

WALL LEGEND

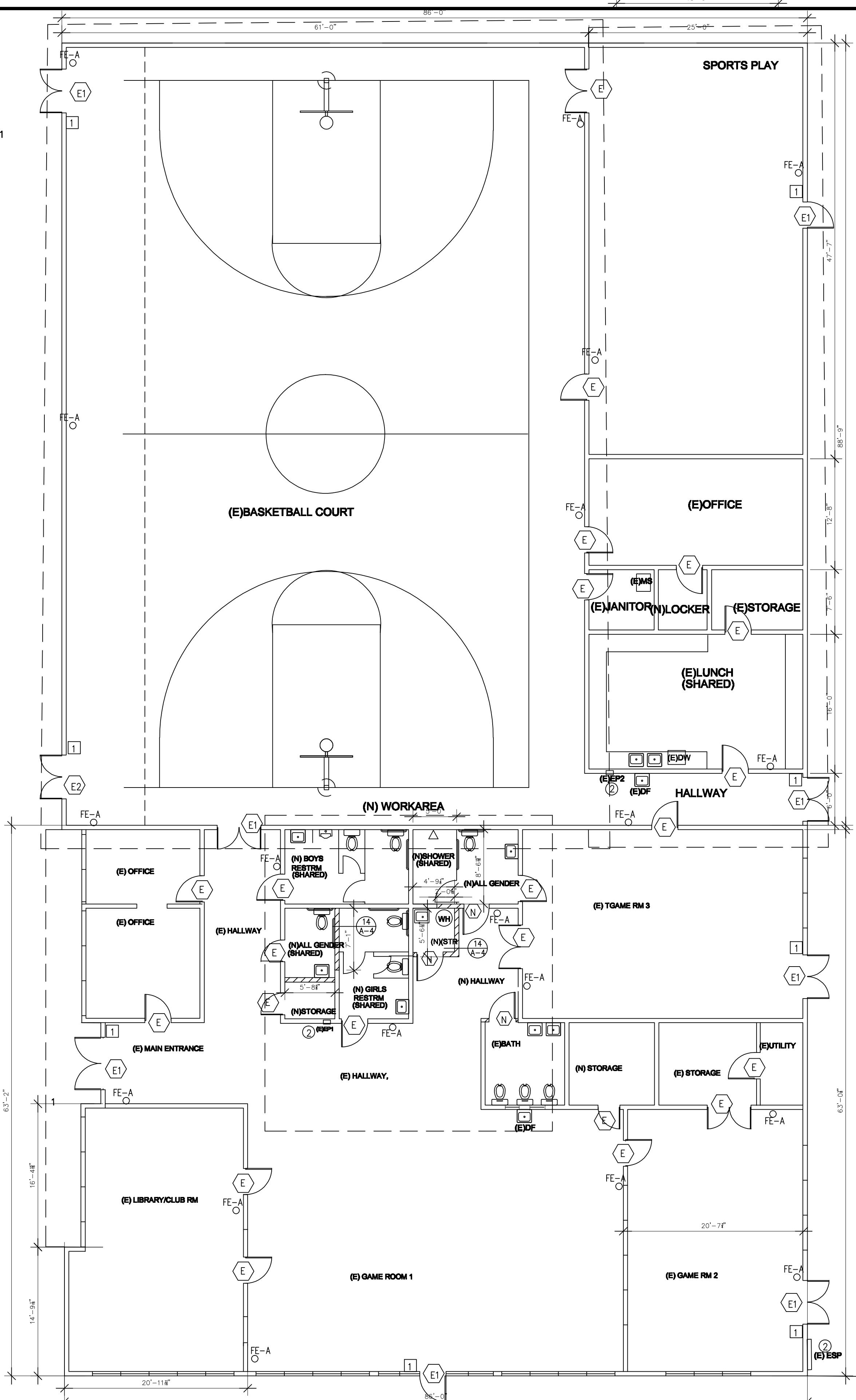
_____ EXISTING WALLS TO BE REMOVED

_____ EXISTING WALLS TO REMAIN

 NEW 3-5/8" STEEL STUDS @ 24" OC
WITH 5/8" TYPE 'X' GYP. BD. ON EACH SIDE TO
(E) CEILING (USE W/R AT WET WALLS)

1) SCOPE OF RED TAG REPAIR WORK:
ALL REPAIR AND NEW WORK TO CONFORM TO 2022 CBC, CEC, CMC, CPC AND CFC.

- 1) CHECK AND REPLACE ALL EXPOSED ELECTRICAL WIRING, CHECK ALL ECTRICAL OUTLETS REMOVE AND REPLACE ALL NONE TAMPER RESISTANT OUTLETS TO UL LISTED OUTLETS REMOVE ALL EXTENSION CORDS ADD OUTLETS AS REQUIRED (SEE SHEET E-1)
- 2) REPMOVE AND REPLACE EXISTING ELECTRICAL PANELS WITH UL LISTED ELECTRICAL PANELS (SEE SHEET E-1)
- 3) REMOVE EXISTING WATER HEATER AND INSTALL NEW UL LISTED WATER HEATER AS SHOW ON PLAN WITH SEISMIC STRAPPINGS VERIFY SIZING PRIOR TO INSTALLATION (SEE SHEET A-2 & P-1)
- 4) CHECK & LEGALIZE (E) AC UNITS FOR REQUIRED CFM PER 2022 CMC (SEE SHEET M-1)
- 5) REMOVE EXISTING LIGHT FIXTURES AND INSTALL NEW LED LIGHTING FIXTURES WITH NEW MOTION SENSORS, DIMMER SWITCHES AS PER 2022 CEC (SEE SHEET E-2)
- 6) REMOVE AND REINSTALL NEW WALLS AS SHOWN ON PLANS PROVIDE FIRE RATED GYPSUM BOARD AS REQUIRED (SEE SHEET A-2)
- 7) REMOVE AND INSTALL NEW RESTROOM AND FIXTURES AS SHOWN ON PLAN (SEE SHEET A-2 & P-1)



WALL LEGEND

EXISTING WALLS TO BE REMOVED
~~EXISTING WALLS TO REMAIN~~
NEW ~~WALL~~ 5/8" STEEL STUDS @ 24" OC
WITH 5/8" TYPE 'X' GYP. BD. ON EACH SIDE TO
(E) CEILING (USE W/R AT WET WALLS)

DOOR SCHEDULE

- (N) (N) 3'-0"X7'-0"X1-3/4" SOLID CORE OORE WOOD DOOR
WITH PREFINISHED BIRCH VENEER SET IN METAL FRAME
- (E) (E) 3'-0"X7'-0"X1-3/4" SOLID CORE OORE WOOD DOOR
WITH PREFINISHED BIRCH VENEER SET IN METAL FRAME
- (E1) (E) SINGLE OR PAIR 3'-0"X7'-0"X1-3/4" HOLLOW METAL
DOORS SET IN METAL FRAME
- (E2) (E) PAIR 3'-0"X7'-0"X1-3/4" ALUMINUM GLASS DOORS
SET IN ALUMINUM FRAME

REVISIONS

CLIFFSTAR SPORTS
LEARNING CENTER
100 N QUEBEC STREET
SAN MATEO, CA 94401

200 N QUEBEC STREET
SAN MATEO, CA 94401

The logo for LRS Associates features a large, stylized monogram of the letters 'L', 'R', and 'S'. The letters are rendered in a bold, black-outlined font with a white fill. The 'L' is on the left, the 'R' is in the center, and the 'S' is on the right. Below the monogram, the company name 'LRS ASSOCIATES' is written in a large, serif font. Underneath that, 'DESIGN AND PLANNING' is written in a slightly smaller, all-caps serif font.

59 CAMDEN AVENUE , STE 303
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lrs888@shocalglobal.net

ElSuccessGlobal.net

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DATE PROJECT NO.

DATE 1-15-2024 PROJECT NO. 45.3252

SCALE DRAWN
SHOWN MW

SHEET

A-2

EXISTING AND DEMOLITION FLOOR PLAN

1/8"

2

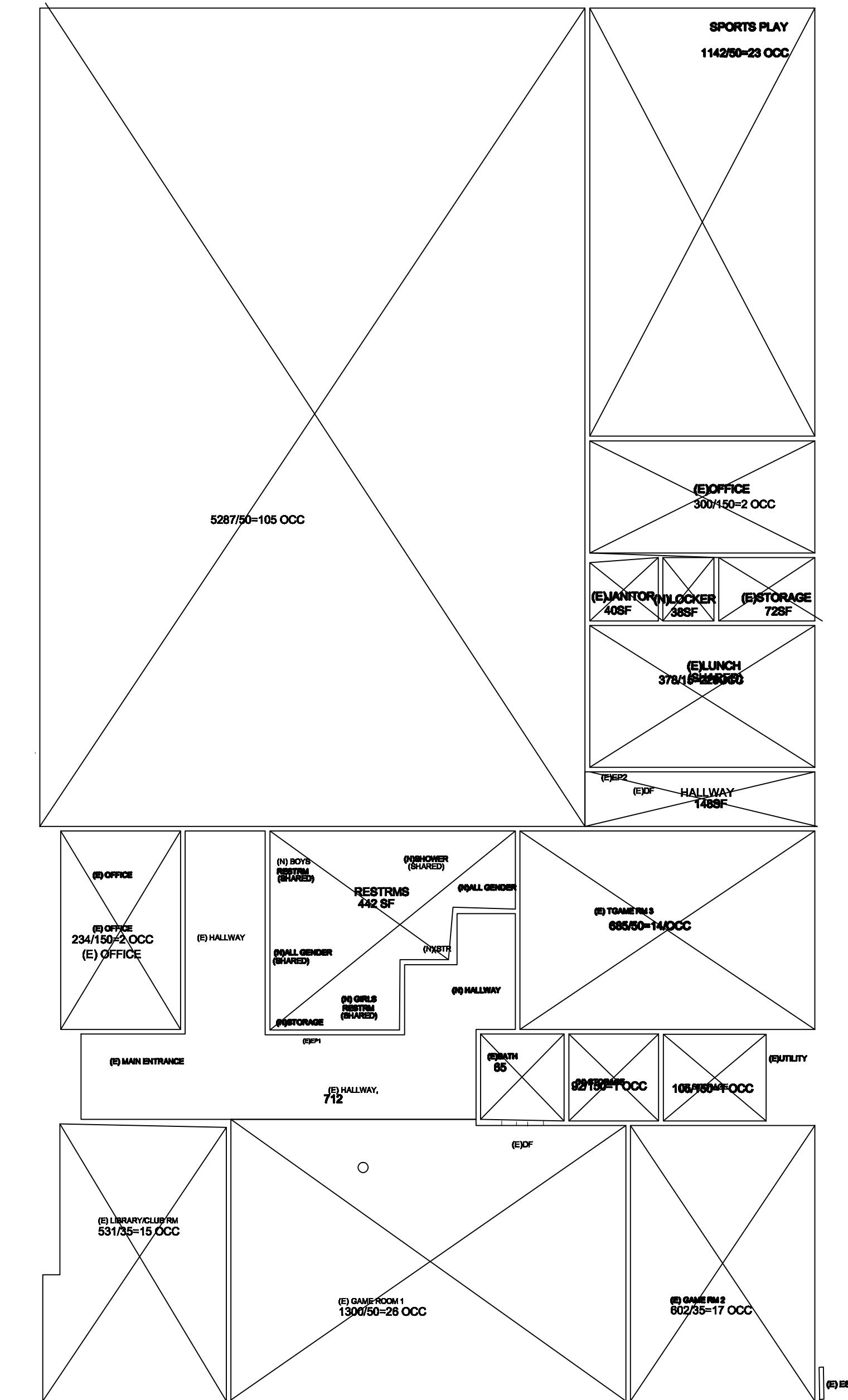
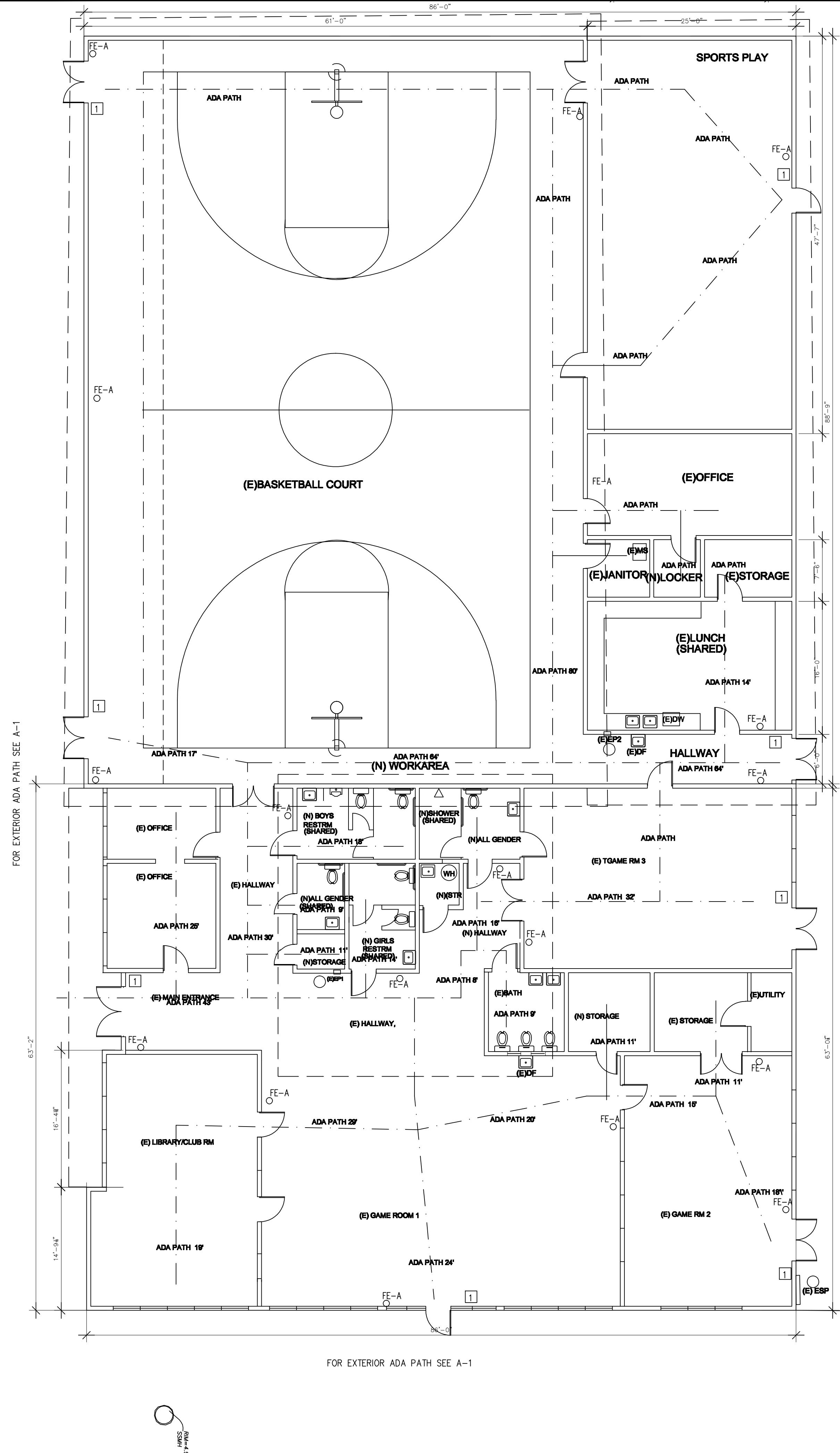
114

PROPOSED EXISTING AND NEW FLOOR PLAN

1 / 8

1

OF SHEETS



FLOOR AREA TABULATION

1) MAIN ENTRANCE/HALLWAYS 712+148=860SF

2) LIBRARY/CLUB 531SF

3) GAME ROOMS 1300+602+685=2587SF

4) STORAGES 92+105+73=270SF

5) OFFICES 234+300=534SF

6) RESTROOMS 442+65=507SF

7) BASKETBALL COURT 5287SF

8) LUNCH 378SF

9) JANITOR 40SF

10) LOCKER 38SF

11) SPORTS PLAY 1140SF

USABLE BUILDING AREA 11901SF

GROSS BUILDING AREA 13,120SF

1) SPORTS FIELD 114031

CITISTAR SPORTS
LEARNING CENTER
300 N QUEBEC STREET
AN MATEO CA 94401

200 N QUEBEC STREET
SAN MATEO, CA 94401

LRS ASSOCIATES DESIGN AND PLANNING

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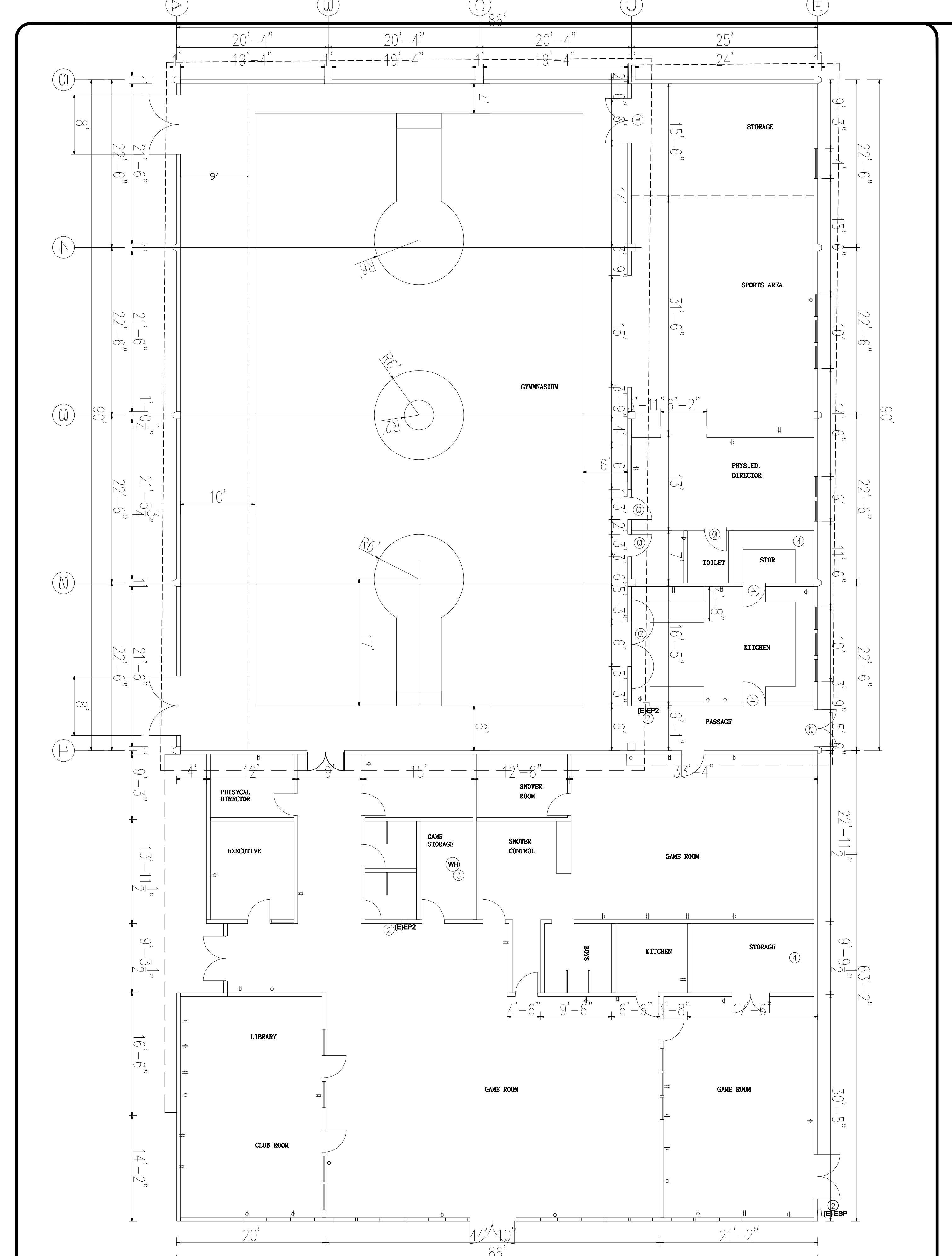
DATE PROJECT NO.
1-15-2024 45.3252

SCALE DRAWN
SHOWN MW

SHEET

A-2.1

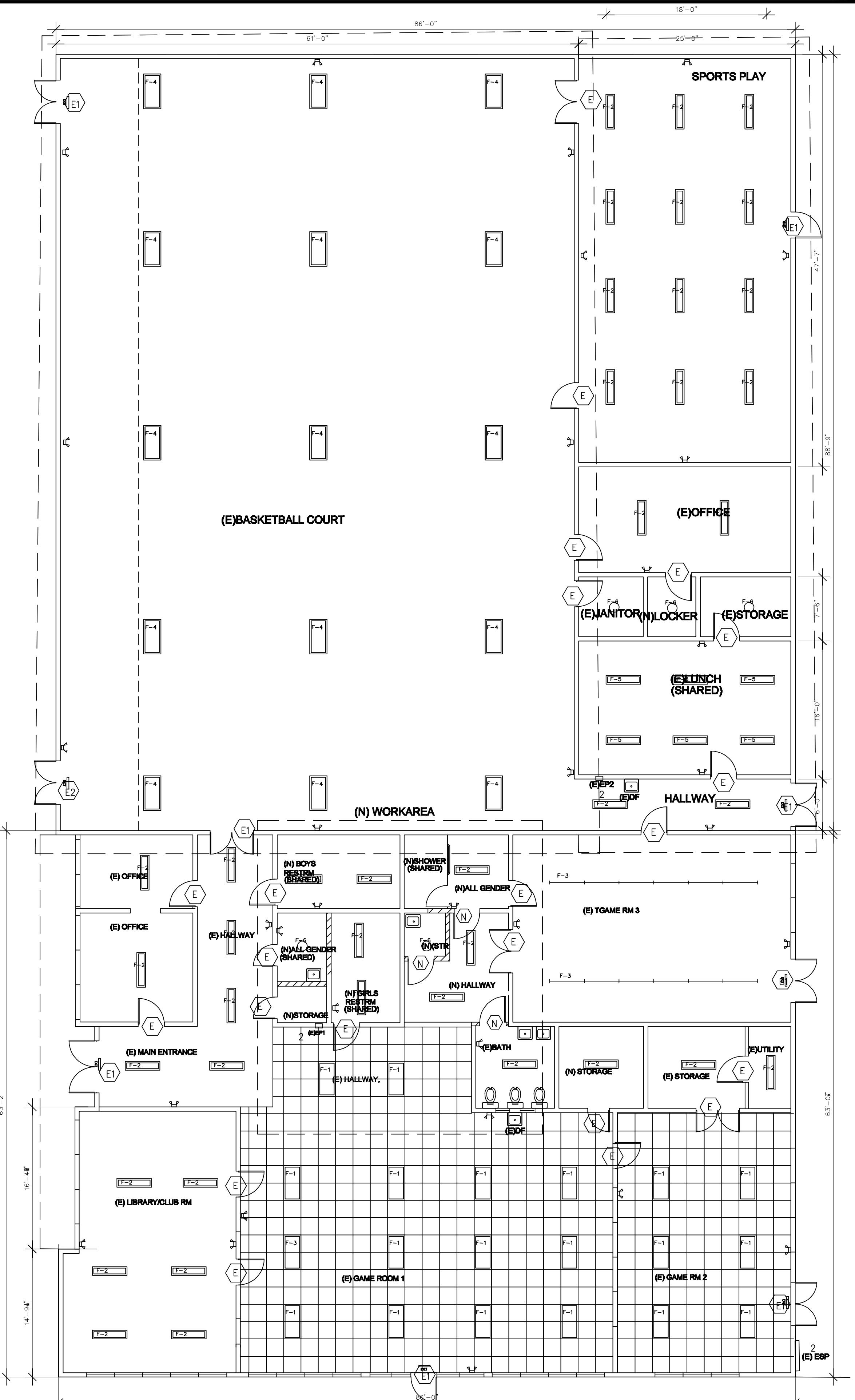
OF SHEETS



1) SCOPE OF RED TAG REPAIR WORK:
ALL REPAIR AND NEW WORK TO CONFORM TO 2022 CBC, CEC,
CMC, CPC AND CFC.

1) CHECK AND REPLACE ALL EXPOSED ELECTRICAL WIRING,
CHECK ALL ELECTRICAL OUTLETS REMOVE AND REPLACE
ALL NONE TAMPER RESISTANT OUTLETS TO UL LISTED OUTLETS
REMOVE ALL EXTENSION CORDS ADD OUTLETS AS REQUIRED

- 2) REPMOVE AND REPLACE EXISTING ELECTRICAL PANELS WITH UL LISTED ELECTRICAL PANELS
- 3) LEGALIZE EXISTING WATER HEATER AND INSTALL VENTING SEISMIC STAPPINGS PER 2022 CPC
- 4) CHECK & LEGALIZE (E) HVAC UNITS FOR REQUIRED CFM PER 2022 CMC



LEGEND

INSTALL NEW LIGHT FIXTURES, MOTION SENSORS AND DIMMER SWITCHES

F-1	RECESSED 2'X4' LED 2 LAMP LIGHT FIXTURE (36W) LITHONIA OR EQUAL	F-4	RECESSED 2'X4' LED 4 LAMP LIGHT FIXTURE (72W) LITHONIA OR EQUAL
F-2	SURFACE 2'X4' LED 2 LAMP LIGHT FIXTURE (34W) LITHONIA OR EQUAL	F-5	SURFACE 2'X4' LED 1 LAMP LIGHT FIXTURE (16W) LITHONIA OR EQUAL
F-3	SURFACE EXPOSED TIBE LED 1 LAMP LIGHT FIXTURE		

EXISTING FLOOR & POWER PLAN

1/8”

CEILING AND NEW LIGHTING PLAN

४

OF SHEETS

— 3

INUE , STE 303
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THE BOSTONIAN

THE INFLUENCE OF THE CULTURE OF THE PARENTS ON THE CHILD'S LANGUAGE 11

10.1007/s00339-007-0332-0

PROJECT NO.

45.3252

DRAWN

MW

1. The first step is to identify the specific needs of the organization and the individuals involved in the change process.

THE INFLUENCE OF THE CULTURE OF THE PARENTS ON THE CHILD'S LANGUAGE 11

3

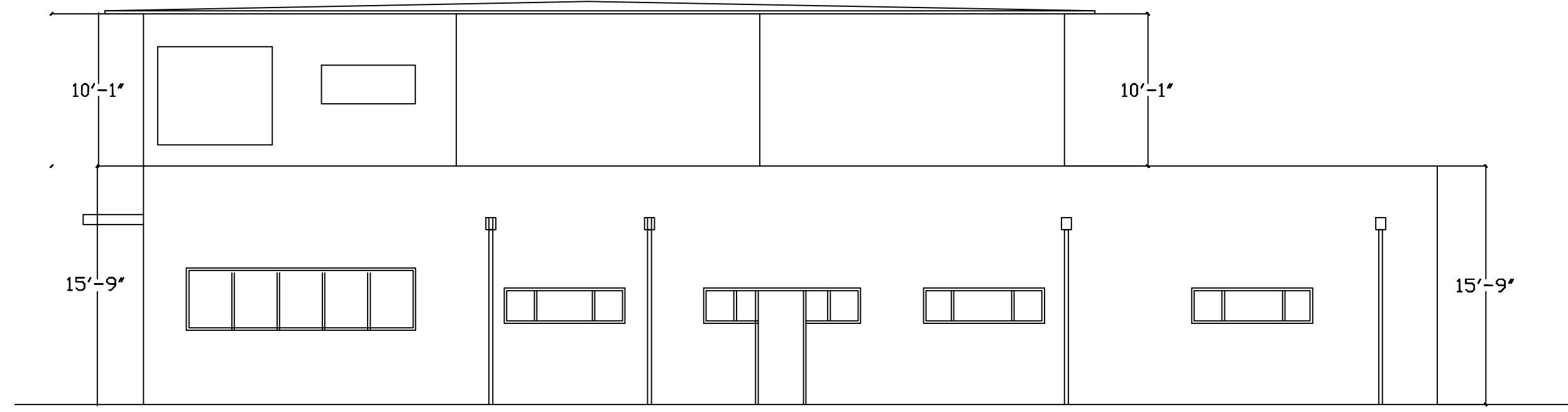
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REVISIONS

CITY COMMENTS 10-15-2024



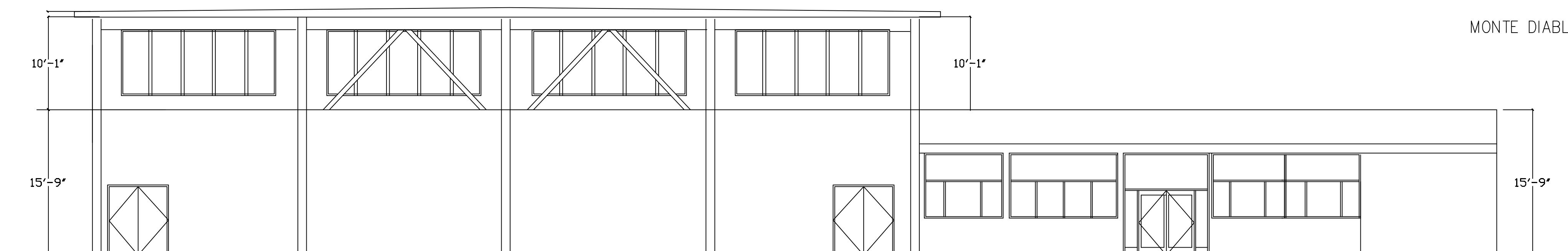
NORTH QUEBEC STREET VIEW



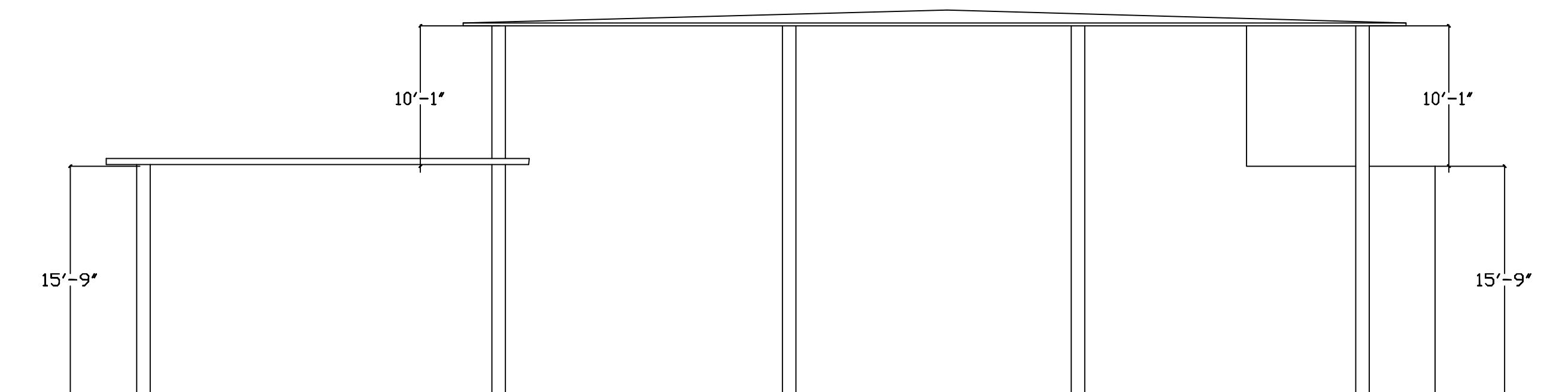
LUNCH/BREAKRM.



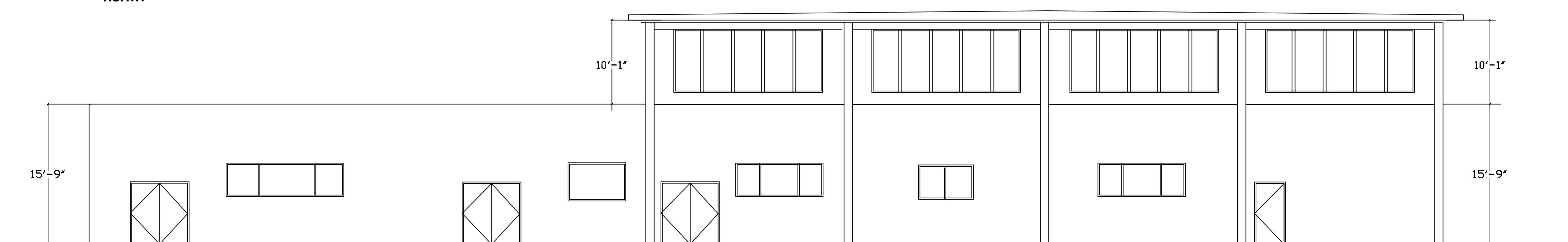
MONTE DIABLO AVENUE VIEW



WEST ELEVATION



NORTH



EAST ELEVATION

EXISTING BUILDING ELEVATIONS

CITISTAR SPORTS
LEARNING CENTER
200 N QUEBEC STREET
SAN MATEO, CA 94401



LRS ASSOCIATES
DESIGN AND PLANNING

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SAN JOSE, CA 95124 (408) 691-5038
Lrs888@sbcglobal.net

DATE 1-15-2024
SCALE SHOWN
PROJECT NO. 45.3252
DRAWN MW
SHEET

A-5

1/8" 1
OF SHEETS

PANEL BOARD SCHEDULE

PANEL NO : (E) PNL A

VOLTS : 120/240V			MAIN : 125 AMP			PHASE : 3P/4-WIRE		
DIRECTORY	WATTS			WATTS			DIRECTORY	
	A	B	C	A	B	C		
OUTLETS	2000		20	1	2	20	290	LIGHTS, EXIT, EME LITE
OUTLETS	2000		20	3	4	20	-	SPARE
OUTLETS	2000	20	5	6	20	-	200	CEILING OUTLETS
AC-1	1800		30	7	8	20	150	RESTRM EXH FAN & LITE
AC-1	1800		9	10	20	-	-	SPARE
WASHER	1800		20	11	12	20	-	SPARE
WATER HEATER	1800		30	13	14	30	1500	DRYER
WATER HEATER	1800		15	16	18	20	1500	DRYER
OUTLET	1000	20	17	18	20	-	1000	OUTLET
OUTLET	1000		20	19	20	20	-	SPARE
SPARE								SPARE
TOTAL WATTS	6600	5600	4800		2940	1500	1200	TOTAL WATTS
WATTAGE:	PHASE A: 9540W	PHASE B: 7100W	PHASE C: 6000W		WIRE SIZE : PER 2016CEC			
					CONDUIT SIZE : PER 2016CEC			
								TOTAL : 22,640W / 360 = 62.89 AMP

SCOPE OF RED TAG REPAIR WORK:
ALL REPAIR AND NEW WORK TO CONFORM TO 2022 CBC, CEC, CMC, CPC AND CFC.

- 1) CHECK AND REPLACE ALL EXPOSED ELECTRICAL WIRING, CHECK ALL ECTRICAL OUTLETS REMOVE AND REPLACE ALL NONE TAMPER RESISTANT OUTLETS TO UL LISTED OUTLETS REMOVE ALL EXTENSION CORDS ADD OUTLETS AS REQUIRED (SEE SHEET E-1)
- 2) REMOVE AND REPLACE EXISTING ELECTRICAL PANELS (SEE SHEET E-1)

PANEL BOARD SCHEDULE

PANEL NO : (E) PNL A

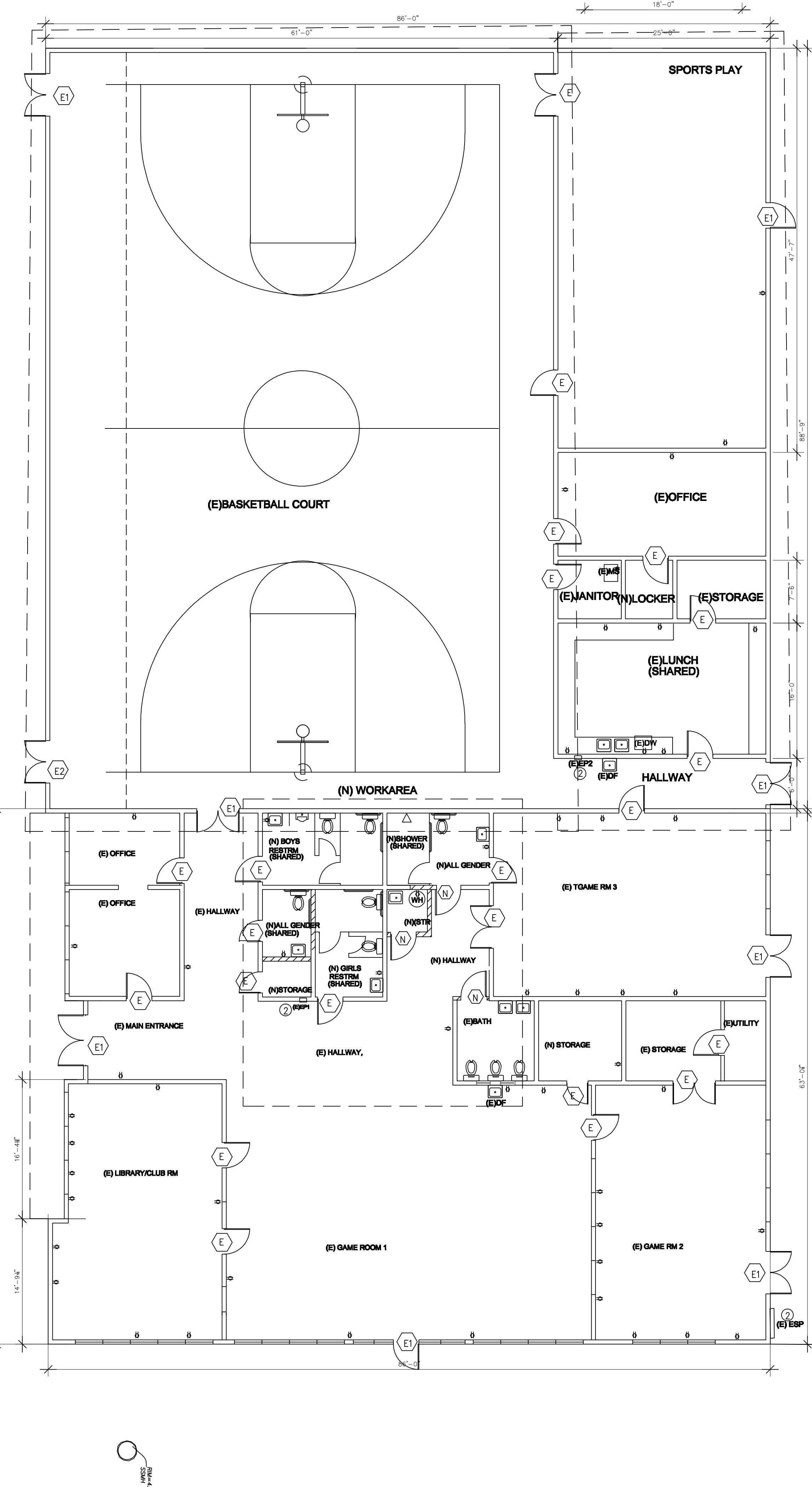
VOLTS : 120/240V			MAIN : 125 AMP			PHASE : 3P/4-WIRE		
DIRECTORY	WATTS			WATTS			DIRECTORY	
	A	B	C	A	B	C		
OUTLETS	2000		20	1	2	20	290	LIGHTS, EXIT, EME LITE
OUTLETS	2000		20	3	4	20	-	SPARE
OUTLETS	2000	20	5	6	20	-	200	CEILING OUTLETS
AC-1	1800		30	7	8	20	150	RESTRM EXH FAN & LITE
AC-1	1800		9	10	20	-	-	SPARE
WASHER	1800		20	11	12	20	-	SPARE
WATER HEATER	1800		30	13	14	30	1500	DRYER
WATER HEATER	1800		15	16	18	20	1500	DRYER
OUTLET	1000	20	17	18	20	-	1000	OUTLET
OUTLET	1000		20	19	20	20	-	SPARE
SPARE								SPARE
TOTAL WATTS	6600	5600	4800		2940	1500	1200	TOTAL WATTS
WATTAGE:	PHASE A: 9540W	PHASE B: 7100W	PHASE C: 6000W		WIRE SIZE : PER 2016CEC			
					CONDUIT SIZE : PER 2016CEC			
								TOTAL : 22,640W / 360 = 62.89 AMP

LEGEND:

- DISCONNECT
- MODEM
- DUPLEX CONVENIENT OUTLET
- TELEPHONE JACK
- \$\$ WALL SWITCH
- ELECTRICAL PANEL
- ▬ BATTERY PACK EMERGENCY LIGHTS
- (N) NEW
- (E) EXISTING
- (T) THERMOSTAT
- (B) BI-PASS SWITCH

SYMBOLS LIST

- FLUORESCENT FIXTURE, RECESSED IN CEILING.
- FLUORESCENT FIXTURE, SURFACE MOUNTED.
- ▬ FLUORESCENT FIXTURE, WALL MOUNTED.
- ▬ FLUORESCENT STRIP FIXTURE, CHAIN HUNG.
- ▬ FLUORESCENT STRIP FIXTURE, SURFACE MOUNTED.
- ▬ FLUORESCENT STRIP FIXTURE, SURFACE MOUNTED WITH BACKUP. PROVIDE A BATTERY-BACKED POWER.
- INCANDESCENT OR H.I.D. FIXTURE, RECESSED IN CEILING.
- INCANDESCENT OR H.I.D. FIXTURE, SURFACE OR PENDANT MOUNTED.
- EXIT FIXTURE, CEILING OR WALL MOUNTED.
- EMERGENCY LIGHT FIXTURE, MOUNTED 1 FOOT BELOW CEILING, TYPICAL UON.
- SHADING OF ANY FIXTURE INDICATES EMERGENCY LIGHTING. PROVIDE BATTERY BACKUP AND CONNECT TO UNswitched CIRCUIT.
- PANEL, SURFACE OR FLUSH MOUNTED.
- MOTOR.
- JUNCTION BOX, MOUNTED ABOVE ACCESSIBLE CEILING.
- JUNCTION BOX, WALL MOUNTED.
- DUPLEX CONVENIENCE OUTLET, WALL MOUNTED, +18" UON.
- DOUBLE DUPLEX CONVENIENCE OUTLET, WALL MOUNTED, +18" UON.
- DUPLEX WEATHERPROOF CONVENIENCE OUTLET MOUNTED ON ROOF.
- DEDICATED CIRCUIT DUPLEX CONVENIENCE OUTLET, WALL MOUNTED, +18" UON.
- TELEPHONE OUTLET, WALL MOUNTED, +18" AFF. UON.
- DUCT SMOKE DETECTOR.
- SENTRY SWITCH, +46" UON.
- S SINGLE POLE TOGGLE SWITCH, +46" UON.
- S₂ DOUBLE POLE TOGGLE SWITCH, +46" UON.
- S₃ THREE-WAY TOGGLE SWITCH, +46" UON.
- S₉ DIMMER SWITCH, +46" UON.
- S₁ MOTOR RATED SWITCH WITH THERMAL OVERLOAD ELEMENT, +46" AFF.
- CIRCUIT BREAKER.
- CIRCUIT BREAKER RATING:
- 225 400 TRIP RATING.
- FRAME SIZE.
- CURRENT TRANSFORMER.
- TRANSFORMER.
- CONNECTION TO GROUND.
- G GROUND BUS.
- METER.
- CONDUIT RUN EXPOSED ON WALL OR CEILING.
- CONDUIT RUN CONCEALED IN SLAB, UNDERSLAB OR UNDERGROUND.
- CONDUIT RUN CONCEALED IN WALL OR CEILING.
- CONDUIT HOMERUN, CONTINUOUS RUN TO PANEL OR EQUIPMENT CABINET. PROVIDE JUNCTION BOX AS REQUIRED.
- ▬ FLEXIBLE METALLIC CONDUIT.
- ▬ CONDUIT TURN UP.
- ▬ CONDUIT TURN DOWN.
- ▬ CONDUIT OR DUCT STUB, MARK THE EXACT LOCATION ON THE AS-BUILT DRAWINGS.
- ▬ CONDUCT AND NEUTRAL: CROSSMARKS INDICATE THE QUANTITY OF CONDUCTORS. NUMBER ADJACENT TO CROSSMARKS INDICATES WIRE SIZE. NEUTRAL SHALL BE #10 WHERE SHARED BY PHASE CONDUCTORS. WIRE MARKS ARE SHOWN ONLY FOR "HOMERUNS" AND WHERE CONSIDERED NECESSARY TO CLARIFY CIRCUITRY OR CONTROL. NO WIRE MARKS INDICATE #2#12 GROUND.
- ▬ GROUND WIRE: NUMBER ADJACENT TO CROSSMARKS INDICATES WIRE SIZE. NO NUMBER INDICATES #12 WIRE.
- ▬ EQUIPMENT CONNECTION. PROVIDE FLEX CONDUIT, WIRE, FITTINGS AND WIRE TERMINATIONS.
- ▬ DUPLEX WATERPROOF CONVENIENCE OUTLET MOUNTED ON FLOOR.
- ▬ PHASE NEUTRAL GROUND.
- ▬ SHEET NUMBER.
- ▬ DETAIL DESIGNATION.
- ▬ FIXTURE IDENTIFICATION TAG:
- ▬ FIXTURE TYPE.
- ▬ QUANTITY. (FOR FIXTURE IDENTIFICATION ONLY, NOT FOR PROJECT COSTING.)
- ▬ SAFETY DISCONNECT, 3-POLE, WALL MOUNTED, +54" UON.
- A: 30A, NON-FUSED. AF: 30A, FUSED.
- B: 60A, NON-FUSED. BF: 60A, FUSED.
- C: 100A, NON-FUSED. CF: 100A, FUSED.
- D: 200A, NON-FUSED. DF: 200A, FUSED.
- E: 400A, NON-FUSED. EF: 400A, FUSED.
- ▬ COMBINATION STARTER, INSTALLED AND WIRED BY ELECTRICAL CONTRACTOR. NUMBER INDICATES NEMA SIZE.
- ▬ PACKAGE CONTROLLER, FURNISHED AND INSTALLED BY OTHERS BUT CONNECTED BY ELECTRICAL.
- ▬ NUMBERED SHEET NOTE: APPLIES TO DRAWING CONTAINING NOTE ONLY.
- ▬ HVAC EQUIPMENT IDENTIFICATION TAG.



REVISIONS

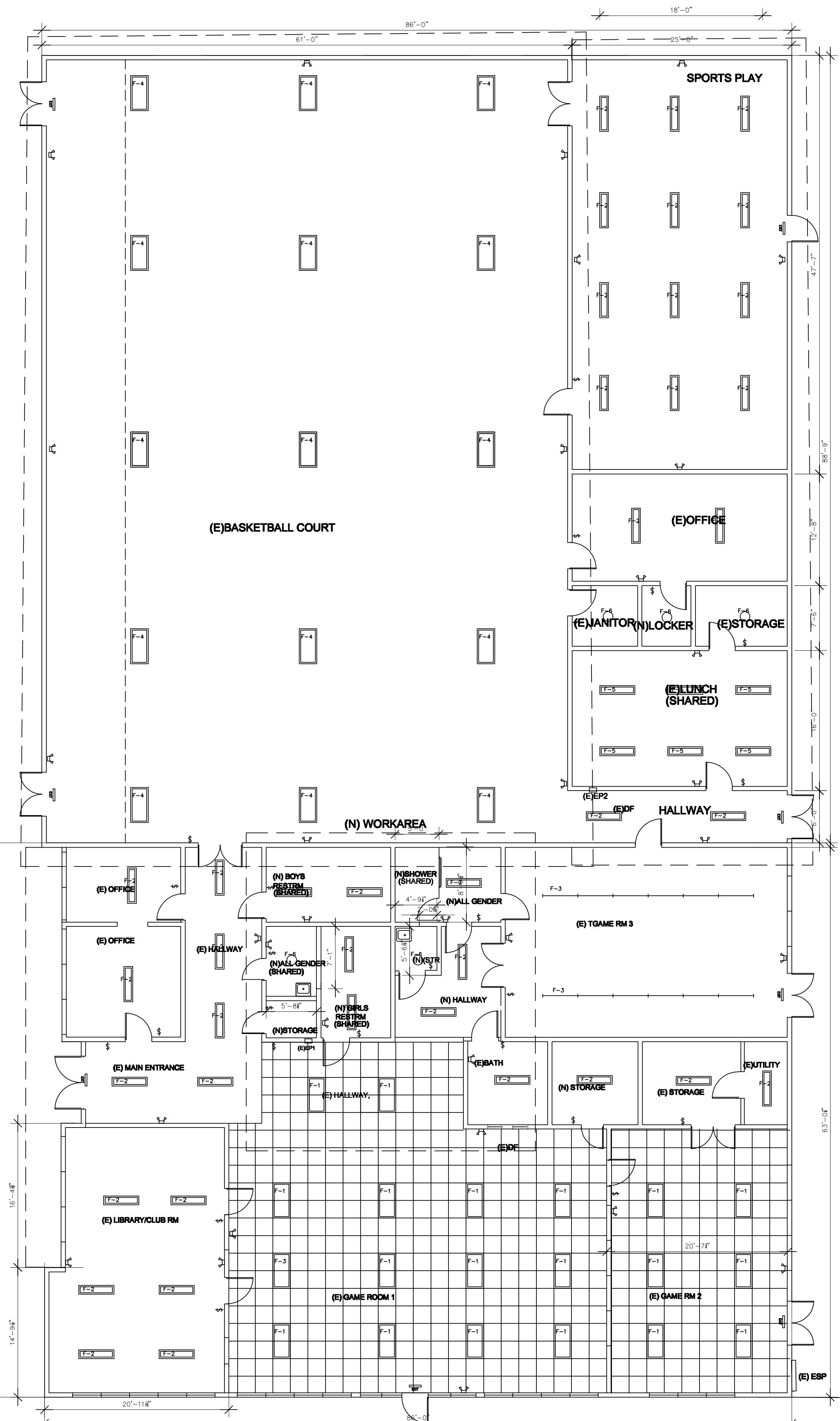
CITY COMMENTS 10-15-2024

CITISTAR SPORTS
LEARNING CENTER
200 N QUEBEC STREET
SAN MATEO, CA 94401

LRS
LRS ASSOCIATES
DESIGN AND PLANNING

2059 CAMDEN AVENUE, STE 303
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Lrs88@sbcglobal.net

DATE 1-15-2024 PROJECT NO. 45.3252
SCALE DRAWN
SHOWN MW
SHEET E-1
OF SHEETS 1
1/8"



SCOPE OF RED TAG REPAIR WORK:
ALL REPAIR AND NEW WORK TO CONFORM TO 2022 CBC, CEC,
CMC, CPC AND CFC.

3) REMOVE EXISTING LIGHT FIXTURES AND INSTALL NEW LED
LIGHT FIXTURES WITH NEW MOTION SENSORS, DIMMER
SWITCHES AS PER 2022 CEC (SEE SHEET E-2 & A-3)

LEGEND:

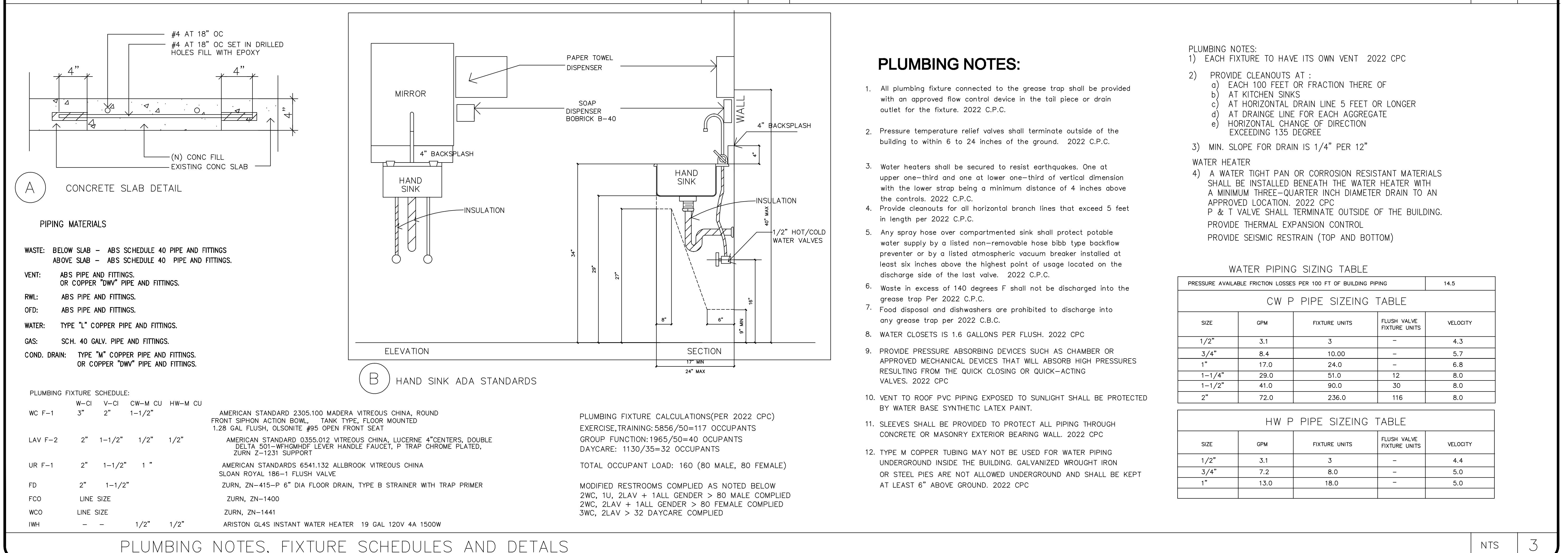
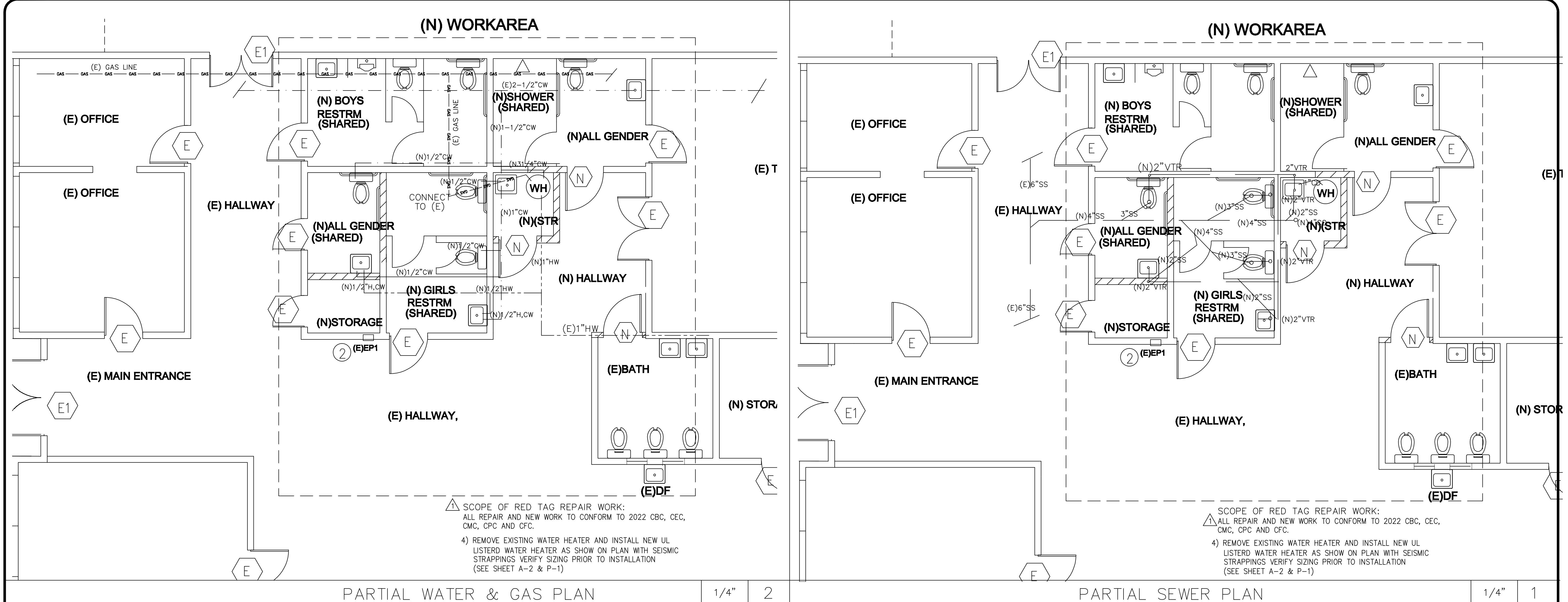
F-1	RECESSED 2'X4' LED 2 LAMP LIGHT FIXTURE (36W) LITHONIA OR EQUAL
F-2	SURFACE 2'X4' LED 2 LAMP LIGHT FIXTURE (34W) LITHONIA OR EQUAL
F-3	SURFACE EXPOSED TUBE LED 1 LAMP LIGHT FIXTURE(16W)
F-4	RECESSED 2'X4' LED 4 LAMP LIGHT FIXTURE (72W) LITHONIA OR EQUAL
F-5	SURFACE 1'X4' LED 1 LAMP LIGHT FIXTURE (16W) LITHONIA OR EQUAL

DISCONNECT
MODEM
DUPLEX CONVENIENT OUTLET
TELEPHONE JACK
WALL SWITCH WITH DIMMER
(E) ELECTRICAL PANEL
BATTERY PACK EMERGENCY LIGHTS
(N) NEW
(E) EXISTING
THERMOSTAT
BI-PASS SWITCH
FIRE ALARM
FIRE ALARM PULL STATION

SYMBOLS LIST

□	FLUORESCENT FIXTURE, RECESSED IN CEILING.
□	FLUORESCENT FIXTURE, SURFACE MOUNTED.
□	FLUORESCENT FIXTURE, WALL MOUNTED.
□	FLUORESCENT STRIP FIXTURE, CHAIN HUNG.
□	FLUORESCENT STRIP FIXTURE, SURFACE MOUNTED.
□	FLUORESCENT STRIP FIXTURE, SURFACE MOUNTED WITH BACKUP. PROVIDE A BATTERY-BACKED POWER.
○	INCANDESCENT OR H.I.D. FIXTURE, RECESSED IN CEILING.
○	INCANDESCENT OR H.I.D. FIXTURE, SURFACE OR PENDANT MOUNTED.
○	EXIT FIXTURE, CEILING OR WALL MOUNTED.
○	EMERGENCY LIGHT FIXTURE, MOUNTED 1 FOOT BELOW CEILING, TYPICAL UON.
○	SHADING OF ANY FIXTURE INDICATES EMERGENCY LIGHTING. PROVIDE BATTERY BACKUP AND CONNECT TO UNSWITCHED CIRCUIT.
○	PANEL, SURFACE OR FLUSH MOUNTED.
○	MOTOR.
○	JUNCTION BOX, MOUNTED ABOVE ACCESSIBLE CEILING.
○	JUNCTION BOX, WALL MOUNTED.
○	DUPLEX CONVENIENCE OUTLET, WALL MOUNTED, +18" UON.
○	DOUBLE DUPLEX CONVENIENCE OUTLET, WALL MOUNTED, +18" UON.
○	DUPLEX WEATHERPROOF CONVENIENCE OUTLET MOUNTED ON ROOF.
○	DEDICATED CIRCUIT DUPLEX CONVENIENCE OUTLET, WALL MOUNTED, +18" UON.
○	TELEPHONE OUTLET, WALL MOUNTED, +18" AFF, UON.
○	DUCT SMOKE DETECTOR.
○	SENTRY SWITCH, +46" UON.
S	SINGLE POLE TOGGLE SWITCH, +46" UON.
S ₂	DOUBLE POLE TOGGLE SWITCH, +46" UON.
S ₃	THREE-WAY TOGGLE SWITCH, +46" UON.
S ₀	DIMMER SWITCH, +46" UON.
S _t	MOTOR RATED SWITCH WITH THERMAL OVERLOAD ELEMENT, +46" AFF.
—	CIRCUIT BREAKER.
—	CIRCUIT BREAKER RATING: 225 TRIP RATING. 400 FRAME SIZE.
—	CURRENT TRANSFORMER.
—	TRANSFORMER.
—	CONNECTION TO GROUND.
—G	GROUND BUS.
—G	METER.
—	COMBINATION STARTER, INSTALLED AND WIRED BY ELECTRICAL CONTRACTOR. NUMBER INDICATES NEMA SIZE.
—	PACKAGE CONTROLLER, FURNISHED AND INSTALLED BY OTHERS BUT CONNECTED BY ELECTRICAL.
—	NUMBER SHEET NOTE: APPLIES TO DRAWING CONTAINING NOTE ONLY.
—	HVAC EQUIPMENT IDENTIFICATION TAG.

REVISIONS
CITY COMMENTS 10-15-2024



CITISTAR SPORTS
LEARNING CENTER
200 N QUEBEC STREET
SAN MATEO, CA 94401

LRS

LRS ASSOCIATES
DESIGN AND PLANNING

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SAN JOSE, CA 95124 (408) 691-5038
Lrs88@sbglobal.net

DATE 1-15-2024 PROJECT NO. 45.3252
SCALE DRAWN
SHOWN MW
SHEET P-1
OF SHEETS 3

SITE PREPARATIONS

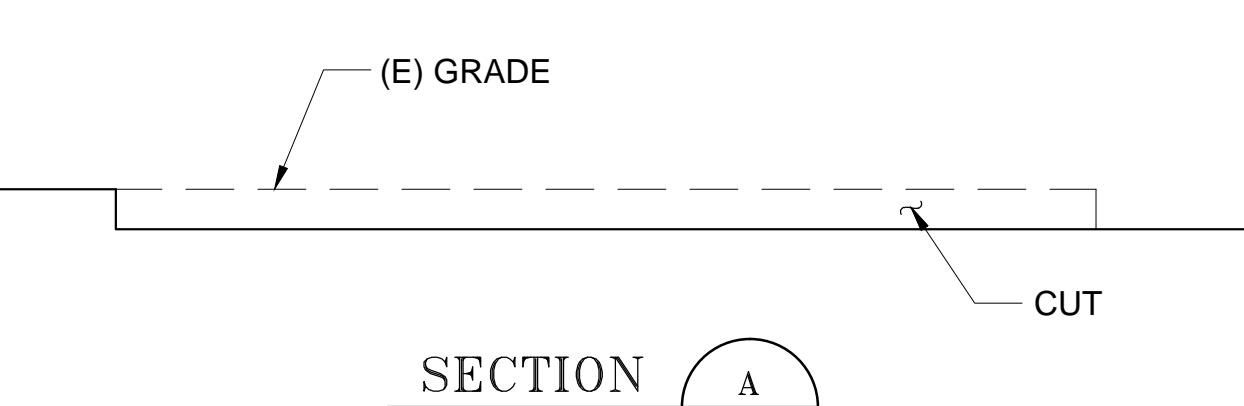
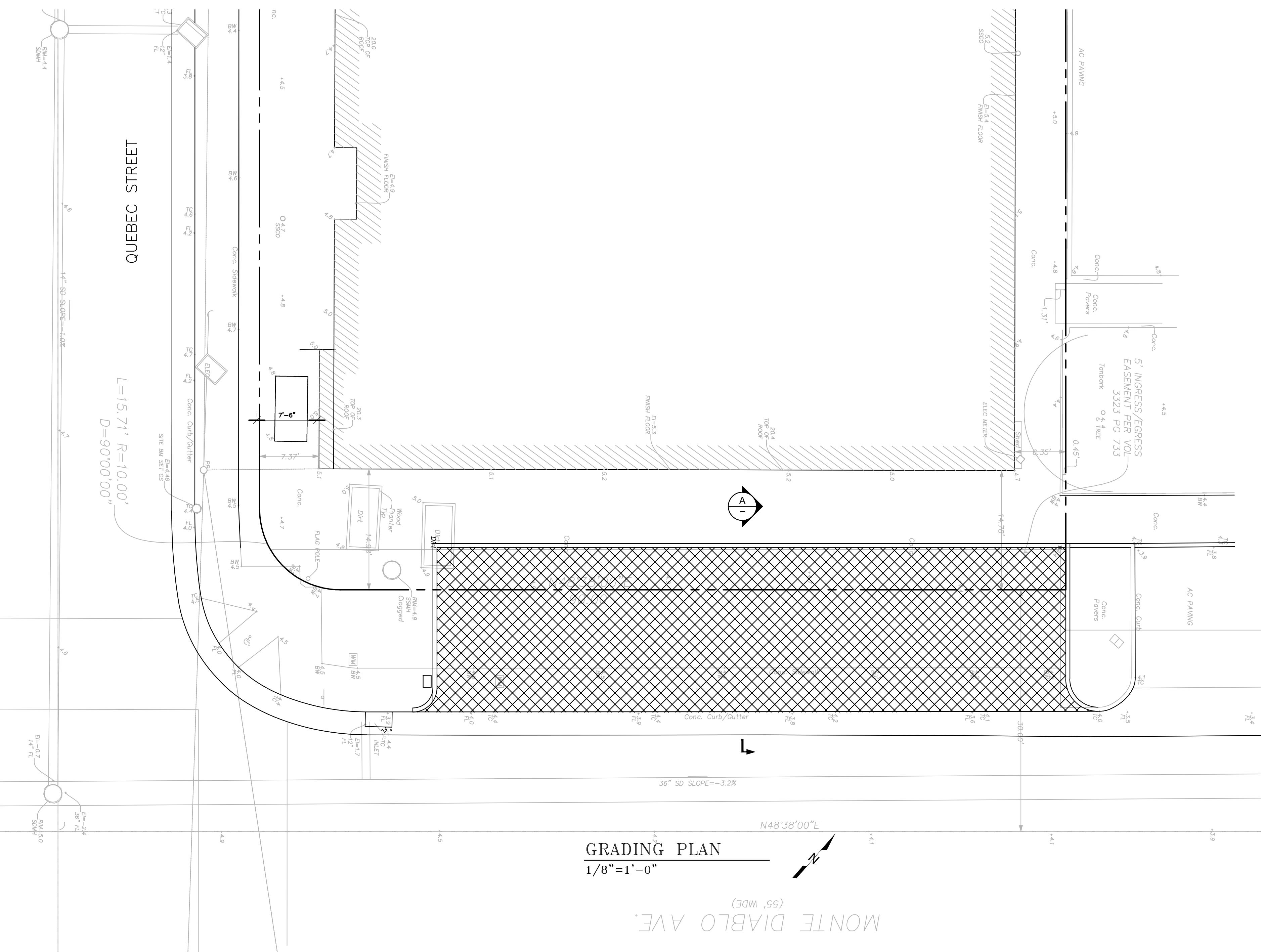
1. CLEARING AND GRUBBING SHALL CONSIST OF REMOVAL OF VEGETATION SUCH AS BRUSH, GRASS, WOODS, STUMPS, TREES, ROOTS OF TREES, OR OTHERWISE DELETERIOUS NATURAL MATERIALS FROM THE AREAS TO BE GRADED. CLEARING AND GRUBBING SHOULD EXTEND TO THE OUTSIDE OF ALL PROPOSED EXCAVATION AND FILL AREAS.
2. DEMOLITION SHOULD INCLUDE REMOVAL OF BUILDING, STRUCTURES, FOUNDATIONS, RESERVOIRS, UTILITIES (INCLUDING UNDERGROUND PIPELINES, SEPTIC TANKS, LEECH FIELDS, SEEPAGE PITS, CISTERNS, MINING SHAFT, TUNNELS, ETC.) AND OTHER MAN MADE SURFACE AND SUBSURFACE IMPROVEMENTS FROM THE AREAS TO BE GRADED. DEMOLITION OF UTILITIES SHOULD INCLUDE PROPER CAPPING AND/OR REROUTING PIPELINES AT THE PROJECT PERIMETER AND CUT-OFF AND CAPPING OF WELLS IN ACCORDANCE OF THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AT THE TIME OF DEMOLITION.
3. TREES, PLANTS, OR MAN-MADE IMPROVEMENTS NOT PLANNED TO BE REMOVED OR DEMOLISHED SHOULD BE PROTECTED BY THE CONTRACTOR FROM DAMAGE OR INJURY.
4. DEBRIS GENERATED DURING CLEARING, GRUBBING, AND/OR DEMOLITION OPERATION SHOULD BE WASTED FROM AREAS TO BE GRADED AND DISPOSED OFF-SITE. CLEARING, GRUBBING, AND DEMOLITION OPERATION SHOULD BE PERFORMED UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER.
5. THE CLIENT OR CONTRACTOR SHOULD OBTAIN THE REQUIRED APPROVAL FROM THE LOCAL BUILDING DEPARTMENT FOR THE PROJECT PRIOR, DURING, AND/OR AFTER DEMOLITION, SITE PREPARATION, AND REMOVALS. THE APPROPRIATE APPROVAL SHOULD BE OBTAIN PRIOR TO PROCEEDING WITH GRADING OPERATIONS.

SITE PROTECTION

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO ADEQUATELY SPRINKLE THE PROJECT SITE WITH WATER OR SPRAY THE SITE WITH AN EFFECTIVE DUST PALLIATIVE TO PREVENT DUST FROM BEING BLOWN INTO THE AIR AND CARRIED ONTO ADJACENT PRIVATE AND PUBLIC PROPERTY. DUST CONTROL SHALL BE FOR SEVEN DAYS A WEEK AND 24 HOURS A DAY."
2. PROTECTION OF THE SITE DURING THE PERIOD OF GRADING SHOULD BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHER PROVISIONS ARE MADE IN WRITING AND AGREED UPON AMONG THE CONCERNED PARTIES, COMPLETION OF THE PORTION OF THE PROJECT SHOULD NOT BE CONSIDERED TO PRECLUDE THAT PORTION OR ADJACENT AREA FROM THE REQUIREMENT FOR SITE PROTECTION UNTIL SUCH TIME AS THE ENTIRE PROJECT IS COMPLETE AS IDENTIFIED BY THE GEOTECHNICAL ENGINEER, THE CLIENT, AND THE LOCAL BUILDING DEPARTMENT.
3. THE CONTRACTOR SHOULD BE RESPONSIBLE FOR THE STABILITY OF ALL TEMPORARY EXCAVATIONS. RECOMMENDATIONS BY THE GEOTECNICAL ENGINEER PERTAINING TO TEMPORARY EXCAVATION (E.G. BACKCUTS) ARE MADE IN CONSIDERATION OF THE STABILITY OF THE COMPLETED PROJECT AND, THEREFORE, SHOULD NOT BE CONSIDERED TO PRECLUDE THE RESPONSIBILITIES OF THE CONTRACTOR.
4. PRECAUTIONS SHOULD BE TAKEN DURING THE PERFORMANCE OF SITE CLEARING, EXCAVATIONS, AND GRADING TO PROTECT THE WORK SITE FROM FLOODING, PONDING, OR INUNDATION BY POOR OR IMPROPER SURFACE DRAINAGE. TEMPORARY PROVISIONS SHOULD BE MADE DURING THE RAINY SEASONS TO ADEQUATELY DIRECT SURFACE DRAINAGE AWAY FROM AND OFF THE WORK SITE. WHERE LOW AREAS CAN NOT BE AVOIDED, PUMPS SHOULD BE KEPT ON HAND TO CONTINUALLY REMOVE WATER DURING PERIODS OF RAINFALL.
5. DURING PERIODS OF RAINFALL, PLASTIC SHEATHING SHOULD BE KEPT REASONABLY ACCESSIBLE TO PREVENT UNPROTECTED SLOPE FROM BECOMING SATURATED. WHERE NECESSARY DURING PERIODS OF RAINFALL, THE CONTRACTOR SHOULD INSTALL CHECK DAMS, DESILTING BASINS, RIPRAP, SANDBAGS, OR OTHER DEVICES OR METHOD NECESSARY TO CONTROL EROSION AND PROVIDE SAFE CONDITIONS.
6. DURING PERIODS OF RAINFALL, THE GEOTECHNICAL ENGINEER SHOULD BE KEPT INFORMED BY THE CONTRACTOR AS TO THE NATURE OF REMEDIAL OR PREVENTIVE WORK BEING PERFORMED (E.G. PUMPING, PLACEMENT OF SANDBAG OR PLASTIC SHEETING, OTHER LABOR, DOZING, ETC.)
7. FOLLOWING PERIODS OF RAINFALL THE CONTRACTOR SHOULD CONTACT THE GEOTECHNICAL ENGINEER AND ARRANGE A WALKTHROUGH OF THE SITE IN ORDER TO VISUALLY ASSESS RAIN-RELATED DAMAGE. THE GEOTECHNICAL ENGINEER MAY ALSO RECOMMEND EXAVATION AND TESTING IN ORDER TO AID IN THE ASSESSMENT. AT THE REQUEST OF THE GEOTECHNICAL ENGINEER, THE CONTRACTOR SHALL MAKE EXCAVATIONS IN ORDER TO EVALUATE THE EXTEND OF RAIN-RELATED DAMAGE.
8. RAIN-RELATED DAMAGE SHOULD BE CONSIDERED TO INCLUDE, BUT MAY NOT BE LIMITED TO, EROSION, SILTING, SATURATION, SWELLING, STRUCTURAL DISTRESS AND OTHER ADVERSE CONDITIONS IDENTIFIED BY THE GEOTECHNICAL ENGINEER. SOIL ADVERSELY AFFECTED SHOULD BE CLASSIFIED AS UNSUITED MATERIALS AND SHOULD BE SUBJECT TO OVEREXCAVATION AND REPLACEMENT WITH COMPAKED FILL OR OTHER REMEDIAL GRADING AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
9. RELATIVELY LEVEL AREAS, WHERE SATURATED SOIL AND/OR EROSION GULLIES EXIST TO DEPTHS OF GREATER THAN ONE FOOT, SHOULD BE OVEREXCAVATED TO UNAFFECTED, COMPETENT MATERIAL. WHERE LESS THAN ONE FOOT IN DEPTH, UNSUITABLE MATERIALS MAY BE PROCESSED IN PLACE TO ACHIEVE NEAR-OPTIMUM MOISTURE CONDITION, THEN THOROUGHLY RE-COMPACTED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS. IF THE DESIRED RESULTS ARE NOT ACHIEVED, THE AFFECTED MATERIALS SHOULD BE OVEREXCAVATED, THEN REPLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS.

ABBREVIATIONS

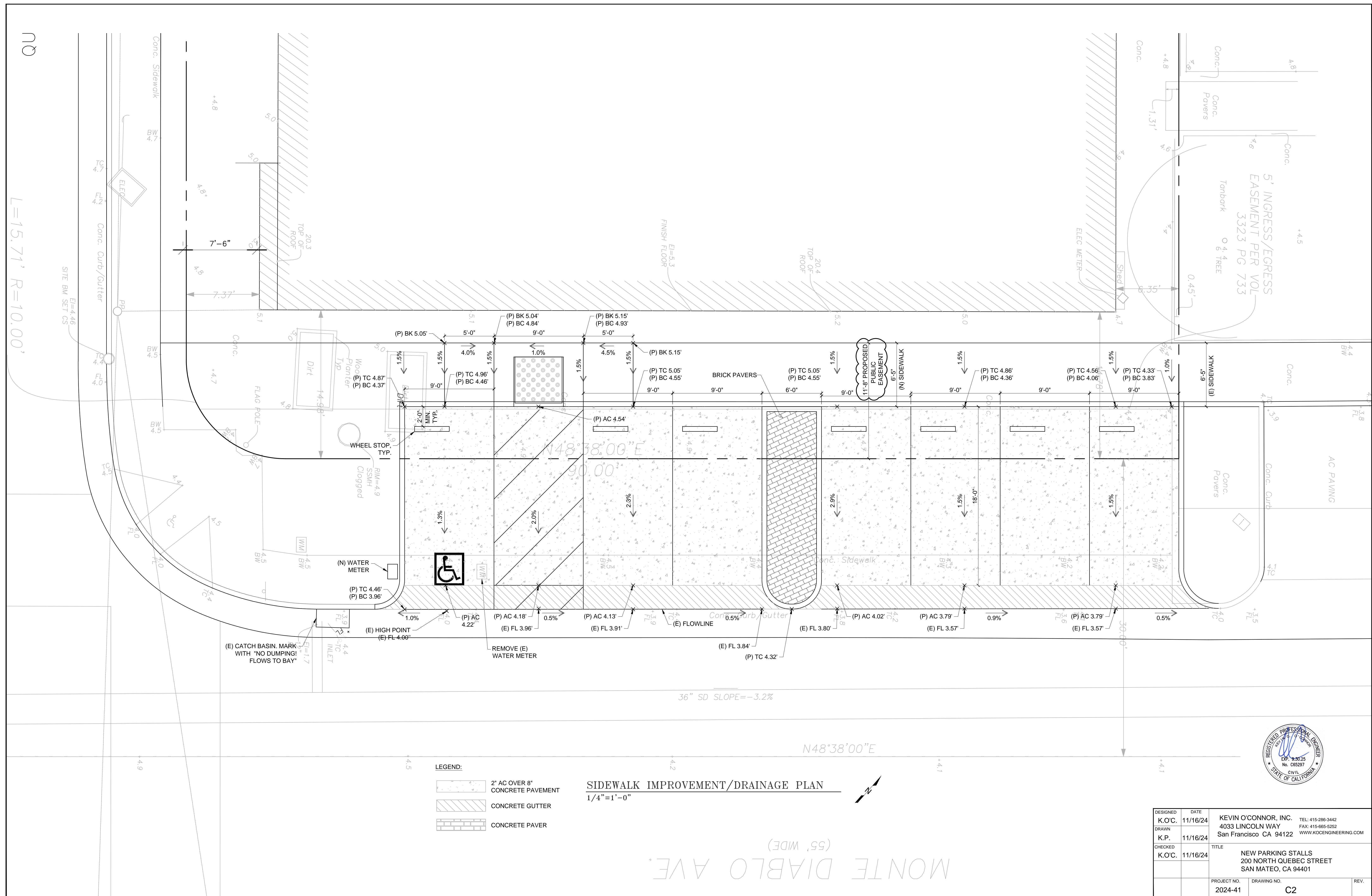
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ADJ	ADJACENT
ASP	ASPHALT
AVE	AVENUE
BK	BACK OF WALK
BMP	BEST MANAGEMENT PRACTICE
BOE	BOTTOM OF EXCAVATION
BOP	BOTTOM OF PIER
BP	BOTTOM OF POOL
BW	BOTTOM OF WALL
CL	CENTER LINE
CO	CLEAN OUT
CONC	CONCRETE
COR	CORNER
DI	DUCTILE IRON
DMA	DRAINAGE MANAGEMENT AREA
(E)	EXISTING
EA	EACH
EG	EXISTING GRADE
EL	ELEVATION
EP	EDGE OF PAVEMENT
FFE	FINISH FLOOR ELEVATION
FL	FLOW LINE
FT	FEET
GND	GROUND
GV	GAS VALVE
HSS	HOLLOW STEEL SECTION
INV	INVERT
LID	LOW IMPACT DESIGN
MAX.	MARIMUM
MH	MANHOLE
(N)	NEW
N.T.S.	NOT TO SCALE
(P)	PROPOSED
PL	PROPERTY LINE
PT	PRESSUR TREATED
RF	ROOF
SAD	SEE ARCHITECTURAL DRAWINGS
SD	STORM DRAIN
SMD	SEE MECHANICAL DRAWINGS
SLD	SEE LANDSCAPE DRAWINGS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSD	SEE STRUCTURAL DRAWINGS
SSMH	SANITARY SEWER MANHOLE
ST	STREET
TC	TOP OF CURB
TF	TOP OF FOOTING
TOC	TOP OF CONCRETE
TP	TOP OF PAVEMENT
TS	TOP OF SLOPE
TW	TOP OF WALL
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
WM	WATER METER
WV	WATER VALVE
@	AT



EXCAVATION QUANTITIES:
CUT = 49 CY
FILL = 0 CY
NET OFF-HAUL = 49 CY



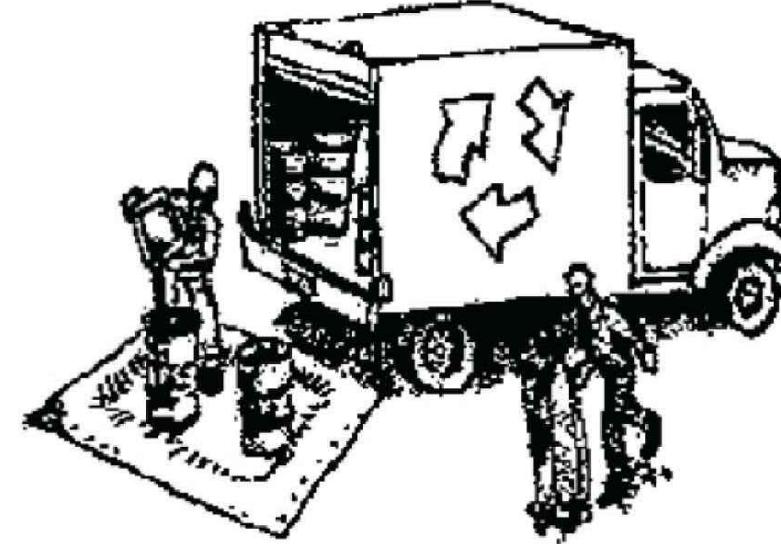
DESIGNED K.O.C.	DATE 11/16/24	KEVIN O'CONNOR, INC.	TEL: 415-286-3442
DRAWN K.P.	11/16/24	4033 LINCOLN WAY	FAX: 415-665-5252
CHECKED K.O.C.	11/16/24	San Francisco CA 94122	WWW.KOCEENGINEERING.COM
		TITLE NEW PARKING STALLS 200 NORTH QUEBEC STREET SAN MATEO, CA 94401	
		PROJECT NO. 2024-41	DRAWING NO. C1
		REV.	



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

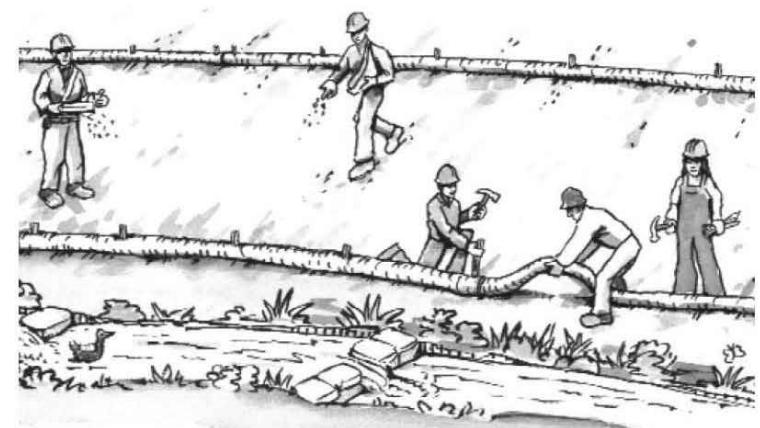
- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip 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).

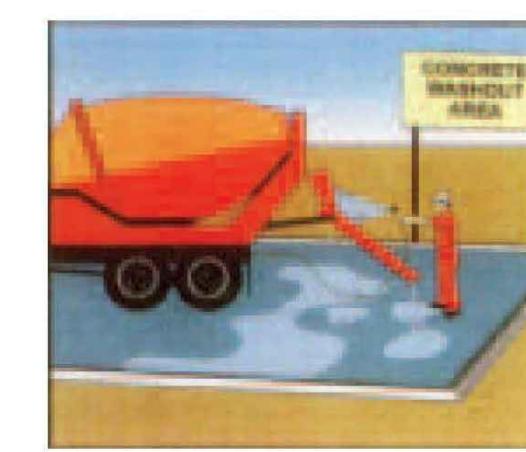
Earthmoving



Paving/Asphalt Work



Concrete, Grout & Mortar Application



- 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.

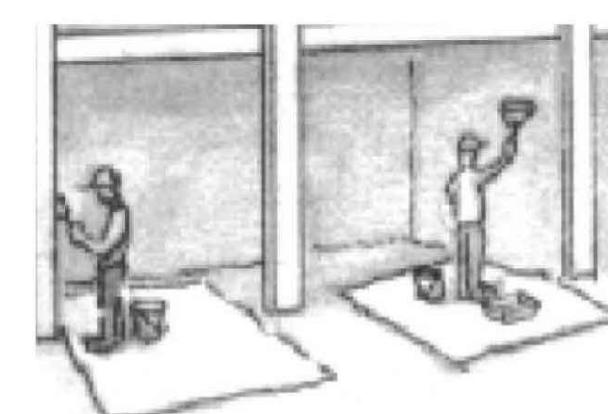
Landscaping



- 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.

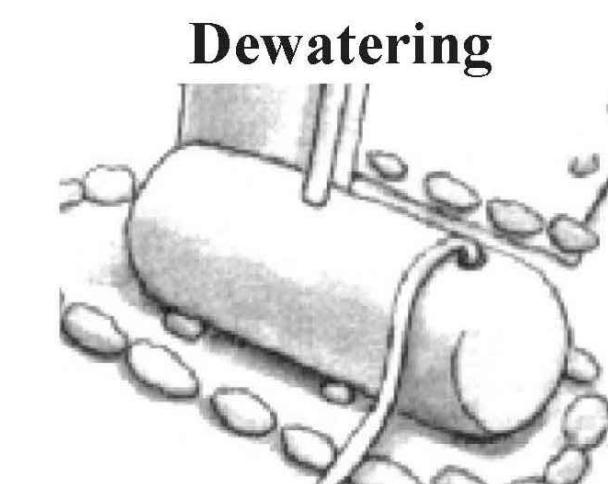
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

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-licensed contractor.



- 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!



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