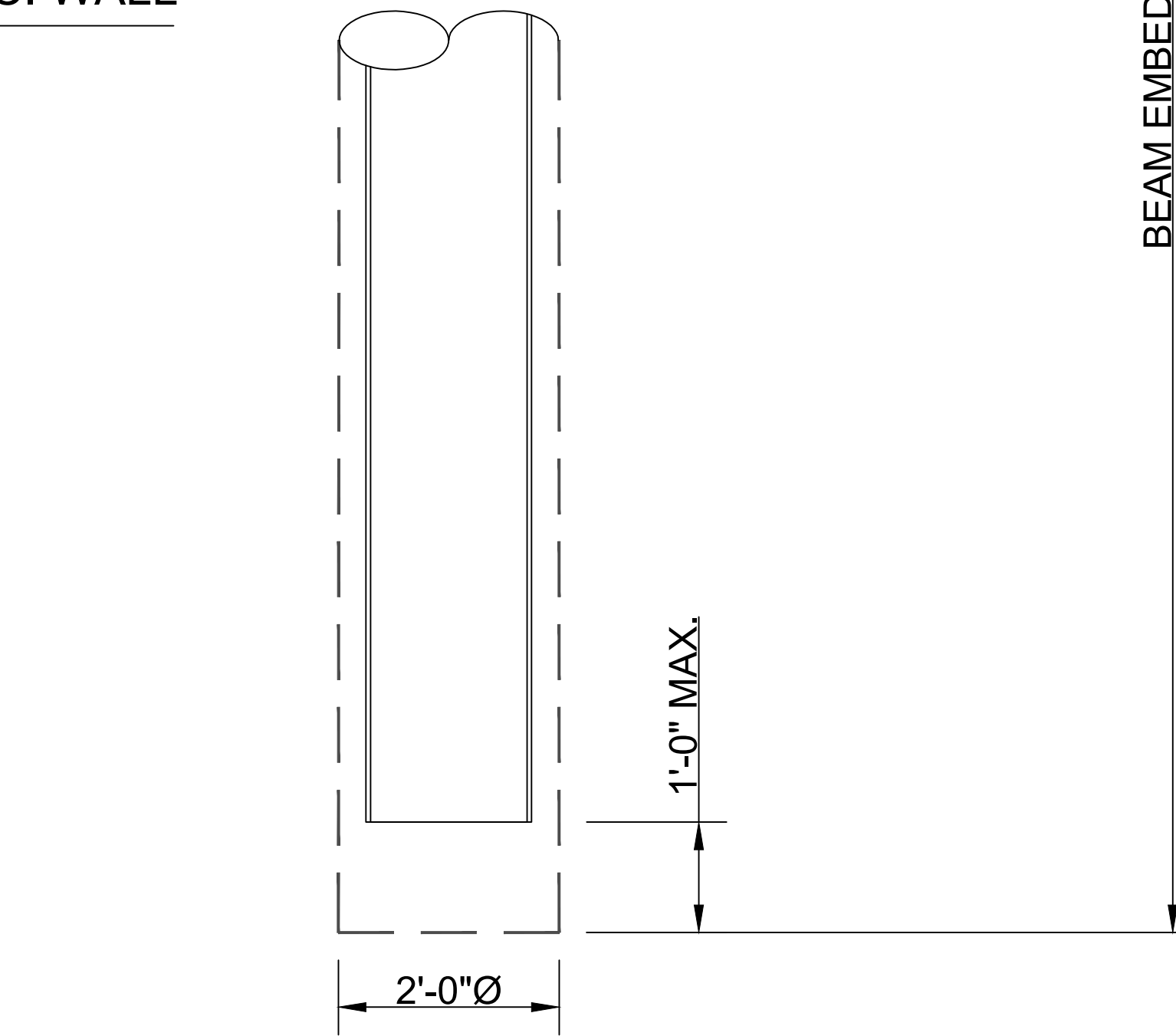
NOTE: STD DENOTES STANDARD LAP SPLICE LENGTH



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



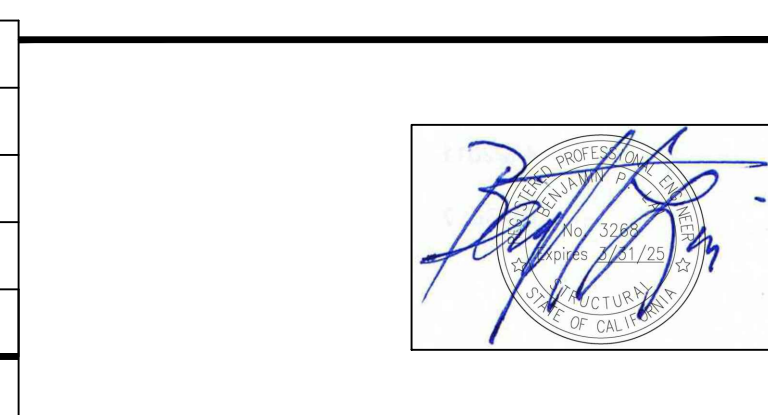
2 TYPICAL BAR BENDING & LAP DETAILS
NO SCALE-TYP.



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

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



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Environmental Services, Inc.
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T: 415.955.5200 F: 415.955.5201 www.langan.com

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

Drawing Title:
**TYPICAL SOLDIER BEAM
RETAINING WALL
DETAILS**

Project No.: 731763501
Date:
Drawn By:
Checked By:
Sheet of 1

S2

PROCEDURE FOR CANTILEVERED SOLDIER BEAMS & CONCRETE FACING

- Excavate drilling platform with stable slope as directed by the Geotechnical Engineer.
- Solder beams shall be epoxy coated as specified on the retaining wall details. Soldier beam W18x or larger shall be epoxy coated full length. Soldier beam W16 and smaller shall be epoxy coated where above grade plus minimum 2 feet into concrete.
- The Contractor shall hereby be made fully aware of the possibility of areas of fill as shown on logs of borings and the potential problems caused by caving and sloughing during drilling, concreting, or excavating. If steel casing is not used, drill shaft shall be installed in sequences. Drilling shafts closer than 16 feet on center shall not be permitted. within 24 hours after the shafts have been backfilled with concrete.
- Shafts are to be machine drilled. Use casing or slurry to prevent sloughing as required. Casing shall be removed as concrete placing progresses. Place soldier beams, concrete mixed on the same day that the hole is drilled. Rigid tremie pipe shall be used to deposit concrete. Freefall of concrete should be limited to 3 feet or less. Soldier beams shall be placed in the specified locations.
- Fill shafts with 3,000 psi concrete to elevations shown on the drawings.
- Install lagging and plywood sheathing as shown on the retaining wall details.
- Install prefab drain panel or filter fabric per geotechnical engineer recommendations.
- Backfill behind the lagging with material approved by the Geotechnical Engineer and compacted to at least 95% relative compaction in lifts.
- Install 3"Ø weep holes at 6 feet on center horizontally.
- Fill void between lagging and plywood sheathing with ¾" drain rock and wrap with filter fabric in lifts.
- After backfilling to the finish grade, place reinforcing as shown on details and shotcrete the concrete facing.
- Install swales according to the Civil drawings as required.

GENERAL NOTES (CONTINUED)

- The General Contractor shall provide means to prevent surface water from entering the excavation over the top of the cut slopes.
- The General Contractor shall coordinate the mass excavation with the work to prevent unsafe over excavation. Excavation shall be conducted in such a manner as to prevent caving of banks and loss of ground. Excavation shall be done in steps, being coordinated with the installation of the soldier beam retaining wall system as outlined under "Procedures."
- The General Contractor shall coordinate the use of heavy or earth moving equipment and compaction equipment. Damage induced as a result of vibrations caused by this equipment is the responsibility of others.
- The General Contractor will be responsible for the removal of water within the site to allow the excavation and construction to proceed. The Contractor shall be responsible for control of water related to soldier beam installations and excavation. Procedures for this work are subject to review by the Geotechnical Engineer.
- Utility information shown on these drawings is for reference only. Refer to Civil drawings for more information. The General Contractor shall determine the exact location of all existing utilities before commencing with drilling operations. The General Contractor agrees to be fully responsible for any and all damages that might be occasioned by its failure to exactly locate and preserve any and all underground utilities. The shoring Engineer shall be consulted if utility lines, or piping is encountered during drilling operation. Care shall be used in drilling so that the following indications of utilities in the path of drilling are recognized:
 - Abnormal resistance to excavating and/or drilling.
 - Foreign materials pulled from the hole.
- If the General Contractor wishes to propose alternative procedures, materials, and construction details. The General Contractor shall pay for all engineering services associated with the design or evaluation of the alternative and shall pay all additional services such as inspection resulting from the alternative.
- The General Contractor shall provide barricades to protect pedestrians and vehicles from harm. Safety railing at the top of shoring shall be constructed and maintained by the General Contractor.

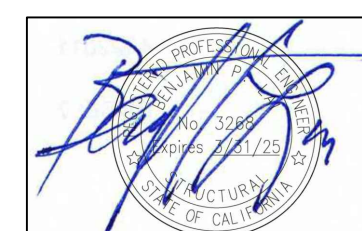
MATERIAL

- Structural steel shall conform to ASTM specification A572 Grade 50.
- Steel pipe shall conform to ASTM specification A-53 Grade B.
- Bearing plate shall be fabricated from ASTM A36 steel or A572 Grade 50.
- All welding shall be done by the shielded arc process using approved electrodes per AWS specification E70XX (Low Hydrogen Electrodes).
- Steel soldier beams shall be cleaned of oil and grease by solvent cleaning, SSPC-SP1, followed by SSPC-SP6 commercial blastoff cleaning. Paint steel before placing in the drilled hole as follows:
 - Sand blast clean soldier beams prior to applying epoxy coatings.
 - Cover steel not encased in concrete plus minimum 2 feet of beam that encased into concrete with two coats, 3ml each, of AMERON DIMETCOTE 21-5 water-based inorganic-zinc silicates.
 - Touch-Up all damages in field per manufacturer's recommendations.
- Reinforcing steel shall conform to ASTM Specification A615, Grade 60, except that stirrups and ties #4 or smaller can be Grade 40. Splices shall be a minimum of 50 diameters.
- Concrete for the wall facing shall attain a minimum compressive strength of 3,000 psi in 28 days.
- Concrete for shotcrete walls shall attain a minimum compressive strength of 3,000 psi in 28 days and shall contain a minimum of 6 sacks of cement per cubic yard.
- Shotcrete for the wall facing shall attain a minimum compressive strength of 4,000 psi in 28 days.
- Concrete for soldier beam toe shall attain a minimum compressive strength of 3,000 psi in 28 days.
- Welded Stud shall be B4L Mild Steel conform to ASTM A29 Grade 1010.
- Lean concrete shall contain 1-1/2 sacks of cement or fly ash per cubic yard.
- Anchor bolts shall conform to ASTM Specification A307.
- Framing hardware shall be manufactured by Simpson Strong-Tie Company, Inc. or equivalent. Provide sizes to fit remember and nail fully according to manufacturer's specifications.
- All plywood sheathing shall be Douglas Fir Plywood with exterior glue.
- Wood lagging shall be rough Douglas Fir No. 2, graded in accordance with Grading Rules for Western Lumber and pressure treated for ground contact.

GENERAL NOTES

- All construction shall conform to the latest local Building Code and to the rules and regulations of all agencies having jurisdiction.
- The information presented in these drawings consists of the design of the soldier beam retaining wall system. The soldier beam retaining wall system is intended to be a earth retaining structure for the proposed slope stability and parking lot improvements at the subject site.
- Benjamin P. Lai & Associates Structural Engineers, Inc. is responsible for the design of the soldier beam retaining wall system only.
- The term "Contractor" used in these notes and drawings refers to the contractor will complete the work indicated on these drawings. The term "General Contractor" used in these notes and drawings refers to the contractor will complete the work indicated on the contract documents. The term "Structural Engineer" refers to Benjamin P. Lai & Associates. The term "Civil Engineer" refers to Langan. The term "Geotechnical Engineer" refers to Langan.
- All soldier beams, lagging, and concrete facing are to be installed by Contractor.
- The design of the temporary shoring system is based upon the following available information:
 - Civil Drawings – prepared by the Architect dated 11/27/2023.
 - Geotechnical Investigation prepared by the Geotechnical Engineer dated 4/19/2023.
- The Engineer has made assumptions concerning the soundness of the buildings on the properties adjacent to and on the site. These assumptions are that these buildings and structures were designed in conformity with good design practices. The General Contractor should take extraordinary precautions concerning the preservation of the adjacent properties. The stability of all the elements of the building should be carefully checked before doing any work on existing structures. All portions of structure that may be weakened by removal of existing construction should be braced or strengthened until new construction is in place.
- The Structural Engineer shall provide observation service for the installation of the soldier beam retaining wall system and rebar placement to check that the work is done according to the drawings. Such service shall not be construed as supervision of actual construction or the assumption of responsibility for providing a safe place for the performance of work by contractors. This service shall be paid for by the Owner of the project. If the Engineer is not retained by the Owner to make these recommended observations, the Engineer can assume no responsibility for misinterpretation of our recommendations.
- The Geotechnical Engineer shall be retained to perform the following observation service to be paid for by the Owner of the project. If the actual field conditions vary from the anticipated conditions, adjustments will be made at the direction of the Geotechnical Engineer.
 - Observe drilling of soldier pile holes.
 - Observe installation of soldier beams.
 - Observe installation of lagging.
 - Observe ad test backfill.
 - Observe any temporary slope cut.
- A Testing Laboratory, approved by the International Conference of Building Officials, shall be retained to perform the following tests to be paid for by the Owner of the project.
 - Intermittent observation of installation of the welded studs.
 - Observe concrete placement and sampling for concrete compressive strength over 3,000 psi. Minimum 3 cylinders for each concrete pour.
- All construction, material, and workmanship shall comply with all applicable requirements of California Construction and General Industry Safety Orders, the Occupational Safety and Health Act, the Construction Safety Act and latest edition of the following codes:
 - International Conference of Building Officials, 2022 California Building Code.
 - American Institute of Steel Construction Specifications for the Design, Fabrication and Erection of Structural Steel for Buildings.
 - American Welding Society; Structural Welding Code AWS D1.1.
 - American Concrete Institute Specifications for Structural Concrete for Buildings ACI 301.
 - American Society for Testing and Materials.
- The Contractor shall take extraordinary precautions concerning the preservation of the adjacent properties.
- The General Contractor shall coordinate these drawings with drawings and specifications prepared by the Architect/Engineer regarding the new and existing construction and conditions. The General Contractor should resolve any conflicts on the drawings with the Architect and structural Engineer before proceeding with construction.
- The General Contractor shall STOP EXCAVATION OPERATIONS if adverse effects on adjacent properties are observed and shall immediately notify the Owner, the Structural Engineer, the Geotechnical Engineer, the Civil Engineer.

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



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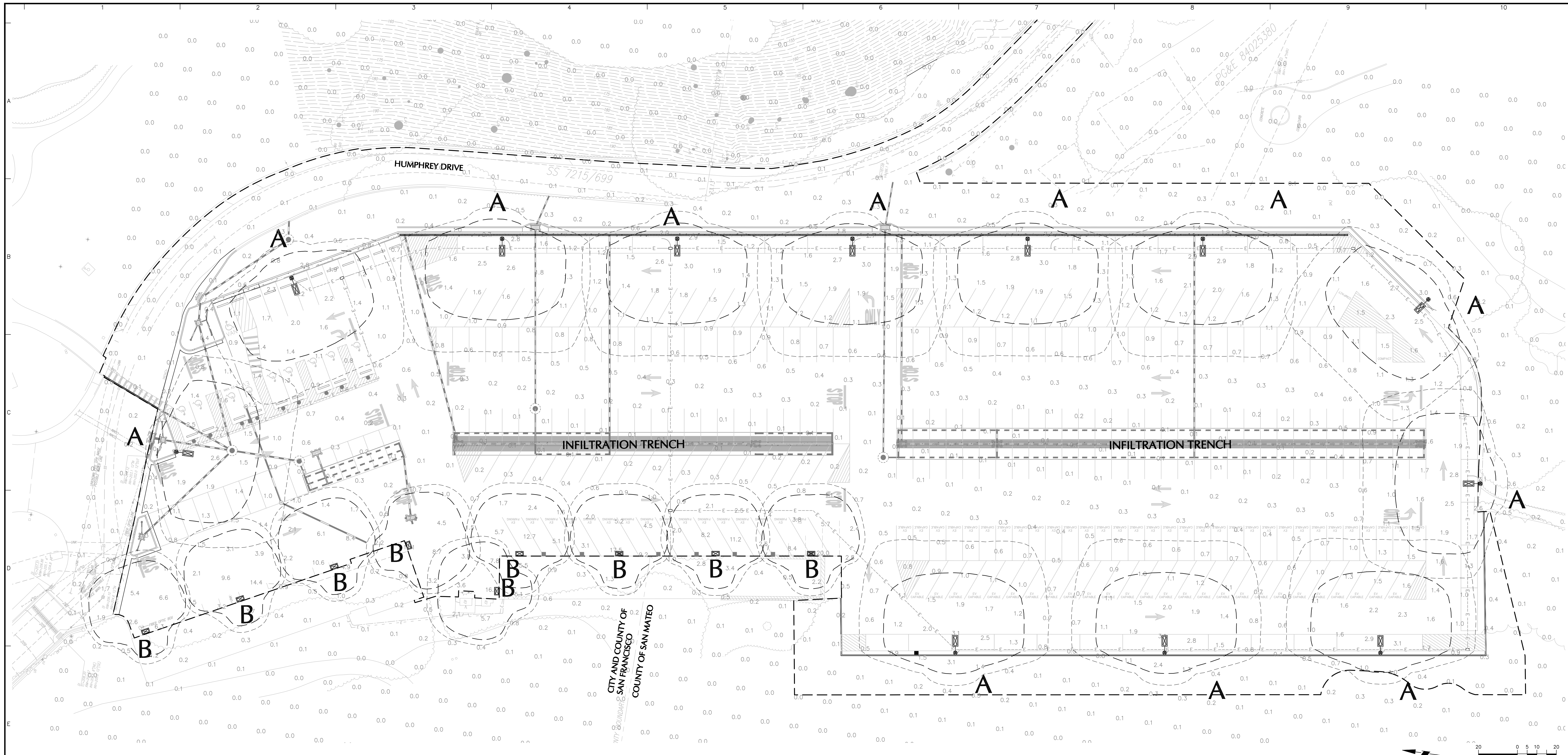
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Project **OLYMPIC CLUB SLOPE STABILITY AND PARKING LOT IMPROVMENTS**
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title **GENERAL NOTES**

Project No. 731763501
Date
Drawn By
Checked By

S3
Sheet of 1



SITE LIGHTING SCHEDULE

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

STATISTICS

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

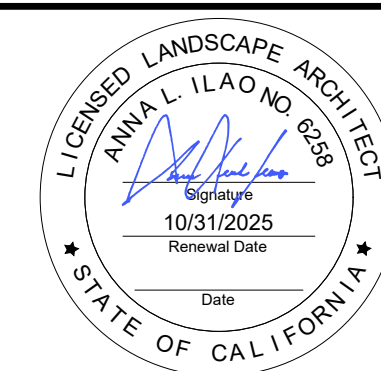
LEGEND

- 1.0 FOOTCANDLES
- 0.5 FOOTCANDLES

NOTES:

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

Date	Description	No.
Revisions		



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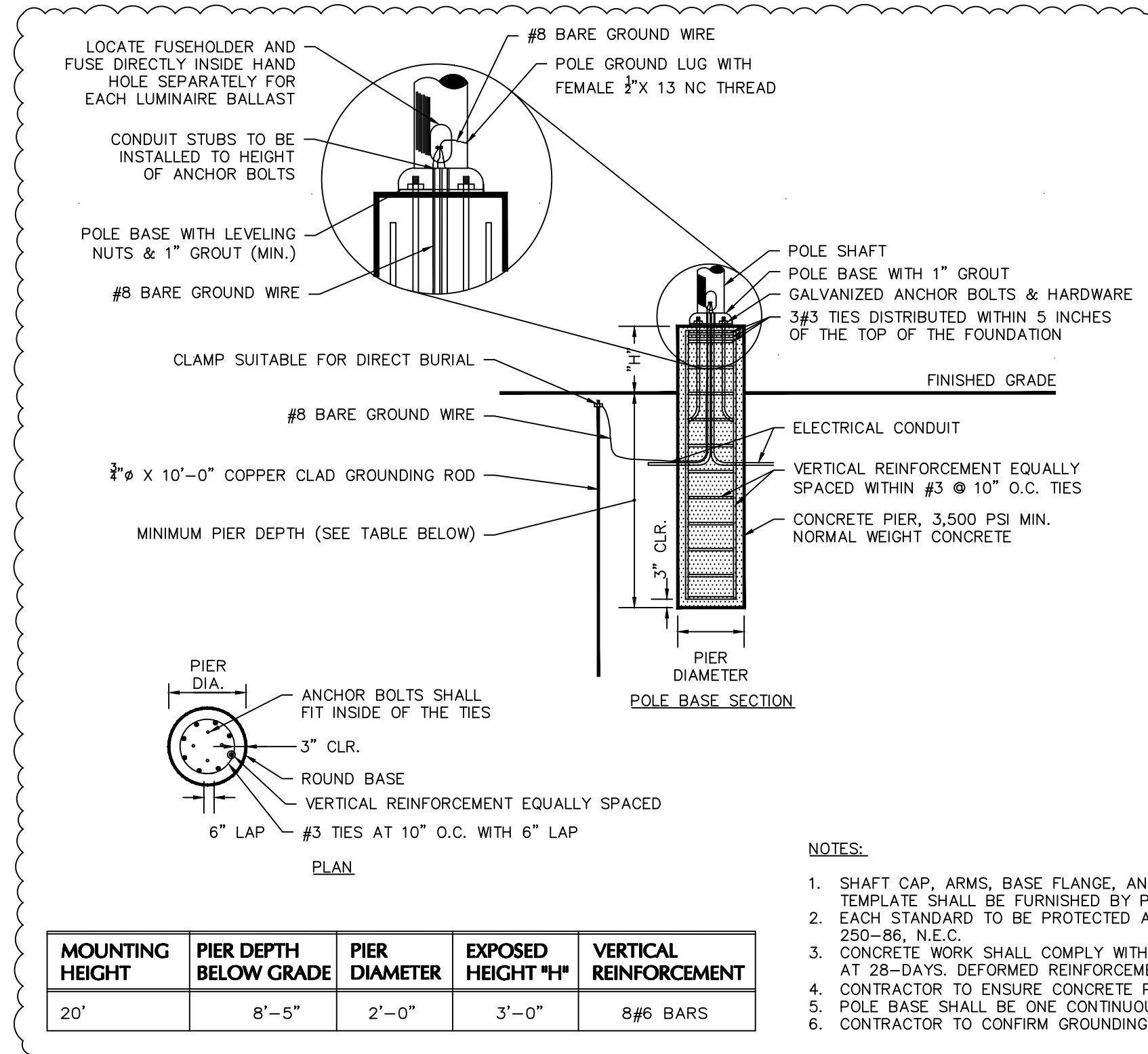
Project
**THE OLYMPIC CLUB
PARKING LOT
IMPROVEMENTS**
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
LIGHTING PLAN

Project No.
731763501
Date
08/19/2025
Drawn By
mwlljc
Checked By
AJS
Drawing No.
L-101

GENERAL LIGHTING NOTES:

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

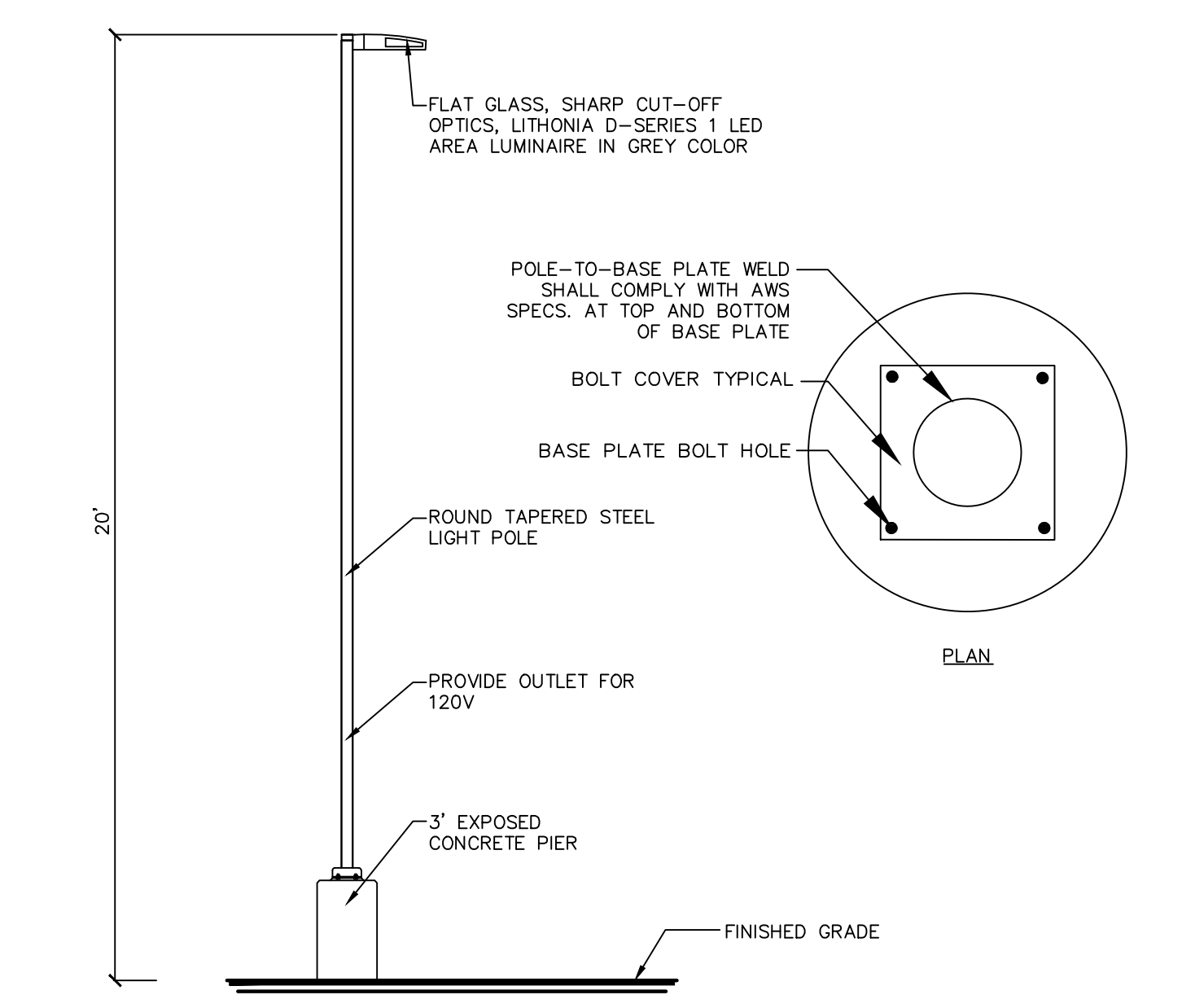


MOUNTING HEIGHT	PIER DEPTH BELOW GRADE	PIER DIAMETER	EXPOSED HEIGHT FT*	VERTICAL REINFORCEMENT
20'	8'-5"	2'-0"	3'-0"	8#6 BARS

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

1 LIGHT POLE FOUNDATION FOR AREA LIGHT NTS

2 LIGHT FIXTURE AND POLE NTS



D-Series Size 1 LED Area Luminaire

Specifications

- EPA: 1.01 ft² (0.094)
- Length: 33" (0.84)
- Width: 13" (0.33)
- Height H1: 7-1/2" (0.19)
- Height H2: 3-1/2" (0.09)
- Weight (incl): 27 lbs (12.2)

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAR2 PIRHN DDBXD

Series	LEDs	Color Temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics	30K	T15	120V	Standard
	P1 P4 P7	40K	T35	120V	Standard
	P2 P5 P8	50K	T35	120V	Standard

U.S. ARCHITECTURAL LIGHTING

ROUND TAPERED STEEL POLE

Specifications

- Height: 20'
- Material: Steel

Ordering Information

EXAMPLE: RTR 20' 0" 3.2' 3.4' 20' 40'

Pole Model	Pole Dia. Bottom	Pole Dia. Top	Pole Height
RTR	2" - 0"	3.2" - 3.4"	20' - 40'

WDG4 LED Architectural Wall Sconce

Specifications

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

Ordering Information

EXAMPLE: WDG4 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CR	Distribution	Voltage	Mounting	Shipped included	Shipped separately
WDG4 LED	P1	30K	3000	T30CR	R2	Type 2	MVOLT	AW5
	P2	40K	4000	T30CR	R3	Type 1	SRM	AW5
	P3	50K	5000	T30CR	R4	Type 4	SRM	AW5

3 POLE MOUNTED AREA LIGHT FIXTURE NTS

4 LIGHT POLE NTS

5 WALL MOUNTED AREA LIGHT FIXTURE NTS

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

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Project: **THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS**

San Francisco, California

Drawing Title: **LIGHTING NOTES AND DETAILS**

Project No.: **731763501**

Date: **08/19/2025**

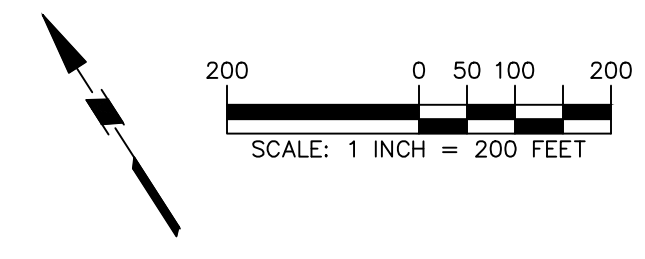
Drawn By: **NWLL**

Checked By: **AJS**

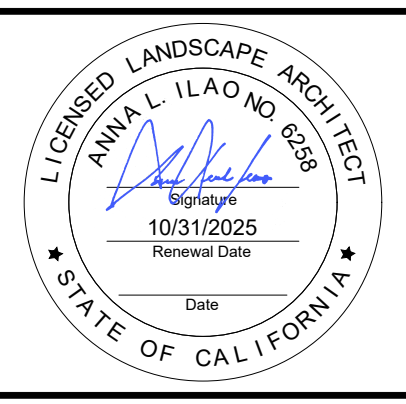
Drawing No.: **L-102**



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



Date	Description	No.
Revisions		



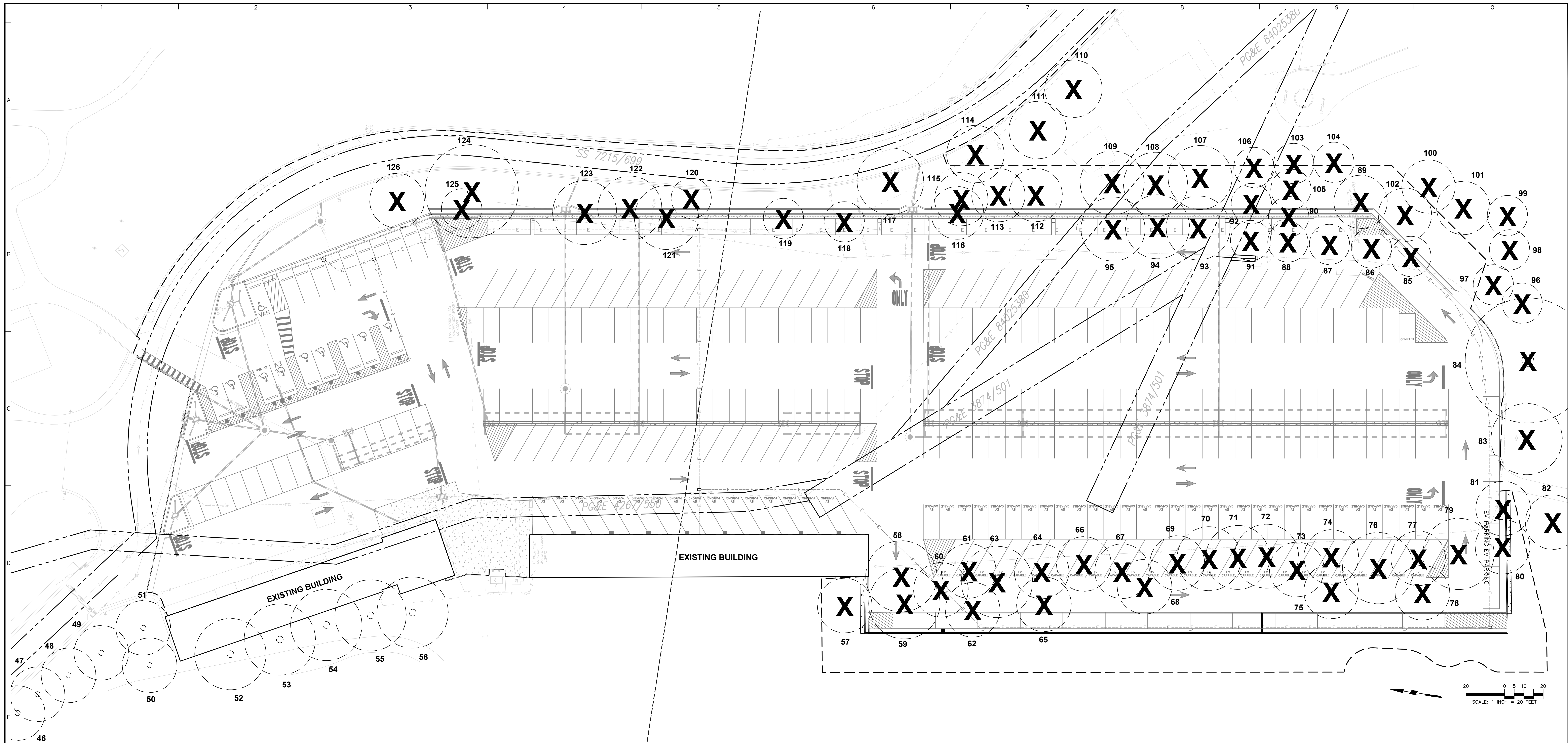
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Project
THE OLYMPIC CLUB PICKLEBALL COURT
 SAN FRANCISCO
 SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
TREE REPLACEMENT PLAN

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

Drawing No.
L-001



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

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

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

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

SYMBOL	DESCRIPTION
---	EASEMENT
- - - - -	LIMIT OF WORK
(Circle with dot)	EXISTING TREE TO REMAIN AND PROTECT
(Circle with X)	EXISTING TREE TO BE REMOVED

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

Date	Description	No.
Revisions		

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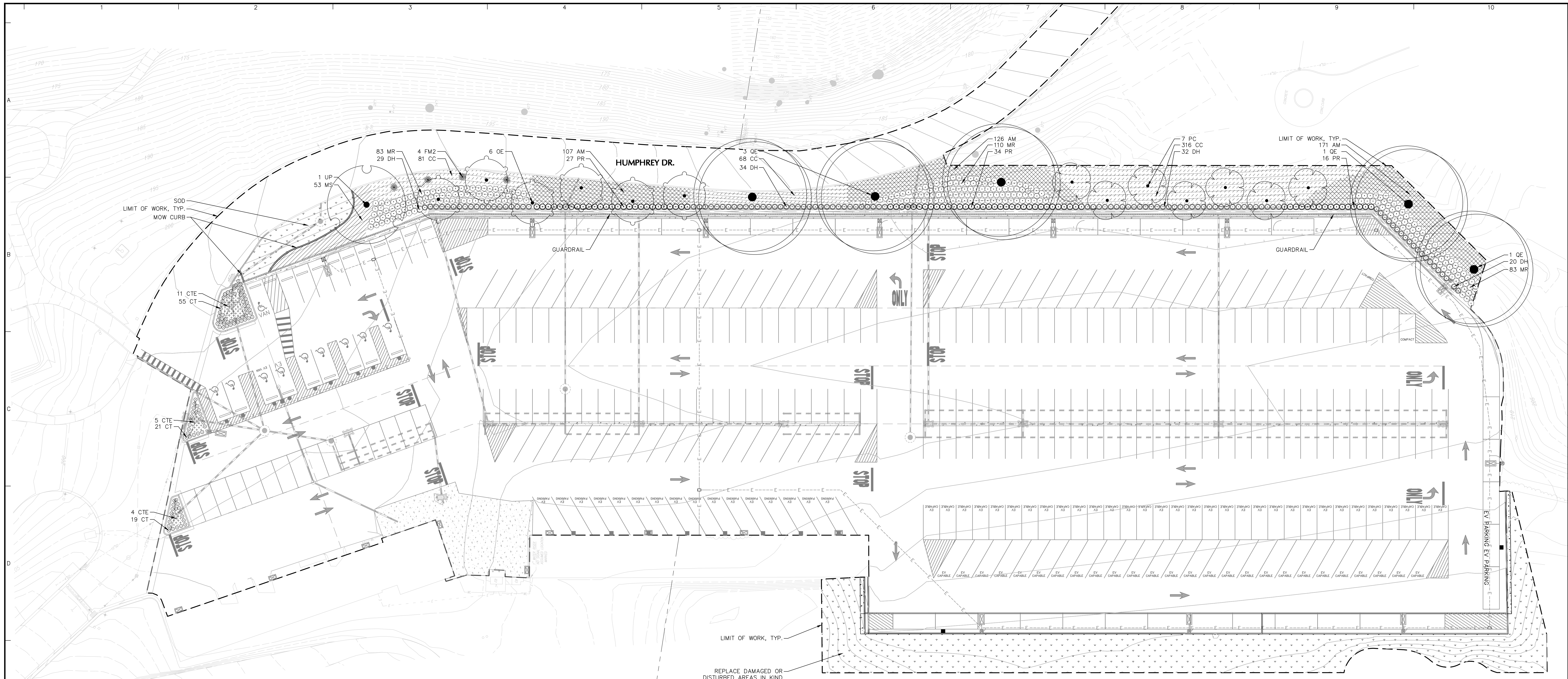
**THE OLYMPIC CLUB
 PARKING LOT
 IMPROVEMENTS**

**TREE DEMOLITION
 PLAN**

Project No. **731763501**
 Date **12/01/2023**
 Drawn By **DL**
 Checked By **AI**

Drawing No. **L-200**

Project: THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS
 Drawing Title: TREE DEMOLITION PLAN
 Project No.: 731763501
 Date: 12/01/2023
 Drawn By: DL
 Checked By: AI
 Project Location: SAN FRANCISCO, CALIFORNIA
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PLANT SCHEDULE

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

REPLACE DAMAGED OR DISTURBED AREAS IN KIND AT THE COMPLETION OF CONSTRUCTION, TYP

SHRUBS

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

GROUND COVERS

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

TURF

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

LEGEND

SYMBOL	DESCRIPTION	DETAILS
--- (dashed line)	LIMIT OF WORK	2,3/L-202
— (solid line)	MOW CURB	7/L-202
- - - (dotted line)	GUARDRAIL	9/L-202

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

LANDSCAPE DOCUMENTATION (TITLE 23, CH. 27)

- PROJECT ADDRESS: 599 SKYLINE BLVD. SAN FRANCISCO, CA 94132, TOTAL LANDSCAPE AREA 13,862 SF, WATER SUPPLY RECYCLED WATER, CONTACTS MICHAEL C. GILBERT, MGILBERT@OLYCLUB.COM, 415.310.1681
- "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
- 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.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL

Date	Description	No.
	Revisions	

	<p>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</p>	Project	THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS	Drawing Title	LANDSCAPE PLAN	Project No.	731763501	Drawing No.	L-201
		Date	12/01/2023	Drawn By	mw/ljz	Checked By	AJS		

GENERAL LANDSCAPE PLANTING NOTES:

- PLANTING MATERIALS**
- 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.
 - 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 NURSERMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
 - 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.
 - 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.
 - 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**
- 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.
 - 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.
 - 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.
 - 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.
 - 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 BRICKEN 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 MV H2O/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: 8-20%
 - NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A #4 SIEVE.
 - 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.
 - 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.
 - 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**
- 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.
 - 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 TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSPORT. DO NOT DROP OR BREAK BALLED STOCK DURING DELIVERY OR HANDLING.
 - 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 MATERIALS, OR OTHER SYNTHETICS, 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.
 - 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.

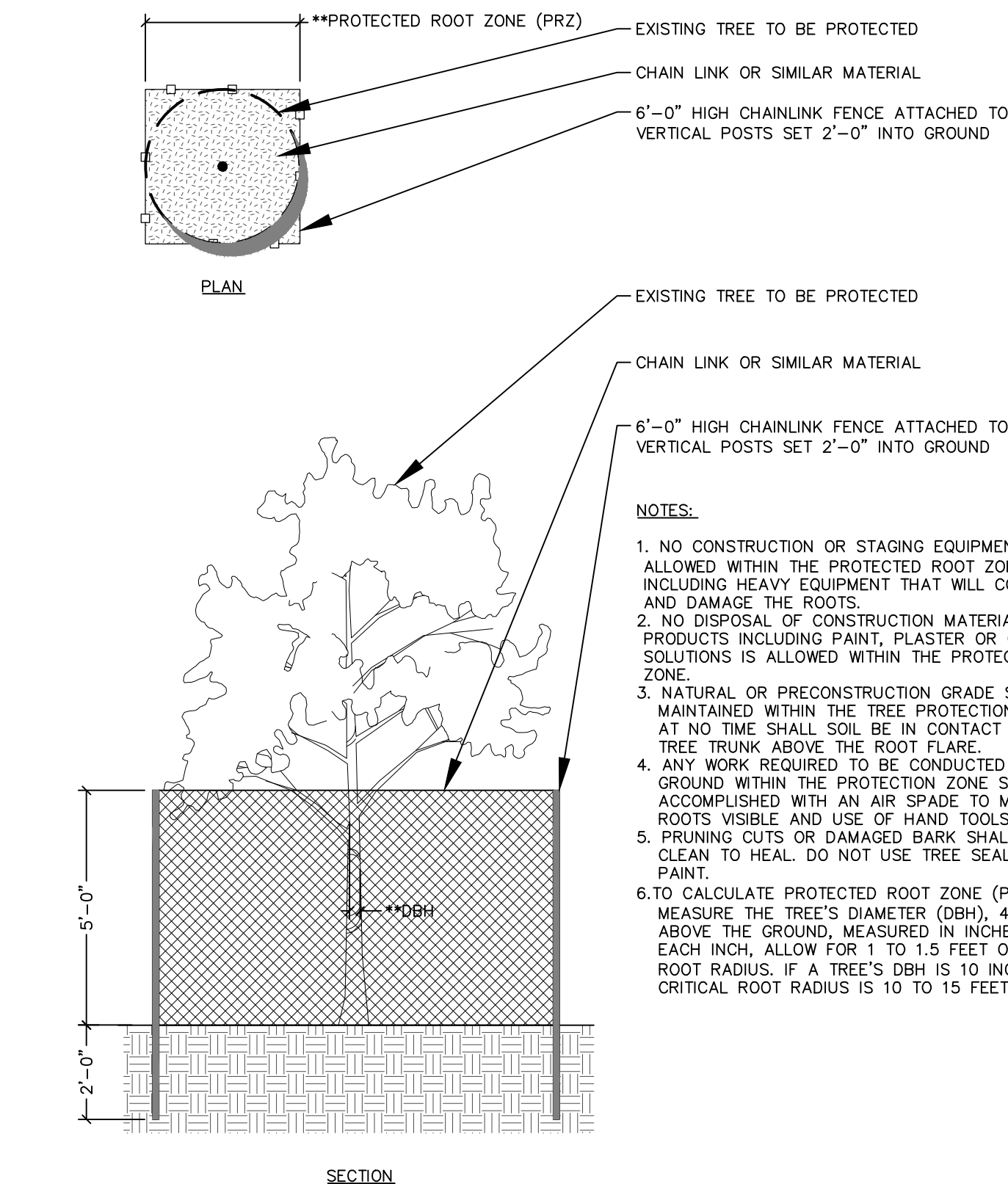
- INSTALLATION**
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
 - THE LANDSCAPE ARCHITECT 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 DIRECTS THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
 - NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
 - 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.
 - ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - CONTRACTOR SHALL SUPPLY SUPPLEMENTARY IRRIGATION UNTIL ACCEPTANCE BY OWNER.
 - 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**
- 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.

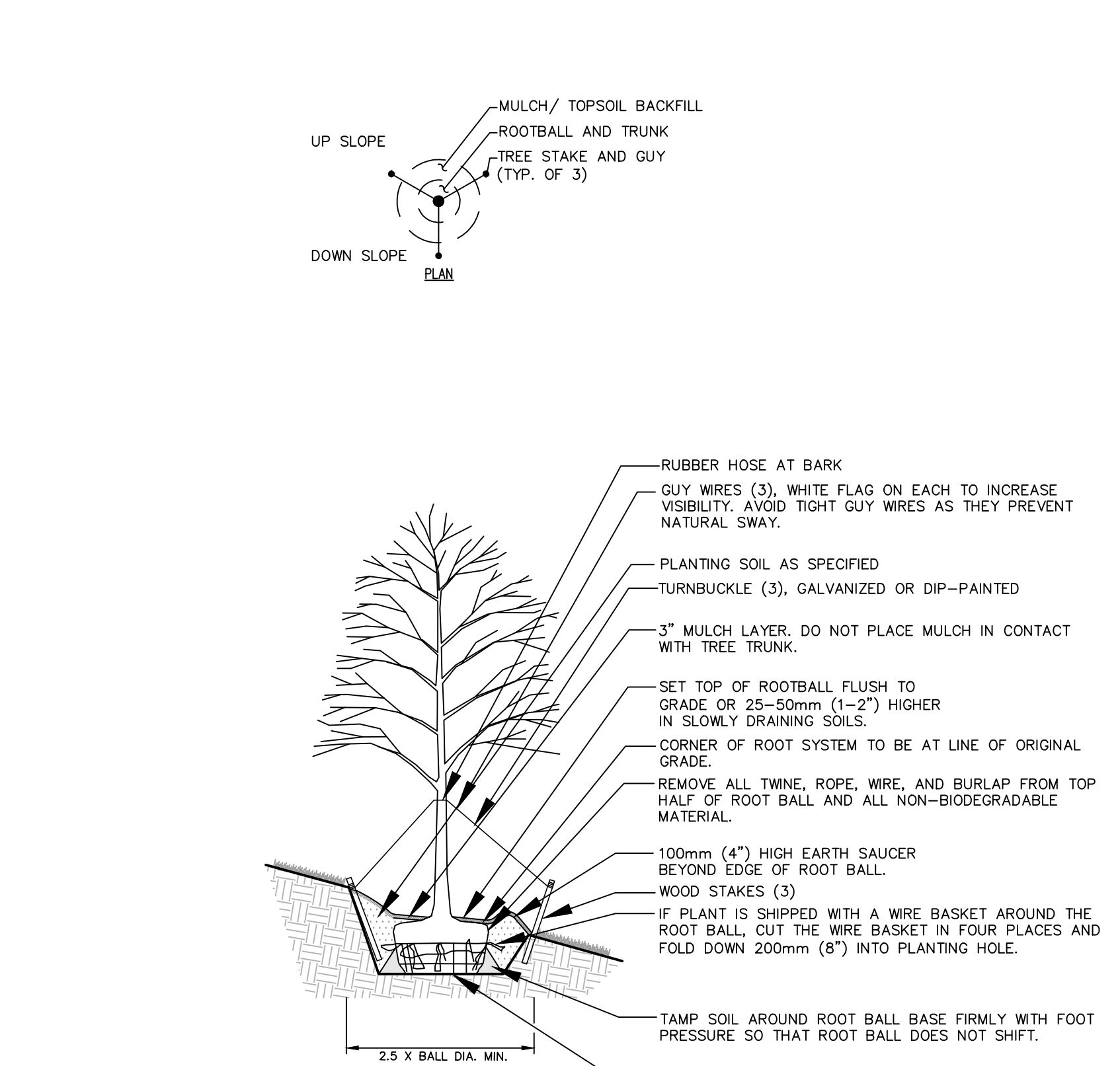
- MAINTENANCE**
- DEBRIS AND WEED CONTROL. THIS TASK SHALL INCLUDE THE REMOVAL OF ALL UNDESIRABLE LITTER, DEBRIS, AND WEEDS. THE OBJECTIVE OF THIS SUBSECTION'S TASK IS TO PROVIDE A NEAT, ORDERLY, WELL-MAINTAINED APPEARANCE. ANY OBJECTS OR PLANTS WHICH CREATE A HEALTH OR SAFETY HAZARD OR AN UNNATURAL VISUAL NUISANCE SHALL BE REMOVED IMMEDIATELY.
 - 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.
 - 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.
 - EXISTING AND PROPOSED PLANT MATERIAL SHALL BE MAINTAINED TO PROVIDE MINIMUM SIGHT DISTANCE THROUGHOUT THE SITE.

- JUTE MESH NETTING**
- AREAS GREATER THAN 30% SLOPE SHALL BE PROTECTED WITH JUTE MESH.
 - JUTE NETTING: A UNIFORM OPEN PLAN WEAVE, SINGLE JUTE YARN NOT VARYING IN THICKNESS BY MORE THAN 1/2 OF ITS NORMAL DIAMETER, IN ROLLED STRIPS APPROXIMATELY 50 TO 75 YARDS LONG AND 50 TO 60 INCHES WIDE. CONTRACTOR SHALL SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.

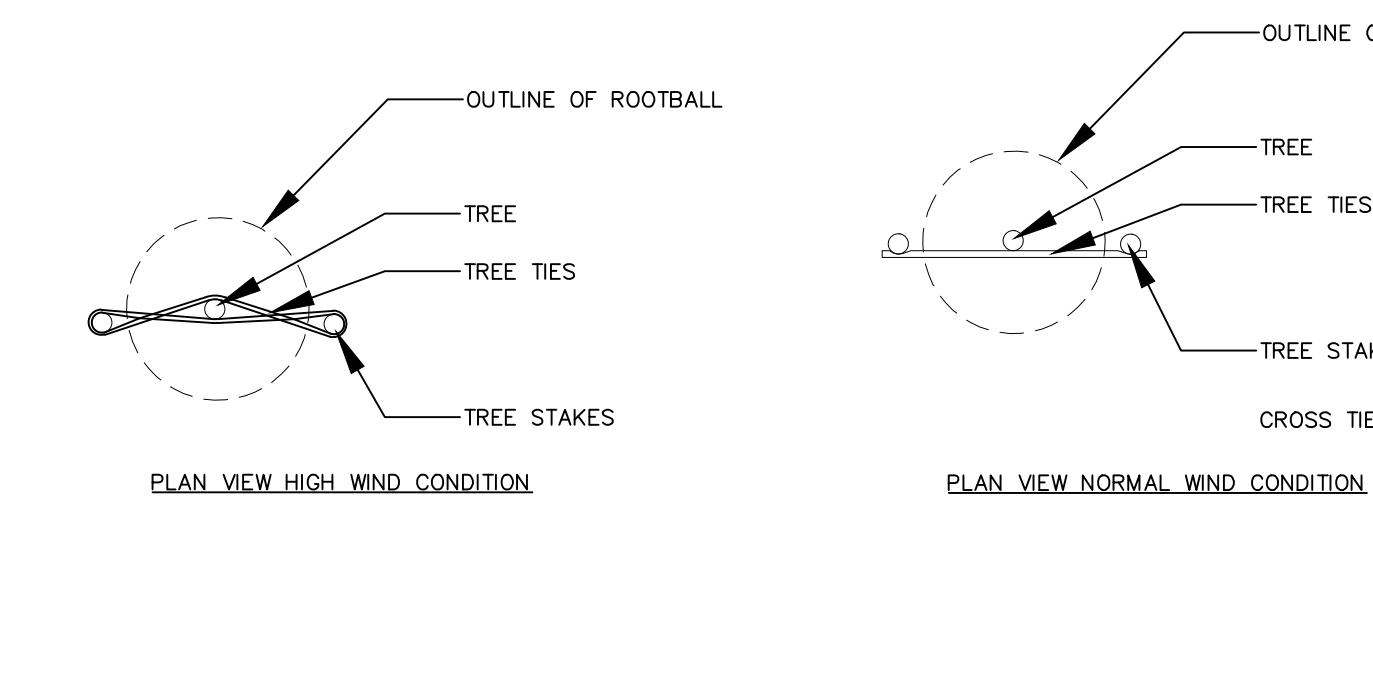
- LAWN SOD**
- PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
 - SOD FOR PLANTING AREAS SHALL BE DENSE, HEALTHY, FIELD-GROWN ON SAND FUMIGATED SOIL WITH THE GRASS HAVING BEEN MOWED AT 1-INCH HEIGHT BEFORE LIFTING FROM FIELD.
 - SOD FOR GRASS PAVE AREAS SHALL BE DENSE AND HEALTHY, GROWN ON A SAND BED THIN CUT AND WASHED.
 - SOD SHALL BE DARK GREEN IN COLOR, RELATIVELY FREE OF THATCH, FREE FROM DISEASE, WEEDS, AND HARMFUL INSECTS.
 - 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 FEET OF SOD.
 - SOD SHALL BE REJECTED IF FOUND TO CONTAIN THE FOLLOWING WEEDS: COMMON BERBERIDA GRASS, QUACK GRASS, JOHNSON GRASS, NIMBLE WEED, THISTLE, BINDWEED, BENTGRASS, PERENNIAL SORELEAF, AND BROMEGRASS.



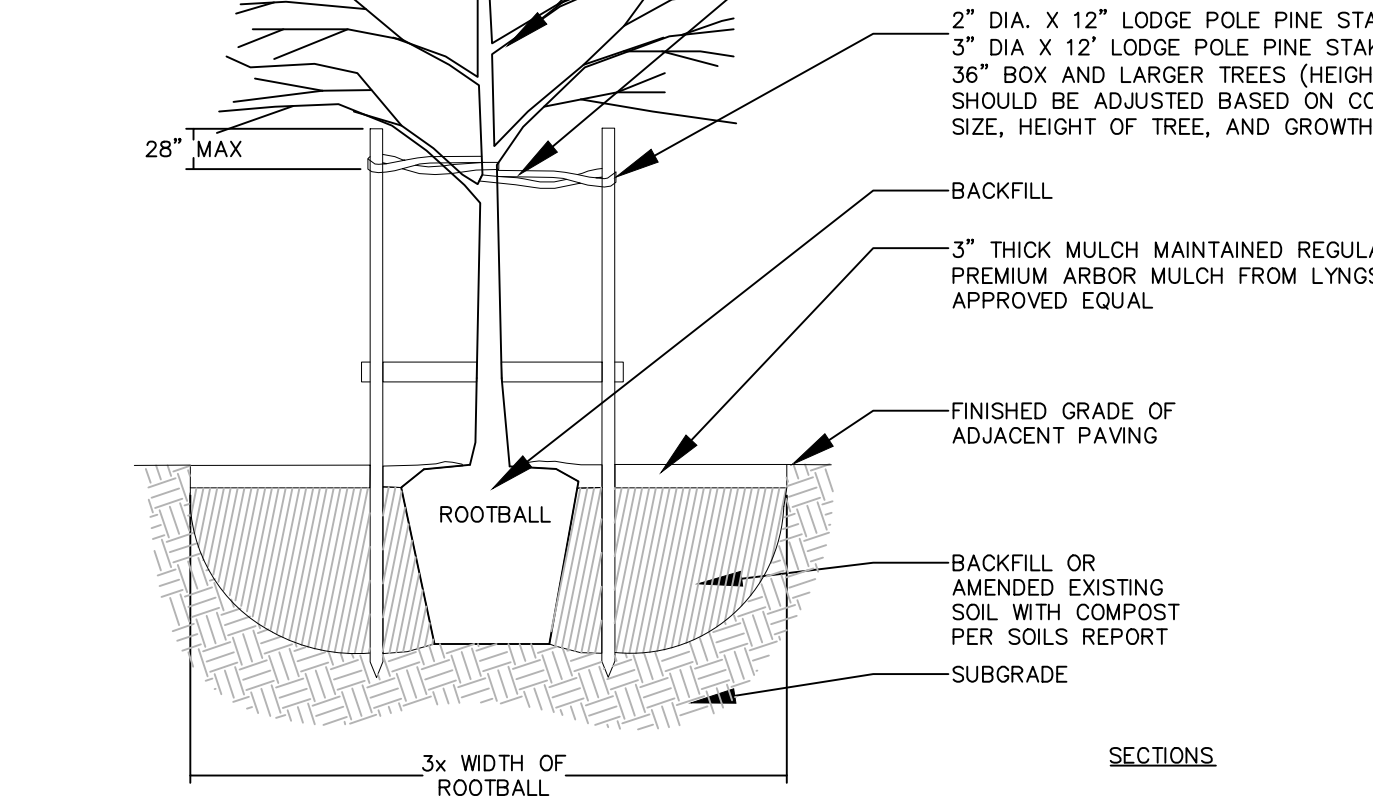
2 TREE PROTECTION
USE OF STAKING AS RECOMMENDED BY CONTRACTORS



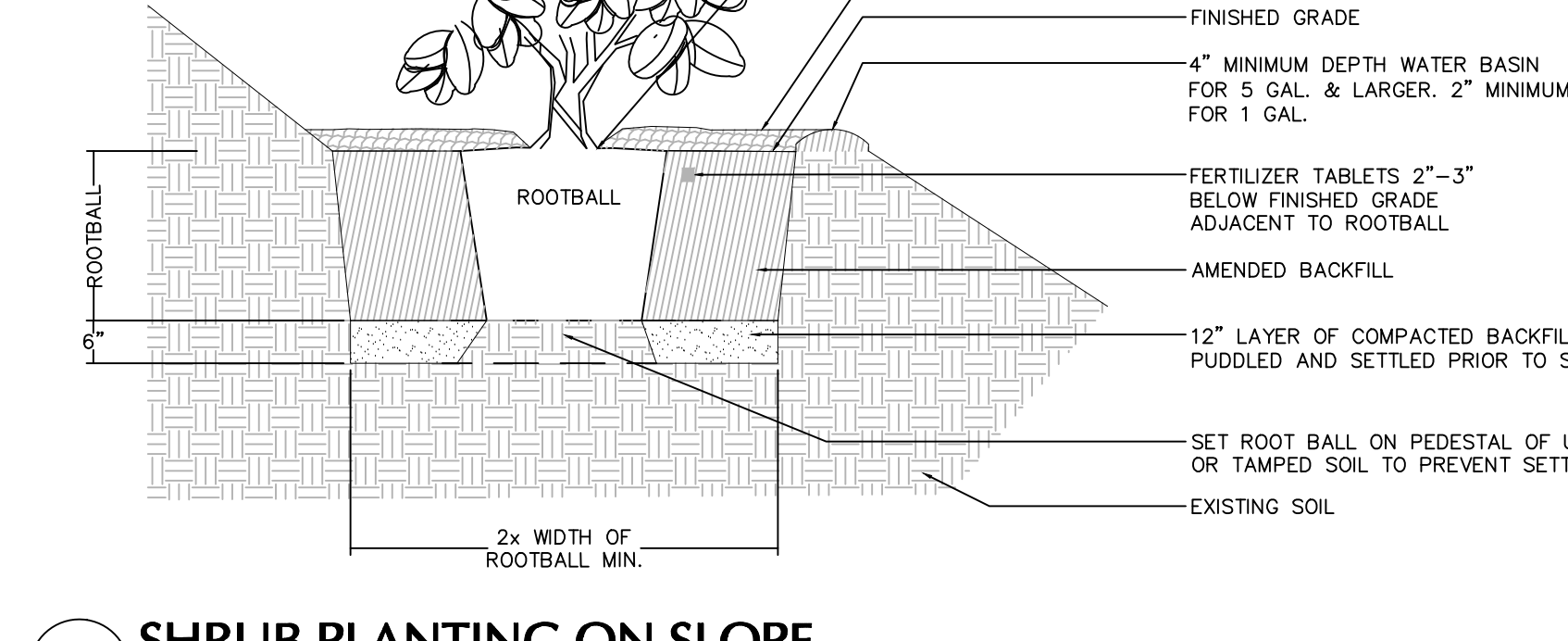
3 TREE PLANTING ON SLOPE
USE OF STAKING AS RECOMMENDED BY CONTRACTORS



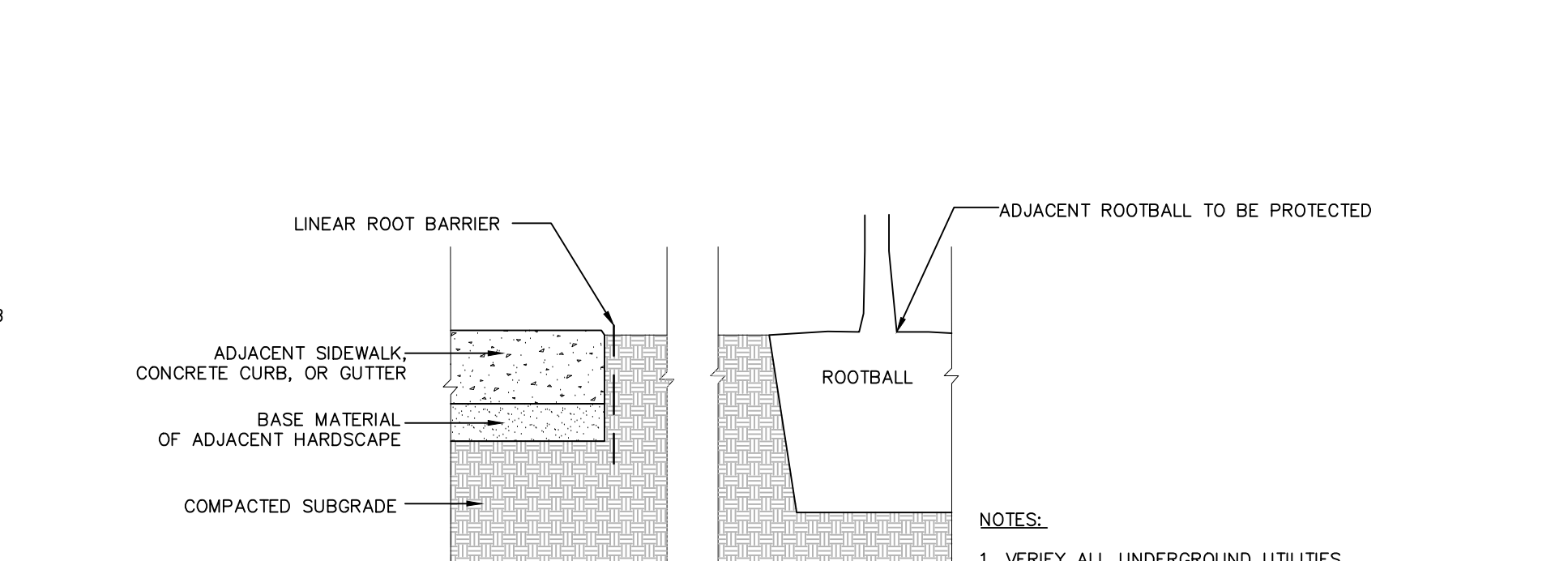
4 SHRUB PLANTING ON SLOPE
USE OF STAKING AS RECOMMENDED BY CONTRACTORS



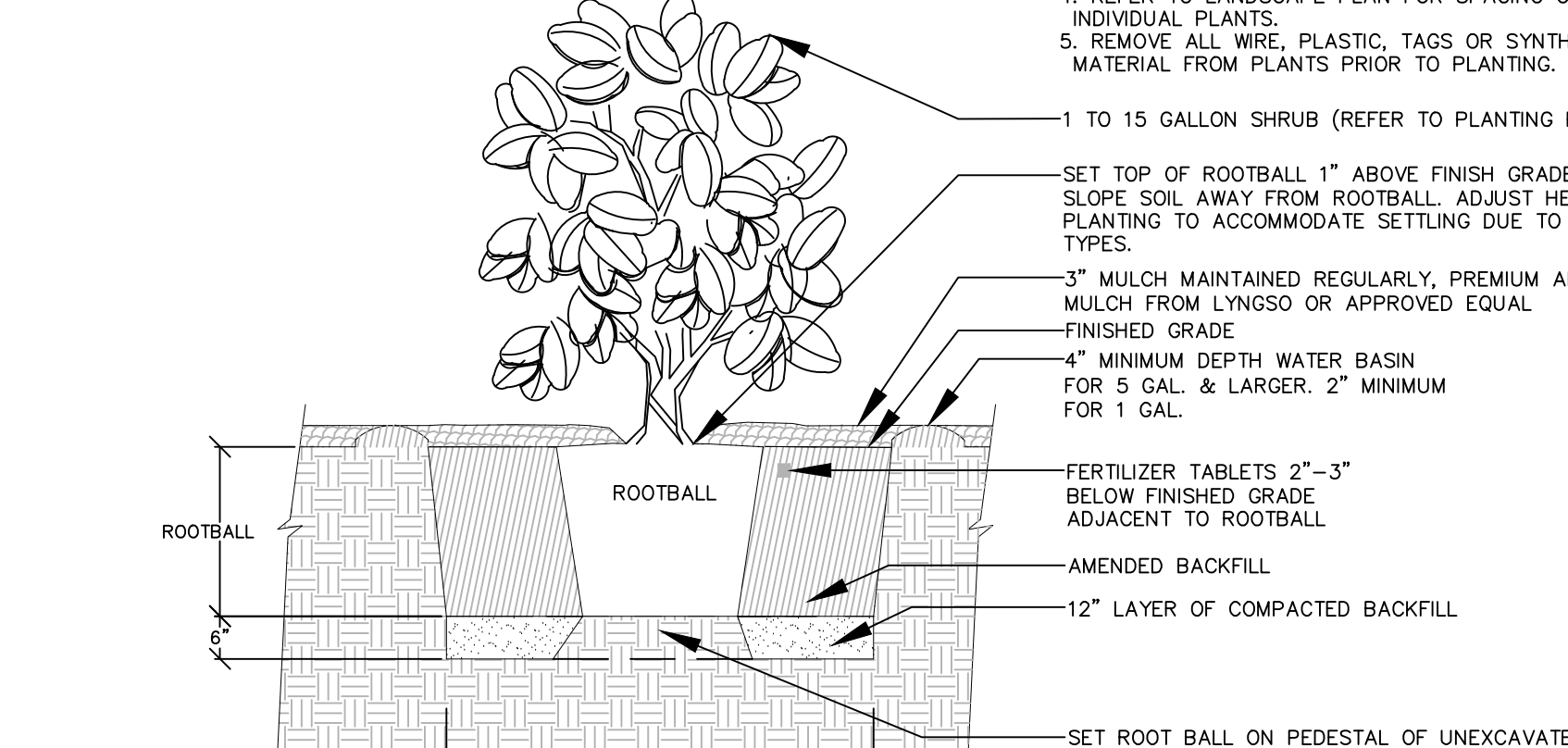
5 SHRUB PLANTING
USE OF STAKING AS RECOMMENDED BY CONTRACTORS



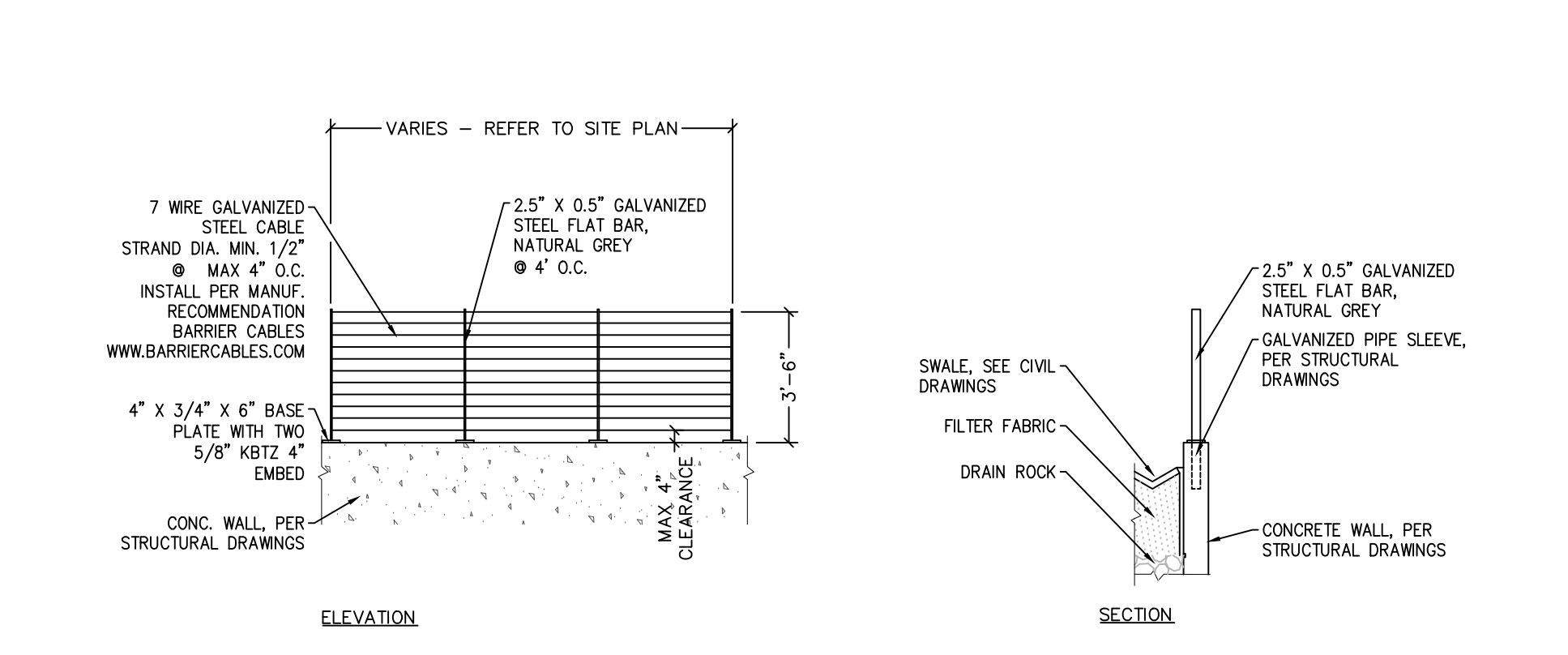
6 GROUND COVER PLANTING
USE OF STAKING AS RECOMMENDED BY CONTRACTORS



7 CONCRETE CURB
USE OF STAKING AS RECOMMENDED BY CONTRACTORS



8 LINEAR ROOT BARRIER
USE OF STAKING AS RECOMMENDED BY CONTRACTORS



9 GUARDRAIL
USE OF STAKING AS RECOMMENDED BY CONTRACTORS

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

5 SHRUB PLANTING
USE OF STAKING AS RECOMMENDED BY CONTRACTORS

9 GUARDRAIL
USE OF STAKING AS RECOMMENDED BY CONTRACTORS

	<p>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</p>	<p>Project THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS SAN FRANCISCO CALIFORNIA</p>	<p>Drawing Title LANDSCAPE NOTES AND DETAILS</p>	Project No. 731763501	Drawing No. L-202					
				Date 08/19/2025	Checked By AUS					
<table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> <th>No.</th> </tr> </thead> <tbody> <tr> <td colspan="3">Revisions</td> </tr> </tbody> </table>		Date	Description	No.	Revisions			<p>Project No. 731763501</p> <p>Date 08/19/2025</p> <p>Drawn By NWLL</p> <p>Checked By AUS</p>		<p>Project No. 731763501</p> <p>Drawing No. L-202</p>
Date	Description	No.								
Revisions										

IRRIGATION NOTES

- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE, THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.
- 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.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- 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.
- INSTALL 3" DETECTABLE TAPE ABOVE ALL PRESSURIZED MAIN LINES AS DETAILED. USE CHRISTY MODEL #TA-DT-3-BIRR FOR
- INSTALL 2-WIRE CABLE ALONG THE MAIN LINE. CONTACT CONTROLLER REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING.
- INSTALL 2-WIRE CABLE WITHIN 1.25" CONDUIT WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.
- INSTALL A 1 1/4"X1 1/2" GREY ELECTRICAL PULL BOX EVERY 200' AND AT EVERY CHANGE IN DIRECTION. ONLY SPLICE TWO WIRE CABLE AT THREE WAY WIRE CONNECTIONS.
- IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL THE PAIGE IRRIGATION WIRE, SPEC P7072D. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KIT.
- DECODER GROUNDING SHALL BE PROVIDED EVERY 500 FEET, AT THE CONTROLLER AND AT THE LAST DECODER. GROUND WITH A 5/8" X 8" COPPER CLAD GROUNDING ROD. #6 COPPER WIRE TO SURGE DEVICE/DECODER. INCLUDE A SURGE ARRESTOR AT EACH GROUNDING LOCATION. A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A DBR/Y-6 WATERPROOF CONNECTOR.
- SPLICING OF JACKETED 2-WIRE IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 24" LONG COIL OF WIRE AT EACH SPLICE AND A 24" LONG EXPANSION LOOP IN ALL PULL BOXES.
- INSTALL PURPLE PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION CONTROL VALVE"(DO NOT DRINK. NO TOMAR). BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.
- INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.
- THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.
- FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
- SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.
- LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.
- INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION DEMAND: REFER TO PLANS.
- PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.
- PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIFLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.
- VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.
- ALL VALVES SHALL BE CHECKED TO ENSURE THAT VALVE LOCK SEALS ARE STILL IN PLACE AND INTACT. ALL VALVE CONTROL DOOR SIGNS SHALL BE CHECKED TO VERIFY THAT NO SIGNS HAVE BEEN REMOVED.
- IF THE VISUAL INSPECTION INDICATES THAT THE RECYCLED WATER PLUMBING HAS BEEN MODIFIED, A CROSS-CONNECTION TEST IS REQUIRED.

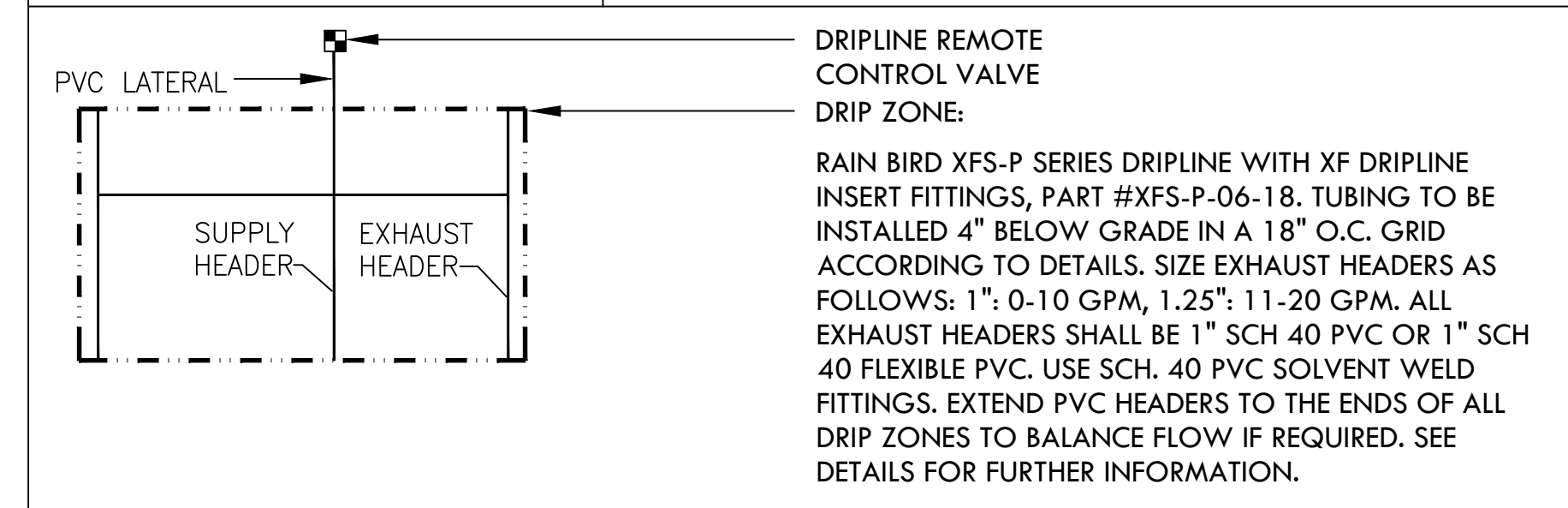
IRRIGATION NOTES (PERFORMANCE APPROACH)

- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POIN DRAINAGE COULD OCCUR.
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONE SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATE OF COPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED A THE TIME OF FINAL INSPECTION.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
	RD-06-S-P30-F-NP/ HE-VAN-15	RAIN BIRD POP-UP SPRAY SPRINKLER (TURF)	1,8,0,9	30	12-15
	RD-06-S-P30-F-NP/ HE-VAN-12	RAIN BIRD POP-UP SPRAY SPRINKLER (TURF)	2,4,1,2,0,6	30	10-12
	1401 SERIES	RAIN BIRD BUBBLER (TREE) MIN. 2 PER TREE. REFER TO BUBBLER DETAIL FOR QUANTITY OF BUBBLERS PER TREE SIZE.	0.25	30	TRICKLE
	ARV050	RAIN BIRD AIR RELIEF VALVE			
	WLT-0500-T	NDS SCH 40 BALL VALVE OR APPROVED EQUAL			
	OPERIND	RAIN BIRD DRIP ZONE INDICATOR			
	PESB-R SERIES	RAIN BIRD REMOTE CONTROL VALVE WITH SCRUBBER MECHANISM			
	XCZ-100-PRB-COM	RAIN BIRD REMOTE CONTROL VALVE DRIP ZONE KIT WITH SCRUBBER VALVE (3-20GPM)			
	ICM	RAIN BIRD REMOTE CONTROL VALVE SELENOID/DECODER			
	LXIVMSD	RAIN BIRD SURGE ARRESTOR			
	7645	ACME THREAD QUICK COUPLING VALVE WITH PURPLE LOCKING RUBBER COVER)			
	LGT-XX-SS	LEEMCO STAINLESS STEEL GATE VALVE (LINE SIZE)-2.5" AND SMALLER			
	-	RECYCLED IRRIGATION ADVISORY SIGN.			
	-	CONTROLLER AND STATION NUMBER			
	-	FLOW (GPM)			
	-	REMOTE CONTROL VALVE SIZE (IN INCHES)			
	-	ASSOCIATED REMOTE CONTROL VALVE			
	-	CONTROLLER AND STATION NUMBER			
	-	AREA (SQ. FT.)			
	-	FLOW (GPM)			
	-	REMOTE CONTROL VALVE SIZE (IN INCHES)			
	-	ASSOCIATED REMOTE CONTROL VALVE			
	-	EXISTING RECYCLED MAIN LINE			
	-	RECYCLED MAIN LINE:	2"; HDPE DR 11 PIPE WITH AQUAFUSE HDPE FUSION BUTT WELD FITTINGS. 18" COVER.		
	-	LATERAL LINE:	3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.		
	-	DRIFLINE LATERAL LINE:	3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.		
	-	SLEEVING:	SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.		

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



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

DATE: 3-12-2024

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Date	Description	No.
Revisions		



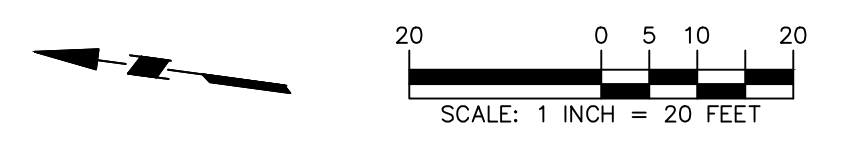
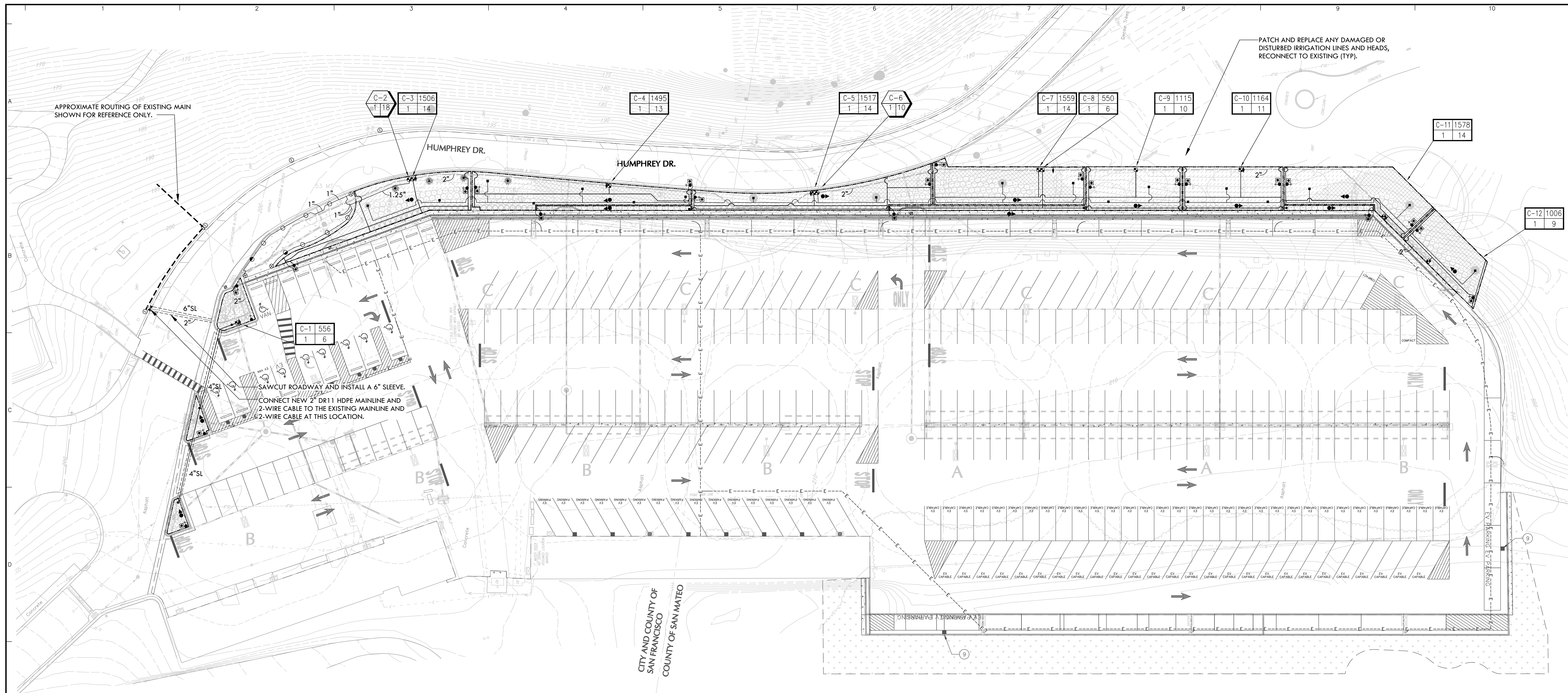
LANGAN
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Project
OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA

Drawing Title
IRRIGATION NOTES AND LEGEND

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

Drawing No.
L-300



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

0.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM
 - SIZING OF LATERAL PIPE FOR DRIFLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

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

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

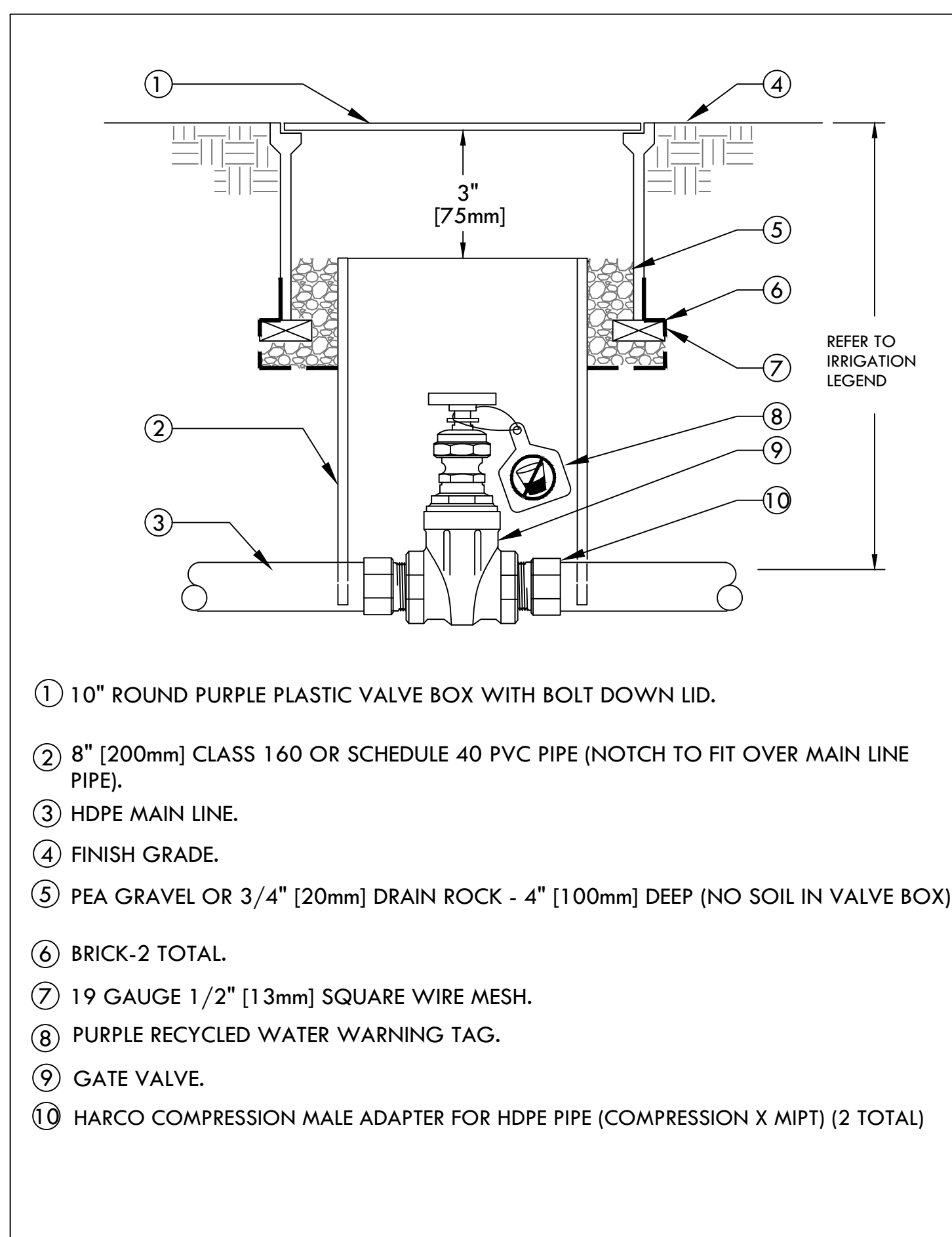
Jeffrey D. Mitchell

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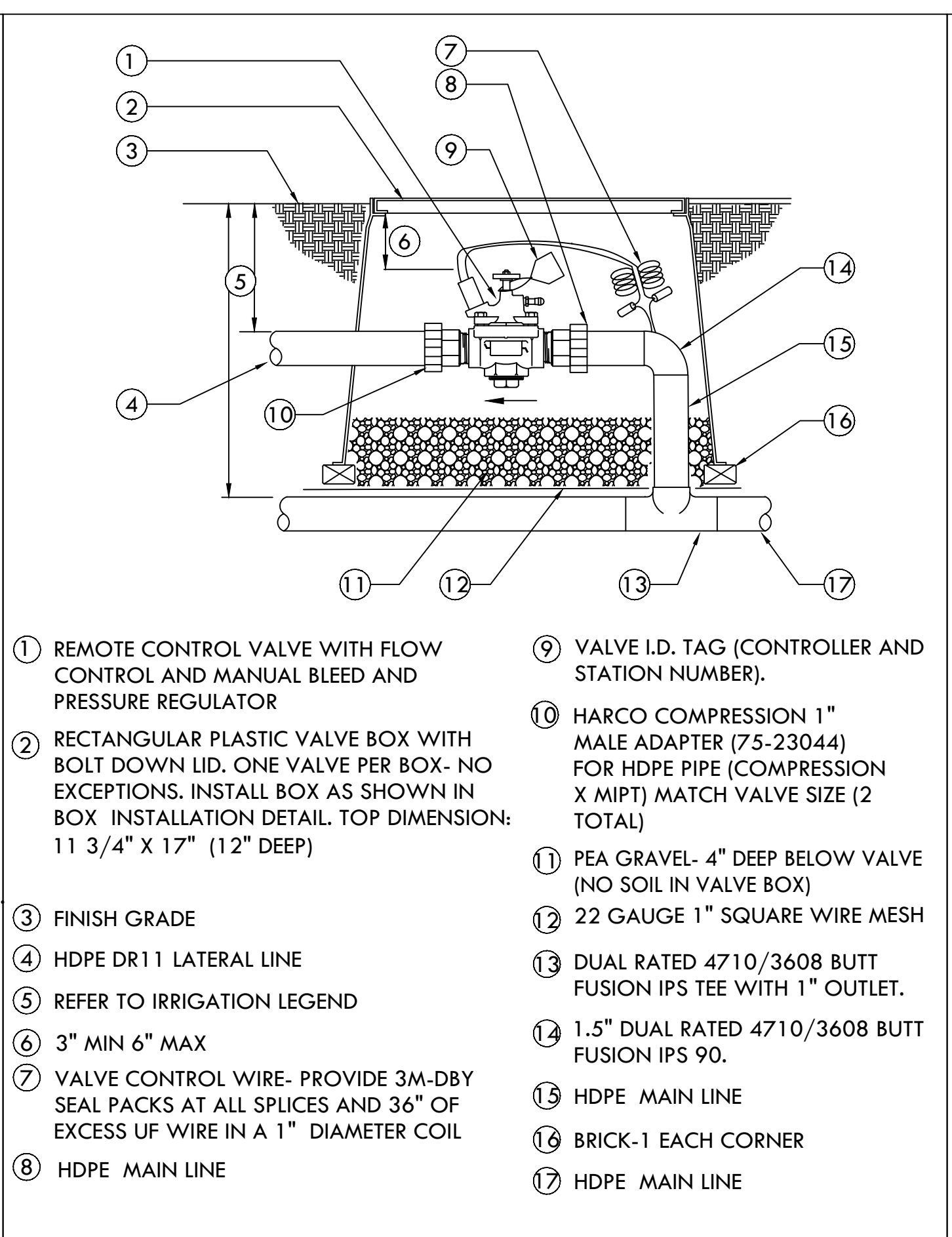
Date	Description	No.
Revisions		

	<p>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</p>	<p>Project THE OLYMPIC CLUB PARKING LOT IMPROVEMENTS SAN FRANCISCO CALIFORNIA</p>	<p>Drawing Title IRRIGATION PLAN</p>	<p>Project No. 731763501</p> <p>Date 08/19/2025</p> <p>Drawn By IAN S.</p> <p>Checked By JEFF D.</p>	<p>Drawing No. L-301</p>
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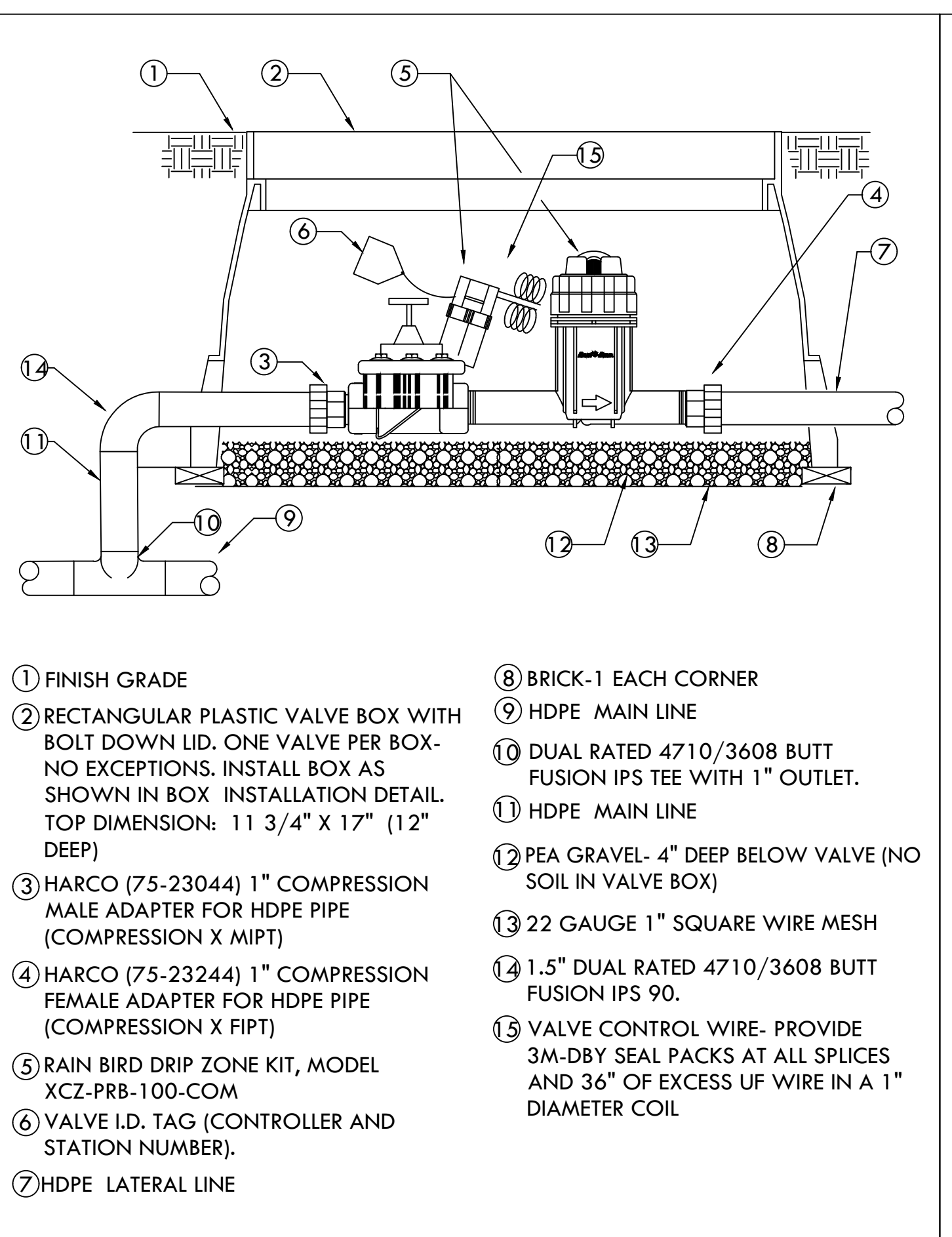
- 1 10" ROUND PURPLE PLASTIC VALVE BOX WITH BOLT DOWN LID.
- 2 8" [200mm] CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE).
- 3 HDPE MAIN LINE.
- 4 FINISH GRADE.
- 5 PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [100mm] DEEP (NO SOIL IN VALVE BOX)
- 6 BRICK-2 TOTAL.
- 7 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
- 8 PURPLE RECYCLED WATER WARNING TAG.
- 9 GATE VALVE.
- 10 HARCO COMPRESSION MALE ADAPTER FOR HDPE PIPE (COMPRESSION X MIPT) (2 TOTAL)

1 GATE VALVE
SCALE: NONE



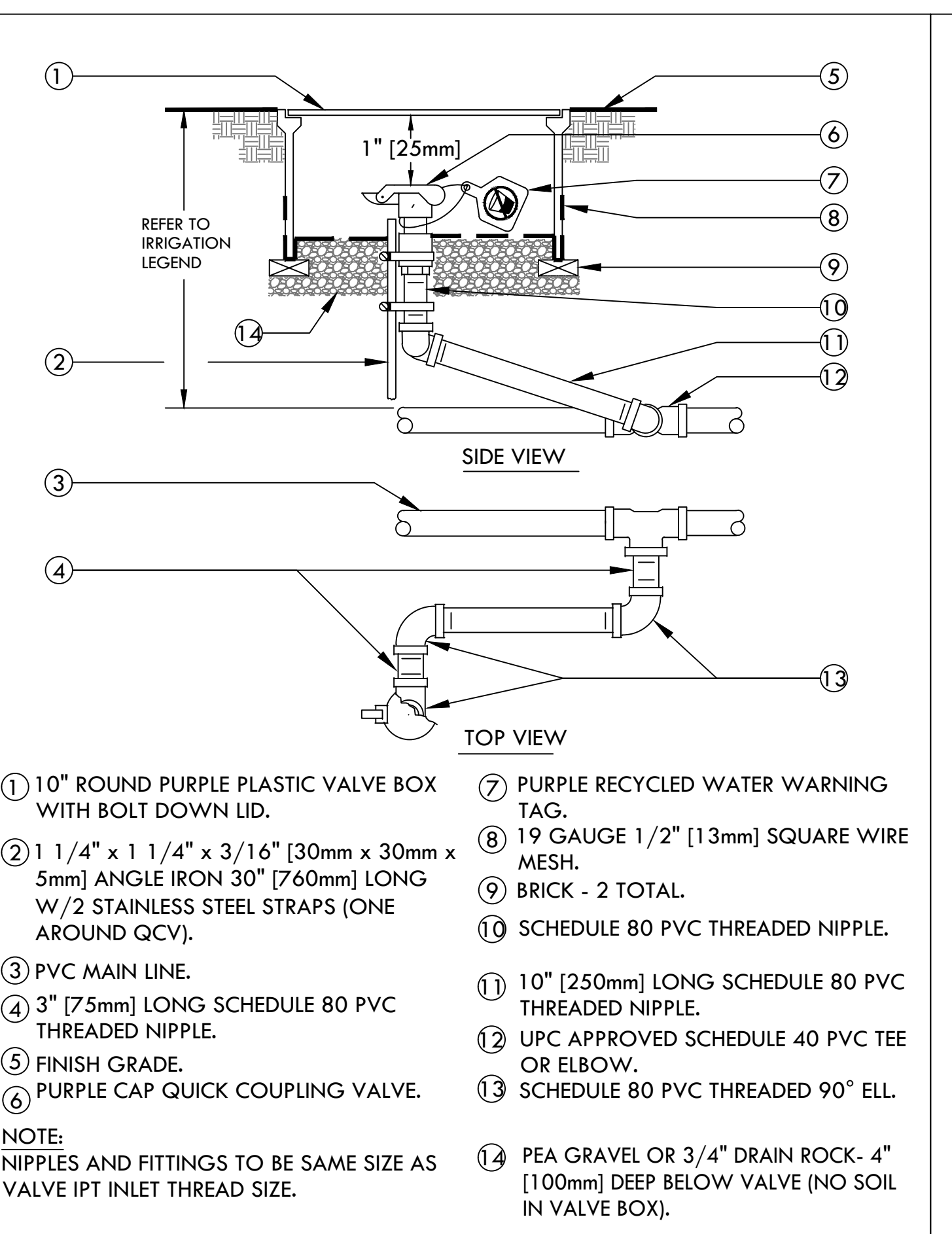
- 1 REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED AND PRESSURE REGULATOR
- 2 RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX. INSTALLATION DETAIL. TOP DIMENSION: 11 3/4" X 17" (12" DEEP)
- 3 FINISH GRADE
- 4 HDPE DRI 11 LATERAL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

2 REMOTE CONTROL VALVE - HDPE PIPE
SCALE: NONE



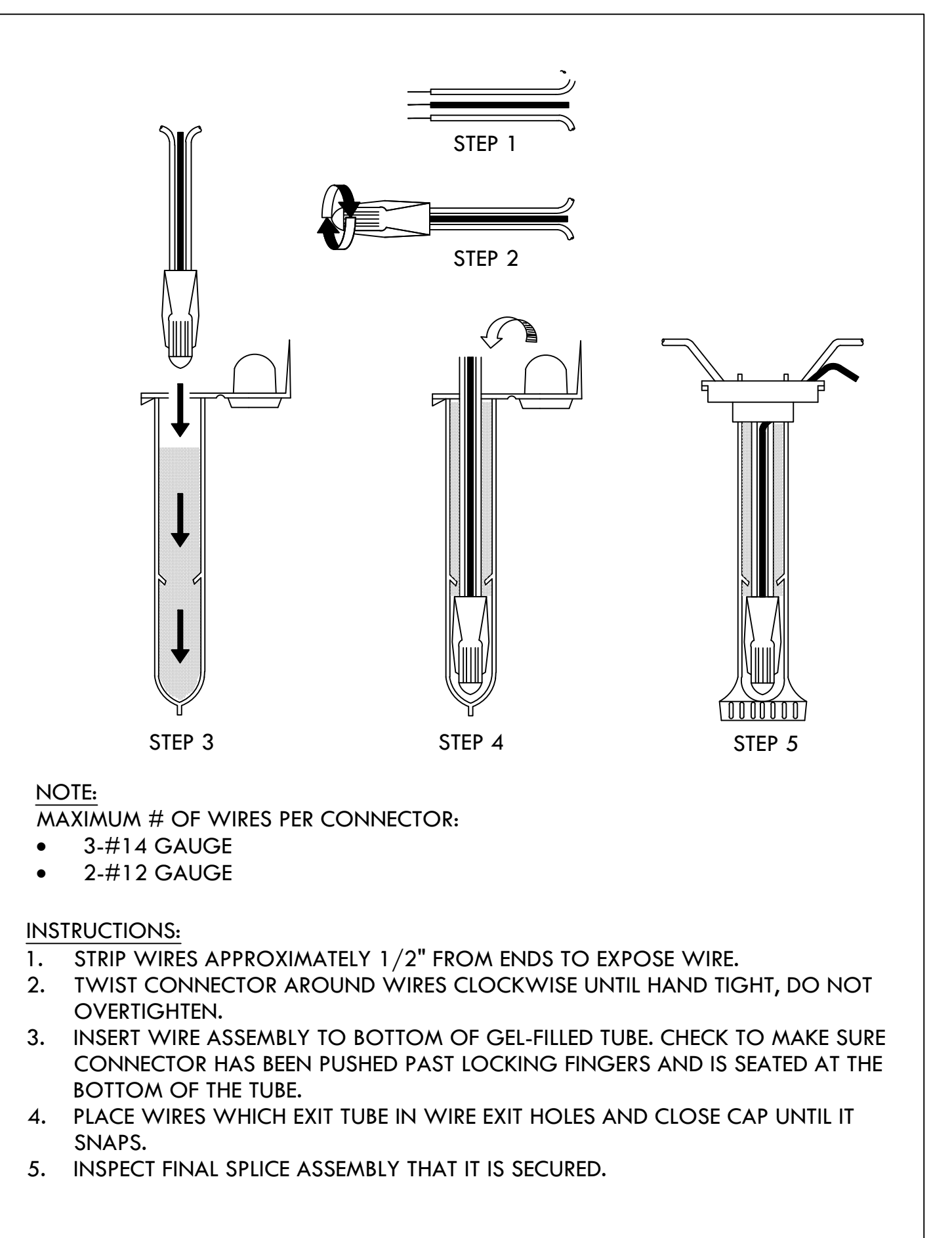
- 1 FINISH GRADE
- 2 RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX. INSTALLATION DETAIL. TOP DIMENSION: 11 3/4" X 17" (12" DEEP)
- 3 HARCO (75-23044) 1" COMPRESSION MALE ADAPTER FOR HDPE PIPE (COMPRESSION X MIPT)
- 4 HARCO (75-23244) 1"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

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



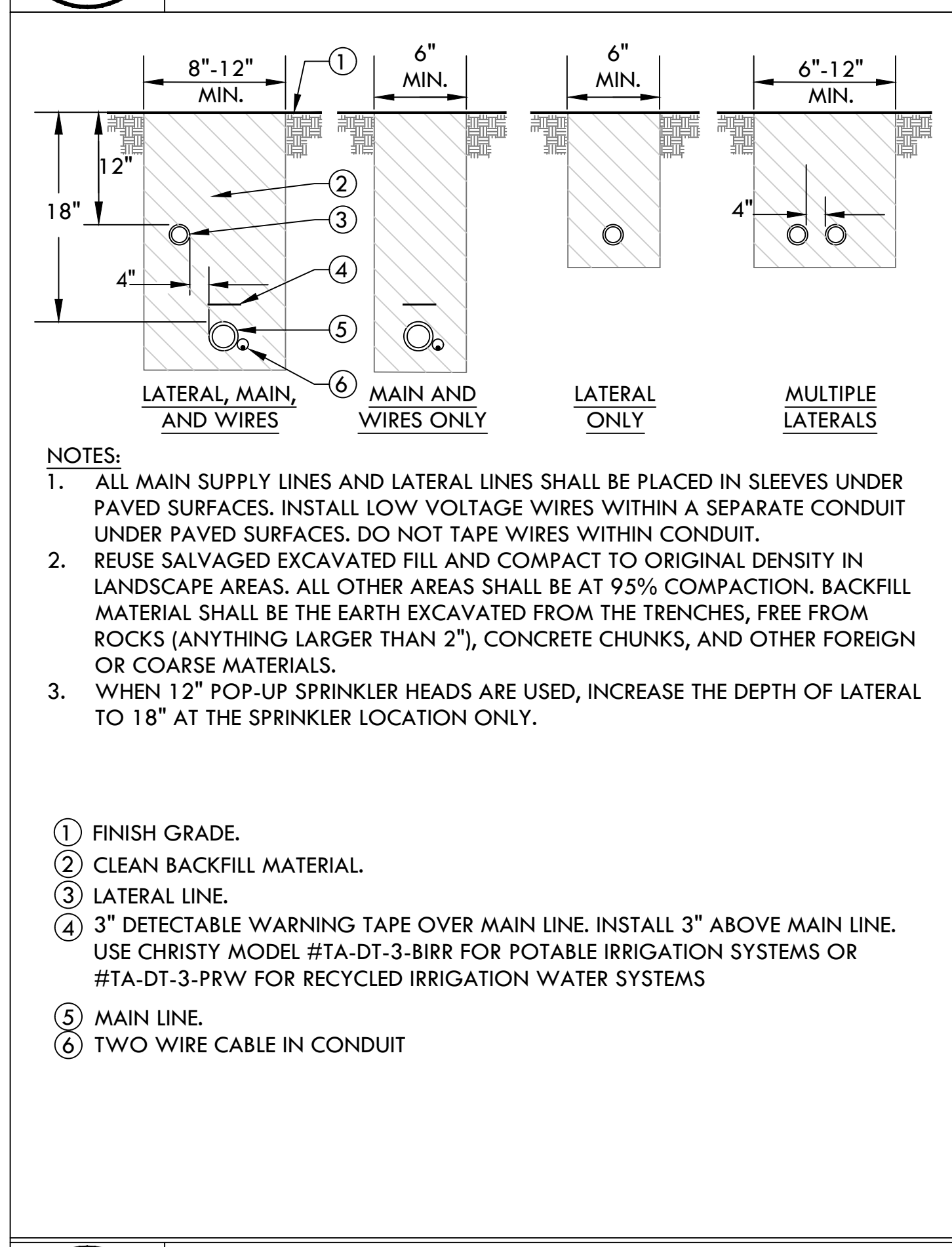
- 1 10" ROUND PURPLE PLASTIC VALVE BOX WITH BOLT DOWN LID.
- 2 1 1/4" x 1 1/4" x 3/16" [30mm x 30mm x 5mm] ANGLE IRON 30° [760mm] LONG W/ 2 STAINLESS STEEL STRAPS (ONE AROUND QCV).
- 3 PVC MAIN LINE.
- 4 3" [75mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
- 5 FINISH GRADE.
- 6 PURPLE CAP QUICK COUPLING VALVE.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

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



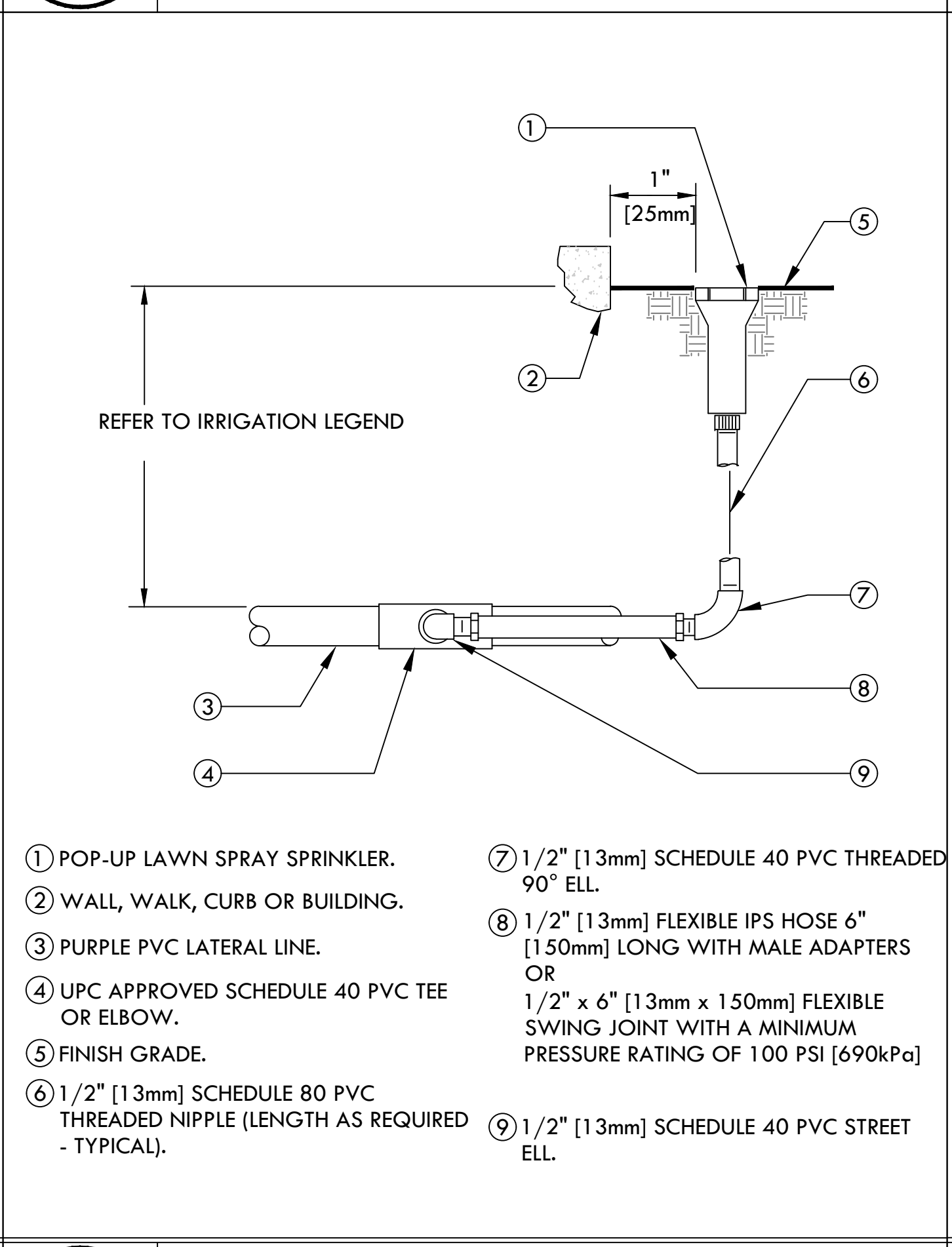
- NOTE:
MAXIMUM # OF WIRES PER CONNECTOR:
• 3-#14 GAUGE
• 2-#12 GAUGE
- INSTRUCTIONS:
1. STRIP WIRES APPROXIMATELY 1/2" FROM ENDS TO EXPOSE WIRE.
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
3. INSERT WIRE ASSEMBLY TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT THE BOTTOM OF THE TUBE.
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
5. INSPECT FINAL SPLICE ASSEMBLY THAT IT IS SECURED.

5 WEATHERPROOF WIRE SPLICE ASSEMBLY
SCALE: NONE



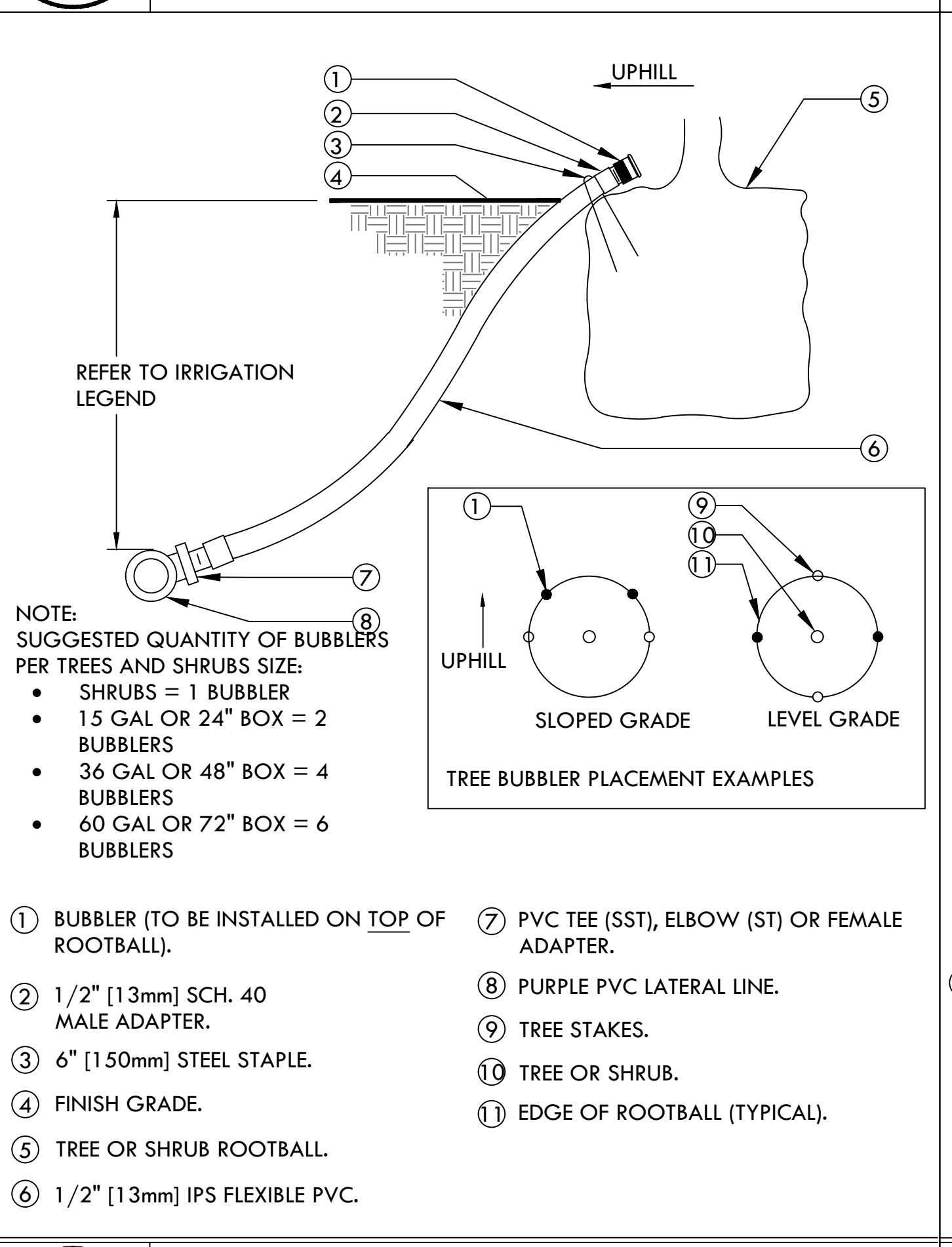
- NOTES:
1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES. DO NOT TAPE WIRES WITHIN CONDUIT.
2. REUSE SALVAGED EXCAVATED FILL AND COMPACT TO ORIGINAL DENSITY IN LANDSCAPE AREAS. ALL OTHER AREAS SHALL BE AT 95% COMPACTION. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS (ANYTHING LARGER THAN 2"), CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS.
3. WHEN 12" POP-UP SPRINKLER HEADS ARE USED, INCREASE THE DEPTH OF LATERAL TO 18" AT THE SPRINKLER LOCATION ONLY.
- 1 FINISH GRADE.
 - 2 CLEAN BACKFILL MATERIAL.
 - 3 LATERAL LINE.
 - 4 3" DETECTABLE WARNING TAPE OVER MAIN LINE. INSTALL 3" ABOVE MAIN LINE. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS
 - 5 MAIN LINE.
 - 6 TWO WIRE CABLE IN CONDUIT

6 TRENCHING
SCALE: NONE



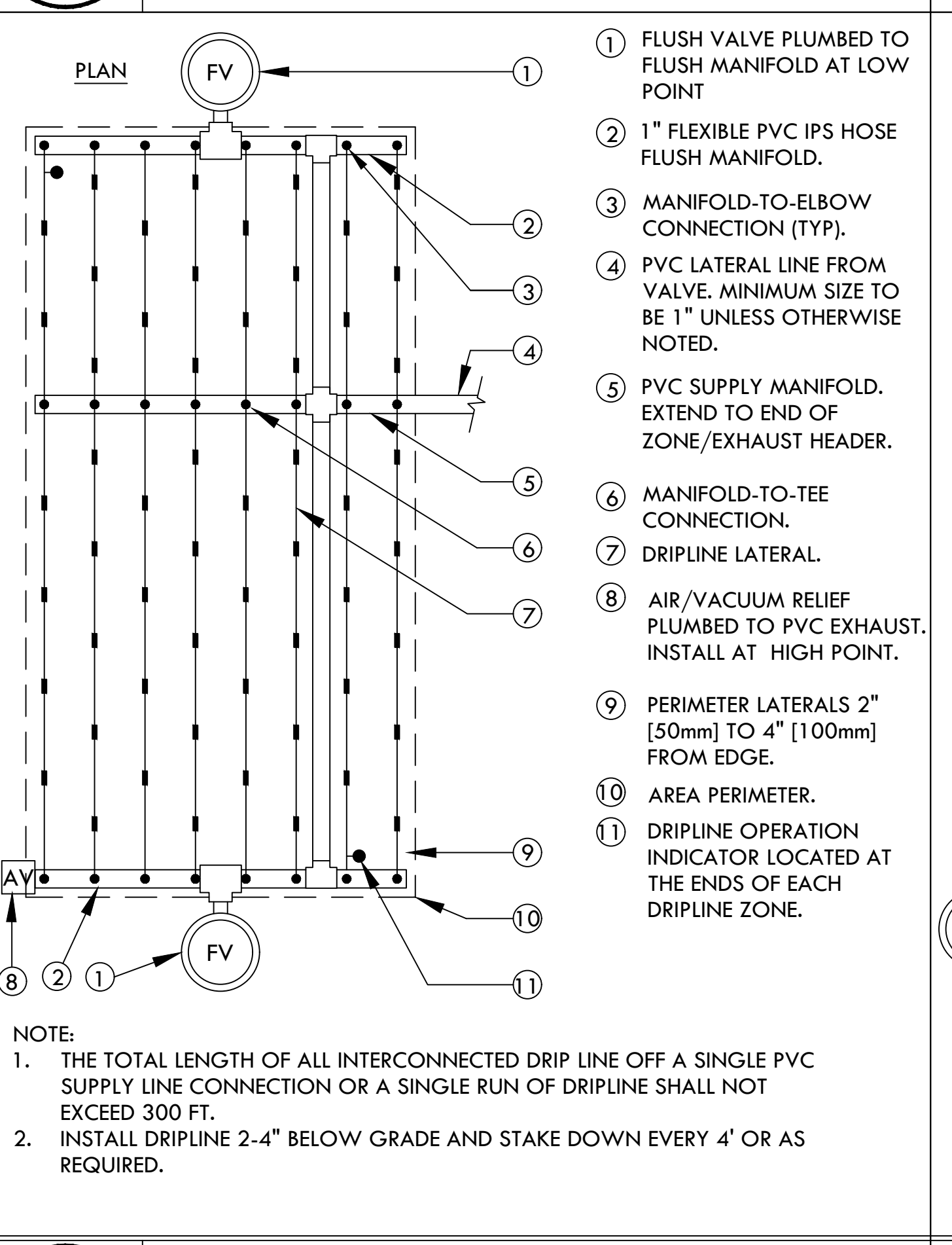
- 1 POP-UP LAWN SPRAY SPRINKLER.
- 2 WALL, WALK, CURB OR BUILDING.
- 3 PURPLE PVC LATERAL LINE.
- 4 UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW.
- 5 FINISH GRADE.
- 6 1/2" [13mm] SCHEDULE 80 PVC THREADED NIPPLE (LENGTH AS REQUIRED - TYPICAL).
- 7 1/2" [13mm] SCHEDULE 40 PVC THREADED 90° ELL.
- 8 1/2" [13mm]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

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



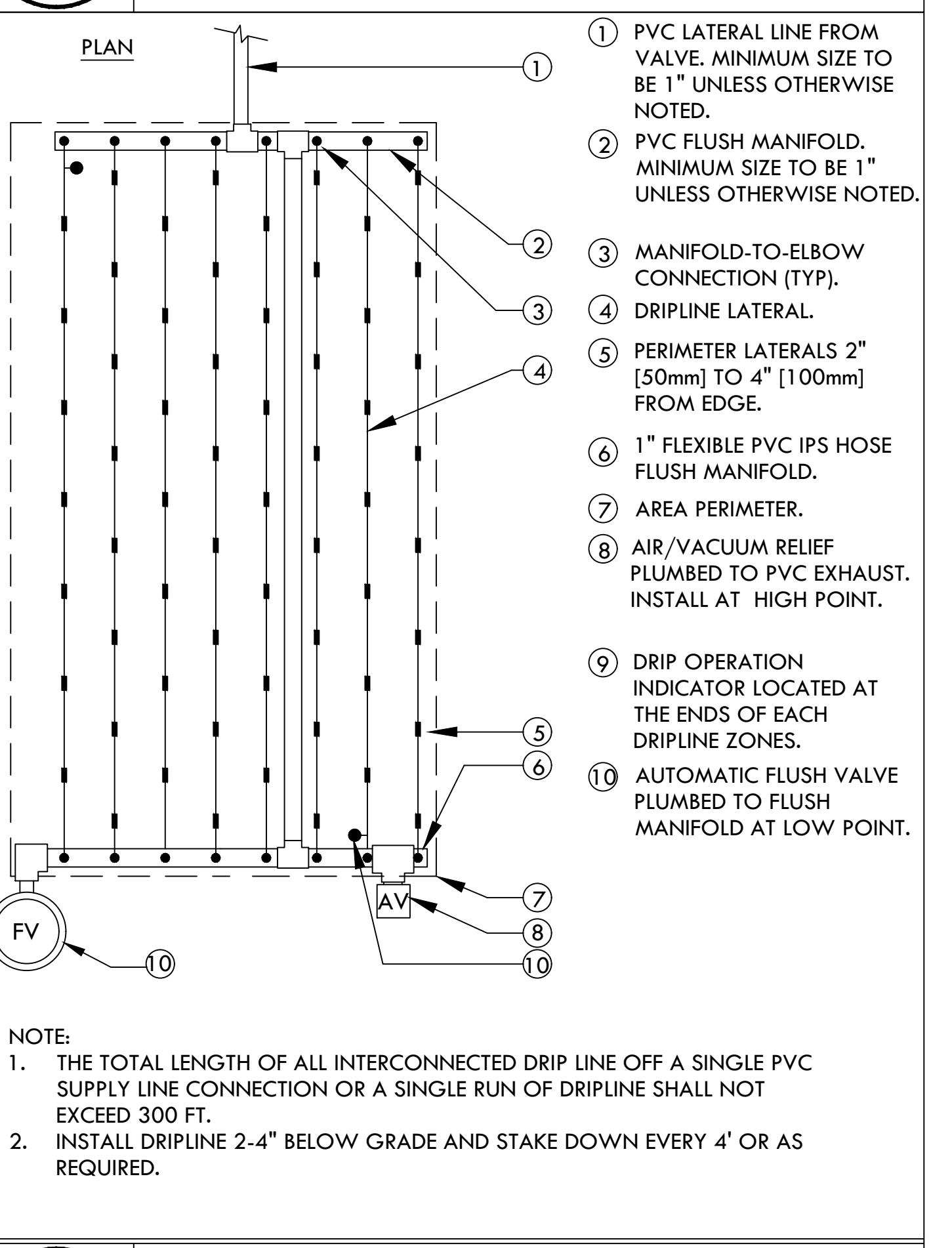
- NOTE:
SUGGESTED QUANTITY OF BUBBLERS PER TREES AND SHRUBS SIZE:
• SHRUBS = 1 BUBBLER
• 15 GAL OR 24" BOX = 2 BUBBLERS
• 36 GAL OR 48" BOX = 4 BUBBLERS
• 60 GAL OR 72" BOX = 6 BUBBLERS
- 1 BUBBLER (TO BE INSTALLED ON TOP OF ROOTBALL).
 - 2 1/2" [13mm] SCH. 40 MALE ADAPTER.
 - 3 6" [150mm] STEEL STAPLE.
 - 4 FINISH GRADE.
 - 5 TREE OR SHRUB ROOTBALL.
 - 6 1/2" [13mm] IPS FLEXIBLE PVC.
 - 7 PVC TEE (SST), ELBOW (ST) OR FEMALE ADAPTER.
 - 8 PURPLE PVC LATERAL LINE.
 - 9 TREE STAKES.
 - 10 TREE OR SHRUB.
 - 11 EDGE OF ROOTBALL (TYPICAL).

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



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

9 RAIN BIRD XFCV CENTER FEED LAYOUT
SCALE: NONE



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

10 RAIN BIRD XFCV END FEED LAYOUT
SCALE: NONE

Date	Description	No.
	Revisions	

Date	Description	No.
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Project
OLYMPIC CLUB PARKING LOT IMPROVEMENTS
SAN FRANCISCO CALIFORNIA

Drawing Title
IRRIGATION DETAILS

Project No.
731763501

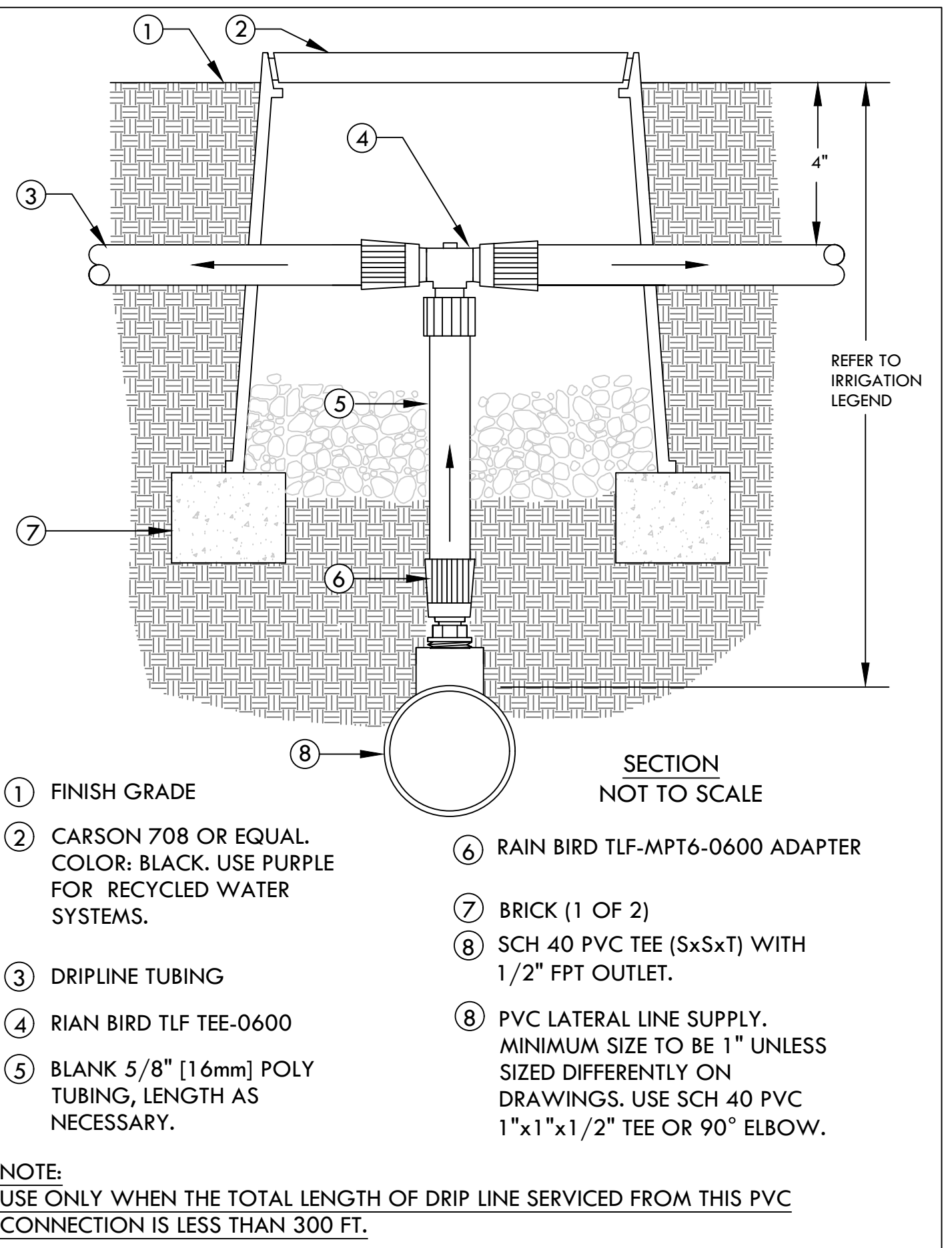
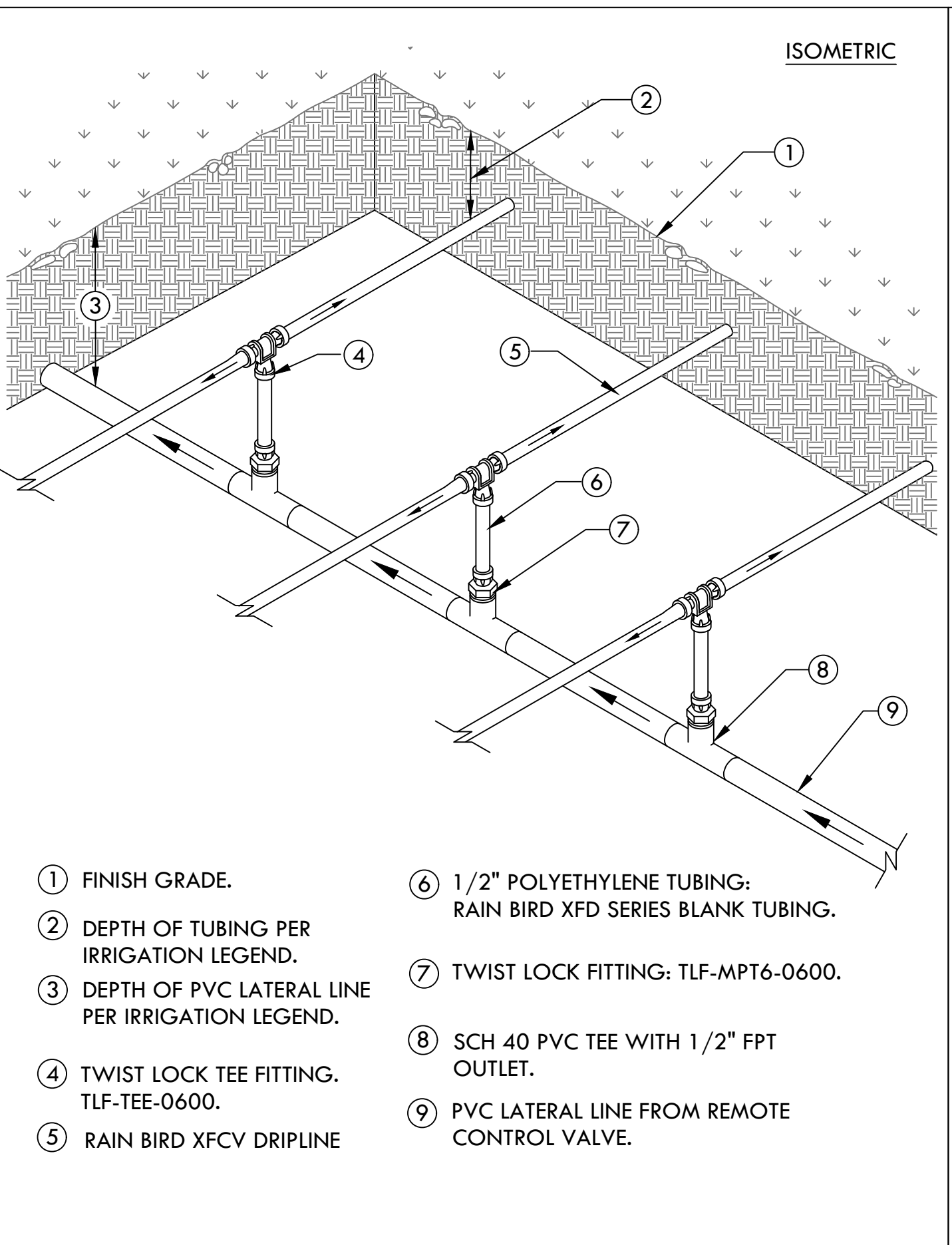
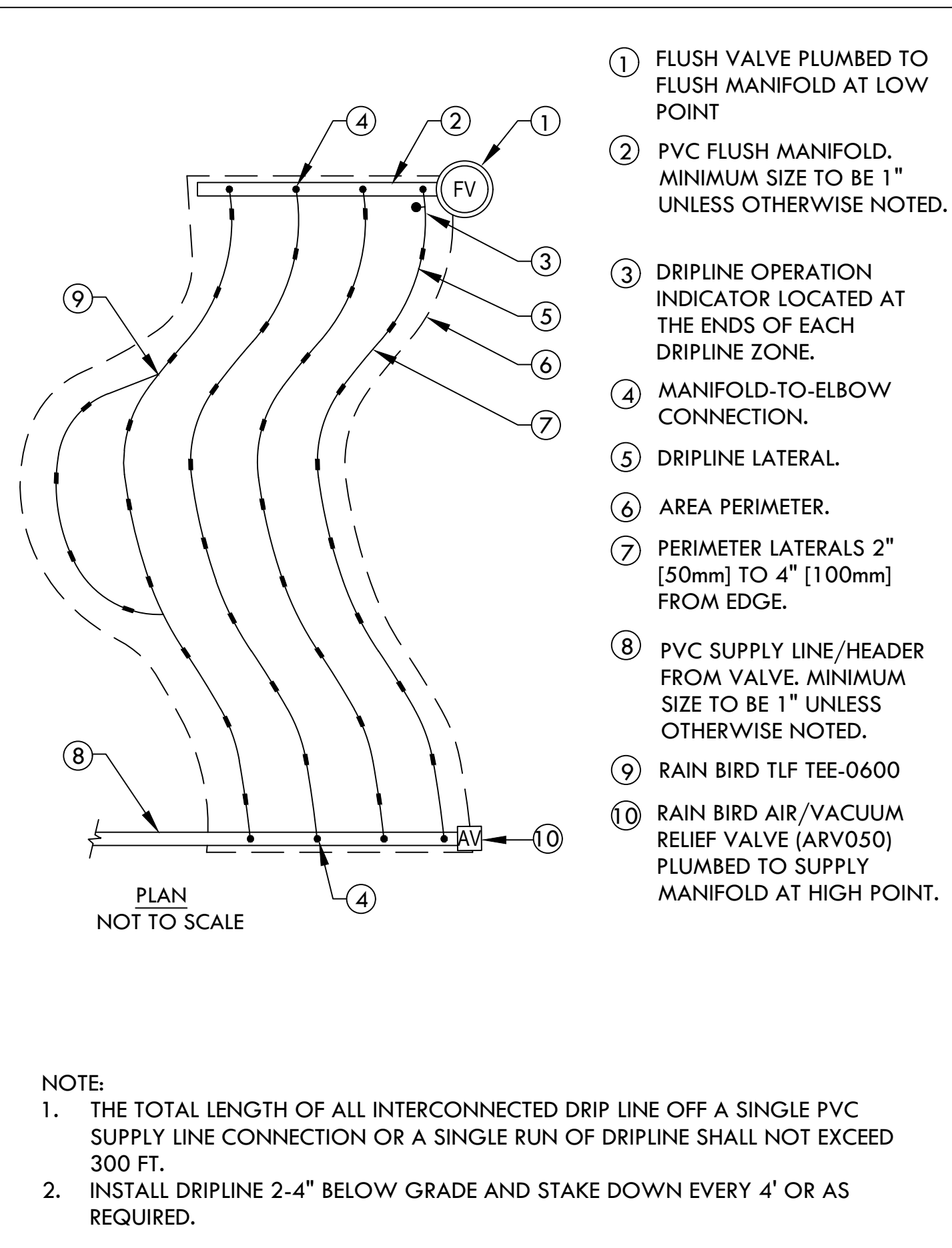
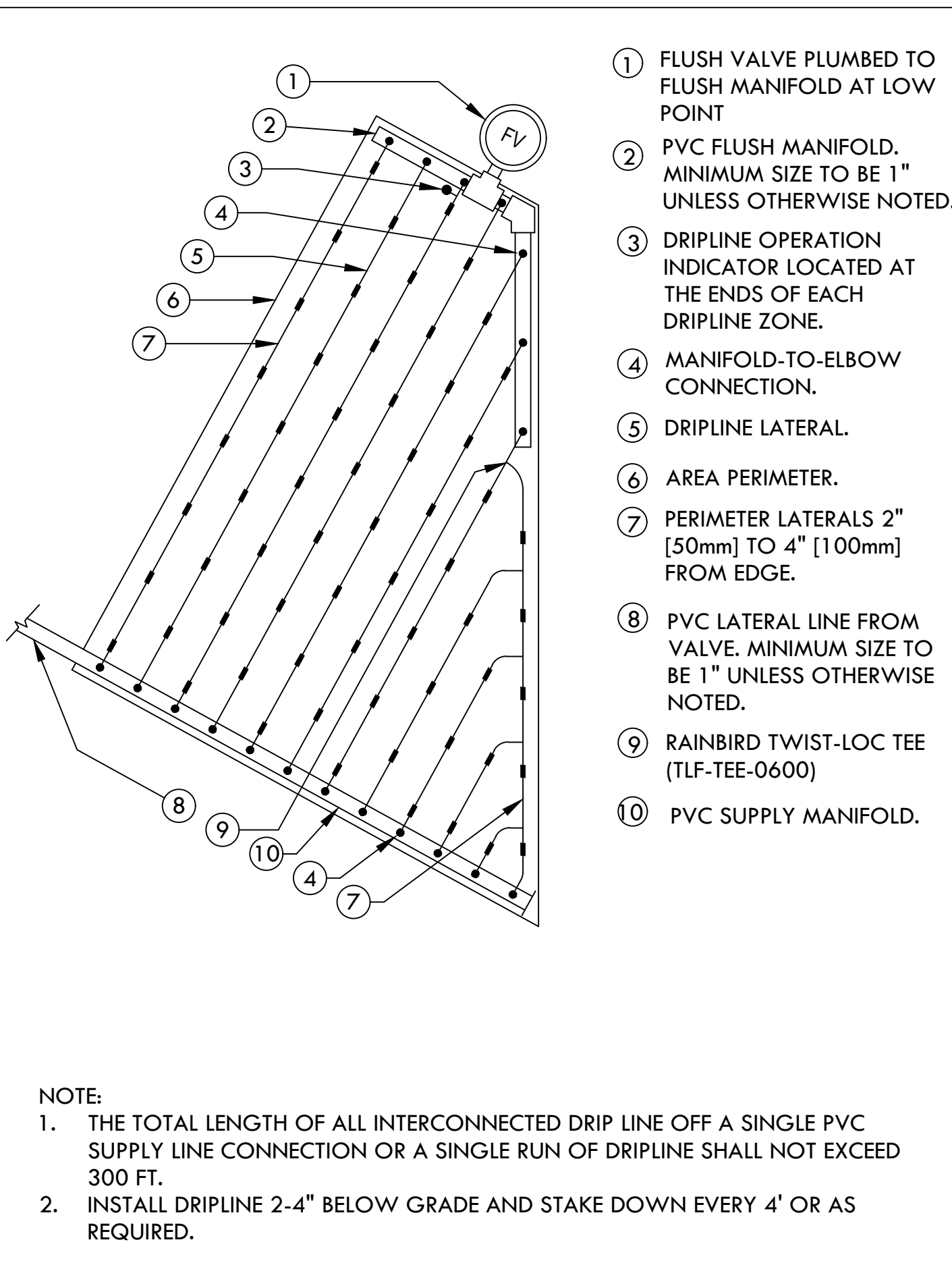
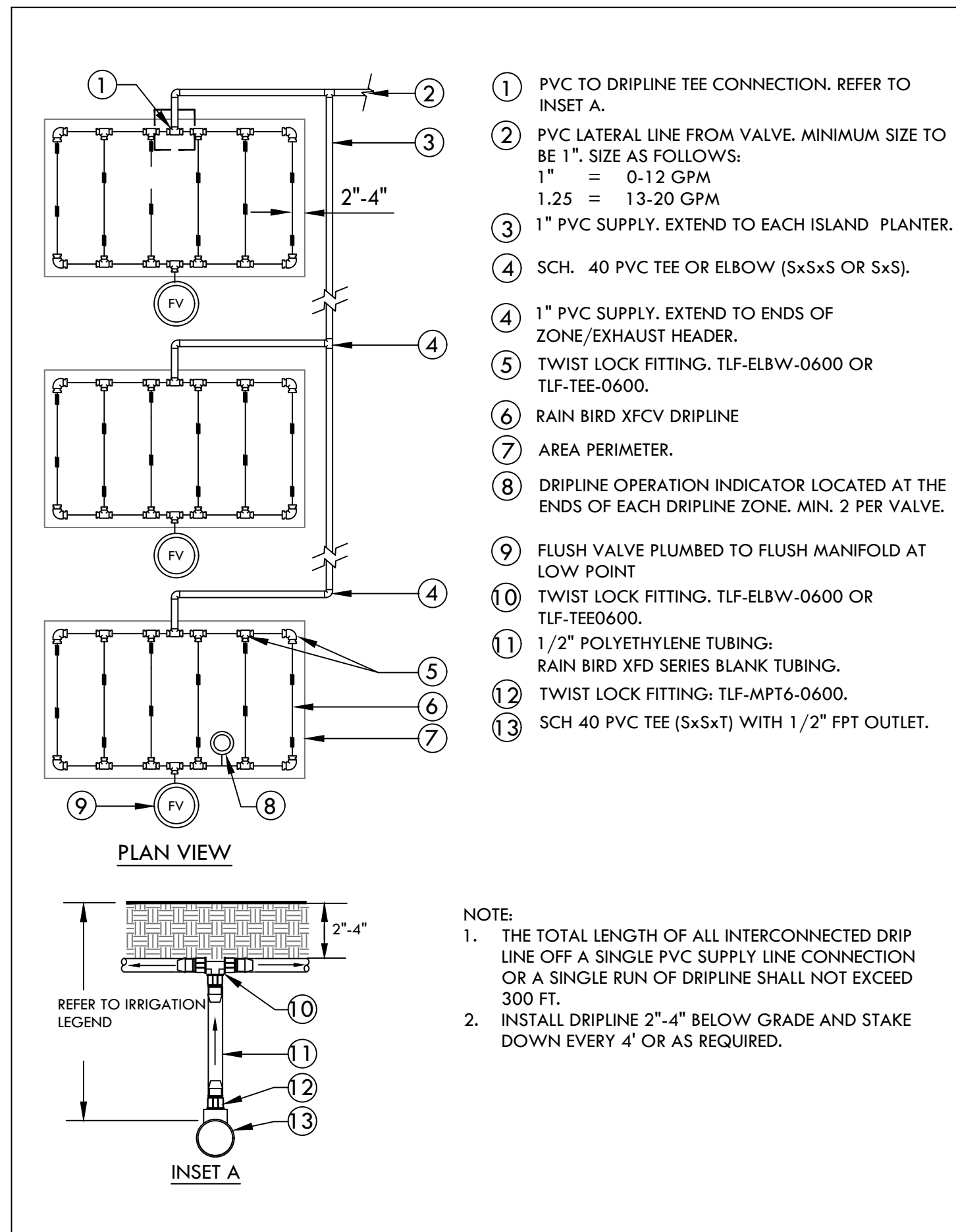
Date
08/19/2025

Drawn By
IAN S.

Checked By
JEFF D.

Drawing No.
L-302

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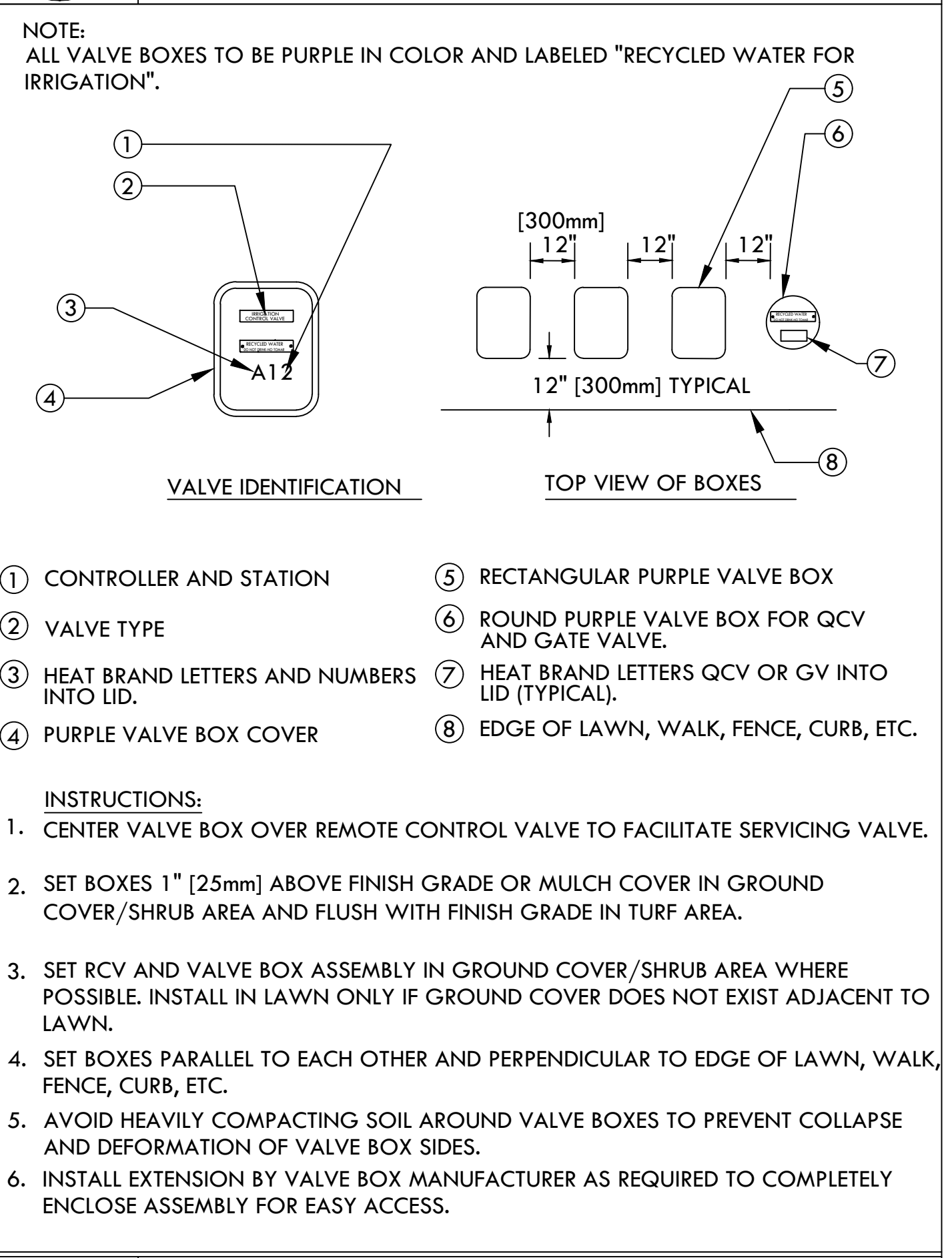
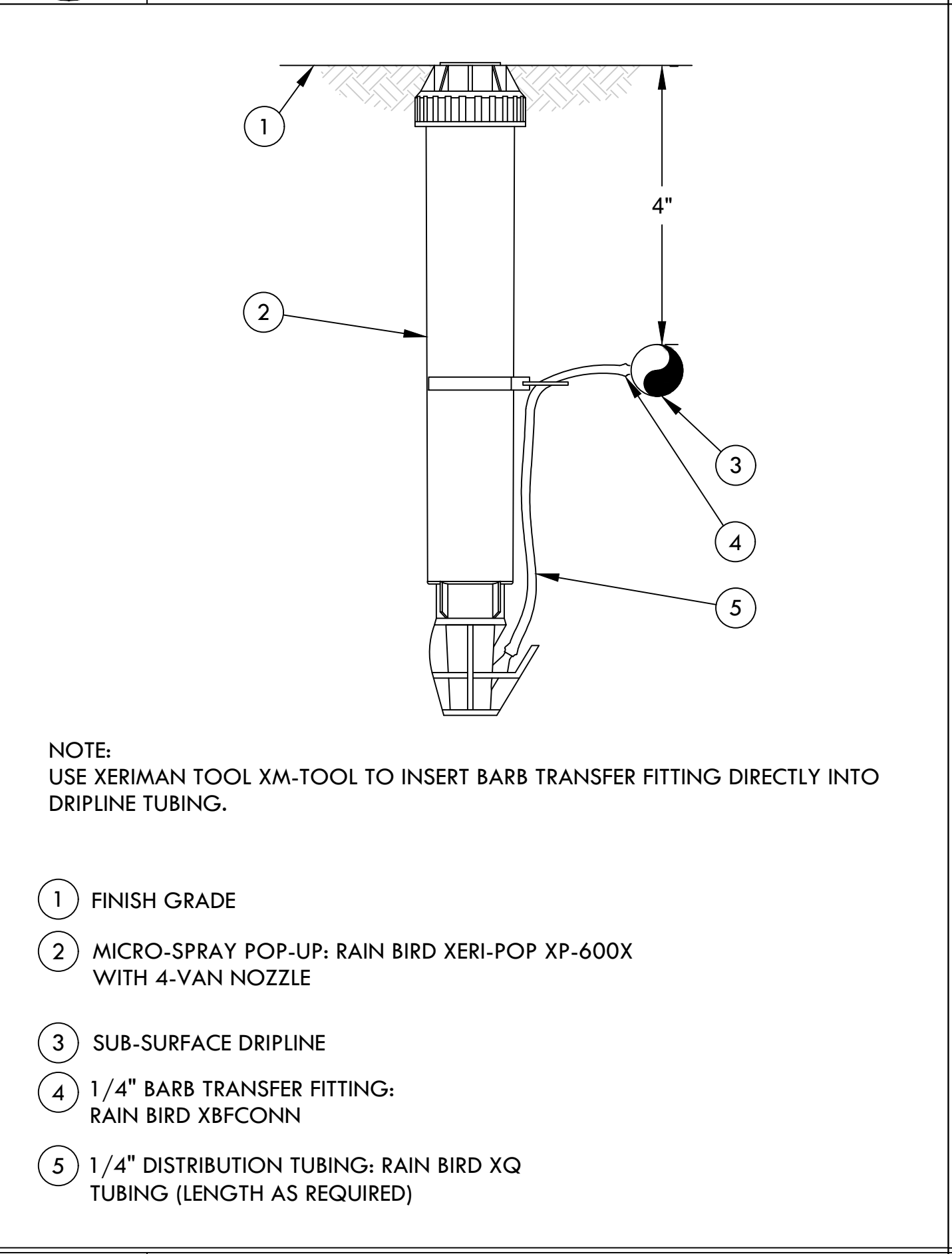
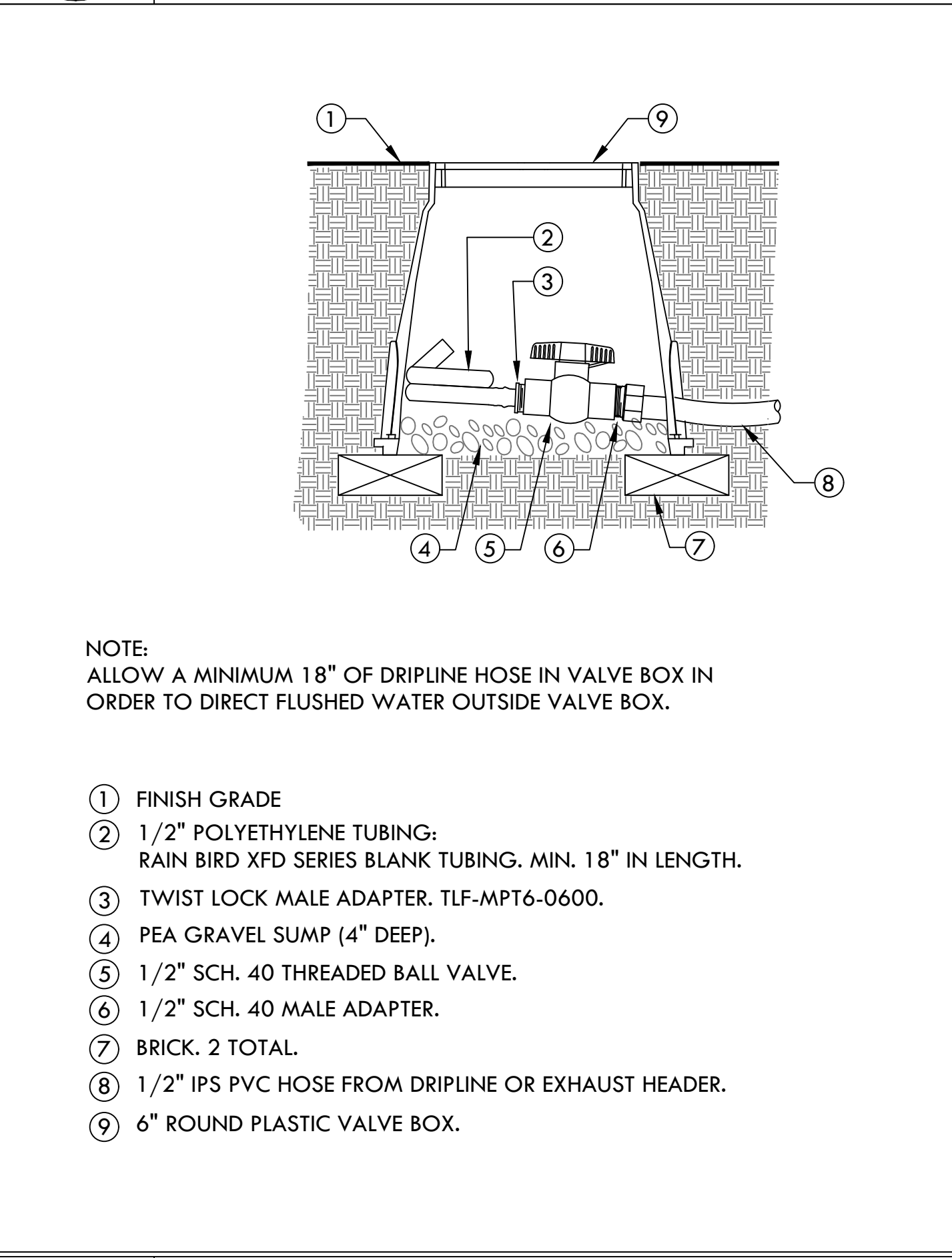
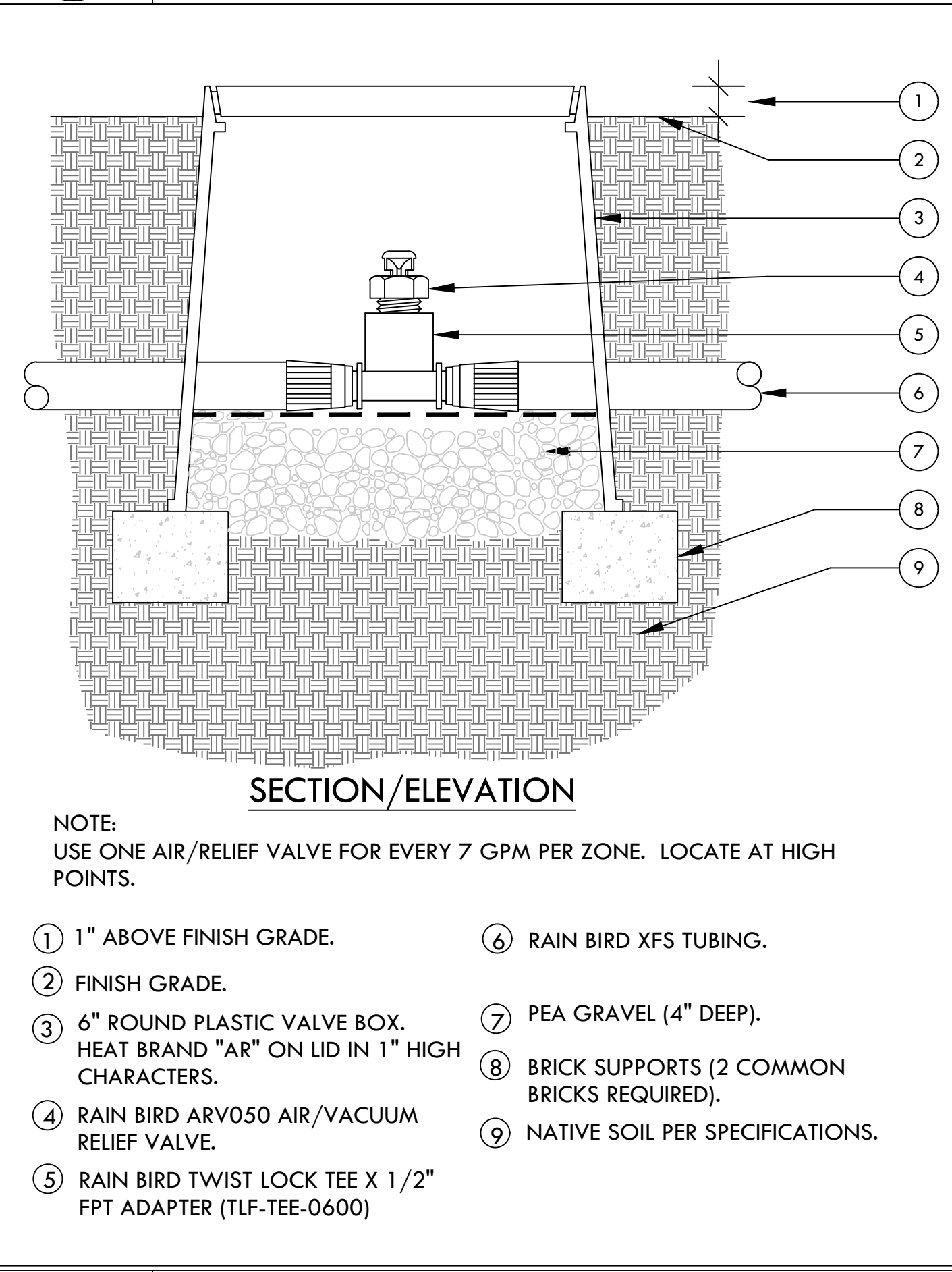
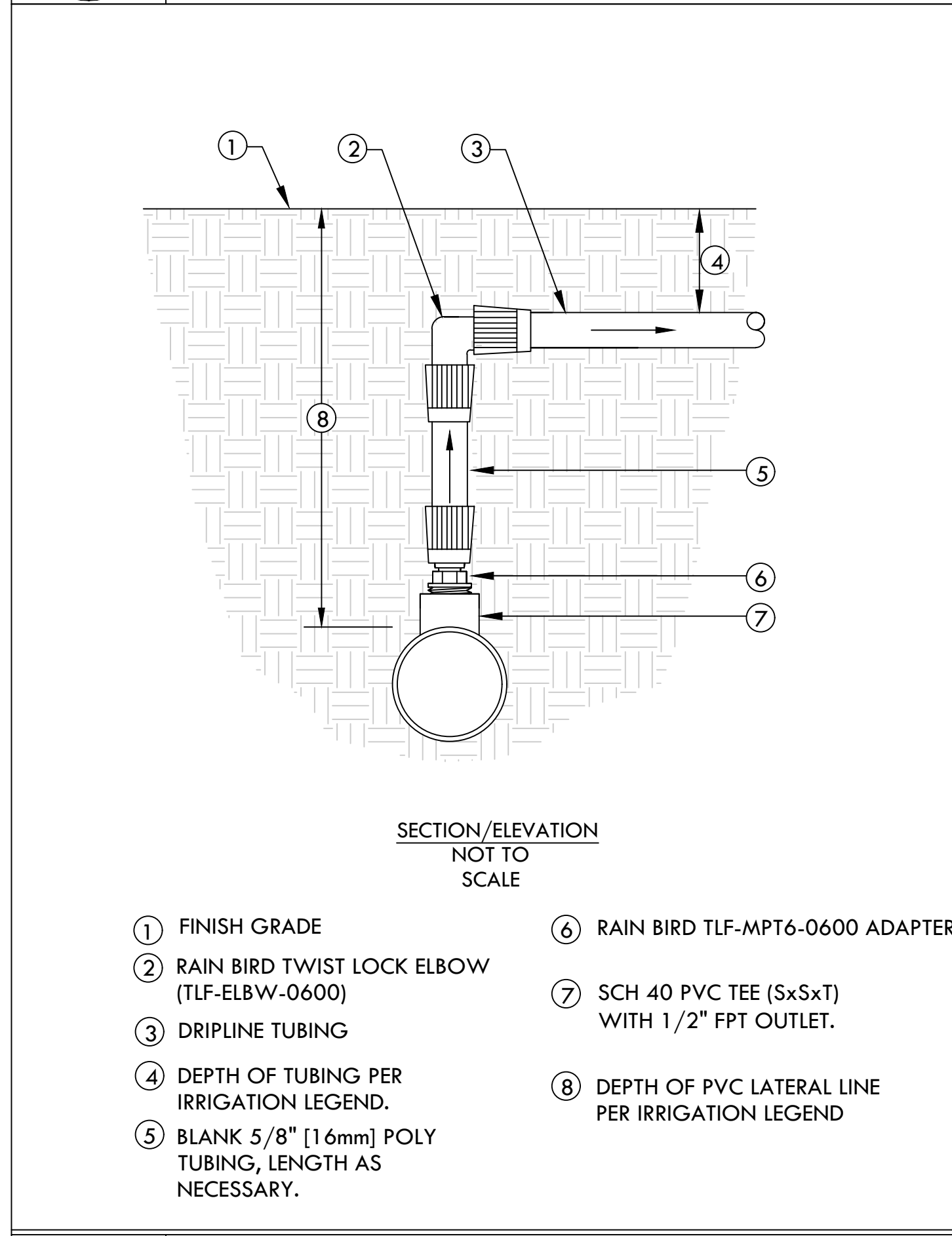
1 RAIN BIRD XFCV ISLAND LAYOUT
 SCALE: NONE

2 RAIN BIRD XFCV TRIANGULAR LAYOUT
 SCALE: NONE

3 RAIN BIRD XFCV ODD CURVE LAYOUT
 SCALE: NONE

4 RAIN BIRD XFCV CENTER FEED MANIFOLD
 SCALE: NONE

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



6 DRIPLINE MANIFOLD TO ELBOW CONNECTION
 SCALE: NONE

7 AIR VACUUM RELIEF VALVE IN DRIPLINE
 SCALE: NONE

8 DRIPLINE-FLUSH POINT
 SCALE: NONE

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

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

Date	Description	No.
Revisions		

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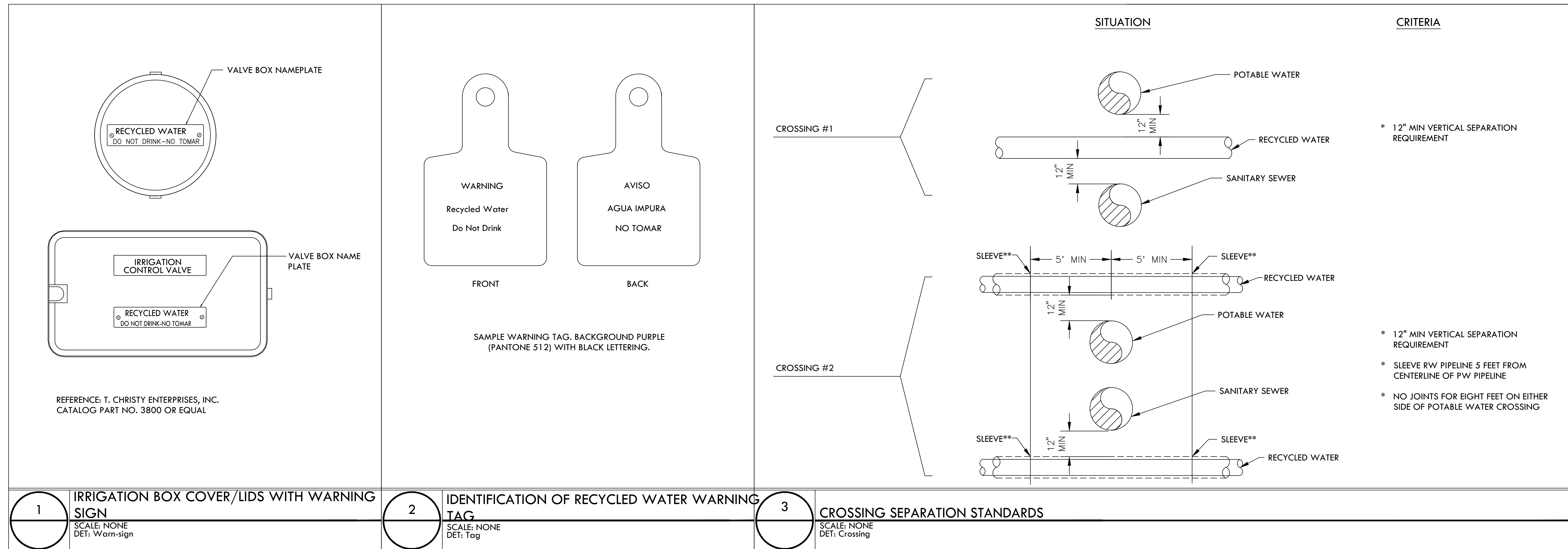
Project
OLYMPIC CLUB PARKING LOT IMPROVEMENTS
 SAN FRANCISCO CALIFORNIA

Drawing Title
IRRIGATION DETAILS

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

Drawing No.
L-303

Date: 8/14/2025 Time: 16:43 User: jdas Style Table: Langan.stb Layout: L-303 Document Code: 731763501-0103-LP101-0101



WATER USAGE CALCULATIONS

WATER USE ESTIMATION & IRRIGATION SCHEDULE -

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

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

MAWA	
GALLONS/YR	301,665
ACRE FEET/YR	0.93
HCF/YR	403.30

ETWU	
GALLONS/YR	112,286
ACRE FEET/YR	0.34
HCF/YR	150.12

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

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

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

MAWA FORMULA	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR	
MAWA = (ETo)(0.62)((LA x 0.45) + (0.55 x SLA))	

ETWU FORMULA	
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR	
ETWU = ((ETo)(.62)(ETAF x LA))	

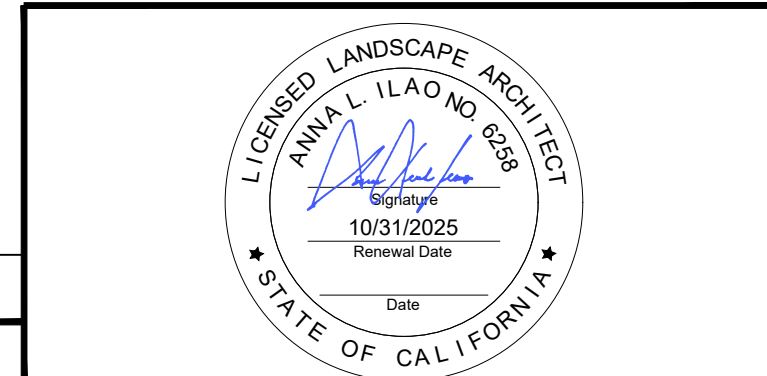
ETo = REFERENCE EVAPOTRANSPIRATION
0.45 = ET ADJUSTMENT FACTOR
LA = LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ. FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ. FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ. FT/YR)

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

DATE: 3-12-2024

Date	Description	No.
Revisions		



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

Drawing Title
IRRIGATION DETAILS & WATER CALCULATIONS

Project No. 731763501
Date 08/19/2025
Drawn By IAN S.
Checked By JEFF D.
Drawing No. L-304

Irrigation Consultant:
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