COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: July 18,2024

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit Amendment, pursuant to Section 6500 of the San Mateo County Zoning Regulations, for the expansion and improvement of an existing golf and country club located at 701 Madera Drive in the unincorporated San Mateo area of San Mateo County. The proposed expansion will add five (5) outdoor pickleball courts occupying 13,555 sq. ft. of outdoor space, and includes 2,709 cubic yards of grading, the removal of three (3) Oak trees, and the relocation of two (2) Oak trees onsite.

County File Number: PLN2015-00192 (O'Neil)

PROPOSAL

The applicant requests to amend the current Use Permit to allow the expansion and improvement of the Peninsula Golf and Country Club (Club); a private club not open to the public. Currently, the facility consists of a 53,941 sq. ft. clubhouse, a pool, a pro shop building, 5 tennis courts, and 300 total parking spaces, including 19 ADA accessible spaces.

The proposed expansion will add five (5) outdoor pickleball courts with associated seating areas. The courts will occupy 13,555 sq. ft. of outdoor space. The improvements include 2,709 cubic yards of grading and the removal of three (3) Oak trees; an additional two (2) Oak trees will be relocated onsite. Six (6) Oak trees will be planted elsewhere on site for the trees removed. The pickleball courts will be surrounded by 42-inch-high fencing with acoustic wrap to decrease noise emanating from the courts by approximately 32 dBA. Netting will be placed above the courts to protect players from stray golf balls. The courts are centrally located on the 126-acre parcel approximately 1,000 feet from the nearest neighboring single-family home.

RECOMMENDATION

1. That the Zoning Hearing Officer approve the Use Permit Amendment, County File Number PLN2015-00192, subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Kanoa Kelley, Project Planner, Kkelley@smcgov.org
Phone: 628/222-3163

Applicant: Ryan O'Neil

Owner: Peninsula Golf and Country Club

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in a newspaper (San Mateo County Times) of general public circulation on July 6, 2024.

Location: 701 Madera Drive, San Mateo (unincorporated San Mateo County)

APN(s): 039-501-080

Parcel Size: 126.8 acres

Parcel Legality: Developed Parcel

Existing Zoning: R-E/S-10 (Residential Estates/20,000 sq. ft. minimum parcel size)

General Plan Designation: Private Recreation

Sphere-of-Influence: City of San Mateo

Existing Land Use: Golf and Country Club

Water Supply: California Water Service Company

Sewage Disposal: City of San Mateo

Flood Zone: Zone X, Panel Number 06081C0162E, with effective date of October 16, 2012.

Environmental Evaluation: This project is categorically exempt pursuant to Section 15303, Class 3(e), of the California Environmental Quality Act Guidelines, relating to the new construction of accessory structures and facilities. The sport courts are considered accessory to the country club. The project is not located in a scenic highway, is not located in an environmentally sensitive area, and will not impact historic resources.

Setting: The subject site is located on a 126-acre parcel owned and operated by the Peninsula Golf and Country Club (Club). Residential areas surround the golf course with access to this site via Alameda de las Pulgas and Madera Drive. The site topography is generally hilly, typical of golf courses designed with undulating fairways. The Club offers its members the services and facilities found in many private clubs such as golf, tennis, and swim facilities, as well as apparel/equipment retail store (pro shop), and a clubhouse.

Chronology:

Date		Action
1915	-	Construction of golf and country club.
1957	-	Use Permit 1169; relocation of locker rooms and Lounge

Past Use Permit Amendment and Renewals:

1960	-	Installation of a 300,000-gallon water storage tank.
1969	-	Construction of a 5,000 sq. ft. storage building.
1987	-	Renovation of locker rooms.
1988	-	Site improvements/interior remodel of club.
2000	-	Grading permit for fairway renovations.

2003	-	Use Permit for new pro shop construction.
2003	-	Use Permit for new restrooms on 9th hole.
2011	-	Submittal of Use Permit renewal application and amendment to improve maintenance facilities.
2013	-	Use Permit renewal and amendment to improve maintenance facilities.
2015	-	Use permit amendment application to expand and improve existing clubhouse and parking area.

Subject Application:

April 9, 2024	-	Subject Use Permit amendment submitted to add five (5) outdoor pickleball courts.
July 18, 2024	-	Zoning Hearing Officer meeting.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

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

Visual Quality Policy 4.35 (*Urban Area Design Concepts*) calls for new development to maintain and, where possible, improve upon the appearance and visual character of development in urban areas, and to ensure that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality.

The project site is located in an area adequately buffered by the surrounding golf fairways that include mature trees that screen the project site from the surrounding neighborhood areas. The design of the courts will complement the adjacent tennis courts as part of a racket sport area. The project complies with this policy since no visual impacts will be created.

Park and Recreation Resources Policy 6.49 (*Role of Private Sector*) encourages the private sector to provide park and recreation facilities and services. The Club offers its members the typical services and facilities found in most private clubs such as golf, tennis, swimming, fitness, apparel/equipment retail store (pro shop), and a clubhouse. The Peninsula Golf and Country Club will continue to provide recreational facilities to private members and therefore complies with the policy.

Urban Land Use Policies 8.34 through 8.39 require that the proposed project is consistent with its land use designation and zoning district, including maximum allowed densities, minimum allowed parcel sizes, height, bulk, setback requirements, on-site parking requirements, and specific development standards. The current use of the site includes a golf course and associated facilities which operates under an approved Use Permit. The golf course use and associated existing and proposed accessory structures, including tennis and pickleball courts, is consistent with the General Plan's Private Recreation Land Use designation and the R-E (Residential Estates)/S-10 Zoning District Regulations for this site, which permits the use subject to the issuance of a Use Permit. The table in Section 2 elaborates further the project's compliance with the R-E/S-10 Development Standards. The project complies with these policies as the pickleball courts are accessory to the private recreational facility, will be permitted as part of the Use Permit, and will be located approximately 1,000 feet from the nearest property line. Additionally, a surplus of parking spaces is maintained in excess of those required by County parking regulations.

2. Conformance with the Zoning Regulations

a. Development Standards

The following table summarizes the project's compliance with the development standards of the R-E/S-10 Zoning District.

Development Regulations	Required	Proposed/ Existing
Building Site Area	20,000 sq. ft.	126.8 acres
Minimum Front Yard Setback	20 ft.	+1,000 ft.
Minimum Rear Yard Setback	20 ft.	+1,000 ft.
Minimum Right Side Setback	10 ft.	+1,000 ft.
Minimum Left Side Setback	10 ft.	+1,000 ft.
Maximum Height	36 ft.	< 36 ft.

Maximum Lot Coverage	25%	<1%
Parking: Required by Parking Standards	254	281+19 ADA

3. Conformance with Parking Regulations

Pursuant to Section 6119 of the Zoning Regulations, 254 parking spaces were required based on the pro shop use, seating for the clubhouse dining areas, and ballroom dance space provided for the recreational needs of the Peninsula Golf and Country Club, as indicated in the last Use Permit amendment approved in 2015. The pickleball courts are considered an accessory structure and amenity for existing members. Because the Club is gated and all parking is provided on site, no additional parking is required. The Club currently provides 300 parking spaces, including 19 ADA accessible spaces which is adequate to serve the Club and any anticipated overflow from occasional club events.

4. Previous Use Permit Conditions

The previous Use Permit amendment involved the expansion of the clubhouse, locker rooms, and pool-side kitchen and dining areas. Site inspections conducted by staff have confirmed compliance with the conditions associated with the approved building and grading permits for this previous project. In compliance with the conditions of last approval, the property owner has entered into an operation and maintenance agreement for continued maintenance of onsite stormwater treatment areas (NOM2017-00008). The County has received yearly reports and a 5-year inspection was done in 2020 with no corrections required. The annual reporting requirements will be carried over to the current Use Permit conditions.

5. Conformance with Use Permit Findings

Staff recommends approval of the use permit amendment based on the following findings pursuant to Section 6503 of the San Mateo County Zoning Regulations which states:

"That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in significant adverse impacts to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood."

The proposed expansion and improvements would not involve any operational changes to the existing facility and would improve the member experience by adding additional amenities for club members. The project site is adequately buffered by the surrounding golf fairways that include mature trees to screen views of the proposed accessory facilities as seen from the surrounding neighborhood areas. The proposed design of the courts with acoustic fence wraps and location away from neighboring residential areas will ensure compliance with existing noise ordinances. The parking provided on-site complies with parking regulations and is adequate to serve the existing club, therefore the project will not be injurious to the public welfare. Furthermore, the project site is not located in the coastal zone.

B. ENVIRONMENTAL REVIEW

This project is categorically exempt pursuant to Section 15303, Class 3(e), of the California Environmental Quality Act Guidelines, relating to the new construction of accessory structures and facilities. The sport courts are considered accessory to the country club. The project is not located in a scenic highway, is not located in an environmentally sensitive area, and will not impact historic resources.

C. OTHER REVIEWING AGENCIES

Building Inspection Section
Drainage Review
Geotechnical Section

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Vicinity Map
C. Project Plans
D. Arborist Report
E. Soundblock Spec Sheet

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2015-00192 Hearing Date: July 18, 2024

Prepared By: Kanoa Kelley, Project Planner For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That this project is categorically exempt pursuant to Section 15303, Class 3(e), of the California Environmental Quality Act, relating to the new construction of accessory structures and facilities. The sport courts are considered accessory to the country club. The project is not located in a scenic highway, is not located in an environmentally sensitive area, and will not impact historic resources.

Regarding the Use Permit, Find:

2. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in significant adverse impacts to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

   The proposed expansion and improvements would not involve any operational changes to the existing facility and would improve the member experience by adding additional amenities for club members. The project site is adequately buffered by the surrounding golf fairways that include mature trees to screen views of proposed accessory facilities as seen from the surrounding neighborhood areas. The proposed design of the courts with acoustic fence wraps and location away from residential areas will ensure compliance with existing noise ordinances. The parking provided on-site complies with parking regulations and is adequate to serve the existing club, therefore the project will not be injurious to the public welfare. Furthermore, the project site is not located within the coastal zone.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Zoning Hearing Officer on July 18, 2024. Minor adjustments to the project may be approved by the Director of Planning and Building if they are consistent with the intent of and are in substantial conformance with this approval.

2. The Use Permit shall be valid for five (5) years from the date of final approval, in which time a building permit shall be issued, and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. An extension of this approval will be considered upon written request and payment of the applicable fees sixty (60) days prior to the permit's expiration. The applicant shall apply for a Use Permit renewal with the applicable fees six months prior to the expiration of the Use Permit.

3. Any change in use or intensity of the proposed structure or any other structures or uses shall require an amendment to the Use Permit. Amendment to this use permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing.

4. The applicant shall include the approval letter on the top pages of the building plans to ensure that the conditions of approval are included with the on-site plans.

5. The owner shall plant on-site six (6) Coast live oak trees (*quercus agrifolia*) of at least 15-gallon sized stock for the three (3) Oak trees approved for removal. The trees shall be planted prior to building final inspection for the associated building permit, BLD2023-01883. A final by planning shall be completed to verify tree replanting prior to final building inspection.

6. Prior to building final, planning shall verify the onsite relocation of two (2) Oak trees.

7. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:

    a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.

    b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

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

d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.

e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

f. Limiting and timing applications of pesticides and fertilizers to avoid polluting runoff.

8. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of grading and construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

9. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.

10. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works, and fire district.

11. No site disturbance shall occur, including any grading or tree removal, until a building permit has been issued, and then only those trees approved for removal shall be removed.

12. To reduce the impact of construction activities on neighboring properties, comply with the following:

    a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

    b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Madera Drive. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Madera Drive. There shall be no storage of construction vehicles in the public right-of-way.

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

14. Installation of the approved landscape plan is required prior to final inspection.

15. The applicant shall prepare a Stormwater Management Plan (SWMP) that includes, at a minimum, exhibit(s) showing drainage areas and location of Low Impact Development (LID) treatment measures; project watershed; total project site area and total area of land disturbed; total new and/or replaced impervious area; treatment measures and hydraulic sizing calculations; a listing of source control and site design measures to be implemented at the site; hydromodification management measures and calculations, if applicable; Natural Resources Conservation Service (NRCS) soil type; saturated hydraulic conductivity rate(s) at relevant locations or hydrologic soil type (A, B, C, or D) and source of information; elevation of high seasonal groundwater table; a brief summary of how the project is complying with Provision C.3 of the Municipal Regional Permit (MRP); and detailed Maintenance Plan(s) for each site design, source control and treatment measure requiring maintenance.

16. The project shall comply with all requirements of the Municipal Regional Stormwater Natural Pollutant Discharge Elimination System (NPDES) Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Stormwater Technical Guidance Manual for assistance in implementing LID measures at the site. https://www.flowstobay.org/preventing-stormwater-pollution/with-new-redevelopment/c-3-regulated-projects/

17. Biotreatment measures (including bio-retention areas, flow-through planters and non-proprietary tree well filters) shall be sized to treat runoff from 100% of the applicable drainage area (all impervious areas and applicable landscaped areas) using flow or volume based sizing criteria as described in the Provision C.3.d of the MRP, or using the simplified sizing method (4% rule of thumb), described in the C.3 Technical Guidance and based on the flow-based sizing criteria in Provision C.3.d.i.(2)(c). [Alternative biotreatment measures that are not in the C.3 Technical Guidance concept shall be pre-approved by the Planning Department.]

18. Plant species used within the biotreatment measure area shall be consistent with Appendix A of the C.3 Technical Guidance.

19. Biotreatment soil mix for biotreatment measures shall have a minimum percolation rate of 5 inches per hour and a maximum percolation rate of 10 inches per hour and shall be in conformance with Attachment L of the MRP, which is included in Appendix K of the C.3 Technical Guidance.

20. Design of biotreatment measures shall be consistent with technical guidance for the applicable type of biotreatment measure provided in Chapter 6 of the C.3 Technical Guidance. Prior to the final of the building permit for the project, the property owner shall coordinate with the Project Planner to enter into an Operation and Maintenance Agreement (O&M Agreement) with the County (executed by the Director of Planning and Building) to ensure long-term maintenance and servicing by the property owner of stormwater site design and treatment control and/or Hydro Modification (HM) measures according to the approved Maintenance Plan(s), for the life of the project. The O&M Agreement shall provide County access to the property for inspection. The Maintenance Agreement(s) shall be recorded for the property and/or made part of the CC&Rs.

21. The property owner shall be responsible for conducting all servicing and maintenance as described and required by the treatment measure(s) and Hydro Modification (HM) measure Maintenance Plan(s). Maintenance of all site design and treatment control (and/or HM) measures shall be the owner's responsibility (or HOA's responsibility).

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

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

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

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

Building Inspection Section

26. The applicant not commence work until a building permit is issued.

City of San Mateo Sewer District

27. The applicant shall follow and use City of San Mateo standard drawings for any proposed new connections.

Department of Public Works

28. Prior to the issuance of the building permit or planning permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

Environmental Health Services

29. The Club shall maintain an annual health permit for the kitchen.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

San Mateo County

County San Mateo, CA

0.28 0 0.14 0.28 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

1: 9,028

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

San Mateo County

County San Mateo, CA

0.28 0 0.14 0.28 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

1: 9,028

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

ABBREVIATIONS

℄	PROPERTY LINE	LAB.	LABORATORY
|	CHANNEL	LAM.	LAMINATE
&	AND	LAV.	LAVATORY
∠	ANGLE	LKR.	LOCKER
@	AT	LNDG.	LANDING
℄	CENTERLINE	L.P.	LOW PARTITION
Ø	DIAMETER OR ROUND	LT.	LIGHT
⊥	PERPENDICULAR		
#	POUND OR NUMBER	MAT.	MATERIAL
//	PARALLEL	MAX.	MAXIMUM
		M.B.	MACHINE BOLT
ABV.	ABOVE	M.C.	MEDICINE CABINET
ACOUS.	ACOUSTICAL	M.D.F.	MEDIUM DENSITY FIBERBOARD
A.D.	AREA DRAIN	MECH.	MECHANICAL
ADJ.	ADJUSTABLE	MEMB.	MEMBRANE
A.F.F.	ABOVE FINISHED FLOOR	MET.	METAL
AGGR.	AGGREGATE	MFR.	MANUFACTURER
AL.	ALUMINUM	MH.	MANHOLE
ALUM.	ALUMINUM	MIN.	MINIMUM
ANOD.	ANODIZED	MIR.	MIRROR
APPROX.	APPROXIMATE	MISC.	MISCELLANEOUS
ARCH.	ARCHITECTURAL	M.O.	MASONRY OPENING
ASB.	ASBESTOS	MOD.	MODULAR
ASPH.	ASPHALT	M.S.	MACHINE SCREW
A.C.	ASPHALTIC CONCRETE	MTD.	MOUNTED
		MTG.	MOUNTING
BAL.	BALANCE	MUL.	MULLION
BAS.	BASEMENT		
BD.	BOARD	(N)	NEW
BITUM.	BITUMINOUS	N.	NORTH
BLDG.	BUILDING	N.I.C.	NOT IN CONTRACT
BLK.	BLOCK	NO. or #	NUMBER
BLKG.	BLOCKING	NOM.	NOMINAL
BM.	BEAM	N.T.S.	NOT TO SCALE
BOT.	BOTTOM		
B.O.	BOTTOM OF	O.A.	OVERALL
BSMT.	BASEMENT	OBS.	OBSCURE
BTWN.	BETWEEN	O.C.	ON CENTER
B.U.R.	BUILT-UP ROOFING	O.D.	OUTSIDE DIAMETER(DIM.)
		O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
C	CONDUIT		
CAB.	CABINET	OFF.	OFFICE
C.B.	CATCH BASIN	O.F.S.	OUTSIDE FACE OF STUD
CEM.	CEMENT	O.H.	OPPOSITE HAND
CER.	CERAMIC	OPNG.	OPENING
C.G.	CORNER GUARD	OPP.	OPPOSITE
C.I.	CAST IRON		
C.J.	CONTROL JOINT		
CLG.	CEILING	P.I.P.	POURED IN PLACE
CLKG.	CAULKING	PL.	PLATE
CLO.	CLOSET	PLN.	PLAN
CL.	CLEAR		
CLR.	CLEAR	P.LAM.	PLASTIC LAMINATE
CLRM.	CLASSROOM	PLAS.	PLASTER
CMU	CONCRETE MASONRY UNIT	PLYWD.	PLYWOOD
C.O.	CLEAN OUT	PR.	PAIR
COL.	COLUMN	PRCST.	PRE-CAST
COMPT.	COMPACTOR	PT.	POINT
CONC.	CONCRETE	P.T.D.	PAPER TOWEL DISPENSER
CONN.	CONNECTION	P.T.D./R	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE
CONSTR.	CONSTRUCTION	PTN.	PARTITION
CONT.	CONTINUOUS	P.T.R.	PAPER TOWEL RECEPTABLE
CORR.	CORRIDOR	P.T.S.	PNEUMATIC TUBE SYSTEM
CNTR.	COUNTER		
CTR.	CENTER	Q.T.	QUARRY TILE
CTPTOP.	COUNTERTOP		
CTSK.	COUNTERSUNK	(RE)	RELOCATED EXISTING
		R.	RISER
DBL.	DOUBLE	RAD.	RADIUS
DEFLECT.	DEFLECTION	R.D.	ROOF DRAIN
DEPT.	DEPARTMENT	REF.	REFERENCE
DET.	DETAIL	REFL.	REFLECTED
D.F.	DRINKING FOUNTAIN	REFR.	REFRIGERATOR
D.I.	DRAIN INLET	REINF.	REINFORCED
DIA.	DIAMETER	REQ.	REQUIRED
DIM.	DIMENSION	RESID.	RESIDENTIAL
DISP.	DISPENSER	RESIL.	RESILIENT
DN.	DOWN	R.F.P.	REINFORCED FIBERGLASS PANELS
D.O.	DOOR OPENING	REGTR.	REGISTER
DR.	DOOR	R.H.	ROBE HOOK
DS.	DOWNSPOUT	RM.	ROOM
D.S.P.	DRY STANDPIPE	R.O.	ROUGH OPENING
DWG.	DRAWING	RWD.	REDWOOD
DWR.	DRAWER	R.W.L.	RAIN WATER LEADER
(E)	EXISTING	S.	SOUTH
E.	EAST	S.C.	SOLID CORE
EA.	EACH	SCD.	SEE CIVIL DWGS.
E.J.	EXPANSION JOINT	SCHED.	SCHEDULE
EL.	ELEVATION	SCRN.	SCREEN
ELEC.	ELECTRICAL	S.D.	SOAP DISPENSER
ELEV.	ELEVATION	SECT.	SECTION
EMER.	EMERGENCY	SED.	SEE ELEC. DWGS.
ENCL.	ENCLOSURE	SH.	SHELF
E.P.	ELECTRICAL PANELBOARD	SHR.	SHOWER
EQ.	EQUAL	SHT.	SHEET
EQPT.	EQUIPMENT	SIM.	SIMILAR
E.W.C.	ELECTRICAL WATER COOLER	SMD.	SEE MECH. DWGS.
EXST.	EXISTING	S.M.S.	SHEET METAL SCREW
EXPO.	EXPOSED	S.N.D.	SANITARY NAPKIN DISPENSER
EXP.	EXPANSION	S.N.R.	SANITARY NAPKIN RECEPTACLE
EXT.	EXTERIOR	SPEC.	SPECIFICATION
EXTR.	EXTRUSION	S.P.D.	SEAT PROTECTION DISPENER
		SQ.	SQUARE
F.A.	FIRE ALARM	SSD.	SEE STRUCT DWGS.
F.B.	FLAT BAR	STL.	STAINLESS STEEL
F.BKT.	FIRE BLANKET	S.SK.	SERVICE SINK
F.D.	FLOOR DRAIN	STA.	STATION
FDN.	FOUNDATION	STD.	STANDARD
F.E.	FIRE EXTINGUISHER	STL.	STEEL
F.E.C.	FIRE EXTINGUISHER CAB.	STOR.	STORAGE
F.H.C.	FIRE HOSE CABINET	STRL.	STRUCTURAL
FIN.	FINISH	STRUCT.	STRUCTURAL
FL.	FLOOR	SUSP.	SUSPENDED
FLASH.	FLASHING	SYM.	SYMMETRICAL
FLUOR.	FLUORESCENT		
F.O.C.	FACE OF CONCRETE		
F.O.F.	FACE OF FINISH	T.&G.	TONGUE AND GROOVE
F.O.P.	FACE OF PLYWOOD	T.B.	TOWEL BAR
F.O.S.	FACE OF STUDS	T.B.R.	TO BE REMOVED
FPRF.	FIREPROOF	TEL.	TELEPHONE
F.R.	FIRE RETARDENT	TEMP.	TEMPORARY
FRZ.	FREEZER	TER.	TERRAZZO
F.S.	FLOOR SINK	THK.	THICK
FT.	FOOT OR FEET	T.O.	TOP OF
FTG.	FOOTING	T.O.C.	TOP OF CURB
FURR.	FURRING	T.O.P.	TOP OF PAVEMENT
FUT.	FUTURE	T.O.S.	TOP OF SLAB
F.V.	FIELD VERIFY	T.O.W.	TOP OF WALL
		TOIL.	TOILET
GA.	GAUGE	T.P.D.	TOILET PAPER DISPENSER
GALV.	GALVANIZED	T.R.	TRASH RECEPTACLE
G.B.	GRAB BAR	TRD.	TREAD
GL.	GLASS	T.V.	TELEVISION
GND.	GROUND	T.W.G.	TACKABLE WALL COVERING
GR.	GRADE	TYP.	TYPICAL
G.S.M.	GALVANIZED SHEET METAL		
GYP.	GYPSUM	UNF.	UNFINISHED
		U.O.N.	UNLESS OTHERWISE NOTED
H.B.	HOSE BIBB	UR.	URINAL
H.C.	HANDICAPPED		
HD.	HARD	VERT.	VERTICAL OR VERTICALLY
HDWD.	HARDWOOD	VEST.	VESTIBULE
HDWE.	HARDWARE	V.C.T.	VINYL COMPOSITION TILE
HGT.	HEIGHT		
H.M.	HOLLOW METAL	W.	WEST OR WIRE
HORIZ.	HORIZONTAL	W/	WITH
HR.	HOUR	W/C.	WATER CLOSET
H.C.	HANGER STRP	W/H	WATER HEATER
H.W.D.	HOT WATER DISPENSER	WD.	WOOD
		WDW.	WINDOW
I.D.	INSIDE DIAMETER (DIM.)	WK.	WORK
INSUL.	INSULATION	W.O.	WHERE OCCURS
INT.	INTERIOR	W/O	WITHOUT
		WP.	WATERPROOF
JAN.	JANITOR	W.PT.	WORKING POINT
JT.	JOINT	W.R.	WATER RESISTANT
		WSCT.	WAINSCOT
KIT.	KITCHEN	WT.	WEIGHT
K.S.	KNEE SPACE		

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO ALL GOVERNING CODES AND ORDINANCES.
2. CONTRACTOR SHALL APPLY FOR, OBTAIN AND PAY FOR ALL LICENSES AND INSPECTIONS AS REQUIRED TO COMPLY WITH ALL CITY AND LOCAL CODES AND LAWS.
3. PRIOR TO COMMENCING WORK, THE CONTRACTOR, IN CONFERENCE WITH BUILDING MANAGEMENT, SHALL PREPARE A LIST OF HIS ACTIVITIES THAT WILL, IN ANY WAY, AFFECT THE NORMAL OPERATIONS OF THE BUILDING AND NEIGHBORING TENANTS. PROTECTIVE MEASURES AND SCHEDULING SHALL BE ESTABLISHED TO MINIMIZE DISRUPTION OF PROJECT PROPERTY NOT RELATED TO THIS PROJECT. PROVIDE THE MANAGEMENT WITH A COPY OF THE SCHEDULE AND THE DESCRIPTION OF PROTECTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR INFORMING THE ARCHITECT AND BUILDING MANAGEMENT IN WRITING AND OBTAINING A CLARIFICATION FROM THE ARCHITECT AND BUILDING MANAGEMENT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK. REQUESTS FOR ADDITIONAL CHARGES WILL NOT BE ENTERTAINED FOR THE CONTRACTOR'S FAILURE TO FORESEE MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE STRUCTURES.
5. REFERENCES TO MAKES, BRANDS, AND MODELS IS TO ESTABLISH TYPE AND QUALITY DESIRED. SUBSTITUTIONS FOR "EQUALS" WILL NOT BE ACCEPTABLE UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT.
6. THE CONTRACTOR SHALL ORDER MATERIALS IN SUFFICIENT TIME FOR ORDERLY INSTALLATIONS. THE ARCHITECT WILL NOT ENTERTAIN ANY REQUESTS FOR MATERIAL SUBSTITUTIONS. IF NECESSARY, THE CONTRACTOR SHALL PROVIDE AND INSTALL TEMPORARY FINISHES OR MATERIALS. MONIES WILL BE WITHHELD PENDING THE SATISFACTORY INSTALLATION OF SPECIFIED FINISHES AND MATERIALS.
7. THE CONTRACTOR SHALL DETERMINE ALL LEAD TIMES FOR FINSH MATERIAL AT TIME OF PRICING TO ASSURE AVAILIBILITY OF MATERIALS AS SCHEDULE REQUIRES. ANY COSTS FOR SPECIAL HANDLING OR AIR FREIGHT OF MATERIALS IN ORDER TO MEET REQUIRED DEADLINES IS THE RESPONSIBILITY OF THE CONTRACTOR.
8. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
9. ALL WALL DIMENSIONS ARE FINISHED FACE-OF-WALL, UNLESS SHOWN OR NOTED OTHERWISE. ALL CLEAR DIMENSIONS ARE REQUIRED TO BE EXACT WITHIN 1/8" SCALE TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS.
10. DIMENSIONS NOTED "V.I.F." SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
11. NEW CONSTRUCTION SHALL MATCH EXISTING. EVERY EFFORT MUST BE MADE TO PROVIDE A SEAMLESS, LIKE-NEW SPACE. NO EVIDENCE OF PREVIOUSLY EXISTING CONSTRUCTION SHALL REMAIN. NEW CONSTRUCTION, INCLUDING NEW GYPSUM BOARD PARTITIONS THAT ABUT EXISTING DEMOUNTABLE PARTITIONS, SHALL MEET FLUSH IN THE SAME PLANE WITH NO VISIBLE JOINTS SHOWING U.O.N.
12. THE CONTRACTOR SHALL COMPLETE SUBMITTALS FOR ARCHITECT'S APPROVALS PRIOR TO INSTALLATION FOR THE FOLLOWING ITEMS:
    1. DOOR HARDWARE
    2. 12" X 12" PAINT BRUSH OUTS AND SAMPLES OF ALL FINISH TYPES AND COLORS.
13. SHOP DRAWINGS MUST BE SUBMITTED FOR ARCHITECT'S AND BUILDING MANAGEMENT'S APPROVAL BEFORE ANY MILLWORK, CASEWORK, STRUCTURAL OR METAL FABRICATION IS BEGUN. PRIOR TO SUBMITTAL TO ARCHITECT AND BUILDING MANAGEMENT, SHOP DRAWINGS HAVE BEEN CHECKED FOR CONFORMANCE WITH CONTRACT DOCUMENTS.
14. SHOP DRAWINGS ARE NOT CONSIDERED CONTRACT DOCUMENTS. THEY ARE ONLY A CONVENIENCE TO FACILITATE PROGRESS OF WORK. SHOP DRAWINGS WILL BE REVIEWED BY ARCHITECT, TENANT AND BUILDING MANAGEMENT FOR GENERAL REQUIREMENTS.
15. UPON PROJECT COMPLETION, CLEAN AND POLISH ALL ORNAMENTAL METAL, GLASS, HARDWARE, RESILIENT FLOORING, CERAMIC TILE AND OTHER SUCH ITEMS WITH FACTORY FINISHES. REMOVE ALL DUST WITH DUST-CLOTH OR VACUUM CLEANERS. VACUUM/CLEAN CARPET.
16. PER THE LANDLORD, LOOSE ITEMS SUCH AS POP-UP ADS, PAMPHLETS, ETC. WILL NOT BE ALLOWED ON COUNTERTOPS. ANY OF THESE ACCESSORIES MUST BE BUILT INTO COUNTERTOPS OR DESIGNED WITHIN TO BE ACCEPTABLE. LANDLORD WILL INSIST THESE LOOSE ITEMS BE REMOVED.
17. PER THE LANDLORD, SHROUDS MUST BE INSTALLED AROUND ALL POS AND CASH REGISTERS TO HIDE UNSIGHTLY WIRING AND BACK SIDE OF EQUIPMENT.
18. GENERAL CONTRACTOR IS TO VERIFY WITH ON-SITE TENANT COORDINATOR THE UTILITIES AND POINT OF CONNECTION PROVIDED BY THE LANDLORD. TENANT IS RESPONSIBLE FOR FINAL CONNECTION AND EXTENSIONS TO LANDLORD'S STUB-OUT AT TENANT'S EXPENSE.
19. TENANT CAN USE CORE DRILLING CONTRACTOR FOR FLOOR PENETRATIONS. ALL PENETRATIONS MUST BE FIRESAFE AND MAINTAIN EXISTING FIRE-RATING. TENANT'S ARCHITECT TO PROVIDE SLAB PENETRATION PLAN FOR REVIEW AND APPROVAL. COORDINATE ALL CORING WITH WESTFIELD'S ON-SITE TENANT COORDINATOR.
20. THE G.C. SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND COORDINATION OF ALL PLUMBING AND FIRE PROTECTION WORK. THIS INCLUDES ANY APPLICABLE DRAWINGS, DETAILS, CALCULATION, ETC, THAT MAY BE REQUIRED TO PROPERLY EXECUTE THIS WORK.
    A. LOCATIONS, QUANTITIES AND CODE COMPLIANCE OF ALL NEW RECONFIGURED ELECTRICAL, PLUMBING, AND FIRE PROTECTION DEVICES ARE THE SOLE RESPONSIBILITY OF THE G.C.
    B. THE NEW MECHANICAL SYSTEM SHALL REUSE EXISTING WHERE APPROPRIATE, COORDINATE WITH BUILDING MANAGEMENT.
21. THE G.C. SHALL KEEP THE ARCHITECT, TENANT AND BUILDING MANAGEMENT ABREAST OF ALL DESIGN BUILD PROGRESS. SUBMIT COPIES PRIOR TO FABRICATION / INSTALLATION. SUBMIT PRINTS TO THE ARCHITECT, TENANT AND BUILDING MANAGEMENT FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK.

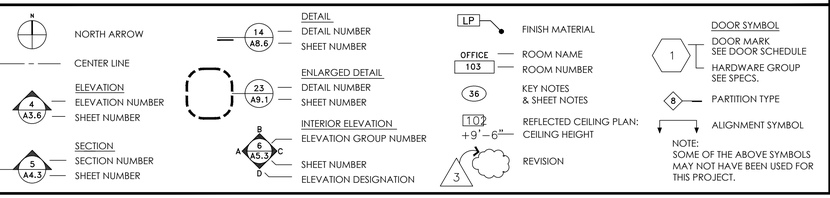
ADDITIONAL NOTES

DESIGN WITHOUT CONSTRUCTION PHASE SERVICES:

SINCE DIRECT CONSTRUCTION OBSERVATIONS AND REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INCLUDED AS PART OF THE DESIGNER/ARCHITECT'S BASIC SERVICES, IT IS UNDERSTOOD THAT SUCH RESPONSIBILITIES WILL BE ASSUMED BY OTHERS. D-SCHEME STUDIO AVAILS ITSELF TO THE CLIENT, THE CONTRACTOR, AND ANY OTHER PARTIES AS NECESSARY (VIA TELEPHONE, FAX, AND EMAIL) IN ORDER TO ASSIST IN PROVIDING CLARIFICATIONS OR RESOLVING ISSUES AND PROBLEMS THAT MAY ARISE.

ALTHOUGH MANY ISSUES CAN BE EASILY ADDRESSED WITHOUT THE DESIGNER/ARCHITECT'S INVOLVEMENT, THERE ARE TIMES WHEN PARTICIPATION IS ADVISABLE. DETERMINATION OF WHEN INVOLVEMENT IS APPROPRIATE IS LEFT TO THE PROFESSIONAL DISCRETION OF THE CONTRACTOR. IT IS UNDERSTOOD THAT THE CLIENT AND/OR THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THE INTERPRETATION OF THE DRAWINGS, AND ANY OTHER SUPPLEMENTAL INFORMATION, AND WHEN THE DESIGNER/ARCHITECT IS DENIED THE OPPORTUNITY TO PROVIDE CLARIFICATIONS OR PARTICIPATE IN CHANGES TO THE DESIGN OR THE RESOLUTION OF ISSUES OR PROBLEMS, ALL PARTIES WAIVE ANY CLAIMS AGAINST THE DESIGNER/ARCHITECT THAT MAY BE IN ANY WAY CONNECTED THERETO. D-SCHEME STUDIO IS HELD HARMLESS FROM LOSS, CLAIM, OR COSTS ARISING OR RESULTING FROM MODIFICATIONS OR CHANGES MADE TO THE DESIGN (WITHOUT THE KNOWLEDGE OF THE DESIGNER/ARCHITECT) DUE TO CONDITIONS OR CIRCUMSTANCES (ANTICIPATED OR NOT) BEYOND THE DESIGNER/ARCHITECT'S CONTROL.

SYMBOLS



- LANDSCAPE IMPROVEMENTS -

701

MADERA DRIVE
SAN MATEO, CA 94403
A.P.N.: 039-501-080

POWER / COMMUNICATION NOTES

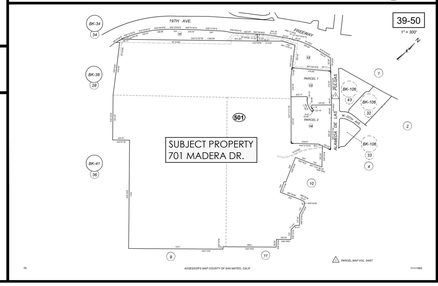
1. CONTRACTOR SHALL THOROUGHLY EXAMINE EXISTING FACILITY AND CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED, INCLUDING EXISTING ELECTRICAL SERVICE, GENERAL CONDITIONS, AND LOCATIONS OF WORK TO BE EXECUTED AS SHOWN ON THE DRAWINGS. REPORT ANY CONFLICTS TO ARCHITECT.
2. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS TO INSTALL THE ELECTRICAL AS SHOWN AND AS REQUIRED FOR A COMPLETE WORKING SYSTEM.
3. ALL ELECTRICAL, MECHANICAL, FIRE PROTECTION, AND PLUMBING WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH LATEST RULES AND REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE STATE FIRE MARSHALL, NATIONAL FIRE PROTECTION ASSOCIATION (N.F.P.A.), NATIONAL ELECTRIC CODE (N.E.C.), THE STATE OF CALIFORNIA, A.D.A., THE CITY OF SAN JOSE BUILDING CODE AND ANY APPLICABLE LAWS, CODES AND ORDINANCES. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
4. ALL EQUIPMENT IS TO BE UNDERWRITER LABORATORIES (U.L.) LABELED.
5. CONTRACTOR SHALL VERIFY AND COORDINATE ALL ELECTRICAL POWER REQUIREMENTS AND WORK TO BE PERFORMED WITH LANDLORD REPRESENTATIVE AND BUILDING MANAGEMENT.
6. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST FAULTY WORKMANSHIP OR DEFECTIVE MATERIAL.
7. REESTABLISH COMPLETE SERVICE TO ALL EXISTING FACILITIES WHERE DISRUPTED BY THE CONTRACTOR.
8. ALL ELECTRICAL AND TELEPHONE OUTLETS, BOXES, RECEPTACLES, AND MOUNTING PLATES SHALL MATCH BUILDING STANDARD. INSTALL SINGLE GANGED SWITCH PLATES WHERE MORE THAN 1 SWITCH IS REQUIRED AT ANY AREA.
9. ALL WALL ELECTRICAL RECEPTACLES SHALL BE MOUNTED 15" HORIZONTALLY A.F.F. TO CENTERLINE OF RECEPTACLE COVERPLATE, MOUNTED VERTICALLY, U.O.N.
10. LIGHT SWITCHES AND THERMOSTATS SHALL BE LOCATED ADJACENT OT OPEN DOORS OR CLOSE TO CORNERS TO ALLOW MAXIMUM WALL AREA FOR ARTWORK. LIGHT SWITCHES TO BE MOUNTED AT HEIGHT TO MATCH EXISTING AND TO CONFORM TO ALL CODES. LOCATIONS ARE TO BE FIELD APPROVED BY ARCHITECT, TENANT AND BUILDING MANAGEMENT BEFORE INSTALLATION.
11. FLOOR RECEPTACLES AT CORNERS SHALL BE INSTALLED 6" FROM CENTERLINE OF RECEPTACLE TO PARALLEL WALL. OBTAIN APPROVAL FROM BUILDING MANAGEMENT BEFORE CORE DRILLING.
12. ALL SWITCH LOCATIONS, THERMOSTATS, AND ANY OTHER WALL MOUNTED CONTROL DEVICES ARE TO BE FIELD APPROVED BY ARCHITECT AND BUILDING MANAGEMENT BEFORE INSTALLATION.
13. ALL TELEPHONE AND ELECTRICAL LOCATIONS ARE TO BE FIELD APPROVED BY ARCHITECT OR TENANT BEFORE INSTALLATION.
14. ARCHITECT MAY MODIFY OUTLET LOCATIONS VERTICALLY OR HORIZONTALLY BY UP TO 6" PRIOR TO INSTALLATION.
15. POWER FOR ALL EQUIPMENT MUST CONFORM TO REQUIREMENTS INDICATED ON PRODUCT MANUFACTURING INFORMATION SHEETS.
16. REFER TO REFLECTED CEILING NOTES FOR ADDITIONAL INFORMATION.
17. ADVISE BUILDING MANAGEMENT OF POSSIBLE DISRUPTIVE NOISE.

VICINITY MAP

NOT TO SCALE

ASSESSOR MAP

NOT TO SCALE



DRAWING INDEX

PROJECT DATA

ADDRESS: THE PENINSULA GOLF & COUNTRY CLUB
701 MADERA DR.
SAN MATEO, CA 94403

PARCEL NUMBER: 039-501-080

ZONING: R-E/S-10

BUILDING USE: PRIVATE RECREATION

CONSTRUCTION TYPE: TYPE V-B, (NO CHANGE), SPRINKLERED

OCCUPANCY GROUP: A-3 (NO CHANGE)

EXISTING LOT SIZE: 126.8 ACRES

AREA OF WORK: 14,415 S.F. ((N) OUTDOOR PICKLEBALL AREA)
1,045 S.F. ((N) INDOOR PICKLEBALL COURT)
15,272 S.F. TOTAL

APPLICABLE CODES: 2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
CITY OF SAN MATEO MUNICIPAL CODE

PROJECT DESCRIPTION

NEW OUTDOOR PICKLEBALL AREA CONSTRUCTION IN EXISTING LANDSCAPE TO INCLUDE:
- 5 NEW PICKLEBALL COURTS WITH ACOUSTICAL FENCING
- RETAINING WALLS
- SEATING AREAS WITH OVERHEAD SHADE STRUCTURES & ELECTRICAL HEATERS
- LANDSCAPE & COURT LIGHTING
- EXTERIOR PAVING & NEW PLANTING

PROVIDE (N) ACCESSIBLE PICKLEBALL COURT IN (E) MAIN BUILDING FLEX ROOM.

PROJECT TEAM

CLIENT:
PENINSULA GOLF & COUNTRY CLUB
701 MADERA DR.
SAN MATEO, CA 94403
CONTACT: ALBERT CHANG / RYAN O'NEIL
E: MRALBERTCHANG@GMAIL.COM / RONEIL@THEPGCC.ORG

ARCHITECT:
D-SCHEME STUDIO
222 8TH STREET
SAN FRANCISCO, CA 94103
CONTACT: MARC DIMALANTA
T: 415.252.0888
E: M.DIMALANTA@DSCHEME.COM

LANDSCAPE ARCHITECT:
C & C STUDIO
3488 MORAGA BLVD.
LAFAYETTE, CA 95476
CONTACT:
COREY BROOKS / CRISTIN FRANKLIN
T: 925.448.7241
E: COREY@CANDC.STUDIO / CRIS@CANDC.STUDIO

MECHANICAL, ELECTRICAL, AND PLUMBING:
MK ENGINEERS INC.
3450 3RD STREET, SUITE 4B
SAN FRANCISCO, CA 94124
CONTACT: STEVE KANG
T: 415.282.3100 x 102
E: STEVE.KANG@MKENGRS.COM

CIVIL ENGINEER:
CLIFFORD BECHTEL & ASSOCIATES
1231 254TH PLACE, SE
SAMMAMISH, WA 98075
CONTACT: CLIFF BECHTEL
T: 650.333.0103
E: CLIFFBECHTEL1@COMCAST.NET

SURVEYOR:
MACLEOD & ASSOCIATES
935 CENTER ST.
SAN CARLOS, CA 94070
CONTACT: DANIEL MACLEOD
T: 650.593.8580

STRUCTURAL ENGINEER:
FTF ENGINEERING, INC.
1023 NIPOMO ST., STE. 210
SAN FRANCISCO, CA 93401
CONTACT: SKYE GARRISON
T: 805.544.1216 x 205
E: SGARRISON@FTFENGINEERING.COM

GEOTECHNICAL ENGINEER:
BAGG ENGINEERS
138 CHARCOT AVE.
SAN JOSE, CA 95131
CONTACT: JINGQI LIU
T: 650.852.9133
C: 217.693.1812
E: JINGQI.LIU@BAGGENGINEERS.COM

ARBORIST:
KURT FOUTS
826 MONTEREY AVE.
CAPITOLA, CA 95010
CONTACT: KURT FOUTS
T: 831.359.3607
E: KURTFOUTS1@OUTLOOK.COM

- LANDSCAPE IMPROVEMENTS -

701

MADERA DRIVE
SAN MATEO, CA 94403
A.P.N.: 039-501-080

Dscheme Studio
Dream :: Design :: Develop

222 8TH STREET
SAN FRANCISCO, CA 94103
T: 415.252.0888
F: 415.252.8388
WWW.DSCHEME.COM

LICENSED ARCHITECT
MARC DIMALANTA
No. C-33350
12-31-25
RENEWAL DATE
STATE OF CALIFORNIA

	01.23.2024	ISSUE PERMIT SET
1	06.28.2024	REVISION 1 PER BLDG

STAMP

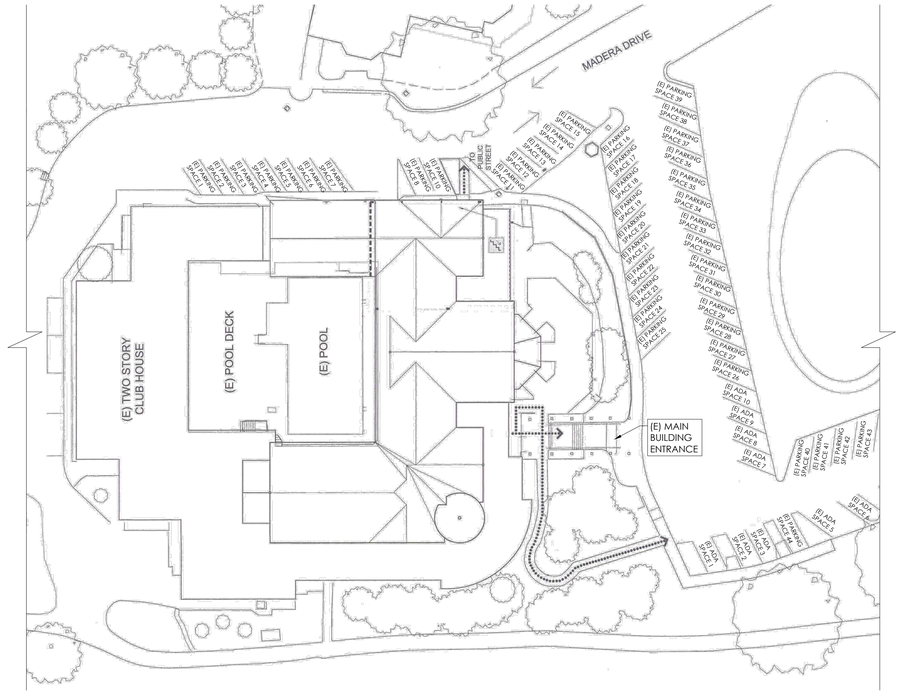
JOB NUMBER:
DRAWN BY: JU

DATE: 01.05.2024
CHECKED BY: MD

SCALE: AS NOTED

SHEET TITLE:
GENERAL NOTES,
DRAWING INDEX

SHEET NUMBER:
A0.0



2 PARTIAL (E) PARKING PLAN
1/32" = 1'-0"

1 VICINITY MAP
NTS

- LANDSCAPE IMPROVEMENTS -

701

MADERA DRIVE
SAN MATEO, CA 94403
A.P.N.: 039-501-080

Dscheme Studio
Dream :: Design :: Develop

222 8TH STREET
SAN FRANCISCO, CA 94103
T: 415.252.0888
F: 415.252.8388
WWW.DSCHEME.COM

LICENSED ARCHITECT
MARC DIMALANTA
No. C-33350
12-31-25
RENEWAL DATE
STATE OF CALIFORNIA

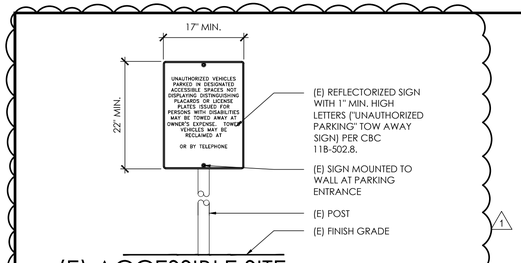
	01.23.2024	ISSUE PERMIT SET
1	06.28.2024	REVISION 1 PER BLDG

STAMP

JOB NUMBER:
DRAWN BY: JU
DATE: 01.05.2024
CHECKED BY: MD
SCALE: AS NOTED

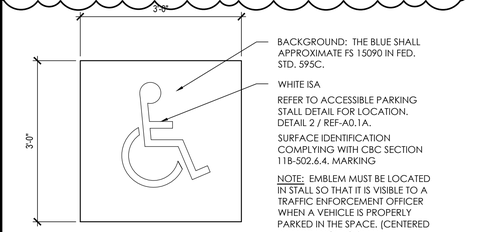
SHEET TITLE:
VICINITY MAP
& (E)PARTIAL PARKING PLAN

SHEET NUMBER:
A0.1



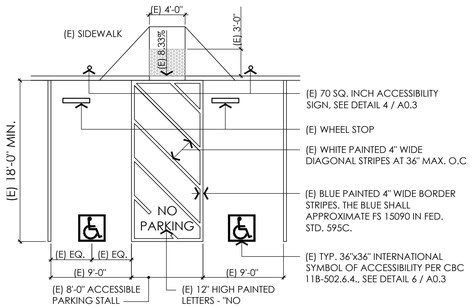
7 (E) ACCESSIBLE SITE PARKING SIGNAGE

NTS



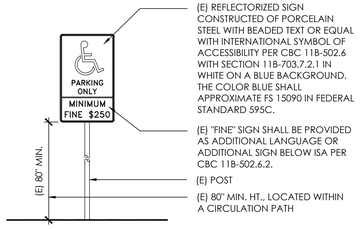
6 (E) ACCESSIBLE PARKING SYMBOL

NTS — NO NEW WORK



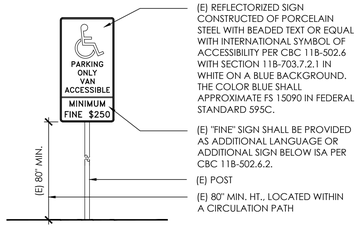
5 (E) ADA DOUBLE PARKING SPACE

NTS — NO NEW WORK



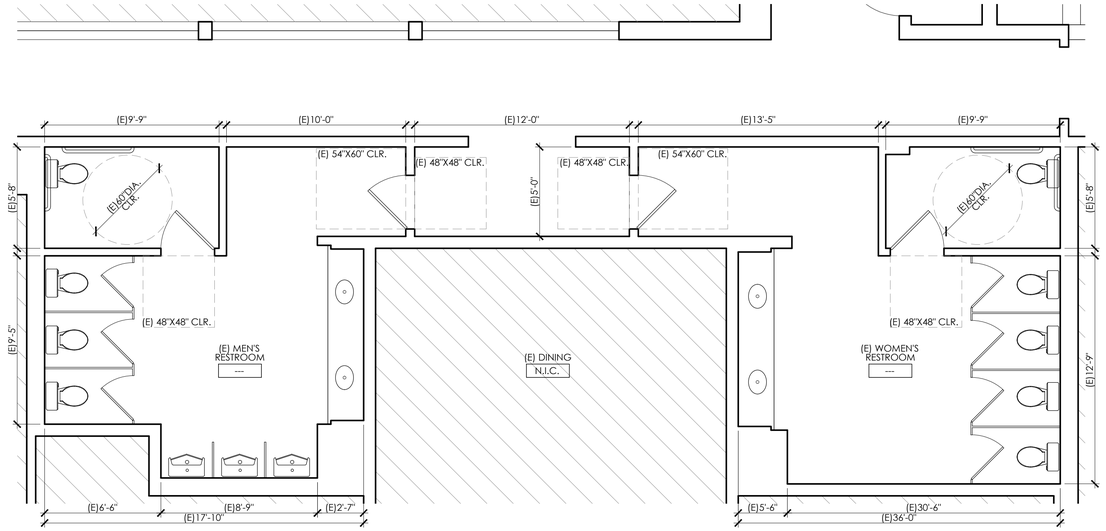
4 (E) ACCESSIBLE PARKING SIGNAGE

NTS



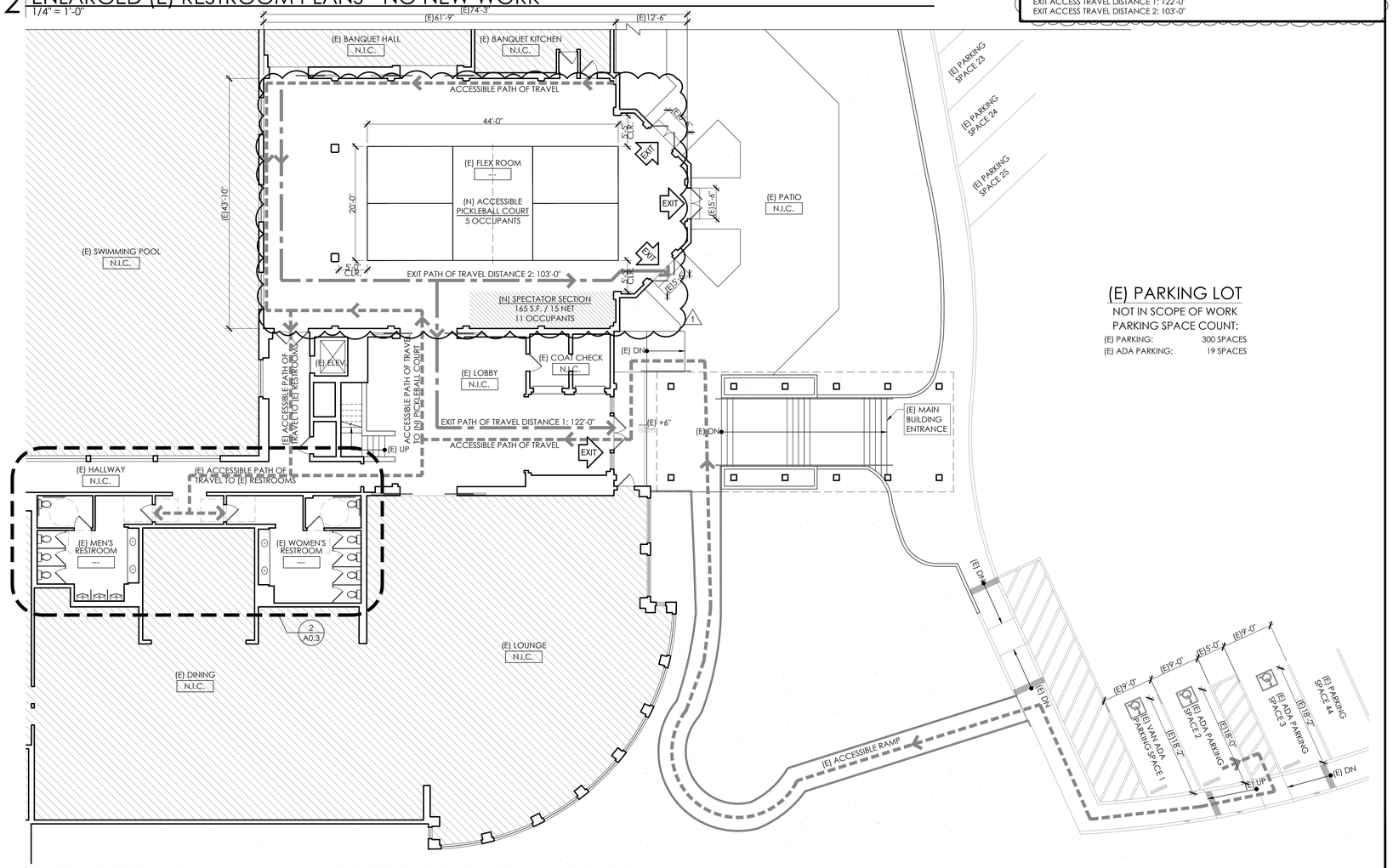
3 (E) ACCESS. VAN PARKING SIGNAGE

NTS



2 ENLARGED (E) RESTROOM PLANS - NO NEW WORK

1/4" = 1'-0"



(E) PARKING LOT

NOT IN SCOPE OF WORK

PARKING SPACE COUNT:

(E) PARKING: 300 SPACES

(E) ADA PARKING: 19 SPACES

1 PATH OF TRAVEL PLAN - (N) ACCESSIBLE PICKLEBALL COURT

3/32" = 1'-0"

LEGEND

- EXISTING WALL TO REMAIN
- ACCESSIBLE PATH OF TRAVEL
- PATH OF TRAVEL TO EXIT
- NOT IN CONTRACT (N.I.C.)
- EXIT

GENERAL SITE PLAN NOTES

1. EXISTING SITE PLAN AND FLOOR PLAN AND DIMENSIONS SHOWN ARE BASED ON SITE SURVEY COMPLETED ON NOVEMBER 08, 2023 AND BASED ON EXISTING AS-BUILT DRAWINGS. ITEMS TO BE FIELD VERIFIED ON SITE PRIOR TO ANY WORK.
2. GENERAL CONTRACTOR TO CONFIRM IN FIELD THE FOLLOWING:
   A. ALONG THE ACCESSIBLE ROUTE OF TRAVEL, SHALL BE CONTINUOUSLY ACCESSIBLE
   B. MAXIMUM 1/2" CHANGES IN ELEVATIONS
   C. ANY SLOPE SHALL NOT EXCEED 5% (1:20) AND CROSS SLOPE NO STEEPER THAN 1:48.
3. MAXIMUM PERMITTED SLOPE OF ACCESSIBLE PARKING IS 2% IN ANY DIRECTION.

PROPOSED OCCUPANT LOAD

ROOM (#)	AREA (S.F.)	OCCUPANT LOAD FACTOR	OCCUPANTS
ACCESSIBLE PICKLEBALL COURT	880 S.F.	5 OCCUP PER COURT	5
SPECTATOR SECTION	165 S.F.	15 S.F. NET / OCCUP	11
		TOTAL OCCUPANTS	16

EXIT WIDTH:
EXIT WIDTH REQUIRED (PER CBC SECTION 1005.2): 5 OCCUPANTS X 0.2 = 3.2"
EXIT WIDTH PROVIDED: (3) 66" (E) DOUBLE DOORS & (1) 72" (E) ENTRY DOUBLE DOOR

EXIT DISTANCE:
EXIT ACCESS TRAVEL DISTANCE, WITHOUT SPRINKLER (PER CBC TABLE 1017.2): 200' MAX.
EXIT ACCESS TRAVEL DISTANCE 1: 122'-0"
EXIT ACCESS TRAVEL DISTANCE 2: 103'-0"

- LANDSCAPE IMPROVEMENTS -

701

MADERA DRIVE
SAN MATEO, CA 94403
A.P.N.: 039-501-080

Dscheme Studio
Dream :: Design :: Develop

222 8TH STREET
SAN FRANCISCO, CA 94103
T: 415.252.0888
F: 415.252.8388
WWW.DSCHEME.COM

LICENSED ARCHITECT MIKE DIMAUNTA No. C-33350 12-31-25 RENEWAL DATE STATE OF CALIFORNIA

	01.23.2024	ISSUE PERMIT SET
1	06.28.2024	REVISION 1 PER BLDG

STAMP

JOB NUMBER:
DRAWN BY: JU
DATE: 01.05.2024
CHECKED BY: MD
SCALE: AS NOTED

SHEET TITLE:
OCCUPANCY LOAD & PATH OF TRAVEL PLANS (E) MAIN BUILDING

SHEET NUMBER:

A0.2

TYPICAL ACCESSIBILITY NOTES - FOR REFERENCE WHERE APPLICABLE

A. CORRIDORS

1. CORRIDOR WIDTHS: EVERY CORRIDOR SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE NOT LESS THAN 44" IN WIDTH. CORRIDORS SERVING AN OCCUPANT LOAD OF LESS THAN 10 SHALL NOT BE LESS THAN 36" IN WIDTH.
2. CORRIDORS THAT EXCEED 200 FEET IN LENGTH SHALL HAVE MINIMUM CLEAR WIDTH OF 60"; OR HAVE, AT A CENTRAL LOCATION, A 60-INCH MINIMUM WHEELCHAIR TURNING SPACE OR PASSING ALCOVE; OR, HAVE AT A CENTRAL LOCATION, AN INTERVENING T-SHAPED CORRIDOR, A MINIMUM OF 48" IN WIDTH; OR HAVE AT A CENTRAL LOCATION, AN OPENABLE DOOR
3. EVERY AISLE SHALL BE NOT LESS THAN 3'-0" WIDE IF SERVING ONLY ONE SIDE, AND NOT LESS THAN 3'-8" WIDE IF SERVING BOTH SIDES. SUCH MINIMUM WIDTH SHALL BE MEASURED AT THE FARTHEST POINT FROM AN EXIT, CROSS AISLE OR FOYER AND SHALL BE INCREASED BY 1-1/2" FOR EACH 3'-0" IN LENGTH TOWARD THE EXIT, CROSS AISLE OR FOYER. WITH CONTINENTAL SEATING SIDE AISLES SHALL NOT BE LESS THAN 44" IN WIDTH.

B. DOORS

1. DOOR SIZE: EVERY REQUIRED EXIT DOORWAY SHALL BE OF A SIZE TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 2'-8" IN WIDTH AND AND NOT LESS THAN 6'-8" IN HEIGHT. WHEN INSTALLED IN EXIT DOORWAYS, EXIT DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90° AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE EXIT WAY IS NOT IS NOT LESS THAN 32".

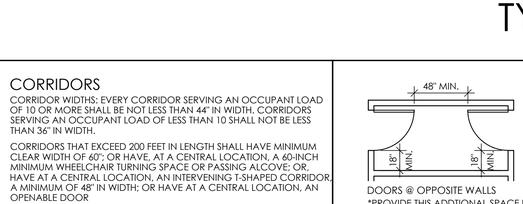
1A. MINIMUM ALLOWABLE DISTANCE FROM FINISH FLOOR TO THE BOTTOM OF THE DOOR CLOSER WHERE REQUIRED TO BE 78". (PER CBC 2016 SECTION 11B-404.2.3 EXCEPTION 2.)

1B. DOOR SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE. PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.

1C. ALL OPERABLE DOOR HARDWARE PARTS (INCLUDING BUT NOT LIMITED TO HANDLES, PULLS, LATCHES, LOCKS) SHALL BE POSITIONED A MINIMUM OF 34" AND MAXIMUM 44" ABOVE THE FINISHED FLOOR. (PER CBC 11B-404.2.7)

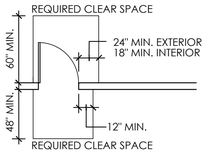
1D. DOORS/GATES WITH CLOSERS REQUIRE A MINIMUM OF 5 SECONDS FOR A DOOR/GATE TO CLOSE FROM THE 90° POSITION TO THE 12° POSITION. DOORS/GATES WITH SPRING HINGES REQUIRE A MINIMUM OF 1.5 SECONDS TO CLOSE FROM THE 70° TO THE CLOSED POSITION. (PER CBC 11B-404.2.8.1)

2. HINGED DOORS: THE OPENING WIDTH SHALL BE MEASURED W/ THE DOOR POSITIONED AT AN ANGLE OF 90° FROM ITS CLOSED POSITION.
3. PAIR OF DOORS: WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90° FROM ITS CLOSED POSITION.
4. PUSH EFFORT: MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR DOORS AND INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING DOORS, COMPENSATING DEVICES CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHERE FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR SHALL NOT EXCEED 15 LBS. (PER CBC 11B-404.2.9)
5. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC & SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEEL-CHAIR FOOTREST WITHOUT CREATING A TRIP OR HAZARDOUS CONDITION.
6. ALL HANDICAP ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.



C. LEVEL FLOOR OR LANDING

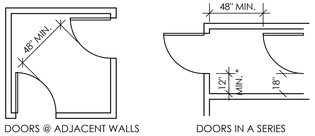
1. THE FLOOR OR LANDING ON EA. SIDE OF AN EXIT DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF THE DOOR SWING OF AT LEAST 60" AND LENGTH OPPOSITE THE DIRECTION OF DOOR SWING 44" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
2. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.

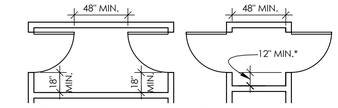


3. ACCESSIBLE ROUTES WITH CROSS SLOPE AND LEVEL LANDINGS ALLOWED TO SLOPE A MAXIMUM OF 1:48 OR 2.1%.

D. VESTIBULE

1. THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENINGS IN A VESTIBULE, SERVING OTHER THAN A REQUIRED EXIT STAIRWAY, SHALL PROVIDE A MIN. 48" OF CLEAR SPACE FROM ANY DOOR OPENING IN SUCH VESTIBULE WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 90° FROM ITS CLOSED POSITION. DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS.





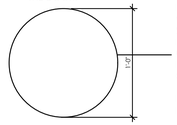
*PROVIDE THIS ADDTIONAL SPACE IF DOOR IS SECURED WITH BOTH A LATCH AND CLOSER

E. HARDWARE

1. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE W/O REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.

F. IDENTIFICATION SYMBOLS

1. DOORWAYS LEADING TO MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4" THICK W/ EDGES 12" L AND A VERTEX POINTING UPWARD, WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK AND 12" IN DIAMETER. UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK, 12" IN DIAMETER W/ A 1/4" THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12" DIAMETER. THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF MINIMUM 58" TO MAXIMUM 60" ABOVE THE FINISH FLOOR. THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTAST OF THE DOOR.



NOTES: MATERIAL: WOMENS & WHL.CHR. SIGN PANELS TO BE 3mm SINTRA W/ SCOTT -ADA'S 1/32" THICK LETTERS & SYMBOLS HELVETICA MEDIUM UPPER CASE. ALL LETTERS TO BE 1" HIGH BRAILLE LETTERS TO BE GRADE 2ADA APPROVED. BLACK TILES MOUNTED IN CHASE CIRCLE TO BE 3/16", #140 BLUE PLEXI W/ POLISHED EDGES

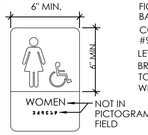
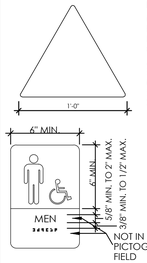


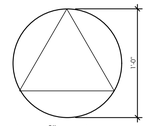
FIGURE TO BE 3/16" WHITE PLEXI APPLIED TO BACKGROUND
COLOR: BACKGROUND-BENJAMIN MOORE #905
LETTERS-BENJAMIN MOORE #1470
BRAILLE TILES & CHASE: STOCK BLACK TRIANGLE TO BE #140 BLUE PLEXI WOMENS SYMBOL TO BE WHITE PLEXI
SPECIAL: PROVIDE VHB TAPE ON BACK OF ALL SIGNS

WOMENS TOILET ENTRY SIGN

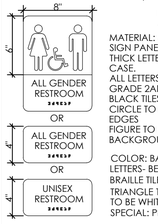


NOTES:
3"=1'-0"
MATERIAL: MEN'S & WHL.CHR. SIGN PANELS TO BE 3mm SINTRA W/ SCOTT -ADA'S 1/32" THICK LETTERS & SYMBOLS HELVETICA MEDIUM UPPER CASE.
ALL LETTERS TO BE 1" HIGH BRAILLE LETTERS TO BE GRADE 2ADA APPROVED. BLACK TILES MOUNTED IN CHASE CIRCLE TO BE 3/16", #140 BLUE PLEXI W/ POLISHED EDGES FIGURE TO BE #140 BLUE PLEXI MENS SYMBOL TO BE WHITE PLEXI
PROVIDE VHB TAPE ON BACK OF ALL SIGNS
PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6" MIN.
CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD

MENS TOILET ENTRY SIGN



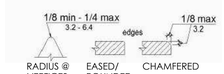
THE SYMBOL MUST COMPLY WITH THE REQUIREMENTS OF CBC 11B-703.7.2.6.3. NO PICTOGRAM, TEXT, OR BRAILLE IS REQUIRED ON THE SYMBOL.
UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE ¼" THICK, 12" IN DIAMETER W/ A ¼" THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12" DIAMETER. THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF MINIMUM 58" TO MAXIMUM 60" ABOVE THE FINISH FLOOR. THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR



MATERIAL: WOMENS & WHL. CHR.
SIGN PANELS TO BE 3 mm SINTRA W/SCOTT -ADA'S 1/32" THICK LETTERS & SYMBOLS HELVETICA MEDIUM UPPER CASE.
ALL LETTERS TO BE 1" HIGH BRAILLE LETTERS TO BE GRADE 2ADA APPROVED.
BLACK TILES MOUNTED IN CHASE
CIRCLE TO BE 3/16", #140 BLUE PLEXI W/POLISHED EDGES
FIGURE TO BE 3/16" WHITE PLEXI APPLIED TO BACKGROUND

COLOR: BACKGROUND-BENJAMIN MOORE #905
LETTERS- BENJAMIN MOORE #1470
BRAILLE TILES & CHASE: STOCK BLACK
TRIANGLE TO BE #140 BLUE PLEXI WOMENS SYMBOL TO BE WHITE PLEXI
SPECIAL: PROVIDE VHB TAPE ON BACK OF ALL SIGNS

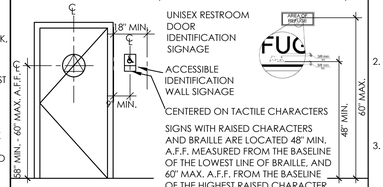
UNISEX TOILET ENTRY SIGN



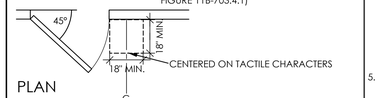
EDGES AND VERTICES ON GEOMETRIC SYMBOLS
EDGES SHALL BE EASED OR ROUNDED AT 1/16" MIN., OR CHAMFERED AT 1/8" MAX. VERTICES SHALL BE RADIUSED BETWEEN 1/8" MIN. AND 1/4" MAX.

2. TACTILE EXIT SIGNS SHALL BE REQUIRED IN THE FOLLOWING LOCATIONS:
A. EACH GRADE LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD, "EXIT."
B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
1) "EXIT STAIR DOWN"
2) "EXIT RAMP DOWN"
3) "EXIT STAIR UP"
4) "EXIT RAMP UP"
C. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE."
D) EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE."
E) EACH EXIT DOOR BE IDENTIFIED BY A SIGN WITH THE WORDS, "TO EXIT."

3. SIGNS WITH RAISED CHARACTERS AND BRAILLE ARE LOCATED 48" MIN. A.F.F. MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE, AND 60" MAX. A.F.F. FROM THE BASELINE OF THE HIGHEST RAISED CHARACTER TO FIN. FLR. (PER CBC 11B-703.4.1, FIGURE 11B-703.4.1.)



ELEVATION



PLAN

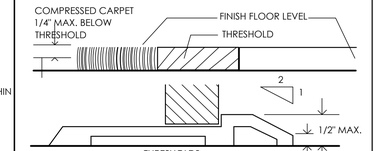
IDENTIFICATION SIGN LOCATION

3. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE, AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTER SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROISED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION. EXCEPTION: IN ALTERATIONS WHERE SING INSTALLATION LOCATIONS IDENTIFIED IN SECTION 11B-703.4.2. ARE OBSTRUCTED OR OTHERWISE UNAVAILABLE FOR SIGN INSTALLATIONS, SIGNS WITH TACTILE CHARACTERS SHALL BE PERMITTED ON THE PUSH SIDE OF DOORS WITH CLOSERS AND WITHOUT HOLD OPEN DEVICES.

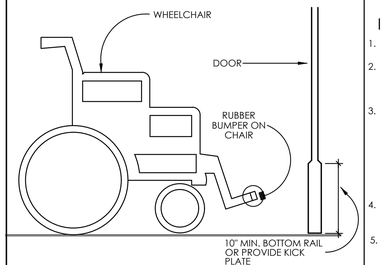
G. THRESHOLDS

VERTICAL (PER CBC 11B-303.2)
THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF A DOORWAY. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED WITH A RAMP.

BEVELED (PER CBC 11B-303.3)
CHANGES IN LEVEL BETWEEN 1/4" HIGH MINIMUM AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NO STEEPER THAN 1:2.

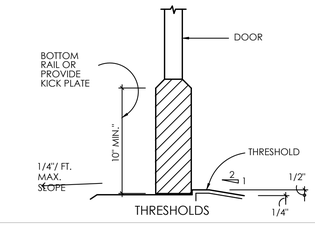


NOTES :
1. AN ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.



DOOR CONSTRUCTION

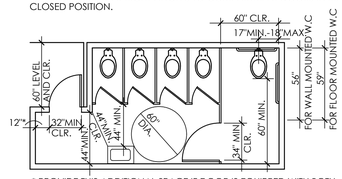
1. DOOR CONSTRUCTION SHALL HAVE 10 INCHES SMOOTH AND UNINTERRUPTED BOTTOM RAIL OR INSTALL 10 INCHES KICK PLATE ON PUSH SIDE OF THE DOOR FOR NARROW FRAME DOORS.



H. MULTIPLE ACCOMODATION TOILET

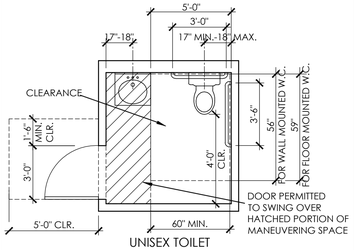
MULTIPLE ACCOMMODATION TOILET FACILITIES SHALL HAVE THE FOLLOWING:

1. WHEELCHAIR CLEARANCE: A CLEAR SPACE MEASURED FROM THE FLOOR TO A HEIGHT OF 27" AFF, WITHIN THE SANITARY FACILITY ROOM, OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 60", OR A CLEAR SPACE 56" X 63" IN SIZE. DOORS OTHER THAN THE DOOR TO THE HANDICAPPED / PHYSICALLY DISABLED TOILET COMPARTMENT IN ANY POSITION MAY ENCROACH INTO THIS SPACE NOT MORE THAN 12-INCHES.
2. CLEAR SPACE: A WATER CLOSET FIXTURE LOCATED IN A COMPARTMENT SHALL PROVIDE A MIN. 28" WIDE CLEAR SPACE FROM A FIXTURE OR A MIN. 32" WIDE CLEAR SPACE FROM A WALL AT ONE SIDE OF THE WATER CLOSET. A MIN. OF 48" L CLEAR SPACE SHALL BE PROVIDED IN A WATER CLOSET IF THE COMPARTMENT HAS AN END OPENING DOOR (FACING THE WATER CLOSET), A 60" MIN. LENGTH CLEAR SPACE SHALL BE PROVIDED IN A COMPARTMENT W/ THE DOOR LOCATED AT THE SIDE. GRAB BARS SHALL NOT PROJECT MORE THAN 3" INTO THE CLEAR SPACE.
3. CLEARANCE SIZE: CLEARANCE AROUND A WATER CLOSET SHALL BE 60" MIN. MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56" MIN. MEASURED PERPENDICULAR FROM THE REAR WALL. A MIN. 60" WIDE & 48" DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. (CBC 11B-604.3.1)
4. OVERLAP: THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNITS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE & CLEARANCES REQUIRED AT OTHER FIXTURES, & THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE. (CBC 11B-604.3.2)
5. COMPARTMENT DOORS: WATER CLOSET COMPARTMENT SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC CLOSING DEVICE, & SHALL HAVE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32" WHEN LOCATED AT END & 34" WHEN LOCATED AT THE SIDE W/ DOOR POSITIONED AT 90° FROM ITS CLOSED POSITION. WHEN STANDARD COMPARTMENT DOORS ARE USED, WITH MIN. 9" CLEARANCE FOR FOOTRESTS UNDERNEATH & SELF-CLOSING DEVICE. CLEARANCE & A SELF-CLOSING DEVICE, CLEARANCE AT THE STRIKE EDGE AS SPECIFIED IS NOT REQUIRED.
EXCEPT FOR DOOR OPENING WIDTHS AND DOOR SWINGS, A CLEAR UNOBSTRUCTED ACCESS NOT LESS THAN 44" SHALL BE PROVIDED TO WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY THE HANDICAPPED PEOPLE W/ DISABILITIES AND THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL BE NOT LESS THAN 48" AS MEASURED AT RIGHT ANGLES TO COMPARTMENT DOORS IN ITS CLOSED POSITION.



* PROVIDE THIS ADDITIONAL SPACE IF DOOR IS EQUIPPED WITH BOTH A LATCH AND A CLOSER.

MULTIPLE ACCOMMODATION FACILITY



UNISEX TOILET

I. TOILET FIXTURES & ACCESSORIES

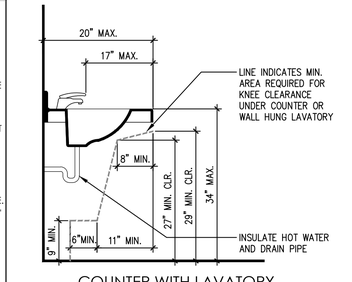
1. LAVATORY FIXTURES: THE REQUIREMENTS SHALL APPLY TO LAVATORY FIXTURES, VANITIES AND BUILT-IN LAVATORIES.
2. A CLEAR FLOOR SPACE 30" X 48" SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH, SUCH CLEAR FLOORSPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY.
3. LAVATORIES ADJACENT TO A WALL SHALL BE MOUNTED WITH A MIN. DISTANCE 18" TO THE CENTER LINE OF THE FIXTURE. ALL ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34" AFF & WITH A CLEARANCE OF 24" MIN. AFF TO THE BOTTOM OF THE APRON W/ KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MIN. 30" IN WIDTH W/ 8" MIN. DEPTH AT THE TOP. TOE CLEARANCE SHALL BE THE SAME WIDTH AND SHALL BE A MIN. OF 9" HIGH FROM THE FLOOR AND A MIN. 17" DEEP FROM THE FRONT OF THE LAVATORY.
4. HOT WATER AND DRAIN PIPES ACCESSIBLE UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
5. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQ'D. TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5LBS. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

WATER CLOSETS

6. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MIN. 17" AND A MAX. 19" MEASURED TO THE TOP OF THE TOILET SEAT. CONTROLS SHALL BE AUTOMATIC OR OPERABLE W/ ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS, NO MORE THAN 44" AFF. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NO GREATER THAN 5 LBS FORCE.

URINALS

7. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL BE WALL HUNG W/ A RIM PROJECTING A MIN. OF 13-1/2" FROM THE WALL AND A MAX. OF 17" HIGH A.F.F. SHALL BE PROVIDED.
8. FLUSH CONTROLS SHALL BE AUTOMATIC OR OPERABLE W/ ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND SHALL BE MOUNTED NO MORE THAN 44" AFF. THE FORCE REQ'D. TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. FORCE. FLUSH CONTROLS SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS.



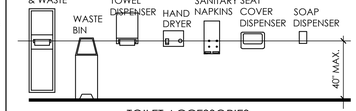
COUNTER WITH LAVATORY

MIRRORS

9. MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. (CBC 11B-603.3)

TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES

10. WHERE TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED. AT LEAST ONE OF EACH TYPE SHALL BE LOCATED W/ ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40" AFF.



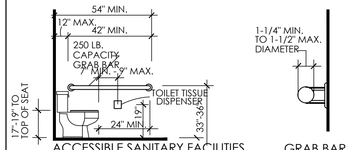
TOILET ACCESSORIES

TOILET TISSUE DISPENSERS

11. TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL WITHIN 7" MIN. TO 9" MAX. OF THE FRONT EDGE OF THE TOILET SEAT.

GRAB BARS

12. LOCATION: GRAB BARS LOCATED ON EA. SIDE, OR ONE SIDE AND THE BACK BACK OF THE PHYSICALLY HANDICAPPED/ACCESSIBLE TOILET STALL OR COMPARTMENT, SHALL BE SECURELY ATTACHED 33" MIN. TO 36" MAX. TO ABOVE AND PARALLEL TO THE FLOOR, EXCEPT WHERE A TANK-TYPE IS USED WHICH OBSTRUCTS PLACEMENT AT 33", GRAB BARS AT THE SIDE SHALL BE AT LEAST 42" L W/ THE FRONT END POSITIONED 24" IN FRONT OF THE WATER CLOSET STOOL. GRAB BARS AT THE BACK SHALL BE NOT LESS THAN 36" L.



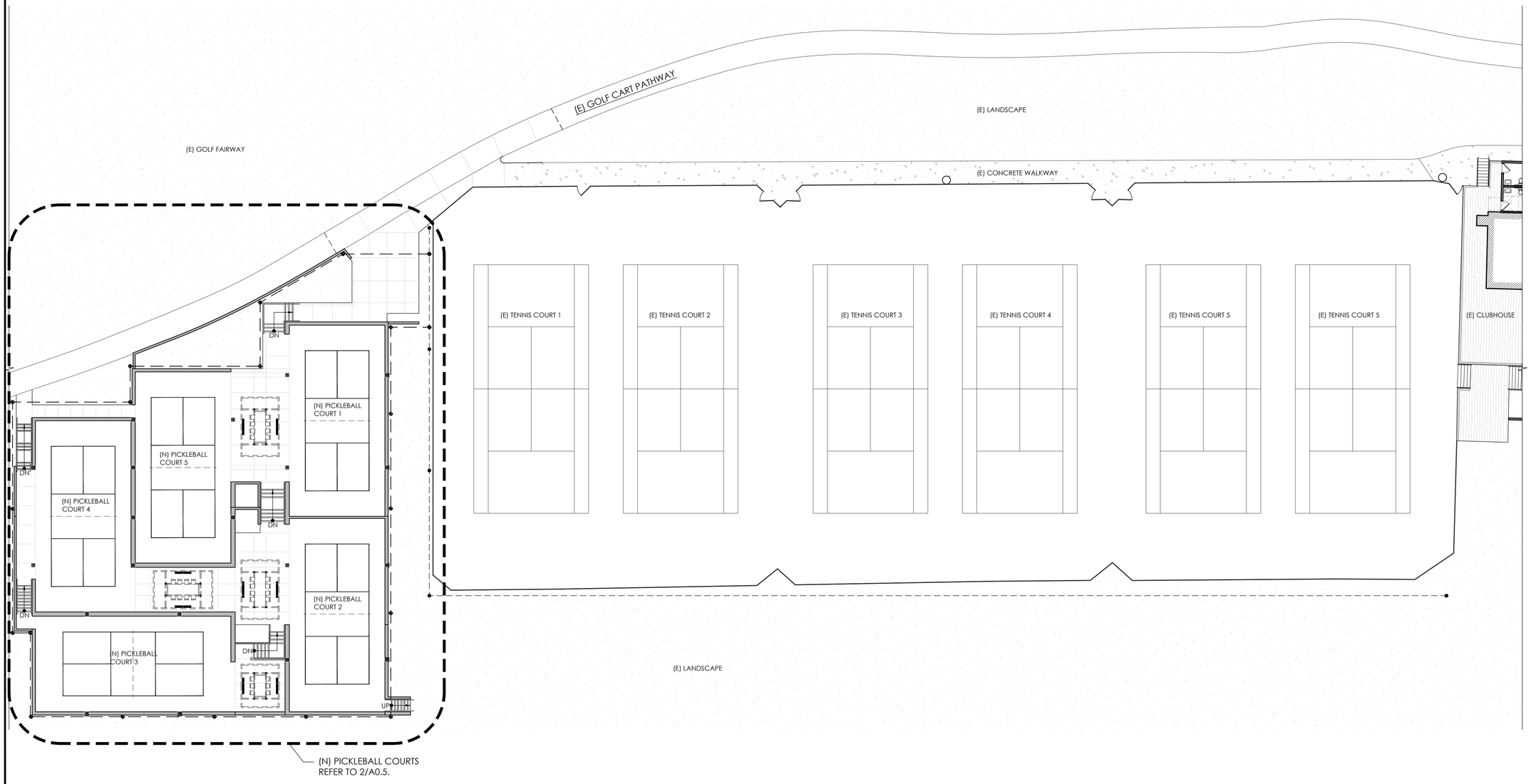
ACCESSIBLE SANITARY FACILITIES GRAB BAR

13. DIAMETER OR WIDTH: THE DIAMETER OR WIDTH OF THE GRIPPING GRAB BAR SHALL BE 1-1/4" MIN. TO 1-1/2" MAX. OR THE SHAPE SHALL PROVIDE AN AN EQUIVALENT GRIPPING SURFACE. THE SPACE BETWEEN THE WALL AND GRAB BAR SHALL BE 1-1/2".
14. SPACING: THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1 1/2" MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECT OBJECTS ABOVE SHALL BE 12" MINIMUM.
15. SURFACE: A GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASSIVE ELEMENTS. EDGES SHALL HAVE A MIN. RADIUS OF 1/8". GRAB BARS SHALL NOT ROTATE BETWEEN THEIR FITTINGS.
16. EXCEPTIONS: FOR L-SHAPED OR U-SHAPED GRAB BARS, THE SPACE SPACE BETWEEN THE WALLS AND THE GRAB BAR SHALL BE 1 1/2" MINIMUM FOR A DISTANCE OF 6" ON EITHER SIDE OF THE INSDIE CORNER BETWEEN THE TWO ADJACENT WALL SURFACES.

J. DRINKING FOUNTAINS

ALCOVES: WATER FOUNTAINS SHALL BE COMPLETELY WITHIN ALCOVES OR OTHERWISE POSITIONED SO AS NOT TO ENCROACH INTO PEDESTRIAN WAYS. WATER FOUNTAINS SHALL BE NOT LESS THAN 32" IN WIDTH AND 18" IN DEPTH.

THE DRINKING FOUNTAIN SHALL BE A MIN. 18" IN DEPTH AND A CLEAR AND UNOBSTRUCTED KNEE CLEARANCE UNDER THE DRINKING FOUNTAIN OF NOT LESS THAN 27" IN HEIGHT AND 8" IN DEPTH. THERE SHALL ALSO BE A TOE CLEARANCE 9" IN H



1 PROPOSED SITE PLAN
1/16" = 1'-0"

- LANDSCAPE IMPROVEMENTS -

701

MADERA DRIVE
SAN MATEO, CA 94403
A.P.N.: 039-501-080

Dscheme Studio
Dream :: Design :: Develop

222 8TH STREET
SAN FRANCISCO, CA 94103
T: 415.252.0888
F: 415.252.8388
WWW.DSCHEME.COM

LICENSED ARCHITECT
MARC DIMALANTA
No. C-33350
12-31-25
RENEWAL DATE
STATE OF CALIFORNIA

	01.23.2024	ISSUE PERMIT SET
1	06.28.2024	REVISION 1 PER BLDG

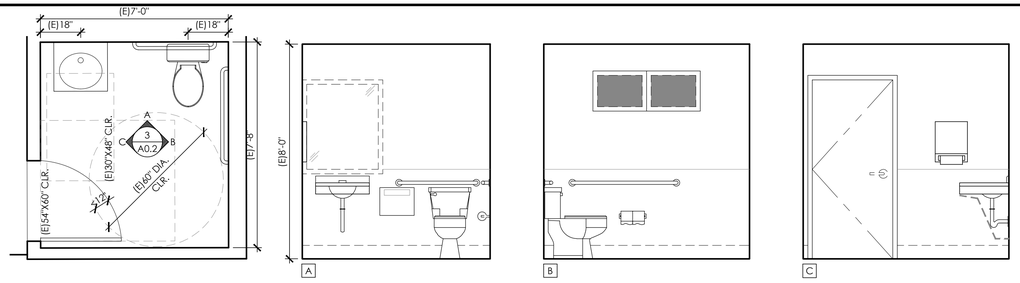
STAMP

JOB NUMBER:
DRAWN BY: JU
DATE: 01.05.2024
CHECKED BY: MD
SCALE: AS NOTED
SHEET TITLE:

PROPOSED SITE PLAN

SHEET NUMBER:

A0.4



3 ENLARGED EXISTING RESTROOM PLAN & ELEVATIONS - NO NEW WORK
3/32" = 1'-0"

PROPOSED OCCUPANT LOAD

ROOM (#)	AREA (S.F.)	OCCUPANT LOAD FACTOR	OCCUPANTS
PICKLEBALL COURT 1	880 S.F.	5 OCCUP PER COURT	5
PICKLEBALL COURT 2	880 S.F.	5 OCCUP PER COURT	5
PICKLEBALL COURT 3	880 S.F.	5 OCCUP PER COURT	5
PICKLEBALL COURT 4	880 S.F.	5 OCCUP PER COURT	5
PICKLEBALL COURT 5	880 S.F.	5 OCCUP PER COURT	5
SITTING AREA 1	120 S.F.	15 S.F. GROSS / OCCUP.	8
SITTING AREA 2	120 S.F.	15 S.F. GROSS / OCCUP.	8
SITTING AREA 3	90 S.F.	15 S.F. GROSS / OCCUP.	6
SITTING AREA 4	120 S.F.	15 S.F. GROSS / OCCUP.	8
		TOTAL OCCUPANTS	55

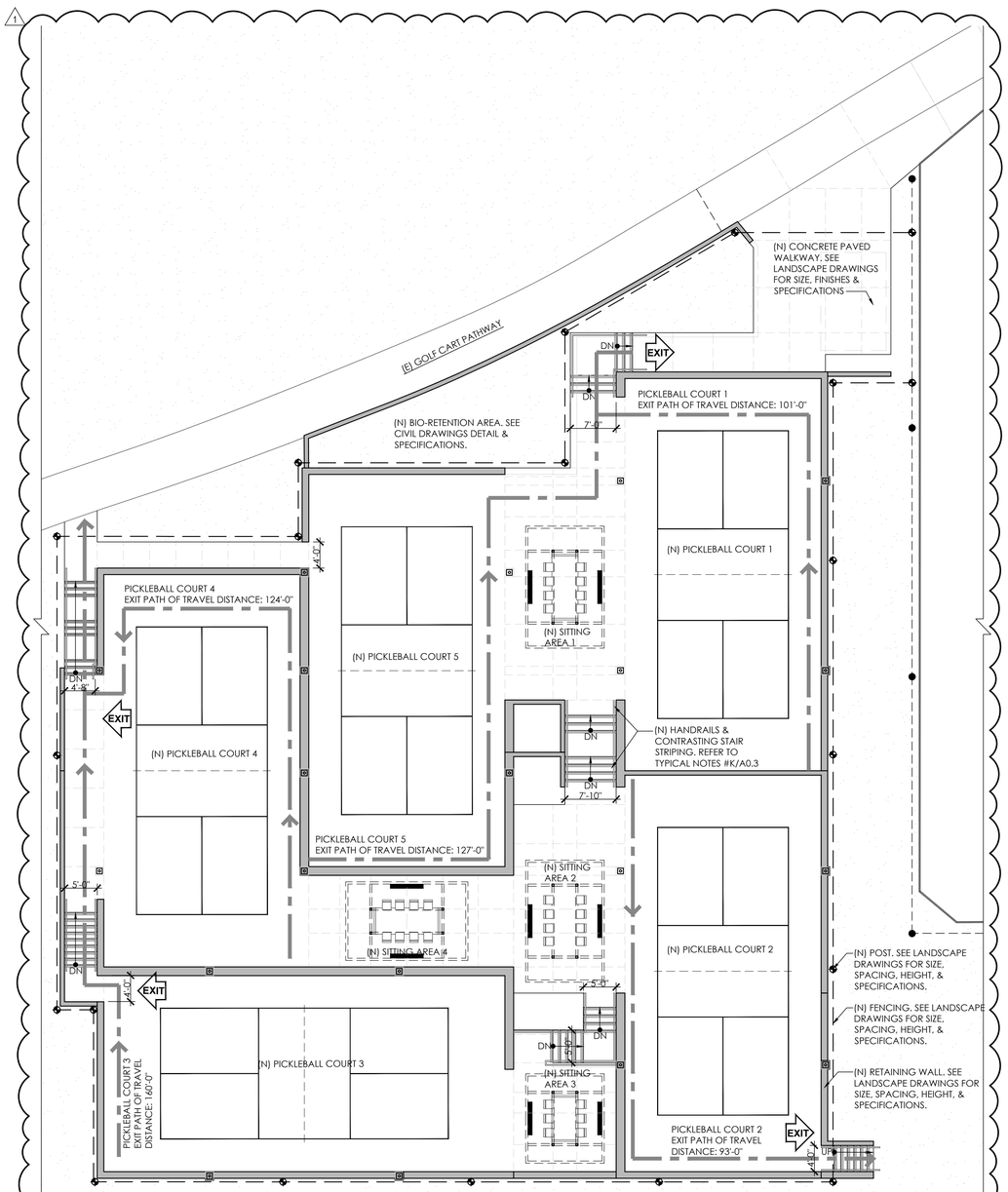
EXIT WIDTH:
EXIT WIDTH REQUIRED (PER CBC SECTION 1005.2): 55 OCCUPANTS X 0.2 = 11"
EXIT WIDTH PROVIDED: (3) 48" MIN. EGRESS STAIRS PROVIDED
EXIT DISTANCES:
EXIT ACCESS TRAVEL DISTANCE, WITHOUT SPRINKLER (PER CBC TABLE 1017.2): 200' MAX.
PICKLEBALL COURT 1 EXIT PATH OF TRAVEL DISTANCE: 101'-0"
PICKLEBALL COURT 2 EXIT PATH OF TRAVEL DISTANCE: 93'-0"
PICKLEBALL COURT 3 EXIT PATH OF TRAVEL DISTANCE: 160'-0"
PICKLEBALL COURT 4 EXIT PATH OF TRAVEL DISTANCE: 124'-0"
PICKLEBALL COURT 5 EXIT PATH OF TRAVEL DISTANCE: 127'-0"

LEGEND

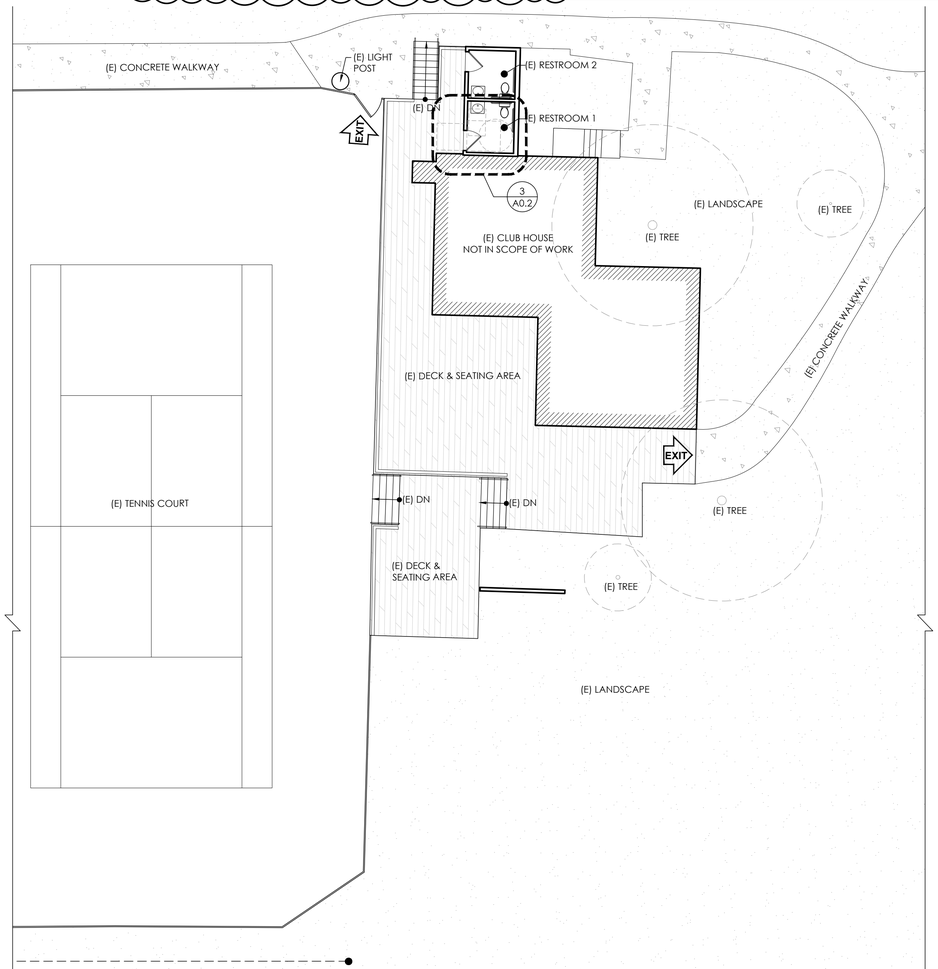
- EXISTING WALL TO REMAIN
- NEW WALL TO UNDERSIDE OF FINISH CEILING
- ACCESSIBLE PATH OF TRAVEL
- PATH OF TRAVEL TO EXIT
- NOT IN CONTRACT (N.I.C.)
- EXIT

GENERAL SITE PLAN NOTES

1. EXISTING SITE PLAN AND FLOOR PLAN AND DIMENSIONS SHOWN ARE BASED ON SITE SURVEY COMPLETED ON NOVEMBER 08, 2023 AND BASED ON EXISTING AS-BUILT DRAWINGS. ITEMS TO BE FIELD VERIFIED ON SITE PRIOR TO ANY WORK.
2. GENERAL CONTRACTOR TO CONFIRM IN FIELD THE FOLLOWING:
   A. ALONG THE ACCESSIBLE ROUTE OF TRAVEL, SHALL BE CONTINUOUSLY ACCESSIBLE
   B. MAXIMUM 1/2" CHANGES IN ELEVATIONS
   C. ANY SLOPE SHALL NOT EXCEED 5% (1:20) AND CROSS SLOPE NO STEEPER THAN 1:48.
3. MAXIMUM PERMITTED SLOPE OF ACCESSIBLE PARKING IS 2% IN ANY DIRECTION.
4. ELECTRICAL OUTLETS & LIGHTING - PLEASE REFER TO ELECTRICAL ENGINEERING DRAWINGS.
5. PLUMBING - PLEASE REFER TO PLUMBING ENGINEERING DRAWINGS.
6. RETAINING WALL - PLEASE REFER TO STRUCTURAL ENGINEERING DRAWINGS.



2 PATH OF TRAVEL PLAN - (N) PICKLEBALL COURTS
3/32" = 1'-0"



1 PATH OF TRAVEL PLAN - (E) CLUBHOUSE PLAN
3/32" = 1'-0"

- LANDSCAPE IMPROVEMENTS -

701
MADERA DRIVE
SAN MATEO, CA 94403
A.P.N.: 039-501-080

Dscheme Studio
Dream :: Design :: Develop
222 8TH STREET
SAN FRANCISCO, CA 94103
T: 415.252.0888
F: 415.252.8388
WWW.DSCHEME.COM

LICENSED ARCHITECT
MARC DIMALANTA
No. C-33350
12-31-25
RENEWAL DATE
STATE OF CALIFORNIA

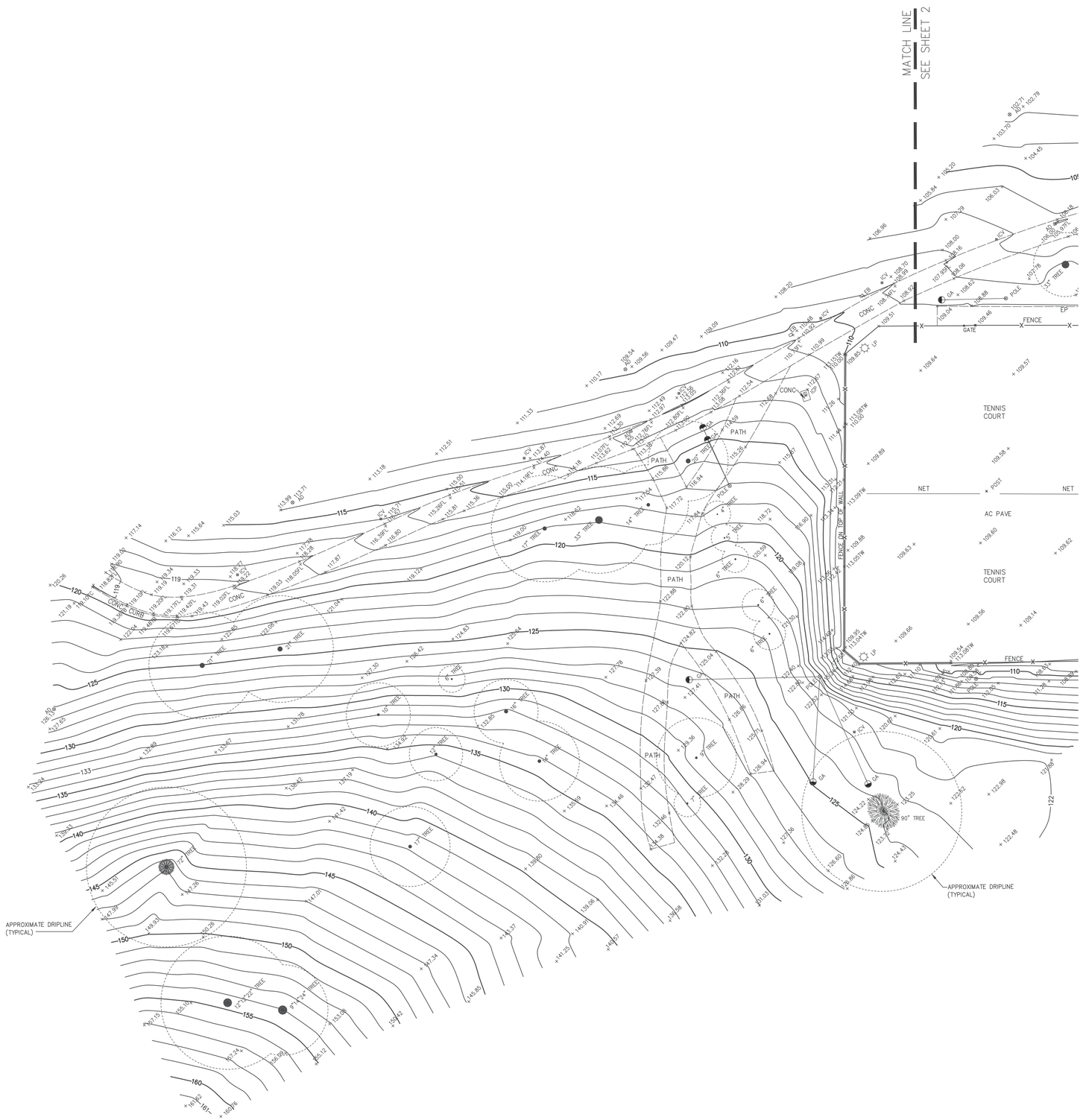
	01.23.2024	ISSUE PERMIT SET
1	06.28.2024	REVISION 1 PER BLDG

STAMP

JOB NUMBER:
DRAWN BY: JU
DATE: 01.05.2024
CHECKED BY: MD
SCALE: AS NOTED

SHEET TITLE:
OCCUPANCY LOAD & PATH OF TRAVEL PLANS (N) PICKLEBALL COURT

SHEET NUMBER:
A0.5



LEGEND

——— - - ———	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
AD	AREA DRAIN
CO	CLEANOUT
CONC	CONCRETE
EP	EDGE OF PAVEMENT
EB	ELECTRIC BOX
FL	FLOWLINE
GA	GUY ANCHOR
ICV	IRRIGATION CONTROL VALVE
ICP	IRRIGATION CONTROL PANEL
JB	JUNCTION BOX WITH GRATED COVER
LP	LIGHT POLE
TC	TOP OF CURB
TW	TOP OF WALL
UB	UTILITY BOX
●12" TREE	TREE W/ SIZE
—X———X—	FENCE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REV.	DESCRIPTION	BY:	DATE:

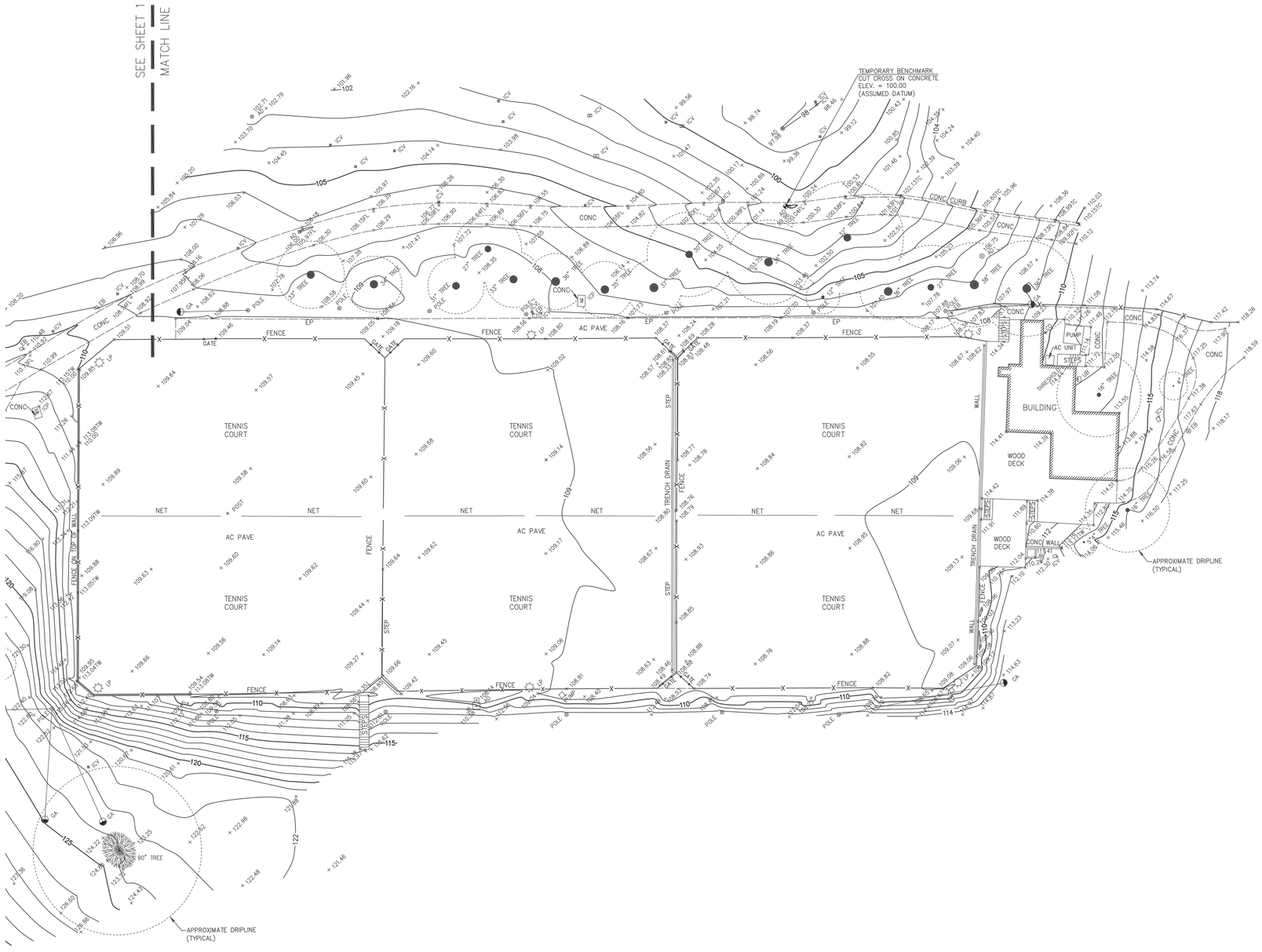
LICENSED LAND SURVEYOR
DANIEL G. MacLEOD
No. 5304
STATE OF CALIFORNIA

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR:
PENINSULA GOLF & COUNTRY CLUB

TOPOGRAPHIC SURVEY PLAN
PENINSULA GOLF AND COUNTRY CLUB
701 MADERA DRIVE
SAN MATEO SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	MDL/EM
DESIGNED BY:	---
CHECKED BY:	DGM
SCALE:	1"=20'
DATE:	12-03-21
DRAWNG NO.	5130-TOPO
SHEET	C-0.0



LEGEND

———	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
AD	AREA DRAIN
CO	CLEANOUT
CONC	CONCRETE
EP	EDGE OF PAVEMENT
EB	ELECTRIC BOX
FL	FLOWLINE
GA	GUY ANCHOR
ICV	IRRIGATION CONTROL VALVE
ICP	IRRIGATION CONTROL PANEL
JB	JUNCTION BOX WITH GRATED COVER
LP	LIGHT POLE
TC	TOP OF CURB
TW	TOP OF WALL
UB	UTILITY BOX
12" TREE	TREE W/ SIZE
—X—X—	FENCE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REV.	DESCRIPTION	BY:	DATE:

LICENSED LAND SURVEYOR
DANIEL G. MacLEOD
No. 5304
STATE OF CALIFORNIA

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

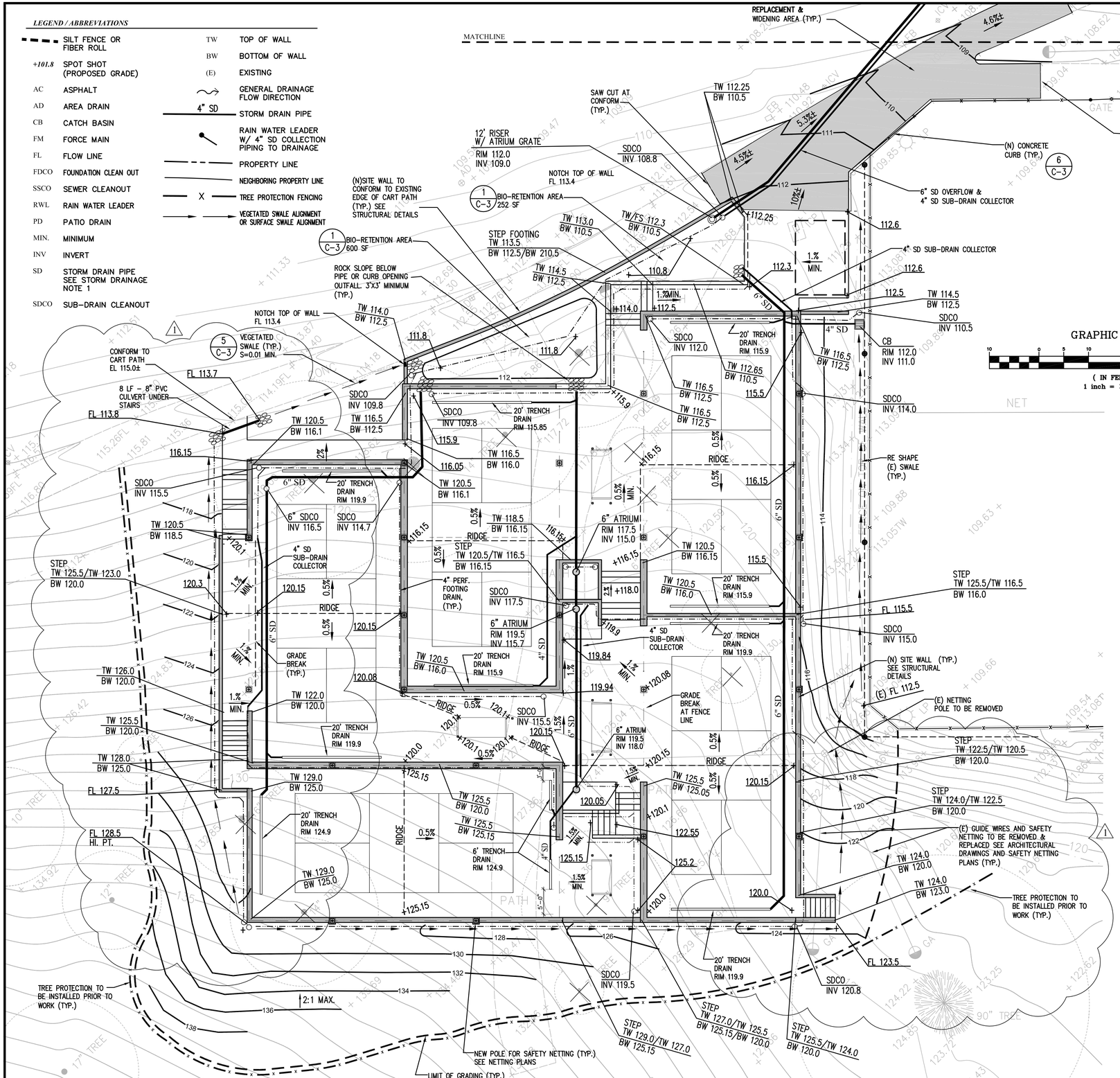
PREPARED FOR:
PENINSULA
GOLF & COUNTRY CLUB

TOPOGRAPHIC SURVEY PLAN
PENINSULA GOLF AND COUNTRY CLUB
701 MADERA DRIVE
SAN MATEO SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	MDL/EM
DESIGNED BY:	---
CHECKED BY:	DGM
SCALE:	1"=20'
DATE:	12-03-21
DRAWING NO.	5130-TOPO
SHEET	C-0.1

LEGEND / ABBREVIATIONS

	SILT FENCE OR FIBER ROLL	TW	TOP OF WALL
+101.8	SPOT SHOT (PROPOSED GRADE)	BW	BOTTOM OF WALL
AC	ASPHALT	(E)	EXISTING
AD	AREA DRAIN		GENERAL DRAINAGE FLOW DIRECTION
CB	CATCH BASIN	4" SD	STORM DRAIN PIPE
FM	FORCE MAIN		RAIN WATER LEADER W/ 4" SD COLLECTION PIPING TO DRAINAGE
FL	FLOW LINE		PROPERTY LINE
FDCO	FOUNDATION CLEAN OUT		NEIGHBORING PROPERTY LINE
SSCO	SEWER CLEANOUT	X	TREE PROTECTION FENCING
RWL	RAIN WATER LEADER		VEGETATED SWALE ALIGNMENT OR SURFACE SWALE ALIGNMENT
PD	PATIO DRAIN		
MIN.	MINIMUM		
INV	INVERT		
SD	STORM DRAIN PIPE SEE STORM DRAINAGE NOTE 1		
SDCO	SUB-DRAIN CLEANOUT		



GRADING AND DRAINAGE PLAN 1"=10'-0"

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS & SETBACKS WITH ARCHITECTURAL PLANS.
2. TOPOGRAPHIC INFORMATION PROVIDE BY MacLOED AND ASSICIATES, DATED JANUARY 3, 2022.
3. SLOPE PORCHES, LANDINGS AND TERRACES 2% AWAY FROM RESIDENCE.
4. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM THE HOUSE PERIMETER BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5% AWAY FROM RESIDENCE.
5. CONTRACTOR TO CONTACT SOILS ENGINEER TO COORDINATE INSPECTIONS AT LEAST ONE WEEK PRIOR TO PENDING INSPECTIONS.
6. ALL EARTHWORK, SUB SLAB PREPARATION, FOUNDATION AND SLAB CONSTRUCTION, BACKFILLING, SITE DRAINAGE, AND GEOTECHNICAL OBSERVATION AND TESTING SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT RECOMMENDATIONS.
7. THE OWNER RECOGNIZES THAT THE DRAINAGE FACILITIES AND DEPRESSED LANDSCAPE AREAS WILL NEED TO BE PERIODICALLY CLEANED OF DEBRIS DURING THE FUNCTIONAL LIFE OF THE SYSTEM.
8. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION.
9. ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM.
10. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444, 48 HOURS PRIOR TO EXCAVATION.
11. FOR ADDITIONAL SITE LAYOUT INFORMATION SEE ARCHITECTURAL PLANS.
12. PRIOR TO CONSTRUCTING ANY IMPROVEMENT WITHIN THE PUBLIC RIGHT OF WAY, CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE COUNTY'S ENGINEERING DIVISION PRIOR TO STARTING ANY WORK. APPLICANT SHALL OBTAIN PERMITS FROM UTILITY COMPANIES PRIOR TO APPLYING TO CITY FOR ENCROACHMENT PERMIT.
13. CONTRACTOR SHALL ADHEAR TO "BEST MANAGEMENT PRACTICES" (BMP's) GUIDELINES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR STORING, USING, AND DISPOSING OF ALL HAZARDOUS MATERIALS, IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
14. CONTRACTOR SHALL REVIEW AND UNDERSTAND GRADING AND DRAINAGE GUIDELINES SET FORTH IN THE GEOTECHNICAL REPORT PRIOR TO STARTING ANY SITE WORK.
15. CONTRACTOR SHALL ADHEAR TO CAL OSHA STANDARD WHEN GRADING AND EXCAVATING.
16. CONTRACTOR AND OWNER SHALL OBTAIN ALL NECESSARY COUNTY STANDARD DETAILS, FROM THE COUNTY, TO PERFORM ALL TRENCHING AND SITE WORK IN THE PUBLIC RIGHT-OF-WAY.
17. APPLICANT/CONTRACTOR SHALL REMOVE AND REPLACE ALL CRACKED, DAMAGED, UPLIFTED OR DEPRESSED FRONTAGE IMPROVEMENTS, EXISTING OR DAMAGED BY CONSTRUCTION ACTIVITIES, PER CITY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE ON MILLS AVENUE.
18. STORM WATER RUNOFF GENERATED BY THE NEW DEVELOPMENT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.

IMPERVIOUS SURFACE

THE PROPOSED PROJECT IS WITH AN AREA THAT IS UNDEVELOPED AND HAS BEEN DETERMINED TO BE APPROXIMATELY 26,000 SF. THE PROPOSED DEVELOPMENT WILL RESULT IN AN INCREASE OF 12,970 SF OF IMPERVIOUS SURFACE.

EARTHWORK TABLE	CUT	FILL
SNACK SHACK	10 CY	5 CY
SITE WORK	2,674 CY	20 CY
TOTAL	2,684 CY	25 CY
EXPORT	2,659 CY	

EXCESS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER. EARTHWORK QUANTITIES HAVE BEEN PROVIDED FOR PLANNING PURPOSES ONLY.
CONTRACTOR SHALL ESTIMATE HIS/HER OWN QUANTITIES TO COMPLETE JOB PER CONTRACT WITH OWNER.

SITE DRAINAGE MAINTENANCE REQUIREMENTS

1. FALL, CLEAN ALL DRAINAGE INLETS, TRENCH GRATES AND BIO TREATMENT AREAS, AND MOW THE VEGETATION WITHIN THE SIDE YARD VEGETATED SWALES. SEDIMENT REMOVED AND VEGETATION CLIPPINGS SHALL BE DISPOSED OF OFF SITE OR IN TRASH BIN.
2. SPRING, (ONCE A YEAR) REMOVE ALL SEDIMENT BUILD UP IN THE BOTTOM OF BIO TREATMENT AREAS. SEDIMENT TO BE DISPOSED OF OFF SITE OR IN TRASH BIN.
3. SPRING, REMOVE ALL SEDIMENT BUILD UP IN ALL DRAIN INLETS AND TRENCH GRATES. DISPOSE OF SEDIMENT OFF SITE OR IN TRASH BIN.

STORM DRAINAGE NOTES:

1. ALL STORM DRAIN PIPE SHALL BE PVC SDR 35, SLOPED AT 1% UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPE SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL DIRECTION CHANGES SHALL BE MADE WITH A WYE CONNECTION, ELBOWS AND TEE's SHOULD BE AVOIDED.
2. ALL DOWN SPOUTS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM, UNLESS SHOWN OTHERWISE ON PLAN, WITH 4 M PVC SDR 35 PIPE OR EQUIVALENT. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.
3. ALL SUB-DRAINAGE TO BE INSTALL PER THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS. GEOTECHNICAL ENGINEER SHALL REVIEW ALL INSTALLATION OF SUB-DRAINAGE SYSTEM(S)
4. NO CONNECTIONS ARE ALLOWED, BETWEEN THE STORM WATER COLLECTION AND TREATMENT SYSTEMS AND THE SANITARY SEWER SYSTEM.
5. ALL DRAINAGE SYSTEM PIPES MUST BE INSPECTED BEFORE COVERING. INSPECTION CAN BE DONE IN STAGES AS BACKFILLING PROCEEDS, TO ALLOW FOR SUPPORT OF PIPES THAT ENTER THE SIDES OF STRUCTURES.
6. TRENCH DRAINS SHALL BE INSTALLED PER LANDSCAPE PLANS.

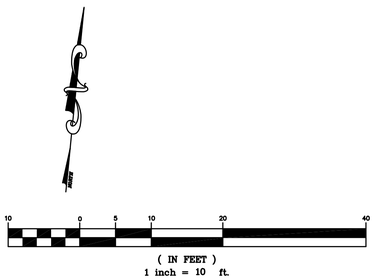
CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel@comcast.net

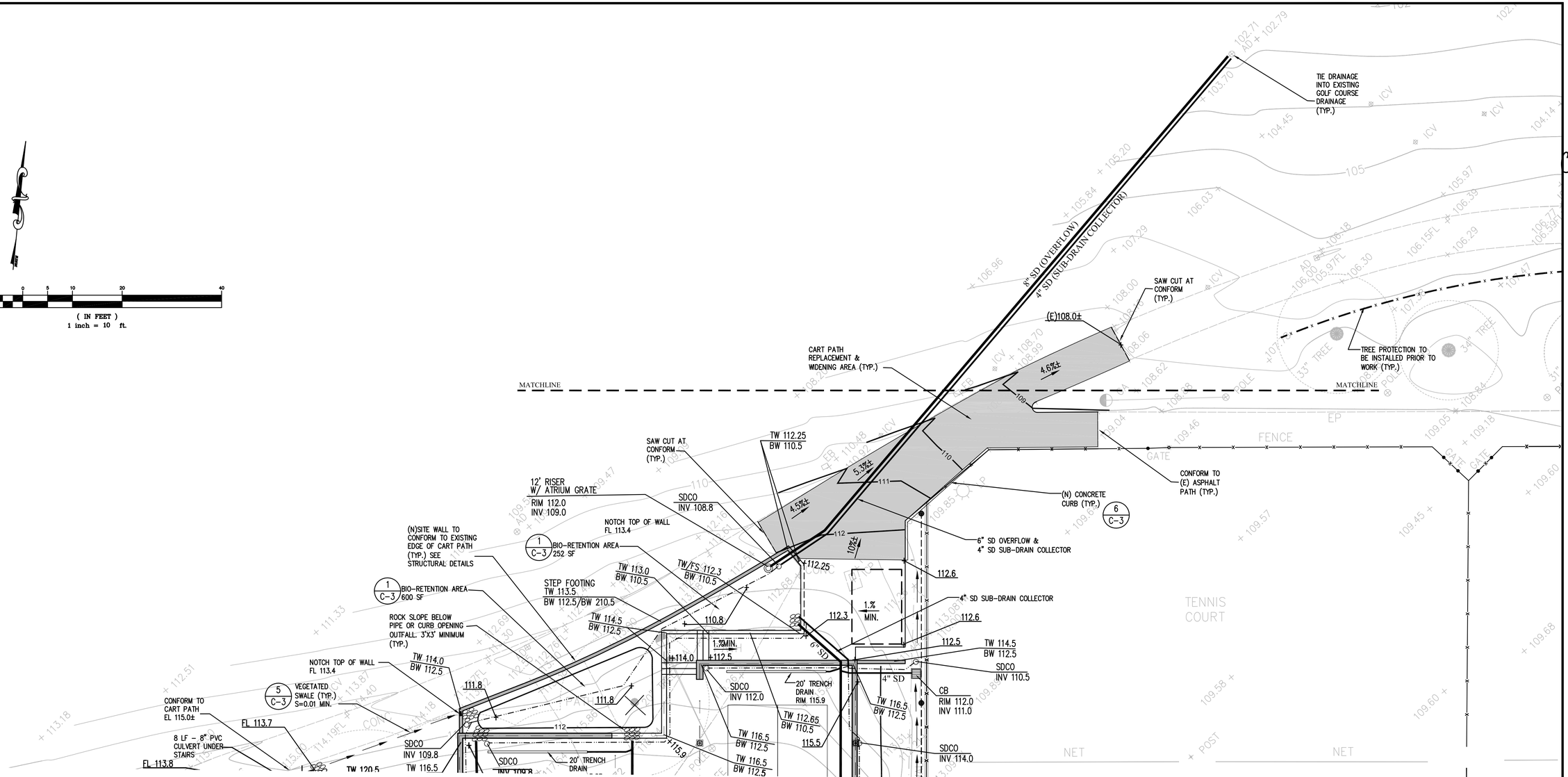
REGISTERED PROFESSIONAL ENGINEER 52075 CIVIL STATE OF CALIFORNIA

PENINSULA GOLF & COUNTRY CLUB
701 MADERA DRIVE
SAN MATEO COUNTY California

CONTENTS:
GRADING & DRAINAGE PLAN

DATE 01/18/24
SCALE AS NOTED
REVISIONS:
1 REV. 06/28/24
DRAWN J.G.
CHECKED C.B.
JOB No. 2022796
SHEET NO. C-1.0
OF SHEETS





GRADING AND DRAINAGE PLAN 1"=10'-0"

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel@comcast.net

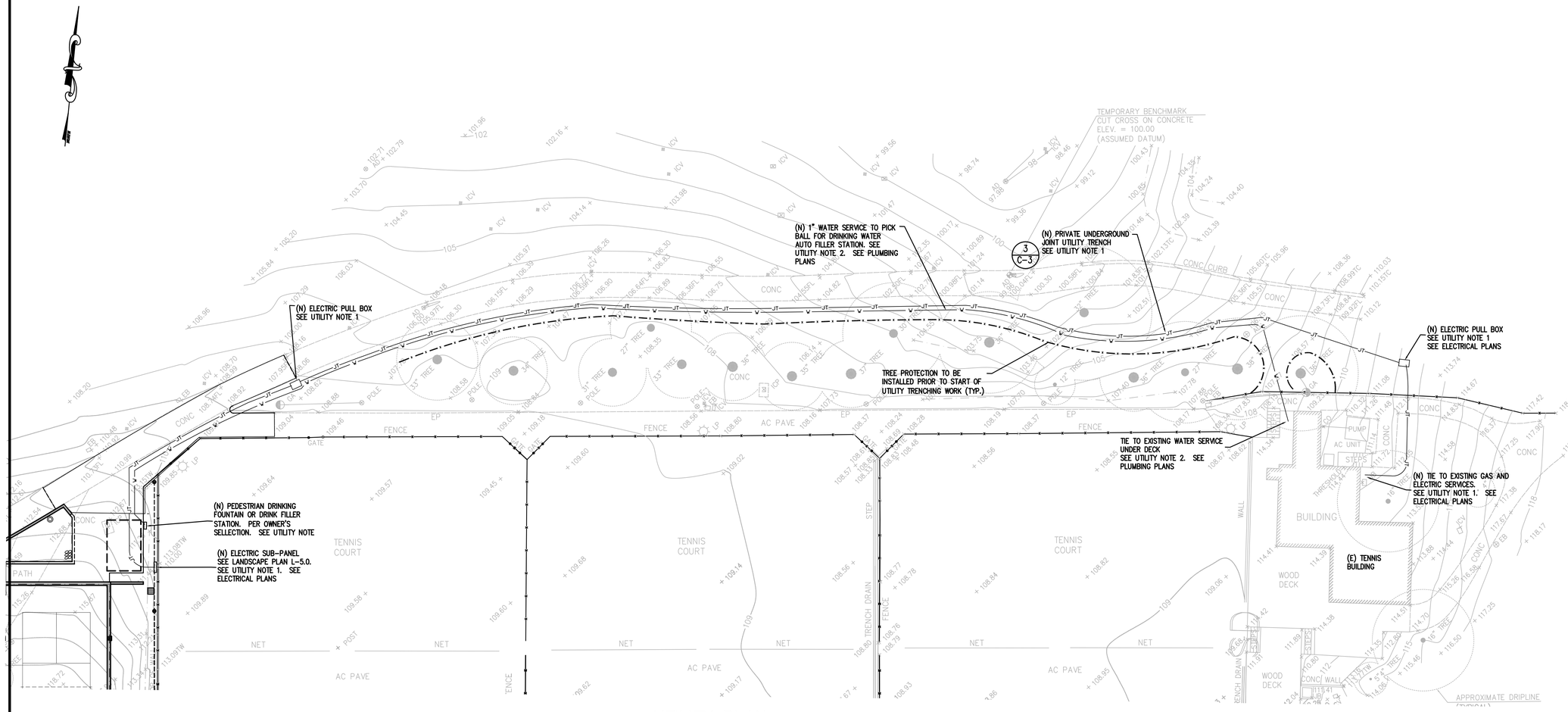
REGISTERED PROFESSIONAL ENGINEER
52075
CIVIL
STATE OF CALIFORNIA

PENINSULA GOLF & COUNTRY CLUB
701 MADERA DRIVE
SAN MATEO COUNTY
California
San Mateo

CONTENTS:

GRADING & DRAINAGE PLAN

DATE	01/18/24
SCALE	AS NOTED
REVISIONS:	
1	REV. 06/28/24
DRAWN	J.G.
CHECKED	C.B.
JOB No.	2022796
SHEET NO.	C-1.1
OF	SHEETS



UTILITY PLAN

1"=16'-0"

UTILITY NOTES:

1. ELECTRICAL SERVICES TO NEW COURTS SHALL CONNECT TO THE EXISTING TENNIS BUILDING SERVICES. CONTRACTOR TO ASSIST OWNER IN COORDINATION WITH PG&E IF RELOCATION OR UPGRADES OF EXISTING ELECTRIC SERVICES. SIZE OF NEW SERVICES, IF UPGRADES ARE REQUIRED, TO BE DETERMINED BY PG&E AND RESPECTIVE AGENCIES. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. CONTRACTOR TO COORDINATE WITH OWNER ALL REQUIREMENT FOR SECURITY & COMMUNICATION UNDERGROUND SERVICES TO BE CONNECTED TO THE TENNIS BUILDING.

2. CONTRACTOR SHALL INSTALL COPPER WATER MAIN FROM THE EXISTING WATER SERVICE AT TENNIS BUILDING TO WATER BOTTLE FILLING STATION. SIZING SHOWN IS ESTIMATED, CONTRACTOR TO CONFIRM NEEDS AND COMPLIANCE WITH PLUMBING CODE AND WATER BOTTLE FILLING STATION INSTALLATION SPECIFICATIONS..

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel@comcast.net

REGISTERED PROFESSIONAL ENGINEER
52075
CIVIL
STATE OF CALIFORNIA

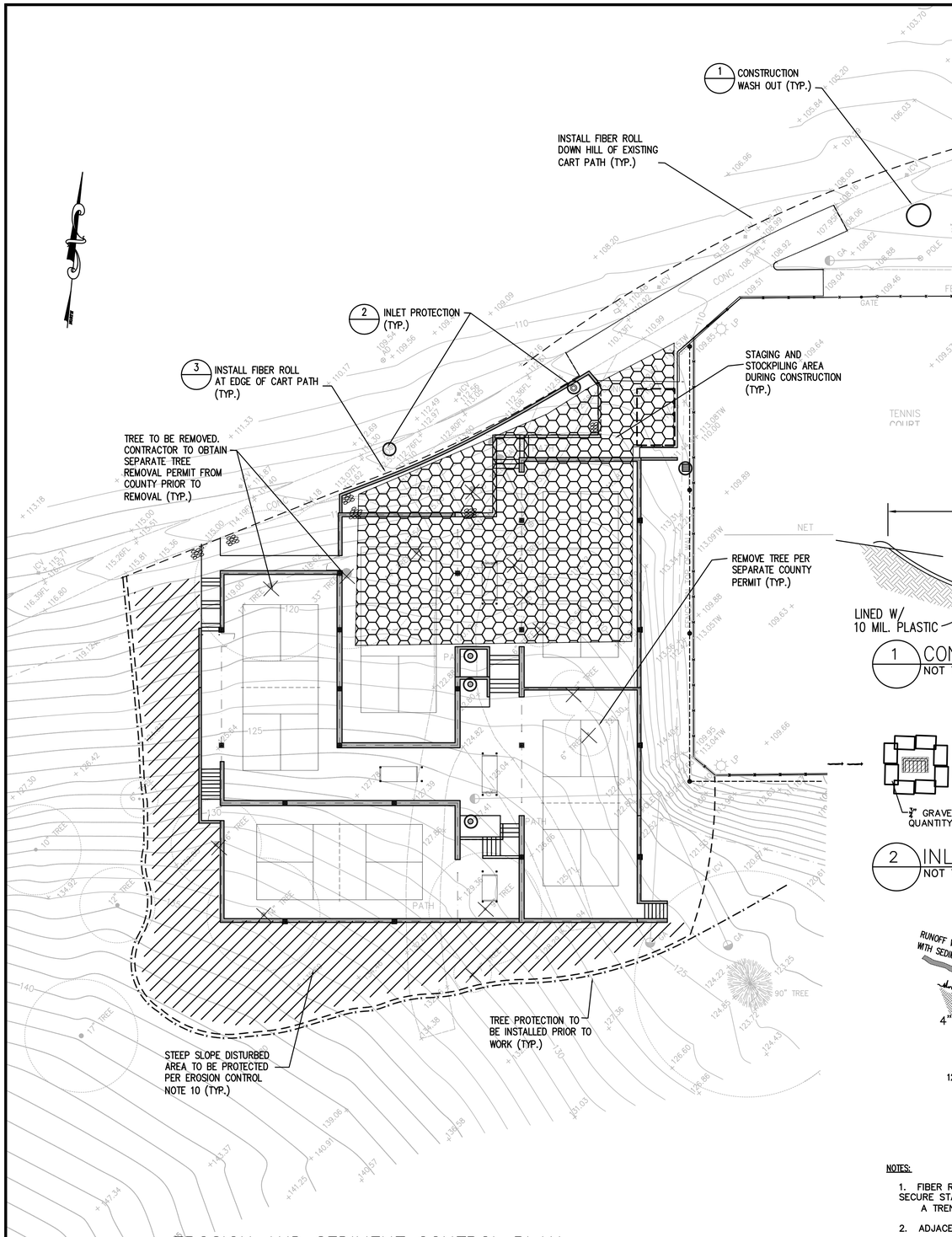
PENINSULA GOLF & COUNTRY CLUB
701 MADERA DRIVE
SAN MATEO COUNTY
California

San Mateo

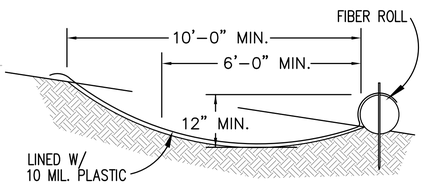
CONTENTS:
UTILITY PLAN

DATE 01/18/24
SCALE AS NOTED
REVISIONS:
1 REV. 06/28/24

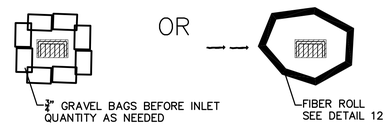
DRAWN J.G.
CHECKED C.B.
JOB No. 2022796
SHEET NO. C-1.2
OF SHEETS



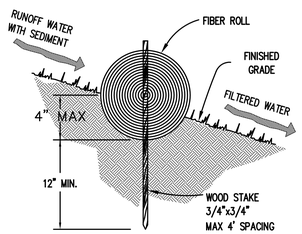
EROSION AND SEDIMENT CONTROL PLAN 1"=16'-0"



1 CONSTRUCTION WASH OUT AREA
NOT TO SCALE



2 INLET PROTECTION
NOT TO SCALE



ENTRENCHMENT DETAIL
IN SLOPE AREA

NOTES:

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

3 FIBER ROLL
NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES:

1. STORM DRAIN POLLUTION PREVENTION:
CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK BAGS, HAY BALES, TEMPORARY DRAINAGE SWALES, FIBER ROLLS, SILT FENCES, BERMS OR STORM DRAIN INLET FILTERS.

2. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR SEPTEMBER 15 AND SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF ALL LANDSCAPING.

3. SILT FENCE AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO THE INCEPTION OF ANY WORK ON-SITE, AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWNG AND DURING ALL RAIN EVENTS, TO ENSURE THEIR PROPERLY FUNCTIONING.

4. DRY SWEEPING METHODS SHALL BE USED TO REMOVE ANY DEBRIS AND/ OR SOIL TRACKED ON TO CLUB HOUSE ENTRY DRIVE AND MADERA DRIVE.. DRY SWEEPING SHALL BE DONE AT THE END OF EACH WORK DAY.

5. THE CONTRACTOR SHALL FOLLOW AND USE BEST MANAGEMENT PRACTICES (BMP) FOR DISCHARGE INTO THE CITY'S STORM WATER SYSTEM DURING SITE STRIPPING, HAULING, EARTH MOVING ACTIVITIES, HEAVY EQUIPMENT OPERATIONS, GENERAL CONSTRUCTION AND SITE SUPERVISION, PAINTING, APPLICATIONS AND USE OF SOLVENTS AND ADHESIVES, LANDSCAPING AND GARDENING.

6. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.

7. ONCE THE PROPOSED ON-SITE DRAINAGE INLETS HAVE BEEN INSTALLED, THE CONTRACTOR SHALL PROTECT ANY BARE SOIL FROM ENTERING THE INLETS BY INSTALLING FILTER FABRIC UNDER THE INLET GRATES. THE FILTER FABRIC SHALL REMAIN UNTIL NATURAL GROUND COVER IS ESTABLISHED.

8. CONTRACTOR SHALL CONTROL DUST AS OFTEN AS REQUIRED BY THE TOWN ENGINEER.

9. IF EROSION DEVELOPS IN A TEMPORARY EROSION PROTECTED AREA OR ANY ESTABLISHED VEGETATED AREA, THE CONTRACTOR SHALL IMMEDIATELY ALLEVIATE AND REMEDY THE PROBLEM AND TAKE PREVENTATIVE MEASURES TO MINIMIZE THE POSSIBILITY OF ITS REOCCURRENCE AND ALSO TO PREVENT THE RESULTING FLOW OF SOILS OR WATER WITH SUSPENDED SOILS FROM GETTING INTO THE TOWN'S DRAINAGE SYSTEM OR ANY NATURAL DRAINAGE CHANNEL OR DITCH.

10. CONTRACTOR SHALL PROTECT ALL DISTURBED SLOPES AS FOLLOW:
FLAT TO 3:1 STRAW OR REDWOOD MULCH
3:1 AND GREATER WITH EROSION CONTROL BLANKET
(NOT JUTE NETTING)
ALL PROTECTION SHALL REMAIN IN PLACE UNTIL LANDSCAPE MATERIAL HAS BEEN ESTABLISHED.

11. THE CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR.

12. SITE CONDITIONS AT THE TIME OF PLACEMENT OF EROSION CONTROL MEASURE WILL VARY. THE CONTRACTOR SHALL ADJUST EROSION CONTROL MEASURES AS THE SITE CONDITIONS CHANGE AND AS THE NEED SHIFTS TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING THE SITE.

13. THE CONTRACTOR SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.

14. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.

15. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN'S RIGHT-OF-WAY.

16. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INCEPTION OF ANY WORK ONSITE AN MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO INHIBIT, SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.

11. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CA BE DISPOSED OF AS SOLID WASTE.

12. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.

13. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.

14. CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH BERMS IN CONJUSTION WITH THE PROPERLY INSTALLED INLET FILTERS.

STAGING NOTES:

1. CONTRACTOR AND OWNERS SHALL INFORM ALL WORKS, SUBS, AND EMPLOYEES THAT ALL PARKING SHALL BE ON SITE. PARKING ON MEDERA DRIVE IS FOR TEMPORARY PURPOSES ONLY.

2. CONTRACTOR AND SUBS ARE RESPONSIBLE TO SECURE ALL BUILDING MATERIALS AND TOOLS IN THE STAGING AREA OR AS DESIGNATED BY CONTRACTOR.

3. STAGING AREA SHALL BE A PORTION OF THE EXISTING PARKING LOT PER DISCUSSIONS WITH OWNER.

4. ACCESS TO THE SITE FOR CONSTRUCTION SHALL BE COORDINATED WITH OWNER AND SHALL BE LIMITED TO A PATH OVER THE GOLF COURSE GRASS AREA THAT HAS BEEN PROTECTED WITH PLY WOOD. USE OF EXISTING CART PATH IS TO BE AVOIDED. CONTRACTOR SHALL BE RESPONSIBLE FOR CART PATH DAMAGE.

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel@comcast.net

REGISTERED PROFESSIONAL ENGINEER
52075
CIVIL
STATE OF CALIFORNIA

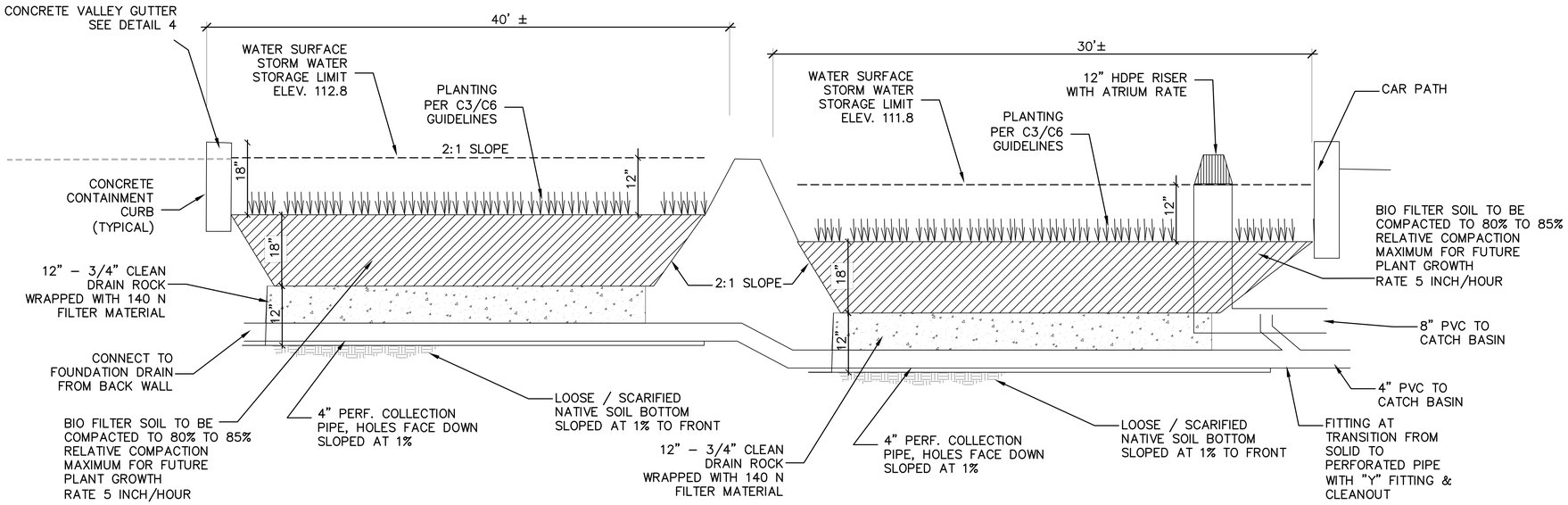
PENINSULA GOLF & COUNTRY CLUB
701 MADERA DRIVE
SAN MATEO COUNTY California

San Mateo

CONTENTS:
EROSION & SEDIMENT AND COP PLAN

DATE 01/18/24
SCALE AS NOTED
REVISIONS:
1 REV. 06/28/24

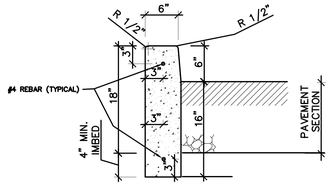
DRAWN J.G.
CHECKED C.B.
JOB No. 2022796
SHEET NO. C-2.0
OF SHEETS



PROFILE

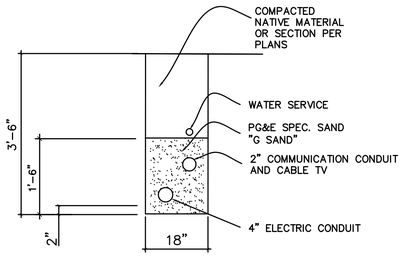
1 / C-3 BIO TREATMENT AND RETENTION AREA

NOT TO SCALE



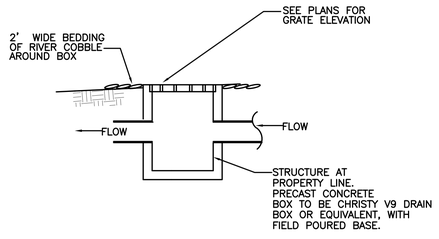
2 / C-3 CONCRETE CURB

NOT TO SCALE



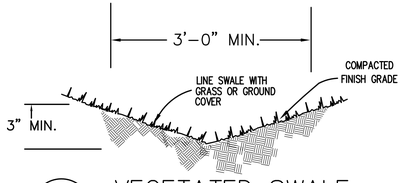
3 / C-3 PRIVATE JOINT TRENCH

NOT TO SCALE



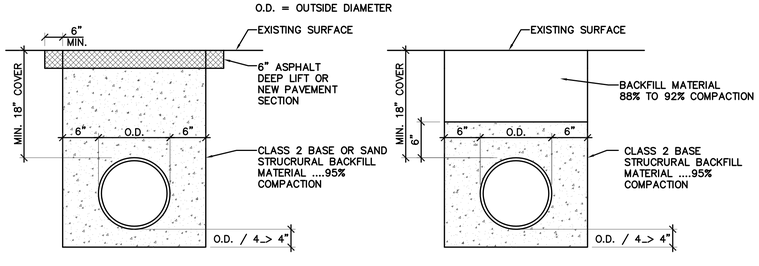
4 / C-3 AREA DRAIN

NOT TO SCALE



5 / C-3 VEGETATED SWALE

NOT TO SCALE

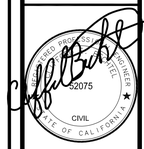


TYPE A (IN ROADWAY) TYPE B (OUTSIDE ROADWAY)

6 / C-3 TRENCH SECTIONS

NOT TO SCALE

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel1@comcast.net



PENINSULA GOLF & COUNTRY CLUB
701 MADERA DRIVE
SAN MATEO COUNTY
San Mateo California

CONTENTS:

CIVIL DETAILS

DATE 01/18/24

SCALE AS NOTED

REVISIONS:
1 REV. 06/28/24

DRAWN J.G.

CHECKED C.B.

JOB No. 2022796

SHEET NO.

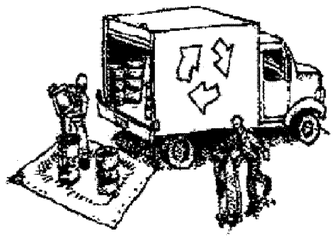
C-3.0
OF SHEETS

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

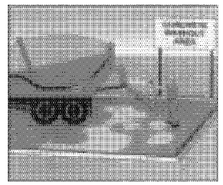
Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application

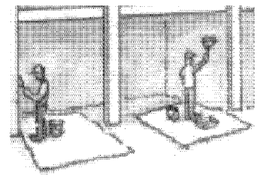


- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

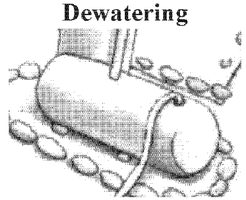
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel@comcast.net

PENINSULA GOLF & COUNTRY CLUB
701 MADERA DRIVE
SAN MATEO COUNTY
San Mateo California

CONTENTS: CONSTRUCTION BMP CHECKLIST

DATE 01/18/24
SCALE AS NOTED
REVISIONS:
⚠ REV. 06/28/24

DRAWN J.G.
CHECKED C.B.
JOB No. 2022796
SHEET NO. C-4
OF SHEETS

LANDSCAPE IMPROVEMENTS FOR PENINSULA GOLF & COUNTRY CLUB:
701 MADERA DR. SAN MATEO, CA 94403

OWNER

PENINSULA GOLF & COUNTRY CLUB1940
701 MADERA DRIVE
SAN MATEO, CA 94403

CONSULTANTS

LANDSCAPE ARCHITECT
C & C STUDIO
3488 MORAGA BLVD.
LAFAYETTE, CA 95476
(925) 951-0998

CIVIL
CLIFFORD BECHTEL & ASSOCIATES
1231 254TH PLACE, SE
SAMMAMISH, WA 98075
(650) 333-0103

SURVEYOR
MACLEOD & ASSOCIATES
965 CENTER STREET
SAN CARLOS, CA 94070
(650) 593-8580

STRUCTURAL ENGINEER
FTF ENGINEERING, INC.
1023 NIPOMO STREET, SUITE 210
SAN FRANCISCO, CALIFORNIA
(805) 544-1216

ARCHITECT
D-SCHEME STUDIO
222 8TH STREET
SAN FRANCISCO, CALIFORNIA
94103
(415) 252-0888

GEOTECHNICAL
BAGG ENGINEERS
138 CHARCOT AVENUE
SAN JOSE, CA 95131
(650) 852-9133

PROJECT DATA:

PROJECT ADDRESS:	701 MADERA DRIVE, SAN MATEO, CA
APN:	039-501-080
ZONING DISTRICT:	R-E/S-10
USE:	PRIVATE RECREATION

SCOPE OF WORK

The FOLLOWING ITEMS ARE INCLUDED IN THIS PERMIT APPLICATION:

1. PICKLEBALL COURTS
2. RETAINING WALLS
3. PICKLEBALL FENCING
4. SEATING AREAS WITH DRINK COUNTERS
5. INFRATECH HEATERS
6. LANDSCAPE LIGHTING / SPORT COURT LIGHTING
7. EXTERIOR PAVING
8. OVERHEAD SHADE STRUCTURES
9. PLANTING

GEOTECH OBSERVATION AND TESTING NOTES:

GEOTECHNICAL ENGINEER (BAAG ENGINEERS) SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING SITE GRADING, RETAINING WALL AND UTILITY TRENCH EXCAVATION AND BACKFILL, FOUNDATION CONSTRUCTION, AND SUB-GRADE PREPARATION PHASES OF WORK. THIS IS INTENDED TO VERIFY THAT THE WORK IN THE FIELD IS PERFORMED AS RECOMMENDED AND IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AS WELL AS VERIFY THAT SUBSURFACE CONDITIONS ENCOUNTERED DURING CONSTRUCTION ARE SIMILAR TO THOSE ANTICIPATED DURING THE DESIGN PHASE. UNANTICIPATED SOIL CONDITIONS MAY WARRANT REVISED RECOMMENDATIONS.

WELO COMPLIANCE

1. I HAVE COMPLIED WITH THE CRITERIA OF THE 2015 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AS REQUIRED BY THE DEPARTMENT OF WATER RESOURCES AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

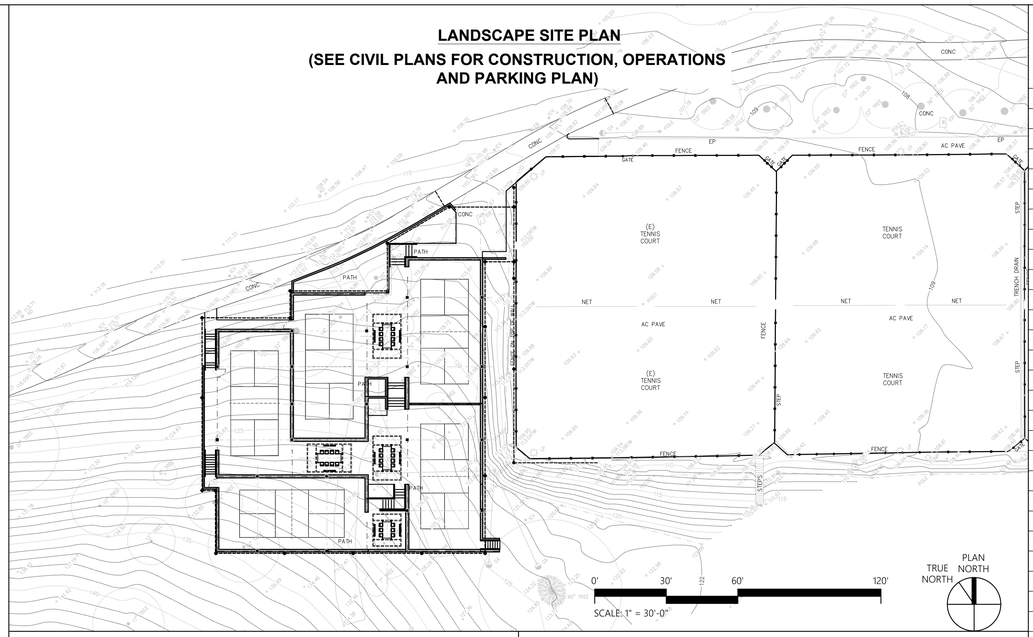
Corey W. Brooks #6115

2. A LANDSCAPE IRRIGATION AUDIT IS REQUIRED. THIS AUDIT MUST BE COMPLETED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR, NOT THE DESIGNER OR INSTALLER. THE AUDIT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT, WITH A CERTIFICATE OF COMPLETION (APPENDIX C), AS REQUIRED BY THE DEPARTMENT OF WATER RESOURCES, PRIOR TO SCHEDULING A FINAL INSPECTION OF THE WATER EFFICIENT LANDSCAPE PERMIT.

OUTDOOR LIGHTING NOTE

1. A COMPLETE LIST OF INSTALLED LIGHTING SYSTEMS, INCLUDING THE LIGHTING SCHEDULE, ALL INFORMATION NECESSARY TO OPERATE AND MAINTAIN THE LIGHTING SYSTEM, AND REFERENCES TO SUPPORT FUTURE UPGRADES TO THE LIGHTING SYSTEM WILL BE PROVIDED TO THE HOMEOWNER PRIOR TO A FINAL INSPECTION.

LANDSCAPE SITE PLAN
(SEE CIVIL PLANS FOR CONSTRUCTION, OPERATIONS AND PARKING PLAN)



GENERAL NOTES

1. WORK HOURS AND PARKING:
A. WORK HOURS: CONSTRUCTION, DELIVERIES, AND/OR SERVICING OF ANY ITEM ON SITE IS PROHIBITED BEFORE 8:00 AM AND AFTER 5:00 PM, WEEKDAYS, ALL DAY SATURDAY, SUNDAY AND HOLIDAYS.
B. CONSTRUCTION PARKING IS PERMITTED ONLY ON THE SITE AND ONLY ON THE SIDE OF THE STREET FRONTING THE PROPERTY FOR WHICH THE PERMIT IS ISSUED.

NOISE:
A. EXCEPT AS OTHERWISE PERMITTED UNDER THIS CHAPTER, NO PERSON MUST CAUSE AND NO PROPERTY OWNER MUST PERMIT ON SUCH OWNER'S PROPERTY, A NOISE BY ANY PERSON, MACHINE, ANIMAL OR DEVICE, OR ANY COMBINATION THEREOF, IN EXCESS OF THE SOUND LEVEL LIMITS SET FORTH IN THIS SECTION TO EMANATE FROM ANY PROPERTY, PUBLIC OR PRIVATE, BEYOND THE PROPERTY LINE. ANY SOUND IN EXCESS OF THE SOUND LEVEL LIMITS SET FORTH IN THIS SECTION CONSTITUTES A SOUND DISTURBANCE. FOR PURPOSES OF DETERMINING SOUND LEVELS, SOUND LEVEL MEASUREMENTS MUST BE MADE AT ANY LOCATION ON THE RECEIVING PROPERTY. PROFESSIONAL CERTIFICATION WHICH VERIFIES THAT THIS REQUIREMENT HAS BEEN MET MAY BE REQUIRED PRIOR TO FINAL INSPECTION.
B. SOUND LEVEL LIMITS: 7:00AM TO 10:00PM 60dBa
10:00PM TO 7:00AM 50dBa

TREE REMOVAL: A TREE REMOVAL PERMIT HAS BEEN OBTAINED FOR THIS PROJECT UNDER SEPARATE PERMIT. MITIGATION TREES REQUIRED PER THE TREE REMOVAL PERMIT ARE INCLUDED AS PART OF THIS SUBMITTAL - SEE PLANTING PLAN, SHEET L-4.00.

DEFERRED SUBMITTALS:

1. ELECTRICAL & PLUMBING WORK TO BE A DEFERRED SUBMITTAL & WILL BE DESIGN-BUILD BY A LICENSED DESIGN-BUILD CONTRACTOR.

APPLICABLE CODES AND REGULATIONS

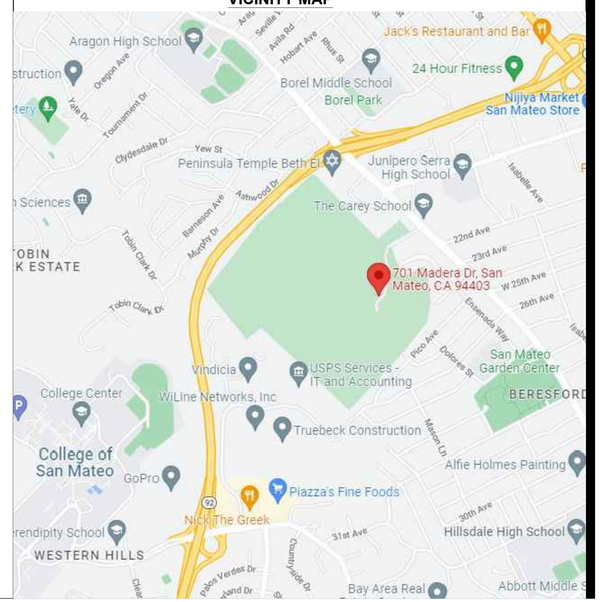
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA HISTORICAL BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN)
2022 CALIFORNIA FIRE CODE (WITH LOCAL AND STATE AMENDMENTS)
2022 STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS
SAN MATEO COUNTY MUNICIPAL CODE
LOCAL AMENDMENTS AND ORDINANCES TO THE ABOVE LISTED CODES.

SHEET INDEX

LANDSCAPE ABBREVIATION LEGEND

⟲	ALIGN WITH PARALLEL FACE	MTL	METAL
±	PLUS OR MINUS	(N)	NEW
AD	AREA DRAIN	N/A	NOT APPLICABLE
AGG	AGGREGATE	NO	NUMBER
ARCH	ARCHITECTURAL	NOM	NOMINAL
B&B	BALLED AND BURLAPPED	NIC	NOT IN CONTRACT
BLDG	BUILDING	NTS	NOT TO SCALE
BW	BOTTOM OF WALL	OC	ON CENTER
CJ	CONTROL JOINT	OD	OUTSIDE DIAMETER
℄	CENTERLINE	PA	PLANTING AREA
CLR	CLEAR	PL	PROPERTY LINE
CMU	CONCRETE MASONRY UNIT	POB	POINT OF BEGINNING
CONC	CONCRETE	PT	PRESSURE TREATED
CONT	CONTINUOUS	PUE	PUBLIC UTILITY EASEMENT
CP	CENTER POINT	RAD	RADIUS
CTR	CENTER	REF	REFERENCE
DBH	DIAMETER AT BREAST HEIGHT	REINF	REINFORCED
DG	DECOMPOSED GRANITE	ROW	RIGHT OF WAY
DIAM	DIAMETER	RW	REDWOOD
DN	DOWN	SAD	SEE ARCHITECTURAL DRAWINGS
DS	DOWNSPOUT	SCD	SEE CIVIL DRAWINGS
(E)	EXISTING	SF	SQUARE FEET
EA	EACH	SIM	SIMILAR
EJ	EXPANSION JOINT	SQ	SQUARE
ENGR	ENGINEER	SSD	SEE STRUCTURAL DRAWINGS
EQ	EQUAL	SS	STAINLESS STEEL
FFE	FINISH FLOOR ELEVATION	STK	SELECT TIGHT KNOT
FG	FINISH GRADE	SYM	SYMBOL
FS	FINISH SURFACE	TBD	TO BE DETERMINED
FTG	FOOTING	T&G	TONGUE AND GROOVE
GA	GAUGE	TC	TOP OF CURB
GALV	GALVANIZED	TW	TOP OF WALL
HB	HOSE BIBB	TYP	TYPICAL
HDR	HEADER	UON	UNLESS OTHERWISE NOTED
LA	LANDSCAPE ARCHITECT	VIF	VERIFY IN FIELD
LOW	LIMIT OF WORK	WL	WATER LEVEL
MAX	MAXIMUM	WM	WATER METER
MFR	MANUFACTURER	W/	WITH
MIN	MINIMUM	W/O	WITHOUT

VICINITY MAP



c&c studio
LANDSCAPE DESIGN
3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP

LICENSED LANDSCAPE ARCHITECT
COREY WILLIAM BROOKS
License No. 6115
Renewal Date
JUNE 27, 2024
STATE OF CALIFORNIA

701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

SHEET TITLE
Cover Sheet

PLAN NORTH
TRUE NORTH

SCALE

L-0.00

POINT AT WHICH MODIFIED CART PATH MEETS THE EXISTING ALIGNMENT

PORTION OF EXISTING CART PATH TO BE DEMOLISHED AND REBUILT (~85 LF)

POINT AT WHICH MODIFIED CART PATH MEETS THE EXISTING ALIGNMENT

PRIMARY INGRESS / EGRESS

NETTI NG POLE GUY WIRES TO BE REMOVED - TYP

CONNECT TO (EX) CARTPATH

REQUIRED COURT EGRESS

NETTING POLE TO BE REMOVED

20x44' STANDARD PICKLE BALL COURT SET WITHIN 30x60' OVERALL COURT DIMENSION

COURT #1
FFE 116
S.C.D

SPORT COURT LIGHTING - TYP

4' TALL RETAINING WALL BETWEEN COURTS

SEATING TERRACE FFE 116

COURT #5
FFE 116
S.C.D

REQUIRED COURT EGRESS

COURT #4
FFE 120
S.C.D

4' TALL RETAINING WALL BETWEEN COURTS

5' TALL RETAINING WALL BETWEEN COURTS

SEATING TERRACE FFE 120

REQUIRED COURT EGRESS

COURT #2
FFE 120
S.C.D

TREE TO BE REMOVED (TYP)

COURT #3
FFE 125
S.C.D

NETTI NG POLE GUY WIRES TO BE REMOVED - TYP

SEATING TERRACE FFE 125

REQUIRED COURT EGRESS - TO GROOMED FAIRWAY

MAINTENANCE CART PATH REMOVED

PA

DN (6)18

DN (6)24

DN (6)30

DN (6)36

DN (6)42

DN (6)48

DN (6)54

DN (6)60

DN (6)66

DN (6)72

DN (6)78

DN (6)84

DN (6)90

DN (6)96

DN (6)102

DN (6)108

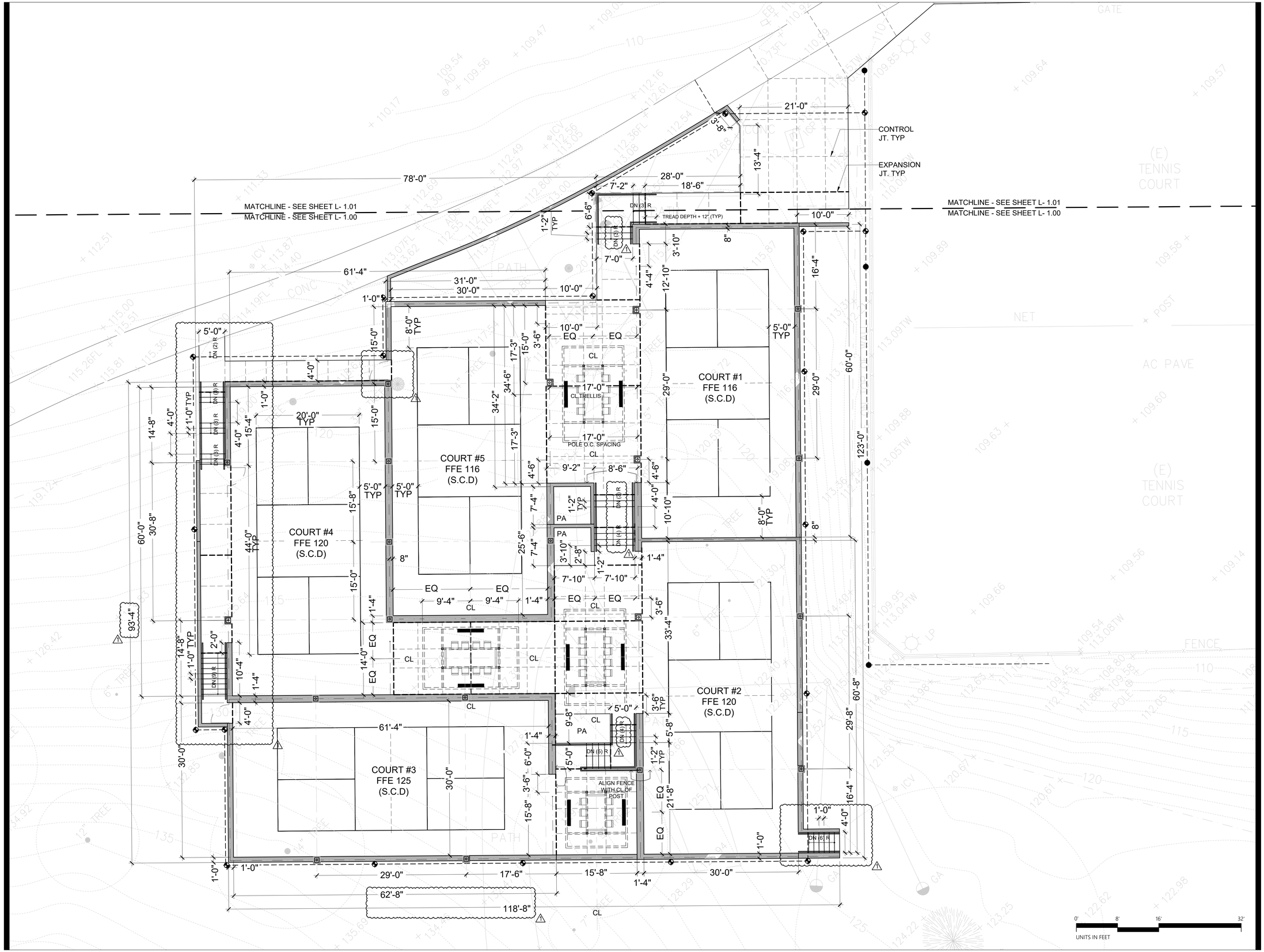
DN (6)114

DN (6)120

DN (6)126

DN (6)132

DN



c&c studio
LANDSCAPE DESIGN

3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP

LICENSED LANDSCAPE ARCHITECT
DOROTHY COREY PETER
License No. 5105
Renewal Date
JUNE 27, 2024
STATE OF CALIFORNIA

701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

SHEET TITLE

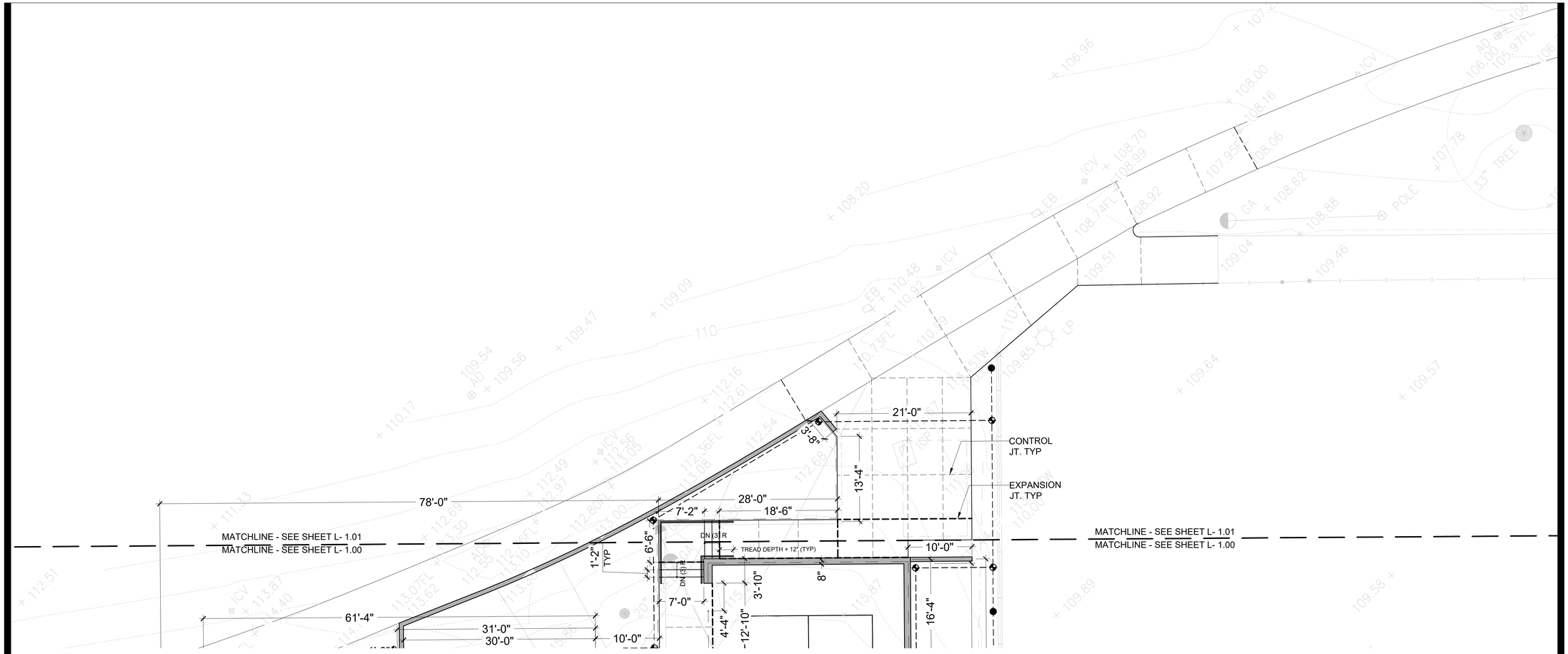
Landscape Layout Plan

PLAN NORTH
TRUE NORTH

SCALE

1/8"=1'-0"

L-1.00



NOTE

OBSERVATIONS OF REQUIRED SOIL COMPACTIONS, PIER DRILLING ACTIVITIES AND RETAINING WALL FOUNDATION TRENCHING BY THE GEOTECHNICAL ENGINEER OF RECORD.

LAYOUT NOTES:

1. THESE DRAWINGS REFERENCE SURVEY, CIVIL AND ARCHITECTURAL BACKGROUND FILES, PREPARED BY OTHERS. LANDSCAPE DESIGNER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR COMPLETENESS OR ACCURACY OF PLANS PROVIDED BY OTHERS.
2. SEE ARCHITECTURAL DRAWINGS FOR BUILDING LOCATIONS AND ATTACHED PORCH SLABS.
3. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS RELATED TO PAVEMENTS, FOUNDATIONS, SOIL COMPACTION, AGGREGATE BASE AND OTHER REQUIREMENTS.
4. `TYP' OR TYPICAL MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY NOTED 'TYP' ONLY ONCE WHEN THEY FIRST OCCUR.
5. NOTES AND SYMBOLS ON ONE DRAWING APPLY TO OTHER SIMILAR DETAILS AND CONDITIONS.
6. CONTACT USANORTH811.ORG FORTY-EIGHT HOURS PRIOR TO BEGINNING WORK TO HAVE THE LOCATION OF EXISTING UNDERGROUND UTILITIES MARKED. BECOME ACQUAINTED WITH SUBGRADE UTILITIES, PIPES AND STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY OWNER'S REPRESENTATIVE. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR DAMAGE ARISING FROM THEIR OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN ON PLANS.
7. DIMENSIONS ARE FROM OUTSIDE FACE OF BUILDING OR WALLS, UNLESS OTHERWISE NOTED, AND ARE TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION AND MAJOR EXCAVATION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING.
8. UNLESS OTHERWISE NOTED, ANGLES TO BE RIGHT ANGLES, ARCS WHICH APPEAR TANGENT AND UNIFORM ARE TO BE TANGENT AND UNIFORM, LINES WHICH APPEAR PARALLEL ARE TO BE PARALLEL, AND ITEMS WHICH APPEAR CENTERED ARE TO BE CENTERED, MAINTAIN LINES TRUE, LEVEL, PLUMB, AND SQUARE.
9. REFER TO CIVIL PLANS FOR SITE DEMOLITION, GRADING, DRAINAGE, UTILITIES AND ADDITIONAL INFORMATION.
10. LANDSCAPE DESIGNER TO APPROVE LAYOUT IN THE FIELD PRIOR TO CONSTRUCTION.
11. VERIFY THAT ALL NECESSARY CONDUITS AND SLEEVES ARE PLACED PRIOR TO POURING CONCRETE PAVING.
12. CAREFULLY REVIEW LANDSCAPE IRRIGATION PLANS AND NOTES TO IDENTIFY LOCATIONS WHERE PIPE, SLEEVES, SANDBED OR CONDUIT MUST BE PLACED PRIOR TO PLACEMENT OF FORMWORK FOR INSTALLATION OF CONCRETE, OTHER PAVING, OR WALLS. COORDINATE WITH OTHER TRADES TO INSTALL IRRIGATION PIPE, SLEEVE, SANDBEDDING, OR CONDUIT. SHOULD CONFLICTS ARISE, REVIEW WITH OWNER'S REPRESENTATIVE FOR RESOLUTION.
13. CAREFULLY REVIEW LANDSCAPE LIGHTING PLANS AND NOTES TO IDENTIFY LOCATIONS WHERE PIPE, SLEEVES, SANDBED OR CONDUIT MUST BE PLACED PRIOR TO PLACEMENT OF FORMWORK FOR INSTALLATION OF CONCRETE, OTHER PAVING, OR WALLS. COORDINATE WITH OTHER TRADES TO INSTALL PIPE, SLEEVE, SANDBEDDING, OR CONDUIT. SHOULD CONFLICTS ARISE, REVIEW WITH OWNER'S REPRESENTATIVE FOR RESOLUTION.
14. QUANTITIES PROVIDED ARE FOR INFORMATION ONLY, VERIFY QUANTITIES AND NOTIFY OWNER OF DISCREPANCIES.
15. LOCATIONS OF PERIMETER TREE PROTECTION FENCE POST FOOTINGS TO BE VERIFIED AND FINALIZED IN THE FIELD PER EXISTING TREES TO BE PROTECTED IN PLACE.
16. LOCATION OF PROPERTY LINE PERIMETER TO BE VERIFIED BY SURVEYOR PRIOR TO INSTALLATION OF PROPERTY LINE FENCE POST FOOTINGS.
17. REFER TO SHEET L-1.10 - L-1.11 FOR MATERIALS PLANS AND LEGEND.
18. REFER TO SHEET L-4.00 - L-4.01 FOR PLANTING PLANS.
19. ALL WORK SHALL BE PERFORMED WITHIN THE PROPERTY BOUNDARY LIMITS. NO WORK OR ENCROACHMENT IS ALLOWED WITHIN THE STREAM CORRIDOR IF APPLICABLE.
20. CONTRACTOR SHALL PRESERVE THE PERIMETER FENCE, GATES, AND WALLS EXCEPT WHERE SHOWN TO BE REPLACED WITH NEW OR SHOWN ON DEMOLITION PLAN.
21. SWIMMING POOL, AS APPLICABLE, BY OTHERS

0' 8' 16' 32'
UNITS IN FEET

c&c studio
LANDSCAPE DESIGN
3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP

LICENSED LANDSCAPE ARCHITECT
DAVID CORES RIOS
Expiration Date
APR 26 2025
Renewal Date
JUNE 27, 2024
Date
STATE OF CALIFORNIA

701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

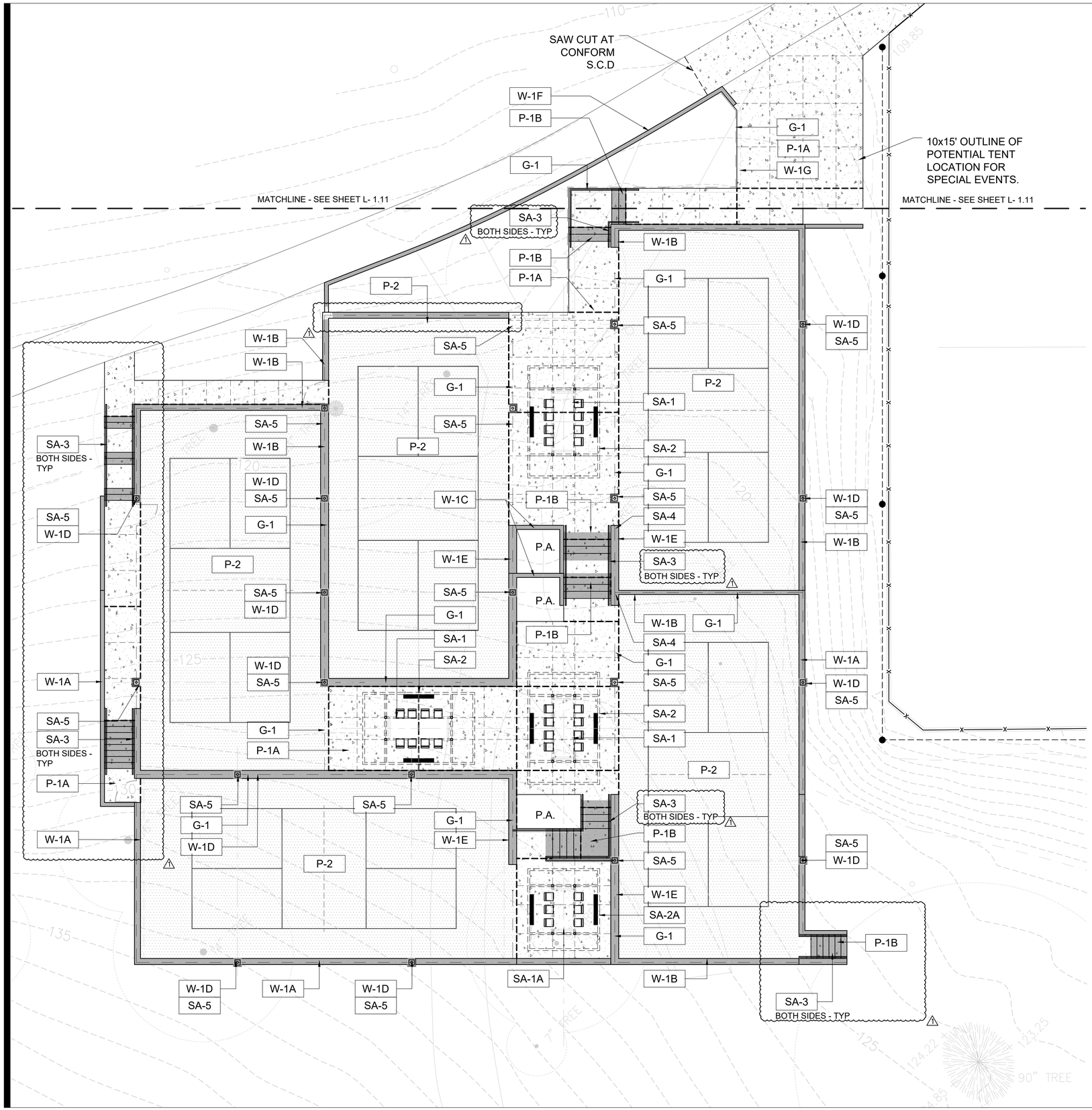
SHEET TITLE

Landscape Layout Plan

PLAN NORTH
TRUE NORTH

SCALE
1/8"=1'-0"

L-1.01



LANDSCAPE MATERIALS LEGEND

PAVING

SYMBOL	DESCRIPTION	DETAIL REFERENCE
P-1A	CONCRETE PAVING, PEDESTRIAN: INTREGAL COLOR 'SANDSTONE', LIGHT SAND FINISH -TOP CAST #1 PROVIDE SAMPLE FOR REVIEW / APPROVAL. PROVIDE SAMPLE WITH 'PEBBLE' COLOR ALSO.	2 L-1.20; 4 L-1.20; 5 L-1.20
P-1B	CONCRETE STAIR, PEDESTRIAN: INTREGAL COLOR TO MATCH P-1A PAVING. MATCHING FINISH.	3 L-1.20
P-2	SPORT COURT: CONCRETE WITH ACRYLIC SPORT COURT SURFACING / STRIPING. SAVIANO CO. INC. www.saviano.com	2 L-1.20

FENCES, GATES & WALLS

SYMBOL	DESCRIPTION	DETAIL REFERENCE
W-1A	CMU RETAINING WALL (N.T.E. 6' HEIGHT) WITH STUCCO VENEER	8 L-1.20
W-1B	CMU RETAINING WALL (N.T.E. 4' HEIGHT) WITH STUCCO VENEER	2 L-1.25
W-1C	CMU PLANTER WALL, WITH STUCCO VENEER	1 L-1.21
W-1D	CMU RETAINING WALL - BUTTRESS LOCATIONS FOR LIGHT POLES	1 L-1.25
W-1E	CMU RETAINING WALL (N.T.E. 4' HEIGHT) - 16" WIDE WALL FOR LIGHT POSTS	2 L-1.25
W-1F	PIP CONCRETE WALL / CURB - AT BIO RETENTION / GOLF CART EDGE	4 L-1.25
W-1G	CMU RETAINING WALL AT BIO RETENTION EDGE	3 L-1.25
G-1	42" TALL BLACK VINYL COATED OPEN-MESH WIRE FENCE BY PICKLEBALL COURT CONTRACTOR	2 L-1.21

SITE AMENITIES

SYMBOL	DESCRIPTION	DETAIL REFERENCE
SA-1	CUSTOM DRINK COUNTER	1 L-1.22
SA-1A	CUSTOM DRINK COUNTER - SMALL	1 L-1.22
SA-2	STEEL OVERHEAD SHADE STRUCTURE. ALL METAL TO BE PAINTED MATTE BLACK SHERWIN WILLIAMS 'IRON ORE' SW7069	1 L-1.23; 2 L-1.23; 3 L-1.23
SA-2A	STEEL OVERHEAD SHADE STRUCTURE - SMALL	1 L-1.24; 2 L-1.23; 3 L-1.23
SA-3	FLATBAR HANDRAIL. ALL METAL TO BE PAINTED MATTE BLACK SHERWIN WILLIAMS 'IRON ORE' SW7069	7 L-1.20
SA-5	COURT LIGHTING POLE - SEE LIGHTING PLAN	1 L-1.25

0' 8' 16' 32'
UNITS IN FEET

c&c studio
LANDSCAPE DESIGN
3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP

LICENSED LANDSCAPE ARCHITECT
DAVID COREY PRICE
License No. 6305
Renewal Date JUNE 27, 2024
STATE OF CALIFORNIA

701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

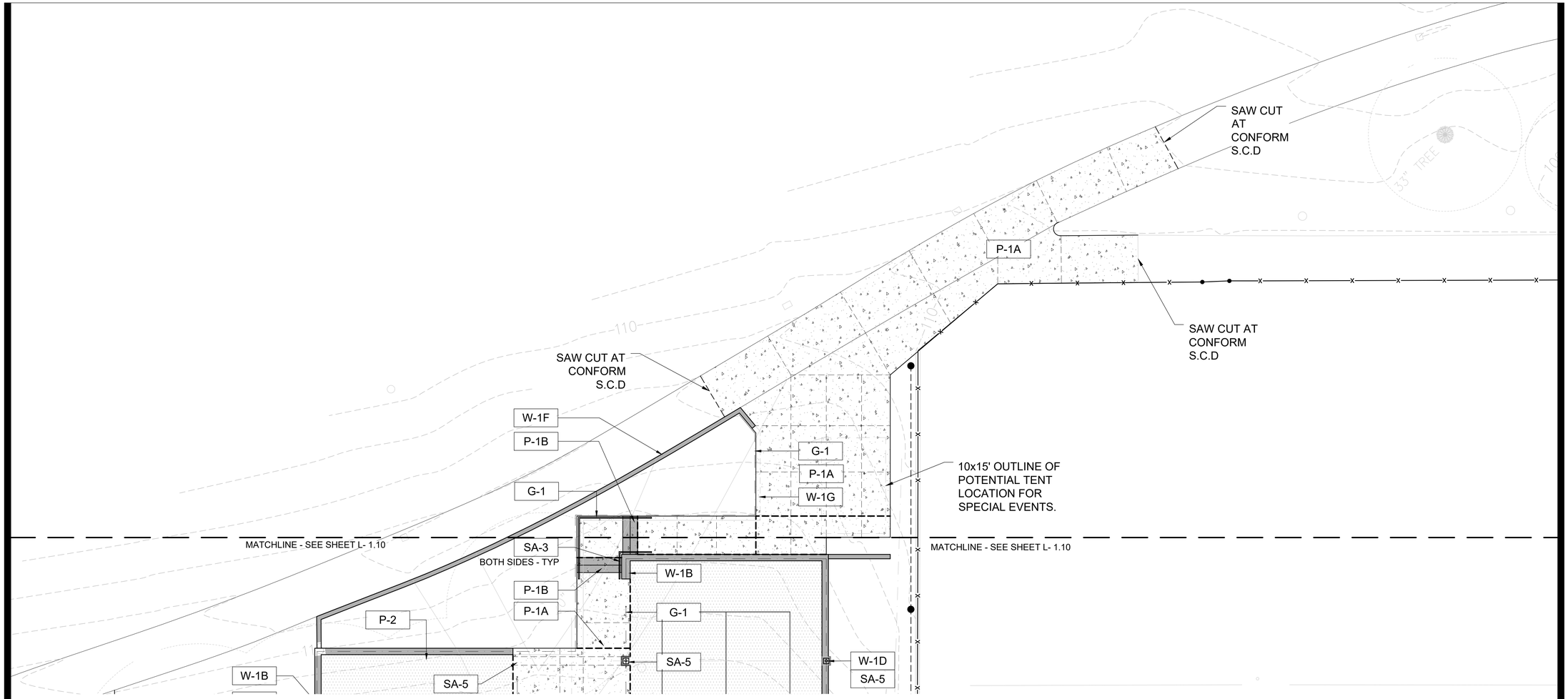
DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

SHEET TITLE
Landscape Materials Plan

TRUE NORTH / PLAN NORTH

SCALE
1/8"=1'-0"

L-1.10



HARDSCAPE MATERIALS NOTES

CONCRETE

1. CONCRETE SHALL BE NORMAL WEIGHT AND SHALL BE REINFORCED UNLESS OTHERWISE NOTED. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-10, SPECIFICATIONS FOR STRUCTURAL CONCRETE. CONCRETE SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH (F'c) OF 2500 PSI AT 28 DAYS UNLESS NOTED OTHERWISE. ⚠1

STONE VENEER

1. MASONRY VENEER SHALL BE ANCHORED ACCORDING TO CBC SECTION 1405.6. STONE VENEER SHALL BE ANCHORED ACCORDING TO THE CBC SECTION 1405.7.
2. STONE VENEER UNITS NOT EXCEEDING 10 INCHES (254 MM) IN THICKNESS SHALL BE ANCHORED DIRECTLY TO MASONRY, CONCRETE OR TO STUD CONSTRUCTION BY ONE OF THE FOLLOWING METHODS:
   A. WITH CONCRETE OR MASONRY BACKING, ANCHOR TIES SHALL BE NOT LESS THAN 0.1055-INCH (2.68 MM) CORROSION-RESISTANT WIRE, OR APPROVED EQUAL, BEYOND THE BASE OF THE BACKING. THE LEGS OF THE LOOPS SHALL BE NOT LESS THAN 6 INCHES (152 MM) IN LENGTH BENT AT RIGHT ANGLES AND LAID IN THE MORTAR JOINT, AND SPACED SO THAT THE EYES OR LOOPS ARE 12 INCHES (305 MM) MAXIMUM ON CENTER (O.C.) IN BOTH DIRECTIONS. THERE SHALL BE PROVIDED NOT LESS THAN A 0.1055-INCH (2.68 MM) CORROSION-RESISTANT WIRE TIE, OR APPROVED EQUAL, THREADED THROUGH THE EXPOSED LOOPS FOR EVERY 2 SQUARE FEET (0.2 M2) OF STONE VENEER. THIS TIE SHALL BE A LOOP HAVING LEGS NOT LESS THAN 15 INCHES (381 MM) IN LENGTH BENT SO THAT IT WILL LIE IN THE STONE VENEER MORTAR JOINT. THE LAST 2 INCHES (51 MM) OF EACH WIRE LEG SHALL HAVE A RIGHT-ANGLE BEND. ONE-INCH (25 MM) MINIMUM THICKNESS OF CEMENT GROUT SHALL BE PLACED BETWEEN THE BACKING AND THE STONE VENEER.

MISCELLANEOUS STEEL CONFORM TO THE FOLLOWING:

1. WIDE FLANGE SHAPES: ASTM A992
2. CONNECTION PLATE FOR WIDE FLANGE MEMBERS: ASTM A36
3. MISCELLANEOUS CHANNELS, ANGLES, AND PLATE: ASTM A36
4. RECTANGULAR AND ROUND HSS SECTIONS: ASTM A500, GRADE B.
5. STEEL NOT RECEIVING FIREPROOFING OR STEEL EXPOSED TO WEATHER SHALL HAVE ONECOAT OF SHOP PRIMER. STEEL EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED OR OTHER APPROVED PROTECTIVE COATING.
6. DETAILS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST AISC STANDARD SPECIFICATIONS.
7. WELDING SHALL CONFORM TO AWS D1.1 STRUCTURAL WELDING CODE USING E70XX ELECTRODES.
8. HIGH STRENGTH BOLTS (H.B.S.) SHALL CONFORM TO ASTM A325TYPE N.
9. COMMON BOLTS SHALL CONFORM TO ASTM A307.
10. ANCHOR RODS SHALL CONFORM TO ASTM F1554 GR. 36.
11. THREADED ROD SHALL CONFORM TO ASTM A36.

REINFORCING STEEL - FLATWORK ⚠1

1. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60.
2. REINFORCING BARS NOTED OR SHOWN AS CONTINUOUS SHALL RUN IN AS LONG LENGTHS AS PRACTICAL.
3. IN SLAB, LOCATE TOP BAR SPLICES MIDWAY BETWEEN SUPPORTS, BOTTOM BAR SPLICES AT SUPPORTS.
4. SPLICE LOCATIONS SHALL BE SUBMITTED FOR REVIEW.
5. THE FOLLOWING SPLICE LENGTHS APPLY UNLESS OTHERWISE DETAILED OR NOTED IN THE STRUCTURAL DRAWINGS.
6. WELDING OF REINFORCEMENT BARS SHALL COMPLY WITH AWS D1.4 STRUCTURAL WELDING CODE-REINFORCING STEEL. USE GRADE A706 UNLESS SHOWN OTHERWISE.
7. UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
   A. CONCRETE CAST AGAINST & PERMANENTLY EXPOSED TO EARTH: 3"
   B. CONCRETE EXPOSED TO EARTH OR WEATHER: 2"
   C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND
   D. SLABS AND WALLS: 1"

WOOD

1. MOISTURE CONTENT SHALL MEET THE FOLLOWING LIMITS: "DRY" FOR VERTICAL FRAMING (19% MAXIMUM). FINISHES SHALL NOT BE INSTALLED OVER DIMENSIONAL LUMBER FRAMING UNTIL MOISTURE CONTENT IS BELOW 12% MAXIMUM.
2. MATERIALS SHALL BE PROPERLY STORED ON THE JOB SITE. MATERIALS SHALL BE STORED OFF THE GROUND AND PROTECTED FROM EXPOSURE TO THE ELEMENNTS.
3. PRESERVATIVE TREATMENT - FRAMING MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE, BUT NOT IN CONTACT WITH THE GROUND SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARD U1 & T1, USE CATEGORY UCB3. FIELD CUTS AND HOLES SHALL BE FIELD TREATED IN ACCORDANCE WITH THE AWPA M-4.

CONCRETE MASONRY

1. CONCRETE MASONRY SHALL BE REINFORCED AND ALL CELLS GROUTED U.O.N. COMPREHENSIVE STENGTH OF MASONRY, F'M, SHALL BE 1500 PSI MINIMUM. UNLESS OTHERWISE APPROVED BY THE ENGINEER, MATERIALS SHALL CONFORM TO THE FOLLOWING:
   A. UNITS: OPEN END, ASTM C90 ,TYPE 1, 1900 PSI.
   B. MORTAR: ASTM C-270, TYPE S
   C. GROUT: MINIMUM COMPRESSIVE STRENGTH 2000 PSI ⚠1
   D. REINFORCEMENT: ASTM A615 GRADE 60 OR SEE REINFORCING STEEL.
2. DETAILS OF WORKMANSHIP SHALL BE IN ACCORDANCE WITH CBC CHAPTER 21 AND THE FOLLOWING:
   A. PRIOR TO PLACING MASONRY, REMOVE LAITANCE, LOOSE AGGREGATE, AND ANYTHING ELSE THAT WOULD PREVENT MORTAR FROM BONDING TO CONCRETE. ROUGHEN SURFACES WHERE SHOWN ON STRUCTURAL DRAWINGS.
   B. DO NOT WET MASONRY UNITS BEFORE LAYING, U.O.N
   C. LAY MASONRY IN RUNNING BOND, U.O.N.
   D. PROVIDE BOND BEAM UNIT AT HORIZONTAL REINFORCING.
   E. PROVIDE THE FOLLOWING MINIMUM CLEARANCES BETWEEN REINFORCING BARS AND THE INTERIOR FACE SHELL: 3/4" FOR COURSE GROUT AND 3/4" FOR FINE GROUT. ⚠1
   F. REINFORCING BARS SHALL RUN IN AS LONG LENGTHS AS PRACTICAL. SPLICE LENGTHS NOT OTHERWISE DETAILED OR NOTED IN THE STRUCTURAL DRAWINGS SHALL BE 72 BAR DIAMETERS.
   G. DO NOT PLACE CHASES, PIPES, AND CONDUITS IN MASONRY EXCEPT AS SHOWN ON THE DRAWINGS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
   H. GROUT POUR HIEGHTS SHALL NOT EXCEED THOSE LISTED IN ACI 530, TABLE 7. GROUT LIFT HEIGHTS SHALL NOT EXCEED FIVE FEET.
   I. FOR GROUT POUR HEIGHTS EXCEEDING FIVE FEET, CLEANOUTS, SPACED A MAXIMUM OF 32" ON CENTER, ARE REQUIRED AT BOTTOM COURSE FOR EACH VERTICAL BAR.
   J. CONSOLODATE GROUT POURS BY MECHANICAL VIBRATION GROUT POURS. FORM GROUT KEYS BETWEEN GROUT POURS.

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED ON THE SITE SIDE OF THE SILT FENCE.
2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SITE'S PROPERTY LINES, EASEMENTS, EXISTING CONDITIONS ABOVE AND BELOW GRADE ETC. PRIOR TO COMMENCEMENT OF WORK.
3. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING REPORT AND BRING TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE REPORT AND THE DRAWINGS, SPECIFICATIONS AND ON-SITE CONDITIONS.
4. SUBBASE AND COMPACTION OF SUBBASE AND SUBGRADE SHALL BE PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
5. ALL REBAR SHALL BE 60 GRADE.
6. LAP ALL REBAR SPLICES PER STRUCTURAL DRAWINGS. ⚠1
7. ALL REINFORCEMENT FOR FLATWORK SHALL BE LOCATED AT MID SLAB DEPTH.
8. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 POUNDS PER SQUARE INCH AT 28 DAYS.
9. HOLD ALL REINFORCING 3-INCH CLEAR MINIMUM FROM FACE OF CONCRETE BELOW GRADE. HOLD REINFORCING 2-INCH CLEAR MINIMUM FROM FACE OF CONCRETE ABOVE GRADE.
10. CONTRACTOR SHALL INSTALL TOP OF FOOTINGS A MINIMUM OF 18 INCHES BELOW LOWEST ADJACENT SOIL GRADE. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF CONFLICTS ARISE BETWEEN THE DETAILS AND THE FINISH GRADING PLAN. DO NOT INTERFERE WITH THE BUILDING FOOTINGS. ⚠1
11. SEE THE STRUCTURAL DOCUMENTS FOR INFORMATION PERTAINING TO ALL STRUCTURAL ENGINEERING OF WALLS AND STAIRS.
12. TIE ALL STAIRS INTO ADJACENT CONCRETE OR MASONRY WALLS WITH #4 REBAR EXTENDING 4 INCHES INTO WALL. REINFORCEMENT SHALL BE AS PER THE STRUCTURAL ENGINEER'S DOCUMENTS.
13. UNLESS OTHERWISE NOTED ON THE FINISH GRADING PLANS, FINISH GRADE ON THE HARDSCAPE DETAILS IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. FINISH GRADE VARIES- SEE FINISH GRADING PLANS FOR ACTUAL VERTICAL ELEVATIONS.
14. PROVIDE: SEPARATE 3'X3' MOCKUP SAMPLES WITH LIGHT SANDBLAST FINISH, OF EACH SPECIFIED CONCRETE COLOR FOR ACCEPTANCE BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF ANY CONCRETE WORK.
15. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE FROM FACE OF BUILDING, FACE OF CURB, FACE OF WALL, ETC. DIMENSIONS FROM STAIR ARE FROM STAIR NOSE AT THE APPARENT INTERSECTION OF THE ORTHOGONAL PLANE OF THE RISER AND TREAD.
16. INTERIOR ANGLES OF ALL SIDEWALKS COMING INTO BUILDING ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
17. ALL FENCES AND OTHER CUSTOM SITE FEATURES SHALL BE PLUMB, TRUE AND LEVEL.
18. DIMENSIONS OF WALKWAY WIDTHS, CONCRETE COLOR AND FINISHES SHALL BE AS INDICATED ON THE LANDSCAPE ARCHITECTS DOCUMENTS.
19. PROVIDE EXPANSION JOINTS AT ALL BUILDING COLUMNS AND OTHER FIXED STRUCTURES WITHIN PAVEMENT, AND NOT FURTHER APART THAN 20'-0". CONTRACTOR SHALL REVIEW WITH THE GEOTECHNICAL ENGINEER.
20. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING INDICATING PROPOSED LOCATIONS OF EXPANSION AND CONTRACTION JOINTS FOR APPROVAL PRIOR TO PLACEMENT OF FORMS. CONTRACTOR SHALL REVIEW WITH THE GEOTECHNICAL ENGINEER.
21. HARDSCAPE DIMENSIONS AND CONCRETE COLOR AND FINISHES SHALL BE AS INDICATED ON THE LANDSCAPE ARCHITECTS DOCUMENTS.
22. PAVEMENT AND EXTERIOR FLATWORK SUBGRADES ARE SHALL BE PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL REVIEW ALL FLATWORK DETAILS WITH THE GEOTECHNICAL ENGINEER.
23. PEDESTRIAN FLATWORK SUBBASE SHALL CONSIST OF SELECT, NON-EXPANSIVE GRANULAR FILL PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
24. LAYOUT OF THE FORMWORK FOR ALL WALKS AND OTHER PAVING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
25. ALL LANDSCAPE LIGHTS SHALL BE LOCATED HORIZONTALLY AND VERTICALLY AS SHOWN ON THE LANDSCAPE ARCHITECT'S DOCUMENTS.
26. FOR MISCELLANEOUS STEEL WORK, USE 1/8" FILLET WELDS ON ALL SIDES. FOR HEADED STUDS AT THE EMBEDDED PLATES, USE A 1/4"FILLET WELD ALL AROUND.
27. ALL ORNAMENTAL IRON WORK SHALL BE ELECTROSTATICALLY PRIMED AND PAINTED COLOR AS NOTED IN DETAIL.
28. ALL EARTHWORK AND SITE DRAINAGE, INCLUDING EXCAVATION OF SPREAD FOOTING FOUNDATIONS, PREPARATION OF SUBGRADE BENEATH HARDSCAPE, PLACEMENT AND COMPACTION OF ENGINEERED FILL BENEATH HARDSCAPE, AND SURFACE AND SUBSURFACE DRAINAGE INSTALLATION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND OBSERVATION REQUIREMENTS. ⚠1

0' 8' 16' 32'
UNITS IN FEET

c&c studio
LANDSCAPE DESIGN
3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP

LICENSED LANDSCAPE ARCHITECT
JAMES COREY RITZ
License No. 6178
Date 6/27/2023
Renewal Date
JUNE 27, 2024
Date
STATE OF CALIFORNIA

701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

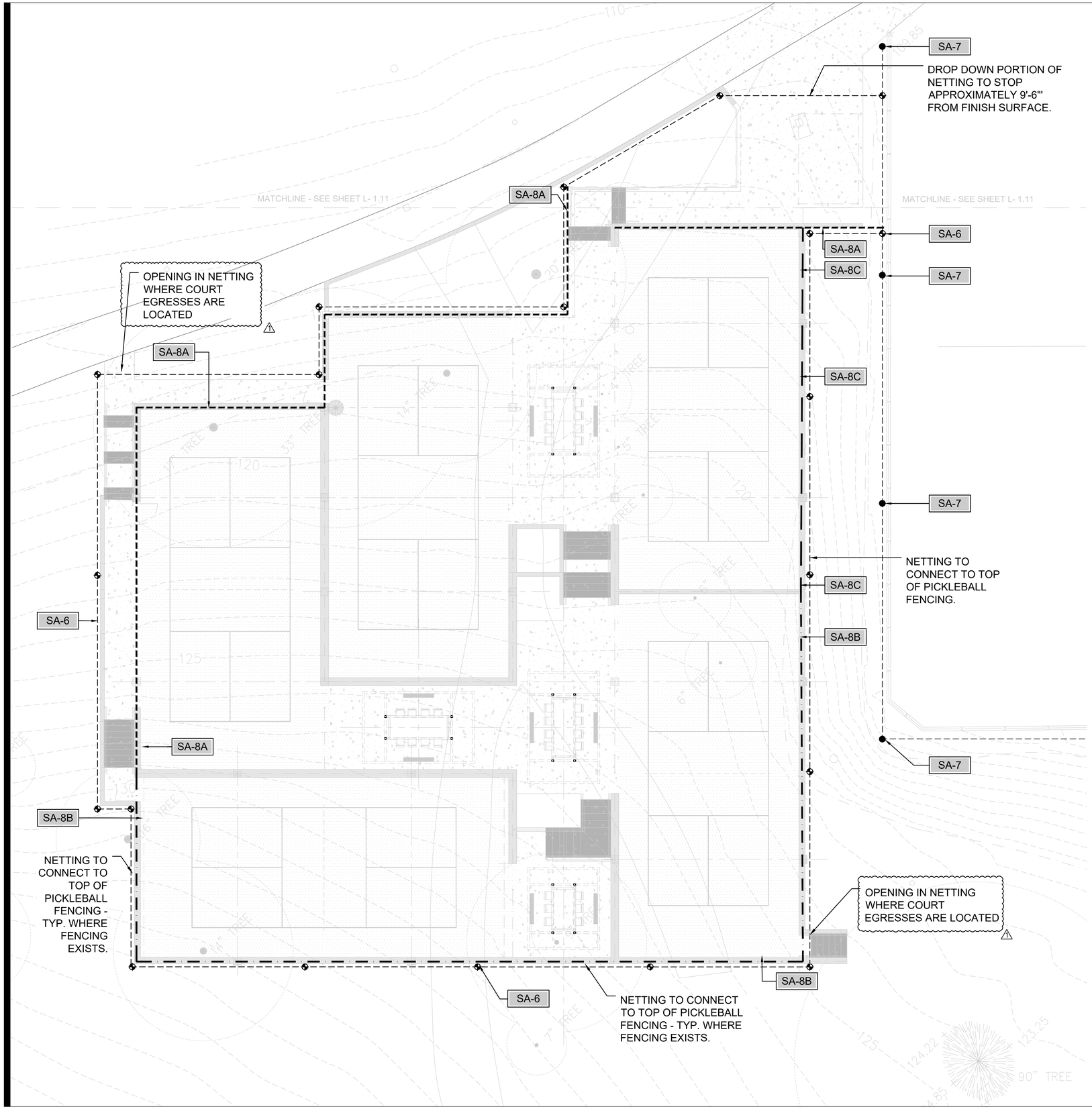
SHEET TITLE

Landscape Materials Plan

PLAN NORTH
TRUE NORTH

SCALE
1/8"=1'-0"

L-1.11



LANDSCAPE MATERIALS LEGEND

PAVING

SYMBOL	DESCRIPTION	DETAIL REFERENCE
	CONCRETE PAVING, PEDESTRIAN: INTREGAL COLOR 'SANDSTONE', LIGHT SAND FINISH -TOP CAST #1 PROVIDE SAMPLE FOR REVIEW / APPROVAL. PROVIDE SAMPLE WITH 'PEBBLE' COLOR ALSO.	2 L-1.20; 4 L-1.20; 5 L-1.20
	CONCRETE STAIR, PEDESTRIAN: INTREGAL COLOR TO MATCH P-1A PAVING. MATCHING FINISH.	3 L-1.20
	SPORT COURT: CONCRETE WITH ACRYLIC SPORT COURT SURFACING / STRIPING. SAVIANO CO. INC. www.saviano.com	2 L-1.20

FENCES, GATES & WALLS

SYMBOL	DESCRIPTION	DETAIL REFERENCE
	CMU RETAINING WALL (N.T.E. 6' HEIGHT) WITH STUCCO VENEER	8 L-1.20
	CMU RETAINING WALL (N.T.E. 4' HEIGHT) WITH STUCCO VENEER	2 L-1.25
	CMU PLANTER WALL, WITH STUCCO VENEER	1 L-1.21
	CMU RETAINING WALL - BUTTRESS LOCATIONS FOR LIGHT POLES	1 L-1.25
	CMU RETAINING WALL (N.T.E. 4' HEIGHT) - 16" WIDE WALL FOR LIGHT POSTS	2 L-1.25
	PIP CONCRETE WALL / CURB - AT BIO RETENTION / GOLF CART EDGE	4 L-1.25
	CMU RETAINING WALL AT BIO RETENTION EDGE	3 L-1.25
	42" TALL BLACK VINYL COATED OPEN-MESH WIRE FENCE BY PICKLEBALL COURT CONTRACTOR	2 L-1.21

SITE AMENITIES

SYMBOL	DESCRIPTION	DETAIL REFERENCE
	CUSTOM DRINK COUNTER	1 L-1.22
	CUSTOM DRINK COUNTER - SMALL	1 L-1.22
	STEEL OVERHEAD SHADE STRUCTURE. ALL METAL TO BE PAINTED MATTE BLACK SHERWIN WILLIAMS 'IRON ORE' SW7069	1 L-1.23; 2 L-1.23; 3 L-1.23
	STEEL OVERHEAD SHADE STRUCTURE - SMALL	1 L-1.24; 2 L-1.23; 3 L-1.23
	FLATBAR HANDRAIL. ALL METAL TO BE PAINTED MATTE BLACK SHERWIN WILLIAMS 'IRON ORE' SW7069	7 L-1.20
	COURT LIGHTING POLE - SEE LIGHTING PLAN	1 L-1.25

SA-6	PICKLEBALL ENCLOSURE NETTING BY JUDGE NETTING AND BARRIER SPECIALISTS www.judgenetting.com
SA-7	TENNIS NETTING BY JUDGE NETTING AND BARRIER SPECIALISTS www.judgenetting.com
SA-8A	12' TALL SOUND DAMPENING FENCING - FROM COURT SURFACE
SA-8B	8' TALL SOUND DAMPENING FENCING - FROM COURT SURFACE
SA-8C	4' TALL SOUND DAMPENING FENCING - FROM COURT SURFACE

SA-8A THROUGH SA-8C: PICKLEBALL COURT ACCOUSTIC WRAPS - '850 SERIES SOUNDBLOCK'. AVAILABLE FROM: www.fencescreen.com

0' 8' 16' 32'
UNITS IN FEET

c&c studio
LANDSCAPE DESIGN
3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP

LICENSED LANDSCAPE ARCHITECT
JAMES COREY PRICE
License No. 6509
Renewal Date JUNE 27, 2024
STATE OF CALIFORNIA

701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

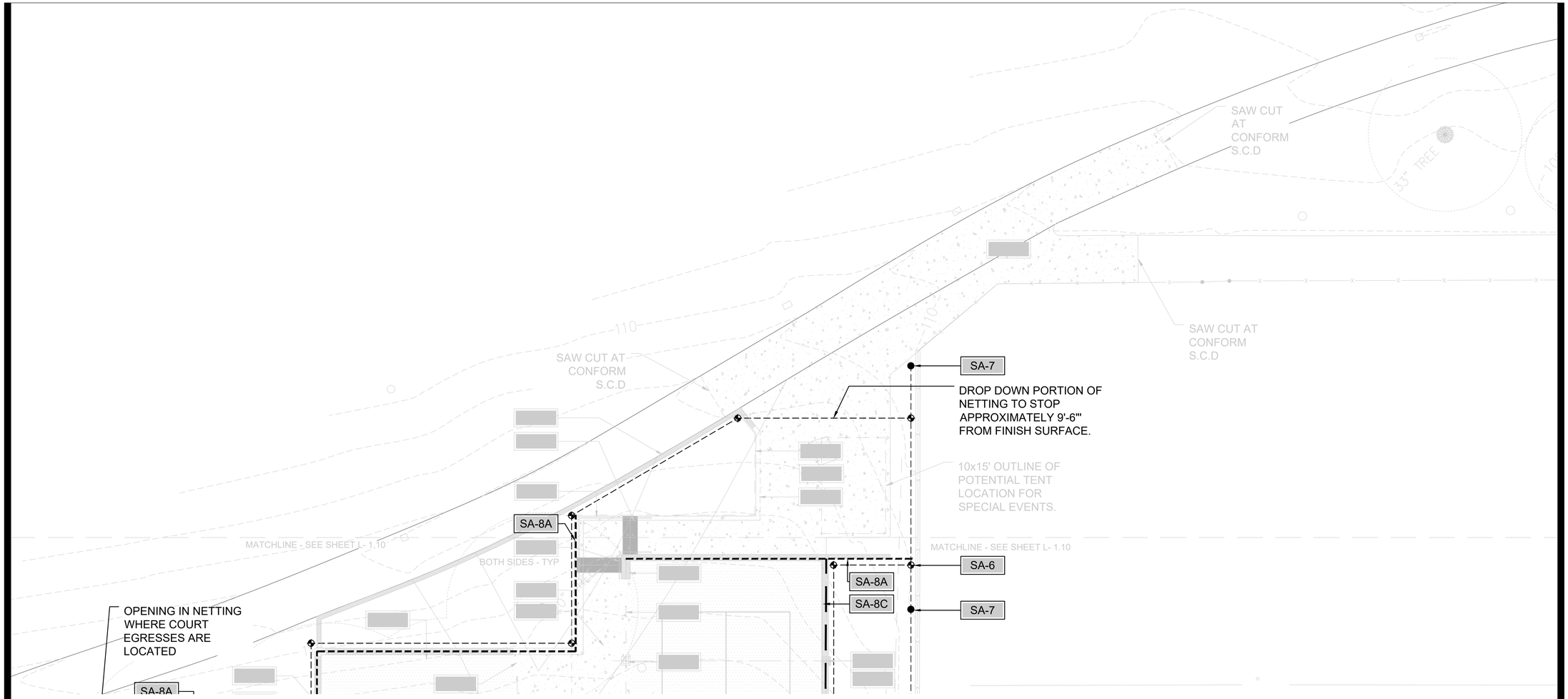
SHEET TITLE

Landscape Materials Plan FENCING

PLAN NORTH
TRUE NORTH

SCALE 1/8"=1'-0"

L-1.12



0' 8' 16' 32'

UNITS IN FEET

c&c studio
LANDSCAPE DESIGN

3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP

LICENSED LANDSCAPE ARCHITECT
SIGNATURE CORRECTLY AFFIXED
Tatiana Ruiz
No. 5605
Renewal Date
JUNE 27, 2024
Date
STATE OF CALIFORNIA

701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

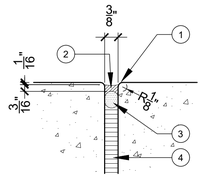
SHEET TITLE

Landscape Materials Plan FENCING

PLAN NORTH
TRUE NORTH

SCALE
1/8"=1'-0"

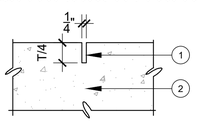
L-1.13



1. 1/8" RADIUS, TYP.
2. TOOLED SEALANT, COLOR TO MATCH ADJACENT CONCRETE
3. BACKER ROD WITH BOND BREAKER
4. EXPANSION JOINT FILLER

NOTE: S.C.D. FOR DOWELING REQUIREMENTS.

4 EXPANSION JOINT
L-1.20 SCALE: 6"=1'

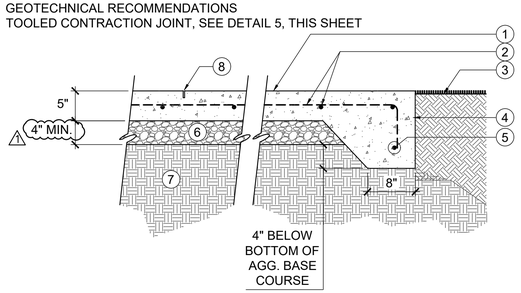


1. TOOLED CONTROL JOINTS
2. CONCRETE PAVING

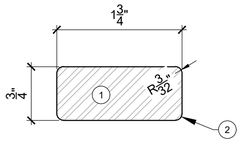
5 TIGHT TOOLED CONTROL JOINT
L-1.20 SCALE: 3'=1'-0"

1. MIN. 3000 PSI CONCRETE PAVING, COLOR AND FINISH PER MATERIALS PLAN - ACRYLIC SURFACING AT SPORT COURTS.
2. PEDESTRIAN PAVING - #4 REBAR @ 16" O.C. EACH WAY AT 1/2 CLEAR BELOW BAR. VEHICULAR PAVING - #5 REBAR @ 12" O.C. EACH WAY AT MID-HEIGHT OF SLAB
3. FINISH GRADE, SEE GRADING PLAN
4. THICKENED EDGE WHERE PAVING MEETS PLANTING AREAS
5. #4 BAR AT BOTTOM OF THICKENED EDGE
6. CLASS 2 AGGREGATE BASE, 6" DEPTH AND COMPACTION PER GEOTECHNICAL RECOMMENDATIONS
7. 12" MINIMUM NON-EXPANSIVE, WELL COMPACTED SUB-GRADE, PREPARATION AND COMPACTION IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS
8. TOOLED CONTRACTION JOINT, SEE DETAIL 5, THIS SHEET

NOTES:
A. REFER TO MATERIALS PLAN, LEGEND, AND NOTES, SHEET L-1.10
B. REFER TO GEOTECHNICAL REPORT
C. REFER TO CIVIL GRADING PLANS FOR SLOPE
D. REFER TO LAYOUT PLAN FOR ALL CONTRACTION AND EXPANSION JOINTS.



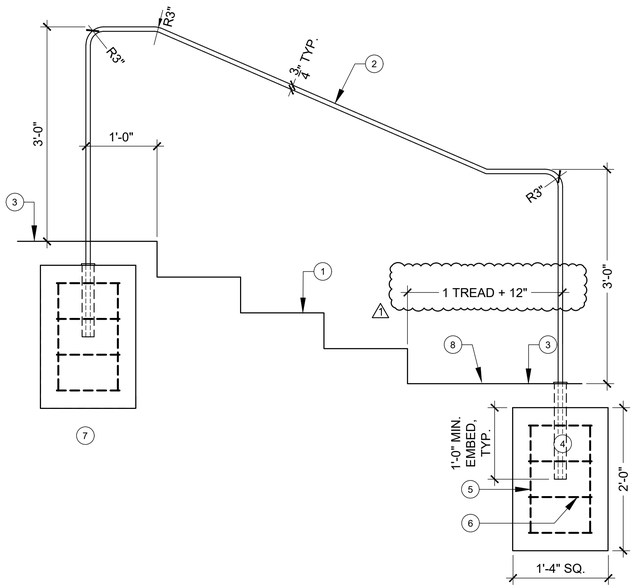
2 CONCRETE SLAB ON GRADE
L-1.20 SCALE: 1"=1'-0"



1. ROLLED STRUCTURAL STEEL PLATE HANDRAIL, PRIMED AND PAINTED
2. 3/32" RADIUS AT ALL EDGES

NOTE: SEE LANDSCAPE MATERIALS LEGEND, SHEET L-1.10, FOR ADDITIONAL INFORMATION

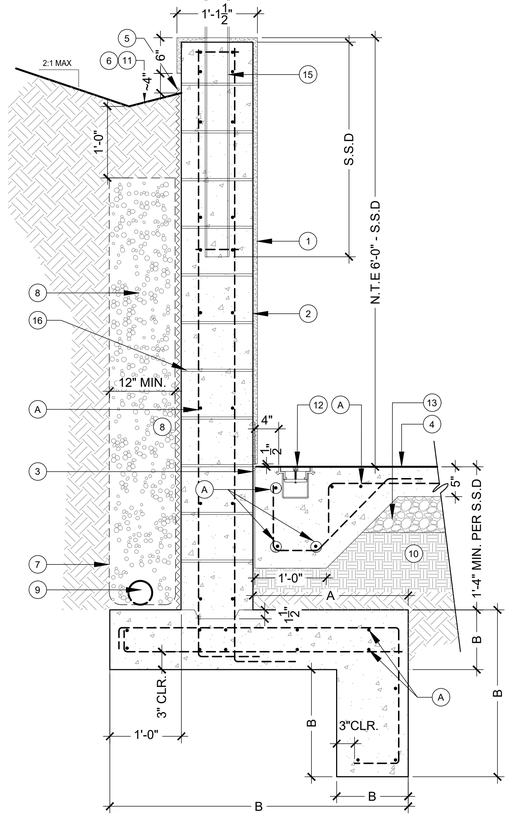
6 HANDRAIL SECTION
L-1.20 SCALE: 1"=1"



1. STAIR DETAIL, SEE DETAIL 3
2. 3/4" THICK X 1-3/4" ROLLED STRUCTURAL STEEL HANDRAIL, SEE DETAIL 6, THIS SHEET
3. ADJACENT SURFACE SEE SITE PLAN
4. REINFORCED CONC. HANDRAIL POST FTG.
5. #4 VERT.
6. #3 TIE @ 6" O.C. TYP.
7. SUBGRADE, PREPARATION AND COMPACTION PER GEOTECHNICAL REPORT
8. STEEL ESCUTCHEON - COLOR TO MATCH

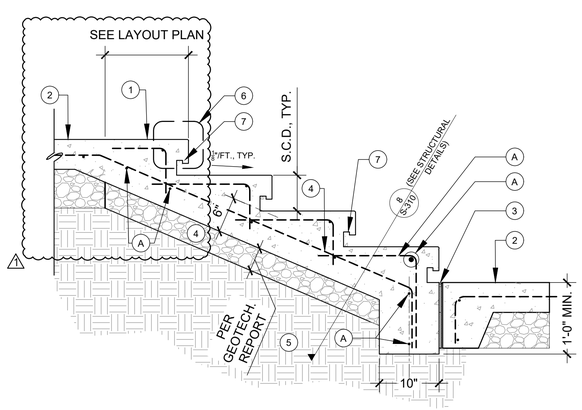
NOTES:
A. SEE GEOTECHNICAL REPORT.
B. SEE CIVIL DRAWINGS FOR DEMO PLANS, STAIR RISER HEIGHT AND ADDITIONAL INFORMATION.
C. SHOP-PRIME AND PAINT HANDRAIL AND SUPPORTING POST MEMBERS, COLOR AS INDICATED ON LANDSCAPE MATERIALS PLAN. SPRAY TOUCH-UP IN FIELD AS REQUIRED.
D. THE RISE OF EVERY STEP IN A STAIRWAY SHALL BE NOT LESS THAN 4 INCHES NOR GREATER THAN 7 1/2 INCHES.
E. THE RUN SHALL NOT BE LESS THAN 10 INCHES AS MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FURTHERMOST PROJECTION OF ADJACENT TREADS. THE LARGEST TREAD RUN WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
F. ALL METAL TO BE PAINTED MATTE BLACK SHERWIN WILLIAMS 'IRON ORE' SW7069

7 METAL HANDRAIL
L-1.20 SCALE: 1"=1'-0"



1. 2 PART SMOOTH STUCCO FINISH OVER WIRE LATH. PAINT COLOR T.B.D.
2. 12" PRECISION H-BLOCK CMU SOLID GROUTED - S.S.D
3. EXPANSION JOINT, SEE DETAIL
4. FINISH SURFACE - SEE MATERAILS PLAN
5. CCW MIRADRAIN 6000 DRAINAGE BLANKET
6. CAP OF AMENDED BACKFILL SOIL WHERE ADJACENT TO PLANTING AREA
7. FILTER FABRIC - MIRAFI 140N OR APPROVED EQUAL
8. 3/8" TO 3/4" CLEAN DRAIN ROCK
9. 4"Ø PERFORATED DRAIN PIPE, HOLES FACING DOWN, CONNECT TO STORM DRAIN SYSTEM, S.C.D. PROVIDE CLEANOUTS PER CIVIL PLANS (CAPS TO BE BLACK IN COLOR)
10. SUBGRADE, PREPARATION AND COMPACTION PER GEOTECHNICAL ENGINEER
11. DRAINAGE SWALE - S.C.D
12. 4" TRENCH DRAIN - S.C.D FOR LOCATIONS
13. BASE ROCK DEPTH AND COMPACTION PER GEOTECH REPORT.
14. PICKLEBALL FENCING POST FOR ACOUSTICAL SOUND BARRIER. S.S.D
15. POST EMBEDMENT. SEE STRUCTURAL DETAIL 5/S-400
16. NON-SHRINK GROUT

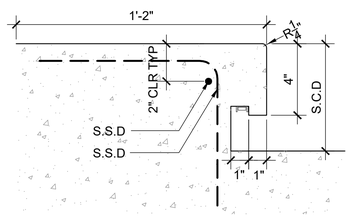
NOTES:
A. STRUCTURAL REINFORCEMENT PER DETAIL 5/S-400
B. RETAINING WALL AND FOOTING SCHEDULE, SEE STRUCTURAL DETAIL 5/S-400
C. REFER TO MATERIALS PLAN, LEGEND AND NOTES, SHEETS L-1.10 AD L-1.11.
D. REFER TO GEOTECHNICAL REPORT.
E. SEE CIVIL DRAWINGS (S.C.D) FOR LOCATIONS OF TRENCH DRAINS
F. CONTRACTOR TO PROVIDE 4x4' STUCCO SAMPLE (W/ PAINT) FOR REVIEW / APPROVAL.



3 CONCRETE STAIR
L-1.20 SCALE: 1"=1'-0"

1. CONCRETE STAIR WITH TOPCAST #01 FINISH, ALL EXPOSED SURFACES - INTEGRAL COLOR DAVIS 'PEBBLE'.
2. ADJACENT PAVING, SEE PLAN
3. EXPANSION JOINT WHERE STAIR OCCURS ADJACENT TO CONCRETE PAVING, SEE DETAIL 2, THIS SHEET AND LAYOUT AND MATERIALS PLANS FOR INTENDED LOCATIONS.
4. CLASS 2 AGGREGATE BASE, DEPTH AND COMPACTION PER GEOTECHNICAL RECOMMENDATIONS
5. SUBGRADE, PREPARATION AND COMPACTION PER GEOTECHNICAL REPORT
6. STAIR NOSING, SEE DETAIL 3A, RIGHT
7. RECESSED LINEAR STRIP LIGHT - SEE LIGHTING PLAN

NOTES:
A. STRUCTURAL REINFORCEMENT PER DETAIL 8/S-310, S.S.D
B. REFER TO MATERIALS PLAN, LEGEND AND NOTES, SHEETS L-1.10 AND L-1.11.
C. SEE GEOTECHNICAL REPORT.
D. SEE CIVIL DRAWINGS FOR STAIR RISER HEIGHT.
E. CONTRACTOR TO PROVIDE 4' FINISHED SAMPLE OF ONE RISER FOR REVIEW / APPROVAL.
F. OMIT STRIP LIGHT NOTCH FOR EMERGENCY EGRESS STAIRS (12" TREAD DEPTH). SEE LIGHTING PLAN FOR INTEGRATED J BOX REQUIREMENTS

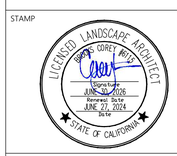


3A STAIR NOSING
L-1.20 SCALE: 3"=1'-0"

8 RETAINING WALL - COURT TO LANDSCAPE
L-1.20 SCALE: 1"=1'-0"

c&c studio
LANDSCAPE DESIGN
3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP



701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

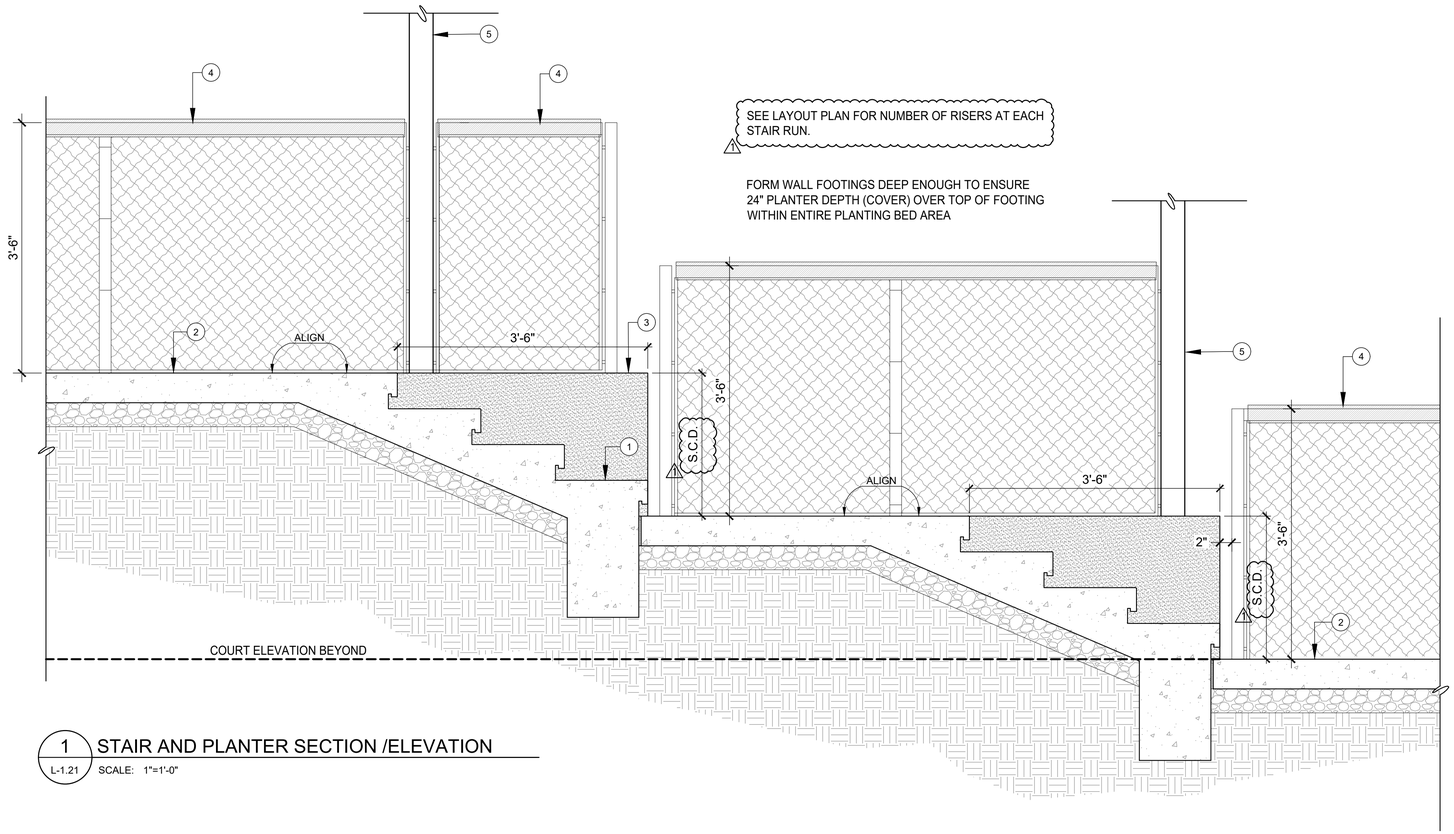
DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

SHEET TITLE
Landscape Construction Details

PLAN NORTH
TRUE NORTH

SCALE
AS NOTED

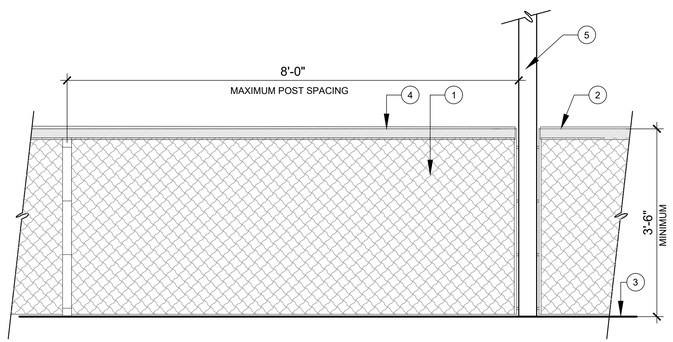
L-1.20



1. CONCRETE STAIR - SEE DETAIL 3/L1.20
2. ADJACENT PAVING, SEE MATERIALS PLAN
3. PLANTER WALL WITH STUCCO VENEER - WALL ALIGNS WITH FRONT FACE OF STAIR TREAD.
4. PICKLEBALL FENCING - SEE DETAIL - FENCING STEPS DOWN WITH PAVING / WALL TRANSITIONS. MAINTAIN A MINIMUM OF 42" FENCING HEIGHT.
5. LIGHT POLES - SEE LAYOUT PLAN / LIGHTING PLAN

NOTES:
- A. REFER TO MATERIALS PLAN, LEGEND AND NOTES, SHEETS L-1.10 AND L-1.11.
- B. SEE GEOTECHNICAL REPORT.
- C. SEE STRUCTURAL DETAILS

1 / L-1.21 STAIR AND PLANTER SECTION /ELEVATION
SCALE: 1"=1'-0"



ELEVATION

1. BLACK VINYL COATED WIRE MESH PICKLEBALL COURT ENCLOSURE FENCE. BY PICKLEBALL COURT INSTALLER. SAMPLES OF MESH TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT.
2. 2" DIAMETER BLACK VINYL COATED POSTS.
3. FINISHED SURFACE - SEE MATERIALS PLAN
4. PADDED TOP RAIL - SUBMITTAL REQUIRED.
5. SPORT COURT LIGHTING POST INTEGRATED INTO FENCING LAYOUT - SEE LIGHTING PLAN / LAYOUT PLAN. CONTRACTOR TO USE APPROPRIATE FASTENERS TO CONNECT FENCING.

NOTES:
- A. SEE STRUCTURAL DRAWINGS FOR FOOTINGS, REINFORCEMENT, CONNECTIONS AND OTHER INFORMATION
- B. REFER TO MATERIALS PLAN, LEGEND AND NOTES, SHEET L-1.10 - REFER TO MATERIALS PLAN FOR FENCE HEIGHTS.
- C. NO GATES INCLUDED. OPENINGS IN FENCE AS SHOWN / INDICATED ON LAYOUT PLAN AND SITE SECTIONS.
- D. SEE SHEET L-1.12 FOR HEIGHTS OF PICKLEBALL FENCING
- E. SEE STRUCTURAL DETAILS FOR EMBEDMENT DETAILS

2 / L-1.21 42" HIGH STANDARD PICKLEBALL FENCE
SCALE: 3/4"=1'-0"

c&c studio
LANDSCAPE DESIGN
3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP

LICENSED LANDSCAPE ARCHITECT
DOROTHEE CORET RITZ
Expiration Date
JUNE 30, 2025
Renewal Date
JUNE 27, 2024
Date
STATE OF CALIFORNIA

701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

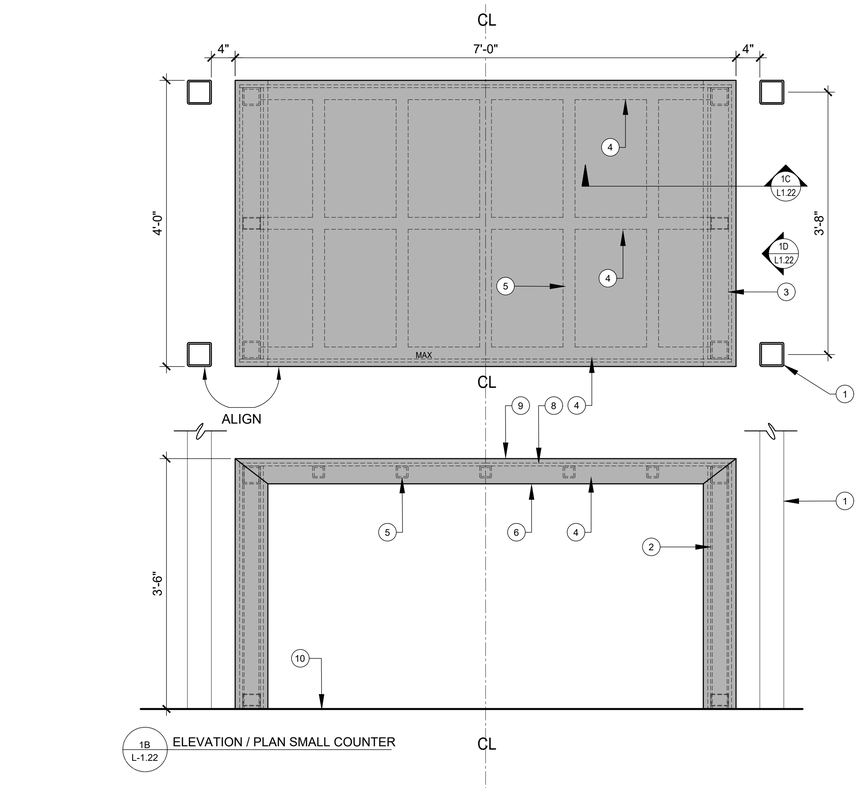
DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

SHEET TITLE
Landscape Construction Details

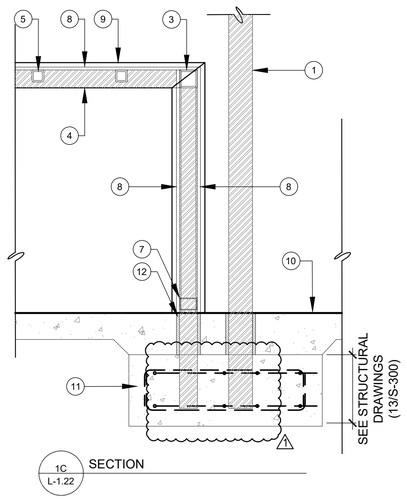
PLAN NORTH
TRUE NORTH

SCALE
AS NOTED

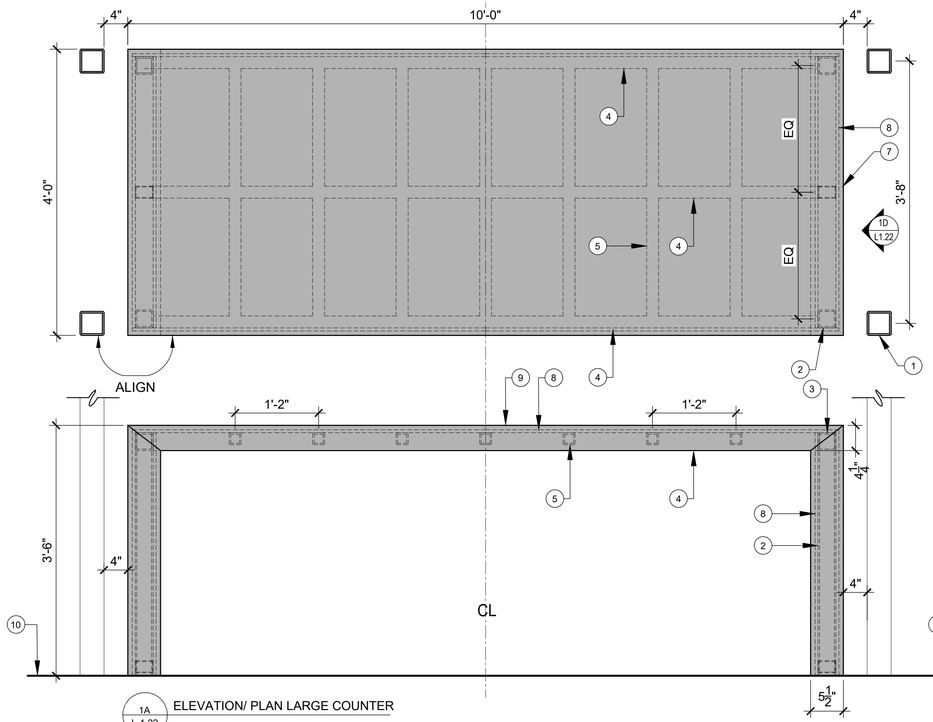
L-1.21



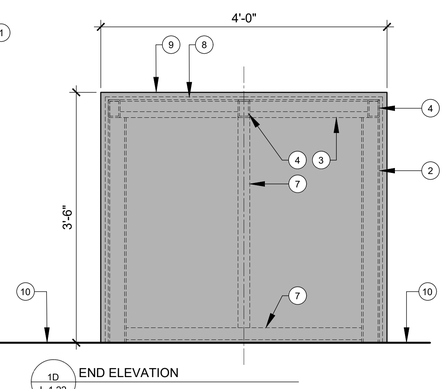
1B L-1.22 ELEVATION / PLAN SMALL COUNTER



1C L-1.22 SECTION



1A L-1.22 ELEVATION/ PLAN LARGE COUNTER



1D L-1.22 END ELEVATION

1. 4x4x.25" HSS OVERHEAD TRELLIS POST - SEE DETAIL 2/L-1.23
2. 3x3x.25" HSS POSTS SHOP WELDED TO COUNTER FRAME.
3. 3x3x.25" HSS OUTSIDE EDGE BEAM
4. 2x3x.25" HSS OUTSIDE EDGE FRAME AND MID SUPPORT TO SUPPORT COUNTER TOP (SET VERTICALLY AS SHOWN).
5. 2x2x.25" HSS SUPPORT BETWEEN FRAME MEMBERS- 16" O.C. MAX SPACING.
6. 2 1/2"x.125" STEEL FLAT BAR WELDED TO BOTTOM OF FRAME AS OUTSIDE COUNTER EDGE SUPPORT.
7. 2x3x.125" HORIZONTAL BOTTOM SUPPORT AND VERTICAL MID SUPPORT AT WATERFALL COUNTER END.
8. 1/4" CONCRETE BOARD OVER TOP OF STEEL FRAME AND ATTACHED TO OUTSIDE EDGE OF FRAME FOR DEKTON COUNTER. (2 LAYERS FOR $\frac{1}{2}$" TOTAL BUILD UP)
9. 20mm THICK DEKTON COUNTER TOP/ SHELF. COLOR: 'KELYA' NATURAL COLLECTION. FABRICATOR TO TEMPLATE IN THE FIELD AND PROVIDE SHOP DRAWINGS.
10. ADJACENT FINISHED SURFACE PER PLAN
11. TRELLIS FOOTING TIE BEAM - SEE DETAIL 7/S-300
12. EXPANSION JOINT

NOTES:

A. REFER TO MATERIALS PLAN, LEGEND AND NOTES, SHEET L-1.10
B. REFER TO GEOTECHNICAL REPORT.
C. NOTE: ALL FLAT BAR AND HSS MEMBERS TO BE GRADE A500 OR APPROVED EQUAL. WELDS GROUND SMOOTH. ALL STEEL TO BE SHOP PRIMED
D. STEEL FABRICATOR TO PROVIDE SHOP DRAWINGS FOR REVIEW / APPROVAL PRIOR TO FABRICATION.
E. S.S.D FOR ADDITIONAL INFORMATION.
F. REFER TO LAYOUT PLANS, SHEETS L-1.00 - L-1.01
G. REFER TO LIGHTING / ELECTRIC PLAN

1 L-1.22 DRINK COUNTER
SCALE: 1"=1'-0"

c&c studio
LANDSCAPE DESIGN
3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP

LICENSED LANDSCAPE ARCHITECT
JAMES COREY RITZ
No. 6065
Expiration Date
JUNE 30, 2025
Renewal Date
JUNE 27, 2024
Date
STATE OF CALIFORNIA

701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

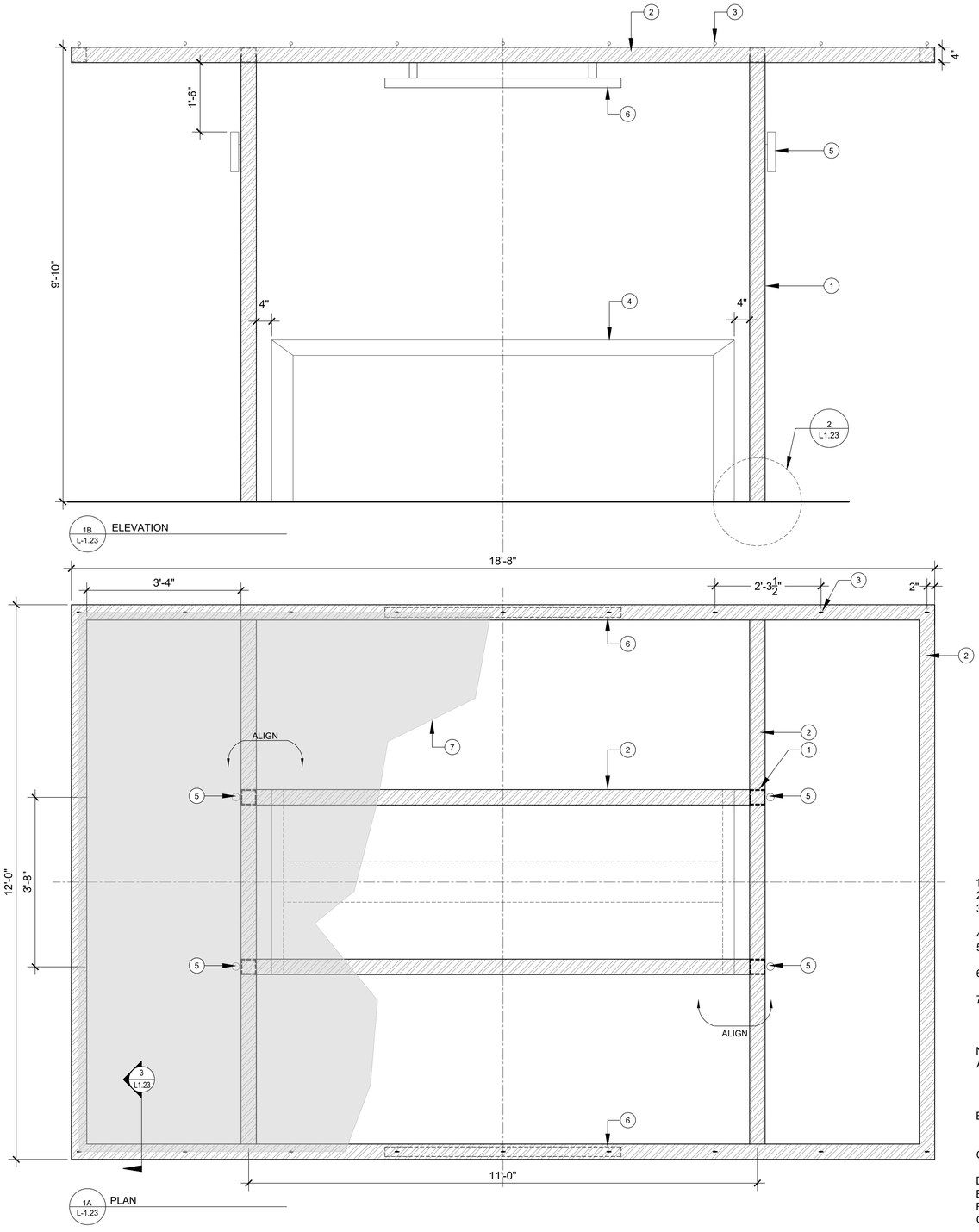
SHEET TITLE

Landscape Construction Details

TRUE NORTH
PLAN NORTH

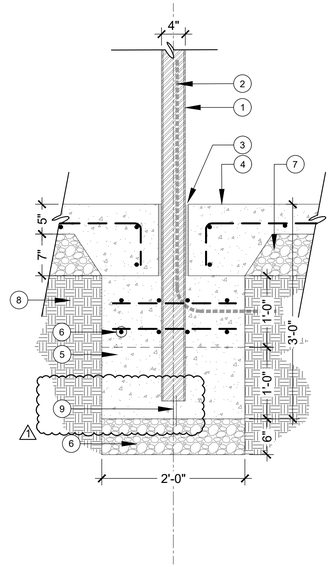
SCALE
AS NOTED

L-1.22



1 L-1.23 STEEL OVERHEAD STRUCTURE

SCALE: 3/4"=1'=0"



1. 4x4x.25" HSS OVERHEAD STRUCTURE POST - SEE LAYOUT PLAN AND DETAILS FOR LOCATIONS.
2. CONDUIT FOR LOW VOLTAGE LIGHTING AND SECOND CONDUIT FOR FUTURE LINE VOLTAGE NEEDS.
3. EXPANSION JOINT - SEE DETAIL
4. ADJACENT FINISH SURFACE
5. PIP REINFORCED CONCRETE FOOTING FOR EMBEDDED POST OPTION - S.S.D 13/S-300.
6. COMPACTED CLASS TO PERMEABLE BASE
7. COMPACTED CLASS 2 BASE PER GEOTECH REPORT AND RECOMMENDATIONS.
8. COMPACTED SUBGRADE PER GEOTECH
9. 2" DRAIN AT BOTTOM OF STRUCTURAL POSTS

NOTES:

A. STRUCTURAL REINFORCEMENT PER DETAIL 13/S-300
B. SEE STRUCTURAL DRAWINGS FOR FOOTINGS, REINFORCEMENT, CONNECTIONS AND WELDS (DETAILS 13/S-300 / 7/S-300)
C. REFER TO MATERIALS PLAN, LEGEND AND NOTES, SHEETS L-1.10 - L-1.11REFER TO MATERIALS PLAN FOR FENCE HEIGHTS.
D. REFER TO LAYOUT PLANS, SHEETS L-1.00 - L-1.01
E. REFER TO GAS / ELECTRIC PLAN
F. REFER TO GEOTECH REPORT
G. ALL METAL TO BE PAINTED MATTE BLACK SHERWIN WILLIAMS 'IRON ORE' SW7069
H. POST EMBED OPTION SHOWN - SEE DETAIL 13/S-300 FOR ERECTION PAD OPTION.

2 L-1.23 OVERHEAD STRUCTURE FOOTING DETAIL

SCALE: 1"=1'-0"

1. 4x4x.25" HSS POSTS
2. 4x4x.25" HSS PERIMETER FRAME AND BEAMS
3. STAINLESS STEEL EYE SNAP HOOK WELDED TO TOP OF HSS MEMBER
4. DRINK COUNTER SHOWN FOR REFERENCE
5. POST MOUNTED UP/DOWN LV LIGHTING FIXTURE - SEE LIGHTING PLAN
6. INFRATECH HEATERS-SEE LIGHTING AND ELECTRICAL PLAN
7. SUNBRELLA FABRIC PANEL - CUSTOM CUT TO FIT TRELLIS STRUCTURES - GROMMETS TO ALIGN WITH EYE SNAP HOOK LOCATIONS.

NOTES:

A. SEE STRUCTURAL DRAWINGS FOR FOOTINGS, REINFORCEMENT, CONNECTIONS AND OTHER INFORMATION (SHEETS S-300 FOR FOOTINGS, S-500 FOR CONNECTIONS)
B. REFER TO MATERIALS PLAN, LEGEND AND NOTES, SHEETS L-1.10 - L-1.11REFER TO MATERIALS PLAN FOR FENCE HEIGHTS.
C. REFER TO LAYOUT PLANS, SHEETS L-1.00 - L-1.01
D. REFER TO ELECTRIC PLAN
E. ALL WELDS GROUND SMOOTH
F. ALL METAL POWDER COATED.
G. SHOP DRAWINGS REQUIRED BY FABRICATOR FOR REVIEW AND APPROVAL.
H. ALL METAL TO BE PAINTED MATTE BLACK SHERWIN WILLIAMS 'IRON ORE' SW7069

c&c studio
LANDSCAPE DESIGN

3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP

LICENSED LANDSCAPE ARCHITECT
DOMINIC COREY RUSS
Expiration Date
JUNE 27, 2025
Renewal Date
JUNE 27, 2024
Date
STATE OF CALIFORNIA

701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

SHEET TITLE

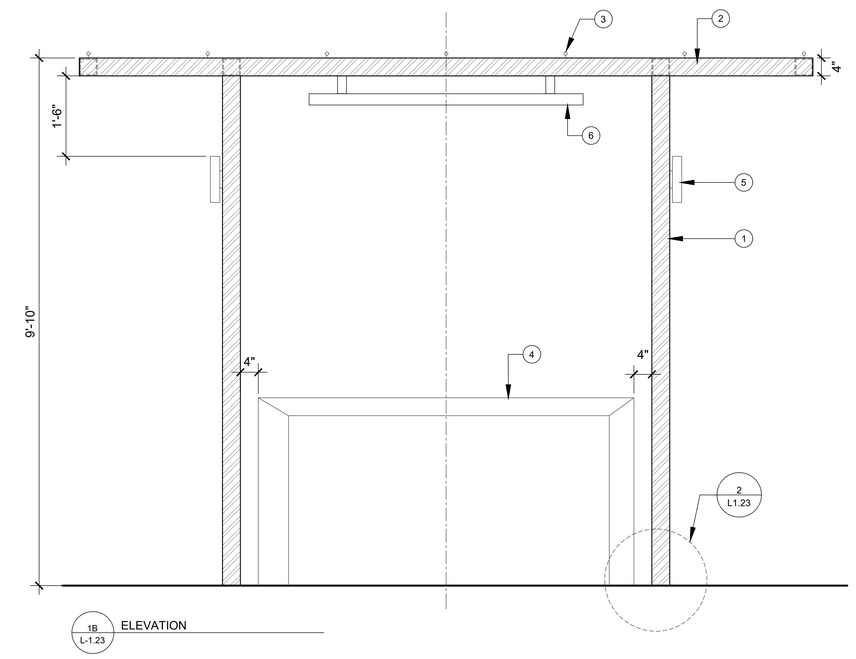
Landscape Construction Details

PLAN NORTH
TRUE NORTH

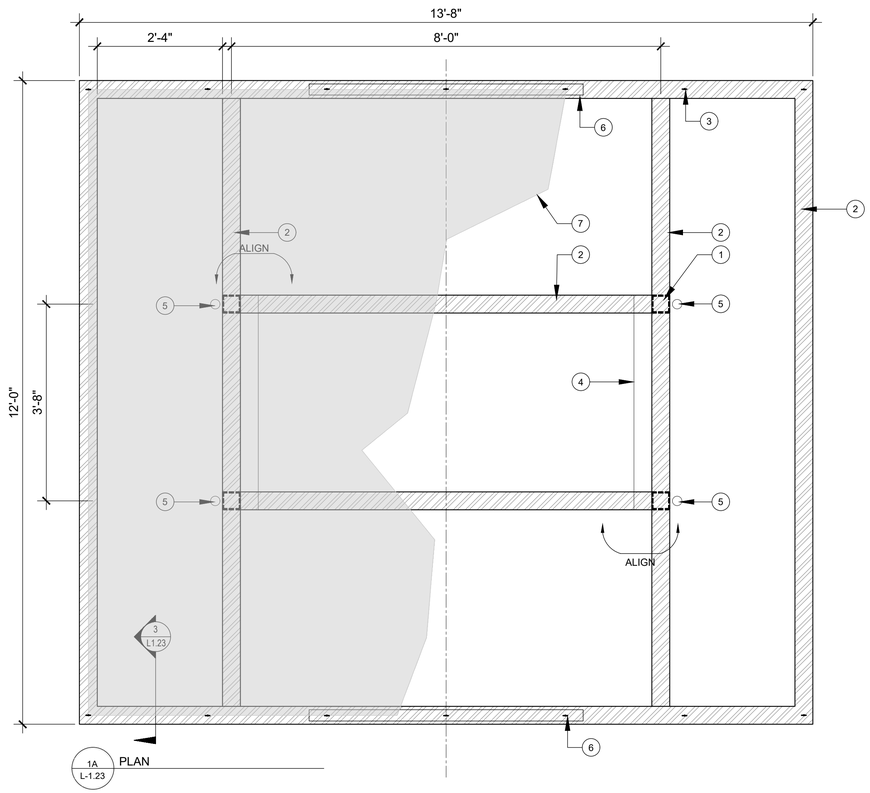
SCALE

AS NOTED

L-1.23



1B L-1.23 ELEVATION



1A L-1.23 PLAN

1. 4x4x.25" HSS POSTS
2. 4x4x.25" HSS PERIMETER FRAME AND BEAMS
3. STAINLESS STEEL EYE SNAP HOOK WELDED TO TOP OF HSS MEMBER
4. DRINK COUNTER SHOWN FOR REFERENCE
5. POST MOUNTED UP/DOWN LV LIGHTING FIXTURE - SEE LIGHTING PLAN
6. INFRATECH HEATERS-SEE LIGHTING AND ELECTRICAL PLAN
7. SUNBRELLA FABRIC PANEL - CUSTOM CUT TO FIT TRELLIS STRUCTURES - GROMMETS TO ALIGN WITH EYE SNAP HOOK LOCATIONS.

NOTES:

A. SEE STRUCTURAL DRAWINGS FOR FOOTINGS, REINFORCEMENT, CONNECTIONS AND OTHER INFORMATION (SHEETS S-300 FOR FOOTINGS, S-500 FOR CONNECTIONS)
B. REFER TO MATERIALS PLAN, LEGEND AND NOTES, SHEETS L-1.10 - L-1.11REFER TO MATERIALS PLAN FOR FENCE HEIGHTS.
C. REFER TO LAYOUT PLANS, SHEETS L-1.00 - L-1.01
D. REFER TO ELECTRIC PLAN
E. ALL WELDS GROUND SMOOTH
F. ALL METAL POWDER COATED.
G. SHOP DRAWINGS REQUIRED BY FABRICATOR FOR REVIEW AND APPROVAL.
H. ALL METAL TO BE PAINTED MATTE BLACK SHERWIN WILLIAMS 'IRON ORE' SW7069

1 L-1.24 STEEL OVERHEAD STRUCTURE - SMALL

SCALE: 3/4"=1'=0"

c&c studio
LANDSCAPE DESIGN

3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP

LICENSED LANDSCAPE ARCHITECT
JAMES COREY RITZ
License No. 6406
Expiration Date
JUNE 30, 2025
Renewal Date
JUNE 27, 2024
Date
STATE OF CALIFORNIA

701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

SHEET TITLE

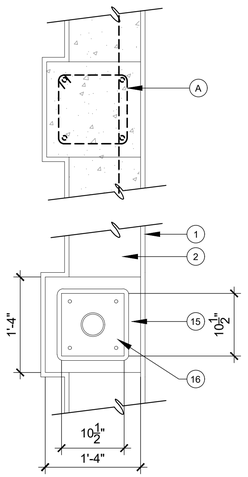
Landscape Construction Details

PLAN NORTH
TRUE NORTH

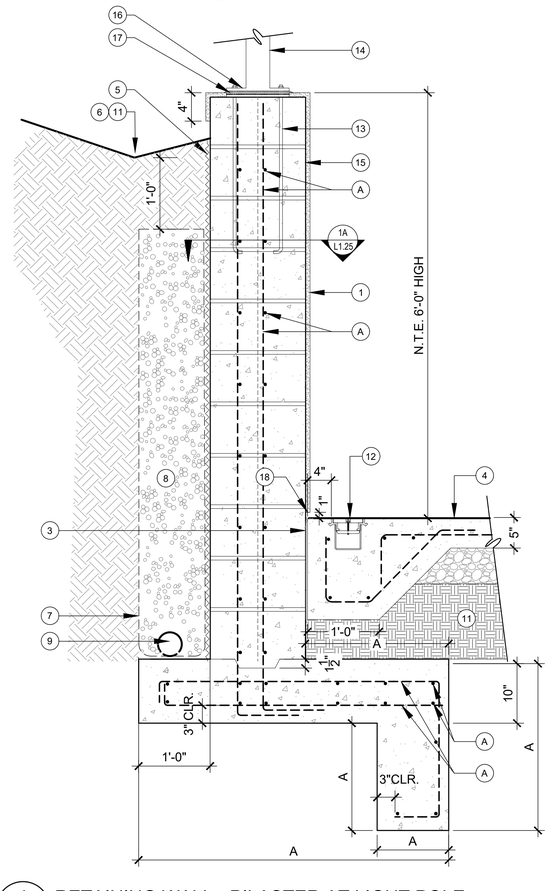
SCALE

AS NOTED

L-1.24



1A
L-1.25

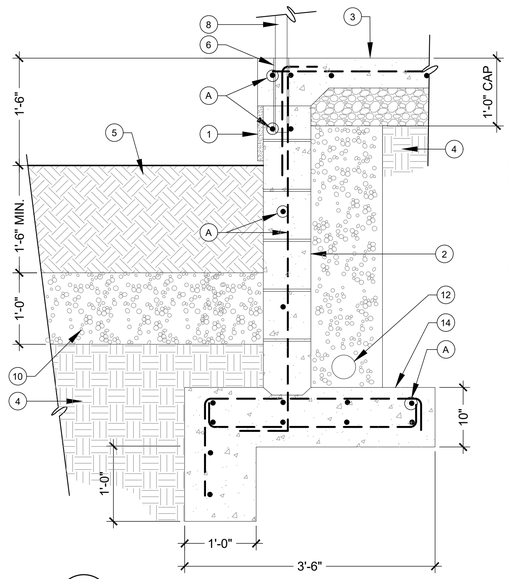


1. 2 PART SMOOTH STUCCO FINISH OVER WIRE LATH. PAINT COLOR T.B.D.
2. REINFORCED CMU WALL, SEE STRUCTURAL DRAWINGS
3. EXPANSION JOINT, SEE DETAIL
4. FINISH GRADE OR PAVING, PER PLAN/ DETAILS
5. CCW MIRADRAIN 6000 DRAINAGE BLANKET
6. CAP OF AMENDED BACKFILL SOIL WHERE ADJACENT TO PLANTING AREA
7. FILTER FABRIC - MIRAFI 140N OR APPROVED EQUAL
8. ¾" TO ⅜" CLEAN DRAIN ROCK
9. 4"Ø PERFORATED DRAIN PIPE, HOLES FACING DOWN, CONNECT TO STORM DRAIN SYSTEM, S.C.D. PROVIDE CLEANOUTS PER CIVIL PLANS (CAPS TO BE BLACK IN COLOR)
10. SUBGRADE, PREPARATION AND COMPACTION PER GEOTECHNICAL ENGINEER
11. DRAINAGE SWALE - SEE CIVIL PLAN
12. TRENCH DRAIN - SEE CIVIL PLAN FOR LOCATIONS
13. ANCHOR "J" BOLTS - TEMPLATE PER LIGHTING MANUFACTURERS INSTALLATION DETAILS.
14. SPORT COURT LIGHTING POLE - SEE LIGHTING PLAN
15. 16"x8"x16" CMU PIER BLOCK LOCATED PER THE LAYOUT PLAN FOR EACH LIGHT POLE
16. POLE MOUNT BASE PLATE
17. NON-SHRINK GROUT
18. INSTALL WEEP SCREED AT BASE OF WALL - TYP

NOTES:
- A. RETAINING WALL AND FOOTING REINFORCMENT - STEEL SCHEDULE PER STRUCTURAL DETAIL 11/S-400
- ***B. SEE DETAIL 13/S-310 FOR LIGHT POLE FOOTING DETAIL IN COURTS.***
- C. REFER TO MATERIALS PLAN, LEGEND AND NOTES, SHEETS L-1.10 AD L-1.11.
- D. REFER TO GEOTECHNICAL REPORT.
- E. SEE STRUCTURAL DETAILS (S.C.D)
- F. SEE CIVIL DRAWINGS (S.C.D) FOR LOCATIONS OF TRENCH DRAINS

1 L-1.25 RETAINING WALL - PILASTER AT LIGHT POLE

SCALE: 1"=1'-0"

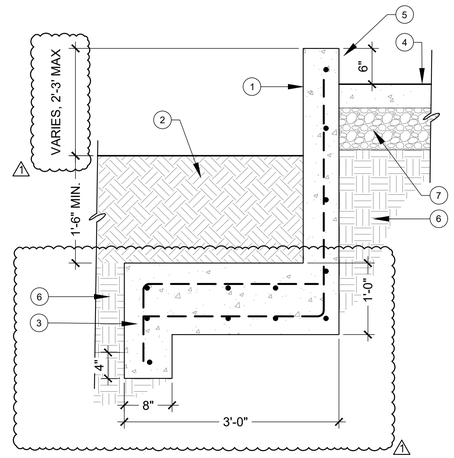


1. 2 PART SMOOTH STUCCO FINISH OVER WIRE LATH. PAINT COLOR T.B.D.
2. 8" PRECISION H-BLOCK CMU SOLID GROUT - S.S.D
3. FINISH PAVING, PER MATERIALS PLAN/ DETAILS
4. SUBGRADE, PREPARATION AND COMPACTION PER GEOTECHNICAL ENGINEER
5. BIO RETENTION - SEE CIVIL PLAN
6. POST EMBEDMENT (SEE STRUCTURAL DETAIL 13/S-400)
7. 4"Ø PERFORATED DRAIN PIPE, HOLES FACING DOWN, CONNECT TO STORM DRAIN SYSTEM, S.C.D. PROVIDE CLEANOUTS PER CIVIL PLANS (CAPS TO BE BLACK IN COLOR)
8. 2" STANDARD PIPE GUARD POST, MIN. 42" HEIGHT FROM FINISH SURFACE. POSTS 8'-0"O.C. MAX SPACING. SET IN 2 ½" STD. HDG SLEEVE - SEE STRUCTURAL DETAIL 13/S-400
9. REINFORCED CONCRETE FOOTING- S.S.D
10. 12" DEPTH, 3/4" CLEAN DRAIN ROCK WRAPPED WITH 140 N FILTER MATERIAL - S.C.D

NOTES:
- A. RETAINING WALL AND FOOTING REINFORCEMENT PER STRUCTURAL DETAIL 13/S-400
- B. REFER TO MATERIALS PLAN, LEGEND AND NOTES, SHEETS L-1.10 AND L-1.11.
- C. REFER TO GEOTECHNICAL REPORT.
- D. SEE CIVIL DRAWINGS (S.C.D)

3 L-1.25 RETAINING WALL - BIOSWALE PAVING EDGE

SCALE: 1"=1'-0"

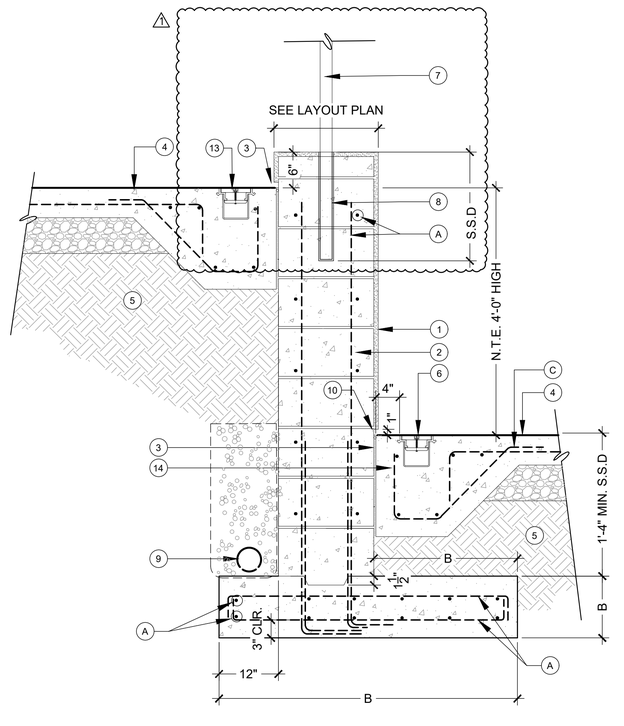


1. PIP CONCRETE RETAINING WALL - ADD 1 PINT LAMP BLACK / YARD OF CONCRETE
2. BIO-RETENTION AREA - S.C.D.
3. REINFORCED FOOTING - SEE STRUCTURAL DETAIL 11/S-300
4. FINISH SURFACE (CART PATH) - SEE MATERIALS PLAN
5. WALL EXTENDS ABOVE CART PATH ELEVATION 6" TO FORM CURB.
6. COMPACTED SUBGRADE
7. COMPACTED CLASS 2 BASE PER GEOTECH REPORT.

NOTES:
- A. RETAINING WALL AND FOOTING REINFORCEMENT PER STRUCTURAL DETAIL 11/S-300
- B. REFER TO MATERIALS PLAN, LEGEND AND NOTES, SHEETS L-1.10 AD L-1.11.
- C. REFER TO GEOTECHNICAL REPORT.
- D. SEE CIVIL DRAWINGS (S.C.D)

4 L-1.25 RETAINING WALL - BIOSWALE PAVING EDGE - CART PATH

SCALE: 1"=1'-0"



1. 2 PART SMOOTH STUCCO FINISH OVER WIRE LATH. PAINT COLOR T.B.D.
2. 8", 12" OR 16" PRECISION H-BLOCK CMU SOLID GROUT - S.S.D (SEE LAYOUT PLAN FOR WALL THICKNESSES) 1
3. EXPANSION JOINT, SEE DETAIL
4. FINISH GRADE OR PAVING, PER PLAN/ DETAILS
5. SUBGRADE, PREPARATION AND COMPACTION PER GEOTECHNICAL ENGINEER
6. 4" TRENCH DRAIN - SEE CIVIL PLAN FOR LOCATIONS
7. PICKLEBALL FENCING POST - S.S.D FOR FENCING POSTS AND LIGHT POSTS MOUNTING 1
8. POST EMBEDMENT (SEE STRUCTURAL DETAIL 7/S-400)
9. 4"Ø PERFORATED DRAIN PIPE, HOLES FACING DOWN, CONNECT TO STORM DRAIN SYSTEM, S.C.D. PROVIDE CLEANOUTS PER CIVIL PLANS (CAPS TO BE BLACK IN COLOR)
10. WEEP SCREED

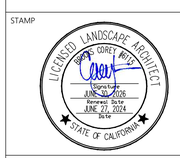
NOTES:
- A. RETAINING WALL AND FOOTING REINFORCMENT - STEEL SCHEDULE PER STRUCTURAL DETAIL 9/S-400
- B. FOOTING LAYOUT PER STRUCTURAL DETAIL SCHEDULE (DETAIL 9/S-400)
- C. SLAB REINFORCEMENT - S.S.D
- D. REFER TO MATERIALS PLAN, LEGEND AND NOTES, SHEETS L-1.10 AD L-1.11.
- E. REFER TO GEOTECHNICAL REPORT.
- F. SEE CIVIL DRAWINGS (S.C.D) FOR LOCATIONS OF TRENCH DRAINS

2 L-1.25 RETAINING WALL - COURT TO COURT

SCALE: 1"=1'-0"

c&c studio
LANDSCAPE DESIGN
3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP



701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

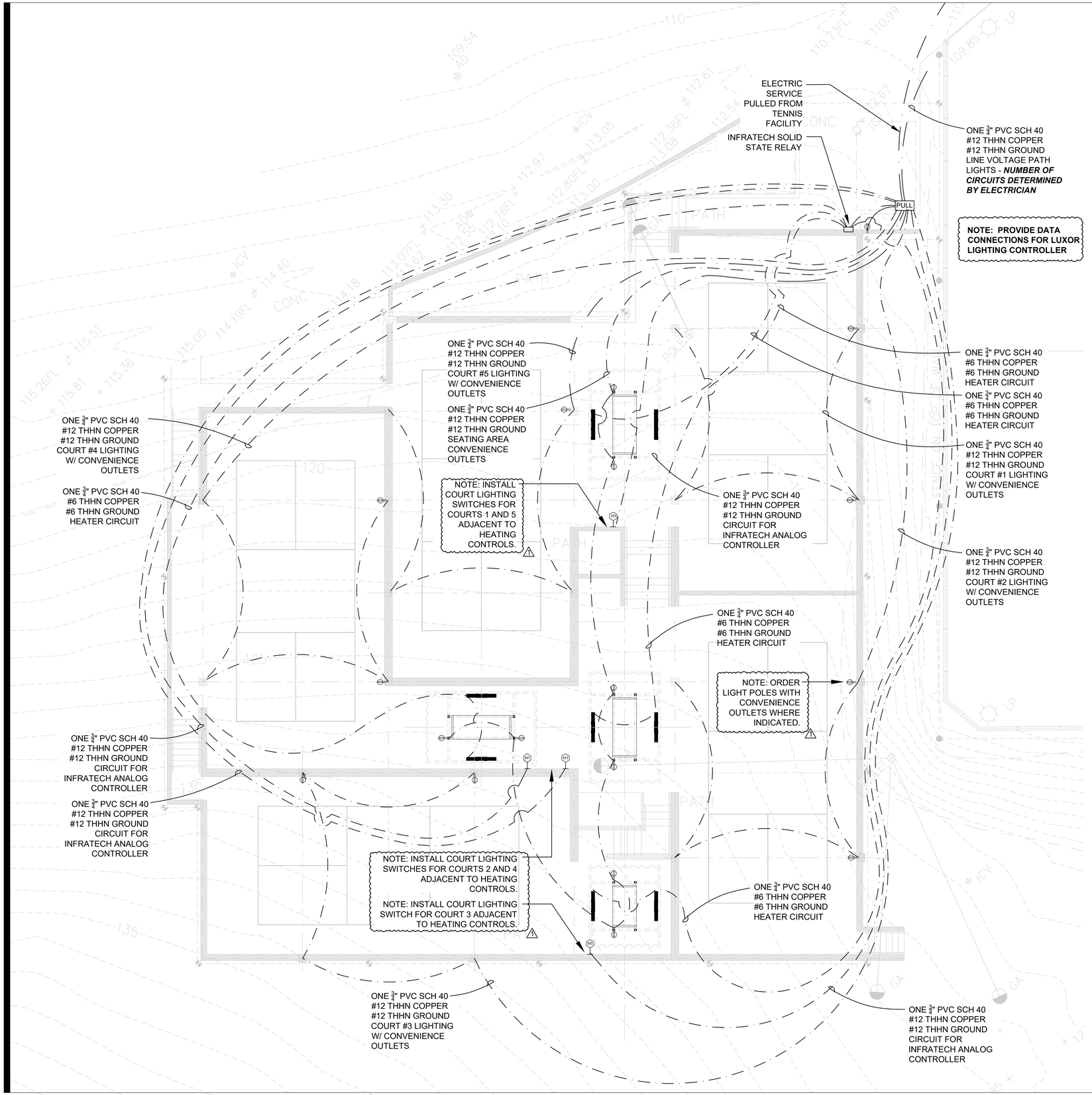
SHEET TITLE

Landscape Construction Details

PLAN NORTH
TRUE NORTH

SCALE
AS NOTED

L-1.25



LANDSCAPE MEP LEGEND

SYMBOL	DESCRIPTION
	DUPLEX RECEPTABLE OUTLET - *SEE GFCI NOTE BELOW
	COMBINATION DUPLEX OUTLET / (2) USB CHARGER - *SEE GFCI NOTE BELOW
	RECEPTACLE FOR APPLIANCE -SEE MFR. SPECS. - *SEE GFCI NOTE BELOW
GFCI NOTE: ALL DUPLEX RECEPTACLES SHALL BE EQUIPPED WITH GROUND FAULT CIRCUIT INTERRUPTERS AND SHALL BE FULLY WEATHERPROOFED WITH IN-USE COVERS. INSULATED CONDUCTORS SHALL BE USED.	
	SWITCH (2-WAY) / (3 OR 4) SWITCH (3 OR 4-WAY)
PAS	SWITCH WITH MOTION SENSOR & PHOTO CONTROL
(3 OR 4)	SWITCH W/ DIMMER (# INDICATES 3 OR 4 WAY)
G	GAS OUTLET HOOK UP / MOTION SENSOR & PHOTO CONTROL W/ TIMER
H1	HEATER CONTROLS: ANALOG CONTROLLER WITH DIGITAL TIMER (# INDICATES NUMBER OF ZONES)
EV CS	240V/40A ELECTRIC VEHICLE CHARGING STATION(LEVEL 2)
GATE OP	UNDERGROUND AUTOMATIC VEHICULAR SWING GATE OPERATOR
VI	VIDEO INTERCOM ENTRY SYSTEM
	OUTDOOR SPEAKER
GM	GAS METER
PULL	ELECTRICAL PULL BOX
C	IRRIGATION TIME CLOCK
T	L/V LIGHTING TRANSFORMER / CONTROLLER
	HEATER IN ARBOR - SEE LANDSCAPE LIGHTING PLAN, SHEET L-5.00

FOR ADDITIONAL LIGHTING AND ELECTRICAL INFORMATION, SEE LIGHTING PLAN, SHEET L-5.00.

ENERGY NOTES:

ALL LIGHTS MUST COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE, SUMMARIZED AS FOLLOWS:

A. ALL LUMINAIRES INSTALLED IN RESIDENTIAL CONSTRUCTION MUST QUALIFY AS 'HIGH-EFFICACY' FIXTURES;
B. HIGH-EFFICACY FIXTURES INCLUDE: 1)LINEAR FLUORESCENT, 2) PIN-BASED COMPACT FLUORESCENT, 3) GU-24 BASE CFL, 4) HID, 5) INDUCTION LIGHTING, 6) JA8-COMPLIANT LAMP;
C. PERMANENTLY INSTALLED LUMINAIRES WITH INTERCHANGEABLE LAMPS MUST CONTAIN LAMPS THAT COMPLY WITH THE REQUIREMENTS OF THE JOINT APPENDIX 8 (JA8) AND MUST BE APPROPRIATELY MARKED;
D. LIGHT SOURCES TO BE USED IN ENCLOSED OR RECESSED LUMINAIRES MUST BE MARKED 'JA8-2016';
E. RECESSED DOWNLIGHT LUMINAIRES WITH SCREW BASE SOCKETS ARE NO LONGER PERMITTED TO NE INSTALLED;
F. THE BUILDER MUST PROVIDE TO THE BUILDING OWNER A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINAIRES
G. LIGHTING MUST BE CONTROLLED BY EITHER 1) A MANUAL ON/OFF SWITCH THAT DOES NOT OVERRIDE TO 'ON' THE AUTOMATIC ACTIONS OF THE OUTDOOR LIGHTING, OR 2) ONE OF THE FOLLOWING METHODS: 1) A PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL; 2) AN ASTRONOMICAL CLOCK OR 3) AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS).
H. DUPLEX RECEPTACLE REQUIREMENTS: 1) RECEPTACLES INSTALLED TO SERVE COUNTERTOPS MUST BE SERVED BY NO LESS THAN TWO 20A CIRCUITS, 2) RECEPTACLE OUTLETS MUST BE INSTALLED IN EACH WALL COUNTER SPACE 12" OR WIDER, 3) ALL RECEPTACLES MUST BE LISTED TAMPER RESISTANT, 4) ALL RECEPTACLES MUST BE GFCI PROTECTED, 5) ALL 15- AND 20-A RECEPTACLES INSTALLED IN A WET LOCATION WILL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG IS INSERTED.

c&c studio
LANDSCAPE DESIGN
3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP

LICENSED LANDSCAPE ARCHITECT
DONNA CORRY #1757
Expires Date
JUNE 30, 2025
Renewal Date
JUNE 27, 2024
Date
STATE OF CALIFORNIA

701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

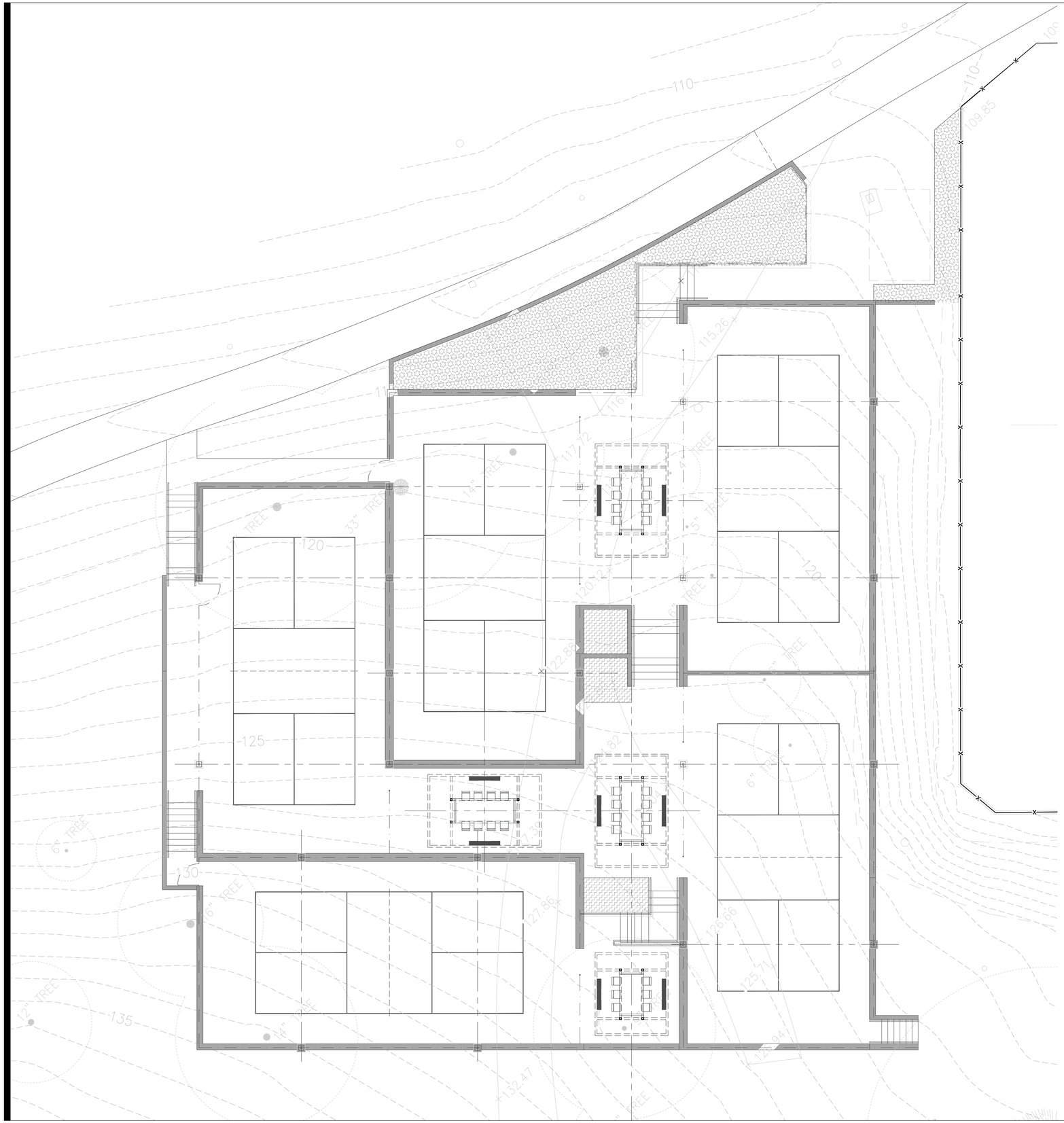
DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

SHEET TITLE
Landscape Electric Plan

PLAN NORTH
TRUE NORTH

SCALE
1/8"=1'-0"

L-1.30



SOILS AMENDMENT LEGEND (SEE SHEET L-2.01 FOR SOIL SPECIFICATION)

ZONE	SYMBOL	DESCRIPTION	AREA (S.F.)
ZONE 1		METHOD 1: LEAVE EXISTING SOIL UNDISTURBED; PROTECT FROM COMPACTION DURING CONSTRUCTION	-
ZONE 2		METHOD 2: SHRUB AREAS: RIP SUBGRADE TO 8" DEPTH, AMEND EXISTING SOIL IN PLACE	1,015*
ZONE 3		METHOD 3: IMPORT TOPSOIL MEETING ORGANIC STANDARDS	165

*NOTE: 864 SF BIOSWALE / RAIN GARDEN

NOTE: SEE SHEETS L-2.02 AND L-2.03 FOR SOIL SPECIFICATION, NOTES AND DETAILS.

0' 8' 16' 32'
UNITS IN FEET

c&c studio
LANDSCAPE DESIGN
3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER CORREY RLA
License No. 6406
Renewal Date
JUNE 27, 2024
Date
STATE OF CALIFORNIA

701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

SHEET TITLE
Soils Management Plan

PLAN NORTH
TRUE NORTH

SCALE
1/8"=1'-0"

L-2.00

SOILS MANAGEMENT NOTES & LEGEND

PART 1 - GENERAL

1.1 RELATED DOCUMENTS
A. DRAWINGS, GENERAL PROVISIONS OF THE CONTRACT APPLY TO THIS SPECIFICATION.

1.2 WORK IN THIS SECTION

A. SECTION INCLUDES:
1. SOIL AMENDMENTS.
2. SOIL PREPARATION.
3. PREPARATION AND FINISH GRADING OF PLANTING AND LAWN AREAS.
4. MULCHING SUBSTITUTIONS: SUBSTITUTE PRODUCTS WILL BE CONSIDERED AFTER FORMALLY SUBMITTING TO THE OWNER'S REPRESENTATIVE.

1.3 RELATED WORK IN OTHER SECTIONS
A. THE FOLLOWING SECTIONS CONTAIN REQUIREMENTS THAT MAY RELATE TO THIS SECTION:
1. SECTION - EARTHWORK
2. SECTION - IRRIGATION
3. SECTION - PLANTING
4. SECTION - SEEDING

1.4 REFERENCES
A. SAN MATEO COUNTY C.3 STORMWATER TECHNICHAL GUIDANCE
B. CALIFORNIA DEPARTMENT OF WATER RESOURCES, MWELO 2015
C. CALIFORNIA CODE OF REGULATIONS (C.C.R), TITLE 14
D. STOPWASTE "BAY-FRIENDLY LANDSCAPE GUIDELINES"
E. CALIFORNIA COMPOST QUALITY COUNCIL "COMPOST MATURITY INDEX"
F. UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) SOIL TEXTURE SYSTEM OF CLASSIFICATION

1.5 SUBMITTALS
A. MAKE SUBMITTALS AS APPLICABLE.
B. SOIL MANAGEMENT PLAN: PRIOR TO COMMENCEMENT OF SITE WORK. SUBMIT AN APPROVED COPY OF THE PROJECT SOIL MANAGEMENT PLAN WITH AN ATTACHED IMPLEMENTATION SCHEDULE.
C. SAMPLES: SUBMIT SAMPLES OF ALL SOIL AMENDMENTS. INCLUDE A LIST OF SOURCES AND CERTIFICATION AS SPECIFIED. SOIL AMENDMENTS SHALL BE SUBMITTED IN ONE-GALLON CONTAINERS.
D. AT THE TIME OF POST-CONSTRUCTION INSPECTION, FURNISH COPIES OF MATERIAL VERIFICATIONS SUCH AS LOAD TICKETS, INVOICES, SALES SLIPS, TEST RESULTS AND SIMILAR ITEMS AS SPECIFIED.

1.6 QUALITY ASSURANCE
A. QUALIFICATIONS OF CONTRACTOR: THE CONTRACTOR SHALL BE ACTIVE AND EXPERIENCED IN WORK OF THE TYPE SPECIFIED, AND UPON REQUEST BY THE OWNER AND/OR OWNER'S REPRESENTATIVE, BE ABLE TO SHOW EVIDENCE OF SUCCESSFUL COMPLETION OF PROJECTS OF SIMILAR SCOPE.
B. REGULATORY REQUIREMENTS: OBTAIN AND PAY FOR ALL PERMITS AND TESTING RELATED TO THE WORK OF THIS SECTION.
C. PRE-GRADING INSPECTION: IN CONJUNCTION WITH THE SOIL PREPARATION SPECIFIED HEREIN, MEET WITH THE OWNER AND/OR OWNER'S REPRESENTATIVE TO DISCUSS AND VERIFY REQUIREMENTS, SCHEDULE, AND PROPOSED SOIL PREPARATION METHODS.

1.7 GUARANTEE
A. GUARANTEE: GUARANTEE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE-YEAR FOLLOWING OWNER'S FINAL ACCEPTANCE.

1.9 SEQUENCING AND SCHEDULING
A. COORDINATE WORK OF OTHER TRADES SPECIFIED ELSEWHERE.
B. DO NOT PERFORM SOIL PREPARATION WORK IN AREAS SUBJECT TO THE SUBSEQUENT WORK OF OTHER SECTIONS, UNLESS APPROVED OTHERWISE.
C. PERFORM WORK IN ACCORDANCE WITH THE APPROVED SCHEDULE SPECIFIED IN PARAGRAPH 1.5 SUBMITTALS. IF A SCHEDULE DELAY GREATER THAN THREE DAYS OCCURS, IMMEDIATELY REVISE AND RESUBMIT SCHEDULE TO REFLECT EACH SCHEDULE DELAY.

1.10 MAINTENANCE
A. MAINTAIN THE WORK AS SPECIFIED IN THIS SECTION UNTIL FINAL ACCEPTANCE OF THE WORK.

PART 2 - PRODUCTS

2.1 COMPOST
A. COMPOSTED MATERIAL MUST BE IN COMPLIANCE WITH C.C.R. ARTICLES 6 AND 7, CALIFORNIA DEPARTMENT OF WATER RESOURCES, MWELO 2015, SECTION 491(I) , and STOPWASTE "INDICATORS OF QUALITY COMPOST," BAY-FRIENDLY LANDSCAPE GUIDELINES, PAGE 30.
B. ADDITIONAL REQUIREMENTS
1. THE CARBON TO NITROGEN RATIO OF THE COMPOST SHALL BE BELOW 25:1.
2. THE COMPOST SHALL HAVE AN ORGANIC MATTER CONTENT OF 35% TO 65% AS DETERMINED BY "LOSS ON IGNITION" TEST METHOD.
C. ALTERNATIVE ORGANIC MATERIALS MAY BE USED IN LIEU OF THE SPECIFIED COMPOST IF THEY MEET THE CRITERIA FOR CARBON TO NITROGEN RATIO, CONTAMINANTS (AS DEFINED IN C.C.R. SECTIONS 17868.1-3), AND WHEN MIXED WITH EXISTING NATIVE SOIL CAN ACHIEVE A CALCULATED ORGANIC CONTENT OF 5% FOR TURF AREAS OR 10% FOR PLANTING BEDS.
D. SUBMIT ONE-GALLON SAMPLE, SOURCE, AND LETTER OF CERTIFICATION FROM THE SUPPLIER TO THE OWNER AND/OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.

2.2 MULCH
A. PREMIUM ARBOR MULCH, 3" DEEP TO BE APPLIED TO ALL PLANT BEDS AND EXPOSED SOIL SURFACES, AVAILABLE FROM LYNGSO GARDEN MATERIALS, REDWOOD CITY CA.
B. SUBMIT ONE-GALLON SAMPLE, SOURCE, AND LETTER OF CERTIFICATION FROM THE SUPPLIER TO THE OWNER AND/OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.

2.3 IMPORTED TOPSOIL
A. A MIXTURE OF COMPOST, MEETING REQUIREMENTS OF SECTION 2.1 ABOVE, AND SAND OR SANDY LOAM PER USDA SOIL TEXTURE CLASSIFICATION. THE MIXTURE SHALL CONTAIN A MINIMUM OF APPROXIMATELY 5% ORGANIC MATTER FOR TURF AREAS OR A MINIMUM OF APPROXIMATELY 10% ORGANIC MATTER FOR PLANTING BEDS. THE SAND OR SANDY LOAM SHALL BE FREE OF WEEDS, DELETERIOUS MATERIALS, ROCKS, AND DEBRIS. 100% OF THE IMPORTED TOPSOIL SHALL PASS THROUGH A 3/4" SCREEN, LESS THAN 25% SHALL PASS THROUGH A #200 SIEVE.
B. SUBMIT ONE-GALLON SAMPLE, SOURCE, AND LETTER OF CERTIFICATION FROM THE SUPPLIER TO THE OWNER AND/OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.

PART 3 - EXECUTION

3.1 SOIL MANAGEMENT PLAN

A. THE SOIL MANAGEMENT PLAN (SMP) WILL BE SUBMITTED AS PART OF SITE DEVELOPMENT / BUILDING PERMIT APPLICATION, AND WILL INCLUDE THE FOLLOWING:
11. AN 11" X 17" OR LARGER SITE MAP INDICATING:
METHOD 1. AREAS WHERE NATIVE SOIL AND VEGETATION WILL BE RETAINED IN PLACE,
METHOD 2. AREAS WHERE TOPSOIL OR SUBSOIL WILL BE AMENDED IN PLACE,
METHOD 3. AREAS THAT WILL BE STRIPPED AND STOCKPILED PRIOR TO GRADING FOR REAPPLICATION, AND
METHOD 4. AREAS WHERE IMPORTED TOPSOIL WILL BE APPLIED.
12. CALCULATIONS FOR VOLUMES OF SOIL TO BE STOCKPILED, AND AMOUNTS OF AMENDMENT OR TOPSOIL TO BE IMPORTED TO ACHIEVE SPECIFIED MINIMUM ORGANIC MATTER CONTENT.
13. SPECIFIED ORGANIC AMENDMENTS AND TOPSOIL PRODUCTS TO BE USED, WITH ORGANIC MATTER CONTENT AND CARBON TO NITROGEN DOCUMENTED BY PRODUCER SUPPLIED COPIES OF LABORATORY ANALYSES TO DEMONSTRATE THAT REQUIREMENTS WILL BE ACHIEVED AND THAT COMPOST MEETS OF "COMPOST MATERIAL".
14. SITE SOILS TO BE AMENDED AND COMPOST OR ALTERNATIVE ORGANIC MATERIAL MUST BE CHARACTERIZED FOR THE FOLLOWING PROPERTIES: SOIL- BULK DENSITY, ORGANIC MATTER CONTENT AND DEPTH OF COMPACTED LAYERS TO A DEPTH OF 12 INCHES. COMPOST OR ALTERNATIVE ORGANIC MATERIAL- BULK DENSITY, ORGANIC MATTER CONTENT, CARBON TO NITROGEN RATIO, MOISTURE CONTENT. SOIL SAMPLES MUST BE GATHERED FOLLOWING THE DISTRIBUTION PLAN OUTLINED IN THE POST-CONSTRUCTION INSPECTION BELOW, AND BE COMPOSED OF MATERIAL FROM THE ENTIRE DEPTH TO BE AMENDED, EXCLUDING ANY SURFACE MULCH LAYERS. CALCULATIONS BY A CERTIFIED SOIL SCIENTIST, CROP ADVISOR OR AGRONOMIST MUST BE PROVIDED SHOWING THAT THE ORGANIC CONTENT REQUIREMENTS WILL BE MET BASED ON THE ORGANIC CONTENTS AND DENSITIES OF BOTH THE SITE SOIL AND AMENDMENTS.

3.2 PREPARATION
A. PROTECT SURROUNDING CONSTRUCTION FROM DAMAGE CAUSED BY THE WORK OF THIS SECTION.

3.3 SUBGRADES
A. PREPARE SUBGRADES AS SPECIFIED IN PARAGRAPH 3.4 AMENDMENT METHODS.

3.4 AMENDMENT METHODS
A. SELECT THE SOIL PREPARATION METHOD WHICH BEST SUITS THE PROJECT SITE. DIFFERENT METHODS MAY BE USED IN DIFFERENT AREAS OF THE PROJECT. CALCULATE A CUSTOM RATE BASED ON SOIL AND AMENDMENT TESTS DESCRIBED IN SECTION 3.1.A.4. THE SELECTED SOIL PREPARATION METHOD(S) SHALL BE SHOWN USING SHEET L-2.00 WITH CONTRASTING HATCHES TO CREATE THE SOIL MANAGEMENT PLAN APPROVED WITH SITE DEVELOPMENT PERMIT.

METHOD 1: LEAVE NATIVE VEGETATION AND SOIL UNDISTURBED, AND PROTECT FROM COMPACTION DURING CONSTRUCTION:
IDENTIFY AREAS OF THE SITE THAT WILL NOT BE STRIPPED, LOGGED, GRADED OR DRIVEN ON, AND FENCE THOSE AREAS TO PREVENT IMPACTS DURING CONSTRUCTION. IF NOT IMPACTED, EITHER IN SOILS OR VEGETATION, THESE AREAS DO NOT REQUIRE AMENDMENT.

METHOD 2: AMEND EXISTING SOIL IN-PLACE
A. SCARIFICATION:
CROSS-RIP SUBGRADE TO 8 INCHES DEPTH (OR TO DEPTH NEEDED TO ACHIEVE A TOTAL DEPTH OF 12 INCHES OF UNCOMPACTED SOIL AFTER CALCULATED AMOUNT OF AMENDMENT IS ADDED). ENTIRE SURFACE SHOULD BE DISTURBED BY SCARIFICATION. DO NOT SCARIFY WITHIN DRIPLINE OF EXISTING TREES TO BE RETAINED.

B. PLANTING BEDS:
PLACE AND INCORPORATE CALCULATED AMOUNT OF COMPOSTED MATERIAL OR APPROVED ORGANIC MATERIAL (AS DETERMINED BY THE SOIL TESTING LABORATORY), INTO DEPTH OF SOIL NEEDED TO ACHIEVE 8 INCHES OF SETTLED SOIL AT 10% ORGANIC CONTENT. RAKE BEDS TO SMOOTH AND REMOVE SURFACE ROCKS LARGER THAN 2 INCHES DIAMETER. MULCH PLANTING BEDS WITH 3 INCHES OF ORGANIC MULCH.

METHOD 3: IMPORT TOPSOIL MEETING ORGANIC MATTER CONTENT STANDARDS.
CROSS-RIP SUBGRADE TO 8 INCHES DEPTH. ENTIRE SURFACE SHOULD BE DISTURBED BY SCARIFICATION. DO NOT SCARIFY WITHIN DRIP LINE OF EXISTING TREES TO BE RETAINED.

A. PLANTING BEDS:
USE IMPORTED TOPSOIL MIX CONTAINING 10% ORGANIC MATTER (TYPICALLY AROUND 40% COMPOST). PLACE 3 INCHES OF IMPORTED TOPSOIL MIX ON SURFACE AND TILL INTO 2 INCHES OF SOIL. PLACE 3 INCHES TOPSOIL MIX ON SURFACE. RAKE BEDS TO SMOOTH, AND REMOVE SURFACE ROCKS OVER 2 INCHES DIAMETER. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MULCH.

METHOD 4: SOD AMENDMENT
CROSS-RIP SUBGRADE TO 8 INCHES DEPTH (OR TO DEPTH NEEDED TO ACHIEVE A TOTAL DEPTH OF 12 INCHES OF UNCOMPACTED SOIL AFTER CALCULATED AMOUNT OF AMENDMENT IS ADDED). ENTIRE SURFACE SHOULD BE DISTURBED BY SCARIFICATION. DO NOT SCARIFY WITHIN DRIPLINE OF EXISTING TREES TO BE RETAINED.

A. TURF AREAS:
PLACE AND INCORPORATE CALCULATED AMOUNT OF COMPOSTED MATERIAL OR APPROVED ORGANIC MATERIAL (AS DETERMINED BY THE SOIL TESTING LABORATORY), INTO DEPTH OF SOIL NEEDED TO ACHIEVE 8 INCHES OF SETTLED SOIL AT 10% ORGANIC CONTENT. RAKE AREA SMOOTH AND REMOVE ROCKS LARGER THAN 1 INCH DIAMETER.

B.SOD INSTALLATION:
MOISTEN PLANTING BED THOROUGHLY AND HAND ROLL TO ELIMINATE IRREGULARITIES, COMPACT AND ENSURE GOOD CONTACT BETWEEN SOD AND SOIL. AT STRAIGHT PAVING EDGES, LAY SOD IN A STRAIGHT LINE. BUTT ALL JOINTS TIGHTLY TOGETHER, WITHOUT OVERLAPPING OR LEAVING SPACES BETWEEN STRIPS OF SOD. STAGGER JOINTS. COMMENCE WATERING IMMEDIATELY AFTER FIRST ROLLS OF SOD ARE LAID. WHEN ALL SOD IS LAID, THOROUGHLY SOAK SOD. AFTER WATERING, ROLL SOD WITH A ROLLER NOT EXCEEDING 90 LBS. TO SMOOTH BUMPS AND AIR POCKETS. WATER THOROUGHLY TO WET SOIL TO A DEPTH OF 4 INCHES. DO NOT LET SOD DRY OUT.

3.5 INSPECTION AND VERIFICATION
A. PRE-GRADING INSPECTION: PRIOR TO THE COMMENCEMENT OF SITE WORK, CONTACT THE OWNER AND/OR OWNER'S REPRESENTATIVE TO PROVIDE AN INSPECTION TO VERIFY THE DELINEATION AND PROTECTION OF NATIVE SOILS AND VEGETATION TO REMAIN IN PLACE, AND TO VERIFY THE PROPOSED LOCATION FOR TOPSOIL AND MATERIAL STOCKPILING. MAKE CORRECTIONS AND ADJUSTMENT AS DIRECTED BY THE INSPECTOR.
B. INTERIM GRADING INSPECTION: PRIOR TO THE PLACEMENT OF SOIL AMENDMENTS, CONTACT THE OWNER AND/OR OWNER'S REPRESENTATIVE TO PROVIDE AN INSPECTION TO VERIFY THAT SPECIFIED EROSION CONTROL METHODS HAVE BEEN IMPLEMENTED, THE LOCATION OF STOCKPILED SOIL AND MATERIALS, AND THAT SUBGRADES ARE CONSISTENT WITH THE SOIL MANAGEMENT PLAN. MAKE CORRECTIONS AND ADJUSTMENT AS DIRECTED BY THE INSPECTOR.
C. POST-INSTALLATION INSPECTION: PRIOR TO PLANTING, CONTACT THE OWNER AND/OR OWNER'S REPRESENTATIVE TO PROVIDE AN INSPECTION TO VERIFY THAT THE PLACEMENT OF AMENDMENTS AND SOIL PREPARATION IS CONSISTENT WITH THE SOIL MANAGEMENT PLAN. PROVIDE DELIVERY TICKETS FOR SOIL AMENDMENTS TO VERIFY THE QUANTITY OF MATERIAL SPECIFIED ON THE SOIL MANAGEMENT PLAN. MAKE CORRECTIONS AND ADJUSTMENT AS DIRECTED BY THE INSPECTOR.
D. MULCH PLACEMENT VERIFICATION: AT THE COMPLETION OF PLANTING, CONTACT THE OWNER AND/OR OWNER'S REPRESENTATIVE TO PROVIDE A REVIEW TO VERIFY THAT MULCH HAS BEEN INSTALLED AS SPECIFIED.
E. SECONDARY VERIFICATION FOR FAILING SITES: IF THE INSPECTOR DETERMINES THAT THE INSTALLATION DOES NOT MEET THE CONDITIONS OF THE APPROVED SOIL MANAGEMENT PLAN, ADDITIONAL TESTING BY AN INDEPENDENT CERTIFIED SOIL CONSULTANT WILL BE ORDERED BY THE INSPECTOR AND PAID FOR BY THE CONTRACTOR. MAKE CORRECTIONS AND ADJUSTMENT AS DIRECTED BY THE INSPECTOR.

3.6 FINAL ACCEPTANCE AND PAYMENT
A. FINAL ACCEPTANCE AND PAYMENT FOR SOIL PREPARATION WILL BE CONTINGENT ON THE APPROVAL OF ALL INSPECTIONS, AND THAT THE SOIL PREPARATION IS CONSISTENT WITH THESE SPECIFICATIONS AND WITH THE APPROVED SOIL MANAGEMENT PLAN.

c&c studio
LANDSCAPE DESIGN
3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP

LICENSED LANDSCAPE ARCHITECT
DOROTHY CORRIE RUFF
Expiration Date
JUNE 30, 2025
Renewal Date
JUNE 27, 2024
Date
STATE OF CALIFORNIA

701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

SHEET TITLE
Soils Notes & Legend

PLAN NORTH
TRUE NORTH

SCALE

L-2.02

SOILS MANAGEMENT NOTES & LEGEND (CONT'D):

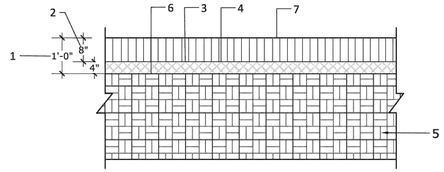
1. **ALL WORK SHALL BE PERFORMED ON THE SITE SIDE OF THE SILT FENCE. NO WORK OR ENCROACHMENT IS ALLOWED WITHIN THE STREAM CORRIDOR.**
2. THE CONTRACTOR SHALL USE THIS SHEET FOR PREPARATION OF A SOIL MANAGEMENT PLAN PRIOR TO COMMENCEMENT OF SITE WORK. SUBMIT A PROJECT SOIL MANAGEMENT PLAN WITH AN ATTACHED IMPLEMENTATION SCHEDULE FOR APPROVAL BY THE OWNER'S REPRESENTATIVE AND TO THE CITY AS REQUIRED PER WELO CHAPTER 2.7. MODEL WATER EFFICIENT LANDSCAPE ORDINANCE 492.9 CERTIFICATE OF COMPLETION. SELECT THE SOIL PREPARATION OPTION WHICH BEST SUITS THE PROJECT SITE. DIFFERENT OPTIONS MAY BE USED IN DIFFERENT AREAS OF THE PROJECT. CALCULATE A CUSTOM RATE BASED ON SOIL AND AMENDMENT TESTS DESCRIBED IN SECTION 3.1.A.4. THE SELECTED SOIL PREPARATION OPTION(S) SHALL BE SHOWN USING THIS SHEET WITH CONTRASTING HATCHES TO CREATE THE SOIL MANAGEMENT PLAN. THIS SHEET SHOWS PRE-CONSTRUCTION METHODS. THE CONTRACTOR SHALL ADJUST AS NEEDED TO SUIT EXISTING CONDITIONS.
3. SEE SPECIFICATIONS ON SHEET L-2.01 FOR INFORMATION PERTAINING TO THE SOILS MANAGEMENT PLAN.
4. SEE CIVIL DOCUMENTS FOR TREE PROTECTION AND EROSION CONTROL MEASURES.
5. THE EXISTING TOPSOIL SHALL BE USED IF AFTER TESTING, IT MEETS THE STANDARDS OF THE SOIL FERTILITY TESTING LABORATORY.
6. IF THE SOIL DOES NOT MEET THE LABORATORY'S STANDARDS, THE SOIL SHALL BE REMOVED AND REPLACED WITH APPROVED IMPORTED TOPSOIL TO A DEPTH OF 12 INCHES BELOW FINISH GRADE.
7. ALL TOPSOIL TO BE USED AS PLANTING MEDIUM SHALL BE COMPACTED TO 85%.
8. DO NOT DISTURB ANY SLOPES STEEPER THAN 3:1.
9. ALL EXCAVATION OF THE EXISTING SOIL SHALL BE CAREFULLY COORDINATED TO AVOID THE DISTURBANCE OF TREE ROOTS, UNDERGROUND STRUCTURES, FOOTINGS AND UTILITIES OR ANY OTHER UNDERGROUND ELEMENTS.
10. ALL EXCAVATION SHALL BE UNDER THE SUPERVISION OF THE OWNER'S REPRESENTATIVE AND APPROVED BY THE PROJECT GEOTECHNICAL, CIVIL AND STRUCTURAL ENGINEERS.
11. THE IMPORTED TOPSOIL SHALL BE TESTED FOR FERTILITY AND AMENDMENTS SHALL BE INCORPORATED AS SPECIFIED IN THE SOILS FERTILITY REPORT.
12. DO NOT REMOVE ANY SOIL WITHIN THE DRIP LINE OF TREES TO REMAIN.
13. THE QUANTITIES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR OWN QUANTITY TAKE-OFFS.
14. IN THE EVENT THAT THE EXISTING TOPSOIL IS UNSUITABLE FOR PLANTING, THE CONTRACTOR SHALL PREPARE AN ADD ALTERNATE BID FOR EXCAVATION, HAULING AND PROPERLY DISPOSING OF THE EXISTING TOPSOIL AND INSTALLATION OF APPROVED IMPORTED TOPSOIL TO A DEPTH OF 18 INCHES BELOW FINISH GRADE. A SOILS FERTILITY TEST WILL DETERMINE THE AMOUNTS AND KINDS OF AMENDMENTS TO ADD TO THE IMPORTED TOPSOIL. LOCATE ALL UTILITIES AND UNDERGROUND ELEMENTS BEFORE EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGED ITEMS DURING THE EXCAVATION AND REPLACEMENT OF SOIL.
15. ALL TOPSOIL SHALL BE TESTED ACCORDING TO THE SPECIFICATIONS. ANY SOIL THAT HAS BEEN PREVIOUSLY COVERED BY ASPHALT, CONCRETE OR ANY OTHER MATERIAL AND IS INTENDED TO BE USED AS A TOPSOIL PLANTING MEDIUM SHALL HAVE THE FOLLOWING TESTS; A05-1 (CHEMISTRY, FERTILITY AND TEXTURE) AND THE M04 GROWTH TRAIL. THE M04 IS TO CHECK FOR THE PRESENCE OF HERBICIDES THAT MAY HAVE BEEN APPLIED BEFORE LAYING OF PAVEMENTS. TF THE M04 IS NECESSARY, THE SIZE OF THE SAMPLE SHOULD BE 3 GALLONS. THE GROWTH TRAIL REQUIRES 3-4 WEEKS TO COMPLETE. FOR THE A05, ONLY ONE QUART IS NEEDED.
16. ALL NEW AREAS TO RECEIVE PLANTING SHALL REQUIRE SOIL AMENDMENT EXCEPT AT ALL ENGINEERED BANKS STEEPER THAN 3:1.
17. IN PLACEMENT OF TOPSOIL, DO NOT DISTURB THE INTEGRITY OF ANY ENGINEERED SOILS.
18. DO NOT INSTALL TOPSOIL OVER TOP OF BIOSWALE SAND FILTERS. SEE CIVIL DRAWINGS FOR CONSTRUCTION DETAIL.
19. ALL SOILS TESTING SHALL BE PREFORMED BY Soil and Plant Laboratory Inc.
    WEBSITE: http://www.soilandplantlaboratory.com/

WELO SOIL MANAGEMENT NOTES:

1. IN ORDER TO REDUCE RUNOFF AND ENCOURAGE HEALTHY PLANT GROWTH, A SOIL MANAGEMENT REPORT SHALL BE COMPLETED BY THE CONTRACTOR AS FOLLOWS:
   A. SUBMIT SOIL SAMPLES TO A LABORATORY FOR ANALYSIS AND RECOMMENDATIONS.
2. SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS.
   A. THE SOIL ANALYSIS MAY INCLUDE:
      1. SOIL TEXTURE;
      2. INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE;
      3. PH;
      4. TOTAL SOLUBLE SALTS;
      5. SODIUM;
      6. PERCENT ORGANIC MATTER; AND
      7. RECOMMENDATIONS.
3. THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL COMPLY WITH ONE OF THE FOLLOWING:
   A. IF SIGNIFICANT MASS GRADING IS NOT PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE; OR
   B. IF SIGNIFICANT MASS GRADING IS PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE CERTIFICATE OF COMPLETION.
   C. THE SOIL ANALYSIS REPORT SHALL BE MADE AVAILABLE, IN A TIMELY MANNER, TO THE PROFESSIONALS PREPARING THE LANDSCAPE DESIGN PLANS AND IRRIGATION DESIGN PLANS TO MAKE ANY NECESSARY ADJUSTMENTS TO THE DESIGN PLANS.
   D. THE CONTRACTOR, SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE LOCAL AGENCY WITH CERTIFICATE OF COMPLETION.

NOTE: AUTHORITY CITED: CALIFORNIA DEPARTMENT OF WATER RESOURCES, MWELO 2015, SECTIONS 492.1 AND 492.5

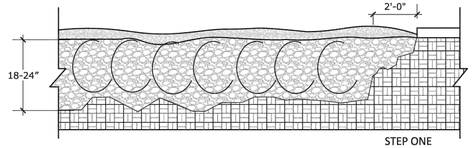
1. SCARIFY BY RIPPING AND CROSS-RIPPING THE TOP 12 INCHES OF SOIL AFTER FINISH GRADES HAVE BEEN ESTABLISHED.
2. AFTER FINISH GRADES HAVE BEEN ESTABLISHED WITH APPROVED TOPSOIL, SPREAD THE ORGANIC MATERIALS AND NUTRIENTS AS SPECIFIED IN THE SOILS REPORT, EVENLY AND THOROUGHLY BLEND WITH THE TOP 8 INCHES OF TOPSOIL TO FORM A HOMOGENOUS LAYER AND THEN RE-ESTABLISH FINISH GRADES.
3. INTERFACE OF LOOSENED SUBSOIL WITH LOOSENED AND AMENDED SOIL.
4. INTERFACE OF LOOSENED SOIL WITH SUBSOIL.
5. UNAMENDED SUBSOIL.
6. 1'-0" DEEP SOIL LAYER AT 85% COMPACTION.
7. FINISH GRADE.



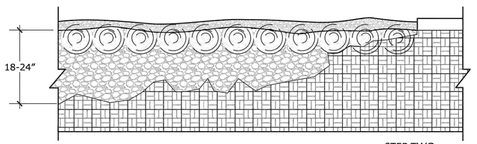
1/2" = 1'-0"

A **TOPSOIL AMENDMENT ON "FLAT" AREAS**

BEFORE STARTING SOIL FRACTURING APPLY 2-3" OF COMPOST OVER EXISTING GRADE.



STEP ONE



STEP TWO

NOTES:
1. FOR PLANTING AREAS NARROWER THAN 8' REDUCE THE DISTANCE BETWEEN PAVING AND SOIL FRACTURING FROM 2' TO 1'.
2. SEE PLANTING SOIL SPECIFICATION FOR ADDITIONAL REQUIREMENTS.

1/2" = 1'-0"

B **AMENDMENT AT EXISTING SOIL**

c&c studio
LANDSCAPE DESIGN
3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP

LICENSED LANDSCAPE ARCHITECT
JAMES COREY RIES
Signature
No. 5105
Renewal Date
JUNE 27, 2024
Date
STATE OF CALIFORNIA

701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

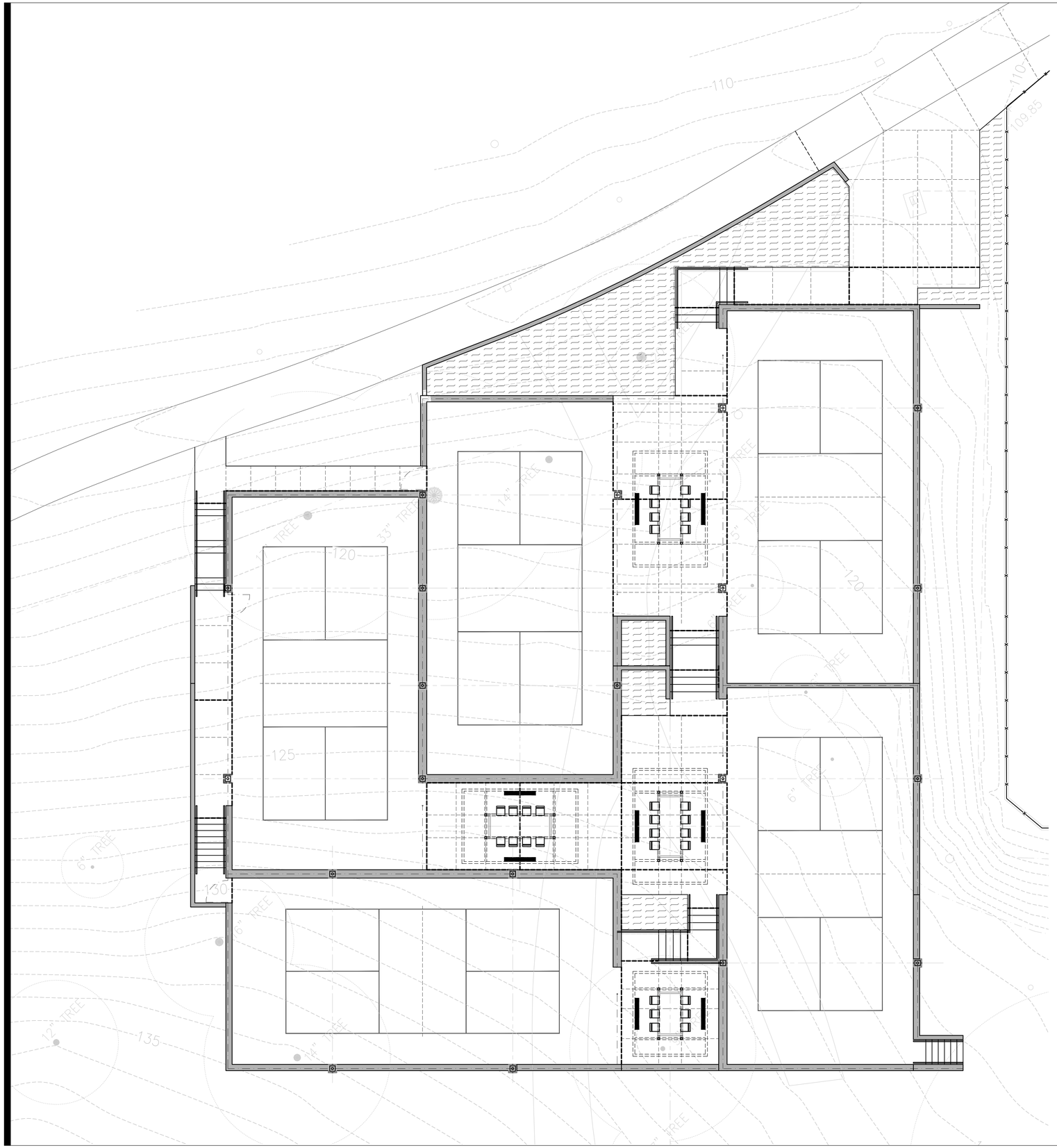
SHEET TITLE

Soils Management Details & Notes

PLAN NORTH
TRUE NORTH

SCALE

L-2.03



HYDROZONE LEGEND

ZONE	SYMBOL	DESCRIPTION	AREA (S.F.)
ZONE 1		HIGH WATER USE (WATER FEATURES)	0
ZONE 2		MODERATE WATER USE (INCLUDES COVERED POOL)	0
ZONE 3		LOW WATER USE	1,015*

***INCLUDES BIO RETENTION AREAS PER CIVIL PLANS**

864 SQ BIO RETENTION AREA
151 LANDSCAPE AREA
1,015 TOTAL LANDSCAPE AREA

NOTES:

A. SEE SHEETS L-4.00 FOR PLANTING PLAN.
B. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE. I HAVE APPLIED THE ORDINANCE'S CRITERIA OR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

Corey W. Brooks #6115

c&c studio
LANDSCAPE DESIGN

3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP

LICENSED LANDSCAPE ARCHITECT
COREY BROOKS
License No. 6115
Renewal Date
JUNE 27, 2024
STATE OF CALIFORNIA

701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

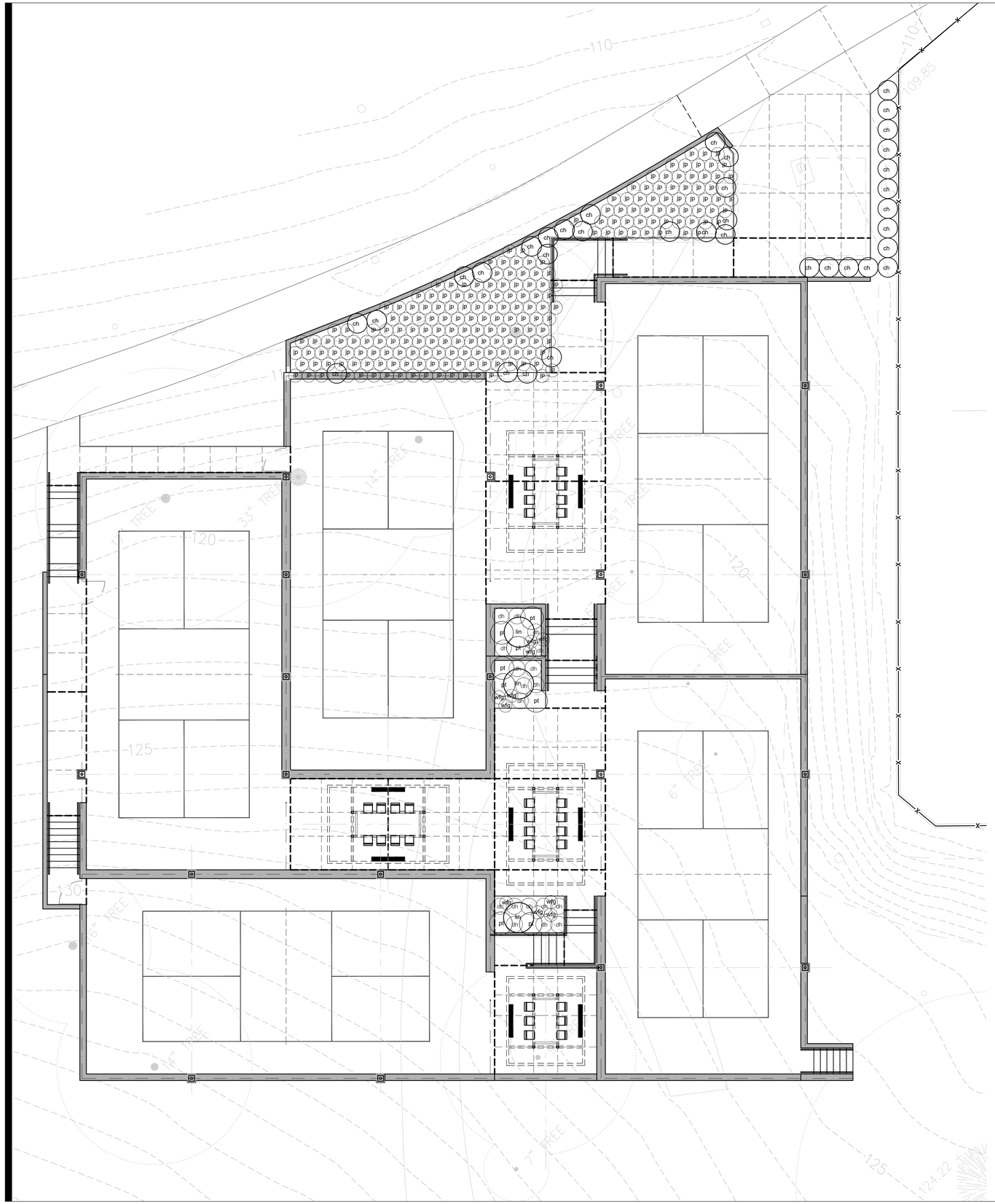
SHEET TITLE

Landscape
Hydrozone Plan

PLAN NORTH
TRUE NORTH

SCALE
1/8"-1'-0"

L-2.10



PLANTING LEGEND

TREES

SYMBOL	QTY.	SIZE	BOTANICAL NAME / COMMON NAME	TRUNK	WATER USE	NOTES

SHRUBS AND GROUNDCOVERS

SYMBOL	QTY.	SIZE	BOTANICAL NAME / COMMON NAME	SPACING	WATER USE	NOTES
ch	35	5 GAL	Chondropetalum tectorum 'El Campo' / Small Cape Rush	3'-0" O.C. / AS SHOWN	LOW	
dh	18	1 GAL	Dorycnium hirsutum / Hairy Canaryflower	2'-6" O.C.	LOW	
jp	223	1 GAL	Juncus patens 'Elk Blue' / Elk Blue California Gray Rush	2'-0" O.C.	LOW	
lin	3	15 GAL	Lagerstromeria indica x fauriei 'Natchez' Natchez Crape Myrtle	AS SHOWN	LOW	
pt	8	5 GAL	Pittosporum tenuifolium 'Golf Ball' Golf Ball Pittosporum	AS SHOWN	LOW	
wfg	10	5 GAL	Westringia f. Grey Box ['WES04'] / Grey Box Westringia	AS SHOWN	LOW	

0' 8' 16' 32'
UNITS IN FEET

c&c studio
LANDSCAPE DESIGN
3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP

LICENSED LANDSCAPE ARCHITECT
CHRIS COREY PETER
License No. 6505
Renewal Date
JUNE 27, 2024
STATE OF CALIFORNIA

701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

SHEET TITLE
Planting Plan

PLAN NORTH
TRUE NORTH

SCALE
1/8"=1'-0"

L-4.00

DETAILED PLANTING NOTES

PART 1 - GENERAL

1.1 VERIFICATION

A. All scaled dimensions on the drawings are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions, and shall immediately inform the Owner's Representative of any discrepancies between the information on the drawings and the actual conditions, refraining from doing any work in said areas until given approval to do so by the Owner's Representative.
B. The plant count is for contractors' convenience. In case of discrepancy, the plan shall govern.
C. In the case of a discrepancy in the plant quantities between the plan drawings and the plant call outs, list or plant schedule, the number of plants or square footage of the planting bed actually drawn on the plan drawings shall be deemed correct and prevail.

1.2 PRE-CONSTRUCTION CONFERENCE

A. Schedule a pre-construction meeting with the Owner's Representative at least fourteen (14) days before beginning work to review any questions the Contractor may have regarding the work, administrative procedures during construction
and project work schedule.

1.3 SELECTION AND OBSERVATION OF PLANTS

A. The Owner's Representative may review all plants subject to approval of size, health, quality, character, etc. Review or approval of any plant during the process of selection, delivery, installation and establishment period shall not prevent that plant from later rejection in the event that the plant quality changes or previously existing defects become apparent that were not observed.
B. Plant Selection: The Owner's Representative reserves the right to select and observe all plants at the nursery prior to delivery and to reject plants that do not meet specifications as set forth in this specification. If a particular defect or substandard element can be corrected at the nursery, as determined by the Owner's Representative, the agreed upon remedy may be applied by the nursery or the Contractor provided that the correction allows the plant to meet the requirements set forth in this specification. Any work to correct plant defects shall be at the contractor's expense.
1. The Owner's Representative may make invasive observation of the plant's root system in the area of the root collar and the top of the root ball in general in order to determine that the plant meets the quality requirements for depth of the root collar and presence of roots above the root collar. Such observations will not harm the plant.
2. Corrections are to be undertaken at the nursery prior to shipping.
C. The Contractor shall bear all cost related to plant corrections.
D. All plants that are rejected shall be immediately removed from the site and acceptable replacement plants provided at no cost to the Owner.

1.4 PLANT SUBSTITUTIONS FOR PLANTS NOT AVAILABLE

A. Submit all requests for substitutions of plant species, or size to the Owner's Representative, for approval, prior to purchasing the proposed substitution. Request for substitution shall be accompanied with a list of nurseries contacted in the search for the required plant and a record of other attempts to locate the required material. Requests shall also include sources of plants found that may be of a smaller or larger size, or a different shape or habit than specified, or plants of the same genus and species but different cultivar origin, or which may otherwise not meet the requirements of the specifications, but which may be available for substitution.

1.5 SITE CONDITIONS

A. Do not willfully proceed with construction as designed when it is obvious in the field that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the owner's representative.
B. It is the responsibility of the Contractor to be aware of all surface and sub-surface conditions, and to notify the Owner's Representative, in writing, of any circumstances that would negatively impact the health of plantings. Do not proceed with work until unsatisfactory conditions have been corrected.
C. Actual planting shall be performed during those periods when weather and soil conditions are suitable in accordance with locally accepted horticultural practices.
1. Do not install plants into saturated or frozen soils. Do not install plants during inclement weather, such as rain or snow or during extremely hot, cold or windy conditions.

1.6 PLANTING AROUND UTILITIES

A. Contractor shall carefully examine the civil, record, and survey drawings to become familiar with the existing underground conditions before digging.
B. The contractor shall locate and verify the existing locations of all underground utilities, pipes, and structures prior to starting work.
C. Determine location of underground utilities and perform work in a manner that will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until parties concerned mutually agree upon removal.
D. Notification of a Utility Locator Service (USA North 811, for example) prior to digging is required for all planting areas: The Contractor is responsible for knowing the location and avoiding utilities that are not covered by the Local Utility Locator Service.

PART 2 - PRODUCTS

2.1 PLANTS: GENERAL

A. Standards and measurement: Provide plants of quantity, size, genus, species, and variety or cultivars as shown and scheduled in contract documents.
1. All plants including the root ball dimensions or container size to trunk caliper ratio shall conform to ANSI Z60.1 American Standard for Nursery Stock latest edition, unless modified by provisions in this specification. When there is a conflict between this specification and ANSI Z60.1, this specification section shall be considered correct.
2. Plants larger than specified may be used if acceptable to the Owner's Representative. If larger plants are accepted the root ball size shall be in accordance with ANSI Z-60.1. Larger plants may not be acceptable if the resulting root ball cannot be fit into the required planting space.
3. If a range of size is given, no plant shall be less than the minimum size and not less than 50 percent of the plants shall be as large as the maximum size specified. The measurements specified are the minimum and maximum size acceptable and are the measurements after pruning, where pruning is required.
B. Proper Identification: All trees shall be true to name as ordered or shown on planting plans and shall be labeled individually or in groups by genus, species, variety and cultivar.
C. Plant Quality:
1. General: Provide healthy stock, grown in a nursery and reasonably free of die-back, disease, insects, eggs, bores, and larvae. At the time of planting all plants shall have a root system, stem, and branch form that will not restrict normal growth, stability and health for the expected life of the plant.
2. Plant quality above the soil line:
a. Plants shall be healthy with the color, shape, size and distribution of trunk, stems, branches, buds and leaves normal to the plant type specified.
1.) Crown: The form and density of the crown shall be typical for a young specimen of the species or cultivar pruned to a central and dominant leader.
a.) Crown specifications do not apply to plants that have been specifically trained in the nursery as topiary, espalier, multi-stem, clump, or unique selections such as contorted or weeping cultivars.
2.) Leaves: The size, color, and appearance of leaves shall be typical for the time of year and stage of growth of the species or cultivar. Trees shall not show signs of prolonged moisture stress or over watering as indicated by wilted, shriveled, or dead leaves.
3.) Branches: Shoot growth (length and diameter) throughout the crown should be appropriate for the age and size of the species or cultivar. Trees shall not have dead, diseased, broken, distorted, or otherwise injured branches.
a.) Main branches shall be distributed along the central leader not clustered together. They shall form a balanced crown appropriate for the cultivar/species.
b.) Branch diameter shall be no larger than two-thirds (one-half is preferred) the diameter of the central leader measured 1 inch above the branch union.
c.) The attachment of the largest branches (scaffold branches) shall be free of included bark.
4.) Trunk: The tree trunk shall be relatively straight, vertical, and free of wounds that penetrate to the wood (properly made pruning cuts, closed or not, are acceptable and are not considered wounds), sunburned areas, conks (fungal fruiting bodies), wood
cracks, sap leakage, signs of boring insects, galls, cankers, girdling ties, or lesions (mechanical injury).
5.) Temporary branches, unless otherwise specified, can be present along the lower trunk.
a. Trees shall have one central leader. If the leader was headed, a new leader (with a live terminal bud) at least one-half the diameter of the pruning cut shall be present.
1.) All trees are assumed to have one central leader trees unless a different form is specified in the plant list or drawings.
b. All graft unions, where applicable, shall be completely closed without visible sign of graft rejection. All grafts shall be visible above the soil line.
c. Trunk caliper and taper shall be sufficient so that the lower five feet of the trunk remains vertical without a stake. Auxiliary stake may be used to maintain a straight leader in the upper half of the tree.

3. Plant quality at or below the soil line:
a. Plant roots shall be normal to the plant type specified. Root observations shall take place without impacting tree health. Root quality at or below the soil line shall comply with the following:
1.) The roots shall be reasonably free of scrapes, broken or split wood.
2.) The root system shall be reasonably free of injury from biotic (e.g., insects and pathogens) and abiotic (e.g., herbicide toxicity and salt injury) agents. Wounds resulting from root pruning used to produce a high quality root system are not considered injuries.
3.) A minimum of three structural roots reasonably distributed around the trunk (not clustered on one side) shall be found in each plant. Root distribution shall be uniform throughout the root ball, and growth shall be appropriate for the species.
a.) Plants with structural roots on only one side of the trunk (J roots) shall be rejected. 4.) The root collar shall be within the upper 2 inches of the substrate/soil. Two structural roots shall reach the side of the root ball near the top surface of the root ball. The grower may request a modification to this requirement for species with roots that rapidly descend, provided that the grower removes all stem girdling roots above the structural roots across the top of the root ball.
5.) The root system shall be reasonably free of stem girdling roots over the root collar or kinked roots from nursery production practices.
6.) At time of observations and delivery, the root ball shall be moist throughout.Roots shall not show signs of excess soil moisture conditions as indicated by stunted, discolored, distorted, or dead roots.

2.2 PLANTING SOIL

A. Planting Soil as used in this specification means the soil at the planting site, or imported as modified and defined in
specification section Soil Management. If there is no Soil Management specification, the term Planting Soil shall mean the soil at the planting site within the planting hole.

2.3 TREE STAKING AND GUYING MATERIAL

A. Tree guying to be flat woven polypropylene material, 3/4 inch wide, and 900 lb. break strength. Color to be Green. Product to be ArborTie manufactured by Deep Root Partners, L.P. or approved equal.
B. Stakes shall be lodge pole stakes free of knots and of diameters and lengths appropriate to the size of plant as required to adequately support the plant.

PART 3 - EXECUTION

3.1 SITE EXAMINATION

A. Examine the surface grades and soil conditions to confirm that the requirements of the Specification Section - Soil Management - and the soil and drainage modifications indicated on the Soil Management Plan and Details (if applicable) have been completed. Notify the Owner's Representative in writing of any unsatisfactory conditions.
B. Test tree pits for proper drainage prior to planting; notify the Owner's Representative if problems exist.

3.2 DELIVERY, STORAGE AND HANDLING

A. Protect materials from deterioration during delivery and storage. Adequately protect plants from drying out, exposure of roots to sun, wind or extremes of heat and cold temperatures. If planting is delayed more than 24 hours after delivery, set plants in a location protected from sun and wind. Provide adequate water to the root ball package during the shipping and storage period.
1. All plant materials must be available for observation prior to planting.
2. Do not deliver more plants to the site than there is space with adequate storage conditions. Provide a suitable remote staging area for plants and other supplies.
B. Provide protective covering over all plants during transporting.

3.3 ADVERSE WEATHER CONDITIONS

A. No planting shall take place during extremely hot, dry, windy or freezing weather.

3.4 COORDINATION WITH PROJECT WORK

A. The contractor shall be responsible for coordination with all trades as required to accomplish the planting operations.
B. Prior to the start of work, prepare a detailed schedule of the work for coordination with other trades.
C. Coordinate the relocation of any irrigation lines, heads or the conduits of other utility lines that are in conflict with tree locations. Root balls shall not be altered to fit around lines. Notify the Owner's Representative of any conflicts encountered. (See Layout and Planting Sequence, Section 3.5, C.)

3.5 LAYOUT AND PLANTING SEQUENCE

A. Final positions of all plants and trees are subject to approval of the Owner's Representative.
B. Notify the Owner's Representative, one (1) week prior to layout. Layout all individual tree and shrub locations. Place plants above surface at planting location or place a labeled stake at planting location. Layout bed lines with paint for the Owner's Representative's approval. Secure the Owner's Representative's acceptance before digging and start of planting work.
C. Trees shall be located a minimum of 5 feet from walls, overheads, walks, headers, and other trees within the project. If conflicts arise between size of areas and plans, the contractor shall notify the owner's representative for resolution.
D. When applicable, plant trees before other plants are installed.
E. It is understood that plants are not precise objects and that minor adjustments in the layout will be required as the planting plan is constructed. These adjustments may not be apparent until some or all of the plants are installed. Make adjustments as required by the Owner's Representative including relocating previously installed plants.

3.6 SOIL PROTECTION DURING PLANT DELIVERY AND INSTALLATION

A. Protect soil from compaction during the delivery of plants to the planting locations, digging of planting holes and installing plants.
1. Where possible, deliver and plant trees that require the use of heavy mechanized equipment prior to final soil preparation and tilling. Where possible, restrict the driving lanes to one area instead of driving over and compacting a large area of soil.
2. Till to a depth of 6 inches, all soil that has been driven over during the installation of plants.

3.7 INSTALLATION OF PLANTS: GENERAL

A. All plant material shall be approved by the owner's representative prior to installation.
B. If utilities interfere with major tree locations, the contractor is to bring this to the attention of the owner's representative.
C. Soils Management Plan and Planting Plan shall be submitted a minimum of 14 days prior to the scheduled installation. Plan should describe the methods, activities, materials and schedule to achieve installation of plants.
D. Observe each plant after delivery and prior to installation for damage of other characteristics that may cause rejection of the plant. Notify the Owner's Representative of any condition observed.
E. No more plants shall be distributed about the planting bed area than can be planted and watered on the same day.
F. The root system of each plant, regardless of root ball package type, shall be observed by the Contractor, at the time of planting to confirm that the roots meet the requirements for plant root quality in Part 2 Products: Plants General: Plant Quality. The Contractor shall undertake at the time of planting, all modifications to the root system required by the Owner's Representative to meet these quality standards.
1. Modifications, at the time of planting, to meet the specifications for the depth of the root collar and removal of stem girdling roots and circling roots may make the plant unstable or stress the plant to the point that the Owner's Representative may choose to reject the plant rather than permitting the modification.
2. Any modifications required by the Owner's Representative to make the root system conform to the plant quality standards outlined in Part 2 Products: Plants General: Quality, or other requirements related to the permitted root ball package, shall not be considered as grounds to modify or void the plant warranty.
3. The resulting root ball may need additional staking and water after planting. The Owner's Representative may reject the plant if the root modification process makes the tree unstable or if the tree is not healthy at the end of the warranty period. Such plants shall still be covered under the warranty.
4. The Contractor remains responsible to confirm that the grower has made all required root modifications noted during any nursery observations.
G. Container and Boxed Root Ball Shaving: The outer surfaces of ALL plants in containers and boxes, including the top, sides and bottom of the root ball shall be shaved to remove all circling, descending, and matted roots. Shaving shall be performed using saws, knives, sharp shovels or other suitable equipment that is capable of making clean root cuts. Shaving shall remove no more than 2" of the periphery of the rootball.
H. Exposed Stem Tissue after Modification: The required root ball modifications may result in stem tissue that has not formed trunk bark being exposed above the soil line. If such condition occurs, wrap the exposed portion of the stem in a protective wrapping with a white filter fabric. Secure the fabric with biodegradable masking tape. DO NOT USE string, twine, green nursery ties or any other material that may girdle the trunk if not removed.
I. Excavation of the Planting Space: Using hand tools or tracked mini-excavator, excavate the planting hole into the Planting Soil to the depth of the root ball measured after any root ball modification to correct root problems, and wide enough for working room around the root ball or to the size indicated on the drawing or as noted below.
1. All planted areas and plant pits shall be free from rocks and debris great than 2" in diameter.
2. If an auger is used to dig the initial planting hole, the soil around the auger hole shall be loosened as defined above for trees and shrubs planted in soil areas that are NOT tilled or otherwise modified.
3. The measuring point for root ball depth shall be the average height of the outer edge of the root ball after any required root ball modification.
4. If motorized equipment is used to deliver plants to the planting area over exposed planting beds, or used to loosen the soil or dig the planting holes, all soil that has been driven over shall be tilled to a depth of 6 inches.
J. Backfill the space around the root ball with the same planting soil or existing soil that was excavated for the planting space. See Specification Section Soil Management, for requirements to modify the soil within the planting bed.
K. The contractor shall backfill all planting pits on engineered banks using the existing excavated, non-amended soil as backfill.
L. Brace root ball by tamping Planting Soil around the lower portion of the root ball. Place additional Planting Soil around base and sides of ball in six-inch (6") lifts. Lightly tamp each lift using foot pressure or hand tools to settle backfill, support the tree and eliminate voids. DO NOT over compact the backfill or use mechanical or pneumatic tamping equipment. Over compaction shall be defined as greater than 85% of maximum dry density, standard proctor or greater than 250 psi as measured by a cone penetrometer when the volumetric soil moisture is lower than field capacity.
10. When the planting hole has been backfilled to three quarters of its depth, water shall be poured around the root ball and allowed to soak into the soil to settle the soil. Do not flood the planting space. If the soil is above field capacity, allow the soil to drain to below field capacity before finishing the planting. Air pockets shall be eliminated and backfill continued until the planting soil is brought to grade level.
M. Thoroughly water the Planting Soil and root ball immediately after planting.
N. Remove all nursery plant identification tags and ribbons as per Owner's Representative's instructions.
O. Remove corrugated cardboard trunk protection after planting.
P. Follow additional requirements for the permitted root ball packages.

3.8 PERMITTED ROOT BALL PACKAGES AND SPECIAL PLANTING REQUIREMENTS

J. The following are permitted root ball packages and special planting requirements that shall be followed during the planting process in addition to the above General planting requirements.
K. BALLED AND BURLAPPED PLANTS
1. After the root ball has been backfilled, remove all twine and burlap from the top of the root ball. Cut the burlap away; do not fold down onto the Planting Soil.
C. SPADE HARVESTED AND TRANSPLANTED PLANTS
1. For field-dug Olives and Palms, adhere to supplier's recommendations. The following requirements pertain to plant materials supplied without specific supplier requirements.
2. After installing the tree, loosen the soil along the seam between the root ball and the surrounding soil out to a radius from the root ball edge equal to the diameter of the root ball to a depth of 8 - 10 inches by hand digging to disturb the soil interface.
3. Fill any gaps below this level with loose soil.
D. CONTAINER (INCLUDES BOXED AND ABOVE-GROUND FABRIC CONTAINERS) PLANTS
1. This specification assumes that most container plants have significant stem girdling and circling roots, and that the root collar is too low in the root ball.
2. Remove the container.
3. Perform root ball shaving as defined in Installation of Plants: General above.
4. Remove all roots and substrate above the root collar and the main structural roots according to root correction details so root system conforms to root observations detail.
5. Remove all substrate at the bottom of the root ball that does not contain roots.
6. Using a hose, power washer or air excavation device, wash out the substrate from around the trunk and top of the remaining root ball and find and remove all stem girdling roots within the root ball above the top of the structural roots.
E. BARE ROOT PLANTS
1. Dig the planting hole to the diameter of the spread of the roots to a depth in the center that maintains the root collar at the elevation of the surrounding finished grade and slightly deeper along the edges of the hole.
2. Spread all roots out radial to the trunk in the prepared hole making the hole wider where needed to accommodate long roots. Root tips shall be directed away from the trunk. Prune any broken roots removing the least amount of tissue possible.
3. Maintain the trunk plumb while backfilling soil around the roots.
4. Lightly tamp the soil around the roots to eliminate voids and reduce settlement.
F. IN-GROUND FABRIC CONTAINERS
1. Remove the fabric container from the root ball. Cut roots at the edge of the container as needed to extract the fabric from the roots. Make clean cuts with sharp tools; do not tear roots away from the fabric.
2. Observe the root system after the container is removed to confirm that the root system meets the quality standards.

3.9 GROUND COVER, PERENNIAL AND ANNUAL PLANTS

A. Assure that soil moisture is within the required levels prior to planting. Irrigation, if required, shall be applied at least 12 hours prior to planting to avoid planting in muddy soils.
B. Assure that soil grades in the beds are smooth and as shown on the plans.
C. Plants shall be planted in even, triangularly spaced rows, at the intervals called out for on the drawings, unless otherwise noted. The first row of Annual flower plants shall be 6 inches from the bed edge unless otherwise directed.
D. Dig planting holes sufficiently large enough to insert the root system without deforming the roots. Set the top of the root system at the grade of the soil.
E. Schedule the planting to occur prior to application of the mulch. If the bed is already mulched, pull the mulch from around the hole and plant into the soil. Do not plant the root system in the mulch. Pull mulch back so it is not on the root ball surface.
F. Press soil to bring the root system in contact with the soil.
G. Spread any excess soil around in the spaces between plants.
H. Apply mulch to the bed being sure not to cover the tops of the plants with or the tops of the root ball with mulch.
I. Water each planting area as soon as the planting is completed. Apply additional water to keep the soil moisture at the required levels. Do not over water.

3.10 STAKING AND GUYING

A. Trees that are guyed shall have their guys and stakes removed after one full growing season or at other times as required by the Owner's Representative.
B. Tree guying shall utilize the tree staking and guying materials specified. Guying to be tied in such a manner as to create a minimum 12-inch loop to prevent girdling. Refer to manufacturer's recommendations and the planting detail for installation.
1. Plants shall stand plumb after staking or guying.
2. Stakes shall be driven to sufficient depth to hold the tree rigid.

3.11 STRAIGHTENING PLANTS

A. Maintain all plants in a plumb position throughout the warranty period. Straighten all trees that move out of plumb including those not staked. Plants to be straightened shall be excavated and the root ball moved to a plumb position, and then re-backfilled.
B. Do not straighten plants by pulling the trunk with guys.

3.12 INSTALLATION OF FERTILIZER AND OTHER CHEMICAL ADDITIVES

A. Do not apply any soluble fertilizer to plantings during the first year after transplanting unless soil test determines that fertilizer or other chemical additives is required. Apply chemical additives only upon the approval of the Owner?s Representative.

3.13 PRUNING OF TREES AND SHRUBS

A. Pruning trees shall be limited to addressing structural defects as shown in details; follow recommendations in "Structural Pruning: A Guide For The Green Industry" published by Urban Tree Foundation, Visalia CA.
B. All pruning shall be performed by a person experienced in structural tree pruning.
C. Except for plants specified as multi-stemmed or as otherwise instructed by the Owner'S Representative, preserve or create a central leader.
D. Pruning of large trees shall be done using pole pruners or if needed, from a ladder or hydraulic lift o gain access to the top of the tree. Do not climb in newly planted trees. Small trees can be structurally pruned by laying them over before planting. Pruning may also be performed at the nursery prior to shipping.
E. Remove and replace excessively pruned or malformed stock resulting from improper pruning that occurred in the nursery or after.
F. Pruning shall be done with clean, sharp tools.
G. No tree paint or sealants shall be used.

3.14 MULCHING OF PLANTS

A. Lift all leaves, low hanging stems and other green portions of small plants out of the mulch if covered.

3.15 PLANTING BED FINISHING

A. After planting, smooth out all grades between plants before mulching.

3.16 WATERING

A. Hand water root balls of all plants to assure that the root balls have moisture above wilt point and below field capacity. Test the moisture content in each root ball and the soil outside the root ball to determine the water content.

3.17 PROTECTION DURING CONSTRUCTION

A. The Contractor shall protect planting and related work and other site work from damage due to planting operations. Treat, repair or replace damaged work immediately.
B. Damage done by the Contractor, or any of their sub-contractors to existing or installed plants, or any other parts of the work or existing features to remain, including roots, trunk or branches of large existing trees, soil, paving, utilities, lighting, irrigation, other finished work and surfaces including those on adjacent property, shall be cleaned, repaired or replaced by the Contractor at no expense to the Owner. The Owner's Representative shall determine when such cleaning, replacement or repair is satisfactory.

c&c studio
LANDSCAPE DESIGN
3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP

LICENSED LANDSCAPE ARCHITECT
DAVID COREY RYAN
Signature
JUNE 30, 2025
Renewal Date
JUNE 27, 2024
Date
STATE OF CALIFORNIA

701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

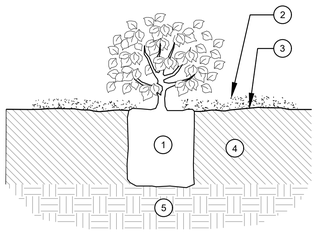
DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

SHEET TITLE
Planting Specification

PLAN NORTH
TRUE NORTH

SCALE
N/A

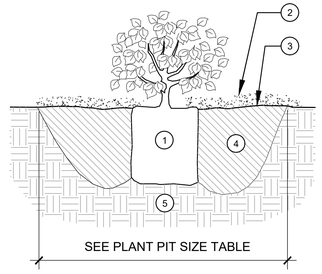
L-4.11



1. ROOTBALL
   -TOP OF ROOTBALL TO BE 1/2"-1" ABOVE FINISH GRADE
2. MULCH
   -3" MULCH LAYER; 1" MAX ON TOP OF ROOTBALL
3. FINISH GRADE
4. BACKFILL MIX
   -INCORPORATE COMPOST TO A DEPTH OF 6" MIN., 4 CU. YARDS MIN. PER 1000 S.F., OR PER SOILS REPORT RECOMMENDATIONS
5. EXISTING SUBERADE
   -ROOTBALL TO REST ON EXISTING OR RECOMPACTED SOIL

1 SHRUB PLANTING - MODIFIED SOIL

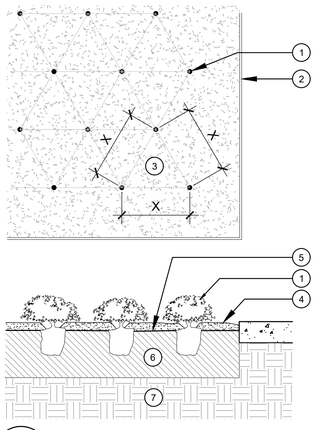
SCALE: 3/4"=1'=0"



1. ROOTBALL
   -TOP OF ROOTBALL TO BE 1/2"-1" ABOVE FINISH GRADE
2. MULCH
   -3" MULCH LAYER; 1" MAX ON TOP OF ROOTBALL
3. FINISH GRADE
4. BACKFILL MIX
   -2/3 NATIVE SOIL MIXED WITH 1/3 AMENDMENT COMPOST, OR PER SOILS REPORT RECOMMENDATIONS
5. EXISTING SUBGRADE
   -ROOTBALL TO REST ON EXISTING OR RECOMPACTED SOIL
   -SCARIFY BOTTOM AND SIDES OF PLANTING PIT

2 SHRUB PLANTING - UNMODIFIED SOIL

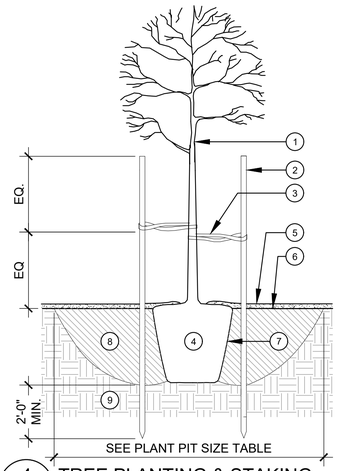
SCALE: 3/4"=1'=0"



1. PLANT
   -SET TOP OF ROOTBALL FLUSH WITH FINISH GRADE
2. EDGE OF GROUND COVER AREA
3. TRIANGULAR SPACING
   -X = TYPICAL PLANT SPACING, SEE PLANT LEGEND
4. MULCH
   -3 MULCH LAYER; 1" MAX. ON TOP OF ROOTBALL
5. FINISH GRADE
6. BACKFILL MIX
   -INCORPORATE COMPOST TO A DEPTH OF 6" MIN, 4 CU. YARDS PER 1000 S.F., OR PER SOILS REPORT RECOMMENDATIONS
7. EXISTING SUBGRADE

3 GROUND COVER PLANTING

SCALE: 3/4"=1'=0"



1. TREE
   -SET LEVEL
2. TREE STAKE
   -INSTALL AS REQUIRED
   -2" DIAM. X 10' LONG LODGEPOLE
   -DO NOT DRIVE STAKE THROUGH ROOTBALL
3. TREE TIE (2 PER TREE)
   -SECURE TO STAKE WITH 2 GALVANIZED SCREWS PER STAKE
4. ROOTBALL
   -TOP OF ROOTBALL TO BE 1'-2" ABOVE FINISH GRADE
5. MULCH
   -3" MULCH LAYER; 1" MAX. ON TOP OF ROOTBALL
   -KEEP MULCH 2" CLR. FROM TRUNK
6. FINISH GRADE
7. SCARIFY ROOTBALL SURFACE $\frac{1}{8}$" DEPTH MIN. TO $\frac{1}{4}$" DEPTH MAX.
8. BACKFILL MIX
   -2/3 NATIVE SOIL MIXED WITH 1/3 AMENDMENT COMPOST, OR PER SOILS REPORT RECOMMENDATIONS
9. EXISTING SUBGRADE
   -ROOTBALL TO REST ON EXISTING OR RECOMPACTED SOIL
   -SLOPE SIDES OF PLANTING PIT
   -SCARIFY BOTTOM AND SIDES OF PIT

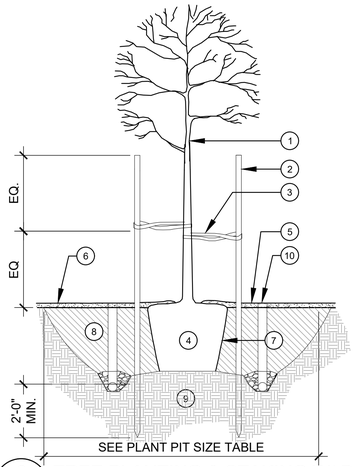
4 TREE PLANTING & STAKING

SCALE: 3/8"=1'-0"

CONTAINER SIZE	PLANT PIT DIAMETER
1 GAL. PLANT	18" MINIMUM
5 GAL. PLANT	30" MINIMUM
15 GAL. PLANT	3' MINIMUM
24" BOX PLANT	5' MINIMUM
36" BOX PLANT	7' MINIMUM
48" BOX PLANT	8' MINIMUM
60" BOX PLANT	9' MINIMUM

5 PLANT PIT SIZE TABLE

SCALE: NTS



1. TREE - SET LEVEL
2. TREE STAKE. INSTALL AS REQUIRED. 2" DIA. x 10' LONG LODGEPOLE. DO NOT DRIVE STAKE THROUGH TREE ROOTBALL.
3. TREE TIE (2 PER TREE). SECTURE TO STAKE WITH (2) GALVANIZED SCREWS PER STAKE
4. TREE ROOTBALL. TOP OF ROOTBALL TO BE 1-2" ABOVE FINISH GRADE MINIMUM. OLIVE TREES MAKE REQUIRE ADDITIONAL HEIGHT. REVIEW ELEVATIONS WITH LANDSCAPE ARCHITECT.
5. 3" LAYER OF MULCH. 1" MAX. OVER TOP OF ROOTBALL. KEEP MULCH 2" CLEAR FROM TREE TRUNK.
6. FINISH GRADE - SEE GRADING PLANS.
7. SCARIFY ROOTBALL SURFACE UP TO 1/4" IN DEPTH.
8. BACKFILL MIX. 2/3 NATIVE SOIL MIXED WITH 1/3 AMENDMENT COMPOST AS OUTLINED IN SOILS REPORT AND OR SOILS SAMPLE ANALYSIS.
9. EXISTING SUBGRADE. PLACE ROOTBALL ON EXISTING OR RECOMPACTED SOIL. SLOPE SLIDES OF PLANTING PIT TOWARD DRAINAGE. SCARIFY BOTTOM AND SIDES OF PIT.
10. 3" PERFORATED DRAIN PIPE AROUND PERIMETER OF ROOTBALL. SET PIPE 6" BELOW BOTTOM ELEVATION OF ROOTBALL. (2) STAND PIPES PER TREE FOR EVAPORATION / AERATION. WRAP BOTTOM PERIMETER PERFORATED PIPE WITH FABRIC AND BACK FILL WITH CLEAN / WASHED DRAIN ROCK.

6 TREE PLANTING & STAKING W/ DRAINAGE

SCALE: 3/8"=1'-0"

PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THE HEALTH AND GOOD CONDITION OF ALL PLANT MATERIAL, 15 GALLON SIZE AND SMALLER, FOR A PERIOD OF 90 DAYS FROM DATE OF FINAL ACCEPTANCE BY OWNER. ALL PLANT MATERIAL 24" BOX SIZE AND LARGER SHALL BE SIMILARLY GUARANTEED FOR A PERIOD OF ONE YEAR.
2. ALL WORK SHALL BE PERFORMED ON THE SITE SIDE OF THE SILT FENCE.
3. ALL PLANTING AREAS SHALL SLOPE A MINIMUM OF 3% POSITIVE FALL AWAY FROM BUILDING FOUNDATIONS FOR A DISTANCE OF 5'-0" MINIMUM. PROVIDE 2% MINIMUM POSITIVE DRAINAGE AT ALL OTHER PLANTING AREAS. IF FOUNDATION PLANTING IS ENCLOSED BY PAVING, CATCH BASINS SHALL BE PROVIDED.
4. REFER TO THE FINISH GRADING DOCUMENTS FOR LANDSCAPE AREA DRAIN AND HARDSCAPE AREA DRAIN LOCATIONS AND DETAILS.
5. ALL BACKFILL AND COMPACTION SHALL CONFORM TO THE PRACTICES ESTABLISHED BY THE PROJECT CIVIL AND GEOTECHNICAL ENGINEERS. THE CONTRACTOR SHALL BACKFILL ALL PLANTING PITS ON ENGINEERED BANKS USING THE EXISTING EXCAVATED NON-AMENDED SOIL AS BACKFILL.
6. REFER TO THE CIVIL ENGINEER'S AND ARCHITECT'S DOCUMENTS FOR FINISH FLOOR ELEVATIONS TO CONFIRM ACCURACY BETWEEN DISCIPLINES. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IN THE EVENT OF DISCREPANCY BEFORE COMMENCEMENT OF PLANTING.
7. ALL NEW AREAS TO RECEIVE PLANTING SHALL REQUIRE SOIL AMENDMENT EXCEPT AT ENGINEERED BANKS STEEPER THAN 3:1. SEE SOIL DOCUMENTS ALL QUANTITIES ARE FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE THE FINAL DETERMINATION OF QUANTITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES.
9. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ALL TRADES AS REQUIRED TO ACCOMPLISH THE PLANTING OPERATIONS.
11. THE CONTRACTOR SHALL HAVE SITE GRADED TO ±.10' PRIOR TO PLANTING INSTALLATION.
12. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE.
14. PROVIDE MINIMUM 72 HOURS' ADVANCE NOTICE TO OWNER'S REPRESENTATIVE FOR REVIEW AND COORDINATION OF PLANT MATERIAL LOCATIONS.
15. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM WALLS, OVERHEAD STRUCTURES, WALKS, HEADERS AND OTHER TREES WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR RESOLUTION.
16. GROUND COVERS SHALL BE TRIANGULARLY SPACED.
17. GROUND COVERS SHALL BE HELD BACK FROM EDGE OF PAVEMENTS AND OTHER EDGES TO A DISTANCE EQUAL TO THEIR TRIANGULAR SPACING. HOLD GROUND COVERS BACK FROM ROOTBALLS OF TREES, SHRUBS AND VINES.
18. TEST TREE PITS FOR PROPER DRAINAGE PRIOR TO PLANTING; NOTIFY THE OWNER'S REPRESENTATIVE IF PROBLEMS EXIST.
19. PROVIDE SPECIFIED ROOT BARRIER ALONG ALL PAVEMENT EDGES.
20. WITH THE EXCEPTION OF SOD AND TURF AREAS, PROVIDE PREMIUM ARBOR MULCH, 3" DEEP AT ALL PLANT BEDS. AVAILABLE FROM LYNGSO GARDEN MATERIALS, SAN CARLOS, CA.

c&c studio
LANDSCAPE DESIGN
3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP

LICENSED LANDSCAPE ARCHITECT
CHRIS COREY PRICE
License No. 6406
Renewal Date
JUNE 27, 2024
STATE OF CALIFORNIA

701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

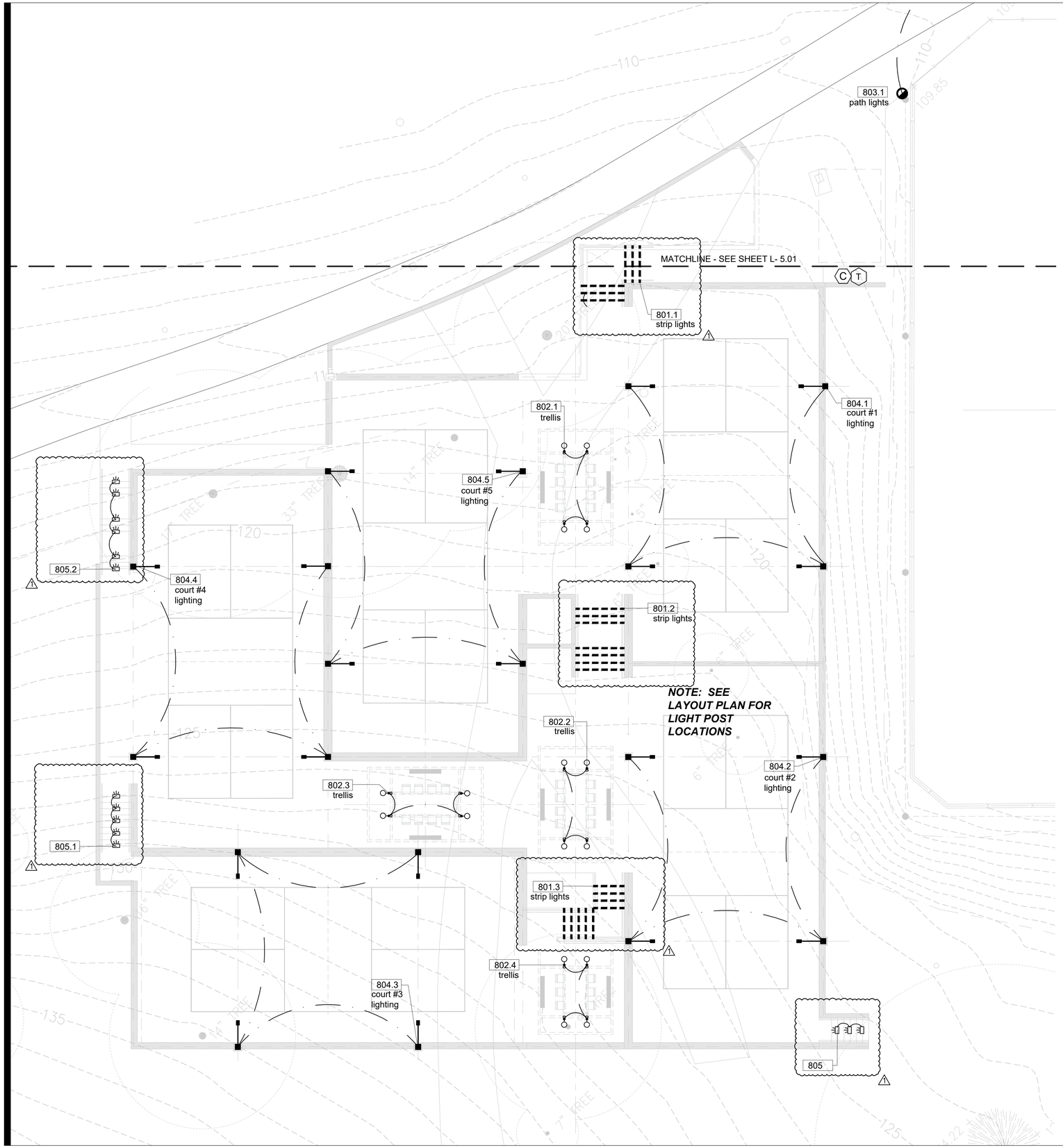
DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

SHEET TITLE
Planting Notes & Details

PLAN NORTH
TRUE NORTH

SCALE
AS NOTED

L-4.20



LIGHTING NOTES:

1. THIS PLAN IS INTENDED FOR LANDSCAPE LIGHTING PURPOSES ONLY. ALL LIGHTING FIXTURES AND TRANSFORMERS SHALL BE INSTALL PER MANUFACTURERS SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN COMPLIANCE WILL ALL LOCAL BUILDING SAFETY CODES AND ORDINANCES.
2. FIXTURES ARE SHOWN IN APPROXIMATE LOCATION. THE CONTRACTOR SHALL FIELD VERIFY THE ACTUAL PLACEMENT OF EACH FIXTURE UPON COMPLETION OF LANDSCAPE INSTALLATION.
3. ALL PATH LIGHTS ARE TO BE INSTALLED AT A MINIMUM OF 6 INCHES FROM ANY SIDEWALK OR VERTICAL STRUCTURE.
4. GROUND ALL FIXTURES 10 FEET OR LESS FROM A POOL, SPA, OR FOUNTAIN.
5. ALL LOW-VOLTAGE DIRECT BURIAL WIRE TO BE INSTALLED AT 2"-3" INCHES BELOW FINISH GRADE.
6. IN ORDER TO MINIMIZE FUTURE DISTURBANCE, ALL WIRE RUNS SHALL BE INSTALLED PARALLEL AND ADJACENT TO HARD SURFACES SUCH AS SIDEWALKS, DRIVEWAYS, AND WALLS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL HARDSCAPE SURFACES USING A MINIMUM 1 INCH PVC PIPE.
8. ALL UNDERGROUND SPLICES SHALL BE INSTALLED IN UNDERGROUND J-BOXES WITH WATER TIGHT CONNECTIONS LEAVING 12 INCHES OF EXTRA SLACK.
9. ALL EXTERIOR 120-VOLT ELECTRICAL OUTLETS SHALL BE GFCI PROTECTED PER NATIONAL ELECTRIC CODE.
10. ALL TRANSFORMERS PLUGGED INTO AN OUTDOOR RECEPTACLE SHALL HAVE AN "IN USE" COVER. CONTRACTOR SHALL INSTALL TAYMAC TYPE COVERS AT ALL OUTLETS.
11. CENTER THE TRANSFORMER ON THE WATTAGE LOAD.
12. ALL EXPOSED CONDUITS SHALL BE PAINTED TO MATCH SURROUNDINGS.
13. THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE FIXTURES AT NIGHT TO HELP ELIMINATE GLARE AND TO ENSURE OPTIMUM LIGHTING EFFECT.
14. CONTRACTOR TO VERIFY A MINIMUM OF 10 VOLTS AT THE LAST FIXTURE FOR OPTIMAL OPERATION.
15. AT WALL INSTALLATIONS, WATER-PROOF END OF SLEEVE TO PREVENT WATER MIGRATING THROUGH THE WALL AND INTO THE LAMP HOUSING. LEAVE 18" OF 12 GA. MAIN LINE CABLE SERVICE LOOP COILED INSIDE THE SLEEVE.
16. CONTRACTOR TO CENTER FEED THE SYSTEM WHEREVER POSSIBLE AND VERIFY ALL WIRE CONNECTIONS ARE AT THE FIXTURES.

LIGHTING NOTES AT STRUCTURES:

ALL LIGHTS PERMANENTLY INSTALLED AT STRUCTURES MUST COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE, SUMMARIZED AS FOLLOWS:

A. ALL LUMINAIRES INSTALLED IN RESIDENTIAL CONSTRUCTION MUST QUALIFY AS 'HIGH-EFFICACY' FIXTURES;
B. HIGH EFFICACY FIXTURES INCLUDE:
   1) LINEAR FLUORESCENT
   2) PIN-BASED COMPACT FLUORESCENT
   3) GU-24 BASE CFL
   4) HID
   5) INDUCTION LIGHTING
   6) JA8-COMPLIANT LAMP
C. PERMANENTLY INSTALLED LUMINAIRES WITH INTERCHANGEABLE LAMPS MUST CONTAIN LAMPS THAT COMPLY WITH THE REQUIREMENTS OF THE JOINT APPENDIX 8 (JA8) AND MUST BE APPROPRIATELY MARKED;
D. LIGHT SOURCES TO BE USED IN ENCLOSED OR RECESSED LUMINAIRES MUST BE MARKED 'JA8-2016';
E. RECESSED DOWNLIGHT LUMINAIRES WITH SCREW BASE SOCKETS ARE NO LONGER PERMITTED TO BE INSTALLED;
F. THE BUILDER MUST PROVIDE BUILDING OWNER A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINAIRES;
G. LIGHTING MUST BE CONTROLLED BY EITHER:
   1) A MANUAL ON/OFF SWITCH THAT DOES NOT OVERRIDE TO 'ON' THE AUTOMATIC ACTIONS OF THE OUTDOOR LIGHTING
   2) ONE OF THE FOLLOWING METHODS:
      - A PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL, OR
      - AN ASTRONOMICAL CLOCK, OR
      - AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS)

NOTE: SEE SHEET L-5.02 FOR LIGHTING LEGEND AND LIGHTING ZONES

0' 8' 16' 32'
UNITS IN FEET

c&c studio
LANDSCAPE DESIGN
3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP

LICENSED LANDSCAPE ARCHITECT
CHRIS COREY PRICE
License Number
4996
Renewal Date
JUNE 27, 2024
Date
STATE OF CALIFORNIA

701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

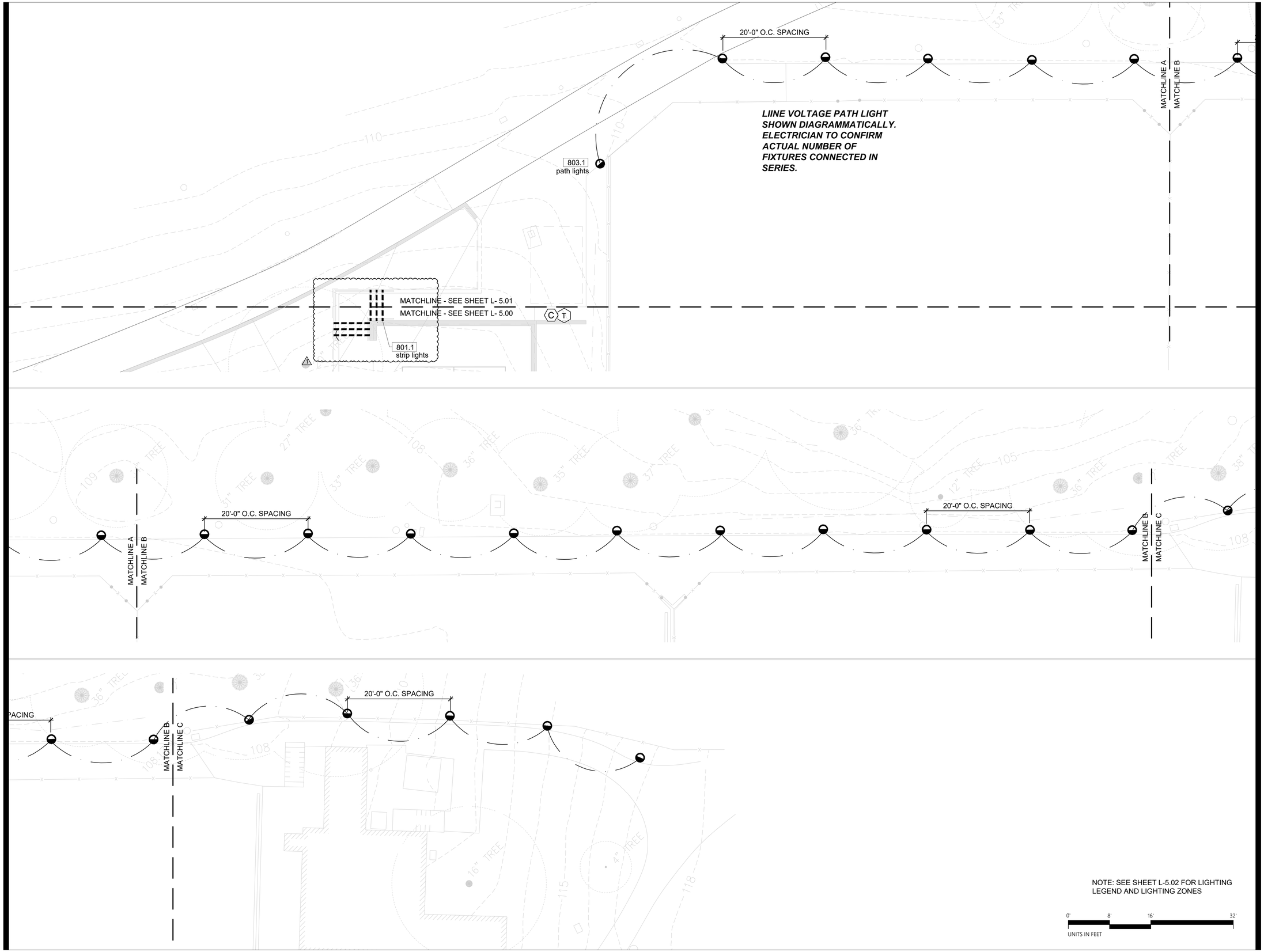
SHEET TITLE

Lighting Plan

PLAN NORTH
TRUE NORTH

SCALE
1/8"=1'-0"

L-5.00



c&c studio
LANDSCAPE DESIGN
3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP

LICENSED LANDSCAPE ARCHITECT
JAMES COREY RITZ
License No.
6206
Renewal Date
JUNE 27, 2024
Date
STATE OF CALIFORNIA

701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

SHEET TITLE

Lighting Plan

PLAN NORTH
TRUE NORTH

SCALE
1/8"=1'-0"

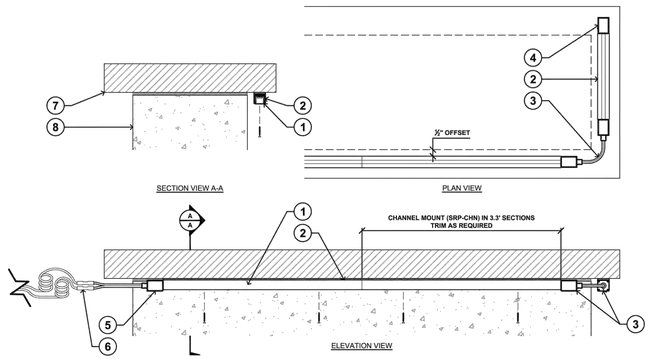
L-5.01

LIGHTING & ELECTRICAL FIXTURE SCHEDULE

SYMBOL	MANUFACTURER / MODEL / DESCRIPTION	QTY	DETAIL	MATERIAL	FINISH	ELECTRICAL	LAMP	WATTS	TOTAL WATTS	LENS	MOUNTING	OPTIONS / NOTES
C	CONTROLLER: FX LUMINAIRE LUXOR ZDC CONTROLLER, ZDC ZDC-LUX-X-300-120V-M (PAINTABLE MATTE GRAY)	1	3/L5.02	METAL		120 VAC		300	300			LUXOR LAN MODULE LOAD NOT TO EXCEED 85%
C	CONTROLLER: FX LUMINAIRE LSAT-300 (PAINTABLE MATTE GRAY)			METAL		120 VAC		300	1800			LOAD NOT TO EXCEED 85%
LV	LUXOR CUBE - LOW VOLTAGE LCM-LV	4	5/L5.02			MAX LOAD 60W/ 5A						
HV	LUXOR CUBE - HIGH VOLTAGE LCM-HV	5	4/L5.02			MAX LOAD 400W/ 3.3A						LIVE VOLTAGE FEED TO FIXTURE STILL REQUIRED.
	ZONE LIGHTING: 20' TALL SPORT COURT POLE LIGHTS **ZNM-36L-CT-UNV-40-BLK-IL/IH**	20	1/L5.03	ALUMINUM	FLAT BLACK	120-277V		300	6000		20' POLE HEIGHT FROM F.S.	www.lsi-industries.com (or approved equal)
	FX LIGHTING: OVERHEAD STRUCTURE DOWN LIGHTS ZW-ZD-3LED-DN-FB	16	6/L5.02	ALUMINUM	FLAT BLACK	10V TO 15V 13.5 VA	9LED	10	160			
	FX LIGHTING: PATH LIGHTS A-BR10-UV-L07-K27-GP-FB	21	7/L5.02	ALUMINUM	BRASS	110-277V 60HZ		7.6	159.6			USE LCM-HV
⚠1	FX LIGHTING: RECESSED STEP LIGHT - RH FIXTURE RH-1LED-W-RB-FB	14		ALUMINUM	FLAT BLACK	10V TO 15V 13.5 VA	1LED	1.9	26.6		STANDARD J BOX	
⚠1	STRIP LIGHTING: FX LUMINAIRE SRP STRIP LIGHT FIXTURE SRP-10-W	134LF	2/L5.02			10-15V		0.6	52		CHANNEL	
	HEATER: INFRATECH - CD-SERIES DUAL ELEMENT HEATERS CD-40-4,000 - BLACK FINISH	8	1/L5.04		BLACK FINISH	240 V		4,000 WATT			BEAM MOUNT	SOLID STATE CONTROL PACKAGE(30-4054) FOR (4) INDIVIDUAL 30-4045 1 ZONE ANALOG CONTROLLERS W/ DIGITAL TIMERS

LIGHTING ZONES

ZONE	DESCRIPTION
801	***STAIR STRIP LIGHTING***
801.1	LOWER STAIRS
801.2	MIDDLE STAIRS
801.3	UPPER STAIRS
802	***DOWN LIGHTING IN OVERHEAD STRUCTURES***
802.1	OVERHEAD STRUCTURE #1
802.2	OVERHEAD STRUCTURE #2
802.3	OVERHEAD STRUCTURE #3
802.4	OVERHEAD STRUCTURE #4
803	***DOWN LIGHTING IN OVERHEAD STRUCTURES***
803.1	PATH LIGHTING
804	***SPORT COURT LIGHTING***
804.1	COURT #1
804.2	COURT #2
804.3	COURT #3
804.4	COURT #4
804.5	COURT #5
805	***RECESSED STEP LIGHTS***
801.1	RECESSED STEP LIGHTS
801.2	RECESSED STEP LIGHTS



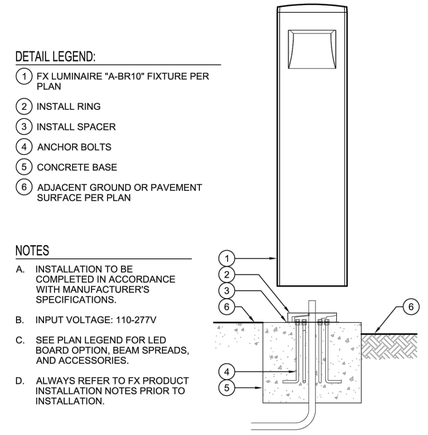
LEGEND

1. FX LUMINAIRE SRP STRIP LIGHT (SRP-SERIES) PER PLAN
2. ALUMINUM CHANNEL MOUNT (SRP-CHN) PER PLAN: SECURE MOUNT TO CAPSTONE WITH ADHESIVE AND OPTIONAL FASTINERS
3. JUMPER CABLE (3" OR 6") WITH U-SPACER AND CLAMP
4. END CONNECTOR
5. POWER FEED
6. DIRECT BURY, UF/UL 486 D (IEC/EN 60998) COPPER, LOW-VOLTAGE CABLE WITH WATERPROOF CONNECTIONS: LEAVE 18" [800 MM] MINIMUM WIRE LOOP COILED BELOW FIXTURE FOR SERVICE
7. CAPSTONE
8. ADJACENT WALL OR SURFACE

NOTES

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. TRIM STRIP LIGHT IN 2" INCREMENTS FOR PRECISION CUSTOMIZATION
3. FIXTURE REQUIRES 10-15 VOLTS AC/DC
4. INSTALL TO A UL 1838 (IEC/EN 61347) LISTED TRANSFORMER

1 STRIP LIGHTING - STAIRS
L-5.02 SCALE: NTS



DETAIL LEGEND:

1. FX LUMINAIRE "A-BR10" FIXTURE PER PLAN
2. INSTALL RING
3. INSTALL SPACER
4. ANCHOR BOLTS
5. CONCRETE BASE
6. ADJACENT GROUND OR PAVEMENT SURFACE PER PLAN

NOTES

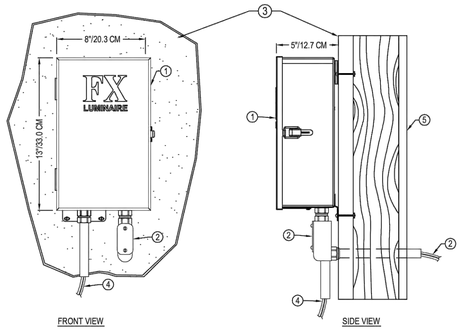
A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

B. INPUT VOLTAGE: 110-277V

C. SEE PLAN LEGEND FOR LED BOARD OPTION, BEAM SPREADS, AND ACCESSORIES.

D. ALWAYS REFER TO FX PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION.

7 PATH LIGHT - A-BR10 FIXTURE
L-5.02 SCALE: NTS



FRONT VIEW SIDE VIEW

DETAIL LEGEND:

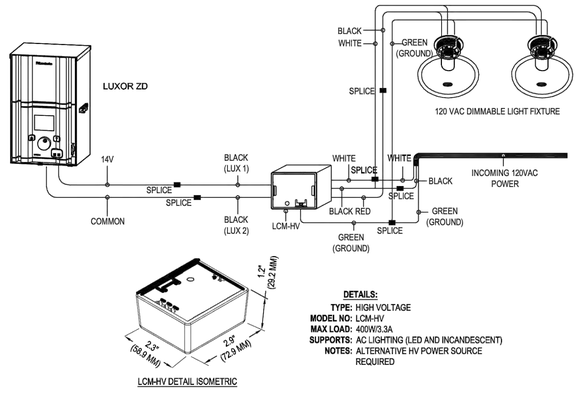
1. FX Luminaire Luxor transformer. See plan legend for mounting instructions.
2. FX available electric hardwire to 120 volt power source. For international/export version ("e"), input 230V with separately purchased power cord.
3. Outdoor stucco mounting surface.
4. Length of wire and junction box to be determined. Use direct bury, UF/UL, copper, low voltage cable with 3M DBR/Y-6 direct bury splice kit.
5. See plan legend for type of material for inside wall surface.

NOTES:

A. Installation to be completed in accordance with manufacturer's specifications.

B. Always refer to FX product installation notes prior to installation.

3 LUXUR TRANSFORMER / CONTROLLER
L-5.02 SCALE: NTS



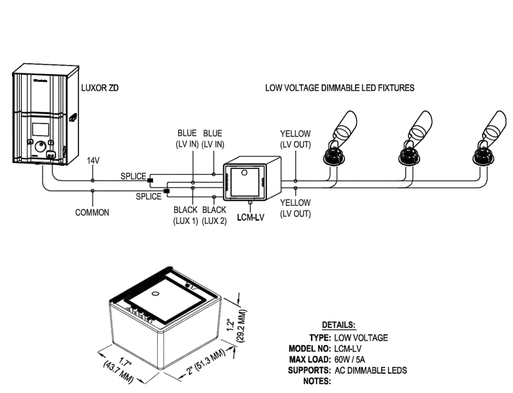
LCM-HV DETAIL ISOMETRIC

DETAILS:
TYPE: HIGH VOLTAGE
MODEL NO: LCM-HV
MAX LOAD: 400W/3.3A
SUPPORTS: AC LIGHTING (LED AND INCANDESCENT)
NOTES: ALTERNATIVE HV POWER SOURCE REQUIRED

NOTES:

1. ATTACH ONLY LAMPS TO THE OUTPUT OF THE HV CUBE (NO MOTORS, TRANSFORMERS OR OTHER NON-LAMP LOADS).
2. DO NOT ATTACH THE OUTPUT OF THE HV CUBE TO A NON-DIMMABLE LAMP.
3. DO NOT ATTACH MORE THAN 400WATTS OF LAMPS TO THE OUTPUT.
4. DO NOT SHORT THE OUTPUT.
5. USE ONLY FORWARD PHASE-CUT DIMMABLE LAMPS.
6. DO NOT APPLY 230 ,240, OR 277VAC TO THE INPUT.
7. DO NOT INSTALL THE CUBE SUCH THAT ITS OUTPUT IS CONNECTED TO A STANDARD WALL OUTLET.
8. DO NOT FORGET TO ATTACHED THE GREEN WIRE TO GROUND.
9. INSTALL INSIDE A JUNCTION BOX ACCORDING TO NEC GUIDELINES.
10. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
11. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
12. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

4 LINE VOLTAGE CUBE
L-5.02 SCALE: NTS



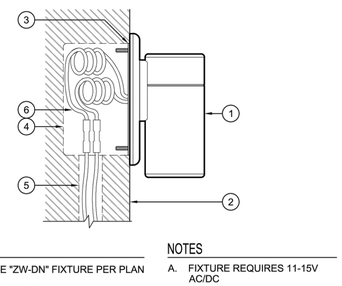
LCM-LV DETAIL ISOMETRIC

DETAILS:
TYPE: LOW VOLTAGE
MODEL NO: LCM-LV
MAX LOAD: 60W / 5A
SUPPORTS: AC DIMMABLE LEDS
NOTES:

NOTES:

1. ATTACH ONLY LAMPS TO THE OUTPUT OF THE LV CUBE.
2. ATTACH ONLY DIMMABLE LAMPS TO THE OUTPUT.
3. DO NOT USE THE LUXOR AS BOTH POWER AND CONTROL IF AN INCANDESCENT FIXTURE IS ATTACHED TO THE CUBE'S OUTPUT.
4. DO NOT APPLY MORE THAN 15VAC TO THE INPUT POWER LEADS.
5. DO NOT ATTACH MORE THAN 60W OF LAMPS TO THE OUTPUT OF THE LV CUBE.
6. USE ONLY WATERTIGHT CONNECTORS IN WET ENVIRONMENTS.
7. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
8. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
9. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

5 LOW VOLTAGE CUBE
L-5.02 SCALE: NTS



DETAIL LEGEND:

1. FX LUMINAIRE "ZW-DN" FIXTURE PER PLAN
2. MOUNTING SURFACE
3. MOUNTING BRACKET
4. 4" [100 mm] ROUND/OCTAGONAL JUNCTION BOX
5. ELECTRICAL CONDUIT PER LOCAL CODE
6. DIRECT BURY, UF/UL, COPPER, LOW VOLTAGE CABLE WITH UL 486D (IEC/EN 60998) RATED WATERPROOF CONNECTION. LEAVE MINIMUM WIRE LOOP COILED BEHIND FIXTURE FOR FUTURE SERVICE

NOTES

A. FIXTURE REQUIRES 11-15V AC/DC

B. INSTALL TO A UL 1838 (IEC/EN 61347) LISTED TRANSFORMER

C. FOR DOWNLIGHT USE ONLY

6 TRELLIS DOWN LIGHT - ZW FIXTURE
L-5.02 SCALE: NTS

c&c studio
LANDSCAPE DESIGN
3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP

LICENSED LANDSCAPE ARCHITECT
CHRIS CORRY RLA
License No. 5628
Renewal Date JUNE 30, 2025
JUNE 27, 2024
Date
STATE OF CALIFORNIA

701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

SHEET TITLE
Landscape Lighting Details

PLAN NORTH
TRUE NORTH

SCALE
AS NOTED

L-5.02

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

ZONE™ Medium (ZNM)

Outdoor Sports Light

IP66

OVERVIEW	
Lumen Output	24,000 - 48,000
Wattage	176 - 401
Efficacy Range (LPW)	122 - 150
Weight lbs (kg)	30 (13.6)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, FT, FTA and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70
- Integral louver (IL) and house-side shield (IH) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

Electrical
- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) input 50/60 Hz or optional High Voltage (347-480 VAC).
- L90 Calculated Life: >100k Hours (See Lumen Maintenance on Page 3)
- Total harmonic distortion: <20%
- Operating temperature: 24L to 36L: -40°C to +50°C (-40°F to +122°F), 42L and 48L: -40°C to +40°C (-40°F to +104°F
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 8 for more details).

Installation
- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block (accepts up to 12 ga. wire) and 5' dimming and power leads extended to the housing exterior.
- Utilizes LSI's B3 drill pattern for easy fastening of LSI products.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsiindustries.com/resources/terms-and-warranty.aspx for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1
- 3G rated for ANSI C136.31 high vibration applicationsapplicationsare qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)

Type: _____

ZONE Medium Outdoor Sports Light

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: **ZNM 48L CT UNV 50 ALBCS1 BLK IH**

Prefix	Output	Distribution	Orientation	Voltage	Color Temperature
ZNM - Zone Medium	**24L** - 24,000 lms **30L** - 30,000 lms **36L** - 36,000 lms **42L** - 42,000 lms **48L** - 48,000 lms Custom Lumen Packages [1]	**CT** - Court Optic **FT** - Forward Throw	**(Blank)** - Standard (no rotation) **L** - Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347 - 480V)	**50** - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT

Controls	Finish	Options
(Blank) - None **Wireless Controls System** **ALSC** - AirLink Synapse Control System **ALSCS02** - AirLink Synapse Control System with 12-20' Motion Sensor **ALSCS04** - AirLink Synapse Control System with 20-40' Motion Sensor **ALBCS01** - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24'mounting height) [2] **ALBCS02** - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) [2] **Stand-Alone Controls** **EXT** - 0-10v Dimming leads extended to housing exterior **CR7P** - 7 Pin Control Receptacle ANSI C136.41 [3] **IMSBT1**- Integral Bluetooth™ Motion and Photocell Sensor max 8-24' mounting height [4] **IMSBT2**- Integral Bluetooth Motion and Photocell Sensor max 25-40' mounting height [4]	**BRZ** - Bronze **BLK** - Black **GPT** - Graphite **MSV** - Metallic Silver **WHT** - White **PLP** - Platinum Plus **GRN** - Green	**(Blank)** - None **IH** - Integral Houseside Shield **IL** - Integral Louver (Sharp Spill Light Cutoff)

Accessory Ordering Information[6]

Controls Accessories	
Description	**Order Number**
Twist Lock Photocell (120V) for use with CR7P	122514
Twist Lock Photocell (208-277) for use with CR7P	122515
Twist Lock Photocell (347V) for use with CR7P	122516
Twist Lock Photocell (480V) for use with CR7P	1225180
AirLink 5 Pin Twist Lock Controller	61409
AirLink 7 Pin Twist Lock Controller	561410
Pole-Mounted Occupancy Sensor (24V)	662084CLR[7]
Shorting Cap for use with CR7P[8]	148828

Fusing Accessories	
Description	**Order Number**
Single Fusing (120V)	FK120
Single Fusing (277V)	FK277
Double Fusing (480V)	DFK480
Double Fusing (347V)	DFK347

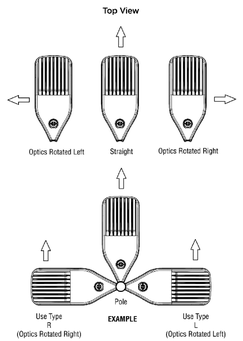
Mounting Accessories	
Description	**Order Number[5]**
Universal Mounting Bracket	684616CLR
Adjustable Slip Fitter (2" - 2 3/8" Tenon)	688138CLR
Horizontal Slip Fitter (2" - 2 3/8" Tenon)	652761CLR
Quick Mount Pole Bracket (Square Pole)	687073CLR
Quick Mount Pole Bracket (4-5" Round Pole)	689903CLR
15 Tilt Quick Mount Pole Bracket (Square Pole)	689003CLR
15 Tilt Quick Mount Pole Bracket (4-5" Round Pole)	689905CLR
Wall Mount Bracket	382132CLR
Integrall Louver/Shield	690661
Internal Houseside Shield	743415
10' Linear Bird Spike Kit (3' Recommended per Luminaire)	736795

FOOTNOTES:
1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Consult factory for site layout.
3. Not available in HV.
4. IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store. Consult Factory for 347-480V.
5. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
6. Accessories are shipped separately and field installed.
7. Fusing must be located in hand hole of pole.
8. "CLR" denotes finish. See Finish options.

Type: _____

ZONE Medium Outdoor Sports Light

OPTICS ROTATION



ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (IH)

Accessory louver and shield available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (L) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

Luminaire Shown with IMSBT & IL/IH Options

7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with PCR 7P

Type: _____

ZONE Medium Outdoor Sports Light

PERFORMANCE

Back to Quick Links

DELIVERED LUMENS*

Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
24L	CT	70	26393	150	B3-U0-G2	26393	150	B3-U0-G2	26393	150	B3-U0-G2	176
	FT		25964	148	B3-U0-G4	25964	148	B3-U0-G4	25964	148	B3-U0-G4	
30L	CT		32960	142	B3-U0-G3	32960	142	B3-U0-G3	32960	142	B3-U0-G3	232
	FT		32424	140	B3-U0-G4	32424	140	B3-U0-G4	32424	140	B3-U0-G4	
36L	CT		38916	135	B3-U0-G3	38916	135	B3-U0-G3	38916	135	B3-U0-G3	288
	FT70		38283	133	B4-U0-G5	38283	133	B4-U0-G5	38283	133	B4-U0-G5	
42L	CT		44859	127	B4-U0-G3	44859	127	B4-U0-G3	44859	127	B4-U0-G3	354
	FT		44130	125	B4-U0-G5	44130	125	B4-U0-G5	44130	125	B4-U0-G5	
48L	CT		49615	124	B4-U0-G3	49615	124	B4-U0-G3	49615	124	B4-U0-G3	401
	FT		48809	122	B4-U0-G5	48809	122	B4-U0-G5	48809	122	B4-U0-G5	

*LEDs are frequently updated therefore values are nominal

ELECTRICAL DATA*

Lumen Package	120V	208V	240V	277V	347V	480V
24L	1.47	0.85	0.73	0.64	0.51	0.37
30L	1.93	1.12	0.97	0.84	0.67	0.48
36L	2.40	1.38	1.20	1.04	0.83	0.60
42L	2.95	1.70	1.48	1.28	1.02	0.74
48L	3.34	1.93	1.67	1.45	1.16	0.84

*Electrical data at 25C° (77F°). Actual wattage may differ by +/-10%.

RECOMMENDED LUMEN MAINTENANCE[1]

Ambient Temp	Lumen Multiplier				
C	0 hrs. [2]	25K hrs. [2]	50K hrs. [2]	75K hrs. [2]	100K hrs. [2]
0 C - 25 C	100%	95%	89%	94%	79%
40 C	100%	94%	87%	89%	74%

FOOTNOTES:
1. Lumen maintenance values at 40C are calculated per TM-21 based on LM-80 data and in-situ testing.
2. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
3. In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

Type: _____

ZONE Medium Outdoor Sports Light

PHOTOMETRICS

Back to Quick Links

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See http://www.lsi-industries.com/products/led-lighting-solutions.aspx for detailed photometric data.

ZNM-48L-CT-40

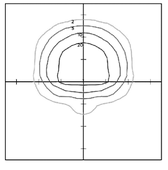
LUMINAIRE DATA

Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	48,211
Watts	400
Efficacy	121
IES Type	Type III - Very Short
BUG Rating	B4-U0-G3

Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	9897	21%
Medium (30-60)°	32201	67%
High (60-80)°	5593	12%
Very High (80-90)°	520	1%
Uplight (90-180)°	0	0%
Total Flux	48211	100%

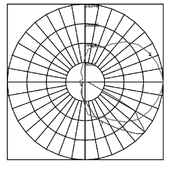
ISO FOOTCANDLE



20' Mounting Height/15' Grid Spacing

20 FC 10 FC 5 FC 2 FC

POLAR CURVE



ZNM-48L-FT-40

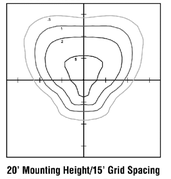
LUMINAIRE DATA

Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	48,055
Watts	400
Efficacy	120
IES Type	Type IV - Short
BUG Rating	B4-U0-G5

Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	6199	13%
Medium (30-60)°	20250	42%
High (60-80)°	20684	43%
Very High (80-90)°	922	2%
Uplight (90-180)°	0	0%
Total Flux	48055	100%

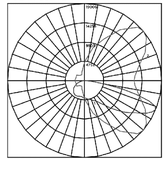
ISO FOOTCANDLE



20' Mounting Height/15' Grid Spacing

20 FC 10 FC 5 FC 2 FC

POLAR CURVE

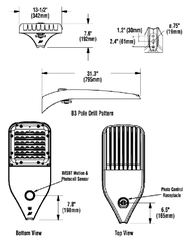


Type: _____

ZONE Medium Outdoor Sports Light

PRODUCT DIMENSIONS

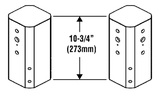
Back to Quick Links



LUMINAIRE EPA CHART - ZNM							
Tilt Degree		0°	30°	45°	Tilt Degree	0°	30°	45°
	Single	0.5	1.5	1.9	T08°	1.0	2.5	2.8
	D180°	1.0	1.5	1.9	T N120°	1.0	3.3	3.9
	D90°	0.8	1.9	2.3	T90°	1.0	2.5	2.8

TENON BRACKETS (with 3" Reduced Drill Pattern)

BKA-XNM-*-CLR - Tenon mount fitter slip-fits 2-3/8" O.D. tenon (2.0 pipe tenon).



BKA-XNM-S or D180-*-CLR
Single/D180
(Drilled 2 Sides)

BKA-XNM-D90, T90 or Q90-*-CLR
D90/T90/Q90
(Drilled 4 Sides)

Type: _____

ZONE Medium Outdoor Sports Light

CONTROLS

AirLink Wireless Lighting Controller

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

Click the link below to learn more details about AirLink.

https://www.lsi-industries.com/documents/datasheets/airlink-outdoor-specsheet.pdf

Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click the link below to learn more details about IMSBT.

https://www.lsi-industries.com/documents/datasheets/imsbt-specsheet.pdf

AirLink Blue

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click the link below to learn more details about AirLink Blue.

https://www.lsi-airlink.com/airlink-blue/

POLES & BRACKETS

LSI offers a full line of poles and mounting accessories to complete your lighting assembly. Aluminum and steel in both square and round shafts. In addition, LSI offers round tapered, fluted and hinge based poles. Designed and engineered for durability and protected with our oven baked DuraGrip Protection System. Also available with our DuraGrip+ Protection system for unmatched corrosion resistance and an extended warranty. American made in our Ohio facility with industry leading lead times.

Click the link below to learn more details about poles & brackets.

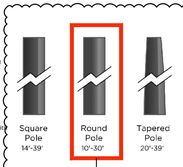
https://www.lsi-industries.com/products/poles-and-brackets-area-street.aspx

BKA UMB CLR
The 3G rated UMB allows for seamless integration of LSI luminaires onto existing/ retrofit or new construction poles. The UMB was designed for square or round (tapered or straight) poles with two mounting hole spacings between 3.5" - 5".

BKS PQM5 CLR
The Pole Quick Mount Bracket allows for preset 15° uplift of LSI luminaires for greater throw of light and increased vertical illumination as well as fast installation onto poles with LSI's 3" or 5" bolt pattern.

BKA ASF CLR
The adjustable Slip Fitter is a 3G rated rugged die cast aluminum adapter to mount LSI luminaires onto a onto a 2" iron pipe. 2 3/8 OD tenon. The Adjustable Slip Fitter can be rotated 180° allowing for tilting LSI luminaires up to 45° and 90° when using a vertical tenon.

BKS PQM4 CLR
The Pole Quick Mount Bracket allows for lightning fast installation of LSI luminaires onto existing and new construction poles with LSI's B3 or B5 standard pole bolt patterns.

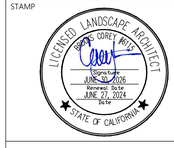


1 L-5.03 ZONE SPORT COURT LIGHTING

SCALE: NTS

c&c studio
LANDSCAPE DESIGN
3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP



701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

SHEET TITLE

Landscape Lighting Details

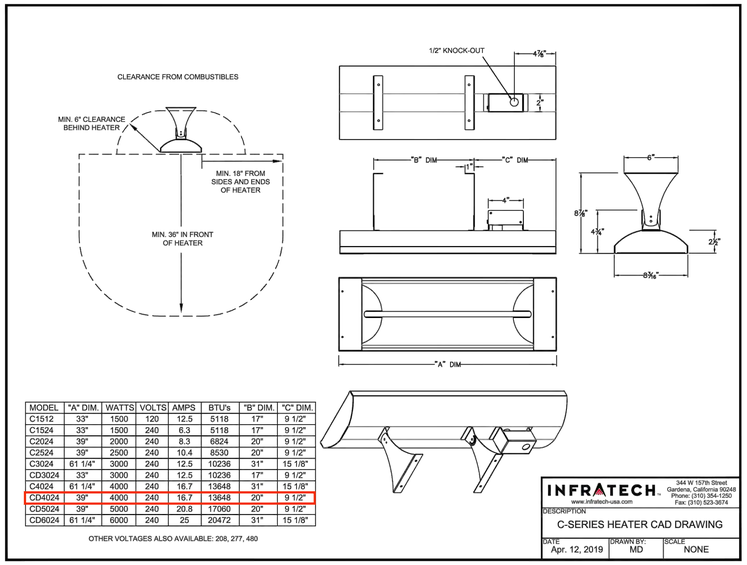
PLAN NORTH

TRUE NORTH

SCALE

AS NOTED

L-5.03



MODEL	"A" DIM.	WATTS	VOLTS	AMPS	BTU's	"B" DIM.	"C" DIM.
C1512	33"	1500	120	12.5	5118	17"	9 1/2"
C1524	33"	1500	240	6.3	5118	17"	9 1/2"
C2024	39"	2000	240	8.3	6824	20"	9 1/2"
C2524	39"	2500	240	10.4	8530	20"	9 1/2"
C3024	61 1/4"	3000	240	12.5	10236	31"	15 1/8"
CD3024	33"	3000	240	12.5	10236	17"	9 1/2"
C4024	61 1/4"	4000	240	16.7	13648	31"	15 1/8"
CD4024	39"	4000	240	16.7	13648	20"	9 1/2"
CD5024	39"	5000	240	20.8	17060	20"	9 1/2"
CD6024	61 1/4"	6000	240	25	20472	31"	15 1/8"

OTHER VOLTAGES ALSO AVAILABLE: 208, 277, 480

INFRATECH
www.infratech-usa.com
344 W 157th Street
Gardena, California 90248
Phone: (310) 354-1250
Fax: (310) 523-3674

DESCRIPTION: C-SERIES HEATER CAD DRAWING

DATE	DRAWN BY:	SCALE
Apr. 12, 2019	MD	NONE

1 L-5.04 INFRATECH HEATERS AND CONTROLS

SCALE: NTS

Solid State Control Packages

- Energy efficiency – including timer functions, control versatility, and ease of use.
- The ability to adjust heating intensity, to achieve the ideal comfort for your space.
- Zone Heating – the capability to control one or more heaters to heat specified target areas within a large-scale space with a single touch.
- The Solid State Relay Panel and Zone Analog Controller with timer work together, and are project specific.
- Electrical wiring diagrams provided for each installation.

30-4045 1 Zone Analog Controller w/ Digital Timer

30-4046 2 Zone Analog Controller w/ Digital Timer

30-4047 3 Zone Analog Controller w/ Digital Timer

30-4048 4 Zone Analog Controller w/ Digital Timer

All Zone Analog Controllers also available in white

SOLID STATE RELAY PANEL

For use in conjunction with zone analog controllers

30-4051 1 Relay Panel
30-4052 2 Relay Panel
30-4053 3 Relay Panel
30-4054 4 Relay Panel
30-4055 5 Relay Panel
30-4056 6 Relay Panel

Relay Panels requiring more than six relays are also available by special order. Please contact us for details.

INFRATECH COMFORT

344 W 157th Street | Gardena, CA 90248 TEL 800-421-9455 or 310-354-1250 FAX 310-523-3674
WWW.INFRATECH-USA.COM

FOR OUTDOOR KITCHEN PAVILION.

- CONNECT EACH GROUPING OF (2) 4000W CD4024 HEATERS TO SINGLE RELAYS WITHIN THE SOLID STATE CONTROL PANEL.
- PROVIDE (1) 30-4045 SINGLE ZONE ANALOG CONTROLLER WITH DIGITAL TIMER AT EACH OVERHEAD STRUCTURE. BOTH HEATERS CONTROLLED BY A SINGLE ANALOG CONTROLLER. SYSTEM WILL REQUIRE (4) ANALOG CONTROLLERS.
- NOTE THAT SOLID STATE RELAY MUST BE ORDERED WITH DIGITAL TIMER FUNCTION INCLUDED.
- CONTRACTOR RESPONSIBLE FOR ORDERING ALL COMPONENTS AND VERIFYING SYSTEM REQUIREMENTS.

c&c studio
LANDSCAPE DESIGN
3488 Moraga Blvd
Lafayette, CA 94549
tel (925) 951-0998

STAMP

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER CORRY RLA
Expiration Date
JUNE 30, 2025
Renewal Date
JUNE 27, 2024
Date
STATE OF CALIFORNIA

701 MADERA DRIVE
PENINSULA GOLF & COUNTRY CLUB
San Mateo, CA 94403

DRAWING STATUS	DATE
75% CHECK SET	12.14.2023
90% CHECK SET	12.20.2023
SUBMITTAL SET	1.25.2024
REVISION 1 PER BLDG.	6.28.24

SHEET TITLE
Landscape Lighting Details

PLAN NORTH
TRUE NORTH

SCALE
AS NOTED

L-5.04

STRUCTURAL NOTES:

I. DESIGN CRITERIA:

1. DESIGN CONFORMS TO THE CALIFORNIA BUILDING CODE (CBC), 2022 EDITION, AND AMENDMENTS BY THE LOCAL JURISDICTION.
2. DEAD LOADS: BASED ON WEIGHTS OF EXISTING AND NEW MATERIALS OF CONSTRUCTION.
   LIVE LOAD (SURCHARGE) 100 PSF AT COURTS
3. SEISMIC (ASCE 7-16 CH 15 NON-BUILDING STRUCTURES):
   SEISMIC DESIGN CATEGORY . . . . . = D
   IMPORTANCE FACTOR (I) . . . . . .= 1.0
   REDUNDANCY FACTOR RHO (ρ) . . . . . .= 1.0
   SITE CLASS . . . . . .= C
   LAT., LONG. . . . . (37.5412, -122.3237)
   MAPPED VALUES . . . . . Ss = 2.06
   S_1 = 0.85
   SEISMIC VALUES . . . . . SDs = 1.65
   STRUCTURAL SYSTEM FACTOR . . . . TRELLIS PER 15.4.2
   R = 2 LIGHT POLE (INV. PEND.)
   ANALYSIS PROCEDURE . . . . . LINEAR STATIC
4. WIND LOADS (ASCE 7-16 SECTION 29.3.1):

   WHERE,
   V = 91 MPH BASIC WIND SPEED
   IW = 1.0 STANDARD OCCUPANCY
   EXPOSURE C
   K_{ZT} = 1.0 TOPOGRAPHIC EFFECT
   Kd =0.85
   Kz =0.85
   G =0.85

II. STRUCTURAL DRAWINGS:

1. NOTES, TYPICAL DETAILS AND SCHEDULES APPLY TO ALL STRUCTURAL WORK UNLESS NOTED OTHERWISE. FOR CONDITIONS NOT SPECIFICALLY SHOWN PROVIDE DETAILS OF A SIMILAR NATURE. VERIFY APPLICABILITY WITH THE ENGINEER IF NEEDED.
2. REVIEW ALL EXISTING FEATURES AND CONDITIONS UPON WHICH THESE DRAWINGS RELY.
3. COMPARE STRUCTURAL DRAWINGS WITH THE VARIOUS OTHER DRAWINGS AND SPECIFICATIONS BEFORE COMMENCING THE WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCIES AND DO NOT PROCEED WITH AFFECTED WORK UNTIL THEY ARE RESOLVED.
4. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONAL INFORMATION.
5. SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS AND SPECIFICATIONS FOR INSERTS, SLEEVES, BLOCKOUTS AND OTHER CONDITIONS.
6. SEE ARCHITECTURAL DRAWINGS FOR ALL WATERPROOFING AND DAMPROOFING DETAILS.

III. CONSTRUCTION:

1. ALL WORK SHALL CONFORM TO CALIFORNIA BUILDING CODE, 2022 EDITION.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION OF THIS BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY SHORING, BRACING AND SCAFFOLDING REQUIRED TO COMPLETE THIS WORK. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING, AND SCAFFOLDING IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL FLOORS, ROOFS, WALLS, AND SHEATHING THAT AFFECT THE SHORED PORTION OF THE WORK HAVE BEEN ENTIRELY CONSTRUCTED. THE ENGINEER'S PRESENCE OR REVIEW OF THE WORK DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S METHODS OR MEASURES.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE AND MINIMIZE MOVEMENT/SETTLEMENT OF EXISTING OR NEW CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL SHORING, BRACING, AND SOIL RETENTION SYSTEMS NEEDED TO BRING THE PROJECT TO ITS PERMANENT (AS DESIGNED) CONDITION.
4. THE CONTRACTOR'S TEMPORARY MEASURES SHALL BE ARRANGED OR DESIGNED SO AS TO NOT ALTER OR AFFECT THE PERMANENT STRUCTURE.
5. THE IMPOSED CONSTRUCTION LOADS SHALL NOT BE MORE THAN DESIGN LIVE LOADS.
6. WORK SHALL INCLUDE REPAIR AND/OR REPLACEMENT OF DEFECTIVE ITEMS.
7. OPENINGS IN FLOORS, SHEAR WALLS, BEAMS, OR JOISTS LARGER THAN THOSE SHOWN ON TYPICAL DETAILS OR STRUCTURAL DRAWINGS SHALL BE REVIEWED BY STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE WORK.

IV. EXISTING CONDITIONS:

1. INFORMATION REGARDING EXISTING CONDITIONS IS PRESENTED FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE STARTING WORK AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
2. THE REMOVAL CUTTING, DRILLING, ETC. OF EXISTING WORK SHALL BE PERFORMED WITH GREAT CARE AND SMALL TOOLS IN ORDER NOT TO JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING. IF STRUCTURAL MEMBERS NOT INDICATED FOR REMOVAL INTERFERE WITH THE NEW WORK, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY AND PRIOR APPROVAL OBTAINED BEFORE PROCEEDING WITH THE WORK.

V. EXCAVATION AND UNDERPINNING:

1. THE CONTRACTOR SHALL PROVIDE ALL MEASURES AND PRECAUTIONS NECESSARY TO PREVENT DAMAGE AND MINIMIZE SETTLEMENT OF EXISTING OR NEW CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS CAUSED BY CONSTRUCTION TECHNIQUES OR MOVEMENTS OF THE SOIL RETENTION SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. DESIGN AND CONSTRUCTION OF TEMPORARY AND/OR PERMANENT UNDERPINNING, SHORING AND BULK HEADING FOR EARTH RETENTION DURING EXCAVATION SHALL BE BY AN EXPERIENCED SUBCONTRACTOR WHO SPECIALIZES IN THIS TYPE OF WORK.

VI. FOUNDATIONS / SITE PREPARATION:

1. FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL INVESTIGATION REPORT ENTITLED "GEOTECHNICAL ENGINEERING INVESTIGATION PROPOSED PICKLEBALL COURTS PENINSULA GOLF & COUNTRY CLUB, 701 MADERA DRIVE, SAN MATEO, CALIFORNIA", DATED 06/2022, BY BAGG ENGINEERS.

   FOOTING:
   MAX. SOIL BEARING PRESSURE =3,000 PSF DL
   =4,500 PSF DL + LL
   =6,000 PSF DL + LL + SEISMIC/WIND

   PASSIVE PRESSURE* =400 PCF BEDROCK, COMPACTED FILL, & UNDISTURBED SOIL
   *NEGLECTED @ BIO RETENTION SOIL

   COEF. OF FRICTION =0.35

   RETAINING WALLS:
   ACTIVE PRESSURE =55 PCF LEVEL BACKFILL
   =55+(3 PCF /5 DEGREE) SLOPED BACKFILL

   SEISMIC COEF. =10H

   SURCHARGE COEF. =0.33 UNRESTRAINED
   =0.5 RESTRAINED
2. ALL SITE GRADING, FILLS AND SOIL PREPARATION SHALL CONFORM TO THE SOIL REPORT AND ALL WORK SHALL BE DONE UNDER THE SUPERVISION OF THE OWNER'S SOIL TESTING LABORATORY OR THE SOILS ENGINEER.
3. FOOTINGS SHALL EXTEND TO SUCH DEPTH AS TO BEAR ON FIRM, UNDISTURBED SOIL. FOOTING DEPTHS SHOWN ON THE DRAWINGS ARE MINIMUM DEPTHS. FOOTINGS MAY BE POURED IN NEAT EXCAVATED TRENCHES, PROVIDED PRECAUTIONS ARE TAKEN TO INSURE NO CAVING OR SLUFFING OCCURS WHICH WILL RESULT IN UNSUITABLE BASE CONDITIONS OR INCLUSION OF SOIL MATERIAL IN THE CONCRETE WORK.
4. MATERIALS FOR SUB-CAPILLARY BREAK UNDER CONCRETE SLABS ON GRADE SHALL BE FREE-DRAINING GRAVEL OR CRUSHED ROCK. NOT MORE THAN 25% OF ROCK MAY PASS A ½" SIEVE AND NOT MORE THAN 6% MAY PASS A ⅜" SIEVE. ROCK COURSE SHALL BE ROLLED TO A SMOOTH SURFACE. A 2" MINIMUM LAYER OF CLEAN, IMPORTED AND SAND SHALL BE PLACED OVER THE SUB-SLAB VAPOR BARRIER OR MEMBRANE. MOISTEN SAND JUST PRIOR TO POURING CONCRETE SLAB.
5. BEFORE BACKFILLING BEHIND CONCRETE WALLS (BASEMENT WALLS, RETAINING WALLS, ETC.) CONCRETE SHALL HAVE ATTAINED FULL DESIGN STRENGTH AND ALL SUPPORTS (FLOORS, SLABS, BEAMS, ETC.) WHICH ARE REQUIRED FOR THE STABILITY OF THE WALL SHALL HAVE BEEN COMPLETED.
6. FOOTING EXCAVATIONS SHALL BE CLEANED OF LOOSE SOILS. NO FOUNDATIONS SHALL BE POURED INTO OR AGAINST SUB-GRADE CONTAINING FREE WATER. DEWATERING, IF REQUIRED, MUST BE CAREFULLY AND PROPERLY DONE TO AVOID DISTURBING THE FOUNDATION SOILS. OVER-EXCAVATED AREA FOUNDATIONS MUST BE BACKFILLED WITH CONCRETE.
7. A GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION PER GEOTECHNICAL REPORT RECOMMENDATIONS. INSPECTION AND TESTING REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.

VII. CONCRETE WORK:

1. CONTRACTOR SHALL SUBMIT FOR REVIEW BY THE ARCHITECT THE CONTRACTOR'S PROPOSED CONCRETE MIXES, DESIGNED BY THE CONCRETE SUPPLIER AND REVIEWED BY THE OWNER'S TESTING AGENCY. (INCLUDE INFORMATION TO SHOW CONFORMANCE WITH MATERIAL, STRENGTH, AND PROPORTIONING REQUIREMENTS OF THE CONTRACT DOCUMENTS.)
2. CONTRACTOR SHALL INFORM THE ENGINEER AT LEAST 2 DAYS PRIOR TO POURING ANY STRUCTURAL CONCRETE FOR THE OPPORTUNITY TO REVIEW THE WORK PRIOR TO PLACEMENT.
3. PROVIDE CONCRETE IN CONFORMANCE WITH THE FOLLOWING SPECIFICATIONS:

TYPE	COMPRESSIVE[A] STRENGTH	SLUMP[B]	W/C[C] RATIO	UNIT WT.
FOOTINGS & WALLS	3,000 PSI	3½"	0.50	150 PCF
SLAB ON GRADE	2,500 PSI L.S.[D]	3½"	0.45	150 PCF

   A. ASTM C94 MINIMUM 28 DAY ULTIMATE COMPRESSIVE STRENGTH.
   B. MINIMUM CONSISTENT SLUMP WITH PROPER PLACING.
   C. WATER TO CEMENT RATIO.
   D. L.S. = LOW SHRINKAGE MIX, SEE LINE 7.
4. PROPORTION CONCRETE WITH A MINIMUM OF 20% AND A MAXIMUM OF 30% FLY ASH OR 50% SLAG REPLACEMENT.
5. USE WATER THAT IS CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS, OR OTHER SUBSTANCES DELETERIOUS TO CONCRETE OR REINFORCEMENT. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.
6. USE 1"x#4 MAXIMUM AGGREGATE WHEREVER CLEARANCES PERMIT. USE ⅜" MAXIMUM AGGREGATE ONLY WHERE NECESSARY FOR PROPER PLACING, SUCH AS IN THIN SECTIONS, ETC.
7. ALL CONCRETE USED IN SUSPENDED SLAB AND SLABS ON GRADE SHALL BE DESIGNED FOR LOW SHRINKAGE (L.S.). ACCEPTABLE COURSE AGGREGATES FOR LOW SHRINKAGE CONCRETE INCLUDE KAISER CLAYTON, GRANITE ROCK, LIMESTONE, SECHELT, OR ORCAS AGGREGATES. FINE AGGREGATES ACCEPTABLE FOR LOW SHRINKAGE CONCRETE INCLUDE SECHELT OR ORACAS SANDS. ALTERNATE AGREGATES MAY BE SUBMITTED PROVIDED THEY PROVIDE A CONCRETE MIX WITH SHRINKAGE LIMITATION OF 0.040% AFTER 28 DAYS OF DYING. SUBMIT TEST TO ARCHITECT AND ENGINEER FOR REVIEW.
8. WHERE NOT SHOWN ON STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND LOCATIONS OF SLAB AND WALL OPENINGS, SLAB EDGE LOCATIONS, INTERIOR CONCRETE WALLS AND CURBS, TOP OF FLOOR SLAB ELEVATIONS, SLAB DEPRESSIONS REQUIRED TO ACCOMMODATE FLOOR FINISH DETAILS, AND CONCRETE STAIRS.
9. PIPES, SLEEVES, AND OTHER EMBEDDED ITEMS OTHER THAN ELECTRICAL CONDUIT LESS THAT 1" DIAMETER MAXIMUM SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE OR INTERRUPT REINFORCING BARS UNLESS APPROVED BY ENGINEER OF RECORD.
10. ALL REINFORCING EMBEDMENTS, INSERTS, ETC. SHALL BE POSITIVELY SECURED IN PROPER LOCATION BEFORE CONCRETE IS PLACED. PROVIDE SUFFICIENT SUPPORT TO PREVENT DISPLACEMENT DURING PLACING AND FINISHING OPERATIONS.
11. ALL CONCRETE EXCEPT SLABS ON GRADE 6" THICK OR LESS SHALL BE MECHANICALLY VIBRATED SO AS TO COMPLETELY FILL THE FORMS WITHOUT CAUSING UNDUE SEGREGATION.
12. HORIZONTAL CONSTRUCTION JOINTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS, AND THE HARDENED CONCRETE SURFACES SHALL BE CLEANED BY SAND-BLASTING OR OTHER APPROVED MEANS TO EXPOSE FIRMLY EMBEDDED AGGREGATES PRIOR TO POURING ADDITIONAL CONCRETE IN CONTACT WITH THESE SURFACES.
13. VERTICAL CONSTRUCTION JOINTS SHALL BE FORMED AND KEYED AND NOT OVER 60 FEET APART. VERTICAL CONSTRUCTION JOINTS THROUGH BEAMS OR SLABS SHALL BE LOCATED BETWEEN THE ¼ AND ⅓ POINTS OF THE SPAN. THE CONTRACTOR SHALL SUBMIT DETAILED DRAWINGS SHOWING THE LOCATIONS OF ALL CONSTRUCTION JOINTS AND CONTROL JOINTS.
14. FORMS SHALL BE PROPERLY CONSTRUCTED CONFORMING TO CONCRETE SURFACES AS SHOWN ON THE DRAWINGS, SUFFICIENTLY TIGHT TO PREVENT LEAKAGE, SUFFICIENTLY STRONG AND BRACED TO MAINTAIN THEIR SHAPE AND ALIGNMENT UNTIL NO LONGER NEEDED TO SUPPORT THE CONCRETE. FORMS AND SHORING SHALL NOT BE REMOVED UNTIL THE CONCRETE HAS ATTAINED SUFFICIENT STRENGTH TO WITHSTAND ALL LOADS TO BE IMPOSED WITHOUT EXCESSIVE STRESS, CREEP, OR DEFLECTION.
15. GENERAL CONTRACTOR TO COORDINATE SIZE AND LOCATION OF EQUIPMENT PADS WITH MECHANICAL CONTRACTOR.

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION :

EMPLOYMENT OF SPECIAL INSPECTION IS THE DIRECT RESPONSIBILITY OF THE OWNER. SPECIAL INSPECTOR SHALL BE ONE OF THOSE AS PRESCRIBED IN SECTION 1703.1. 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 SECTIONS 1703; 1704; AND 1705 (2022 CBC). SPECIAL INSPECTION AND/OR TESTING IS REQUIRED FOR THE FOLLOWING WORK:

1. ☒ CONCRETE PLACEMENT SAMPLING (CONTINUOUS)
2. ☒ BOLTS INSTALLED IN CONCRETE (PERIODIC)
3. ☐ SPECIAL MOMENT - RESISTING CONCRETE FRAME
4. ☒ REINFORCING STEEL (PERIODIC)
5. STRUCTURAL WELDING
   A. PERIODIC VISUAL INSPECTION
      ☒ SINGLE PASS FILLET WELDS ⅝" OR SMALLER
      ☐ STAIRS AND RAILING SYSTEM
      ☐ STEEL DECK
      ☐ WELDED STUDS
      ☐ COLD FORMED STUDS AND JOISTS
      ☐ REINFORCING STEEL
   B. CONTINUOUS VISUAL INSPECTION AND NDT (SECTION 1704)
      ☐ ALL OTHER WELDING (NDT EXCEPTION: FILLET WELD)
      ☐ REINFORCING STEEL: AND NDT REQUIRED
      ☐ MOMENT - RESISTING FRAMES
      ☐ OTHERS_____
6. ☐ HIGH STRENGTH BOLTING
7. ☒ STRUCTURAL MASONRY (PERIODIC)
8. ☐ PILING, DRILLED PIERS AND CAISSON
9. ☐ SHOTCRETE
10. ☒ SPECIAL GRADING (PERIODIC), EXCAVATION (PERIODIC) AND FILLING (CONTINUOUS) (GEO ENGINEERED)
11. BOLTS INSTALLED IN EXISTING CONCRETE OR MASONRY:
    ☐ CONCRETE
    ☒ MASONRY (PERIODIC)
    ☐ PULL / TORQUE TESTS PER CBC SEC. 1607C &1615C
12. ☐ SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS
13. ☐ HOLD DOWNS
14. STRUCTURAL OBSERVATION PER SEC. 1704 (2022 CBC) FOR THE FOLLOWING:
    ☒ FOUNDATIONS
    ☒ STEEL FRAMING
    ☒ CONCRETE CONSTRUCTION
    ☒ MASONRY CONSTRUCTION
    ☐ WOOD FRAMING
    ☐ OTHERS:_____

ABBREVIATIONS:

A.B.	ANCHOR BOLT	LONG.	LONGITUDINAL
ABV.	ABOVE	MAX.	MAXIMUM
ADD'L	ADDITIONAL	MECH.	MECHANICAL
ALT.	ALTERNATE	MFR.	MANUFACTURER
ARCH.	ARCHITECT	MIN.	MINIMUM
BLDG.	BUILDING	MISC.	MISCELLANEOUS
BLW.	BELOW	(N)	NEW
BM.	BEAM	N.I.A.	NOT IN CONTRACT
B.N.	BOUNDARY NAIL	NOM.	NOMINAL
BOT.	BOTTOM	NO.	NUMBER
C.I.P.	CAST-IN-PLATE	N.T.S.	NOT TO SCALE
C.J.P.	COMPLETE JOINT PENETRATION	O.C.	ON CENTER
C.J.	CONTROL JOINT	O.H.	OPPOSITE HAND
℄	CENTER LINE	OPNG.	OPENING
CLR.	CLEAR	ORIG.	ORIGINAL
CMU	CONCRETE MASONRY UNIT	O.W.J.	OPEN WEB JOIST
COL.	COLUMN	PART.	PARTITION
CONC.	CONCRETE	PERIM.	PERIMETER
CONST.	CONSTRUCTION	PERP.	PERPENDICULAR
CONT.	CONTINUOUS	ℙ	PLATE, PROPERTY LINE
DBL.	DOUBLE	P.J.P.	PARTIAL JOINT PENETRATION
DET.	DETAIL	PLY., PWD.	PLYWOOD
DIA., ⌀	DIAMETER	PSF	POUNDS PER SQUARE FOOT
DIAG.	DIAGONAL	PSI	POUNDS PER SQUARE INCH
DL	DEAD LOAD	R, RAD.	RADIUS
DWG.	DRAWINGS	REF.	REFERENCE
EA.	EACH	RET.	RETURN
EL.	ELEVATION	REINF.	REINFORCING
EMBED.	EMBEDMENT	REQ'D	REQUIRED
E.N.	EDGE NAIL	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EQ.	EQUAL	SCHED.	SCHEDULE
EXIST., (E)	EXISTING	S.L.D.	SEE LANDSCAPE DRAWINGS
EXT.	EXTERIOR	SECT.	SECTION
FDN.	FOUNDATION	SIM.	SIMILAR
FIN.	FINISH	S.N.	SHEAR NAIL
FL.	FLOOR	S.O.G.	SLAB ON GRADE
F.N.	FIELD NAIL	SPEC.	SPECIFICATION
FP	FULL PENETRATION	SQ.	SQUARE
FT.	FOOT	STRUCT.	STRUCTURAL
FTG.	FOOTING	S.W.	SHEAR WALL
GA.	GUAGE	SYM.	SYMMETRICAL
GALV.	GALVANIZED	T.B.A.	TO BE ABANDONED
GL.	GRIDLINE	T.B.R.	TO BE REMOVED
GLB	GLU-LAM BEAM	T&B	TOP & BOTTOM
H.S.B.	HIGH-STRENGTH BOLT	T&G	TONGUE & GROOVE
HD	HOLDOWN	TRL.	TRIPLE
HORIZ.	HORIZONTAL	T.J.	TRUSS JOIST
IN.	INCH	TYP.	TYPICAL
LB.	POUND	U.O.	UNLESS NOTED OTHERWISE
LGS	LIGHT GUAGE STEEL	VERT.	VERTICAL
LL	LIVE LOAD	W/	WITH
LLH	LONG LEG HORIZONTAL	W.F.	WIDE FLANGE
LLV	LONG LEG VERTICAL	W.P.	WORKING POINT

INDEX OF DRAWINGS:

DESCRIPTION OF WORK:

1. NEW PICKLEBALL COURTS WITH PERIMETER SITE RETAINING WALLS.

PROJECT DIRECTORY:

Architect:
C&C STUDIO LANDSCAPE DESIGN
3488 Moraga Blvd Lafayette, CA 94549
925-951-0998

Structural Engineer:
FTF Engineering, Inc.
Contact:
Principal.: Jillian van Enckevort, SE
TeL.: 415-931-8460 EXT. 201
E-Mail: jvane@ftfengineering.com

Project Eng'r.: Skye Garrison, SE
TeL.: 415-931-8460 ext. 205
E-Mail: sgarrison@ftfengineering.com

Designer.: Abdul Qayoumi
TeL.: 415-931-8460 ext 117
E-Mail: aqayoumi@ftfengineering.com

FTF ENGINEERING

FTF ENGINEERING, INC.
38 Mason Street, 2nd Floor
San Francisco, CA 94102
Tel.: 415-931-8460
Fax: 415-931-8461
www.ftfengineering.com

PENINSULA GOLF & COUNTRY CLUB

701 Madera Drive
San Mateo, CA 94403

REGISTERED PROFESSIONAL ENGINEER — SKYE M. GARRISON — No. S6414 — STRUCTURAL — STATE OF CALIFORNIA

Signed Date: 06.28.2024

Issue:	Date:
Permit Set	01.25.2024
⚠ Plan Check	06.28.2024

Scale: AS NOTED

Job No. 22-064

General Notes I

S-000

VIII. CONCRETE REINFORCING STEEL:

1. REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60 FOR ALL BAR SIZES AND ASTM A706 GRADE 60 FOR ALL WELDED BARS.
2. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064 IN FLAT SHEETS, AND IN SLABS MAY BE RAISED INTO POSITION DURING THE CONCRETE POURING OPERATION. LAP WIRE FABRIC 12" MINIMUM.
3. ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH THE PROCEDURES REQUIREMENTS OUTLINED IN THE LATEST EDITION OF THE "BUILDING CODE REQUIREMENTS FOR AND REINFORCED CONCRETE," ACI 318 AND THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315.
4. UNLESS OTHERWISE NOTED, MAINTAIN COVERAGE TO FACE OF BARS AS FOLLOWS:
   A. CONCRETE CAST AGAINST EARTH . . . . . 3"
   B. FORMED SURFACES EXPOSED TO EARTH OR WEATHER
      NO. 5 AND SMALLER, WIRE MESH . . . . . 1½"
      ALL OTHER BARS . . . . . 2"
   C. JOISTS, SUSPENDED SLABS, INTERIOR WALL SURFACES
      NO. 11 AND SMALLER . . . . . ¾"
      NO. 14 AND LARGER . . . . . 1½"
   D. COLUMNS, BEAMS . . . . . 1½"
5. REINFORCING SHALL BE CONTINUOUS WITH SPLICES ONLY WHERE SHOWN.
6. FOR MINIMUM LAP LENGTH, SEE SCHEDULE UNLESS OTHERWISE NOTED. SPLICES TO BE STAGGERED SO THAT HALF OR LESS OF BARS ARE LAPPED AT ONE POINT.
7. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES SHALL BE PLASTIC TIPPED.
8. BEAM AND SLAB REINFORCING SHALL NOT BE SLEEVED OR OTHERWISE INTERRUPTED EXCEPT AS SHOWN ON THE STRUCTURAL DRAWINGS. ALL WALLS AND SLABS SHALL BE DOWELED INTO FOOTINGS, WALLS, BEAMS, GIRDERS, COLUMNS OR SLABS WITH BARS OF THE SAME SIZE AND SPACING, UNLESS NOTED OTHERWISE.
9. ADDITIONAL BARS SHALL BE PROVIDED AROUND ALL FLOOR AND WALL OPENINGS, AS SHOWN ON DETAILS.
10. CHECKED SHOP DRAWINGS SHOWING REINFORCING DETAILS, INCLUDING BAR SIZES, SPACING AND PLACEMENT SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.

IX. STRUCTURAL STEEL:

1. MISCELLANEOUS IRON AND STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED ACCORDING TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS," (AISC 360) LATEST EDITION, AND THE "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES," (AISC 303) LATEST EDITION.
2. AFTER FABRICATION, ALL STEEL SHALL BE CLEANED OF ALL RUST, LOOSE MILL SCALE AND OTHER FOREIGN MATERIALS AND A COAT OF PRIMER PAINT APPLIED.
3. THE STRUCTURAL STEEL CONTRACTOR WILL BE RESPONSIBLE FOR REVIEWING ALL STRUCTURAL STEEL DETAILS, WELDING SEQUENCES, AND FABRICATION AND ERECTION PROCEDURES WITH STEEL MANUFACTURER, FOR THE INTENDED USE OF STRUCTURAL STEEL.
4. THE FABRICATOR/ERECTOR SHALL SUBMIT TO THE ARCHITECT, FOR REVIEW, ENGINEERED AND CHECKED DRAWINGS SHOWING SHOP FABRICATION DETAILS, FIELD ASSEMBLY DETAILS AND ERECTION DIAGRAMS FOR ALL STRUCTURAL STEEL PRIOR FABRICATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY LOADING CONDITIONS DURING CONSTRUCTION AND SHALL PROVIDE BRACING AND SHORING WHERE REQUIRED.
6. THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
7. ALL ADDITIONAL STEEL REQUIRED BY THE CONTRACTOR FOR ERECTION PURPOSES AND SITE ACCESS OF STOCKPILED MATERIALS SHALL BE PROVIDED AT NO COST TO THE OWNER. ALL SUCH ADDITIONAL STEEL SHALL BE REMOVED BY THE CONTRACTOR UNLESS APPROVED BY THE OWNER IN WRITING.
8. EXCEPT WHERE OTHERWISE SHOWN, STEEL SECTIONS SHALL CONFORM TO THE FOLLOWING:
   A. PLATES, BARS, ETC . . . . . ASTM A572, GRADE 50
   B. WIDE FLANGE BEAMS AND COLUMNS. . ASTM A992, GRADE 50
   C. ANGLES, CHANNELS, AND WT SHAPES A36
   D. STRUCTURAL TUBES (RECTANGULAR OR SQUARE HSS) . . . . . ASTM A500 GRADE B (Fy = 46ksi)
   E. STRUCTURAL ROUND TUBES (ROUND HSS). . . . . ASTM A500 GRADE B (Fy = 42ksi)
   F. PIPE COLUMNS AND RAILING . . . . . A53, GRADE B
   G. TYPICAL (GRAVITY) BASE PLATES. . . . .ASTM A572, GRADE 50
   H. ALL CONTINUITY, REINFORCING, AND SHEAR PLATES . . . . . ASTM A572, GRADE 50
   I. GUSSET PLATES, BARS AND BASE PLATES ASSOCIATED W/ MOMENT AND BRACED FRAMES. . . . . ASTM A572, GRADE 50
   J. ANCHOR BOLTS (A.B.) . . . . ASTM F1554, GRADE 36, U.N.O.
   K. MACHINE BOLTS (M.B.) A307
   L. HIGH STRENGTH BOLTS (H.S.B.). . . . . A325X, U.N.O.
10. ALL STRUCTURAL STEEL SURFACES THAT ARE ENCASED IN CONCRETE, MASONRY, SPRAY ON FIREPROOFING, OR BUILDING FINISHES SHALL BE LEFT UNPAINTED, UNLESS NOTED OTHERWISE.
11. WHERE GALVANIZED STEEL IS INDICATED ON DRAWINGS, GALVANIZE ACCORDING TO ASTM A123, HOT-DIP PROCESS.
12. WELDING OF STRUCTURAL STEEL:
    A. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF AWS CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION, LATEST EDITION, AND SHALL BE PERFORMED BY WELDERS CERTIFIED IN THE APPLICABLE PROCEDURE & POSITION.
    B. ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH A WELDING PROCEDURE SPECIFICATION (WPS) THAT HAS BEEN REVIEWED BY THE ENGINEER OF RECORD AND THE TESTING AND INSPECTION AGENCY. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER METAL MANUFACTURER.
    C. BEFORE ERECTION, STEEL FABRICATOR SHALL SUBMIT TO THE ENGINEER, FOR REVIEW, SHOP DIAGRAMS OR WRITTEN PROCEDURES INDICATING FIELD WELDING SEQUENCES OF EACH INDIVIDUAL TYPE WELDED MOMENT CONNECTION AND FIELD WELDING SEQUENCES OF MOMENT CONNECTIONS AT EACH LEVEL.
    D. E-70XX ELECTRODES SHALL BE USED AT ALL WELDED STEEL CONNECTIONS.
    E. WELD DAMS SHALL NOT BE USED.
    F. FILLET WELD SIZES NOT SHOWN SHALL BE AWS MINIMUM SIZES BASED ON THICKNESS OF MATERIALS BEING WELDED, BUT NOT LESS THAN ¼".
    G. ALL DEFECTIVE WELDS SHALL BE GROUND OUT, REPAIRED, AND RETESTED AT THE CONTRACTOR'S EXPENSE.
13. DRILL OR PUNCH HOLES FOR BOLTS. DO NOT MAKE OR ENLARGE HOLES BY BURNING. HOLES IN STEEL SHALL BE 1/16" LARGER DIAMETER THAN NOMINAL SIZE OF BOLT USED, EXCEPT AS NOTED.
14. ALL EXPOSED STRUCTURAL STEEL AND MISCELLANEOUS METAL SHALL BE HOT DIP GALVANIZED AFTER FABRICATION. GALVANIZING AT FIELD WELDS SHALL BE REPAIRED WITH GALVANIZING REPAIR PAINT ACCORING TO ASTM A780.
17. FOR A COMPLETE LIST OF REQUIRED "SPECIAL INSPECTIONS" SEE SHEET S-000 UNDER "SPECIAL INSPECTION AND STRUCTURAL OBSERVATION."
18. THE OWNER'S TESTING AGENCY SHALL PERFORM ALL SHOP AND FIELD INSPECTION AND TESTING, AS OUTLINED ABOVE AND IN SPECIFICATION AND AS REQUIRED BY THE BUILDING CODE.
19. THE STRUCTURAL STEEL FABRICATOR SHALL SCHEDULE ALL WORK TO ALLOW THE ABOVE TESTING REQUIREMENTS TO BE COMPLETED.

XI. CONCRETE MASONRY WORK:

1. MINIMUM MASONRY COMPRESSIVE STRENGTH AT 28 DAYS, f'm=1900 PSI, UNLESS OTHERWISE NOTED. △1
2. MASONRY MATERIALS SHALL CONFORM TO THE FOLLOWING U.N.O.:
   CONCRETE MASONRY UNITS: ASTM C90, GRADE N TYPE I LIGHTWEIGHT HOLLOW LOAD BEARING UNITS (f'm=1900 PSI AT 28 DAYS) △1
   GROUT: ASTM C 476 (MIN. COMPRESSIVE STRENGTH=2000 PSI AT 28 DAYS)
   MORTAR: ASTM C 270, TYPE S (MIN. COMPRESSIVE STRENGTH=2000 PSI AT 28 DAYS)
3. REINFORCEMENT STEEL:
   TYPICAL REINFORCEMENT: ASTM A 615, GRADE 60
   REINFORCEMENT TO BE WELDED: ASTM A 706
   JOINT REINFORCEMENT: CBC STANDARD 21-10
4. FOR C.M.U. REINFORCEMENT BAR BENDS, HOOKS, AND OFFSETS SEE TYPICAL CONCRETE DETAILS.
5. C.M.U. REINFORCEMENT STRAIGHT BAR DEVELOPMENT AND LAP SPLICE LENGTH SHALL CONFORM TO SCHEDULE ON 1/S-400, U.O.N.. SPLICES TO BE STAGGARED SO THAT HALF OR LESS OF BARS ARE LAPPED AT ONE POINT. HOOKED BAR DEVELOPMENT SHALL BE 33 BAR DIAMETERS, U.O.N. SEE TYPICAL CONCRETE DETAILS FOR DEFINITION OF DEVELOPMENT LENGTH AND SPLICE LENGTH DEFINITIONS. △1
6. PLACE EXTRA #4 BAR AT TOP OF WALLS, AT ALL ENDS AND CORNERS, AND AROUND ALL SIDES OF OPENINGS, UNLESS NOTED OTHERWISE, AND EXTEND 48 DIAMETERS (2'-0" MIN.) BEYOND THE EDGES OF THE OPENINGS.
7. WHERE MULTIPLE BAR REQUIRE LAPS IN THE SAME CELL OR COURSE, STAGGER SPLICE LOCATION A MINIMUM OF 3 FEET.
8. ALL GROUT SHALL BE MECHANICALLY VIBRATED BY ELECTRICAL VIBRATORS.
9. ALL CELLS SHALL BE SOLID GROUTED.
10. FOR C.M.U. COURSING AND LAYOUT, SEE ARCHITECTURAL DRAWINGS.
11. FOR TESTING AND INSPECTION REQUIREMENTS SEE "SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATIONS".

XII. EPOXY GROUTING:

1. WHERE EPOXY IN CONCRETE IS INDICATED ON PLANS OR DETAILS, USE HILTI HIT-RE 500 V3 (ICC ESR-3814), HILTI HIT-HY 200 V3 (ICC ESR-4868), △1 SIMPSON SET-XP ADHESIVE (ICC ESR-2508), OR DEWALT PURE 110+ ADHESIVE (ICC ESR-3298) FOR USE IN CONCRETE. (CONTRACTOR MAY SUBMIT OTHER EPOXY SYSTEMS FOR APPROVAL, ALONG WITH AN ICC-ES OR IAPMO UES REPORT DEMONSTRATING COMPLIANCE WITH THE 2021 IBC △1 FOR THE SPECIFIC PRODUCT.)
2. WHERE EPOXY IN CMU IS INDICATED ON PLANS OR DETAILS, USE HILTI HIT-HY 270 ADHESIVE (ICC ESR-4143), SIMPSON ET-HP ADHESIVE (IAPMO UES-241) OR DEWALT AC100+ GOLD (ICC ESR-3200) FOR USE IN SOLID GROUTED MASONRY. (CONTRACTOR MAY SUBMIT OTHER EPOXY SYSTEMS FOR APPROVAL, ALONG WITH ICC-ES OR IAPMO UES REPORT DEMONSTRATING COMPLIANCE WITH THE 2018 IBC FOR THE SPECIFIC PRODUCT.)
3. DRILL HOLES TO EPOXY MANUFACTURER'S RECOMMENDED SIZE. CLEAN HOLES WITH A CIRCULAR WIRE OR NYLON BRUSH AND BLOW OUT WITH COMPRESSED AIR.
4. SLOWLY INSERT ROD OR BAR WHILE TURNING ONE FULL ROTATION. DO NOT DISTURB DOWEL UNTIL EPOXY HAS SET.
5. INSTALL ADHESIVE ANCHORS THAT ARE TO BE UNDER SUSTAINED TENSION LOADING IN HORIZONTAL OR VERTICAL OVERHEAD ORIENTATION SHALL BE DONE BY A CERTIFIED ADHESIVE ANCHOR INSTALLER (AAI) AS CERTIFIED THROUGH ACI AND IN ACCORDANCE WITH ACI 318-2019 (SECTION 26.7.2E). PROOF OF CURRENT CERTIFICATION SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF INSTALLATION. △1
6. PER ACI 318-2019 (SECTION 26.7.2F) ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE HAVING A MINIMUM AGE OF 21 DAYS AT THE TIME OF ANCHOR INSTALLATION. FOR INSTALLATIONS SOONER THAN 21 DAYS CONSULT ADHESIVE MANUFACTURER. △1

XIII. TESTING AND INSPECTION:

1. SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN APPROVED INDEPENDENT TESTING AND INSPECTION AGENCY OR AS INDICATED BELOW.
2. THE INSPECTION AGENCY SHALL BE RETAINED BY AND PAID FOR BY THE OWNER.
3. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER, PRIOR TO BEGINNING CONSTRUCTION, A DETAILED LIST OF "SPECIAL INSPECTION" ITEMS INDICATING THE SCOPE OF TESTING AND INSPECTION AND THE AGENCY OR ENGINEER PERFORMING THE WORK.
4. THE INSPECTION AGENCY SHALL PROVIDE INSPECTION REPORTS TO THE ARCHITECT & STRUCTURAL ENGINEER. THE REPORTS SHALL INCLUDE ANY ITEMS WHICH ARE IN NON-COMPLIANCE WITH THE DESIGN DOCUMENTS.
5. THE STRUCTURAL ENGINEER WILL REQUIRE A FINAL REPORT FROM THE INSPECTION AGENCY. THE REPORT NEEDS TO SHOW THAT ALL DEFICIENCIES MENTIONED IN EARLIER REPORTS HAVE BEEN CORRECTED. COPIES OF THE TESTING AND INSPECTION REPORT SHALL BE SENT TO THE BUILDING DEPARTMENT, ARCHITECT, STRUCTURAL ENGINEER AND OWNER.
6. PROVIDE "SPECIAL INSPECTIONS" FOR ALL ITEMS AS REQUIRED BY THE CALIFORNIA BUILDING CODE, 2022 EDITION, SEE SHEET S-000 UNDER "SPECIAL INSPECTION AND STRUCTURAL OBSERVATION."

△1 INSPECTIONS BY INDEPENDENT AGENCY:
   A. SPECIAL INSPECTION OF FOUNDATION EXCAVATIONS AND SOIL SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER:
      a. MATERIAL VERIFICATION (PERIODIC).
      b. EXCAVATION DEPTH (PERIODIC)
      c. COMPACTION TESTING (PERIODIC)
      d. FILL PLACEMENT AND COMPACTION (CONTINUOUS)
      e. SUB-GRADE PREPARATION (PERIODIC)
   B. CONCRETE PLACEMENT (CONTINUOUS): DURING THE TAKING OF TEST SPECIMENS AND PLACING OF REINFORCED CONCRETE, EXCEPT CONCRETE WHERE THE SPECIFIED STRENGTH IS 2,500 PSI OR LESS. FOUR TEST CYLINDERS FROM EACH 150 CUBIC YARDS OR FRACTION THEREOF POURED IN ANY ONE DAY SHALL BE SECURED AND REPORTED BY AN INDEPENDENT TESTING AGENCY; ONE TO BE TESTED AT 7 DAYS, TWO AT 28 DAYS, AND THE FOURTH HELD IN RESERVE.
      a. MIX VERIFICATION (REVIEW)
      b. FABRICATE SPECIMENS, PERFORM SLUMP AND AIR TEST, MEASURE TEMPERATURE (CONTINUOUS)
      c. INSPECT PLACEMENT (CONTINUOUS)
   C. STRUCTURAL WELDING: ALL STRUCTURAL WELDING, INCLUDING WELDING OF REINFORCING STEEL. SEE THE GENERAL NOTES SECTION FOR STRUCTURAL STEEL.
      a. MATERIAL VERIFICATION STEEL (REVIEW)
      b. MATERIAL VERIFICATION WELD FILLER (REVIEW)
      c. SINGLE PASS FILLETS < 5/16 (PERIODIC).
   D. BOLTS OR REBAR DRILLED AND EPOXIED INTO EXISTING CONCRETE OR CMU.
      a. MATERIAL VERIFICATION ANCHOR (REVIEW)
      b. MATERIAL VERIFICATION EPOXY (REVIEW)
      c. ANCHOR INSTALLATION PER MANUFACTURER'S WRITTEN INSTRUCTIONS (ICC REPORT) (PERIODIC).
   E. MASONRY CONSTRUCTION
      a. MATERIAL VERIFICATION BLOCKS, MORTAR MIX, REBAR GRADE, GROUT MIX (REVIEW)
      b. CONSTRUCTION - BLOCKS AND MORTAR (PERIODIC)
      c. GROUT PLACEMENT (CONTINUOUS)
      d. GROUT SPECIMENS - OUR TEST CYLINDERS FROM EACH 150 CUBIC YARDS OR FRACTION THEREOF POURED IN ANY ONE DAY SHALL BE SECURED AND REPORTED BY AN INDEPENDENT TESTING AGENCY; ONE TO BE TESTED AT 7 DAYS, TWO AT 28 DAYS, AND THE FOURTH HELD IN RESERVE.

△1 INSPECTIONS BY ENGINEER OF RECORD:
   F. BOLTS CAST IN CONCRETE (PERIODIC): PRIOR TO AND DURING THE PLACEMENT OF CONCRETE AROUND BOLTS.
      a. MATERIAL VERIFICATION (REVIEW)
   G. CONCRETE REINFORCING STEEL (PERIODIC): DURING PLACING OF REINFORCING STEEL. EXCEPTION: THE SPECIAL INSPECTOR NEED NOT BE PRESENT DURING ENTIRE REINFORCING STEEL-PLACING OPERATIONS, PROVIDED HE/SHE HAS INSPECTED FOR CONFORMANCE WITH THE APPROVED PLANS PRIOR TO THE CLOSING OF FORMS OR THE DELIVERY OF CONCRETE TO THE JOBSITE.
      a. MATERIAL VERIFICATION (REVIEW)

XIV. STRUCTURAL OBSERVATIONS:

1. THE STRUCTURAL ENGINEER WILL REPORT ANY OBSERVED DEFICIENCIES TO THE OWNER, CONTRACTOR OR BUILDING OFFICIAL FOLLOWING SITE VISITS. THE STRUCTURAL ENGINEER WILL PROVIDE A WRITTEN REPORT TO THE ARCHITECT AFTER EACH SITE VISIT. HOWEVER, THE STRUCTURAL ENGINEERS SITE VISITS ARE NOT CONSIDERED AS INSPECTION VISITS. THE INSPECTION AGENCY RETAINED AND PAID FOR BY THE OWNER SHALL PROVIDE INSPECTION REPORTS TO THE ARCHITECT/STRUCTURAL ENGINEER. THE REPORTS SHALL INCLUDE ANY ITEMS WHICH ARE IN NON-COMPLIANCE WITH THE DESIGN DOCUMENTS.
2. AFTER THE STRUCTURAL ENGINEER RECEIVES THE FINAL REPORT, FROM THE SPECIAL INSPECTION AGENCY, THE STRUCTURAL ENGINEER WILL SUBMIT A FINAL SUMMARY REPORT DOCUMENTING SITE VISITS AND OBSERVATIONS, NOTING ANY DEFICIENCIES THAT CORRECTIVE WORK HAS BEEN COMPLETED, AND THAT CONSTRUCTION PROCEEDED IN ACCORDANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND APPLICABLE CODES AND REGULATIONS PER SECTION 1704 OF THE CALIFORNIA BUILDING CODE.
3. STRUCTURAL OBSERVATION BY THE DESIGN ENGINEER IS REQUIRED AT THE FOLLOWING PHASES, AND PRIOR TO COVERING WITH OTHER WORK:
   A. BEFORE CLOSING OF FORMS - FOUNDATION REINFORCING AND BOLTS INSTALLED IN CONCRETE.
   B. ALL STRUCTURAL STEEL MEMBERS AND CONNECTIONS (PRIOR TO COVERING WITH OTHER WORK).
4. FOR A COMPLETE LIST OF REQUIRED "STRUCTURAL OBSERVATION" SEE SHEET S-000 UNDER "SPECIAL INSPECTION AND STRUCTURAL OBSERVATION."

FTF ENGINEERING

FTF ENGINEERING, INC.
38 Mason Street, 2nd Floor
San Francisco, CA 94102
Tel.: 415-931-8460
Fax: 415-931-8461
www.ftfengineering.com

PENINSULA GOLF & COUNTRY CLUB

701 Madera Drive
San Mateo, CA 94403

LICENSED PROFESSIONAL ENGINEER
STATE M. CARRERA
No. S6414
STRUCTURAL
STATE OF CALIFORNIA

Signed Date: 06.28.2024

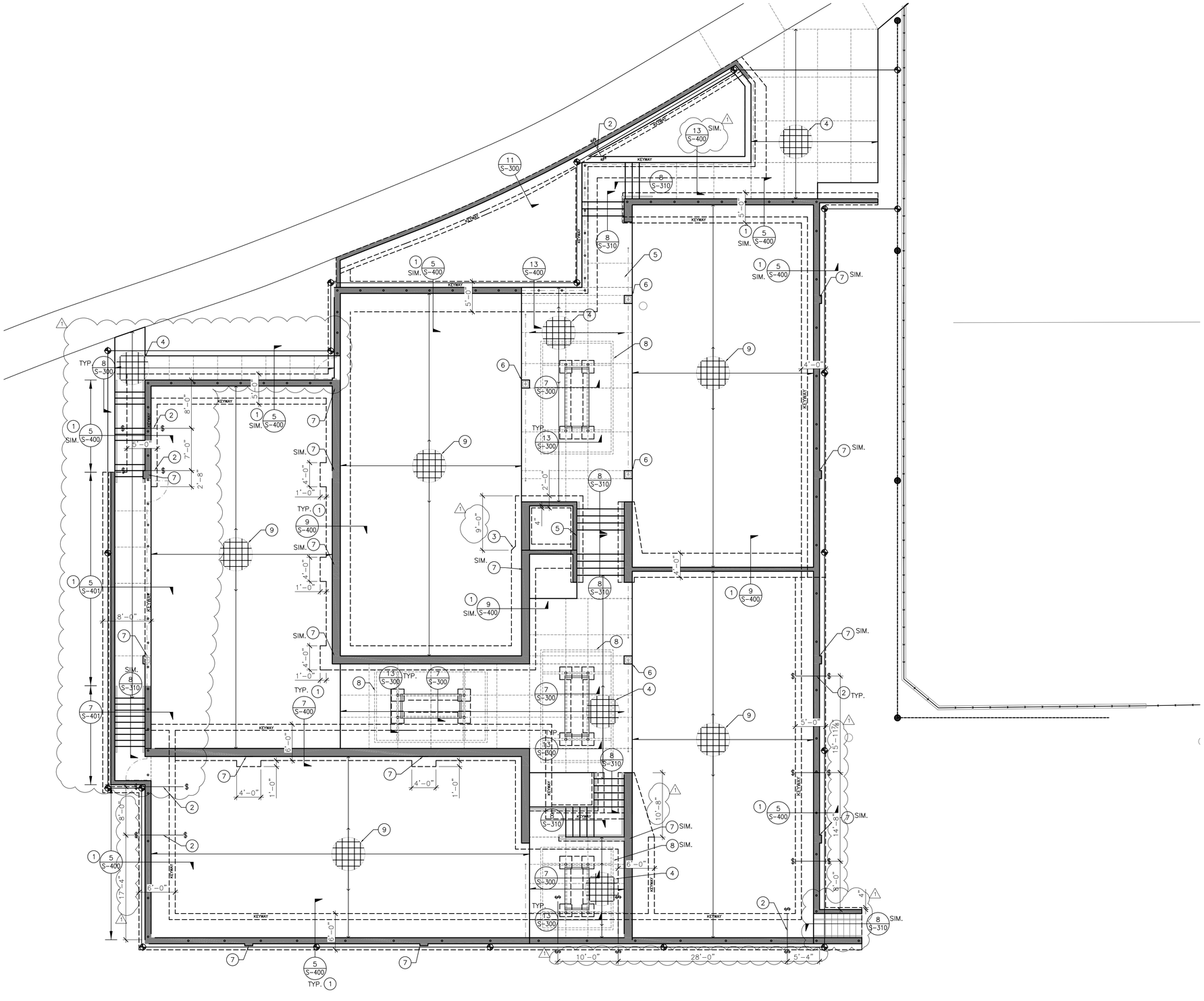
Issue:	Date:
Permit Set	01.25.2024
△1 Plan Check	06.28.2024

Scale: AS NOTED

Job No. 22-064

General Notes II

S-001



1 SITE FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

LEGEND

- WALLS
- (N) FOUNDATION
- (N) FOUNDATION BELOW
- (N) CMU WALL
- (N) STEEL (HSS) COLUMN
- (N) LIGHT POST (BY OTHERS)
- (#) REFERS TO NOTE #

SHEET NOTES:

1. SEE CIVIL DRAWINGS FOR TOP OF WALL ELEVATIONS.
2. STEP FOOTING PER DET. 7/S–310.
3. TRANSITION FOOTING WIDTH.
4. 5" SLAB–ON–GRADE w/ #4 @ 1'–4" O.C. EACH WAY PER DETAIL 5/310. THICKEN ALL EDGES PER DET. 9/S–310. SEE LANDSCAPE DRAWING FOR ADDITIONAL INFORMATION.
5. 5" THICK SIDEWALK WITH #4 @ 1'–4" O.N. EA. WAY PER DET. 5/S–310. THICKEN ALL EDGES PER DET. 9/S–310. SEE LANDSCAPE DRAWING FOR ADDITIONAL INFORMATION.
6. LIGHT POLE FOUNDATION PER DET. 13/S–310.
7. PILASTER AT LIGHT POLE PER DET. 11/S–400.
8. STEEL TRELLIS ABOVE PER DET. 5/S–500
9. COURT BASE 5" SLAB–ON–GRADE W/ #4 @ 1'–4" O.C. EACH WAY PER DETAIL 5/310. THICKEN ALL EDGES PER DET. 9/S–310. SEE LANDSCAPE DRAWING FOR ADDITIONAL INFORMATION.

GENERAL NOTES:

1. FOR TYPICAL CONCRETE DETAILS SEE SHEET S–300.
2. FOR TYPICAL FOUNDATION DETAILS SEE SHEET S–310.
3. FOR TYPICAL MASONRY DETAILS SEE S–400.
4. FOR TYPICAL STEEL TRELLIS DETAILS SEE S–500.

FTF ENGINEERING

FTF ENGINEERING, INC.
38 Mason Street, 2nd Floor
San Francisco, CA 94102
Tel.: 415-931-8460
Fax: 415-931-8461
www.ftfengineering.com

PENINSULA GOLF & COUNTRY CLUB

701 Madera Drive
San Mateo, CA 94403

Signed Date: 06.28.2024

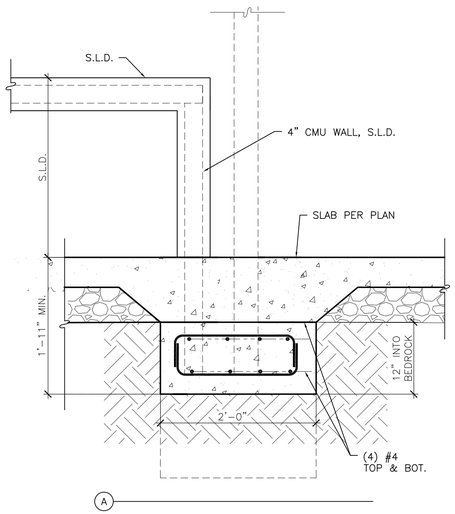
Issue:	Date:
Permit Set	01.25.2024
⚠ Plan Check	06.28.2024

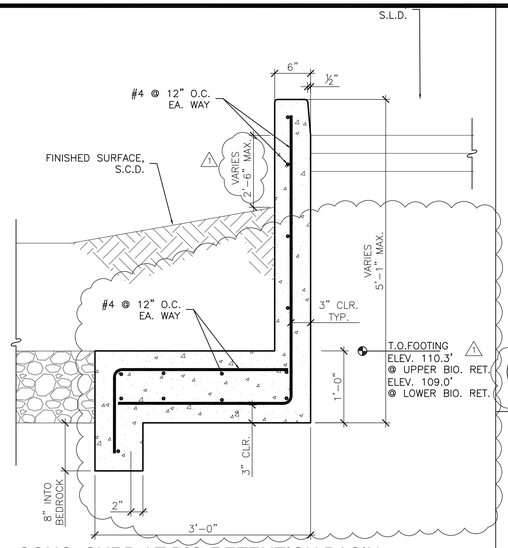
Scale: AS NOTED

Job No. 22-064

Site Foundation Plan

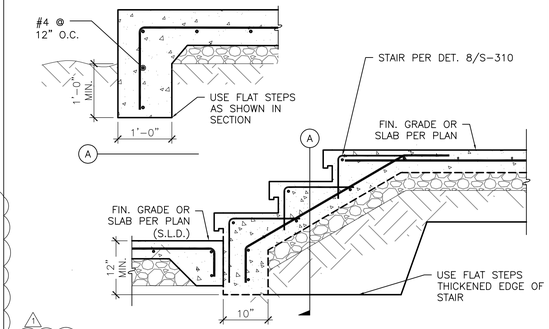
S-200





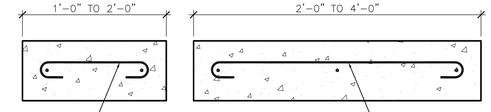
11 CONC. CURB AT BIO-RETENTION BASIN

SCALE: 1" = 1'-0"

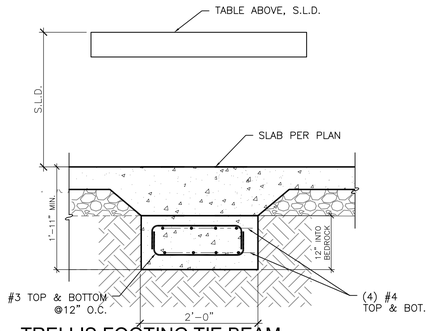


8 CONCRETE STAIR ON GRADE - EXPOSED TREAD

SCALE: 3/4" = 1'-0"

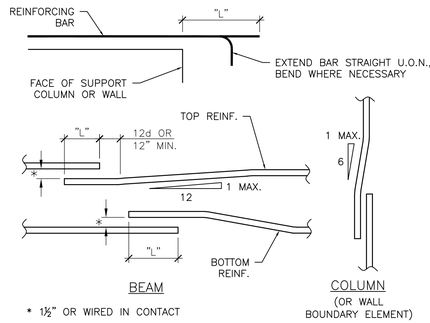


BARS IN SMALL SECTION

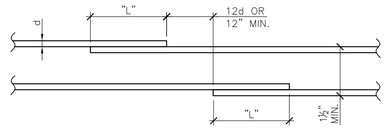


7 TRELLIS FOOTING TIE BEAM

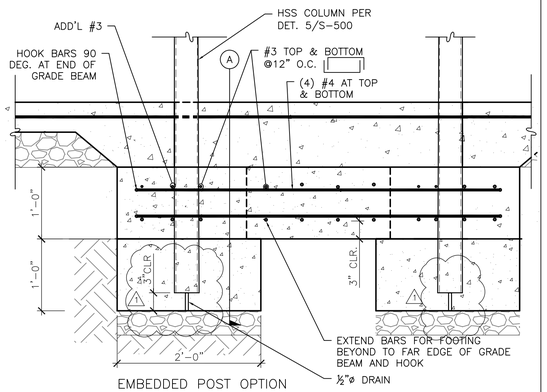
SCALE: 3/4" = 1'-0"



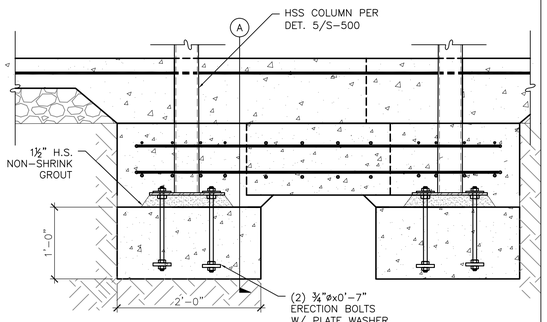
B BOUNDARY, COLUMN AND BEAM REINFORCING SPLICE DETAIL



A WALL OR SLAB REINFORCING SPLICE DETAIL



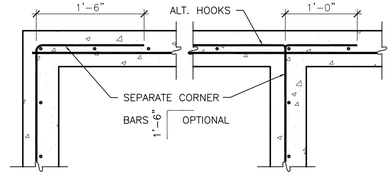
EMBEDDED POST OPTION



ERECTION PAD OPTION

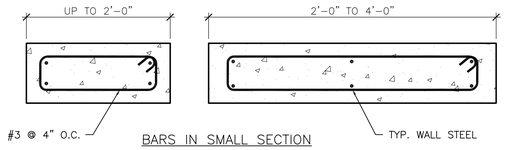
13 HSS TO FOOTING

SCALE: 1" = 1'-0"

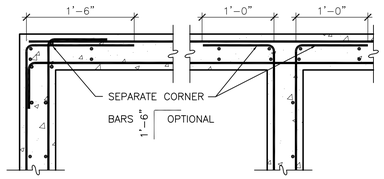


CORNER DETAILS – SINGLE CURTAIN

NOTE: ABOVE DETAILS APPLY IN BOTH HORIZONTAL AND VERTICAL DIRECTIONS.



BARS IN SMALL SECTION



CORNER DETAILS – DOUBLE CURTAIN

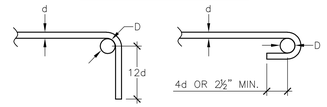
NOTE: ABOVE DETAILS APPLY IN BOTH HORIZONTAL AND VERTICAL DIRECTIONS.

9 WALL REINFORCING

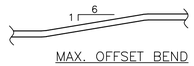
SCALE: 1-1/2" = 1'-0"

PRINCIPAL REINFORCING

D = 6d FOR #3 THRU #8
D = 8d FOR #9 THRU #11
D = 10d FOR #14 THRU #18

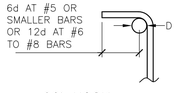


90° HOOK 180° HOOK



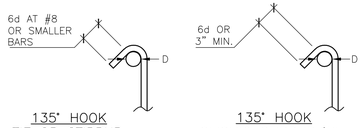
MAX. OFFSET BEND

TIES & STIRRUPS



90° HOOK TIE OR STIRRUP

TIES AND STIRRUPS ONLY:
#3 : D = 1½"
#4 : D = 2"
#5 : D = 2½"
#6 : D = 4½"



135° HOOK TIE OR STIRRUP 135° HOOK SEISMIC STIRRUP/TIE

NOTES:
1. ALL BENDS SHALL BE MADE COLD.
2. #14 AND #18 BARS SHALL BE BEND-TESTED AND APPROVED PRIOR TO BENDING.

5 STANDARD HOOK & TIE DETAILS

SCALE: 1-1/2" = 1'-0"

REINFORCING BAR SPLICE AND STRAIGHT DEVELOPMENT LENGTHS SCHEDULE

NORMAL WEIGHT CONCRETE REF: ACI318-19

TENSION SPLICE	f'c PSI	BAR SIZE (GR. 60)	#3	#4	#5	#6	#7	#8	#9	#10	#11
CLASS A & STRAIGHT DEVELOPMENT LENGTHS, L (IN)	2,500	TOP	24"	32"	39"	47"	69"	78"	88"	100"	110"
		OTHER	18"	24"	30"	36"	53"	60"	68"	77"	85"
	3,000	TOP	22"	29"	36"	43"	63"	72"	81"	91"	101"
		OTHER	17"	22"	28"	33"	48"	55"	62"	70"	78"
	4,000	TOP	19"	25"	31"	37"	54"	62"	70"	79"	87"
		OTHER	15"	19"	24"	29"	42"	48"	54"	61"	67"
CLASS B, L (IN)	2,500	TOP	31"	41"	51"	61"	89"	102"	115"	129"	143"
		OTHER	24"	32"	39"	47"	69"	78"	88"	100"	110"
	3,000	TOP	28"	38"	47"	56"	81"	93"	105"	118"	131"
		OTHER	22"	29"	36"	43"	63"	72"	81"	91"	101"
	4,000	TOP	25"	33"	41"	49"	71"	81"	91"	102"	114"
		OTHER	19"	25"	31"	37"	54"	62"	70"	79"	87"

NOTE: PROVIDE 30% LONGER LAP LENGTH FOR LIGHTWEIGHT CONCRETE.

NOTES:
1. CLASS "A" SPLICES SHALL BE USED WHEN ONE-HALF OR LESS OF THE TOTAL REINFORCEMENT IS SPLICED WITHIN THE REQUIRED LAP LENGTH.
2. CLASS "B" SPLICES SHALL BE USED WHEN MORE THAN ONE-HALF OF THE TOTAL REINFORCEMENT IS SPLICED WITHIN THE REQUIRED LAP LENGTH.
3. db = NOMINAL DIAMETER OF A BAR.
4. TOP BARS ARE HORIZONTAL REINFORCING WITH MORE THAN 12" OF CONCRETE BELOW THE BAR.
5. OTHER BARS ARE ALL VERTICAL, ALL HORIZONTAL WALL REINFORCING, AND HORIZONTAL REINFORCING WITH LESS THAN 12" OF CONCRETE BELOW BAR.
6. SMALLER BAR LAP LENGTH MAY BE USED WHEN SPLICING DIFFERENT SIZE BARS.
7. LAP SPLICES ARE NOT PERMITTED IF MECHANICAL SPLICES ARE SHOWN.
8. NON-CONTACT LAP SPLICED BARS SHALL NOT BE SPACED TRANSVERSELY FURTHER APART THAN 20% OF THE REQUIRED LAP LENGTH OR 6 INCHES.
9. LAP TOP BARS AT MIDSPAN AND BOTTOM BARS AT SUPPORTS UNLESS OTHERWISE SHOWN.
10. BUNDLED BAR SPLICES:
    A. INDIVIDUAL BAR SPLICES WITHIN THE BUNDLE SHALL NOT OVERLAP EACH OTHER.
    B. INCREASE LAP LENGTH 20% AT THREE BARS.
    C. INCREASE LAP LENGTH 33% AT FOUR BARS.

1 REINFORCING BAR SPLICE SCHEDULE & NOTES FOR CONCRETE

SCALE: N.T.S.

FTF ENGINEERING

FTF ENGINEERING, INC.
38 Mason Street, 2nd Floor
San Francisco, CA 94102
Tel.: 415-931-8460
Fax: 415-931-8461
www.ftfengineering.com

PENINSULA GOLF & COUNTRY CLUB

701 Madera Drive
San Mateo, CA 94403

REGISTERED PROFESSIONAL ENGINEER KRISTE M. CARRISON No. S6414 STRUCTURAL STATE OF CALIFORNIA

Signed Date: 06.28.2024

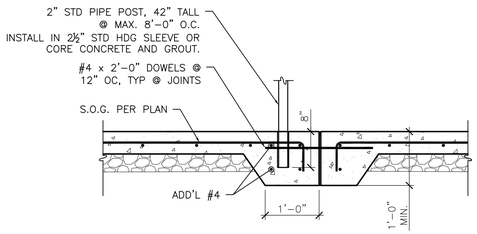
Issue:	Date:
Permit Set	01.25.2024
1 Plan Check	06.28.2024

Scale: AS NOTED

Job No. 22-064

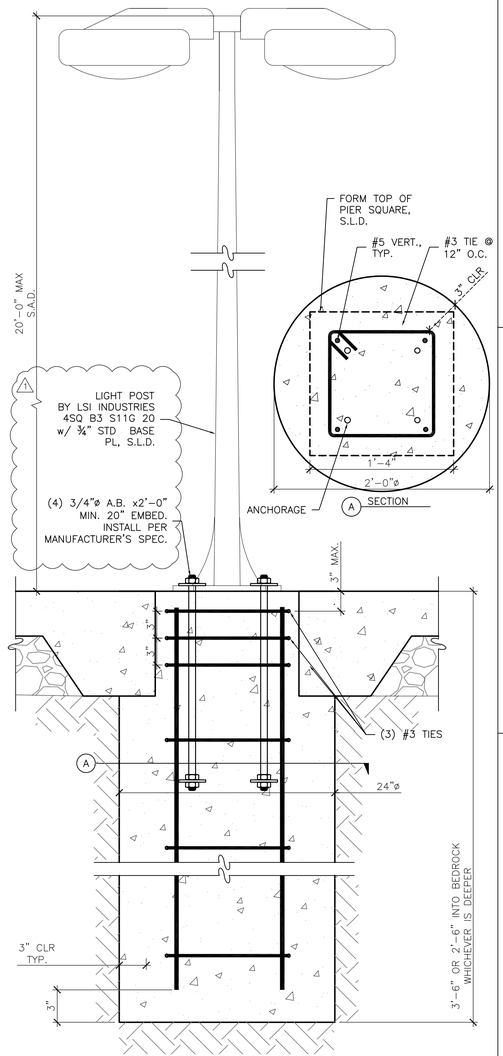
Concrete Details

S-300



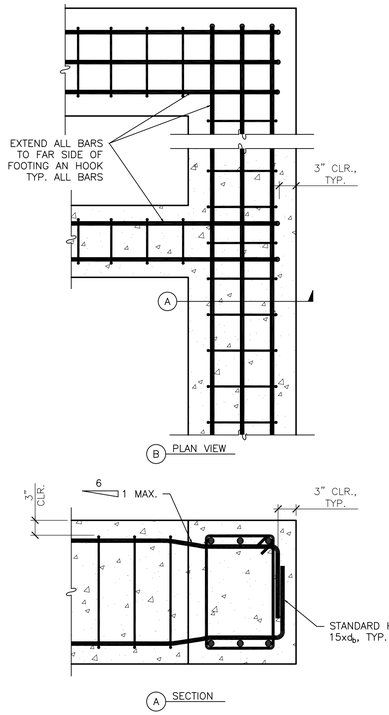
16 PICKLEBALL FENCE @ SOG

SCALE: 3/4" = 1'-0"



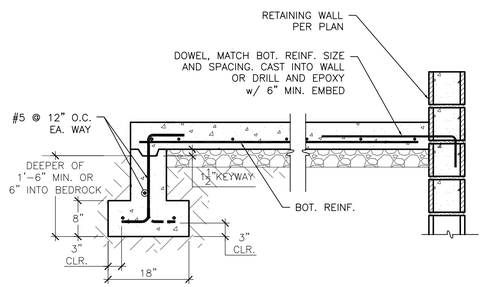
13 TYPICAL LIGHT POST FOUNDATION

SCALE: 1-1/2" = 1'-0"



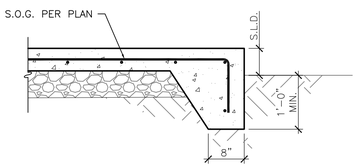
11 PRIMARY REINFORCEMENT AT FOOTING INTERSECTION

SCALE: 1"=1'-0"



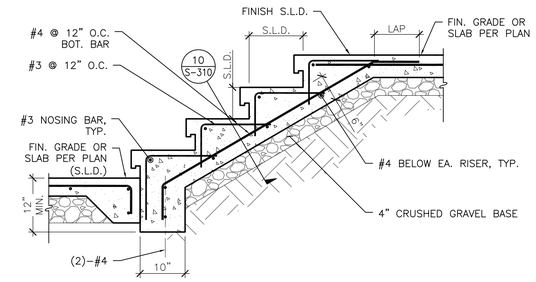
10 CONCRETE STAIR ON GRADE

SCALE: 3/4" = 1'-0"



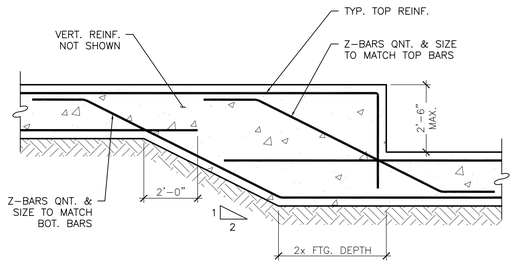
9 SOG AT THICKENED EDGE

SCALE: 3/4" = 1'-0"



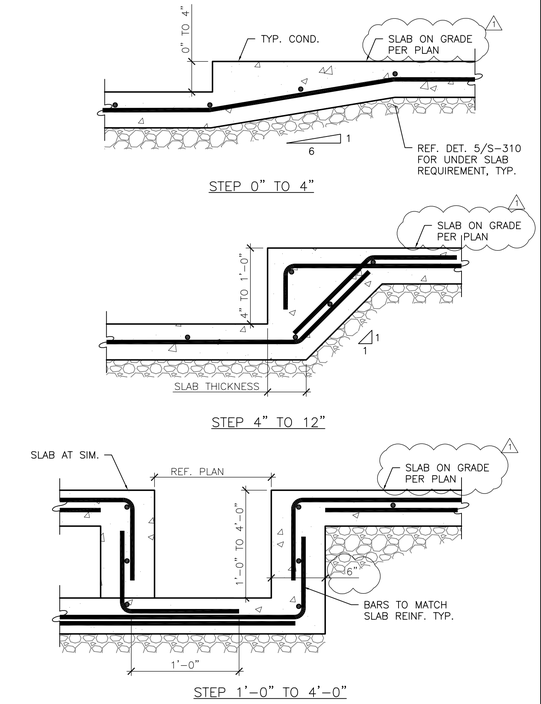
8 CONCRETE STAIR ON GRADE

SCALE: 3/4" = 1'-0"



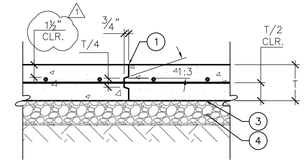
7 STEP IN FOOTING

SCALE: 3/8"=1'-0"

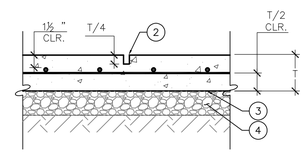


3 TYPICAL STEP IN SLAB ON GRADE

SCALE: 1-1/2"=1'-0"



CONSTRUCTION JOINT



CONTROL JOINT - FORMED OR SAW - CUT JOINT

NOTES:
1. CONTROL JOINTS AT 8'-0" O.C MAX.
2. CONCRETE SHALL BE PLACED IN STRIPS MAX. 60'-0" WIDE.
3. VAPOR BARRIER IS NOT REQUIRED AT OUTDOOR SPACES.

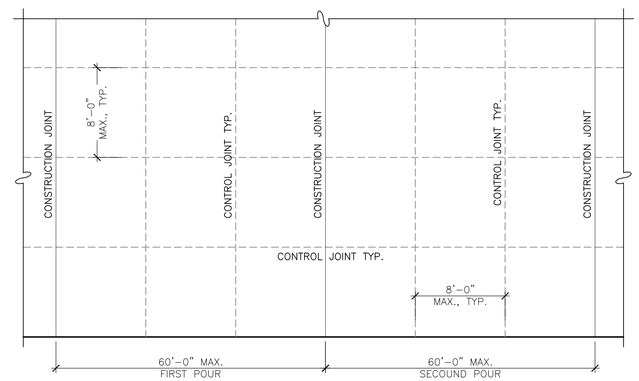
1 KEYED JOINT, CENTERED AT SLAB MID-DEPTH. PAINT W/ CURING COMPOUND AS BOND BREAK PRIOR TO ADJACENT SLAB CONCRETE PLACEMENT.

2 ¼" MAX. TIGHT TOOL CONTROL JOINT) INSTALLED THE SAME DAY AS CONCRETE PLACEMENT & FILLED WITH JOINT SEALER.

3 15 MIL VAPOR BARRIER (STEGOWRAP, MOISTOP-ULTRA, OR EQUIVALENT). WRAP UP TO UNDER SIDE OF SLAB DOWELS AT CONC. WALLS AND COLS.

4 4" MIN. CLASS II BASE ROCK, COMPACT PER GEOTECH.

A SLAB & UNDERLAYMENT



B PLACEMENT METHOD REQUIREMENTS

5 CONCRETE SLAB PLACEMENT ON GRADE METHOD

SCALE: 1"=1'-0"

FTF ENGINEERING

FTF ENGINEERING, INC.
38 Mason Street, 2nd Floor
San Francisco, CA 94102
Tel.: 415-931-8460
Fax: 415-931-8461
www.ftfengineering.com

PENINSULA GOLF & COUNTRY CLUB

701 Madera Drive
San Mateo, CA 94403

STATE M. CARRISON No. S6414 STRUCTURAL STATE OF CALIFORNIA

Signed Date: 06.28.2024

Issue:	Date:
Permit Set	01.25.2024
⚠1 Plan Check	06.28.2024

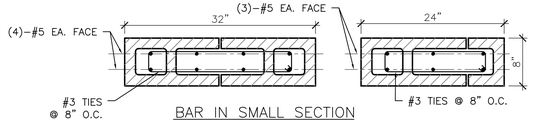
Scale: AS NOTED

Job No. 22-064

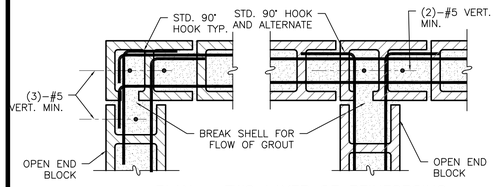
Foundation Details

S-310

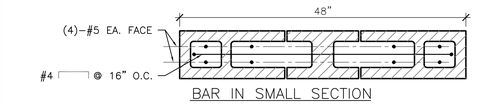
NOTE: DETAILS APPLY IN BOTH HORIZONTAL AND VERTICAL DIRECTIONS.



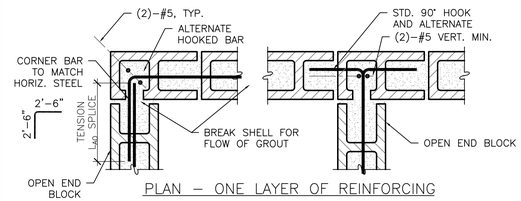
BAR IN SMALL SECTION



PLAN – TWO LAYER OF REINFORCING



BAR IN SMALL SECTION

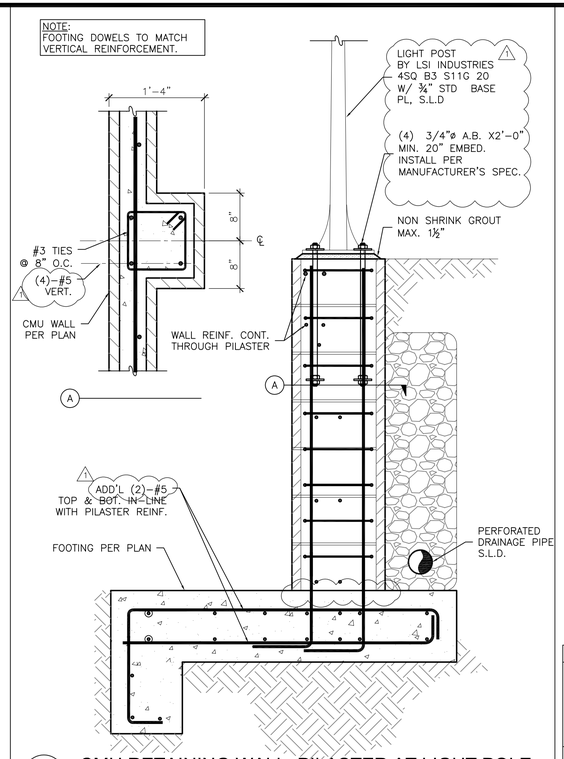


PLAN – ONE LAYER OF REINFORCING

15 TYPICAL CMU WALL INTERSECTIONS AND CORNER DETAIL

SCALE: 1" = 1'-0"

NOTE: FOOTING DOWELS TO MATCH VERTICAL REINFORCEMENT.

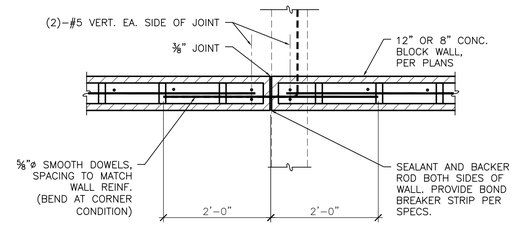


11 CMU RETAINING WALL PILASTER AT LIGHT POLE

SCALE: 1" = 1'-0"

ACOUSTIC FENCE MAX. HEIGHT ABOVE WALL	H MAX. & SOIL SLOPE BEHIND WALL	T	W	D	B	b KEY LOCATION VARIES, SEE PLAN	d	"F1"	"F2"	"O1" EXPOSED FACE	"O2" SOIL FACE
4'–0"	6'–8" & 2:1 MAX. SLOPE	12"	6'–0"	0–10"	4'–0"	1'–0"	1'–6"	#5 @ 8" O.C. T&B	#4 @ 12" O.C. T&B	#5 @ 16" O.C.	#5 @ 8" O.C.
12'–0"	6'–8" & FLAT SLOPE	12"	5'–0"	0–10"	3'–0" OR 1'–0" PER PLAN	1'–0"	1'–0"	#5 @ 8" O.C. T&B	#4 @ 12" O.C. T&B	#5 @ 8" O.C.	#5 @ 8" O.C.
4'–0"	6'–8" & FLAT SLOPE	12"	4'–0"	0–10"	1'–0"	1'–0"	1'–0"	#5 @ 8" O.C. T&B	#4 @ 12" O.C. T&B	#5 @ 16" O.C.	#5 @ 8" O.C.
NA	8'–2" & FLAT SLOPE	16"	6'–0"	0–10"	4'–0"	1'–0"	1'–6"	#5 @ 8" O.C. T&B	#4 @ 12" O.C. T&B	#5 @ 16" O.C.	#5 @ 8" O.C.

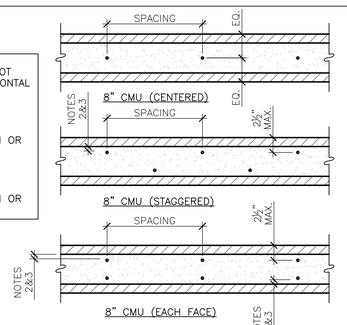
NOTES:
1. HORIZONTAL REINFORCING AT FLOOR AND ROOF LINES (CHORD BARS) SHALL BE CONTINUOUS THROUGH JOINT.
2. CONTRACTOR SHALL OBTAIN ARCHITECT'S APPROVAL OF JOINT LOCATIONS WHICH SHALL NOT EXCEED 24'–0" O.C.



4 TYPICAL CMU WALL CONTROL JOINT

SCALE: 3/4"=1'-0"

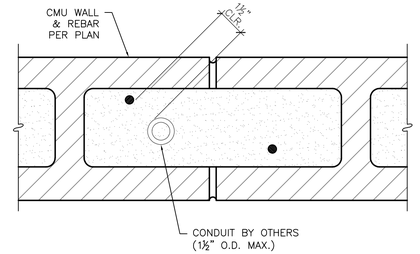
NOTES:
1. HORIZONTAL REINFORCING NOT SHOWN FOR CLARITY. HORIZONTAL BAR CLR. PER NOTES 2&3.
2. COURSE GROUT CLEARANCE:
   a. EXPOSED TO EARTH OR WEATHER=¾" CLR.
   b. NOT EXPOSED TO EARTH OR WEATHER=½"CLR.
3. FINE GROUT CLEARANCE:
   a. EXPOSED TO EARTH OR WEATHER=¾" CLR.
   b. NOT EXPOSED TO EARTH OR WEATHER=¼" CLR.



3 TYPICAL REBAR LAYOUT IN CMU WALL

SCALE: 1" = 1'-0"

NOTES:
1. WHEREVER POSSIBLE, PLACE CONDUITS IN UNREINFORCED CELLS.
2. WHEN CONDUITS MUST BE PLACED IN THE SAME CELL AS REBAR, SEE DETAIL BELOW.
3. CONDUITS SHALL NOT BE RUN HORIZONTALLY IN WALLS.



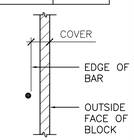
2 TYPICAL VERTICAL CONDUITS IN CMU WALLS

SCALE: 1" = 1'-0"

MASONRY REINFORCING BAR DEVELOPMENT & LAP SPLICE LENGTH (INCHES) FOR CMU STRENGTH f'm = 1500 PSI MIN. (PER CBC 2108.2 & TMS 402 6.1.5.1)

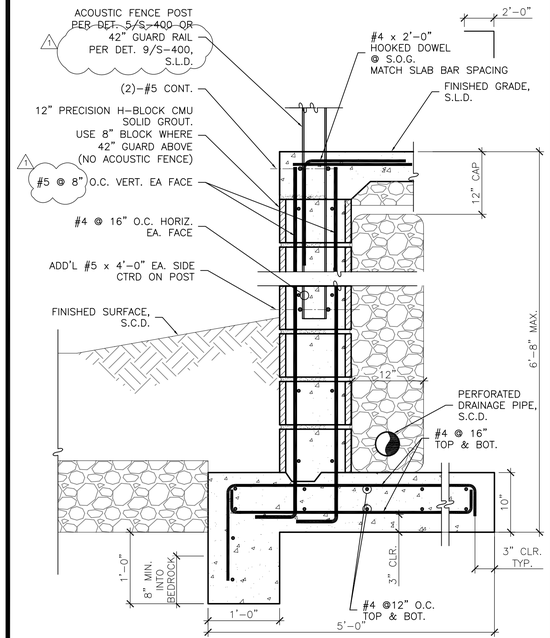
NOMINAL BLOCK SIZE	MIN. COVER (IN.)	REINFORCING BAR SIZE #3	#4	#5	#6	#7	#8
8"	2"	16	26	40	54	64	72
	3¾"	12	14	22	40	54	72
12"	2"	16	26	40	54	64	72
	5¾"	12	12	14	26	36	54

NOTES:
1. COVER ≤ BAR SPACING ASSUMED. COVER IS DISTANCE FROM OUTSIDE FACE OF BLOCK TO EDGE OF BAR.
2. BARS SPLICED BY NONCONTACT LAP SPLICES SHALL BE SPACED TRANSVERSELY A DISTANCE APART NOT GREATER THAN 1/5 THE REQUIRED LENGTH OF THE LAP SPLICE OR MORE THAN 6".
3. #9 AND LARGER BARS SHALL BE SPLICED BY WELDING OR BY APPROVED MECHANICAL CONNECTORS THAT CAN DEVELOP 125% OF THE SPECIFIED BAR STRENGTH IN TENSION.
4. WHEN ADJACENT LAP SPLICES ARE SEPARATED BY 3" OR LESS, THE REQUIRED LAP LENGTH SHALL BE INCREASED BY 30%.



1 TYPICAL REINFORCING LAP SPLICE FOR MASONRY WALLS

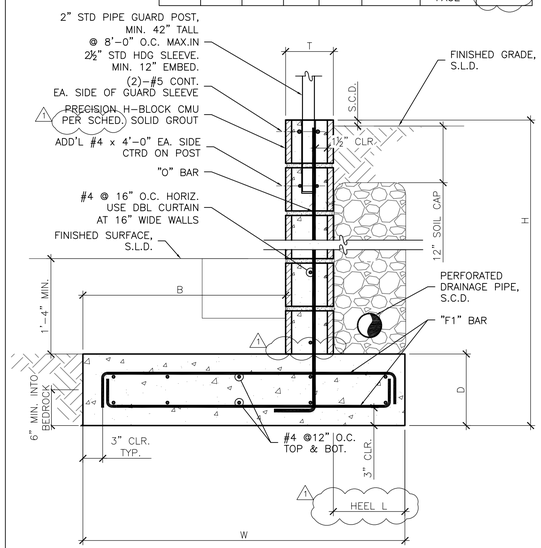
SCALE: 1" = 1'-0"



13 CMU RETAINING WALL AT BIO-RETENTION BASIN

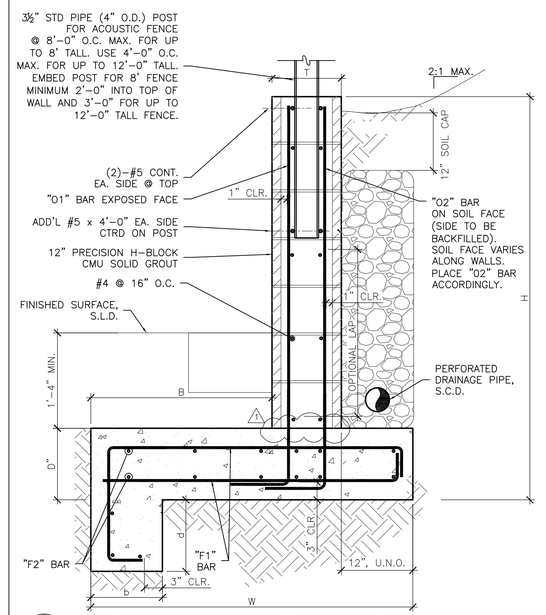
SCALE: 1" = 1'-0"

H	T, S.L.D.	W	D	B	"F1"	"O"	HEEL L
6'–8" MAX.	8"	4'–0"	0–10"	2'–4"	#4 @ 16" O.C. T&B	#4 @ 8" O.C.	12"
6'–8" MAX.	16"	4'–0"	0–10"	1'–8"	#4 @ 16" O.C. T&B	#4 @ 16" O.C. EA. FACE	12"
4'–8" MAX.	8"	2'–0"	0–10"	1'–0"	#4 @ 16" O.C. T&B	#4 @ 8" O.C.	4"
4'–8" MAX.	16"	2'–8"	0–10"	1'–0"	#4 @ 16" O.C. T&B	#4 @ 16" O.C. EA. FACE	4"



9 CMU RETAINING WALL LEVEL BACK FILL

SCALE: 1" = 1'-0"



5 CMU RETAINING WALL SLOPING BACK FILL

SCALE: 1" = 1'-0"

FTF ENGINEERING

FTF ENGINEERING, INC.
38 Mason Street, 2nd Floor
San Francisco, CA 94102
Tel.: 415-931-8460
Fax: 415-931-8461
www.ftfengineering.com

PENINSULA GOLF & COUNTRY CLUB

701 Madera Drive
San Mateo, CA 94403

STATE OF CALIFORNIA — CHERYL E. GARRISON — No. S5414 — STRUCTURAL — PROFESSIONAL ENGINEER

Signed Date: 06.28.2024

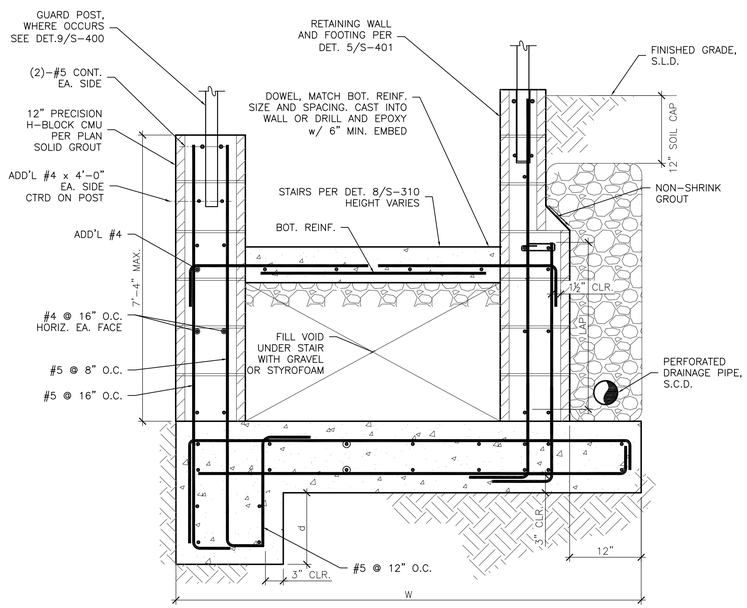
Issue:	Date:
Permit Set	01.25.2024
⚠1 Plan Check	06.28.2024

Scale: AS NOTED

Job No. 22-064

CMU Wall Details I

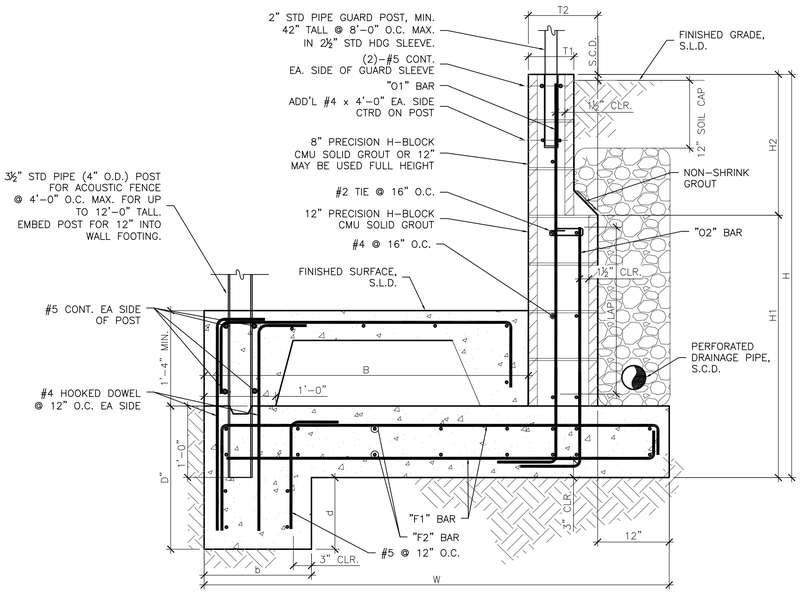
S-400



7 CMU RETAINING WALL AT STAIR

SCALE: 1" = 1'-0"

SCHEDULE													
H MAX.	H1	H2 MAX.	T1	T2	W	D	B	b	d	"F1"	"F2"	"O1"	"O2"
9'-2"	6'-2" MIN.	3'-0"	8"	12"	8'-0"	0-10"	6'-0"	1'-6"	1'-6"	#6 @ 8" O.C. BOT. & #5 @ 8" O.C. TOP	#4 @ 12" O.C. T&B	#4 @ 16" O.C.	#6 @ 8" O.C.
10'-2" AT STAIRS SEE DET. 7/-	6'-2" MIN.	3'-0"	8"	12"	8'-0"	0-10"	6'-0"	1'-6"	1'-6"	#6 @ 8" O.C. BOT. & #5 @ 8" O.C. TOP	#4 @ 12" O.C. T&B	#4 @ 16" O.C.	#6 @ 8" O.C.



5 CMU RETAINING WALL

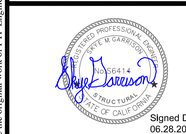
SCALE: 1" = 1'-0"

FTF ENGINEERING

FTF ENGINEERING, INC.
38 Mason Street, 2nd Floor
San Francisco, CA 94102
Tel.: 415-931-8460
Fax: 415-931-8461
www.ftfengineering.com

PENINSULA GOLF & COUNTRY CLUB

701 Madera Drive
San Mateo, CA 94403



Signed Date: 06.28.2024

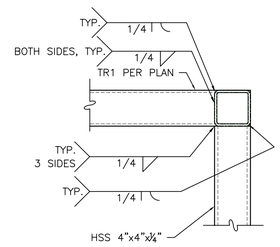
Issue:	Date:
Permit Set	01.25.2024
⚠1 Plan Check	06.28.2024

Scale: AS NOTED

Job No. 22-064

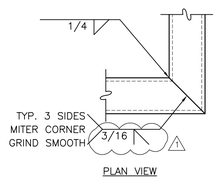
CMU Wall Details II

S-401 ⚠1



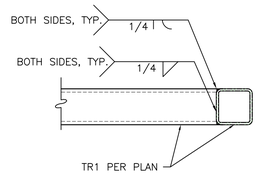
4 HSS TO HSS AT POST

SCALE: 1-1/2" = 1'-0"



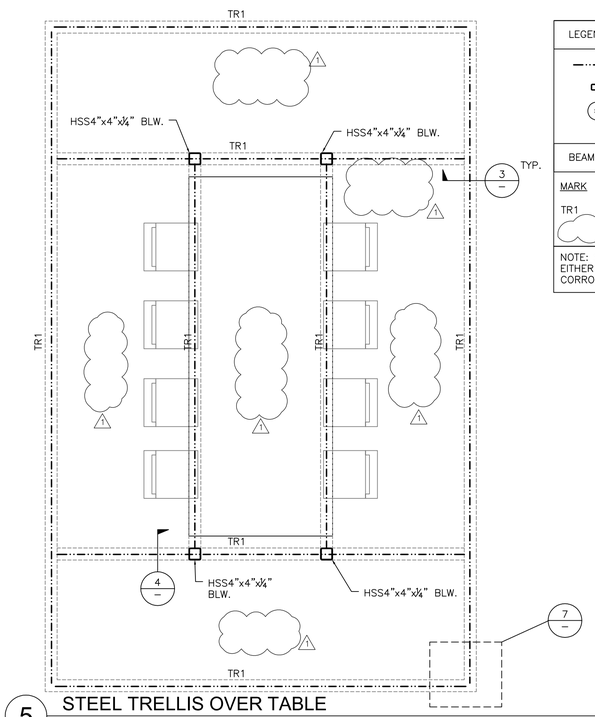
7 HSS TO HSS AT CORNER

SCALE: 1-1/2" = 1'-0"



3 HSS TO HSS CONNECTION

SCALE: 1-1/2" = 1'-0"



5 STEEL TRELLIS OVER TABLE

SCALE: 1/2" = 1'-0"

FTF ENGINEERING

FTF ENGINEERING, INC.
38 Mason Street, 2nd Floor
San Francisco, CA 94102
Tel.: 415-931-8460
Fax: 415-931-8461
www.ftfengineering.com

PENINSULA GOLF & COUNTRY CLUB

701 Madera Drive
San Mateo, CA 94403

Signed Date:
06.28.2024

Issue:	Date:
Permit Set	01.25.2024
⚠1 Plan Check	06.28.2024

Scale: AS NOTED

Job No. 22-064

Trellis Plan

S-500

ELECTRICAL SYMBOL LIST

ALL SYMBOLS SHOWN IN SYMBOL LIST MAY NOT BE APPLICABLE TO SCOPE OF WORK SHOWN ON ACCOMPANIED LIGHTING AND POWER PLANS.

SWITCHES AND RECEPTACLES

$ — SINGLE POLE SWITCH
- 2 = DOUBLE POLE SWITCH
- 3 = THREE-WAY SWITCH
- a THRU z (LOWERCASE) = LUMINAIRE CONTROL DESIGNATION
- D = DIMMER
- M = MOTOR RATED WITH THERMAL OVERLOAD SWITCH
- M2 = MOTOR RATED WITH THERMAL OVERLOAD SWITCH, 2-POLE

OS — WALL MOUNTED OCCUPANCY SENSOR
- S = WITH INTEGRAL "ON/OFF" SWITCH
- T = DUAL RELAY WITH TWO INTEGRAL "ON/OFF" SWITCH
- D = WITH INTEGRAL DIMMER

OS — CEILING MOUNTED OCCUPANCY SENSOR

DUPLEX RECEPTACLE
- USB = COMBO RECEPTACLE AND USB CHARGER
- WP = WEATHER PROOF CONTINUOUS COVER AND GFCI PROTECTED
- WR = WEATHER RESISTANT CONTINUOUS COVER AND GFCI PROTECTED
- X-XXR = NEMA CONFIGURATION, 5-20R U.O.N.
- ABC = ABOVE COUNTER
- GFI = GFCI PROTECTED
- CM = CONFIRM MOUNTING HEIGHT

DUPLEX HALF SWITCHED RECEPTACLE CONTROLLED BY ROOM OCCUPANCY SENSOR

QUAD RECEPTACLE

QUAD HALF SWITCHED RECEPTACLE CONTROLLED BY ROOM OCCUPANCY SENSOR

SINGLE RECEPTACLE

SINGLE RECEPTACLE CONTROLLED BY ROOM OCCUPANCY SENSOR

SPECIAL PURPOSE RECEPTACLE, WALL MOUNTED (COORDINATE NEMA CONFIG.)

CEILING MOUNTED RECEPTACLE

FLOOR MOUNTED RECEPTACLE

NON-FUSED DISCONNECT SWITCH

F — HEAVY DUTY FUSED DISCONNECT SWITCH

MOTOR CONNECTION

J — JUNCTION BOX

PP — POWER POLE

SD — COMBINATION SMOKE/ CO ALARM, 120V DEVICE WITH BATTERY BACKUP.

CS — CONDUIT STUB-UP

LIGHTING

RECESSED 2' X 4' LUMINAIRE

RECESSED 2' X 2' LUMINAIRE

RECESSED MOUNTED LED DOWNLIGHT

SURFACE MOUNTED LED DOWNLIGHT

RECESSED MOUNTED WALLWASHER

DECORATIVE PENDANT

TRACK LIGHT

EMERGENCY LIGHTING

EXIT SIGN, ARROW(S) INDICATES DIRECTION IF SHOWN

WALL SCONCE

STRIP LIGHT

LED STRIP LIGHT/TAPE - REFER TO LUMINAIRE SCHEDULE FOR LENGTH

A / # — FIXTURE NOMENCLATURE
- A = UNDERLINE LETTER FIXTURE TYPE
- # = CIRCUIT NUMBER

ABBREVIATIONS

A	AMPERES, AMBER	KW	KILOWATT
AC	ALTERNATING CURRENT, AIR CONDITIONER	M	MOTOR
		MIN	MINIMUM
AFF	ABOVE FINISHED FLOOR	MOCP	MAXIMUM OVERCURRENT PROTECTION
AIC	AVAILABLE INTERRUPTING CAPACITY	N	NEUTRAL
BC	BARE COPPER	(N)	NEW
C	CONDUIT, CLOSE, CONTROL	N.I.C.	NOT IN CONTRACT
CB	CIRCUIT BREAKER	OS	OCCUPANCY SENSOR
CU	COPPER	PH	PHASE
CM	COORDINATE MOUNTING HEIGHT	PNL	PANEL
(E)	EXISTING	PWR	POWER
EMT	ELECTRICAL METALLIC TUBING	(R)	REMOVE
FA	FIRE ALARM	(RL)	RELOCATE
FACP	FIRE ALARM CONTROL PANEL	TYP	TYPICAL
GFI, GFCI	GROUND FAULT INTERRUPTER	UL	UNDERWRITERS LABORATORIES
G, GND	GROUND	U.O.N.	UNLESS OTHERWISE NOTED
KVA	KILOVOLT AMPERES	V	VOLTS, VOLTAGE
		W	WIRE, WHITE
		WP	WEATHERPROOF

MISCELLANEOUS

BRANCH PANEL

#10 / B–27,29 — BRANCH CIRCUIT WIRING. ARROW INDICATES HOME RUN TO PANEL WITH CIRCUITS AS NOTED. WIRE SIZE IS #12 AWG MINIMUM UNLESS NOTED OTHERWISE. SHORT TICK MARKS INDICATE PHASE CONDUCTORS. LONG TICK MARKS INDICATE NEUTRAL CONDUCTORS.

CONDUIT CONCEALED IN WALL OR CEILING SPACE

SHEET KEYNOTE

XX–# — MECHANICAL EQUIPMENT TAG - REFER TO MP SHEETS

XX–# — KITCHEN EQUIPMENT TAG - REFER TO A SHEETS

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP NUMBER/ DESCRIPTION	TOTAL WATTS	BALAST	VOLTAGE	REMARKS
L1	ZONE LIGHTING	ZNM-36L-CT-UNV-30BLK-IL/IH	EXTERIOR 18' POLE MOUNT LIGHT	36,000 LUMENS, 3,000K	300	LED	120	1
L2	FX LIGHTING	ZW-ZD-3LED-DN-FB	OVERHEAD DOWN LIGHTS	179-212 LUMENS	10	LED	120	1
L3	FX LIGHTING	A-BR10-UV-L07-K27-GP-FB	PATH LIGHTS	319-496 LUMENS	7.6	LED	120	1
L4	FX LUMINAIRE	STRIP LIGHTING: FX LUMINAIRE SRP STRIP SRP-10-W	STRIP LIGHTING	0.6W/FT, 2700K	87 TOTAL FEET 52W	LED	120	1

REMARKS:
1. PROVIDE WITH ALL NECESSARY HARDWARE AND MOUNTING BRACKETS.
2. PROVIDE WALL OR CEILING MOUNTED, ONE OR TWO SIDED, WITH ARROWS AS SHOWN ON PLANS.
3. ALL FIXTURES INDICATED ON PLANS AS EMERGENCY OR 'EM' ARE TO HAVE MINIMUM OF 90 MINUTES OF BATTERY BACKUP OR BE CONNECTED TO EMERGENCY INVERTER AS SHOWN ON PLANS.

GENERAL NOTES (APPLICABLE TO ALL FIXTURES):
1. ALL LIGHTING FIXTURES SHALL BE APPROVED BY THE ARCHITECT, ENGINEER AND OWNER PRIOR TO INSTALATION.
2. ALL INTERIOR COMMON AREAS AND OUTDOORS SHALL USE ENERGY STAR COMMERCIAL GRADE FIXTURES.
3. CONTRACTOR SHALL CONSULT THE MANUFACTURER FOR COMPLETE SPECIFICATIONS OF ALL FIXTURES.
4. CONTRACTOR SHALL PROVIDE COMPLETE MOUNTING BRACKETS AND ACCESSORIES FOR PROPER INSTALLATION OF FIXTURES.
5. VERIFY ALL FIXTURE LOCATIONS BEFORE ROUGH-IN.
6. COORDINATE ALL COLORS, FINISHES, AND COLOR TEMPERATURE OF LIGHT SOURCE WITH ARCHITECT PRIOR TO ORDERING FIXTURES.
7. COORDINATE ALL SUSPENSION LENGTH OF PENDANT FIXTURES AND MOUNTING HEIGHT OF SCONCES WITH ARCHITECT.

BRANCH CIRCUIT VOLTAGE DROP TABLE

		MAXIMUM ALLOWED RUN LENGTH (FT)				
VOLT	AMP	#12	#10	#8	#6	#4
120	2	500	800	1200	2000	3250
	4	250	400	600	1000	1625
	6	175	250	400	650	1100
	8	125	200	325	500	800
	10	100	150	250	400	650
	12	85	125	200	350	550
	14	75	110	175	300	450
	16	60	100	150	250	400
277	2	1100	1800	2750		
	4	550	900	1375		
	6	350	600	950		
	8	275	450	700		
	10	225	350	550		
	12	175	300	475		
	14	150	250	400		
	16	140	225	360		

GENERAL ELECTRICAL NOTES

A. ALL WORK IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2022 CEC (BASED ON THE 2020 NEC) & 2022 CALIFORNIA ENERGY CODE AND LOCAL ORDINANCES.

B. THE DRAWINGS REPRESENT FINISHED SYSTEMS COMPLETE AND READY FOR USE. ANCILLARY DEVICES, WIRING, RACEWAY, CONNECTIONS AND SIMILAR WORK ALTHOUGH NOT EXPLICITLY STATED BUT REQUIRED FOR PROPER SYSTEM OPERATION OR TO COMPLY WITH CODE ARE TO BE INCLUDED AS A REQUIREMENT OF THE CONTRACT WITHOUT ADDITIONAL COMPENSATION.

C. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL LOCATION AND ARRANGEMENT OF ELECTRICAL WORK. LAYOUT, ROUGH-IN, AND EXACT LOCATION OF ALL FIXTURES, DEVICES, AND OUTLETS ARE ALL SHOWN ON THE DRAWINGS AND ARE TO BE COORDINATED WITH FINAL ARCHITECTURAL ELEVATIONS AND ARRANGEMENT OF MECHANICAL EQUIPMENT.

D. REFER TO DRAWINGS OF OTHER TRADES FOR COORDINATION OF ELECTRICAL CONSTRUCTION. THE LOCATION OF MECHANICAL EQUIPMENT IS SHOWN DIAGRAMMATICALLY. EXACT LOCATION TO BE FIELD DETERMINED. SEE SPECS FOR TRADE COORDINATION DRAWING SUBMITTAL REQUIREMENTS. DRAWINGS FOR LENGTHS AND LOCATIONS OF ALL EQUIPMENT TO BE INSTALLED UNDER ELECTRICAL CONTRACT.

E. DO NOT COMMENCE INSTALLATION OF ELECTRICAL SYSTEMS AND EQUIPMENT WITHOUT RELATED SHOP DRAWING APPROVALS.

F. PROVIDE UL LISTED FIRE RATED SEALS FOR ALL RACEWAY PENETRATIONS THROUGH FIRE RATED WALLS, SLABS, AND CEILINGS.

G. COORDINATE ALL CONTROL SYSTEM DEVICES, WIRING, AND CONNECTIONS WITH REQUIREMENTS OF DRIVEN EQUIPMENT.

H. PROVIDE SUITABLE ANCHORAGE AND SUPPORT OF ALL ELECTRICAL EQUIPMENT INCLUDING RATED WALLS, SLABS, AND CEILINGS. DEVICES AND RACEWAYS IN ACCORDANCE WITH ESTABLISHED CODES AND THE SPECIFICATIONS.

I. EQUIPMENT AND DEVICES FURNISHED UNDER OTHER DIVISIONS OF THIS CONTRACT, BY THE OWNER, OR BY OTHER CONTRACTS, ARE TO BE CONNECTED UNDER THIS CONTRACT.

J. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND BEFORE PROCEEDING WITH THE WORK.

K. PROVIDE CONCEALED AND FLUSH MOUNTED INSTALLATION OF ALL DEVICES AND EQUIPMENT IN ALL AREAS U.O.N.

L. PROVIDE SEPARATE EQUIPMENT GROUNDING CONDUCTOR IN ALL 120 VOLT MULTI-WIRE CIRCUITS.

M. ALL ELECTRICAL CONDUIT IS TO BE RUN CONCEALED AND PARALLEL TO BUILDING LINES. ALL ELECTRICAL CONDUIT IS TO BE INSTALLED CONCEALED UON. PRIOR TO INSTALLATION OF ANY EXPOSED CONDUIT VERIFY WITH ARCHITECT.

N. RECEPTACLE OUTLETS SHALL COMPLY WITH CEC SECTION 210.21(B) & 406.12.

O. LIGHTS SWITCHES AND CONTROL MECHANISM SHALL COMPLY WITH CEC SECTION 404.

P. DO NOT INSTALL ELECTRICAL BOXES IN RATED WALLS CLOSER THAN 24" HORIZONTALLY FROM EACH OTHER. OFFSET OUTLET BOXES SHOWN TO BE INSTALLED BACK-TO-BACK IN FIRE RATED WALLS AND PARTITIONS A MINIMUM OF 24" HORIZONTALLY.

Q. BRACE ALL ELECTRICAL EQUIPMENT TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION. COMPLY WITH REQUIREMENTS OF TITLE 24. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

R. ALL LIGHTING AND RECEPTACLE CIRCUITRY SHOWN ON THESE DRAWINGS SHALL CONTAIN THE REQUIRED CONDUCTORS. FOR EVERY GROUP OF TWO OR THREE CONSECUTIVE PHASE ORDER CIRCUITS, PROVIDE A DEDICATED NEUTRAL. FOR EXAMPLE, A HOMERUN COMPRISED OF CIRCUITS 1, 3, AND 5 CONTAINS FOUR (4) CONDUCTORS: THREE (3) HOTS AND ONE (1) NEUTRAL. A RUN COMPRISED OF NON-CONSECUTIVE NUMBERS OUT OF PHASE ORDER, I.E., 3, 4, AND 7 OR 1, 9, AND 11 SHALL CONTAIN FIVE CONDUCTORS: THREE (3) HOTS AND TWO (2) NEUTRALS. IN ALL CASES, AN EQUIPMENT GROUNDING CONDUCTOR SHALL BE PROVIDED IN ADDITION TO THE CURRENT-CARRYING CONDUCTORS. PROVIDE ALL CONDUCTORS REQUIRED FOR A COMPLETE OPERATIONAL SYSTEM.

S. A COMPLETE SYSTEM OF CONDUCTORS SHALL BE INSTALLED IN THE RACEWAY SYSTEM THROUGHOUT THE BUILDING FOR ALL FEEDERS, BRANCH CIRCUITS, ETC.

T. OCCUPANCY SENSOR NOTES:

a. THE SENSOR MUST HAVE A CLEAR "VIEW" OF THE OCCUPANTS. IF THE SENSOR WILL BE BLOCKED, THEN SUBSTITUTE SMALL-ROOM CEILING SENSOR.

b. SEE MANUFACTURER'S SPECIFICATION REGARDING PLACING SENSORS AWAY FROM STRONG AIR-FLOW. PRECISE LOCATION OF EACH CEILING SENSOR CAN BE INDICATED IF AIR SUPPLIES ARE INDICATED IN DRAWING.

U. THE FIRE ALARM SYSTEM WILL BE DEFERRED APPROVAL AND DESIGN BUILD. CONTRACTOR IS TO PROVIDE NEW FIRE ALARM SYSTEM COMPLIANT WITH NFPA 72, 2019 AND CALIFORNIA FIRE CODE, ARTICLE 10. IF EXISTING FIRE ALARM SYSTEM CANNOT BE EXPANDED AND IS NOT CSFM CERTIFIED. THE CONTRACTOR IS TO SUBMIT COMPLETE DRAWINGS TO THE FIRE MARSHALL FOR APPROVAL AND ASSUME FULL RESPONSIBILITY FOR THE SYSTEM. THIS INCLUDES DEVICE QUANTITY AND LOCATION, WIRING, PROGRAMMING AND CONTROL PANELS. COORDINATE FINAL DEVICE LOCATIONS WITH THE ARCHITECT PRIOR TO ROUGH-IN.

V. REFER TO N.E.C. 110.16 FOR ARC-FLASH PROTECTION REQUIREMENTS FOR ALL ELECTRICAL EQUIPMENT SUCH AS SWITCHBOARDS, PANEL BOARDS, INDUSTRIAL CONTROL PANELS, METER SOCKET ENCLOSURES MOTOR CONTROL CENTERS AND SWITCHGEARS. ALL ELECTRICAL EQUIPMENTS SHOULD BE LABELED AS CAUTION, WARNING OR DANGER PER CODE REQUIREMENTS.

W. ELECTRICAL EQUIPMENT SHALL BE LISTED BY A NATIONALLY RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY AUTHORITY HAVING JURISDICTION.

X. CONTRACTOR SHALL PERFORM SHORT CIRCUIT STUDY BASED ON FIELD CONDITION AND FAULT CURRENT VALUE PROVIDE BY UTILITY COMPANY PRIOR TO ORDERING ELECTRICAL AND MECHANICAL EQUIPMENT TO ENSURE SUFFICIENT FAULT CURRENT AND SCCR RATING.

SCOPE OF WORK

ELECTRICAL SERVICES FOR NEW OUTDOOR PICKLEBALL AREA CONSTRUCTION.
REUSE OF EXISTING ELECTRICAL SERVICE.
NEW T24 COMPLIANCE FORMS FOR OUTDOOR LIGHTING AND ELECTRICAL POWER DISTRIBUTION.

DRAWING LIST

- LANDSCAPE IMPROVEMENTS -

701

MADERA DRIVE
SAN MATEO, CA 94403
A.P.N.: 039-501-808

Dscheme Studio
Dream :: Design :: Develop
222 8TH STREET
SAN FRANCISCO, CA 94103
T: 415.252.0888
F: 415.252.8388
WWW.DSCHEME.COM

MK Engineers Inc.
Professional Consulting Engineers
3450 3rd St Ste 4B
San Francisco, CA 94124
T 415.282.3100
www.mkengrs.com

LICENSED PROFESSIONAL WENDA WANG ELECTRICAL E 23652 STATE OF CALIFORNIA

	01.25.24	PERMIT SET
1	06.28.24	REVISION 1 PER BLDG

STAMP

JOB NUMBER: 23094
DRAWN BY: CM
DATE: 10.13.23
CHECKED BY: PB/WW
SCALE: AS NOTED

SHEET TITLE:
ELECTRICAL COVER SHEET

SHEET NUMBER:
E0.1

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)2I for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)6, 180.1(a) and 180.2(b)4Bv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.		
Project Name: Peninsula Golf & Country Club Pickleball Cts	**Report Page:**	**(Page 1 of 7)**
Project Address:	**Date Prepared:**	2024-01-05T12:46:16-05:00

A. GENERAL INFORMATION

01	Project Location (city)	San Mateo	04	Total Illuminated Hardscape Area (ft²)	14100
02	Climate Zone	3			
03	Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Urban Clusters	☐	LZ-4: High - Must be reviewed by CA Energy Commission for Approval	
☐	LZ-1: Low - Rural Areas	☒ LZ-3: Moderately High - Urban Areas			
05	Occupancy Types within Project				
• Sports Arena					

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations.

My Project Consists of:

01	02
☒ New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)6
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)? ◯ Yes ◯ No

03	04	05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%		

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] *FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.*

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: Peninsula Golf & Country Club Pickleball Cts	**Report Page:**	**(Page 2 of 7)**
	Date Prepared:	2024-01-05T12:46:16-05:00

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv												Compliance Results		
01		02		03		04		05		06		07	08	09
General Hardscape Allowance 140.7(d)1 / 170.2(e)6 (See Table I)	+	Per Application 140.7(d)2 / 170.2(e)6 (See Table J)	+	Sales Frontage 140.7(d)2 (See Table K)	+	Ornamental 140.7(d)2 / 170.2(e)6 (See Table L)	+	Per Specific Area 140.7(d)2 / 170.2(e)6 (See Table M)	OR	Existing Power Allowance 141.0(b)2L / 180.2(b)4Bv (See Table N)	=	**Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 must be >= 08**
919.75	+	---	+	---	+	---	+	---	OR	---	=	919.75	≥	0	COMPLIES
Shielding Compliance (See Table G for Details)															COMPLIES
Controls Compliance (See Table H for Details)															COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: Peninsula Golf & Country Club Pickleball Cts	**Report Page:**	**(Page 3 of 7)**
	Date Prepared:	2024-01-05T12:46:16-05:00

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1, 2]	How is Wattage determined	Total Number Luminaires[2]	Luminaire Status[3]	Excluded per 140.7(a) / 170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output 130.2(b) / 160.5(c)[4]	Field Inspector	
										Pass	Fail
L1	18' POLE MOUNT LIGHT	☐ Linear	300	Mfr. Spec	20	New	☒	---	Provided	☐	☐
L2	OVERHEAD DOWNLIGHTS	☐ Linear	10	Mfr. Spec	16	New	☒	---	NA: < 6200 lumens	☐	☐
L3	PATH LIGHTS	☐ Linear	7.6	Mfr. Spec	21	New	☒	---	NA: < 6200 lumens	☐	☐
L4	STRIP LIGHTS	☒ Linear	0.6	Mfr. Spec	86	New	☒	---	NA: < 6200 lumens	☐	☐
								Total Design Watts:	0		

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
(EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)*
[2] *For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.*
[3] *Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.*
[4] *Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b)/ 160.5(c)*

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: Peninsula Golf & Country Club Pickleball Cts	**Report Page:**	**(Page 4 of 7)**
	Date Prepared:	2024-01-05T12:46:16-05:00

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off 130.2(c)1 / 160.5(c)	Auto-Schedule 130.2(c)2 / 160.5(c)	Motion Sensor 130.2(c)3 / 160.5(c)	Field Inspector	
				Pass	Fail
PICKLEBALL COURT: "L1"	Astronomical Timer	Provided	NA: Athletic Fields/Playgrounds Lighting	☐	☐
PICKLEBALL COURT: "L2"	Astronomical Timer	Provided	NA: Athletic Fields/Playgrounds Lighting	☐	☐
PICKLEBALL COURT: "L3"	Astronomical Timer	Provided	NA: Athletic Fields/Playgrounds Lighting	☐	☐
PICKLEBALL COURT: "L4"	Astronomical Timer	Provided	NA: Athletic Fields/Playgrounds Lighting	☐	☐

[1] *FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.*
[2] *Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.*
[3] *Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.*

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: Peninsula Golf & Country Club Pickleball Cts	**Report Page:**	**(Page 5 of 7)**
	Date Prepared:	2024-01-05T12:46:16-05:00

I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.
Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

	01				
	☒ General Hardscape Allowance Table I (below)	"Use it or lose it" Allowance (select all that apply) (select all that apply)			
		☐ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

02	03	04	05	06	07	08	09
Area Description	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
PICKLEBALL COURT	18750	0.021	393.75	1380	0.2	276	669.75
					Initial Wattage Allowance for Entire Site (Watts):		250
					Instances of Initial Wattage Allowance (LZ 0 only)[1]		
					Total General Hardscape Allowance (Watts):		919.75

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: Peninsula Golf & Country Club Pickleball Cts	**Report Page:**	**(Page 6 of 7)**
	Date Prepared:	2024-01-05T12:46:16-05:00

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	PICKLEBALL COURT: "L1"; PICKLEBALL COURT: "L2"; PICKLEBALL COURT: "L3"; PICKLEBALL COURT: "L4"

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: Peninsula Golf & Country Club Pickleball Cts	**Report Page:**	**(Page 7 of 7)**
Project Address: 701 MADERA DRIVE SAN MATEO, CA 94403	**Date Prepared:**	2024-01-05T12:46:16-05:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: MKE NAME: CLARK MALLARI	Documentation Author Signature: CVMallari
Company: MK Engineers, Inc.	Signature Date: 01/05/2024
Address: 3450 3RD ST., SUITE 4B	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: SAN FRANCISCO, CA 94124	Phone: 415-282-3100

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: WENDA WANG	Responsible Designer Signature:
Company: MK ENGINEERS INC.	Date Signed: 01/05/2024
Address: 3450 3RD ST., SUITE 4B	License: E-23652
City/State/Zip: SAN FRANCISCO, CA 94124	Phone: 415-282-3100

- LANDSCAPE IMPROVEMENTS -

701

MADERA DRIVE
SAN MATEO, CA 94403
A.P.N.: 039-501-808

Dscheme Studio
Dream :: Design :: Develop
222 8TH STREET
SAN FRANCISCO, CA 94103
T: 415.252.0888
F: 415.252.8388
WWW.DSCHEME.COM

MK Engineers Inc.
Professional Consulting Engineers
3450 3rd St Ste 4B
San Francisco, CA 94124
T 415.282.3100
www.mkengrs.com

LICENSED PROFESSIONAL ENGINEER
WENDA WANG
E 23652
ELECTRICAL
STATE OF CALIFORNIA

	01.25.24	PERMIT SET
1	06.28.24	REVISION 1 PER BLDG

STAMP

JOB NUMBER: 23094
DRAWN BY: CM
DATE: 10.13.23
CHECKED BY: PB/WW
SCALE: AS NOTED

SHEET TITLE:
TITLE 24 DOCUMENTS

SHEET NUMBER:
E0.2

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-ELC-E**

This document is used to demonstrate compliance with mandatory requirements in 130.5, for electrical systems in newly constructed nonresidential and hotel/motel occupancies and 160.6 and 160.9 for electrical systems in newly constructed multifamily occupancies. Additions and alterations to electrical service systems in nonresidential and hotel/motel occupancies will also use this document to demonstrate compliance per 141.0(a) or 141.0(b)2P for alterations. For multifamily addition or alterations compliance will be documented per 180.1(a) or 180.2 (b)4bvii

Project Name: Peninsula Golf & Country Club Pickleball Cts	**Report Page:** **(Page 1 of 4)**
Project Address: **701 MADERA DRIVE SAN MATEO, CA 94403**	**Date Prepared:** 2023-12-20T13:55:18-05:00

A. GENERAL INFORMATION

01	Project Location (city)	San Mateo	02	Climate Zone	3
			03	Occupancy Types Within Project:	All Other Occupancies

B. PROJECT SCOPE

This table includes electrical systems that are within the scope of the permit application.

01	02	03	04	05	06	07
Electrical Service Designation/ Description	Scope of Work[1]	Rating[2] (kVA)	Utility Provided Metering System Exception to 130.5(a)/ 160.6(a)[3]	System subject to CA Elec Code Article 517 Exception to 130.5(a)and (b)	Demand Response Controls	Provides power to dwelling units/common living areas only in multifamily occupancy
(E)800A, 208Y/120V, 3PH, 4W	Add/Alt to feeders and branch circuits only	---	☐	☐	Where required, demand response controls must be specified which are capable of receiving and automatically responding to at least one standards based messaging protocol which enables demand response after receiving a demand response signal. Sections 120.2/ 160.3, 130.1/ 160.5, and 130.3/ 160.5, and mechanical, indoor lighting, and sign lighting Certificate of Compliance documents will indicate when demand response controls are required.	☐

[1] *FOOTNOTES: Adding only new feeders and branch circuits triggers Voltage Drop 130.5(c)/160.6(c), no other requirements from 130.5/160.6 are required.*
[2] *If common use areas in a multifamily are submetered, rating is for submeter size serving common use areas.*
[3] *Applicable if the utility company is providing a metering system that indicates instantaneous kW demand and kWh for a utility-defined period.*

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-ELC-E**

Project Name: Peninsula Golf & Country Club Pickleball Cts	**Report Page:** **(Page 2 of 4)**
	Date Prepared: 2023-12-20T13:55:18-05:00

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through J. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

01		02		03		04	05	06
Service Electrical Metering 130.5(a)/ 160.6(a) (See Table F)	AND	Separation for Monitoring 130.5(b)/ 160.6(b) (See Table G)	AND	Voltage Drop 130.5(c)/ 160.6(c) (See Table H)	AND	Controlled Receptacles 130.5(d)/ 160.6(d) (See Table I)	Electric Ready 160.9 (See Table J)	**Compliance Results**
	AND		AND	Yes	AND			COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

H. VOLTAGE DROP

This table includes entirely new or complete replacement electrical power distribution systems, or alterations that add, modify or replace both feeders and branch circuits to demonstrate compliance with 130.5(c)/ 160.6(c). For alterations, only the altered circuits must demonstrate compliance per 141.0(b)2PiI/ 180.2(b)4Bviic.

01	02			03	04	05	
Electrical Service Designation/Description	Combined Voltage Drop on Installed Feeder/Branch Circuit Conductors Compliance Method			Location of Voltage Drop Calculations[1]	Sheet Number for Voltage Drop Calculations in Construction Documents	Field Inspector	
						Pass	Fail
(E)800A, 208Y/120V, 3PH, 4W	☒	Voltage drop less than 5%	☐ Permitted by CA Elec Code (Exception to 130.5(c))*	In construction documents	E5.2	☐	☐

** NOTES: If "Permitted by CA Elec Code *" is selected under Compliance Method above, please indicate where the exception applies in the space provided below.*

[1] *FOOTNOTES: Voltage drop calculations may be attached to the permit application outside the construction documents if allowed by the Authority Having Jurisdiction. Select "attached" if applicable. If calculations will be the responsibility of the installing contractor, select "Contractor Responsible".*

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-ELC-E**

Project Name: Peninsula Golf & Country Club Pickleball Cts	**Report Page:** **(Page 3 of 4)**
	Date Prepared: 2023-12-20T13:55:18-05:00

K. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-ELC-E - Must be submitted for all buildings

L. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no forms required for this project.

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-ELC-E**

Project Name: Peninsula Golf & Country Club Pickleball Cts	**Report Page:** **(Page 4 of 4)**
Project Address: **701 MADERA DRIVE SAN MATEO, CA 94403**	**Date Prepared:** 2023-12-20T13:55:18-05:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: **CLARK MALLARI**	Documentation Author Signature: CV Mallari
MKE NAME:	
Company: MK Engineers, Inc.	Signature Date: **12/20/2023**
Address: **3450 3RD ST., SUITE 4B**	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: **SAN FRANCISCO, CA 94124**	Phone: **415-282-3100**

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: **WENDA WANG**	Responsible Designer Signature:
Company: **MK ENGINEERS INC.**	Date Signed: **12/20/2023**
Address: **3450 3RD ST., SUITE 4B**	License: **E-23652**
City/State/Zip: **SAN FRANCISCO, CA 94124**	Phone: **415-282-3100**

- LANDSCAPE IMPROVEMENTS -

701
MADERA DRIVE
SAN MATEO, CA 94403
A.P.N.: 039-501-808

Dscheme Studio
Dream :: Design :: Develop
222 8TH STREET
SAN FRANCISCO, CA 94103
T: 415.252.0888
F: 415.252.8388
WWW.DSCHEME.COM

MK Engineers Inc.
Professional Consulting Engineers
3450 3rd St Ste 4B
San Francisco, CA 94124
T 415.282.3100
www.mkengrs.com

LICENSED PROFESSIONAL WENDA WANG E 23652 ELECTRICAL STATE OF CALIFORNIA

	01.25.24	PERMIT SET
1	06.28.24	REVISION 1 PER BLDG

STAMP

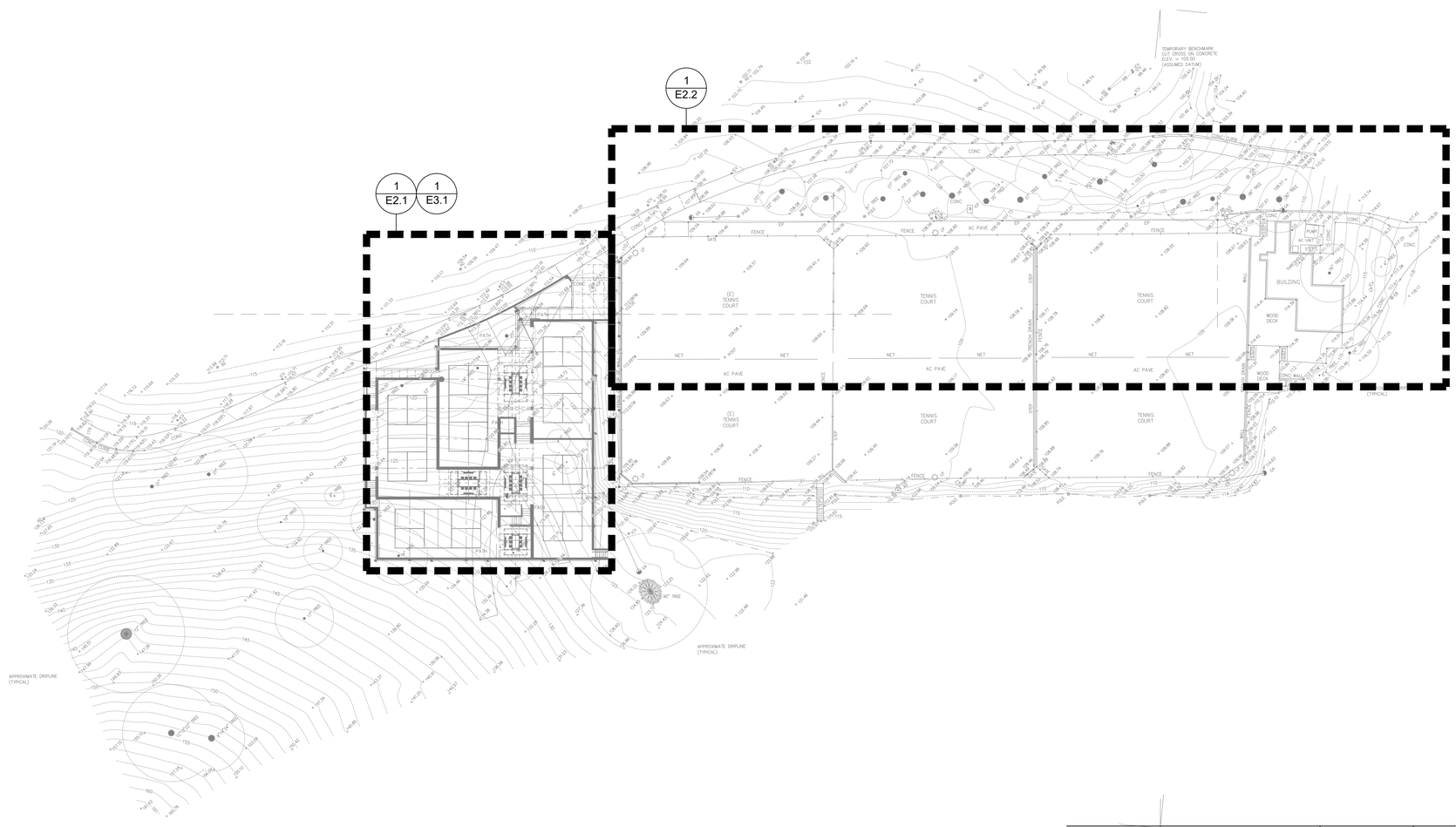
JOB NUMBER: 23094
DRAWN BY: CM
DATE: 10.13.23
CHECKED BY: PB/WW
SCALE: AS NOTED

SHEET TITLE:
TITLE 24 DOCUMENTS

SHEET NUMBER:
E0.3

GENERAL SHEET NOTES

1. REFER TO ARCHITECTURAL LANDSCAPE PLAN FOR EXACT LIGHT FIXTURES LOCATIONS. LIGHTING PLANS IDENTIFY CIRCUITING AND CONTROLS.
2. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
3. ALL CONDUIT RUN BELOW GRADE SHALL BE PVC SCH40, U.O.N. WHERE TRANSITION IS MADE ABOVE GRADE, PROVIDE A RIGID 90. FIELD VERIFY.
4. ALL CONDUIT ABOVE GRADE SHALL BE EMT, U.O.N.



SITE PLAN	1/16"=1'-0"	1

N

- LANDSCAPE IMPROVEMENTS -

701

MADERA DRIVE
SAN MATEO, CA 94403
A.P.N.: 039-501-808

Dscheme Studio
Dream :: Design :: Develop

222 8TH STREET
SAN FRANCISCO, CA 94103
T: 415.252.0888
F: 415.252.8388
WWW.DSCHEME.COM

MK Engineers Inc.
Professional Consulting Engineers

3450 3rd St Ste 4B
San Francisco, CA 94124
T 415.282.3100
www.mkengrs.com

LICENSED PROFESSIONAL ENGINEER
WENDA WANG
E 23652
ELECTRICAL
STATE OF CALIFORNIA

	01.25.24	PERMIT SET
1	06.28.24	REVISION 1 PER BLDG

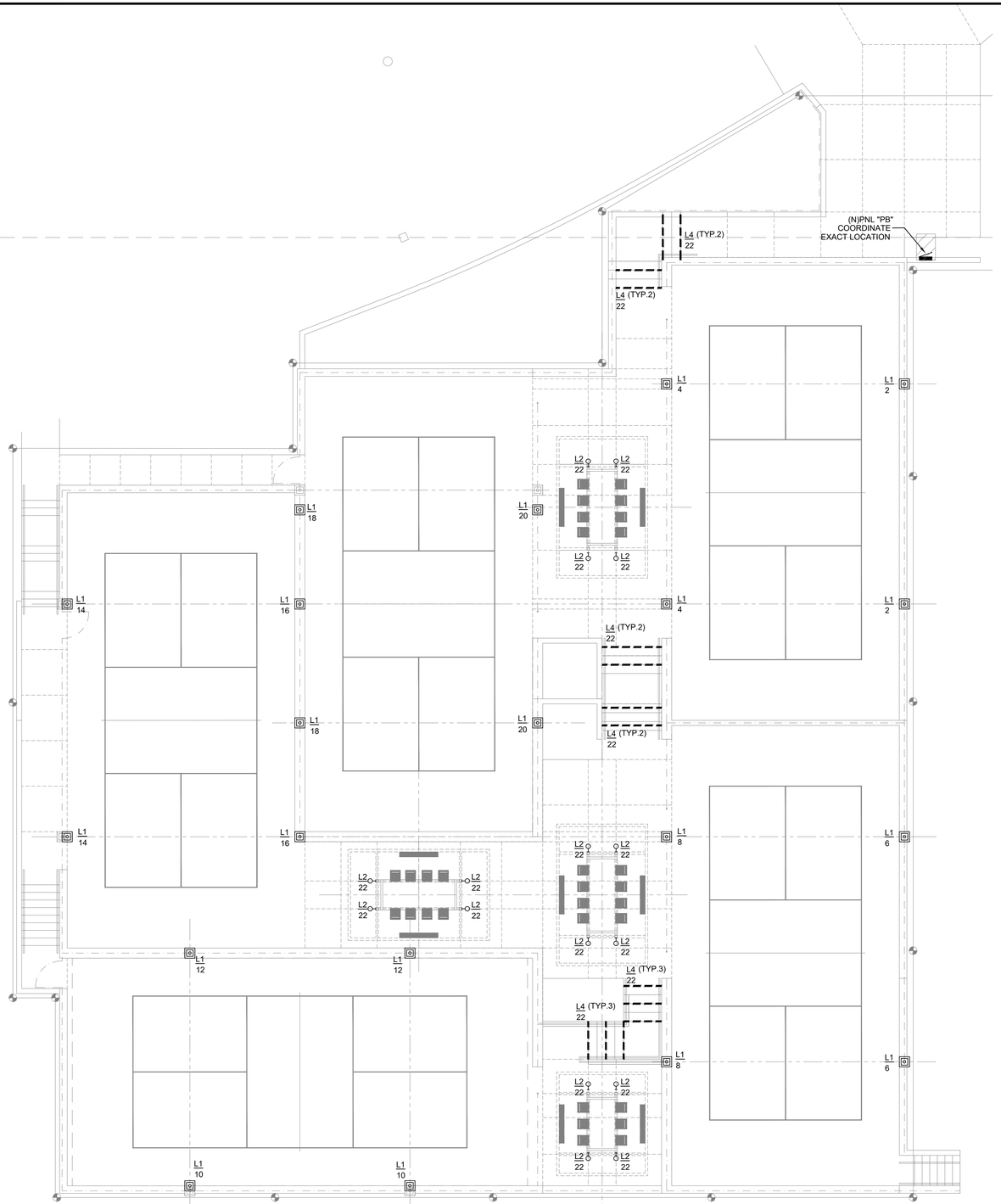
STAMP

JOB NUMBER: 23094
DRAWN BY: CM
DATE: 10.13.23
CHECKED BY: PB/WW
SCALE: AS NOTED

SHEET TITLE:
ELECTRICAL
SITE PLAN

SHEET NUMBER:

E1.1



LIGHTING PLAN - PICKELBALL COURTS	1/8"=1'-0"	1

N

GENERAL SHEET NOTES

1. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LIGHT FIXTURE QUANTITY, MOUNTING AND HANGING HEIGHTS AND LOCATIONS. LIGHTING PLANS IDENTIFY CIRCUITING AND CONTROLS.
2. ALL LIGHTING SHALL BE CONNECTED TO PANEL "PB" U.O.N. REFER TO PANEL SCHEDULE FOR BRANCH CIRCUITING DETAILS.
3. PROVIDE DIMMING CONTROL ZONES AND DIMMER SWITCHES AS SHOWN ON PLANS. COORDINATE EXACT DIMMING TYPE WITH FIXTURE MANUFACTURER FOR COMPATIBILITY. REFER TO LIGHTING SPECIFICATION HANDBOOK FOR AVAILABLE OPTIONS. COORDINATE CONTROL ZONES WITH LIGHTING DESIGNER, SOO AND PROGRAMING SHALL BE COMPLIANT WITH THE 2022 CALIFORNIA ENERGY CODE.
4. LIGHTING CONTROLS FOR THIS PROJECT SHALL BE WATTSTOPPER, OR EQUAL. PROVIDE ALL NECESSARY PARTS AND & PIECES FOR A FULLY FUNCTIONAL LIGHTING CONTROL SYSTEM. COORDINATE ALL REQUIREMENTS WITH ALR (LOCAL WATTSTOPPER REP).
5. CONNECT EMERGENCY LIGHTING AND EXIT SIGNS TO NEAREST UNSWITCHED BRANCH CIRCUIT SERVING THE AREA.
6. HOMERUN 2#12 FROM J-BOX IN CEILING TO DESIGNATED SWITCH LEG FOR LED TAPE/STRIP LIGHTING WIRING. COMPLETE CONNECTION FROM J-BOX TO THE END OF LED TAPE/STRIP LIGHT.
7. CONTRACTOR TO VERIFY EFFECTIVE PLACEMENT AND QUANTITY OF OCCUPANCY AND DAYLIGHT DIMMING SENSOR WITH MANUFACTURER/REP. LOCATION OF SENSORS SHOWN FOR CONTROLS INTENT AND SPECIFICATION ONLY
8. EXIT SIGNS SHALL NOT BE USED AS A JUNCTION BOX.
9. LOCATIONS OF WALL DIMMERS/SWITCHES SUBJECT TO MODIFICATIONS. VERIFY LOCATIONS THE ARCHITECT PRIOR TO INSTALLATION.
10. ALL BRANCH CIRCUITS ARE TO MAINTAIN A MAXIMUM DROP OF 3%. REFER TO VOLTAGE DROP TABLE ON SHEET E0.1 FOR WIRE SIZING REQUIRED BASED ON FIELD INSTALLED LENGTH.
11. THE MEANS OF EGRESS TRAVEL, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE AS REQUIRED BY CALIFORNIA BUILDING CODE 1008.1 & 1008.2.
12. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE THE MEANS OF EGRESS SYSTEM FOR A DURATION OF NOT LESS THAN 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN CALIFORNIA BUILDING CODE 1008.3 & 1008.3.4. ALL EMERGENCY FIXTURES SHALL TURN TO FULL BRIGHT.
13. APPROVED EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE DIRECTION OF EGRESS TRAVEL AS REQUIRED BY CALIFORNIA BUILDING CODE 1013.1; AND SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AS REQUIRED BY SECTION 1013.3 IN ACCORDANCE WITH THE PROVISIONS SER FORTH IN SECTION 1013.5. ADDITIONAL EXIT SIGNS MAY BE REQUIRED AT TIME OF FIELD INSPECTION.
14. ALL CONDUIT RUN BELOW GRADE SHALL BE PVC SCH40, U.O.N. WHERE TRANSITION IS MADE ABOVE GRADE, PROVIDE A RIGID 90. FIELD VERIFY.
15. ALL EXTERIOR CONDUIT ABOVE GRADE SHALL LIQUID TIGHT TIGHT FLEXIBLE OR GALVANIZED STEEL, U.O.N.
16. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR UPSIZING ALL BRANCH CIRCUIT AND FEEDER CONDUCTORS AS REQUIRED TO COMPLY WITH VOLTAGE DROP REQUIREMENTS AS OUTLINED IN THE CEC.
17. CONTRACTOR TO PROVIDE COST EFFECTIVE ROUTING OF THE CIRCUITS AS PER FIELD CONDITIONS.

- LANDSCAPE IMPROVEMENTS -

701

MADERA DRIVE
SAN MATEO, CA 94403
A.P.N.: 039-501-808

Dscheme Studio
Dream :: Design :: Develop

222 8TH STREET
SAN FRANCISCO, CA 94103
T: 415.252.0888
F: 415.252.8388
WWW.DSCHEME.COM

MK Engineers Inc.
Professional Consulting Engineers

3450 3rd St Ste 4B
San Francisco, CA 94124
T 415.282.3100
www.mkengrs.com

LICENSED PROFESSIONAL ENGINEER
WENDA WANG
E 23652
ELECTRICAL
STATE OF CALIFORNIA

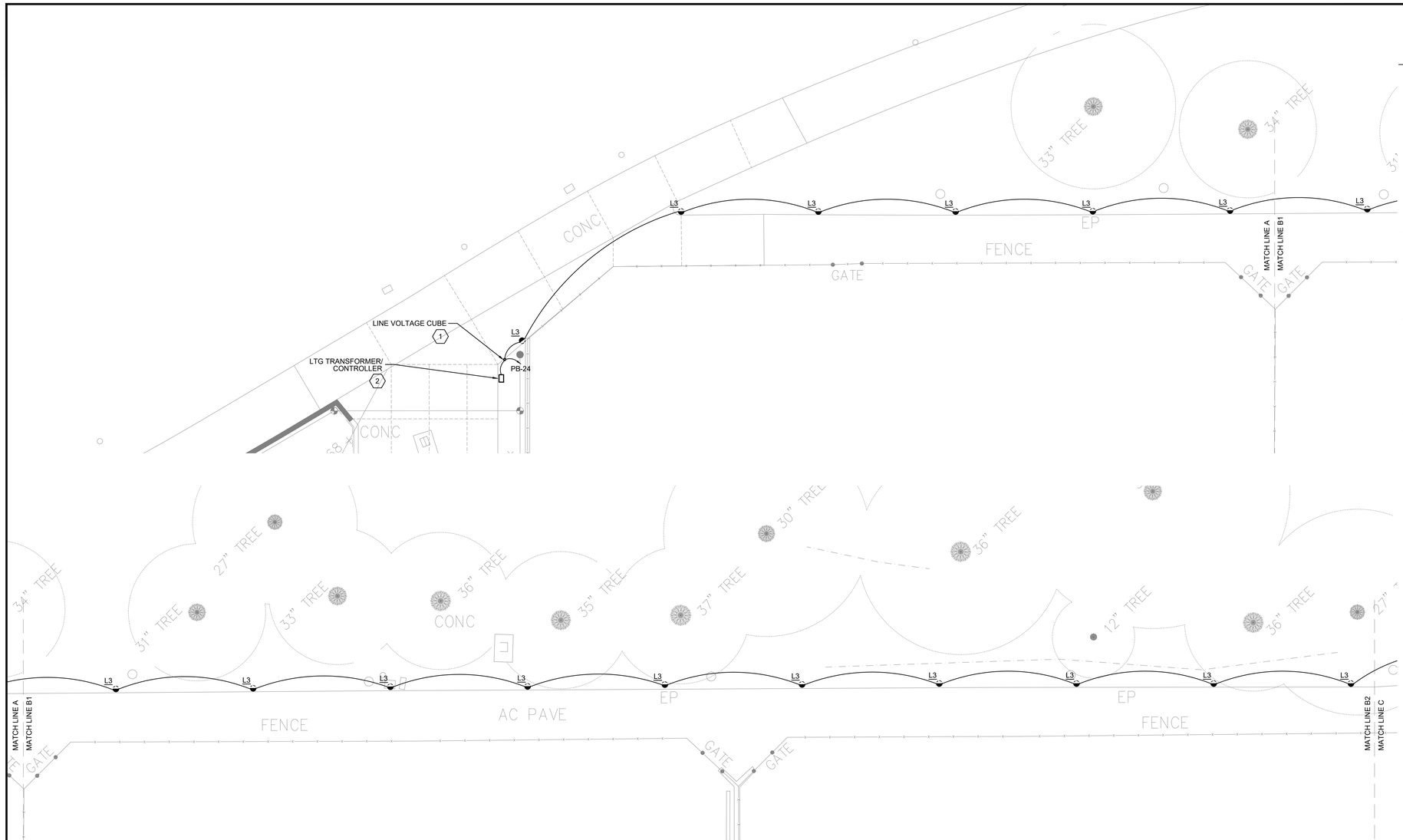
	01.25.24	PERMIT SET
1	06.28.24	REVISION 1 PER BLDG

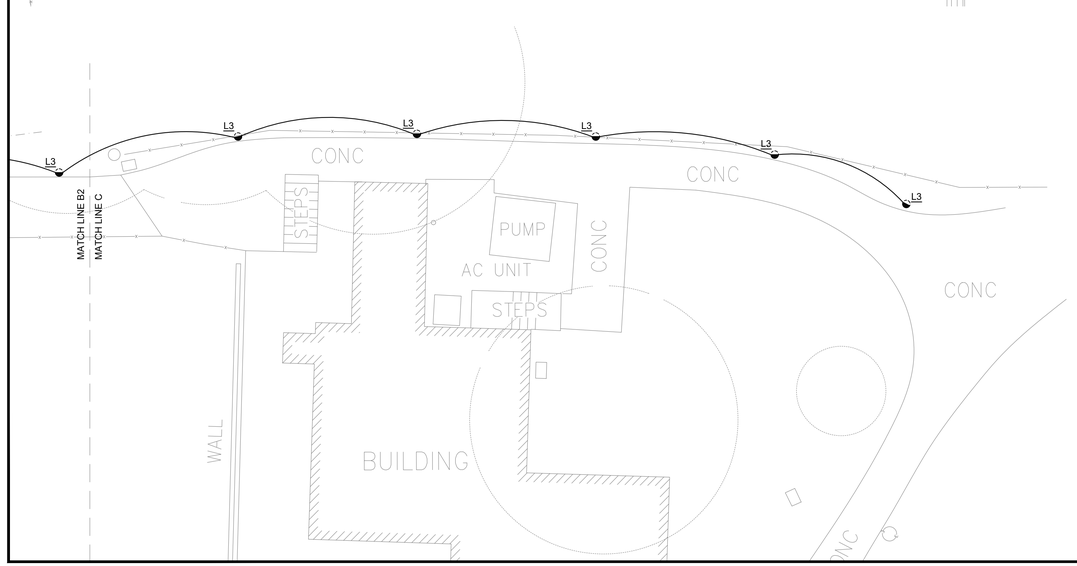
STAMP

JOB NUMBER: 23094
DRAWN BY: CM
DATE: 10.13.23
CHECKED BY: PB/WW
SCALE: AS NOTED

SHEET TITLE:
ENLARGED ELECTRICAL LIGHTING PLAN - COURTS

SHEET NUMBER:
E2.1





GENERAL SHEET NOTES

1. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LIGHT FIXTURE QUANTITY, MOUNTING AND HANGING HEIGHTS AND LOCATIONS. LIGHTING PLANS IDENTIFY CIRCUITING AND CONTROLS.
2. ALL LIGHTING SHALL BE CONNECTED TO PANEL "PB" U.O.N. REFER TO PANEL SCHEDULE FOR BRANCH CIRCUITING DETAILS.
3. PROVIDE DIMMING CONTROL ZONES AND DIMMER SWITCHES AS SHOWN ON PLANS. COORDINATE EXACT DIMMING TYPE WITH FIXTURE MANUFACTURER FOR COMPATIBILITY. REFER TO LIGHTING SPECIFICATION HANDBOOK FOR AVAILABLE OPTIONS. COORDINATE CONTROL ZONES WITH LIGHTING DESIGNER, SOO AND PROGRAMING SHALL BE COMPLIANT WITH THE 2022 CALIFORNIA ENERGY CODE.
4. LIGHTING CONTROLS FOR THIS PROJECT SHALL BE WATTSTOPPER, OR EQUAL. PROVIDE ALL NECESSARY PARTS AND & PIECES FOR A FULLY FUNCTIONAL LIGHTING CONTROL SYSTEM. COORDINATE ALL REQUIREMENTS WITH ALR (LOCAL WATTSTOPPER REP).
5. CONNECT EMERGENCY LIGHTING AND EXIT SIGNS TO NEAREST UNSWITCHED BRANCH CIRCUIT SERVING THE AREA.
6. HOMERUN 2#12 FROM J-BOX IN CEILING TO DESIGNATED SWITCH LEG FOR LED TAPE/STRIP LIGHTING WIRING. COMPLETE CONNECTION FROM J-BOX TO THE END OF LED TAPE/STRIP LIGHT.
7. CONTRACTOR TO VERIFY EFFECTIVE PLACEMENT AND QUANTITY OF OCCUPANCY AND DAYLIGHT DIMMING SENSOR WITH MANUFACTURER/REP. LOCATION OF SENSORS SHOWN FOR CONTROLS INTENT AND SPECIFICATION ONLY
8. EXIT SIGNS SHALL NOT BE USED AS A JUNCTION BOX.
9. LOCATIONS OF WALL DIMMERS/SWITCHES SUBJECT TO MODIFICATIONS. VERIFY LOCATIONS THE ARCHITECT PRIOR TO INSTALLATION.
10. ALL BRANCH CIRCUITS ARE TO MAINTAIN A MAXIMUM DROP OF 3%. REFER TO VOLTAGE DROP TABLE ON SHEET E0.1 FOR WIRE SIZING REQUIRED BASED ON FIELD INSTALLED LENGTH.
11. THE MEANS OF EGRESS TRAVEL, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE AS REQUIRED BY CALIFORNIA BUILDING CODE 1008.1 & 1008.2.
12. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE THE MEANS OF EGRESS SYSTEM FOR A DURATION OF NOT LESS THAN 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN CALIFORNIA BUILDING CODE 1008.3 & 1008.3.4. ALL EMERGENCY FIXTURES SHALL TURN TO FULL BRIGHT.
13. APPROVED EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE DIRECTION OF EGRESS TRAVEL AS REQUIRED BY CALIFORNIA BUILDING CODE 1013.1; AND SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AS REQUIRED BY SECTION 1013.3 IN ACCORDANCE WITH THE PROVISIONS SER FORTH IN SECTION 1013.5. ADDITIONAL EXIT SIGNS MAY BE REQUIRED AT TIME OF FIELD INSPECTION.
14. ALL CONDUIT RUN BELOW GRADE SHALL BE PVC SCH40, U.O.N. WHERE TRANSITION IS MADE ABOVE GRADE, PROVIDE A RIGID 90. FIELD VERIFY.
15. ALL EXTERIOR CONDUIT ABOVE GRADE SHALL LIQUID TIGHT TIGHT FLEXIBLE OR GALVANIZED STEEL, U.O.N.
16. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR UPSIZING ALL BRANCH CIRCUIT AND FEEDER CONDUCTORS AS REQUIRED TO COMPLY WITH VOLTAGE DROP REQUIREMENTS AS OUTLINED IN THE CEC.
17. CONTRACTOR TO PROVIDE COST EFFECTIVE ROUTING OF THE CIRCUITS AS PER FIELD CONDITIONS.

SHEET NOTES

1. LXUOR CUBE - HIGH VOLTAGE LCM-HV. COORDINATE EXACT LOCATION. REFER TO LANDSCAPE DRAWINGS DETAIL 4 ON SHEET L-5.02 MORE INFORMATION.
2. LUXOR LIGHTING TRANSFORMER/CONTROLLER. COORDINATE EXACT LOCATION. REFER TO LANDSCAPE DRAWINGS DETAIL 3 ON SHEET L-5.02 MORE INFORMATION

LIGHTING PLAN - PATH LIGHTS	1/8"=1'-0"	1

N

- LANDSCAPE IMPROVEMENTS -

701

MADERA DRIVE
SAN MATEO, CA 94403
A.P.N.: 039-501-808

Dscheme Studio
Dream :: Design :: Develop

222 8TH STREET
SAN FRANCISCO, CA 94103
T: 415.252.0888
F: 415.252.8388
WWW.DSCHEME.COM

MK Engineers Inc.
Professional Consulting Engineers

3450 3rd St Ste 4B
San Francisco, CA 94124
T 415.282.3100
www.mkengrs.com

LICENSED PROFESSIONAL ENGINEER WENDA WANG E 23652 ELECTRICAL STATE OF CALIFORNIA

	01.25.24	PERMIT SET
1	06.28.24	REVISION 1 PER BLDG

STAMP

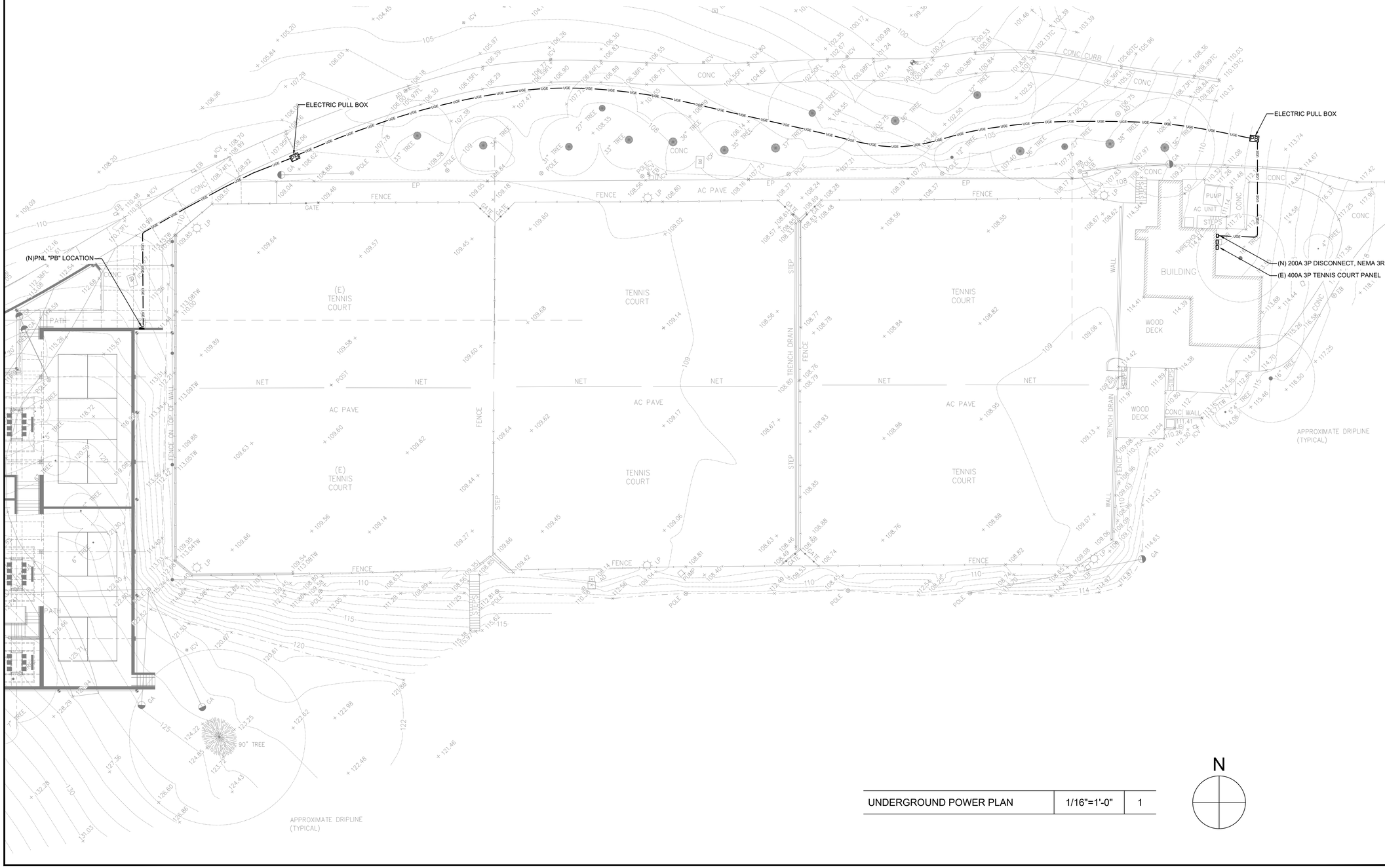
JOB NUMBER: 23094
DRAWN BY: CM
DATE: 10.13.23
CHECKED BY: PB/WW
SCALE: AS NOTED

SHEET TITLE:
ENLARGED ELECTRICAL LIGHTING PLAN - PATH LIGHTS

SHEET NUMBER:
E2.2

GENERAL SHEET NOTES

1. REFER TO ARCHITECTURAL LANDSCAPE PLAN FOR EXACT LIGHT FIXTURES LOCATIONS. LIGHTING PLANS IDENTIFY CIRCUITING AND CONTROLS.
2. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
3. ALL CONDUIT RUN BELOW GRADE SHALL BE PVC SCH40, U.O.N. WHERE TRANSITION IS MADE ABOVE GRADE, PROVIDE A RIGID 90. FIELD VERIFY.
4. ALL CONDUIT ABOVE GRADE SHALL BE EMT, U.O.N.



UNDERGROUND POWER PLAN	1/16"=1'-0"	1

N

- LANDSCAPE IMPROVEMENTS -

701

MADERA DRIVE
SAN MATEO, CA 94403
A.P.N.: 039-501-808

Dscheme Studio
Dream :: Design :: Develop

222 8TH STREET
SAN FRANCISCO, CA 94103
T: 415.252.0888
F: 415.252.8388
WWW.DSCHEME.COM

MK Engineers Inc.
Professional Consulting Engineers

3450 3rd St Ste 4B
San Francisco, CA 94124
T 415.282.3100
www.mkengrs.com

LICENSED PROFESSIONAL ENGINEER WENDA WANG ELECTRICAL STATE OF CALIFORNIA E 23652

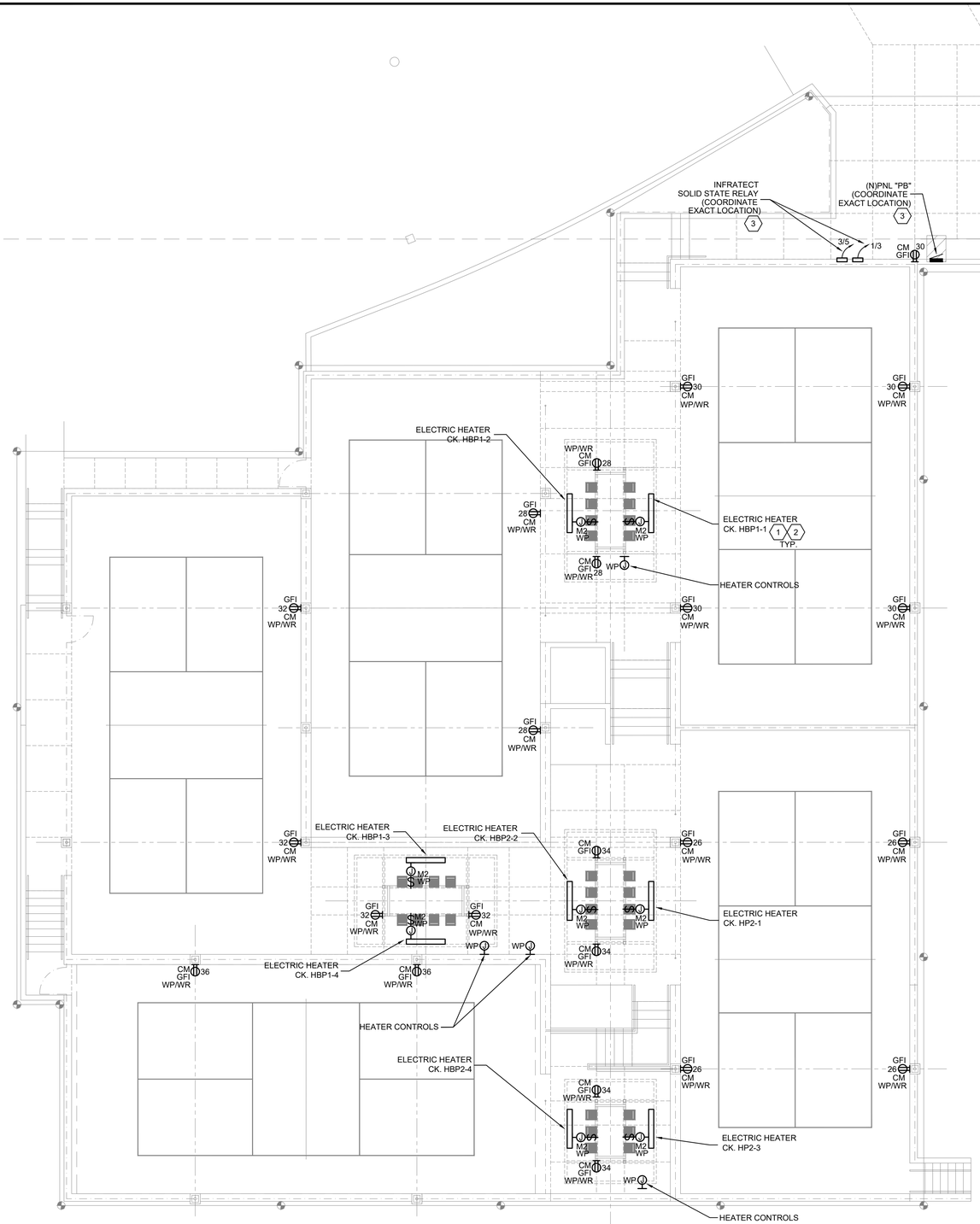
	01.25.24	PERMIT SET
1	06.28.24	REVISION 1 PER BLDG

STAMP

JOB NUMBER: 23094
DRAWN BY: CM
DATE: 10.13.23
CHECKED BY: PB/WW
SCALE: AS NOTED

SHEET TITLE:
ELECTRICAL
UNDERGROUND
SITE PLAN

SHEET NUMBER:
E3.0



POWER PLAN - PICKELBALL COURTS	1/8"=1'-0"	1

N

GENERAL SHEET NOTES

1. ALL CIRCUITS SHOWN REFER TO CONNECTION TO PANEL "PB". REFER TO PANEL SCHEDULE FOR USE OF EXISTING BRANCH CIRCUIT BREAKERS AND ADDITION OF NEW BRANCH CIRCUIT BREAKERS.
2. REFER TO ARCHITECTURAL PLANS AND INTERIOR ELEVATIONS FOR FINAL RECEPTACLE AND DEVICE PLACEMENT. COORDINATE ALL RECEPTACLE MOUNTING LOCATIONS WITH FIXTURES, APPLIANCES, FURNITURE, CABINETRY, AND OTHER EQUIPMENT PRIOR TO ROUGH-IN.
3. PROVIDE MEANS OF DISCONNECT FOR HARDWIRED APPLIANCES NOT WITHIN SIGHT FROM PANELBOARD SERVING SAME, LOCKABLE TYPE CIRCUIT BREAKER(S) MIGHT BE USED IN LIEU OF LOCAL DISCONNECTING MEANS.
4. COORDINATE POWER CONNECTIONS FOR OWNER PROVIDED EQUIPMENT, APPLIANCES, AND ALL OTHER EQUIPMENT PROVIDED BY OTHERS WITH SUBMITTAL DATA CUT SHEETS, WIRING DIAGRAMS, AND MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. FIELD COORDINATE FINAL LOCATIONS OF EQUIPMENT AND POWER CONNECTIONS WITH GENERAL CONTRACTOR AND OTHER DIVISIONS/CONTRACTORS PRIOR TO ROUGH-IN.
5. ALL BRANCH CIRCUITS ARE TO MAINTAIN A MAXIMUM DROP OF 3%. REFER TO VOLTAGE DROP TABLE ON SHEET E0.1 FOR WIRE SIZING REQUIRED BASED ON FIELD INSTALLED LENGTH.
6. ALL CONDUIT RUN BELOW GRADE SHALL BE PVC SCH40, U.O.N. WHERE TRANSITION IS MADE ABOVE GRADE, PROVIDE A RIGID 90. FIELD VERIFY.
7. ALL EXTERIOR CONDUIT ABOVE GRADE SHALL LIQUID TIGHT TIGHT FLEXIBLE OR GALVANIZED STEEL, U.O.N.
8. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR UPSIZING ALL BRANCH CIRCUIT AND FEEDER CONDUCTORS AS REQUIRED TO COMPLY WITH VOLTAGE DROP REQUIREMENTS AS OUTLINED IN THE CEC.
9. CONTRACTOR TO PROVIDE COST EFFECTIVE ROUTING OF THE CIRCUITS AS PER FIELD CONDITIONS.
10. ALL RECEPTACLES INSTALLED OUTDOOR SHALL BE WEATHER PROOF, COVER SHALL BE OF "EXTRA-DUTY" TYPE PER CEC 406.9(B)(1).

SHEET NOTES

1. 30A, 2-POLE, 240V MOTOR RATED SWITCH. COORDINATE EXACT LOCATION WITH OWNER/ARCHITECT PRIOR TO ROUGH IN. WIRE WITH 2#10, 1#10G IN MIN. 1/2"C.
2. INFRATECH ELECTRICAL HEATER MODEL CD30 DUAL ELEMENT 3000W, 1-PHASE, 208V. COORDINATE EXACT LOCATIONS AND MOUNTING HEIGHT WITH ARCHITECT. PROVIDE WITH ALL NECESSARY MOUNTING BRACKETS, USE LIQUID TIGHT FLEXIBLE METALLIC CONDUIT FOR CONNECTION TO HEATERS AND GALVANIZED STEEL CONDUIT FOR THE MAIN CONDUIT RUNS. ALL EXPOSED JUNCTION / PULL BOXES SHALL BE WEATHERPROOF TYPE. CONCEAL CONDUIT FROM PLAIN SIGHT WHERE POSSIBLE.

1

3. COORDINATE EXACT LOCATION OF THE ELECTRICAL EQUIPMENT WITH ARCHITECT, LANDSCAPE DESIGNER, AND CIVIL ENGINEER. COORDINATE LOCATIONS OF CONDUIT STUB-UPS. INSTALL IN PROTECTED LOCATION OR PROVIDE WEATHERPROOF LOCKABLE ENCLOSURE. PROVIDE ALL NECESSARY MOUNTING ELEMENTS (UNITSTRUT, PEDESTALS, ETC).

ELECTRIC HEATER NOTES

1. INFRATECH - 30-4054 - ACCESSORY - SOLID STATE CONTROL PACKAGE FOR INDIVIDUAL (4) 30-4045 1 ZONE ANALOG CONTROLLERS W/ DIGITAL TIMERS.
2. EACH ANALOG CONTROLLER CONTROLS CD30 DUAL ELEMENT ELECTRIC HEATER AND WORKS TOGETHER WITH THE SOLID STATE RELAY PANEL. PROVIDE ALL WORK PER MANUFACTURER RECOMMENDATIONS.
3. COORDINATE MOUNTING HEIGHTS WITH ARCHITECT AND OWNER.

- LANDSCAPE IMPROVEMENTS -

701

MADERA DRIVE
SAN MATEO, CA 94403
A.P.N.: 039-501-808

Dscheme Studio
Dream :: Design :: Develop

222 8TH STREET
SAN FRANCISCO, CA 94103
T: 415.252.0888
F: 415.252.8388
WWW.DSCHEME.COM

MK Engineers Inc.
Professional Consulting Engineers

3450 3rd St Ste 4B
San Francisco, CA 94124
T 415.282.3100
www.mkengrs.com

LICENSED PROFESSIONAL ENGINEER
WENDA WANG MENG
E 23652
ELECTRICAL
STATE OF CALIFORNIA

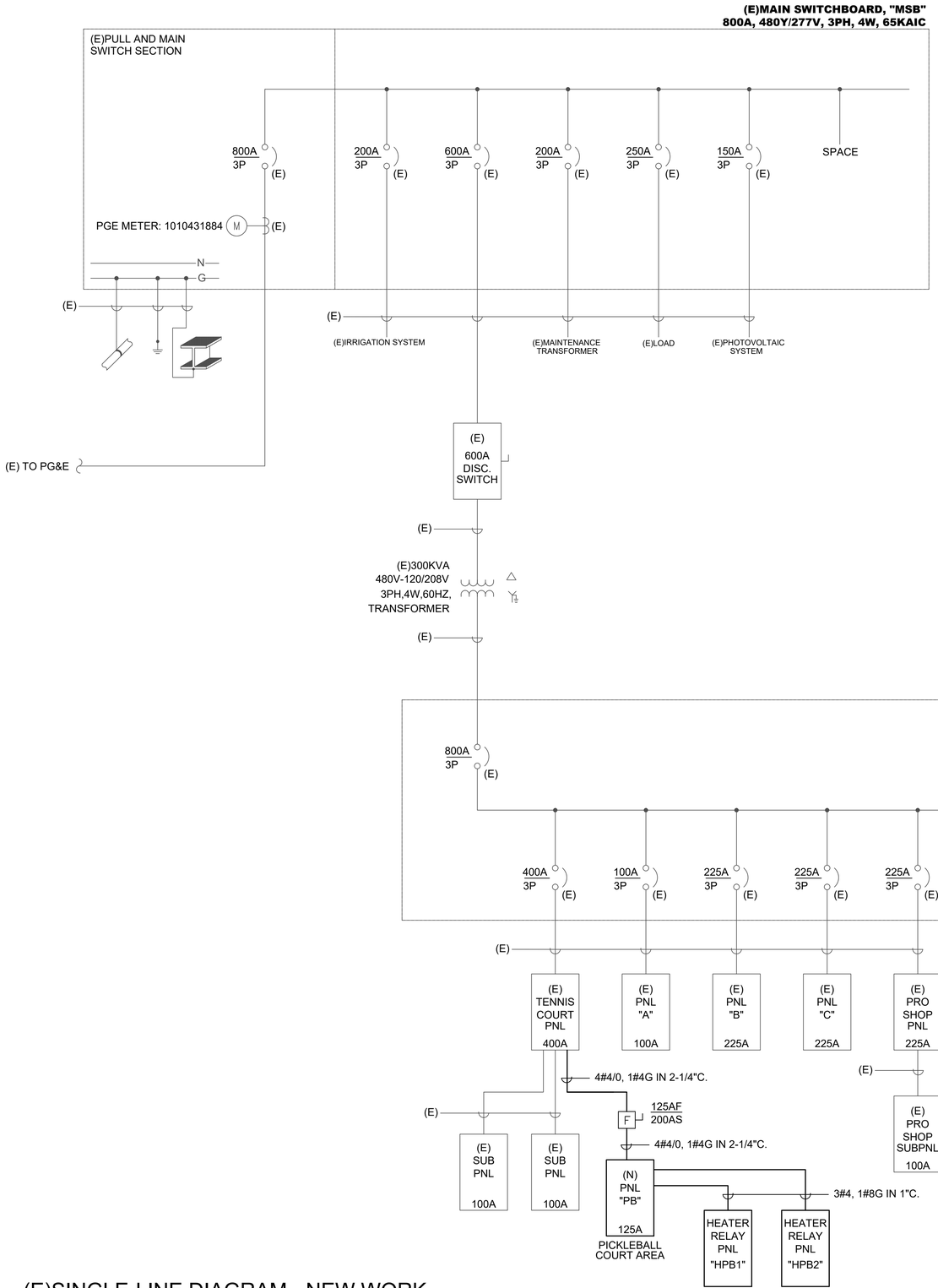
	01.25.24	PERMIT SET
1	06.28.24	REVISION 1 PER BLDG

STAMP

JOB NUMBER: 23094
DRAWN BY: CM
DATE: 10.13.23
CHECKED BY: PB/WW
SCALE: AS NOTED

SHEET TITLE:
ENLARGED ELECTRICAL POWER PLAN - COURTS

SHEET NUMBER:
E3.1



(E)SINGLE-LINE DIAGRAM - NEW WORK

LOAD SUMMARY

DEMAND LOAD DATA FOR EXISTING METER AT 701 MADERA DRIVE OBTAINED BETWEEN JANUARY 22, 2024 AND FEBRUARY 26, 2024:

MAXIMUM KVA RECORDED MAIN SERVICE (METER#1010431884)
= 80.89 KVA (@ 480V, 3PH)

MAXIMUM KVA RECORDED CART BARN DISTRIBUTION PANEL
= 51.93 KVA (@ 208V, 3PH)

MAXIMUM KVA RECORDED TENNIS COURT PANEL
= 32.91 KVA (@ 208V, 3PH)

DETERMINING EXISTING LOADS PER CEC 220.87:

EXISTING MAXIMUM DEMAND AT 125% (MAIN SERVICE)

80.89 KVA * 125% = 101.11 KVA

EXISTING MAXIMUM DEMAND AT 125% (DISTRIBUTION PANELBOARD)

51.93 KVA * 125% = 64.91 KVA

EXISTING MAXIMUM DEMAND AT 125% (TENNIS COURT PANEL)

32.91 KVA * 125% = 41.14 KVA

ADDED CALCULATED LOAD FOR PICKLEBALL COURT PANELBOARD:

= 101 AMPS = 36.34 KVA (@ 208V, 3-PH)

TOTAL CALCULATED LOAD: (TENNIS COURT PANEL)

EXISTING LOAD @125% + ADDED LOAD =

41.14 KVA + 36.34 KVA = 77.48 KVA (@ 208V, 3-PH)

TOTAL CALCULATED LOAD: (DISTRIBUTION PANELBOARD)

EXISTING LOAD @125% + ADDED LOAD =

64.91 KVA + 77.48 KVA = 142.39 KVA (@208V, 3-PH)

SUMMARY:

(E)TENNIS COURT PANEL: 400AMPS, 208Y/120V, 3-PH

77.48 KVA @ 208V, 3-PH = 216 AMPS

(E)DISTRIBUTION PANELBOARD: 800AMPS, 208Y/120V, 3-PH

142.39 KVA @ 208V, 3-PH = 396 AMPS

(E)SERVICE SIZE: 800AMPS, 480Y/277V, 3-PH

101.11 KVA @ 480V, 3-PH = 122 AMPS

ADDED LOAD FROM (E)DISTRIBUTION PANELBOARD:

396 AMPS @ 208V, 3-PH = 171 AMPS @ 480V, 3-PH

ADDED LOAD TO (E)MAIN SERVICE:

122 AMPS + 171 AMPS = 293 AMPS @ 480V, 3-PH

GENERAL SHEET NOTES

1. ALL COMPONENTS SHALL BE FULLY RATED. SERIES RATED IS NOT ALLOWED.
2. ALL POWER PANELBOARDS SHALL BE PROVIDED AS BRANCH CIRCUIT MONITORING READY FOR COMPLIANCE WITH CALIFORNIA ENERGY CODE 130.5(B).
3. FEEDER LENGTHS SHOWN ARE FOR CALCULATION PURPOSES ONLY. CONTRACTOR SHALL NOT USE FEEDER LENGTHS FOR PRICING OR QUANTITY PURPOSES.
4. EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON LIMITED FIELD INVESTIGATIONS AND AS-BUILT DRAWINGS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS.

- LANDSCAPE IMPROVEMENTS -

701

MADERA DRIVE
SAN MATEO, CA 94403
A.P.N.: 039-501-808

Dscheme Studio
Dream :: Design :: Develop
222 8TH STREET
SAN FRANCISCO, CA 94103
T: 415.252.0888
F: 415.252.8388
WWW.DSCHEME.COM

MK Engineers Inc.
Professional Consulting Engineers
3450 3rd St Ste 4B
San Francisco, CA 94124
T 415.282.3100
www.mkengrs.com

LICENSED PROFESSIONAL ENGINEER WENDA WANG NEE
E 23652
ELECTRICAL
STATE OF CALIFORNIA

	01.25.24	PERMIT SET
1	06.28.24	REVISION 1 PER BLDG

STAMP

JOB NUMBER: 23094
DRAWN BY: CM
DATE: 10.13.23
CHECKED BY: PB/WW
SCALE: AS NOTED

SHEET TITLE:
ELECTRICAL
SINGLE LINE DIAGRAM

SHEET NUMBER:
E5.1

SINGLE-SECTION PANELBOARD SCHEDULE

PANEL DESIGNATION: PB

MOUNTING: *SURFACE*
LOCATION: *PICKLEBALL COURTS*

MAIN LUG AMPS: *125*
MAIN BREAKER: *125*
VOLTAGE: *208Y/120V*
PHASE/WIRE: *3Ø, 4W*

DESCRIPTION	PHASE A	PHASE B	PHASE C	C/B TRIP	C/B POLE	CIRCUIT #		C/B POLE	C/B TRIP	PHASE A	PHASE B	PHASE C	DESCRIPTION
INFRATECH HEATER RELAY CONTROL PNL 1	*6000*			*80*	*2*	1	2	*1*	*20*	*600*			*POLE LIGHTS COURT #1*
-		*6000*		-	-	3	4	*1*	*20*		*600*		*POLE LIGHTS COURT #1*
INFRATECH HEATER RELAY CONTROL PNL 2			*6000*	*80*	*2*	5	6	*1*	*20*			*600*	*POLE LIGHTS COURT #2*
-	*6000*			-	-	7	8	*1*	*20*	*600*			*POLE LIGHTS COURT #2*
SPARE		-		*20*	*2*	9	10	*1*	*20*		*600*		*POLE LIGHTS COURT #3*
SPARE			-	*20*	-	11	12	*1*	*20*			*600*	*POLE LIGHTS COURT #3*
SPARE	-			*20*	*1*	13	14	*1*	*20*	*600*			*POLE LIGHTS COURT #4*
SPARE		-		*20*	*1*	15	16	*1*	*20*		*600*		*POLE LIGHTS COURT #4*
SPARE			-	*20*	*1*	17	18	*1*	*20*			*600*	*POLE LIGHTS COURT #5*
SPARE	-			*20*	*1*	19	20	*1*	*20*	*600*			*POLE LIGHTS COURT #5*
SPARE		-		*20*	*1*	21	22	*1*	*20*		*200*		*STRIP LIGHTS & DOWN LIGHTS*
SPARE			-	*20*	*1*	23	24	*1*	*20*			*400*	*PATH LIGHTS / LIGHTING CONTROL PNL*
SPARE	-			*20*	*1*	25	26	*1*	*20*	*720*			*EXTERIOR RECEPTS*
SPARE		-		*20*	*1*	27	28	*1*	*20*		*540*		*EXTERIOR RECEPTS*
SPARE			-	*20*	*1*	29	30	*1*	*20*			*900*	*EXTERIOR RECEPTS*
SPARE	-			*20*	*1*	31	32	*1*	*20*	*720*			*EXTERIOR RECEPTS*
SPARE		-		*20*	*1*	33	34	*1*	*20*		*720*		*EXTERIOR RECEPTS*
SPARE			-	*20*	*1*	35	36	*1*	*20*			*360*	*EXTERIOR RECEPTS*
SPARE	-			*20*	*1*	37	38	*1*	*20*	-			*SPARE*
SPARE		-		*20*	*1*	39	40	*1*	*20*		-		*SPARE*
SPARE			-	*20*	*1*	41	42	*1*	*20*			-	*SPARE*
TOTALS	*12000*	*6000*	*6000*							*3840*	*3260*	*3460*	TOTALS

PANELBOARD SIZING LOAD			
LOAD DESCRIPTION	CONNECTED	DEMAND	CODE MIN. (VA)
LIGHTS	*6,600*	*1.00*	*6,600*
RECEPTACLES	*3,960*	*10KVA + 50% REST*	*3,960*
MOTORS	*0*	*1.25 x LARGEST + SUM OF REST*	*0*
AIR CONDITIONING	*0*	*0.00*	*0*
SPACE HEATING	*24,000*	*1.00*	*24,000*
CONTINUOUS	*0*	*1.25*	*0*
NON-CONTINUOUS	*0*	*1.00*	*0*
		SIZING LOAD:	*34,560*
		SIZING LOAD (AMPS):	*96*

CONNECTED PHASE LOADS		
PHASE	VA	AMPS
A	*15,840*	*44.0*
B	*9,260*	*25.7*
C	*9,460*	*26.3*
TOTAL	*34,560*	*95.9*

1

SOLID STATE RELAY CONTROL PANEL SCHEDULE (FOR REFERENCE ONLY)

SWBD DESIGNATION: HPB1

VOLTAGE: *208/120*
PHASE/WIRE: *3Ø, 4W*
MOUNTING: *SURFACE*
LOCATION: *TBD*

CIRCUIT/ RELAY	CIRCUIT DESIGNATION	KVA	CIRCUIT BREAKER POLE	CIRCUIT BREAKER FRAME	CIRCUIT BREAKER TRIP	FEEDER SETS	FEEDER # OF WIRES	FEEDER SIZE	FEEDER GROUND	FEEDER CONDUIT
1	*ELECTRIC HEATER 1*	*3.0*	*2*	*100*	*20*	*1*	*2*	*#10*	*#10*	*1/2"*
2	*ELECTRIC HEATER 2*	*3.0*	*2*	*100*	*20*	*1*	*2*	*#10*	*#10*	*1/2"*
3	*ELECTRIC HEATER 3*	*3.0*	*2*	*100*	*20*	*1*	*2*	*#10*	*#10*	*1/2"*
4	*ELECTRIC HEATER 4*	*3.0*	*2*	*100*	*20*	*1*	*2*	*#10*	*#10*	*1/2"*

LOAD SUMMARY	
LOAD DESCRIPTION	CONNECTED LOAD
HEATING LOAD	*12,000*
TOTAL CONNECTED LOAD (VA):	12,000
TOTAL CONNECTED LOAD (AMPS):	57.7

SOLID STATE RELAY CONTROL PANEL SCHEDULE (FOR REFERENCE ONLY)

SWBD DESIGNATION: HBP2

VOLTAGE: *208/120*
PHASE/WIRE: *3Ø, 4W*
MOUNTING: *SURFACE*
LOCATION: *TBD*

CIRCUIT/ RELAY	CIRCUIT DESIGNATION	KVA	CIRCUIT BREAKER POLE	CIRCUIT BREAKER FRAME	CIRCUIT BREAKER TRIP	FEEDER SETS	FEEDER # OF WIRES	FEEDER SIZE	FEEDER GROUND	FEEDER CONDUIT
1	*ELECTRIC HEATER 1*	*3.0*	*2*	*100*	*20*	*1*	*2*	*#10*	*#10*	*1/2"*
2	*ELECTRIC HEATER 2*	*3.0*	*2*	*100*	*20*	*1*	*2*	*#10*	*#10*	*1/2"*
3	*ELECTRIC HEATER 3*	*3.0*	*2*	*100*	*20*	*1*	*2*	*#10*	*#10*	*1/2"*
4	*ELECTRIC HEATER 4*	*3.0*	*2*	*100*	*20*	*1*	*2*	*#10*	*#10*	*1/2"*

LOAD SUMMARY	
LOAD DESCRIPTION	CONNECTED LOAD
HEATING LOAD	*12,000*
TOTAL CONNECTED LOAD (VA):	12,000
TOTAL CONNECTED LOAD (AMPS):	57.7

GENERAL SHEET NOTES

1. ALL COMPONENTS SHALL BE FULLY RATED. SERIES RATED IS NOT ALLOWED.
2. ALL POWER PANELBOARDS SHALL BE PROVIDED AS BRANCH CIRCUIT MONITORING READY FOR COMPLIANCE WITH CALIFORNIA ENERGY CODE 130.5(B).
3. FEEDER LENGTHS SHOWN ARE FOR CALCULATION PURPOSES ONLY. CONTRACTOR SHALL NOT USE FEEDER LENGTHS FOR PRICING OR QUANTITY PURPOSES.
4. EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON LIMITED FIELD INVESTIGATIONS AND AS-BUILT DRAWINGS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS.

- LANDSCAPE IMPROVEMENTS -

701

MADERA DRIVE
SAN MATEO, CA 94403
A.P.N.: 039-501-808

Dscheme Studio
Dream :: Design :: Develop
222 8TH STREET
SAN FRANCISCO, CA 94103
T: 415.252.0888
F: 415.252.8388
WWW.DSCHEME.COM

MK Engineers Inc.
Professional Consulting Engineers
3450 3rd St Ste 4B
San Francisco, CA 94124
T 415.282.3100
www.mkengrs.com

LICENSED PROFESSIONAL ENGINEER
WENDA WANG
E 23652
ELECTRICAL
STATE OF CALIFORNIA

	01.25.24	PERMIT SET
1	06.28.24	REVISION 1 PER BLDG

STAMP

JOB NUMBER: 23094
DRAWN BY: CM
DATE: 10.13.23
CHECKED BY: PB/WW
SCALE: AS NOTED

SHEET TITLE:
PANEL SCHEDULES, CALCULATIONS

SHEET NUMBER:
E5.2

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

ARBORIST REPORT-

Tree Survey & Preliminary Construction Impact Assessment

Peninsula Golf and Country Club
701 Madera Drive
San Mateo, CA 94403
APN: 039-501-080
11/28/2023

Prepared for:

Peninsula Golf and Country Club
701 Madera Drive
San Mateo, CA 94403

Prepared by:

Kurt Fouts
Arborist Consultant

826 Monterey Avenue
Capitola, CA 95010
831-359-3607
kurtfouts1@outlook.com

ISA Certified Arborist WE0681A
ISA Tree Risk Assessment Qualification (TRAQ)

Table of Contents

Attachments: Appendix A - G

Appendix A – Tree Assessment Chart

Appendix B – Criteria for Tree Assessment Chart

Appendix C –Sheet T1, Tree Location Map

Appendix D – Bibliography

Appendix E - Glossary

Appendix F - Tree Protection Guidelines & Restrictions

- Protecting Trees During Construction
- Project Arborist Duties & Inspection Schedule
- Tree Protection Fencing
- Tree Protection Signs
- Monitoring
- Root Pruning
- Tree Work Standards & Qualifications

Appendix G - Assumptions & Limiting Conditions

SUMMARY

This report provides the following information:

1. A summary of the health and structural condition of 5 trees.
2. A preliminary evaluation of anticipated construction impacts to the trees.
3. Recommendations for retention or removal of assessed trees based on their condition and anticipated construction impacts.

- Site improvements have been proposed for the Peninsula Golf and Country Club including new Pickleball Courts and other site amenities.
- Five protected trees within or near the project limits were surveyed.
- The five protected trees are in good or fair condition, are in direct conflict with the project, will be highly impacted, and their removal will be necessary.
- If removals are permitted by the approval authority, replacement trees for trees removed will be required.
- The *Tree Assessment Chart*, Appendix A is the condensed reference guide to inform all tree management decisions for the trees evaluated.

Data Summary

General	
Total Trees Inventoried	**Count**
Total	**5**
Species (1)	**1**
Regulated Trees	
Significant Trees	
All trees ≥ 12" trunk diameter	5
Street Tree, Right – of - Way	0
Tree Disposition Categories – All Trees	
R.I. – Remove due to construction impacts	5
R.C. – Remove due to condition (poor condition)	0
R.D. - Remove due to damage	0
R.T., I.M. - Retain tree. Preservable, low, or moderate impacts that can be mitigated	0

Background

Plans will be submitted to the County of San Mateo Planning Department, for site improvements, including new pickleball courts and other site amenities at the Peninsula Golf and Country Club, 701 Madera Drive, San Mateo. Mr. Ryan O'Neil, General Manager, at PGCC, requested my services to assess the condition of five trees within or near the project limits, and the construction impacts that may affect them. Further, to provide a report with my findings and recommendations to meet County of San Mateo planning requirements.

Assignment

Provide an arborist report that includes an assessment of the trees within the project area. The assessment is to include the species, size (trunk diameter, height and canopy diameter spread), condition (health and structure), and suitability for preservation ratings.

To complete this assignment, the following services were performed:

- **Tree Resource Evaluation:** Inventory, evaluate and assign suitability for preservation ratings for subject trees.
- **Plan Review: Reviewed provided plans including** Landscape Improvements plan set, dated, 10/13/2023, by C & C Studio Landscape Design.
- **Construction Impact Assessment:** Combine tree resource data with anticipated construction impacts, to provide recommendations for removal or retention of trees.
- **Mapping:** Tree locations were plotted onto provided Sheet L – 1.00, *Landscape Layout Plan*, and a Sheet T1, Tree Location Map, was created.

Limits of the Assignment

The information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection on 11/20/2023.
The inspection is limited to visual examination of accessible items without climbing, dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees in question may not arise in the future.

Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the developer, their agents, and the County of San Mateo as a reference for existing tree conditions and to help satisfy the County of San Mateo planning requirements.

Resources

All information within this report is based on site plans as of the date of this report.
Resources are as follows:

- Landscape Improvements Plan Set, dated 10/13/2023, by C&C Studio Landscape Design, Sheet C1.0. Grading and Drainage Plan, dated 7/25/2023, by Clifford Bechtel & Associates, LLC.
- Site Visit, Tree Inventory & Condition Evaluation on 11/20/2023 at Peninsula Golf and Country Club,701 Madera Drive, San Mateo
- County of San Mateo Municipal Code – Section 12,000. (applicable sections).

THE SIGNIFICANT TREE ORDINANCE
OF SAN MATEO COUNTY
(Part Three of Division VIII of the San Mateo County Ordinance Code)

SECTION 12,012. “SIGNIFICANT TREE” shall mean any live woody plant rising above the ground with a single stem or trunk of a circumference of thirty-eight inches (38") or more measured at four- and one-half feet (4 1/2') vertically above the ground or immediately below the lowest branch, whichever is lower, and having the inherent capacity of naturally producing one main axis continuing to grow more vigorously than the lateral axes.

SECTION 12,012.1. In the RH/DR Zone Districts the definition of significant tree shall include all trees in excess of nineteen inches (19") in circumference.

OBSERVATIONS

The sloped project site has golf course fairways to the north and south, existing tennis and pickleball courts to the west and an oak grove to the east, (Image #1). I surveyed five trees 17 to 24-inches in diameter. Trunk diameters were measured with *Forestry Suppliers Inc*., fabric diameter tape. All five trees are categorized as *significant trees*, according to the County of San Mateo Municipal Code. In accordance with County of San Mateo ordinance, a *significant tree* includes any species 12 inches in diameter or larger, measured at 4.5 feet above grade.

Three maturing coast live oak grow, trees T1, T2, and T3 grow near the bottom of a slope adjacent to the golf cart path, (Image #1).

Image #1 – Project site looking west. Trees T1, T2 and T3, coast live oak, left to right.

The three oaks grow in a row and are roughly the same height and age, (Image #2).

Image #2 – Trees T1, T2 and T3, right to left, growing above golf cart path.

Tree T1, a 24” diameter oak has a dense canopy, limbs appear well attached, and the tree is in good condition.

Tree T2 is a 17” oak that has an unbalanced canopy with nearly all branch structure on one side of the tree. Canopy density is fair. Limb attachments are stable and overall, the tree is in fair condition.

Tree T3, a 24” oak has a somewhat thin canopy density because the interior growth has been significantly thinned. Branch attachments are good and overall, the tree is in fair condition.

I noted coast live oaks trees T1 and T2 both showed minor to moderate trunk bleeding as indicated by a darkened liquid oozing from small cracks in the trunk area. Trunk bleeding in oaks can be caused by different fungal or bacterial pathogens. Not all trunk bleeding is signinfcant and bark oozing may or may not have a long-term impact on tree health.

I noted minor to moderate bark beetle infestations on oaks T1 and T2 as indicated by accumulations of frass, (boring dust), in trunk cracks and on the soil at the trunk base. Bark beetle activity is often a secondary condition indicating other primary underlying issues.

Two coast live oak grow near edge of the project limits, (Image #3).

Image #3 – Trees T4 and T5, coast live oak.

Tree T4, a maturing 22” coast live oak grows on the edge of the project boundary. The oak has a dense canopy and limbs are well attached. I noted the oak has a minor bark beetle infestation but overall is in good condition.

Tree T5, a 17” oak grows just inside the project boundary. The oak appears stressed as evidenced by a thin canopy density. Branch attachments are stable.

I noted missing bark on a large area of the trunks north side of oak tree T5 (Image #4).

Image #3 – Tree T5, coast live oak. Note missing bark along trunk as evidenced by darker color and texture differences with smooth grey bark on right side of trunk

The roughened bark area is consistent with damage caused by the Western sycamore borer, (*Synanthedon resplendens*) The boring activities if these clearwing moths cause thickening and cracking of bark on the trunk and lower branches. Repeated invasions over a period of years create bark conditions like those seen in the tree above. Although unsightly, the damage does not significantly affect tree heath.

A closer examination revealed a parasitic fugal pathogen *Annulohypoxylon thousarium*, (Image #4).

Image #4 – Tree T5, coast live oak. Black, round spheres are hypoxylon fruiting bodies.

Hypoxylon are opportunistic fungi that digest dead wood on trees and can cause rapid decay of sapwood. The fungi are usually secondary invaders, appear after a problem has occurred, in this case bark loss, and are not what caused the initial condition.

DISCUSSION

Species List

Table 2 – Significant Trees

SIGNIFICANT TREES		
Common Name	**Botanical Name**	**Count**
coast live oak	(*Quercus agrifolia*)	5
Total Significant Tree Count		**5**

Table 3 – All Trees Inventoried

ALL TREES	
1 species – A complete list can be found in Appendix A – Tree Assessment Chart	
Total Tree Count	**5**

Tree Evaluation and Recording Methods

Site evaluations were made on 11/20/2023. *The inventory included all trees within the project limits.* The health and structural **condition** of each tree was assessed and recorded. Based on the trees' health and structural condition, each tree's **suitability for preservation** was rated and recorded. The recorded data is included in the *Tree Assessment Chart, Appendix A,* of this report. Detailed criteria for each assessment rating category are included in Appendix B – *Criteria for Tree Assessment Chart.*

Condition Rating – Significant Trees

A tree's condition is determined by an assessing both the **health** and **structure**, then combining the two factors to reach a *condition rating*. The tree's condition is rated as poor, fair or good. The quantity of trees assigned for each category (good, fair, or poor), is indicated below:

Tree Condition Rating

- Good - 2
- Fair - 3
- Poor - 0

Suitability for Preservation- Significant Trees

A tree's suitability for preservation is determined based on its health, structure, age, species characteristics and longevity using a scale of good, fair, or poor. The quantity of trees assigned to each category (good, fair, or poor), is listed below.

Suitability Rating

- Good - 2
- Fair – 3
- Poor - 0

Tree Protection Zone

The tree protection zone (TPZ) is a defined area (radius from trunk), within which certain activities are prohibited or restricted to minimize potential injury to designated trees during construction.

The size of the optimal TPZ can be determined by a formula based on 1) trunk diameter 2) species tolerance to construction impacts, and 3) tree age (Matheny, N. and Clark, J 1998). In some instances, tree drip line is used as the TPZ. Development constraints can also influence the final size of the tree protection zone.

Fencing is installed to delineate the (TPZ), and to protect tree roots, trunk, and scaffold branches from construction equipment. *The fenced protection area may be smaller than the optimal or designated TPZ area in some circumstances.* Tree protection may also involve the armoring of the tree trunk and/or scaffold limbs with barriers to prevent mechanical damage from construction equipment. *See Tree Protection Guidelines & Restrictions* – Appendix E.

Once the TPZ is delineated and fenced (prior to any site work, equipment and materials move in), construction activities are only to be permitted within the TPZ if allowed for and specified by the project arborist.

Where tree protection fencing cannot be used, or as an additional protection from heavy equipment, tree wrap may be used. Wooden slats at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the City arborist or Project arborist. Straw wattle may also be used as a trunk wrap and secured with orange plastic fencing.

Data has been entered in the *Tree Assessment Chart – Appendix A,* which indicates the optimal Tree Protection Zone for each tree.

Additional general tree protection guidelines are included in *Tree Protection Guidelines & Restrictions* – Appendix G.

Critical Root Zone

Critical Root Zone (CRZ) is the area of soil around the trunk of a tree where roots are located that provide critical stability, uptake of water and nutrients required for a tree's survival. The CRZ is the minimum distance from the trunk that trenching that requires root cutting should occur and can be calculated as three to five times the trunk Diameter at Breast Height (DBH). For example, if a tree is one foot in trunk diameter then the CRZ is three to five feet from the trunk location. We will often average this as four times the trunk diameter or 1ft. DBH = 4ft. CRZ (Smiley, E.T., Fraedrich, B. and Hendrickson, N. 2007).

Root Disturbance Distance

No one can estimate and predict with absolute certainty what distance from a tree, a soil disturbance such as excavation for construction should be, to ensure it will not significantly affect tree stability or health. Or to what degree, (low, moderate, or high), a tree might be impacted. There are simply too many variables involved that we cannot see or anticipate. However, three times the D.B.H. (diameter at breast height), is a widely accepted minimum used in the industry for root disturbance, *on one side of the trunk*, and is supported by several research studies including (Smiley, Fraedich & Hendrickson 2002, Bartlett Tree Research Laboratories). This distance is often used during the design and planning phases of a project in order to estimate root loss due to construction activities. This distance is a guideline only and should be increased for trees with significant leans, decay or other structural problems.

The ISA, International Society of Arboriculture- Root Management (2017) publication recommends, “cutting roots at a distance greater than six times the trunk diameter (DBH) minimizes the likelihood of affecting both health and stability. This recommendation is given further direction by the companion publication, A.N.S.I. (*American National Standard*) A300 (Part 8)- 2013 Root Management, when roots are cut in a *non-selective* manner, i.e. in a straight line on one side of a tree. It says, if the cutting is “within six times the trunk diameter (DBH), mitigation shall be recommended”. Further, A.N.S.I. recommends the “minimum distance from the trunk for root cutting should be adjusted according to trunk diameter, species tolerance to root loss, tree age, health and site condition”.

In general, root cutting that occurs at a distance less than six times the diameter of a tree should be undertaken by hand digging and hand (or Sawzall), root pruning. These methods help mitigate root loss impacts.

Construction Impacts to Subject Trees

The five *significant trees* are in direct conflict with the project, will be highly impacted by construction elements and their removal will be necessary. The five coast live oaks are either in the footprint of the proposed pickleball courts or are very close to design elements. The project elements that will impact the trees include:

- Excavation for Pickleball Courts
- Excavation for Retaining Walls
- Excavation for Hardscape Walkways
- Installation of Storm Drain Piping
- Installation of Bioretention System
- Installation of Perimeter Fencing

Coast live oak T1 will be significantly impacted by multiple design elements including a bioswale, storm drain line, retaining wall to the south, and walkways to the north and west. The bioswale will likely affect the greatest root loss to oak tree T1. To construct the bioswale, the top 3 ½ feet of soil will need to be removed within most of the tree's dripline. Drain rock and soil compacted to 80% to 85% will be installed to replace the soil that is removed. This process even if done by hand methods would affect significant root loss to the oak well beyond its tolerance level. The oak will be severely impacted, and its removal will be necessary.

Coast live oak trees T2, T3 and T5 are within the proposed footprint of the pickleball courts, will be highly impacted and their removal will be necessary.

Coast live oak T4 is one foot from a retaining wall, will suffer extensive root loss beyond its tolerance level, will not survive construction impacts, and its removal will be necessary.

Construction Impacts to Subject Trees, Continued:

Impact Level – Protected Trees

Impact level rates the degree a tree may be impacted by construction activity and is primarily determined by how close the construction procedures occur to the tree. Construction impacts are rated as low, moderate, and high. The quantity of trees assigned for each category (low, moderate, high), is indicated below:

Impact Rating

- Low - 0
- Moderate – 0
- High - 5

Mitigation

Based on the design objectives and site constraints, in my opinion there is not a reasonable mitigation option to retain the five oaks since minor design changes would still result in high construction impacts to the trees.

With site constraints including the golf cart path to the south, the existing courts to the west, the number and size uniformity requirement of the proposed courts, the topography and retaining walls necessary, and drainage requirements including the bioretention system, I believe it would be difficult to retain any of the oak trees while maintaining design objectives.

Tree Removal

Due to high construction impacts it is necessary to remove five coast live oak trees for the implementation of this project. The oak trees meet County of San Mateo Significant Tree Ordinance, criteria for removal, Section 12,023. A) The tree: (6) *is too closely located to existing or proposed structures consistent with LPC Policy 8.9(a).*

Tree Replacement

If the trees recommended for removal are permitted by the approval authority, replacement trees will be required. The trees in this project are in the R – E/S – 10 Zoning District of the County of San Mateo.

From County of San Mateo Significant Tree Ordinance:

SECTION 12,024. CONDITIONS OF APPROVAL. In granting any permit as provided herein, the Planning Director, Planning Commission, or Board of Supervisors may attach reasonable conditions to ensure compliance with the intent and purpose of this ordinance including, but not limited to:
(a) *Outside of the RH/DR district, replacement of trees removed shall be with plantings of trees acceptable to the Planning Director.*

Tree Replanting Recommendations

I recommend that replacement trees be included in the landscape planting plan to be provided by the applicants Landscape Architect in conjunction with this project. Coast live oak or other native species are recommended as replacement trees.

Table 4 – *Tree Disposition Categories – Protected Trees*

Tree Disposition Categories – Protected Trees		
R.I. –	Remove due to construction impacts	5
R.C. –	Remove due to condition (poor condition)	0
R.D. -	Remove due to damage to structure	0
R.T., I.M. -	Retain tree. Preservable, low, or moderate impacts that can be mitigated.	0

Certificate of Performance

I, Kurt Fouts, certify:

That I have personally inspected the tree(s) and/or the property referred to in this report and have stated my findings accurately to the best of my professional judgement.

- That I have no current interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- That the analysis, opinions and conclusions stated herein are my own, and were developed and prepared according to commonly accepted arboricultural practices.
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.
- That my analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
- That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am an International Society of Arboriculture Certified Arborist and carry an International Society of Arboriculture Tree Risk Assessment Qualification. I have been involved in the practice of arboriculture and the care and study of trees for more than 20 years.

Signed: Kurt Fouts Date: 11/28/2023

CONCLUSION

- Site improvements for the Peninsula Golf and Country Club including new Pickleball Courts are proposed.
- Five *significant trees* within or near the project limits were surveyed.
- The five *significant trees,* including trees T1, T2, T3, T4 and T5, coast live oak, are in good or fair condition, are in direct conflict with the project, will be highly impacted, and their removal will be necessary.
- If the trees recommended for removal are permitted by the approval authority, replacement trees will be required.
- It is recommended that replacement trees be included in the landscape planting plan to be provided by the applicants Landscape Architect in conjunction with this project. Coast live oak or other native species are recommended as replacement trees.
- The *Tree Assessment Chart*, Appendix A is the condensed reference guide to inform all tree management decisions for the trees evaluated.

RECOMMENDATIONS

1. Obtain all necessary permits prior to removing or significantly altering any trees on site.
2. Remove all trees significantly impacted by the project or as recommended in Tree Assessment Chart, Appendix A.

Respectfully submitted,

Kurt Fouts

Kurt Fouts ISA Certified Arborist WE0681A
ISA Tree Risk Assessment Qualification

Kurt Fouts
Arborist Consultant
826 Monterey Avenue
Capitola, CA 95010
831-359-3607
kurtfouts1@outlook.com

Peninsula Golf and Country Club, 701 Madera Drive

Tree Assessment Chart - Appendix A

Suitability for Preservation Ratings:

Good: Trees in good health and structural condition with potential for longevity on the site

Fair: Trees in fair health and/or with structural defects that may be reduced with treatment procedures

Poor: Trees in poor health and/or with poor structure that cannot be effectively abated with treatment

Tree Disposition Code:

RT: Retain Tree
RI: Remove Due to Construction Impacts
I.M. Impacts Can Be Mitigated With Pre-Construction Treatments
R.C.: Remove Due to Condition

Protected Tree County of San Mateo: Any tree 12 inches or greater in diameter measured at 4.5 feet above grade. **Santa Mateo County Ordinance Code, Chapter 2. Definitions, SECTION 12,012 "SIGNIFICANT TREE".**

Tree #	Species	Trunk Diameter @ 54 inches a.g.	Protected Tree	Crown Height & Spread (Diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (Radius Feet from Trunk)	Construction Impacts (Rating & Description)	Tree Disposition Code	Comments
T1	coast live oak (*Quercus agrifolia*)	24"	Yes	45'X30'	Good	Good	Good	20'	High (Root loss, excavation)	R.I.	Within critical root zone of multiple design elements. On 25 degree slope. Minor to moderate trunk bleeding. Minor bark beetle infestation.
T2	coast live oak	17"	Yes	40'X15'	Fair	Fair	Fair	15'	High -within court footprint.	R.I.	Within court footprint. Unbalanced canopy. Minor trunk bleeding. Minor to moderate bark beetle infestation.
	Kurt Fouts Arborist Consultant 826 Monterey Avenue Capitola, CA 95010 831-359-3607 kurtfouts1@outlook.com						Page 1 of 2				11/28/2023

Peninsula Golf and Country Club, 701 Madera Drive

Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 12 inches a.g.	Protected Tree	Crown Height & Spread (Diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (Radius Feet from Trunk)	Construction Impacts (Rating & Description)	Tree Disposition Code	Comments
T3	coast live oak	24"	Yes	45'X30'	Fair	Fair	Fair	20'	High -within court footprint.	R.I.	Within court footprint. On 25 degree slope. Canopy interior has been over thinned.
T4	coast live oak	22"	Yes	40'X25'	Good	Fair	Good	15'	High (Root loss, excavation)	R.I.	Within critical root zone at one foot from retaining wall. Minor bark beetle infestation.
T5	coast live oak	17"	Yes	35'X20'	Fair	Fair	Fair	15'	High -within court footprint.	R.I.	Within court footprint. Oak appears to be stressed as evidenced by a thin canopy density. Significant bark beetle infestation. Missing bark on east side of trunk with *Annulohypoxylon thousarium,* a secondary fungal pathogen. Woodpecker damage on westside of trunk.

Kurt Fouts
Arborist Consultant
826 Monterey Avenue
Capitola, CA 95010
831-359-3607
scharborgrounds@yahoo.com

11/28/2023

APPENDIX B – CRITERIA FOR TREE ASSESSMENT CHART

Following is an explanation of the data used in the tree evaluations. The data is incorporated in the *Tree Assessment Chart, Appendix A.*

Trunk Diameter and Number of Trunks:

Trunk diameter as measured at 4.5 feet above grade. The number of trunks refers to a single or multiple trunked tree. Multiple trunks are measured at 4.5 feet above grade.

Health Ratings:

Good: A healthy, vigorous tree, reasonably free of signs and symptoms of disease

Fair: Moderate vigor, moderate twig and small branch dieback, crown may be thinning and leaf color may be poor

Poor: Tree in severe decline, dieback of scaffold branches and/or trunk, most of foliage from epicormics

Structure Ratings:

Good: No significant structural defects. Growth habit and form typical of the species

Fair: Moderate structural defects that might be mitigated with regular care

Poor: Extensive structural defects that cannot be abated.

Relative Age:

I estimated tree age as young, semi-mature, mature, or over-mature.

Suitability for Preservation Ratings:

Rating factors:

Tree Health: Healthy vigorous trees are more tolerant of construction impacts such as root loss, grading, and soil compaction, then are less vigorous specimens.

Structural integrity: Preserved trees should be structurally sound and absent of defects or have defects that can be effectively reduced, especially near structures or high use areas.

Tree Age: Over mature trees have a reduced ability to tolerate construction impacts, generate new tissue and adjust to an altered environment. Young to maturing specimens are better able to respond to change.

Species response: There is a wide variation in the tolerance of individual tree species to construction impacts.

Rating Scale:

Good: Trees in good health and structural condition with potential for longevity on the site

Fair: Trees in fair health and/or with structural defects that may be reduced with treatment procedures.

Poor: Trees in poor health and/or with poor structure that cannot be effectively abated with treatment. Trees can be expected to decline or fail regardless of construction impacts or management . The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

Construction Impacts:

Rating Scale:

High: Development elements proposed that are located within the Tree Protection Zone that would severely impact the health and /or stability of the tree. The tree impacts cannot be mitigated without design changes. The tree may be located within the building footprint.

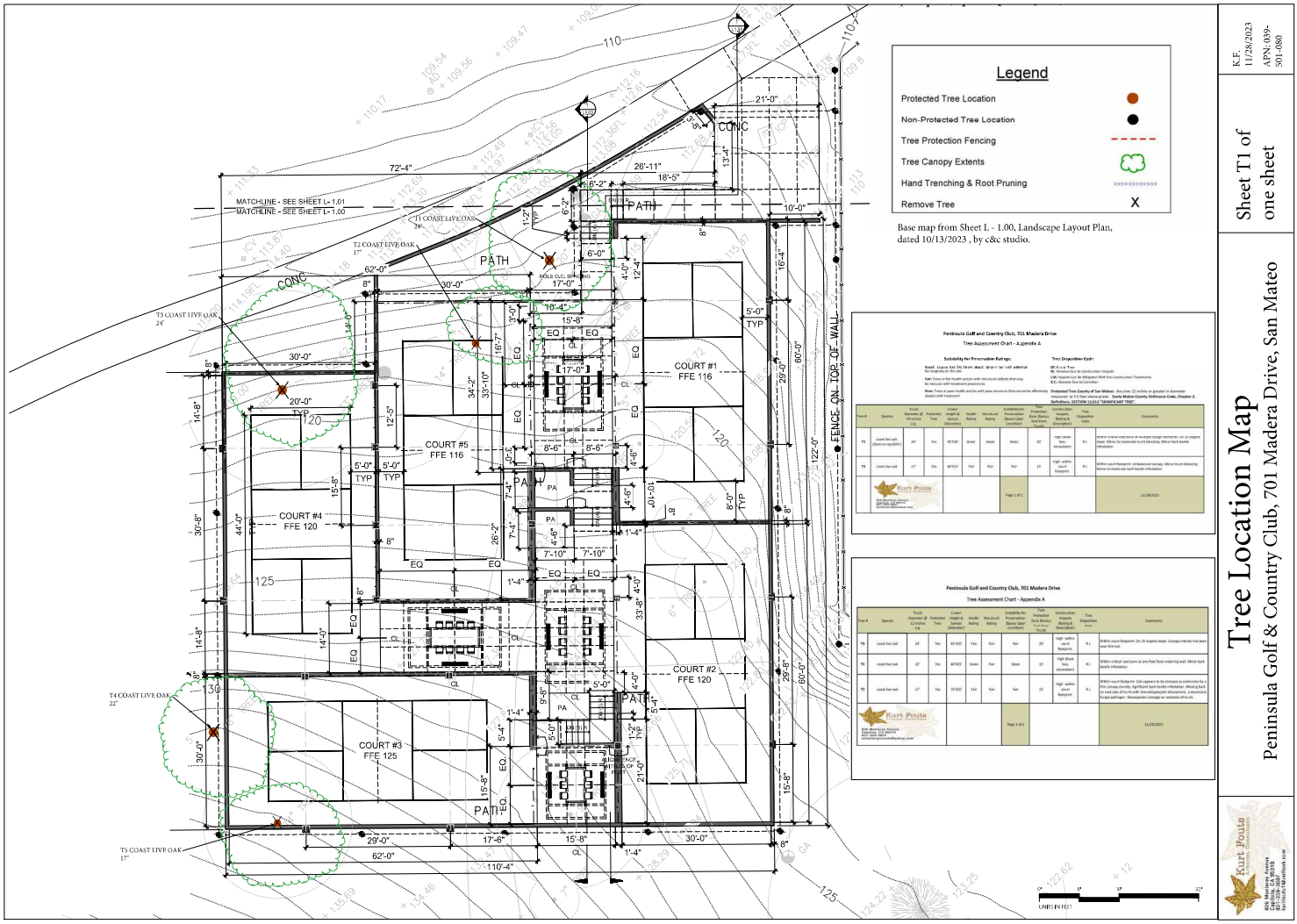
Moderate: Development elements proposed that are located within the Tree Protection Zone that will impact the health and/or stability of the tree and can be mitigated with tree protection treatments.

Low: Development elements proposed that are located within or near the Tree Protection Zone that will have a minor impact on the health of the tree and can be mitigated with tree protection treatments.

None: Development elements will have no impact on the health and stability of the Tree.

Tree Protection Zone (TPZ):

Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, particularly during construction or development.



Legend

- Protected Tree Location
- Non-Protected Tree Location
- Tree Protection Fencing
- Tree Canopy Extents
- Hand Trenching & Root Pruning
- Remove Tree

Base map from Sheet L - 1.00, Landscape Layout Plan, dated 10/13/2023 , by c&c studio.

Peninsula Golf and Country Club, 701 Madera Drive

Tree Assessment Chart - Appendix A

Peninsula Golf and Country Club, 701 Madera Drive

Tree Assessment Chart - Appendix A

K.F.
11/28/2023
APN: 039-501-080

Sheet T1 of one sheet

Tree Location Map

Peninsula Golf & Country Club, 701 Madera Drive, San Mateo

Kurt Pousa
ISA Certified Arborist
WE-13538A
ISA Tree Risk Assessment Qualified
826 Mariposa Avenue
Mountain View, CA 94041
831-588-3860
kurtpousa@outlook.com

BIBLIOGRAPHY

Matheny, N. and Clark, J. Trees & Development – A Technical Guide to Preservation of Trees During Land Development. Champaign, IL: International Society of Arboriculture c. 1998

Costello, L.R., Watson, G., Smiley E.T. Root Management – Best Management Practices, Champaign, ILL: International Society of Arboriculture c. 2017

ANSI Board of Standards Review. A.N.S.I. (*American National Standard*) A300 (Part 8)- 2013 Root Management

Harris, R.W., Clark, J.R. and Matheny, N.P. Arboriculture: *Integrated management of landscape tree, shrubs, and vines*. 4th ed. Upper Saddle River, NJ: Prentice-Hall, Inc. c.2004

Matheny, N. and Clark, J. Evaluation of Hazard Trees in Urban Areas. Champaign, IL: Wadley Graphix Corp. c.1994

Smiley, E.T., Matheny, N., Lilly, S. Tree Risk Assessment – Best Management Practices, Champaign, ILL: International Society of Arboriculture c. 2011

Costello, L., Perry, E., & Matheny,N, Abiotic Disorders of Landscape Plants: *A Diagnostic Guide* Oakland, CA:UC/ANR Publications (Publication 3420) c.2003.

Glossary of Terms

Basal rot: decay of the lower trunk, trunk flare, or buttress roots.

Canker: Localized diseased area on stems, roots and branches. Often sunken and discolored.

Critical Root Zone (CRZ): Area of soil around a tree where a minimum number of roots considered critical to the structural stability or health of the tree are located. CRZ determination is sometimes based on the drip line or a multiple of the DBH, but because root growth can be asymmetric due to site conditions, on-site investigation may be required.

Codominant branches/stems: Forked branches (or trunks), nearly the same size in diameter, arising from a common junction and lacking a normal branch union, may have included bark.

Crown: Upper part of a tree, measured from the lowest branch, including all branches and foliage.

Defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Diameter at breast height (DBH): Measurement of trunk diameter at 4.5 feet above grade.

Frass: Fecal material and/or wood shavings produced by insects.

Included Bark Attachments (crotches): Branch/limb or limb /trunk, or codominant trunks originating at acute angles from each other. Bark remains between such crotches, preventing the development of axillary wood. The inherent weakness of such attachments increases with time, through the pressure of opposing growth and increasing weight of wood and foliage, often resulting in failure.

Live Crown Ratio (LCR): Ratio of the the crown length (live foliage), to total tree height.

Scaffold branches: Permanent or structural branches that form the scaffold architecture or structure of a tree.

Suppressed: Trees that have been overtopped and occupy an understory position within a group or grove of trees. Suppressed trees often have poor structure.

Tree Protection Zones (TPZ): Defined area within which certain activities are prohibited of restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

Trunk flare: Transition zone from trunk to roots where the trunk expands into the buttress or structural roots.

This Glossary of Terms was adapted from the *Glossary of Arboricultural Terms* (ISA, 2015)

Appendix F - TREE PROTECTION GUIDELINES AND RESTRICTIONS

Protecting Trees During Construction:

1) Before the start of site work, equipment or materials move in, clearing, excavation, construction, or other work on the site, every tree to be retained shall be securely fenced- off as delineated in approved plans. Such fences shall remain continuously in place for the duration of the work undertaken in connection with the development.

2) If the proposed development, including any site work, will encroach upon the tree protection zone, special measures shall be utilized, as approved by the project arborist, to allow the roots to obtain necessary oxygen, water, and nutrients.

3) Underground trenching shall avoid the major support and absorbing tree roots of protected trees. If avoidance is impractical, hand excavation undertaken under the supervision of the project arborist may be required. Trenches shall be consolidated to service as many units as possible. Boring/tunneling under roots should be considered as an alternative to trenching.

4) Concrete or asphalt paving shall not be placed over the root zones of protected trees, unless otherwise permitted by the project arborist.

5) Artificial irrigation shall not occur within the root zone of native oaks, unless deemed appropriate on a temporary basis by the project arborist to improve tree vigor or mitigate root loss.

6) Compaction of the soil within the tree protection zone shall be avoided.

7) Any excavation, cutting, or filling of the existing ground surface within the tree protection zone shall be minimized and subject to such conditions as the project arborist may impose. Retaining walls shall likewise be designed, sited, and constructed to minimize their impact on protected trees.

8) Burning or use of equipment with an open flame near or within the tree protection zone shall be avoided. All brush, earth, and other debris shall be removed in a manner that prevents injury to the tree.

9) Oil, gas, chemicals, paints, cement, stucco or other substances that may be harmful to trees shall not be stored or dumped within the tree protection zone of any protected tree, or at any other location on the site from which such substances might enter the tree protection zone of a protected tree.

10) Construction materials shall not be stored within the tree protection zone of a protected tree.

Project Arborist Duties and Inspection Schedule:

The project arborist is the person(s) responsible for carrying out technical tree inspections, assessment of tree health, structure and risk, arborist report preparation, consultation with designers and municipal planners, specifying tree protection measures, monitoring, progress reports and final inspection.
A qualified project arborist (or firm) should be designated and assigned to facilitate and insure tree preservation practices. He/she/they should perform the following inspections:

Inspection of site: Prior to equipment and materials move in, site work, demolition, landscape construction and tree removal: The project arborist will meet with the general contractor, architect / engineer, and owner or their representative to review tree preservation measures, designate tree removals, delineate the location of tree protection fencing, specify equipment access routes and materials storage areas, review the existing condition of trees and provide any necessary recommendations.

Inspection of site: During excavation or any activities that could affect trees: Inspect site during any activity within the Tree Protection Zones of preserved trees and any recommendations implemented. Assess any changes in the health of trees since last inspection.

Final Inspection of Site: Inspection of site following completion of construction. Inspect for tree health and make any necessary recommendations.

Kurt Fouts shall be the Project Arborist for this project. All scheduled inspections shall include a brief Tree Monitoring report, documenting activities and provided to the City Arborist.

Tree Protection Fencing

Tree Protection fencing shall be installed prior to the arrival of construction equipment or materials. Fence shall be comprised of six -foot chain link fence mounted on eight - foot tall, 1 and 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced on a minimum of 10-foot centers. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

A final inspection by the City Arborist at the end of the project will be required prior to removing any tree protection fencing.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Tree Work Standards and Qualifications

All tree work, removal, pruning, planting, shall be performed using industry standards of workmanship as established in the Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute series, *Safety Requirements in Arboriculture Operations* ANSI Z133-2017,

Contractor licensing and insurance coverage shall be verified.

During tree removal and clearance, sections of the Tree Protection Fencing may need to be temporarily dismantled to complete removal and pruning specifications. After each section is completed, the fencing is to be re-installed.

Trees to be removed shall be cut into smaller manageable pieces consistent with safe arboricultural practices, and carefully removed so as not to damage any surrounding trees or structures. The trees shall be cut down as close to grade as possible. Tree removal is to be performed by a qualified contractor with valid City Business/ State Licenses and General Liability and Workman's Compensation insurance.

Development Site Tree Health Care Measures

RECOMMENDED TO PROVIDE OPTIMUM GROWING CONDITIONS, PHYSIOLOGICAL INVIGORATION AND STAMINA, FOR PROTECTION AND RECOVERY FROM CONSTRUCTION IMPACT.

Establish and maintain TPZ fencing, trunk and scaffold limb barriers for protection from mechanical damage, and other tree protection requirements as specified in the arborist report.

Project arborist to specify site-specific soil surface coverings (wood chip mulch or other) for prevention of soil compaction and loss of root aeration capacity.

Soil, water and drainage management is to follow the ISA BMP for "Managing Trees During Construction" and the ANSI Standard A300(Part 2)- 2011 Soil Management (a. Modification, b. 'Fertilization, c. Drainage.)

Fertilizer / soil amendment product(s) amounts and method of application to be specified by certified arborist.

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided by the appraiser/consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as the quality of any title.
2. The appraiser/consultant can neither guarantee nor be responsible for accuracy of information provided by others.
3. The appraiser/consultant shall not be required to give testimony or to attend court by reason of this appraisal unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire appraisal/evaluation.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this appraiser/consultant.
6. This report and the values expressed herein represent the opinion of the appraiser/consultant, and the appraiser/consultant's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches. Diagrams. Graphs. Photos. Etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. We cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. We cannot take responsibility for any root defects which could only have been discovered by such an inspection.

CONSULTING ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education. Knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce risk of living near trees, Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Kurt Fouts
Arborist Consultant
826 Monterey Avenue
Capitola, CA 95010
831-359-3607
kurtfouts1@outlook.com

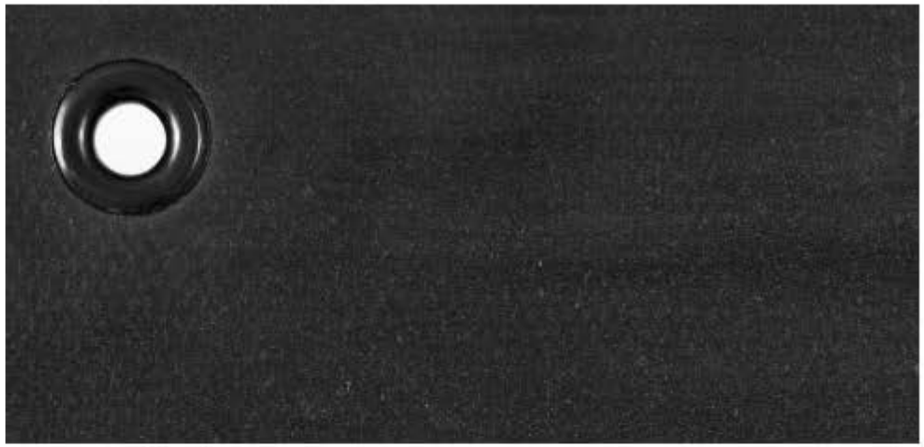
MEMBER
INTERNATIONAL SOCIETY OF ARBORICULTURE
ISA
™

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

SOUNDBLOCK ROLL PRODUCT

MATERIAL CLOSE UP - FRONT - SMOOTH SIDE



MATERIAL CLOSE UP - BACK - TEXTURED SIDE

FENCESCREEN MATERIAL SPECIFICATIONS

MATERIAL COMPOSITION: PROPRIETARY COMPOSITION W/ HIGH UV-RESISTANCE

PROPERTIES	RESULTS
Length	192"
Width	48"
Material Thickness	1/8"
Tensile Strength	Min. 510 PSI
Acoustical Rating	Minumum STC 32 per ISO 16283 (part III) - 1981 DIN: 52210 & ISO 140 (part III)
Minumum Sound Attenuation	24 DBA @ 100Hz/16 DBA @ 40Hz
Heat Tolerance	200° Fahrenheit (93° Celsius) for 7 Days
Freezing Point	-40° Fahrenheit (-40° Celsius)
Visibility Blockage	100%

AVAILABLE COLORS:

BLACK

850 SERIES

SOUNDBLOCK

fenceScreen

DRAWING # 850SERIES-SOUNDBLOCK

888-313-6313
WWW.FENCESCREEN.COM