EARLY CHILDHOOD CENTER FOR THE CAREY SCHOOL

2033 LA SALLE DRIVE, SAN MATEO, CA 94403

PROJECT RENDERING



SHEET LIST

		SPAR/SUP PLANNING APPLICATION 02.14.2025	PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER 05.09.2025	PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER - REVISION 2 07.16.2025
GENERAL				
G0.00	COVER SHEET, SHEET INDEX	X	X	X
G0.01	PROJECT INFORMATION	X	X	X
ARCHITECTURAL				
A0.00	EXISTING SITE PLAN	X	X	X
A0.01	EXISTING RESIDENCE PHOTOGRAPHS	X	X	X
A0.02	EXISTING CONTEXT PHOTOGRAPHS	X	X	X
A0.10	SITE DEMOLITION PLAN	X	X	X
A1.00	SITE AND ROOF PLAN	X	X	X
A1.01	PROJECT CONCEPTUAL RENDERINGS	X	X	X
A1.02	FLOOR AREA DIAGRAM	X	X	X
A2.10	FLOOR PLAN	X	X	X
A3.00	EXTERIOR BUILDING ELEVATIONS	X	X	X
A3.10	BUILDING SECTIONS	X	X	X
A6.10	REFLECTED CEILING PLAN	X	X	X
A11.00	ACCESSIBILITY PLAN	X	X	X
A11.01	EGRESS PLAN, OCCUPANCY LOAD CALCULATIONS	X	X	X
A11.02	PLUMBING FIXTURE CALCULATIONS AND FLOOR PLANS	X	X	X
SITE SURVEY				
SU1	TOPOGRAPHIC SURVEY	X	X	X
LANDSCAPE				
L0.00	GENERAL NOTES AND ABBREVIATIONS	X	X	X
L0.02	TREE REPORT		X	X
L0.03	TREE REPORT		X	X
L0.10A	TREE REMOVAL AND PROTECTION PLAN (EXISTING)	X	X	X
L0.10B	TREE REMOVAL AND PROTECTION PLAN (PROPOSED)		X	X
L0.11	TREE REPLACEMENT PLAN	X	X	X
L0.12	TREE PROTECTION DETAILS		X	X
L1.00	MATERIAL PLANS	X	X	X
L1.01	MATERIAL NOTES AND SCHEDULE		X	X
L1.10	MATERIAL IMAGES	X	X	X
L3.00	IRRIGATION PLAN	X	X	X
L4.00	PLANTING PLAN	X	X	X
L4.01	PLANTING NOTES AND SCHEDULE		X	X
L4.10	PLANTING IMAGES	X	X	X
L4.11	WELO FORMS		X	X
L5.00	SECTIONS AND ELEVATIONS	X	X	X
L5.10	SECTIONS AND ELEVATIONS CONT'D	X	X	X
L5.20	ENTITLEMENT DIAGRAMS		X	X
CIVIL				
C1.0	PRELIMINARY DEMOLITION PLAN		X	X
C2.0	PRELIMINARY HORIZONTAL CONTROL PLAN		X	X
C3.0	PRELIMINARY SITE GRADING PLAN	X	X	X
C4.0	PRELIMINARY UTILITY PLAN	X	X	X
C5.0	PRELIMINARY STORMWATER CONTROL PLAN	X	X	X
C6.0	DETAILS		X	X
C7.0	EROSION CONTROL PLAN		X	X
C7.1	EROSION CONTROL DETAILS		X	X
LIGHTING DESIGN				
E0.01	SYMBOLS LIST, GENERAL NOTES & LIST OF DRAWINGS	X	X	X
E0.02	LUMINAIRE SCHEDULE	X	X	X
E1.10	SITE PLAN - LIGHTING	X	X	X
E2.10	FLOOR PLAN - LIGHTING	X	X	X
E7.10	DETAILS		X	X
E8.10	SITE LIGHTING PHOTOMETRIC REPORT	X	X	X
1946 EXISTING RESIDENCE DRAWINGS - FOR REFERENCE ONLY				
1 OF 3	PLOT PLAN AND FOUNDATION PLAN		X	X
2 OF 3	FLOOR PLAN AND DETAILS		X	X
3 OF 3	EXTERIOR BUILDING ELEVATIONS AND DETAILS		X	X
3 OF 3 (BACK)	EXTERIOR BUILDING ELEVATIONS AND DETAILS		X	X
1986 EXISTING RESIDENCE ADU DRAWINGS - FOR REFERENCE ONLY				
1	SITE PLAN, EXISTING CONDITIONS FLOOR PLAN, SITE ANALYSIS		X	X
2	NEW FLOOR PLAN		X	X
3	FOUNDATION PLAN		X	X
4	ROOF AND ROOF FRAMING PLAN, GARAGE SECTION, TRANSVERSE SECTION		X	X
5	EXTERIOR BUILDING ELEVATIONS		X	X
5 (BACK)	EXTERIOR BUILDING ELEVATIONS		X	X

[redacted]

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EARLY CHILDHOOD CENTER FOR THE CAREY SCHOOL

PROJECT NO.: 2423.00
2033 LA SALLE DRIVE
SAN MATEO, CA 94403
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NOT FOR CONSTRUCTION

PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER

	SPAR / SUP PLANNING APPLICATION	02.14.2025
A	PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER	05.09.2025
B	PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER - REVISION 2	07.16.2025

COVER SHEET, SHEET INDEX

G0.00

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ABBREVIATIONS

(E)	EXISTING
(N)	NEW
(R)	REMOVE
-E	ELECTRICALLY OPERATED (SOLAR CONTROL)
-M	MANUALLY OPERATED (SOLAR CONTROL)
-R	REMOVABLE, MOUNTED TO DOOR AND SIDELITES ONLY (SOLAR CONTROL)
#	POUND / NUMBER
&	AND
//	PARALLEL
<	LESS THAN
>	GREATER THAN
@	AT
|	CHANNEL
AB	ANCHOR BOLT
AB	ACOUSTICAL BOARD
ABV	ABOVE
AC	AIR CONDITIONING
ACC	ACCESSIBLE
ACOUS	ACOUSTICAL
ACP	ACOUSTICAL PANEL
ACT	ACOUSTICAL TILE
AD	AREA DRAIN
ADA O	ADA OPERATOR
ADD	ADDITIONAL
ADJ	ADJUSTABLE
AF	ACCESS FLOORING
AFF	ABOVE FINISH FLOOR
AGB	AUTOMATIC GASKET BOTTOM
AGGR	AGGREGATE
AL(HD)	ALUMINUM-HEAVY DUTY
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR
ANOD	ANODIZED
APPD	APPROVED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASB	ASBESTOS
ASPH	ASPHALT
AUTO	AUTOMATIC
AV	AUDIO VISUAL
BB	BULLETIN BOARD
BD	BOARD
BEJ	BRICK EXPANSION JOINT
BITUM	BITUMINOUS
BKP	BACKING PLATE
BLDG	BUILDING
BLK	BLOCK
BM	BEAM
BOT/BO	BOTTOM / BOTTOM OF
BRK	BRICK
BS	BLACKOUT SHADE, NO SIDE TRACKS
BSMT	BASEMENT
BT	BOLT
BUR	BUILT-UP ROOFING
CAB	CABINET
CAT	CATEGORY
CB	CATCH BASIN
CBC	CALIFORNIA BUILDING CODE
CBD	CHALK BOARD
CBU	CEMENTITIOUS BACKER UNIT
CEM	CEMENT
CER	CERAMIC
CG	CORNER GUARD
CH	CHILLER
CHAN	CHANNEL
CI	CAST IRON
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT / CONSTRUCTION JOINT
CL	CENTER LINE
CLG	CEILING
CLKG	CAULKING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CASED OPENING
COL	COLUMN
COMPRT	COMPARTMENT
CONC	CONCRETE
COND	CONDITION
CONF	CONFERENCE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CR	CARD READER
CS	CLEAR SEALED
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTER SUNK
CW	COLD WATER (PIPING)
D	DEEP / DEPTH
DA	DISABLED
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DMPF	DAMP PROOFING
DMT	DEMOUNTABLE
DN	DOWN
DO	DOOR OPENING
DP	DIMENSION POINT
DPTN	DEMOUNTABLE PARTITION
DR	DOOR
DRN	DRAIN
DS	DUAL SOLAR AND BLACKOUT SHADE
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EB	EXPANSION BOLT
EFS	EXTERIOR FINISH SYSTEM
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQPT	EQUIPMENT
EWC	ELECTRICAL WATER COOL
EXH	EXHAUST
EXP	EXPANSION
EXPO	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FB	FLAT BAR
FC	FACE
FC	FIRE HOSE CABINET
FC	FABRIC WALL COVERING
FCB	FIRE CEMENT BOARD
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONN.
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH
FF&E	FURNITURE FINISHES AND EQUIPMENT
FH	FLAT HEAD
FIN	FINISH
FIXT	FIXTURE
FL	FLOOR
FLASH	FLASHING
FLUOR	FLUORESCENT
FND	FOUNDATION
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUDS
FP	FIRE PROTECTION
FP	FABRIC WRAPPED PANEL
FR	FIREPROOF
FRM	FRAME
FRT	FIRE RETARDANT TREATED WOOD
FSD	FIRE SEPARATION DISTANCE
FT	FEET / FOOT
FTG	FOOTING
FURN	FURNITURE
FURR	FURRING
FUT	FUTURE
GA	GAUGE / GAGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACT(OR)
GFDG	GLASS FIBER REINFORCED GYPSUM
GFRC	GLASS FIBER REINFORCED CONCRETE
GIRDLE	GIRDLING
GL	GLASS / GLAZING
GR	GRADE
GRND	GROUND
GSM	GALVANIZED SHEET METAL
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIB
HC	HOLLOW CORE
HC	HOSE REEL CABINET
HCV	HONEY-COMB CORE / WD VENEER
HD	HAND DRYER
HDR	HANDRAIL
HDWD	HARDWOOD
HDWE	HARDWARE
HM	HOLLOW METAL
HO	HOLD-OPEN
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HRA	HOT RUBBERIZED ASPHALT
HS	HEAT STRENGTHENED (GLASS)
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HW	HOT WATER
HYDR	HYDRAULIC
ID	INTEGRATED DOOR ASSEMBLY
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IM	INSULATED (ACOUSTIC) HOLLOW METAL DOOR
IN	INCH
INC	INCLUDE / INCLUDING
INCAN	INCANDESCENT
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INTERM	INTERMEDIATE
INV	INVERT
IPS	INTERNATIONAL PIPE STANDARD
IRMA	INVERTED ROOF MEMBRANE ASSEMBLY
JAN	JANITOR
JB	JUNCTION BOX
JCL	JANITOR'S CLOSET
JOH	JAMB OPENING HEIGHT
JOW	JAMB OPENING WIDTH
JST	JOIST
JT	JOINT
K	KICK PLATE (STAINLESS STEEL)
KG	KILOGRAM
KIT	KITCHEN
KO	KNOCKOUT
KP	KICK PLATE
LAB	LABORATORY
LAM	LAMINATE / LAMINATION
LAV	LAVATORY
LB	POUND
LD	LANDING
LF	LINEAR FOOT
LH	LONG LEG HORIZONTAL
LKR	LOCKER
LLES	LOW LEVEL EXIT SIGN, SEE LIGHTING DWGS.
LO	LONG
LP	LOW POINT
LT	LIGHT
LV	LONG LEG VERTICAL
LW	LIQUID WRITING CHALKBOARD
MACH	MACHINE
MAINT	MAINTENANCE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	HORIZONTAL LOUVER BLINDS (MINI BLINDS)
MB	METAL BOLT
MC	MEDICINE CABINET
MCV	MINERAL CORE / WD VENEER
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEM	MEMBRANE
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	MODULE LINE
MM	MILLIMETER
MO	MASONRY OPENING
MP	MIDPOINT
MS	MACHINE SCREW
MT	MOUNTING
MTD	MOUNTED
MTL	METAL
MULL	MULLION
MWF	MATCH WINDOW MULLION FINISH
N	NORTH
NA	NOT APPLICABLE
NC	NOISE CRITERIA
NIC	NOT IN CONTRACT
NO	NUMBER
NR	NON-RATED
NTS	NOT TO SCALE
OI	OVER
OA	OVERALL
OBS	OBSCURE
OC	ON CENTER
OCD	OVERHEAD COILING DOOR
OCEW	ON CENTER EACH WAY
OCG	OVERHEAD COILING GRILLE
OD	OUTSIDE DIAMETER / DIMENSION
OFCI	OWNER FURNISHED. CONTRACTOR INSTALLED
OFD	OVERFLOW DRAIN
OFF	OFFICE
OFOI	OWNER FURNISHED, OWNER INSTALLED
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OUTS	OUTSIDE
OVHD	OVERHEAD
P	PRODUCTION
PAV	PAVING
PB	PLUMBING
PBD	PARTICLEBOARD
PC	PRECAST CONCRETE
PCP	PORTLAND CEMENT PLASTER
PDF	POWER DRIVEN FASTENER
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PH	PANIC HARDWARE
PH	PHASE
PISA	PRESSURE SENSITIVE ADHESIVE
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLF	POUNDS PER LINEAR FOOT
PLYWD	PLYWOOD
PMR	PROTECTED MEMBRANE ROOF
PNL	PANEL
POL	POLISHED
PR	PAIR
PRCST	PRECAST
PREFAB	PREFABRICATED
PROJ	PROJECT
PSF	POUNDS PER SQUARE FOOT
PT	POINT / PAINT
PTD	PAINTED
PTD/R	PAPER TOWEL DISPENSER / RECEPTACLE
PTN	PARTITION
PV	PHOTOVOLTAIC
QT	QUARRY TILE
QTY	QUANTITY
R	RISER
RA	RETURN AIR
RAD	RADIUS
RBI	RESILIENT BASE
RC	RECESSED
RCP	REFLECTED CEILING PLAN
RCPT	RECEPTACLE
RD	ROOF DRAIN
RDWD	REDWOOD
RE:	REFER TO
RECOM	RECOMMENDED
REF	REFERENCE
REFL	REFLECTED / REFLECTIVE / REFLECT
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED / REINFORCING
RELO	RELOCATE
REM	REMOVABLE
REQD	REQUIRE / REQUIRED
RESIL	RESILIENT
REV	REVISION / REVISED / REVERSED
RM	ROOM
RO	ROUGH OPENING
RT	RATING
RTD	RATED
RWL	RAIN WATER LEADER
S	SOUTH
S.STL	STAINLESS STEEL
SIL	SIDELITE
SA	SUPPLY AIR
SAD	SEE ARCHITECTURAL DRAWINGS
SAN	SANITARY
SASK	SERVICE SINK
SASM	SELF-ADHERED SHEET MEMBRANE
SATS	SELF TAPPING SCREW
SC	SOLID CORE
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SCL	SELF-CLOSING DEVICE
SCLC	STRUCTURAL COMPOSITE LUMBER CORE
SD	STORM DRAIN / SOAP DISPENSER
SECT	SECTION
SED	SEE ELECTRICAL DRAWINGS
SF	SQUARE FEET / FOOT
SH	SHELF
SHR	SHOWER
SHT	SHEET
SIM	SIMILAR
SJ	SCORE JOINT
SLD	SEE LANDSCAPE DRAWINGS
SM	SHEET METAL
SMD	SEE MECHANICAL DRAWINGS
SND	SANITARY NAPKIN DISPENSER
SP	STANDPIPE
SPD	SEE PLUMBING DRAWINGS
SPEC	SPECIFICATION
SPKLR	SPRINKLER
SPKR	SPEAKER
SQ	SQUARE
SR	SANITARY NAPKIN RECEPTACLE
SS	SOLAR SHADE
SS	STRUCTURE SLAB (ELEVATION)
SSD	SEE STRUCTURAL DRAWINGS
ST	STAIN
STA	STATION
STD	STANDARD
STL	STEEL
STOR	STORAGE
STR	STRUCTURAL
SUBCAT	SUBCATEGORY
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM
UNFIN	UNFINISHED
UON	UNLESS OTHERWISE NOTED
URL	URINAL
T	TEMPERED GLASS
T&G	TONGUE AND GROOVE
TLAM	TEMPERED & LAMINATE GLASS
T/W	TRANSOM WINDOW
TB	TOWEL BAR
TB	TOGGLE BOLT
TBD	TO BE DETERMINED
TEL	TELEPHONE
TEMP	TEMPERATURE
TEMPRD	TEMPERED
TER	TERRAZZO
TH	THRESHOLD
THK	THICKNESS / THICK
THRU	THROUGH
TIS	TENANT IMPROVEMENT STANDARD
T.O.	TOP OF
TOC	TOP OF CONCRETE OR CURB
TOS	TOP OF STEEL, TOP OF SLAB, TOP OF STRUCTURE
TOW	TOP OF WALL
TP	TOP OF PAVEMENT / TOILET PAPER
TPDISP	TOILET PAPER DISPENSER
TR	TRANSLUCENT
TRD	TREAD
TS	TUBE STEEL
TV	TELEVISION
TYP	TYPICAL
VC	VINYL WALL COVERING
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VR	VAPOR RETARDER
VT	VINYL TILE
VTR	VENT THROUGH ROOF
W	WIDE / WIDTH / WEST
W/	WITH
W/O	WITHOUT
WAR	WATER RESISTANT / REPELLANT
WCS	WATER CLOSET
WD	WOOD
WD/MTL	SOLID WOOD/METAL CLAD
WDW	WINDOW
WHM	WELDED HOLLOW METAL
WO	WINDOW OPENING, WHERE OCCURS
WP	WATERPROOF
WPM	WATERPROOF MEMBRANE
WPT	WORK POINT
WS	WEATHER STRIPPING
WS	WOOD SCREW
WSCT	WAINSCOT
WT	WEIGHT
WW	WALL TO WALL
WWM	WELDED WIRE MESH

BUILDING CODE SUMMARY

APPLICABLE CODES AND STANDARDS:

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ENERGY CODE (TITLE 24)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE SUPPLEMENT
2022 CALIFORNIA REFERENCED STANDARDS
CITY OF SAN MATEO MUNICIPAL CODE (CSMMC)

SITE INFORMATION
2033 LA SALLE DRIVE
APN: 039-040-080
ZONE R1-B (ONE FAMILY DWELLINGS)
SITE AREA: 26,380 SF

EXISTING PRIMARY RESIDENCE AREA: 1,851 SF
EXISTING GARAGE AREA: 576 SF
EXISTING ADU AREA: 640 SF
EXISTING ACCESSORY STRUCTURE AREA: 891 SF
EXISTING TOTAL BUILDING AREA: 3,958 SF

PROPOSED TOTAL BUILDING AREA (SINGLE STORY): 6,034 SF

ZONING SUMMARY
R1-B: SPECIAL USE PERMIT TO DEMOLISH THE EXISTING SINGLE FAMILY HOUSE AND ALLOW A PRIVATE INSTITUTION.

ZONING RECLASSIFICATION TO ADD Q8 OVERLAY.

REQUIRED SETBACKS
R1-B NON-RESIDENTIAL:
FRONT YARD: 15'-0"
REAR YARD (FIRST FLOOR): 15'-0"
SIDE YARD (INTERIOR): 15'-0"
WATERCOURSE SETBACK: 20'-0" FROM TOP OF BANK

TOTAL FLOOR AREA	
ALLOWED	PROPOSED*
10,288 SF	6,034 SF

MAXIMUM ALLOWABLE SITE AREA
Q8: 0.39 FAR
SITE AREA = 26,380 SF
26,380 x 0.39 = 10,288 SF
ALLOWABLE AREA = 10,288 SF
(PER SMMC SECTION 27.60.180(G)(3), Q8 OVERLAY DISTRICTS HAVE AN MAXIMUM FAR OF 0.39)

*PROPOSED FLOOR AREA
MAIN BUILDING AREA = 5,908 SF
(PER SMMC SECTION 27.04.200(B)(2)(C), COVERED WALKWAYS HAVE BEEN EXCLUDED)
TRASH ENCLOSURE AREA = 126 SF
TOTAL PROPOSED FLOOR AREA = 6,034 SF

BUILDING HEIGHT		
	ALLOWED*	PROPOSED**
PLATE HEIGHT	24'-0"	13'-4 1/8"
ROOF HEIGHT	32'-0"	15'-0"

*ALLOWABLE BUILDING HEIGHT PER SMMC SECTION 27.18.050
R1-B: 24 FEET TO THE BUILDING PLATELINE, AND 32 FEET TO THE TOP OF ROOF
DAYLIGHT PLANE: THE DAYLIGHT PLANE HAS A HEIGHT LIMIT OF 12'-0" AT EACH SIDE PROPERTY LINE AND EXTENDS INTO THE PARCEL AT AN ANGLE OF 45 DEGREES. A STRUCTURE SHALL NOT EXTEND PAST THE DAYLIGHT PLANE, WITH EXCEPTIONS ALLOWED FOR TELEVISION AND RADIO ANTENNAS, CHIMNEYS, FLUES, EAVES, SKYLIGHTS, AND ARCHITECTURAL FEATURES

**PROPOSED BUILDING HEIGHT: 15'-0" AFF (17'-7" AT HIGHEST POINT FROM EXISTING FINISH GRADE)
HEIGHT DOES NOT EXCEED 24 FEET AT THE BUILDING PLATELINE, AND DOES NOT EXCEED 32 FEET AT THE TOP OF ROOF. NO PART OF THE BUILDING EXTENDS PAST THE DAYLIGHT PLANE.

PARKING SUMMARY

PARKING SPACES		
	REQUIRED*	PROVIDED**
TOTAL SPACES	24	11 ON-SITE, 15 REMOTE
ACCESSIBLE SPACES	1	1
NON-ACCESSIBLE EV SPACES	3	3
ACCESSIBLE EV SPACES	1	1

***PARKING CALCULATED ON TYPICAL USE OF EARLY CHILDHOOD CENTER:**
PER SMMC SECTION 27.64.160, 1 STALL IS REQUIRED FOR EACH EMPLOYEE, PLUS DESIGNATED SPACES FOR LOADING AND UNLOADING CHILDREN ACCORDING TO THE FOLLOWING RATIOS:
1 SPACE PER 6 PERSONS (OR PORTION THEREOF) LICENSED AT THE FACILITY, WITH A MAXIMUM OF 3 SPACES FOR UP TO 30 LICENSED PERSONS, AND THEREAFTER SHALL BE PROVIDED AT A RATIO OF 1 SPACE PER 10 LICENSED PERSONS (OR PORTION THEREOF). THE LOADING/UNLOADING SPACES MAY BE LOCATED ON STREET FRONTAGES WITH APPROPRIATE PERMITS FOR LOADING ZONES, IN DRIVEWAYS, GARAGE APRONS, OR OTHER LOCATIONS ON THE SITE THAT DO NOT RESULT IN TANDEM SPACES. THE OVERALL REQUIREMENT MAY BE REDUCED BY 1 SPACE BY THE PROVISION OF A PERMANENTLY ASSIGNED EMPLOYEE TO ASSIST CHILDREN FROM THE DROP-OFF AREA TO THE FACILITY.

15 TEACHERS/AIDES + 1 DIRECTOR (1 STALL FOR EACH EMPLOYEE)
= 16 SPACES

75 CHILDREN: 3 (3 SPACES FOR UP TO 30 LICENSED PERSONS)
+ 5 (1 SPACE PER ADDITIONAL 10)
= 8 SPACES

TOTAL SPACES REQUIRED: 16 SPACES (TEACHERS) + 8 SPACES (CHILDREN)
= **24 SPACES REQUIRED**

TOTAL ACCESSIBLE SPACES REQUIRED: 1 VAN ACCESSIBLE SPACE IS REQUIRED PER 1 TO 25 REQUIRED PARKING SPACES PER 2022 CBC TABLE 11B-208.2 AND SECTION 11B-208.2.4

TOTAL EV SPACES REQUIRED: 4 EV CAPABLE SPACES ARE REQUIRED PER 2022 CGBC TABLE 5.106.5.3.1. SMMC SECTION 5.106.5.3.3 REQUIRES NON-RESIDENTIAL CONSTRUCTION THAT IS NOT A BUSINESS OR HOTEL / MOTEL OCCUPANCY TO PROVIDE 10% OF PROVIDED PARKING SPACES AS LEVEL 2 EV READY, AND TO PROVIDE 10% OF PROVIDED PARKING SPACES AS LEVEL 2 EV CAPABLE.

TOTAL ACCESSIBLE EV CAPABLE SPACES REQUIRED: 1 VAN ACCESSIBLE EV CAPABLE SPACE IS REQUIRED PER 2022 CBC SECTION 11B-228.3.2.1 WHERE 1 TO 4 ELECTRIC VEHICLE CHARGING STATIONS (EVCS) ARE PROVIDED

**ACTUAL PARKING SPACES PROVIDED:
11 UNCOVERED PARKING SPACES ARE PROVIDED ON SITE, INCLUDING 2 VAN ACCESSIBLE SPACES. ALL 4 EV PARKING SPACES WILL HAVE EV CHARGERS INSTALLED, MEETING THE INTENT OF THE 2022 CGBC AND SMMC TO PROVIDE EV CAPABLE PARKING SPACES.
15 ADDITIONAL SPACES WILL BE LEASED AT NEARBY 2000 ALAMEDA DE LAS PULGAS, 12 OF WHICH WILL ACCOMMODATE THE REMAINDER OF THE 23 REQUIRED PARKING SPACES.

BICYCLE PARKING REQUIREMENTS PER SMMC SECTION 27.64.262 (2) (A) (5):

B. DAY NURSERIES, INCLUDING PRESCHOOLS AND NURSERY SCHOOLS:
1 PER 20 STUDENTS FOR SHORT-TERM AND 1 PER 20 EMPLOYEES FOR LONG-TERM = 4 SHORT-TERM SPACES AND 1 LONG-TERM SPACE

BICYCLE PARKING		
	REQUIRED	PROVIDED
SHORT-TERM SPACES	4	4
LONG-TERM SPACES	1	1

BUILDING CODE SUMMARY

BUILDING TYPE: TYPE VB, FULLY SPRINKLERED
OCCUPANCY CLASSIFICATION: E OCCUPANCY

ALLOWABLE AREA (2022 CBC TABLE 506.2)
SINGLE STORY
TYPE VB, E OCCUPANCY, FULLY SPRINKLERED, NO HEIGHT INCREASE, NO AREA INCREASE FOR OPEN SPACE = 28,500 SF ALLOWABLE AREA OF E OCCUPANCY
(+/-) 5,975 SF ACTUAL AREA OF E OCCUPANCY

ALLOWABLE BUILDING HEIGHT AND NUMBER OF STORIES
(2022 CBC TABLES 504.3 AND 504.4)
TYPE VB, E OCCUPANCY, FULLY SPRINKLERED, NO HEIGHT INCREASE, NO AREA INCREASE FOR OPEN SPACE = 60 FEET AND 2 STORIES ABOVE GRADE PLANE

LANDSCAPE PLANTING AREAS
GROUND LEVEL PLANTING AREAS: (+/-) 4,148 SF

PROJECT DIRECTORY

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SYMBOLS LEGEND

GRID TAG — 1 / A

EXTERIOR ELEVATION TAG — X / AX.XX — DETAIL NUMBER; SHEET NUMBER

INTERIOR ELEVATION TAG — X / AX.XX X — DETAIL NUMBER; SHEET NUMBER

SECTION TAG — XX / AX.XX — DETAIL NUMBER; SHEET NUMBER

DETAIL CALLOUT TAG — XX / AX.XX — DETAIL NUMBER; SHEET NUMBER

DOOR TAG — XXYA — DOOR MARK

NORTH ARROW — TRUE NORTH; PROJECT NORTH

WINDOW TAG — XX00 — SEE WINDOW SCHEDULE

KEYNOTE TAG — ? — SEE KEYNOTE LEGEND

MATERIAL TAG — ? — SEE FINISH SCHEDULE

CEILING TAG — A.C.T. 1'-0" — SEE FINISH SCHEDULE

REVISION TAG — 1 — SEE TITLEBLOCK

WALL TAG — FIRE RATING DESIGNATION: SEE UL LISTING BOOK FOR COMPLETE DESCRIPTION OF COMPONENTS/ASSEMBLIES FOR UL DESIGN NUMBER LISTED; PARTITION TYPE; SEQUENTIAL NUMBER; MODIFIER; XXX/X — SEE WALL SCHEDULE

ROOM TAG — ROOM NAME; 101 — ROOM NUMBER

ROOM NAME; 101; XXXX SF; XXX OCC — ROOM NUMBER; NUMBER OF OCCUPANTS; ROOM AREA

REVISION CLOUD — CLOUD REPRESENTS EXTENT OF DRAWING REVISION; CLOUDED SHEET NUMBER REPRESENTS EXTENSIVE REVISIONS TO ENTIRE SHEET

OCCUPANT LOAD — XXX; XXX — DIRECTION OF EGRESS

SPOT ELEVATION — + X' - X"

ALIGN SYMBOL — ALIGN; ALIGN FACE OF FINISH AS INDICATED

ELEVATION CHANGE — XX

CENTERLINE

PROPERTY LINE

LEVEL LINE — XXXXX; X' - X" — LEVEL / CTRL PT / DATUM

GENERAL NOTES

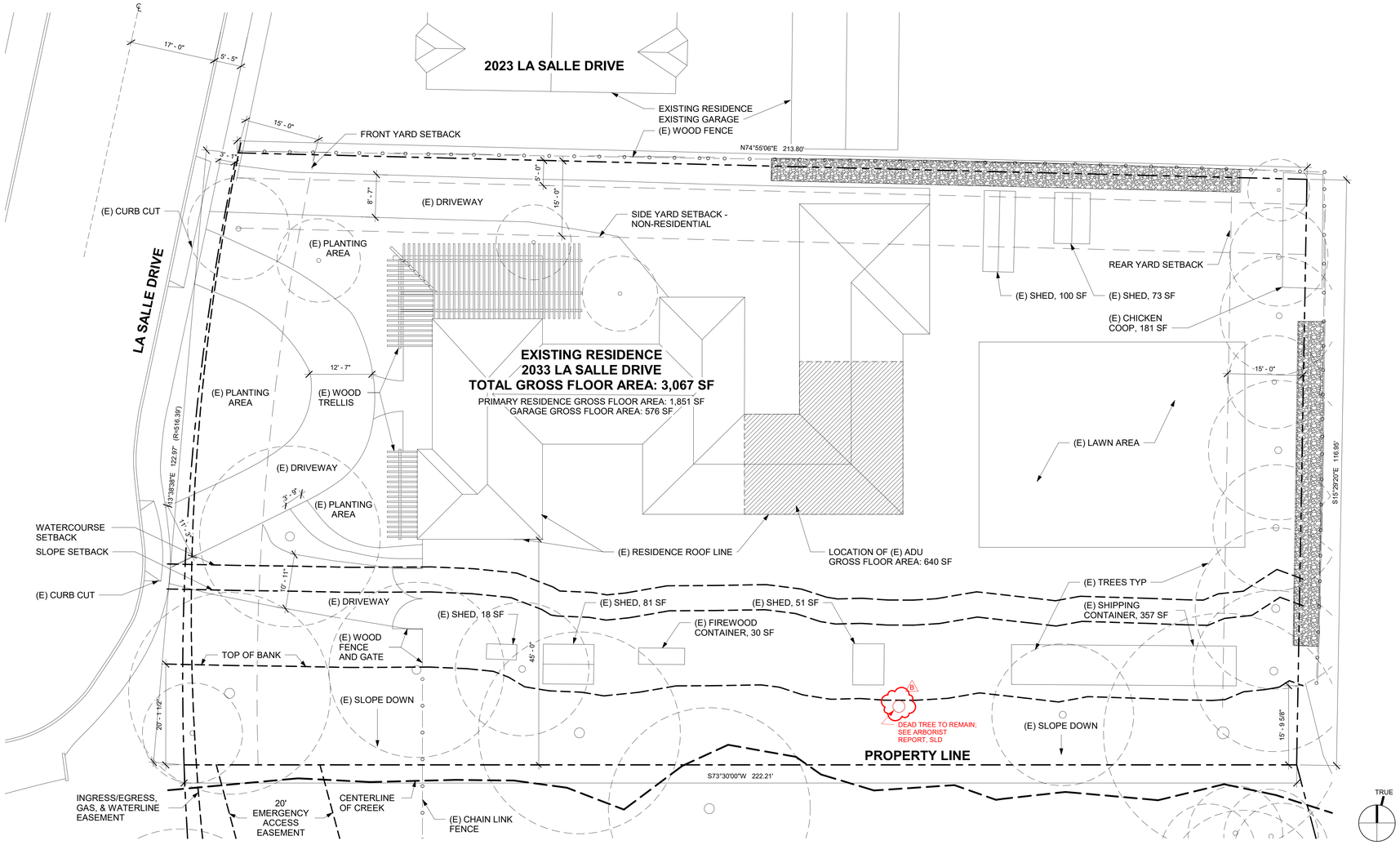
1. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
2. ALL WORK SHALL MEET OR EXCEED THE MINIMUM STANDARDS OF THE 2022 CALIFORNIA BUILDING CODE AND ALL APPLICABLE CODES AND ORDINANCES.
3. INFORMATION CONTAINED WITHIN THESE DOCUMENTS SHALL NOT BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE APPLICABLE CODES.
4. CONTRACTOR SHALL EXAMINE THE DOCUMENTS AND SHALL NOTIFY THE ARCHITECT OF ANY VARIATIONS AND DISCREPANCIES WHICH MAY BE FOUND PRIOR TO THE START OF THE WORK.
5. CONTRACTOR SHALL REVIEW ALL DOCUMENTS TO COORDINATE WITH EXISTING SITE CONDITIONS. ANY VARIATIONS AND DISCREPANCIES THAT ARISE IN THIS REVIEW ARE TO BE BROUGHT IMMEDIATELY TO THE ARCHITECT'S ATTENTION.
6. ALL DETAILS, SCHEDULES, ADDENDA, AND SPECIFICATIONS BOUND SEPARATELY ARE A PART OF THE CONTRACT DOCUMENTS.
7. DIMENSIONS:
   A. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND NOTIFY ARCHITECT OF ACTUAL FIELD CONDITIONS PRIOR TO LAYOUT OF NEW WORK.
   B. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED OFF OF THE DRAWINGS.
   C. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE:
      a. TO STRUCTURAL GRID
      b. TO FACE OF CONCRETE
      c. TO FACE OF WALL FINISH
      d. TO ROUGH OPENING
      e. CEILING ELEVATIONS ARE FROM TOP OF FINISHED FLOOR TO FINISHED FACE OF CEILING.
   D. COORDINATE WITH EQUIPMENT CONTRACTORS FOR ROUGH-IN DIMENSIONS AND TEMPLATES.
   E. ALL DIMENSIONS NOTED TO BE "CLEAR" OR "CLR" MUST BE STRICTLY MAINTAINED. "CLEAR" MEANS FROM FACE OF FINISH TO FACE OF FINISH OR OBJECT.
   F. ALL DIMENSIONS NOTED "VERIFY" OR "VIF" ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY VARIANCE FROM THE REQUIRED DIMENSIONS MUST BE BROUGHT IMMEDIATELY TO THE ARCHITECT'S ATTENTION.
8. CONTRACTOR IS RESPONSIBLE TO VERIFY AND COORDINATE WALL AND DOOR FRAMES THAT REQUIRE NON-TYPICAL WALL THICKNESS DUE TO STRUCTURAL, ELECTRICAL, MECHANICAL, AND EQUIPMENT REQUIREMENTS.
9. INTERIOR PARTITION SOUND INSULATION SHALL BE CONTINUOUS BEHIND EQUIPMENT, PANELS, FIXTURES, AND OTHER WALL PENETRATIONS TO MAINTAIN ACOUSTIC INTEGRITY.
10. CONTRACTOR SHALL VERIFY ALL MOUNTING HEIGHTS AND SPECIAL STRUCTURAL SUPPORT REQUIREMENTS WITH EQUIPMENT AND CASEWORK MANUFACTURERS BEFORE INSTALLING BACKING BLOCKS AND SUPPORTS.
11. CONSULTANT DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR / SUB-CONTRACTOR IS RESPONSIBLE TO COORDINATE DEVICE, EQUIPMENT, ETC. LOCATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND/OR CONFLICTS, IF NOT EXPLICITLY LOCATED ON DRAWING.
12. DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES, U.O.N.
13. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT.
14. ALL WORK IS UNDERSTOOD TO BE NEW UNLESS NOTED AS EXISTING (E).
15. THE DRAWINGS INDICATE THE GENERAL EXTENT OF CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. ALL DEMOLITION AND WORK NECESSARY FOR A FINISHED JOB, IN ACCORDANCE WITH THE INTENTIONS OF THE CONTRACT DOCUMENTS, IS INCLUDED REGARDLESS OF WHETHER IT IS SHOWN IN THE CONTRACT DOCUMENTS.
16. A MINIMUM OF 65% OF CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE ACHIEVED BY EITHER USING CITY PRE-CERTIFIED LANDFILLS OR IMPLEMENTATION OF A WASTE MANAGEMENT PLAN PER CGBC SECTION 5.408.

VICINITY MAP



PROJECT DESCRIPTION

THE CAREY SCHOOL IS SEEKING TO OBTAIN CITY APPROVALS TO CONSTRUCT A NEW EARLY CHILDHOOD CENTER (



1 EXISTING SITE PLAN
1" = 10'-0"

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EARLY CHILDHOOD CENTER FOR THE CAREY SCHOOL

PROJECT NO.: 2423.00
2033 LA SALLE DRIVE
SAN MATEO, CA 94403
P: 650.345.8205

NOT FOR CONSTRUCTION

PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER

	SPAR / SUP PLANNING APPLICATION	02.14.2025
A	PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER	05.09.2025
B	PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER - REVISION 2	07.16.2025

0 10' 20'

EXISTING SITE PLAN

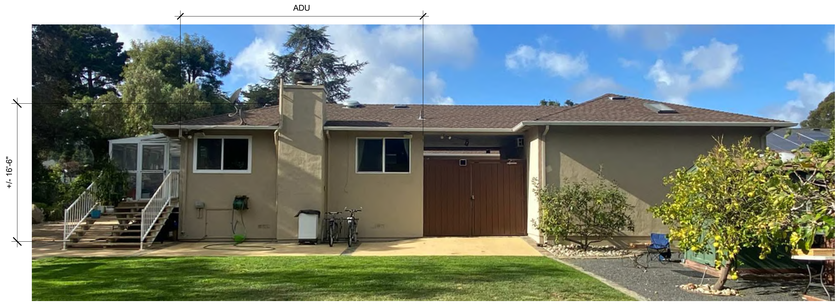
A0.00



6 EXISTING HOUSE FACADE NORTH COURT



5 EXISTING HOUSE FACADE NORTH



4 EXISTING HOUSE FACADE EAST



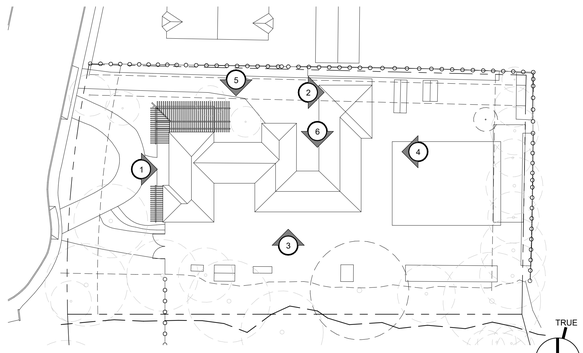
3 EXISTING HOUSE FACADE SOUTH



2 EXISTING HOUSE FACADE AT GARAGE WEST



1 EXISTING HOUSE FACADE WEST



EXISTING RESIDENCE PHOTOS KEY

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EXISTING RESIDENCE PHOTOGRAPHS

A0.01

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1 2001 ALAMEDA DE LAS PULGAS - FACING NORTH WEST



2 VIEW DOWN LA SALLE DRIVE - FACING NORTH



6 2001 LA SALLE DRIVE - FACING EAST



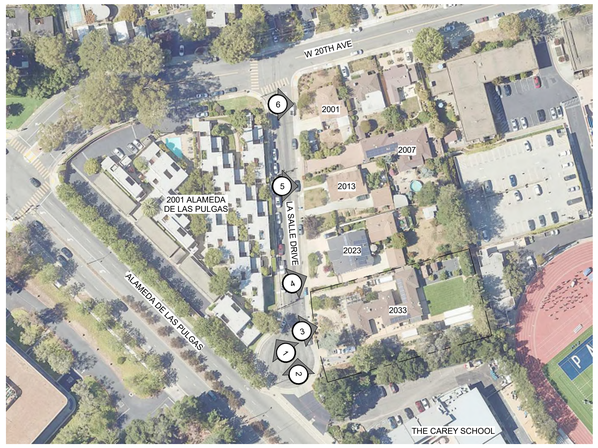
5 2013 LA SALLE DRIVE - FACING EAST



4 2023 LA SALLE DRIVE - FACING EAST



3 2033 LA SALLE DRIVE - FACING EAST



TRUE

EXISTING CONTEXT PHOTOS KEY

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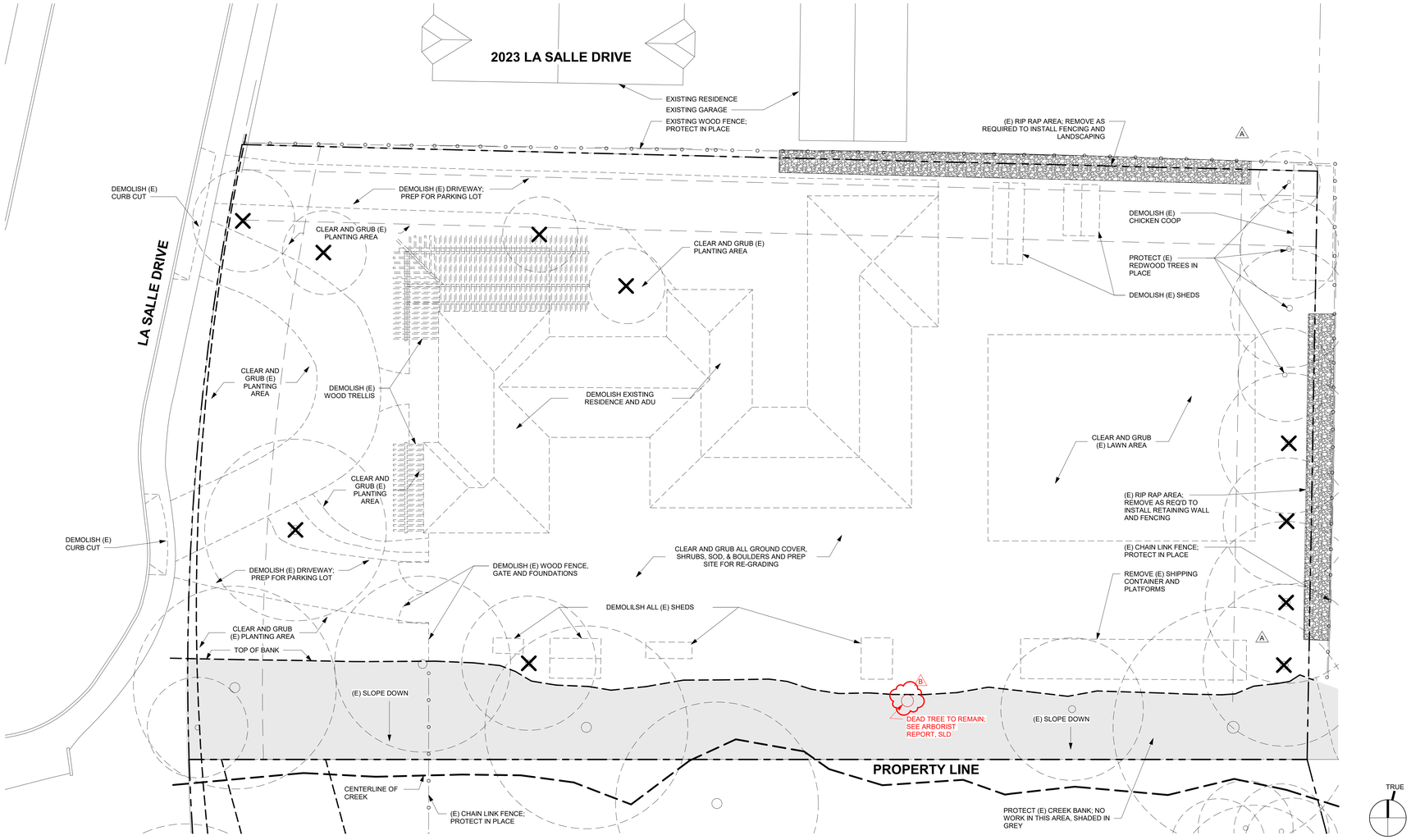
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EXISTING CONTEXT PHOTOGRAPHS

A0.02

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1 SITE DEMOLITION PLAN
1" = 10'-0"

NOTES - DEMOLITION PLANS

1. GENERAL CONTRACTOR TO SCHEDULE A PRE-DEMOLITION MEETING WITH THE ARCHITECT AND DEMOLITION TEAM TO REVIEW AND CLARIFY SCOPE OF WORK OF DEMOLITION.
2. ARCHITECTURAL DEMOLITION PLANS SHOW EXTENT OF ARCHITECTURAL DEMOLITION ONLY. REFER TO CIVIL AND LANDSCAPE ARCHITECTURE DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION AND DEMOLITION PROTECTION INFORMATION.
3. PROTECT ALL EXISTING SITE APPURTENANCES TO REMAIN DURING DEMOLITION AND CONSTRUCTION.
4. U.O.N. (E) SITE RETAINING WALLS ARE TO REMAIN.
5. GENERAL CONTRACTOR TO COORDINATE WITH CIVIL AND LANDSCAPE ARCHITECT BEFORE THE DEMOLITION OF ANY EXISTING OBSOLETE/ UNUSED SITE APPURTENANCES NOT NOTED TO BE REMOVED OR REROUTED.
6. COORDINATE DEMOLITION WITH NEW CONSTRUCTION.
7. REFER TO ARBORIST REPORT FOR TREE NUMBERING AND ADDITIONAL INFORMATION.
8. PROJECT ARBORIST SHALL COMPLETE INSPECTION ON AN AS-NEEDED BASIS DURING THE CONSTRUCTION PERIOD AND SHALL SUBMIT A MONTHLY REPORT OF FINDINGS TO PLANNER ASSIGNED TO PROJECT.
9. DURING CONSTRUCTION, THE RIPARIAN TREES AND THE SENSITIVE AREAS BELOW TOP OF BANK (TOB) BE PROTECTED WITH APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs), WHICH MAY INCLUDE FIBER ROLLS AND "ENVIRONMENTALLY SENSITIVE AREA" FENCING - VIF.

LEGEND

- PROPERTY LINE
- DEMOLISHED CONSTRUCTION
- TREE TO BE REMOVED
- CREEK BANK

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EARLY CHILDHOOD CENTER FOR THE CAREY SCHOOL

PROJECT NO.: 2423.00
2033 LA SALLE DRIVE
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P: 650.345.8205

NOT FOR CONSTRUCTION

PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER

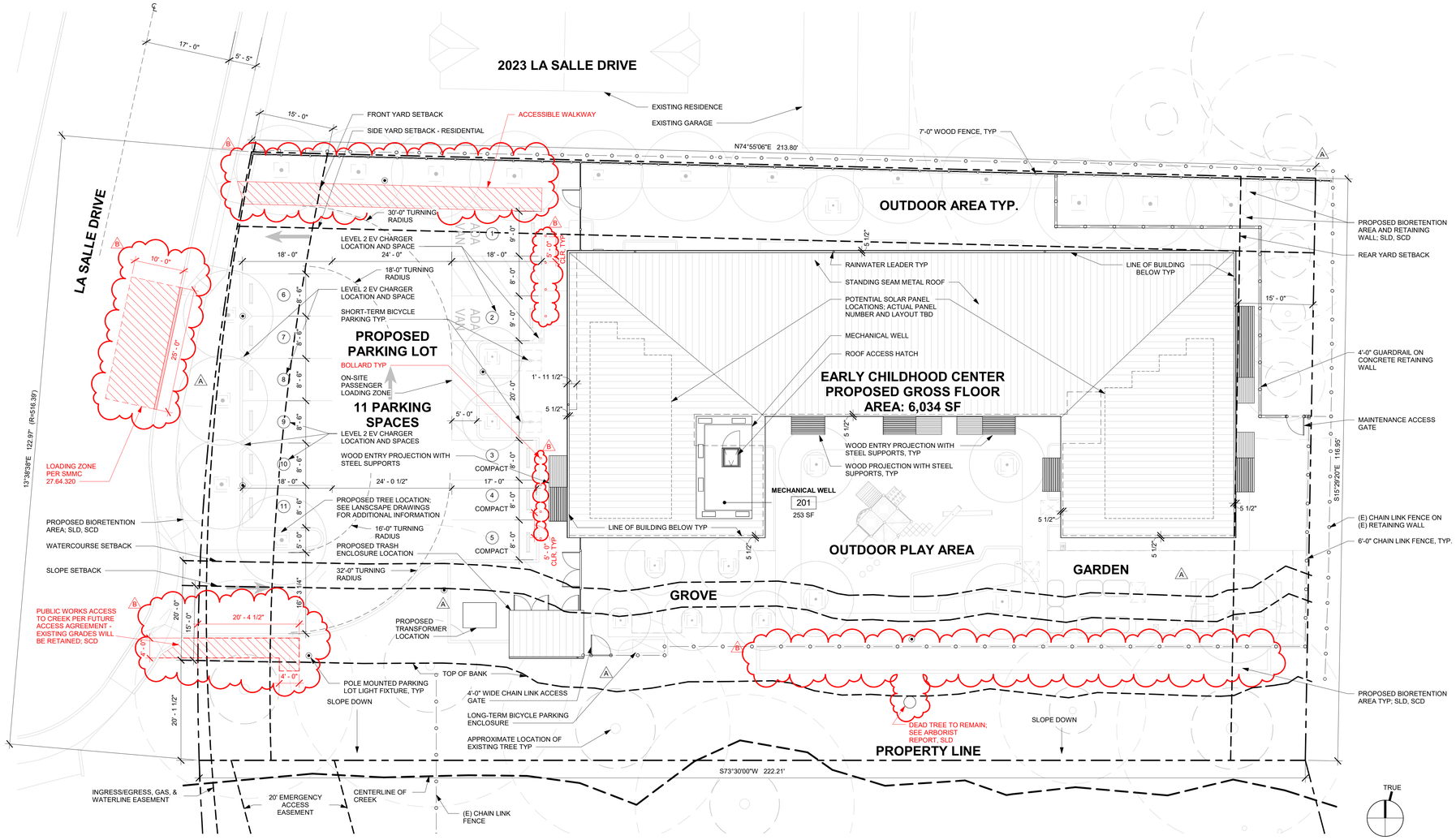
	SPAR / SUP PLANNING APPLICATION	02.14.2025
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0 10' 20'

SITE DEMOLITION PLAN

A0.10

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1 SITE AND ROOF PLAN
1" = 10'-0"

NOTES - SITE & ROOF PLAN

1. REFER TO SURVEY FOR LOCATIONS OF EXISTING SITE UTILITIES.
2. SEE SHEET G0.01 FOR PARKING REQUIREMENT CALCULATIONS.
3. DURING CONSTRUCTION, THE RIPARIAN TREES AND THE SENSITIVE AREAS BELOW TOP OF BANK (TOB) BE PROTECTED WITH APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs), WHICH MAY INCLUDE FIBER ROLLS AND "ENVIRONMENTALLY SENSITIVE AREA" FENCING - VIF.
4. STANDING SEAM METAL ROOFS TO SLOPE 1/4" PER FOOT MIN. UON.
5. STANDING SEAM METAL ROOFING MUST BE CLASS A AND HAVE A SOLAR REFLECTANCE INDEX OF 75 MIN.
6. TYPICAL ROOF RIGID INSULATION THICKNESS TO BE 5" (MIN. THICKNESS 1/2").
7. ROOF CRICKET SLOPES ARE TO BE 1/2" PER FOOT, UON.
8. CRICKET ANGLES ARE TO BE 30 DEGREES, UON.
9. SOLAR PHOTOVOLTAIC POWER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH 2022 CFC 1205, 2022 CBC 1511.9, AND THE CA ELECTRICAL CODE.

LEGEND

- PROPERTY LINE
- SETBACK
- CENTERLINE OF CREEK

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0 10' 20'

SITE AND ROOF PLAN

A1.00

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4 VIEW OF OUTDOOR AREA - EAST VIEW (OUTDOOR FURNITURE HIDDEN)



3 VIEW FROM PLAY YARD AREA - SOUTH VIEW (FENCE, TREES, & PLAY EQUIPMENT HIDDEN)



2 VIEW OF FRONT ENTRY - SOUTHWEST VIEW



1 VIEW OF ENTRY FROM STREET - WEST VIEW (STREET TREES HIDDEN)

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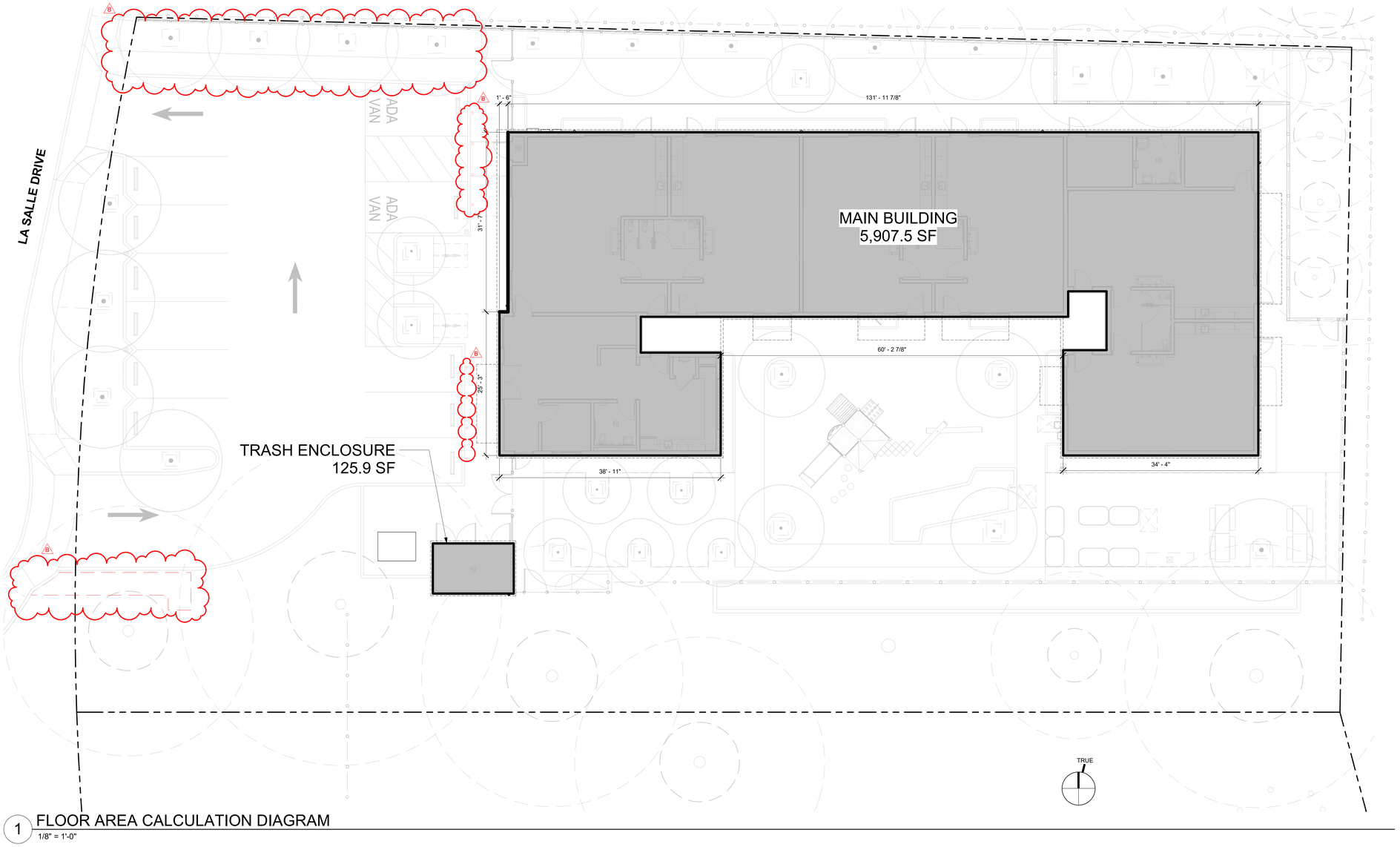
PROJECT CONCEPTUAL RENDERINGS

A1.01

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FLOOR AREA CALCULATION	
DISTRICT	R1-B
MAXIMUM ALLOWABLE FAR*	10,288 SF (0.39 FAR) A
MAIN BUILDING GROSS AREA**	5,907.5 SF
TRASH ENCLOSURE GROSS AREA	125.9 SF
TOTAL PROPOSED FLOOR AREA	**6,033.4 SF *****

* *Per San Mateo Municipal Code Section 27.60.180(g)(3)*
** *Per San Mateo Municipal Code Section 27.04.200(b)(2)(c), covered walkways have been excluded*
*** *See Sheet* ***G0.01 PROJECT INFORMATION - ZONING SUMMARY*** *for* ***ALLOWABLE FLOOR AREA*** *calculations*



1 FLOOR AREA CALCULATION DIAGRAM
1/8" = 1'-0"

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0 4' 8' 16'

FLOOR AREA DIAGRAM

A1.02

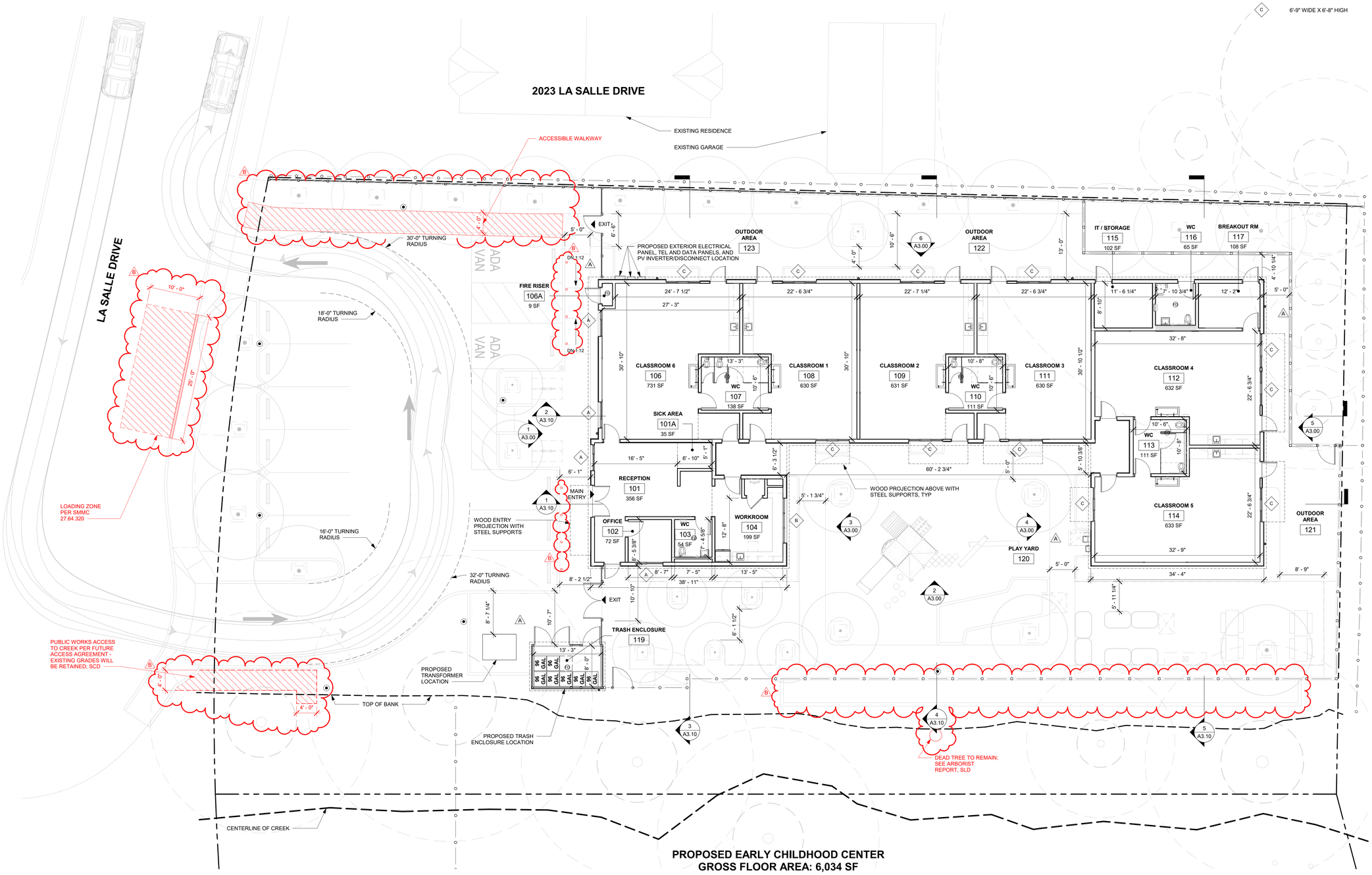
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LEGEND

- PROPERTY LINE
- WD STUD FRAME & GWB FINISHED WALL, U.O.N.
- 101A — DOOR w/ DESIGNATION MARK; SEE DOOR SCHEDULE

WINDOW SIZE LEGEND

- A — 5'-2" WIDE X 5'-2" HIGH
- B — 8'-11" WIDE X 5'-0" HIGH
- C — 6'-9" WIDE X 6'-8" HIGH



PROPOSED EARLY CHILDHOOD CENTER
GROSS FLOOR AREA: 6,034 SF

1 FLOOR PLAN
1/8" = 1'-0"

TRUE

Studio Bondy Architecture

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EARLY CHILDHOOD CENTER FOR THE CAREY SCHOOL

PROJECT NO.: 2423.00
2033 LA SALLE DRIVE
SAN MATEO, CA 94403
P: 650.345.8205

NOT FOR CONSTRUCTION

PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER

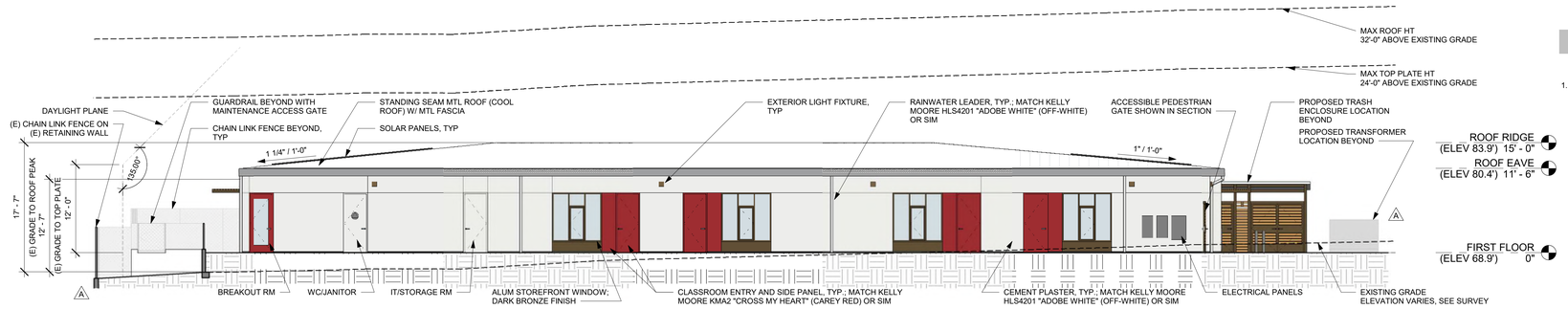
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0 4' 8' 16'

FLOOR PLAN

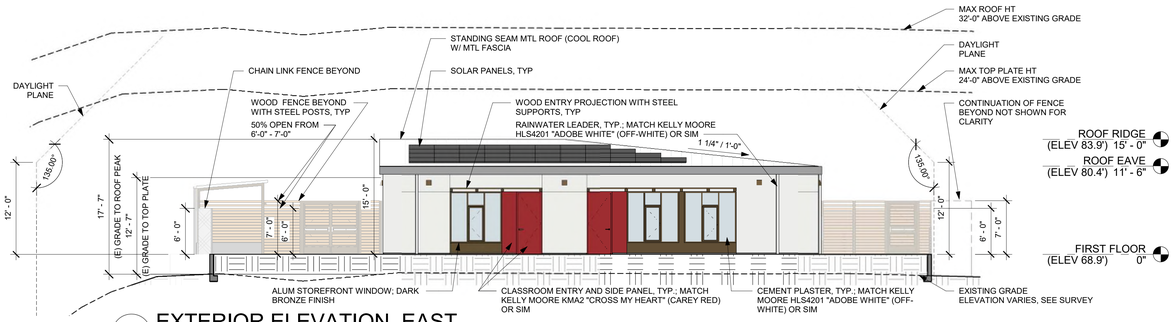
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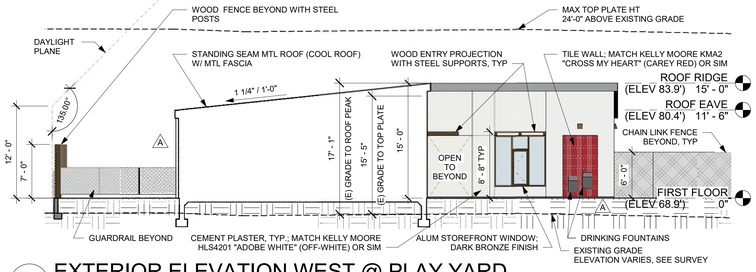
6 EXTERIOR ELEVATION NORTH

1/8" = 1'-0"



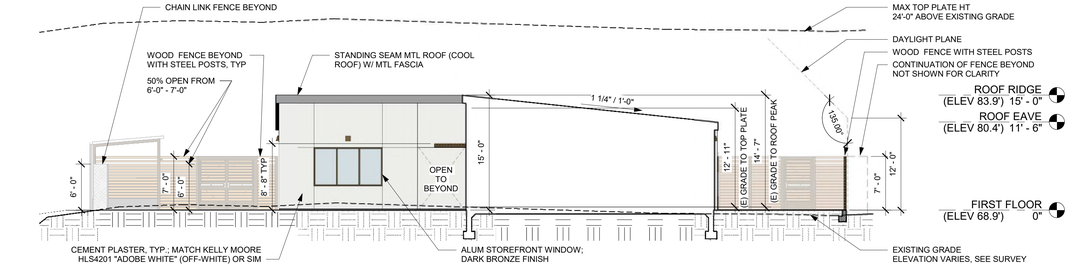
5 EXTERIOR ELEVATION EAST

1/8" = 1'-0"



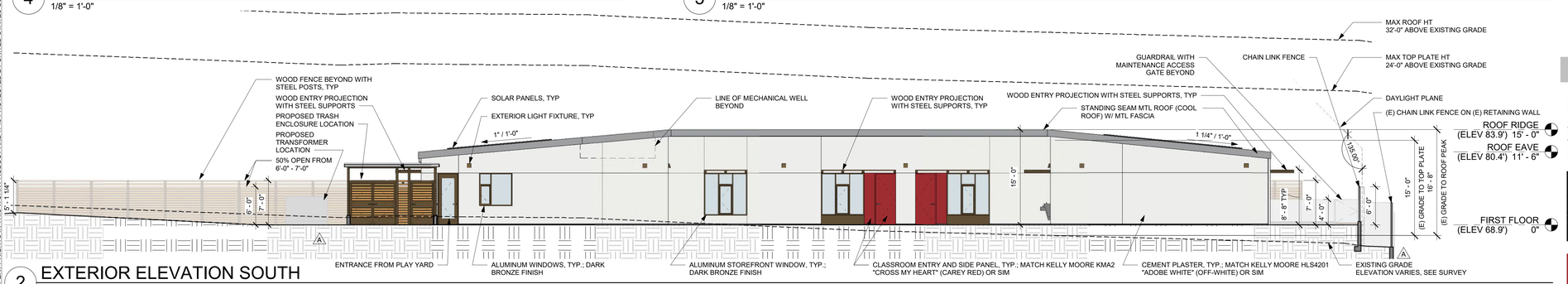
4 EXTERIOR ELEVATION WEST @ PLAY YARD

1/8" = 1'-0"



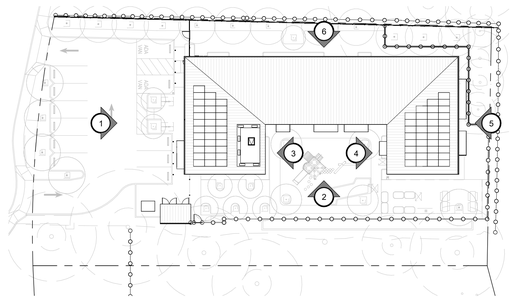
3 EXTERIOR ELEVATION EAST @ PLAY YARD

1/8" = 1'-0"

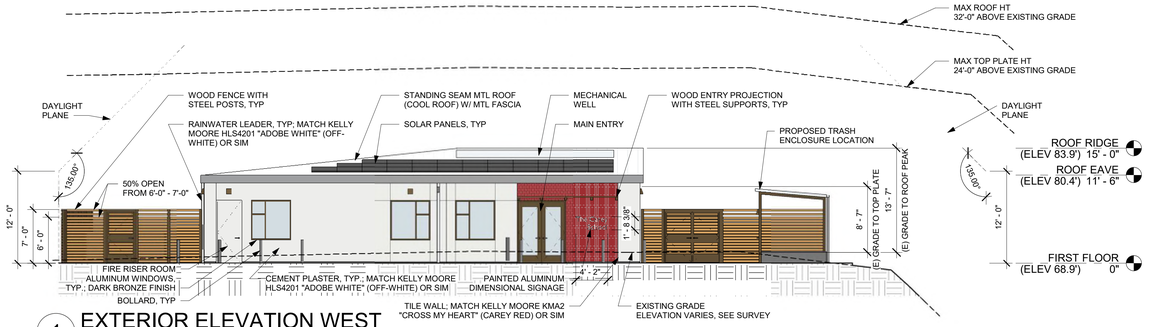


2 EXTERIOR ELEVATION SOUTH

1/8" = 1'-0"



PROPOSED CHILDHOOD CENTER ELEVATION KEY



1 EXTERIOR ELEVATION WEST

1/8" = 1'-0"

NOTES - ELEVATIONS

1. BUILDING SHALL MEET OR EXCEED THE PROVISIONS OF CALIFORNIA BUILDING CODE, CCR, TITLE 24, PART 2, CHAPTER 14 (EXTERIOR WALLS).

MATERIALS LEGEND

- CEMENT PLASTER BUILDING WALLS: KELLY MOORE HLS4201 ADOBE WHITE, OR SIM
- TYPICAL ALUMINUM STOREFRONT WINDOW FRAMES: DARK BRONZE
- ALUMINUM CLASSROOM DOORS & SIDE PANELS AND ENTRY TILE: KELLY MOORE KMA2 CROSS MY HEART, OR SIM
- STANDING SEAM METAL ROOF: AEP REGAL WHITE, OR SIM
- METAL FASCIA: TIGER RAL 7004, OR SIM
- PAINTED ALUMINUM DIMENSIONAL SIGNAGE: TIGER RAL 9003, OR SIM

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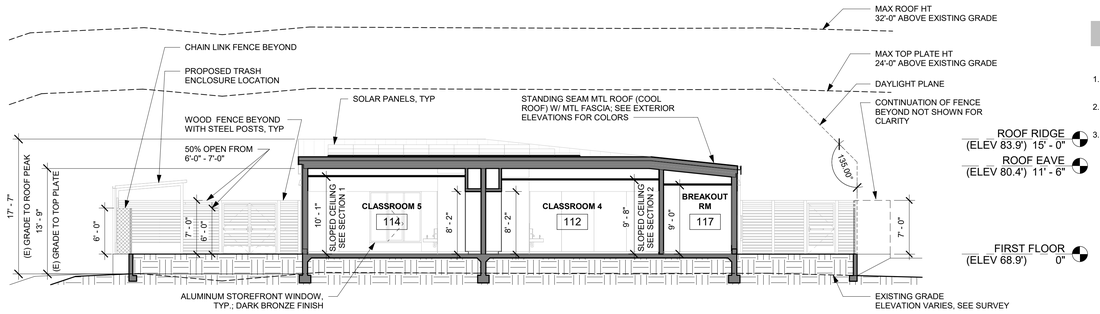
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AS SHOWN

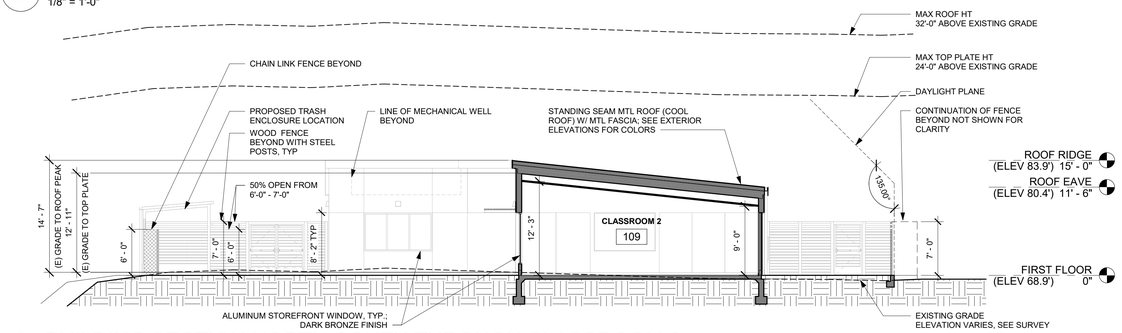
EXTERIOR BUILDING ELEVATIONS

A3.00



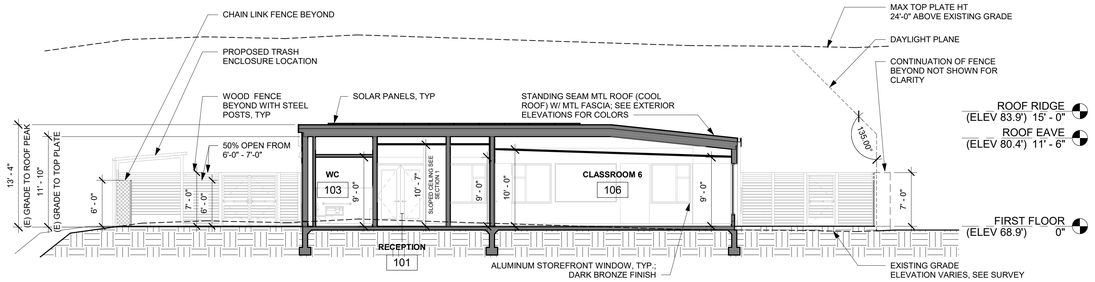
5 BUILDING SECTION NORTH-SOUTH THROUGH CLASSROOMS 4 AND 5

1/8" = 1'-0"



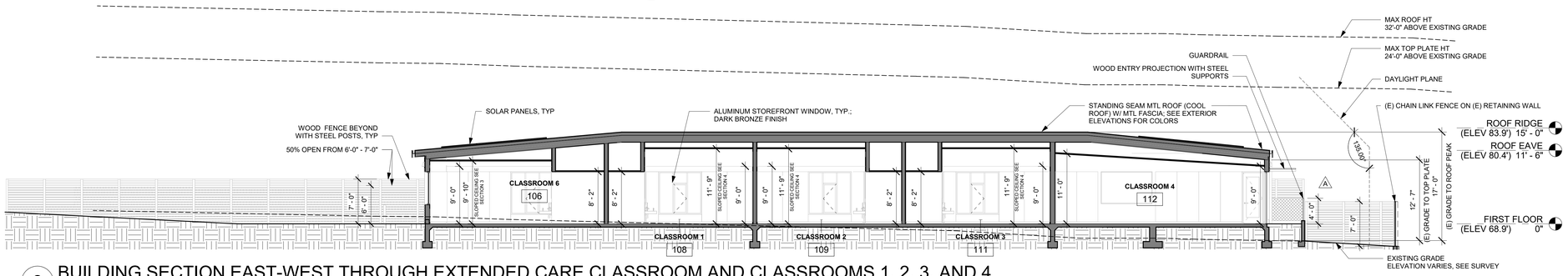
4 BUILDING SECTION NORTH-SOUTH THROUGH CLASSROOM 2

1/8" = 1'-0"



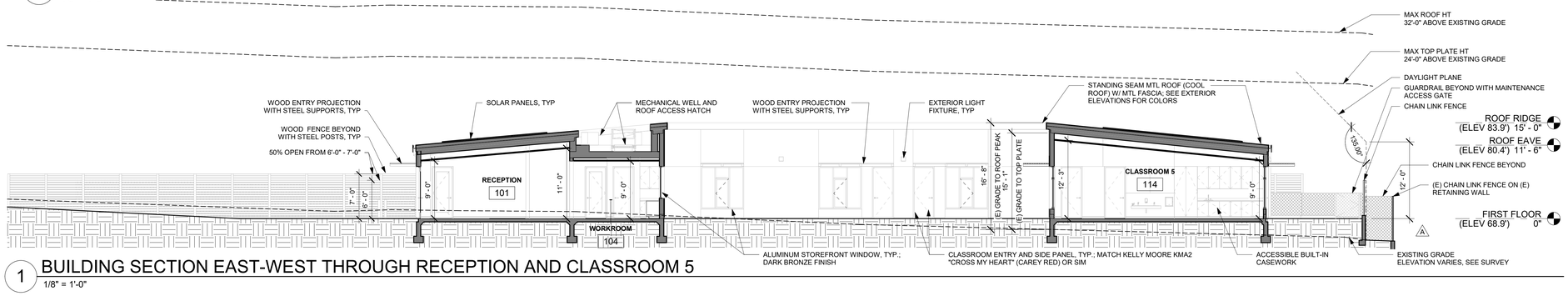
3 BUILDING SECTION NORTH-SOUTH THROUGH RECEPTION AND MULTIPURPOSE SPACE

1/8" = 1'-0"



2 BUILDING SECTION EAST-WEST THROUGH EXTENDED CARE CLASSROOM AND CLASSROOMS 1, 2, 3, AND 4

1/8" = 1'-0"



1 BUILDING SECTION EAST-WEST THROUGH RECEPTION AND CLASSROOM 5

1/8" = 1'-0"

NOTES - SECTIONS

1. ALL DIMENSIONS NOTED AS "VIF" TO BE REVIEWED WITH ARCHITECT. NOTIFY ARCHITECT OF ANY DISCREPANCIES WITH DIMENSIONS NOTED AS "VIF".
2. DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THICKNESS OF ALL FINISH MATERIALS.
3. DO NOT SCALE OFF DRAWINGS. NOTIFY ARCHITECT OF ANY OMITTED DIMENSIONS.

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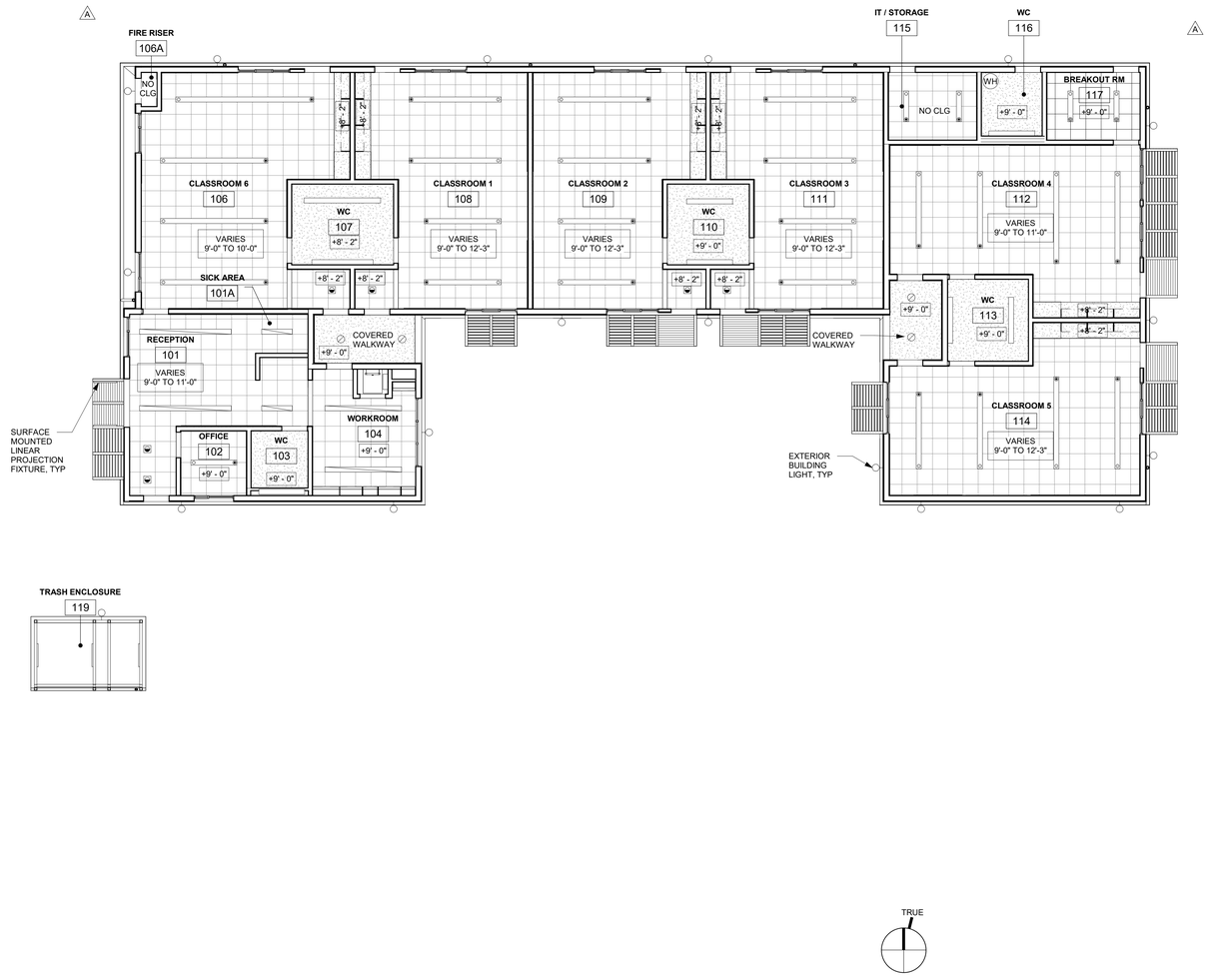
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0 4' 8' 16'

BUILDING SECTIONS

A3.10



1 REFLECTED CEILING PLAN

1/8" = 1'-0"

NOTES - RCP

1. DIMENSIONING SYSTEM: UNLESS OTHERWISE NOTED, DIMENSIONS ARE MEASURED TO:
   A. FACE OF FINISH
   B. STRUCTURAL GRID
   C. CENTERLINE OF OPENING (DOOR, WINDOW, ETC).
2. SEE LIGHTING DWGS FOR LIGHT FIXTURE INFORMATION.
3. ALIGN SUSPENDED GRID LAYOUT TO CENTER IN ROOM OR CENTER IN SUSPENDED CEILING CLOUD, UON.
4. RECESSED LIGHT FIXTURES TO BE CENTERED IN CEILING PANELS, TYP.
5. SOME EQUIPMENT AND LIGHTS SHOWN FOR COORDINATION ONLY.

LEGEND

- RECESSED DOWNLIGHT
- UTILITY SURFACE MOUNTED LED LIGHT
- LINEAR PENDANT LED LIGHT
- SURFACE MOUNTED FIXTURE
- WALL MOUNTED DOWNLIGHT
- RECESSED WALL WASHER
- UNDERCABINET LIGHT

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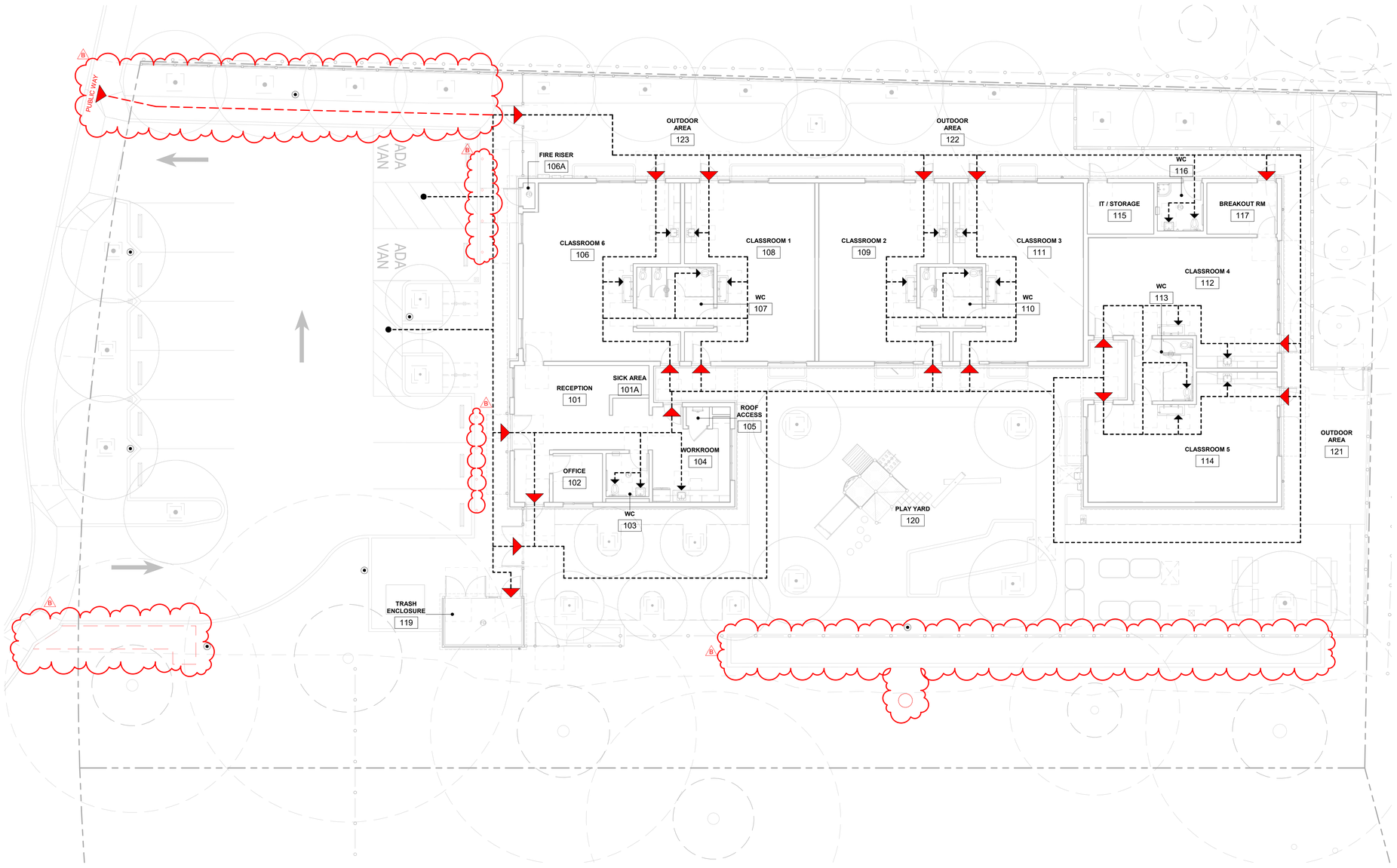
0 4' 8' 16'

REFLECTED CEILING PLAN

A6.10

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7/15/2025 11:02:47 AM



1 ACCESSIBILITY PLAN
1/8" = 1'-0"

NOTES - ACCESSIBILITY

1. ACCESSIBLE ROUTES RUNNING SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL, AND CROSS SLOPE NOT TO EXCEED 2%, PER 2022 CBC 11B-403.3; WHERE SLOPE EXCEEDS 5% PEDESTRIAN RAMPS SHALL BE PROVIDED AND SHALL COMPLY WITH 2022 CBC 11B-405.
2. ACCESSIBLE ROUTES NOT TO HAVE ABRUPT CHANGE IN LEVEL, CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2, PER 2022 CBC 11B-303.3.
3. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48" MINIMUM PER CBC SECTION 11B-403.5.1, EXCEPTION 3.
4. ACCESSIBLE ROUTES SHOULD PROVIDE CLEARANCE WIDTH OF 44" MIN WHEN SERVING ELEMENTS ON BOTH SIDES PER 2022 CBC 11B-403.5.1, EXCEPTION 4.
5. A 60" BY 60" MINIMUM PASSING SPACE SHALL BE PROVIDED AT 200 FOOT INTERVALS ALONG ACCESSIBLE ROUTES THAT ARE LESS THAN 60 INCHES WIDE PER CBC SECTION 11B-403.5.3.
6. ALL ACCESSIBLE ROUTES OF TRAVEL DIRECTIONAL SIGNAGE SHALL COMPLY WITH CBC SECTION 1009.10 AND 11B-703.5.
7. ALL SYMBOLS OF ACCESSIBILITY SHALL COMPLY WITH 2022 CBC 11B-703.7.
8. ALL ENTRANCES AND ALL EXTERIOR GROUND LEVEL EXITS SHALL COMPLY WITH 2022 CBC 11B-404.
9. ALL ENTRANCES AND ALL EXTERIOR GROUND LEVEL EXISTS SHALL HAVE LEVEL LANDINGS ON EACH SIDE OF THE DOOR, WHICH SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY PER 2022 CBC 11B-303.3.
10. ASSISTIVE LISTENING SYSTEMS SHALL COMPLY WITH 2022 CBC 11B-703.7.2.4 AND SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESS AND HEAR LOSS COMPLYING WITH FIGURE 11B-703.7.2.4
11. PROVIDE TACTILE EXIT SIGNS PER 2022 CBC SEC 1013.4.
12. PROVIDE MEANS OF EGRESS ILLUMINATION PER 2022 CBC SEC. 1008. MEANS OF EGRESS ILLUMINATION SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT WALKING SURFACE LEVEL. SEE LIGHTING DRAWINGS.
13. AUTOMATIC EMERGENCY POWER SHALL BE PROVIDED TO MEANS OF EGRESS ILLUMINATION FOR NOT LESS THAN 90 MINUTES PER 2022 CBC 1008.3.4. SEE LIGHTING DRAWINGS.

LEGEND

ROOM NAME
101
ROOM NAME
ROOM NUMBER

ACCESSIBLE ROUTE

ACCESSIBLE ENTRANCE / EXIT

ORIGINAL, TREATY PROVISIONS. REFER TO THE PROJECT MANUAL FOR APPLICABLE USE RESTRICTIONS. ORIGINAL DRAWING IS 30" X 42". SCALE ENTITIES ACCORDINGLY IF REDUCED.
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0 4' 8' 16'

ACCESSIBILITY PLAN

A11.00

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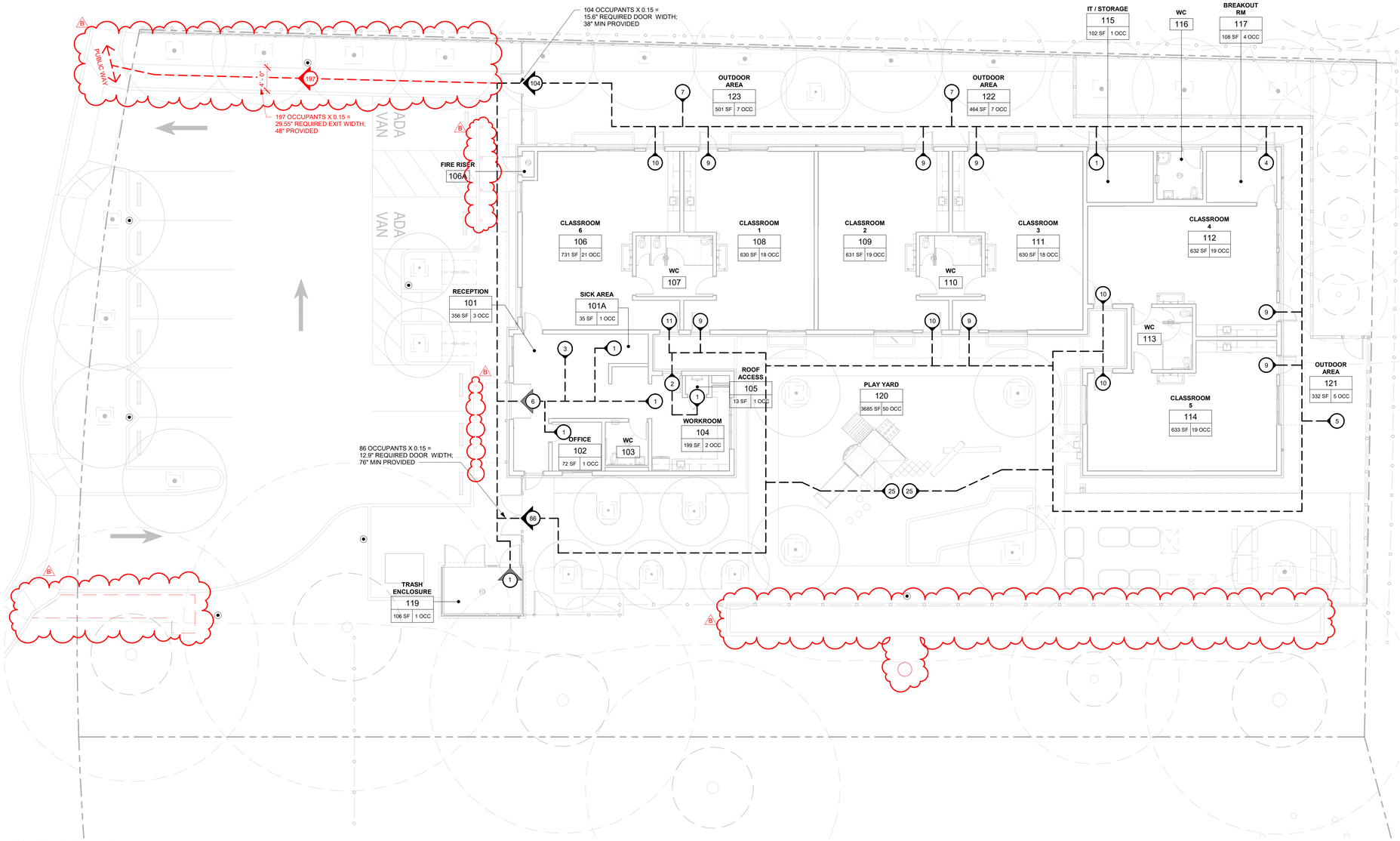
Room No.	Room Name	Function of Space	Area	GROSS/NET	Occupant Load Factor	Number of Occupants
FIRST FLOOR						
101	RECEPTION	BUSINESS AREAS	356 SF	GROSS	150	3
101A	SICK AREA	BUSINESS AREAS	35 SF	GROSS	150	1
102	OFFICE	BUSINESS AREAS	72 SF	GROSS	150	1
103	WC	(none)	54 SF			
104	WORKROOM	BUSINESS AREAS	199 SF	GROSS	150	2
105	ROOF ACCESS	ACCESSORY (STORAGE AREAS, MECHANICAL EQUIPMENT ROOM)	13 SF	GROSS	300	1
106	CLASSROOM 6	DAY CARE	731 SF	NET	35	21
106A	FIRE RISER	(none)	9 SF		0	0
107	WC	(none)	138 SF			
108	CLASSROOM 1	DAY CARE	630 SF	NET	35	18
109	CLASSROOM 2	DAY CARE	631 SF	NET	35	19
110	WC	(none)	111 SF			
111	CLASSROOM 3	DAY CARE	630 SF	NET	35	18
112	CLASSROOM 4	DAY CARE	632 SF	NET	35	19
113	WC	(none)	111 SF			
114	CLASSROOM 5	DAY CARE	633 SF	NET	35	19
115	IT / STORAGE	ACCESSORY (STORAGE AREAS, MECHANICAL EQUIPMENT ROOM)	102 SF	GROSS	300	1
116	WC	(none)	65 SF			
117	BREAKOUT RM	DAY CARE	108 SF	NET	35	4
119	TRASH ENCLOSURE	ACCESSORY (STORAGE AREAS, MECHANICAL EQUIPMENT ROOM)	106 SF	GROSS	300	1
120	PLAY YARD	(none)	3685 SF		75	50
121	OUTDOOR AREA	(none)	332 SF		75	5
122	OUTDOOR AREA	(none)	464 SF		75	7
123	OUTDOOR AREA	(none)	501 SF		75	7
ROOF RIDGE						
201	MECHANICAL WELL	(none)	253 SF			

NOTES - EGRESS PLANS

1. ACCESSIBLE ROUTES RUNNING SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL, AND CROSS SLOPE NOT TO EXCEED 2%, PER 2022 CBC 11B-403.3; WHERE SLOPE EXCEEDS 5% PEDESTRIAN RAMPS SHALL BE PROVIDED AND SHALL COMPLY WITH 2022 CBC 11B-405.
2. ACCESSIBLE ROUTES NOT TO HAVE ABRUPT CHANGE IN LEVEL, CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2, PER 2022 CBC 11B-303.3.
3. ACCESSIBLE ROUTES SHOULD PROVIDE CLEARANCE WIDTH OF 44" MIN WHEN SERVING ELEMENTS ON BOTH SIDES, PER 2022 CBC 11B-403.5.
4. ALL SYMBOLS OF ACCESSIBILITY SHALL COMPLY WITH 2022 CBC 11B-703.7.
5. ALL ENTRANCES AND ALL EXTERIOR GROUND LEVEL EXITS SHALL COMPLY WITH 2022 CBC 11B-404.
6. ALL ENTRANCES AND ALL EXTERIOR GROUND LEVEL EXITS SHALL HAVE LEVEL LANDINGS ON EACH SIDE OF THE DOOR, WHICH SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY PER 2022 CBC 11B-303.3.
7. PROVIDE TACTILE EXIT SIGNS PER 2022 CBC SEC 1013.4.
8. PROVIDE MEANS OF EGRESS ILLUMINATION PER 2022 CBC SEC. 1008. MEANS OF EGRESS ILLUMINATION SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT WALKING SURFACE LEVEL. SEE LIGHTING DRAWINGS.
9. AUTOMATIC EMERGENCY POWER SHALL BE PROVIDED TO MEANS OF EGRESS ILLUMINATION FOR NOT LESS THAN 90 MINUTES PER 2022 CBC 1008.3.4. SEE LIGHTING DRAWINGS.

LEGEND

ROOM NAME / 101 / XXXX SF | XXX OCC	ROOM NAME ROOM NUMBER AREA AND NUMBER OF OCCUPANTS
XXX	OCCUPANY LOAD
XXX	EXIT CUMULATIVE OCCUPANY LOAD
	MEANS OF EGRESS, PATH OF TRAVEL



1 EGRESS PLAN
1/8" = 1'-0"

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0 4' 8' 16'

EGRESS SITE PLAN, OCCUPANCY LOAD CALCULATIONS

A11.01

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MINIMUM PLUMBING FIXTURES

(Total E Occupancy 119)/2 => 60 female & 60 male

TYPE OF OCCUPANCY (Table 422.1)	WATER CLOSET male	WATER CLOSET female	URINAL	LAVATORY male	LAVATORY female	DRINKING FOUNTAIN	SERVICE SINK OR LAUNDRY TRAY
E	1:50	1:30	1:100	1:40	1:40	> 150	
TOTAL REQUIRED	2	2	1	2	2	1	1
TOTAL PROVIDED	4	5	0*	7	7	8**	1

NOTES:

* 1. PER TABLE 422.1 NOTE 3: THE TOTAL NUMBER OF REQUIRED WATER CLOSETS FOR FEMALES SHALL BE NOT LESS THAN THE TOTAL NUMBER OF REQUIRED WATER CLOSETS AND URINALS FOR MALES. THIS REQUIREMENT SHALL NOT APPLY WHEN SINGLE OCCUPANCY TOILET FACILITIES ARE PROVIDED FOR EACH SEX IN AN A OR E OCCUPANCY WITH AN OCCUPANT LOAD OF LESS THAN 50.
A. THE REQUIRED URINAL SHALL BE PERMITTED TO BE OMITTED.

THE STAFF PLUMBING OCCUPANT LOAD USING THE TWO STAFF SINGLE OCCUPANCY RESTROOMS IS 4.19 (ROUNDED TO 5 OCCUPANTS)ΔA, 5<50.

** 2. DRINKING WATER FOR STAFF PROVIDED BY WATER COOLER. 6 DECK-MOUNT BUBBLERS ON SINKS IN CLASSROOMS ARE PROVIDED FOR THE USE OF CHILDREN, ALONG WITH A HIGH-LOW DRINKING FOUNTAIN IN THE PLAY AREA.

3. CHILDCARE FACILITIES ARE LICENSED BY THE STATE OF CALIFORNIA.
BASED ON TOTAL CAPACITY OF THE CHILDCARE FACILITY, THERE SHALL BE ONE WATER CLOSET AND ONE HANDWASHING FIXTURE MAINTAINED FOR EVERY 15 CHILDREN OR FRACTION THEREOF.

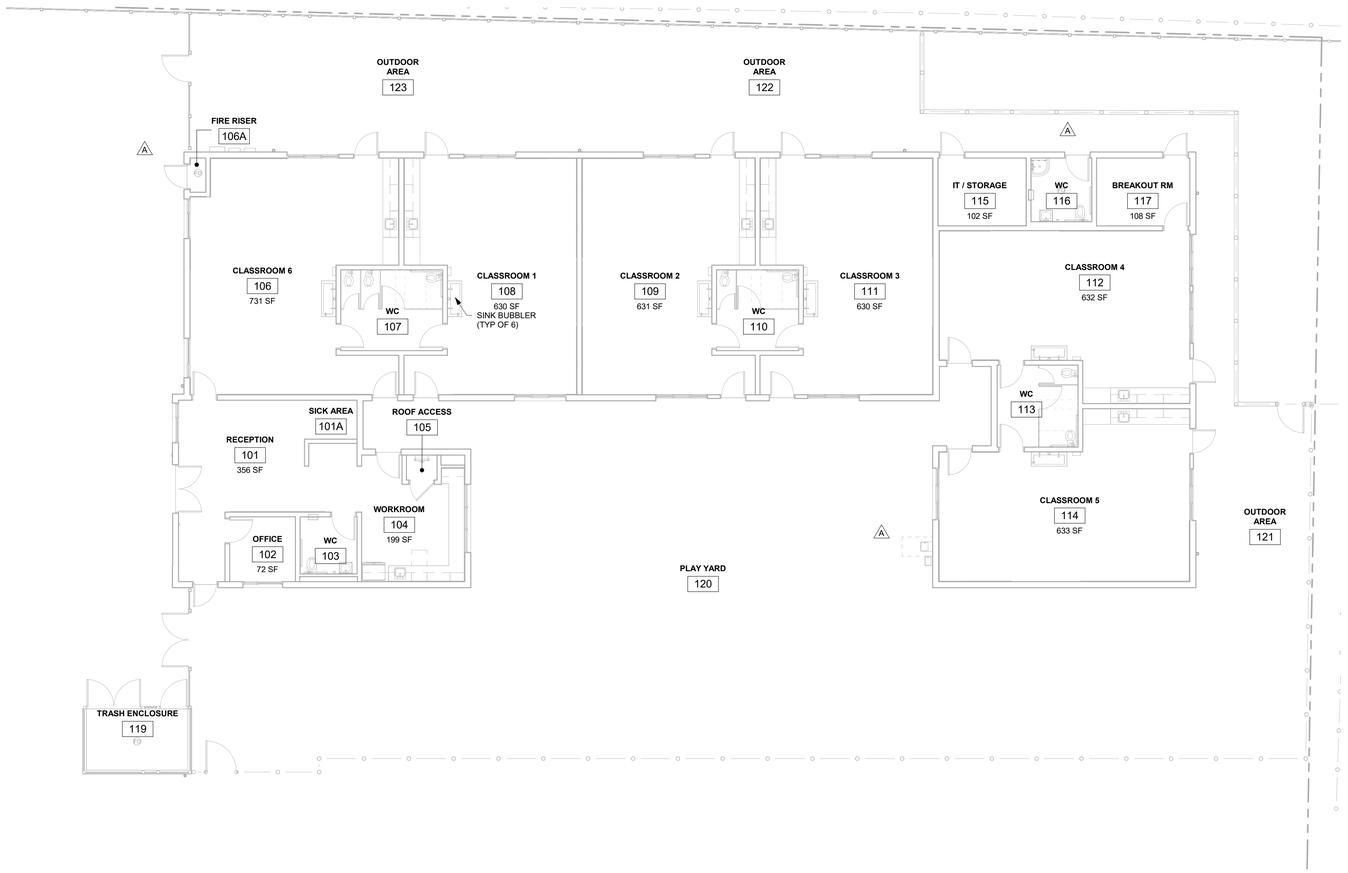
FOR THE USE OF 75 PRESCHOOL CHILDREN:
5 WATER CLOSETS AND 5 HANDWASHING FIXTURES ARE REQUIRED.
7 WATER CLOSETS AND 12 HANDWASHING FIXTURES ARE PROVIDED.

PLUMBING FIXTURE TABULATION BY ROOM NUMBER

Room		Plumbing Occupancy		Room Calcs		
Number	Name	Classification	Group	Area	Occupant Load Factor	Plumbing Occupants
FIRST FLOOR						
101	RECEPTION	Business	B	356	150	2.38
101A	SICK AREA	Accessory		35		
102	OFFICE	Business	B	72	150	0.48
103	WC	Accessory		54		
104	WORKROOM	Business	B	199	150	1.33
105	ROOF ACCESS	Accessory		13		
106	CLASSROOM 6	Daycare	E	731	35	20.89
106A	FIRE RISER	Accessory		9		
107	WC	Accessory		138		
108	CLASSROOM 1	Daycare	E	630	35	17.99
109	CLASSROOM 2	Daycare	E	631	35	18.03
110	WC	Accessory		111		
111	CLASSROOM 3	Daycare	E	630	35	17.99
112	CLASSROOM 4	Daycare	E	632	35	18.06
113	WC	Accessory		111		
114	CLASSROOM 5	Daycare	E	633	35	18.09
115	IT / STORAGE	Accessory		102		
116	WC	Accessory		65		
117	BREAKOUT RM	Daycare	E	108	35	3.07
119	TRASH ENCLOSURE	Accessory		106		
120	PLAY YARD	Accessory		3685		
121	OUTDOOR AREA	Accessory		332		
122	OUTDOOR AREA	Accessory		464		
123	OUTDOOR AREA	Accessory		501		
124	OUTDOOR AREA	Accessory		5		
ROOF RIDGE						
201	MECHANICAL WELL	(none)		253		
Grand total						118.33

NOTES - PLUMBING FIXTURE CALCULATIONS

1. PLUMBING OCCUPANCY CALCULATED PER 2022 CPC OCCUPANT LOAD FACTOR TABLE 4-1.
2. TOTAL FIXTURES REQUIRED CALCULATED PER 2022 CPC TABLE 422.1.



1 PLUMBING FIXTURE CALCULATION PLAN
1/8" = 1'-0"

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EARLY CHILDHOOD CENTER FOR THE CAREY SCHOOL

PROJECT NO.: 2423.00
2033 LA SALLE DRIVE
SAN MATEO, CA 94403
P: 650.345.8205

NOT FOR CONSTRUCTION

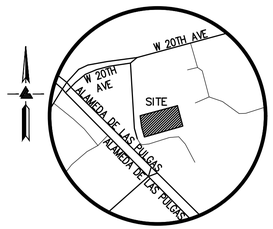
PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER

	SPAR / SUP PLANNING APPLICATION	02.14.2025
A	PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER	05.09.2025
B	PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER - REVISION 2	07.16.2025

0 4' 8' 16'

PLUMBING FIXTURE CALCULATIONS AND FLOOR PLANS

A11.02



VICINITY MAP
NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- CATV — CABLE TV OVERHEAD LINE
- ETC — ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
- E — ELECTRICAL OVERHEAD LINE
- T — TELEPHONE OVERHEAD LINE
- TV/T — CABLE TV/TELEPHONE OVERHEAD LINE
- EASEMENT
- x — FENCE LINE
- FLOW LINE
- SS — SANITARY SEWER LINE
- BENCHMARK
- BW — BOTTOM RETAINING WALL
- EB — ELECTRICAL BOX
- EM — ELECTRICAL METER
- FF — FINISH FLOOR
- FIRE HYDRANT
- FL — FLOW LINE
- GM — GAS METER
- INV — INVERT
- ICV — IRRIGATION CONTROL VALVE
- JMAP — JAPANESE MAPLE
- JOINT POLE
- M— — MULTI-TRUNK TREE
- MB — MAIL BOX
- RWD — REDWOOD
- RP — ROOF PEAK
- SSCO — SANITARY SEWER CLEAN-OUT
- SSMH — SANITARY SEWER MAINTENANCE HOLE
- SDMH — STORM DRAIN MAINTENANCE HOLE
- TC — TOP OF CURB
- TOS — TOP OF SLAB
- TW — TOP OF RETAINING WALL
- WM — WATER METER
- WV — WATER VALVE
- XXX.XX — SPOTGRADE
- ASPHALT
- CONCRETE
- DECOMPOSED GRANITE
- GRAVEL
- LAWN
- PAVERS
- RIP RAP
- RIVER ROCK
- STONE
- WOOD

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE MAP No.: 06081C0162F
EFFECTIVE DATE: JULY 16, 2015

EASEMENT NOTE

EASEMENTS ARE SHOWN PER CONDITION OF TITLE GUARANTEE ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY
ORDER NO. 24-174281
DATED JULY 18, 2024.

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING).

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS
GROSS:
26,380± SQUARE FEET / 0.60± ACRES.
NET:
26,223± SQUARE FEET / 0.60± ACRES

UTILITY NOTE

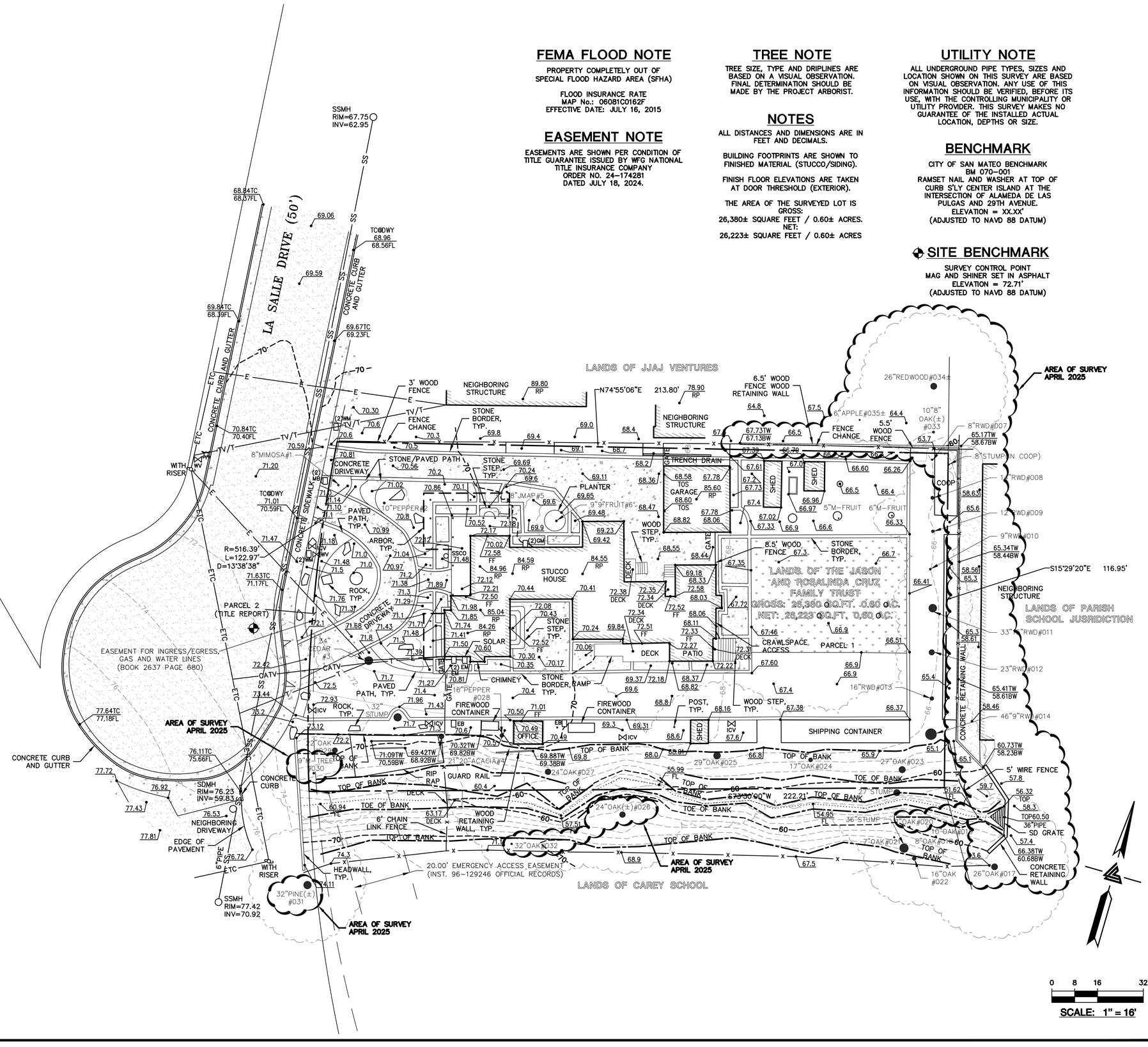
ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

BENCHMARK

CITY OF SAN MATEO BENCHMARK
BM 070-001
RAMSET NAIL AND WASHER AT TOP OF CURB S'LY CENTER ISLAND AT THE INTERSECTION OF ALAMEDA DE LAS PULGAS AND 29TH AVENUE.
ELEVATION = XX.XX'
(ADJUSTED TO NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 72.71'
(ADJUSTED TO NAVD 88 DATUM)



GREGORY F. BRAZE No. 7623 — REGISTERED PROFESSIONAL ENGINEER — STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS

REGIONAL OFFICES:
ROSEVILLE
PLEASANTON
SAN JOSE
SAN LUIS OBISPO

MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086

WWW.LEABRAZE.COM

2033 LA SALLE DRIVE
SAN MATEO
CALIFORNIA

APN: 039-040-080

SAN MATEO COUNTY

TOPOGRAPHIC SURVEY

–	–
–	–
–	–
SURVEY UPDATE 4-29-25	JP
REVISIONS	BY
JOB NO:	2242195
DATE:	12-11-24
SCALE:	1"=16'
BNDY BY:	KR
FIELD BY:	AO
DRAWN BY:	JP
SHEET NO:	SU1

1 OF 1 SHEETS

GENERAL NOTES

1. ENTERING INTO THIS CONTRACT INDICATES THAT THE CONTRACTOR HAS VISITED THE SITE, IS FAMILIAR WITH THE EXISTING CONDITIONS AND REVIEWED THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS AND FIELD CONDITIONS, AND FOR CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
3. THE DOCUMENTS DESCRIBE DESIGN INTENT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING COMPLETE, OPERATIONAL SYSTEMS AND INSTALLATIONS. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH WORK. WRITTEN DIMENSIONS SHALL GOVERN.
5. ALL DIMENSIONAL NOTES AND DETAILS SHOWING A PORTION OF A DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE HAND AND/OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.
6. DIMENSIONS INDICATED ON PLANS FOR HORIZONTAL CONTROL ARE ACCURATE IF MEASURED ON A LEVEL LINE. MEASURE HORIZONTAL CONTROL DIMENSIONS ON A LEVEL LINE, NOT PARALLEL WITH GROUND SLOPE.
7. THE CONTRACTOR SHALL VERIFY EXISTING FACILITIES IN THE FIELD, WHETHER OR NOT THEY ARE SHOWN IN THE DRAWINGS.
8. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF CONFLICTS BETWEEN DRAWINGS AND FIELD CONDITIONS PRIOR TO PROCEEDING WITH WORK IN QUESTION.
9. THE CONTRACTOR IS RESPONSIBLE FOR WORKING AROUND AND PROTECTING ALL EXISTING FACILITIES ADJACENT TO THE WORK AREA. THESE FACILITIES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: HARDSCAPE, TREES, LANDSCAPING, HYDRANTS AND UTILITY POLES.
10. PROTECT EXISTING FEATURES AND UTILITIES TO REMAIN WITHIN AND ADJACENT TO PROJECT SITE DURING CONSTRUCTION UNTIL FINAL COMPLETION. IF LIVE UTILITIES ARE ENCOUNTERED WHICH WERE NOT INDICATED PREVIOUSLY, PROTECT THE SAME FROM DAMAGE AND IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND AFFECTED UTILITY PROVIDER. DO NOT PROCEED UNTIL FURTHER INSTRUCTIONS ARE RECEIVED FROM OWNER'S REPRESENTATIVE.
11. CONFORM LINE SHALL BE FIVE (5) FEET BEYOND THE EXTENDED PROPERTY LINE UNLESS OTHERWISE INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE OWNER.
12. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATE (DUST).
13. AT THE COMPLETION OF WORK THE CONTRACTOR SHALL REMOVE ALL MARKS, STAINS AND BLEMISHES RESULTING FROM CONSTRUCTION OPERATIONS THROUGHOUT THE CONTRACT.
14. REFER TO CIVIL DRAWINGS FOR ALL NOTES AND INFORMATION RELATED TO EXISTING AND PROPOSED UTILITIES INCLUDING LOCATION OF EXISTING UTILITIES PRIOR TO ANY SITE DEMOLITION OR CLEARING OR ASSOCIATED WITH ANY SITE GRADING OR TRENCHING OPERATIONS.
15. REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR ALL NOTES AND INFORMATION REGARDING BUILDING EXCAVATIONS.
16. THE EXISTING MATERIALS AND CONDITIONS SHOWN ON THESE DRAWINGS ARE ASSUMED TO BE ACCURATE BASED ON AVAILABLE INFORMATION AND HAVE NOT BEEN VERIFIED BY THE LANDSCAPE ARCHITECT. BACKGROUND INFORMATION IS FROM TOPOGRAPHIC SURVEYS PROVIDED BY LEA AND BRAZE ENGINEERING, INC. DATED 12-11-2024.
17. THESE DOCUMENTS ARE SUBJECT TO MODIFICATIONS DURING CONSTRUCTION SHOULD CONDITIONS ARISE THAT WERE NOT APPARENT DURING THEIR PREPARATION. ANY SUCH MODIFICATIONS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR ACCEPTANCE.
18. DURING CONSTRUCTION, THE RIPARIAN TREES AND THE SENSITIVE AREAS BELOW TOB SHALL BE PROTECTED WITH APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS), WHICH MAY INCLUDE FIBER ROLLS AND ENVIRONMENTALLY SENSITIVE AREA FENCING - VIF.

ABBREVIATIONS

THESE ABBREVIATION ARE BASED ON STANDARD ABBREVIATIONS THAT ARE USED IN CONSTRUCTION. HOWEVER, ALL ABBREVIATION MUST BE REVIEWED IN CONTEXT AND FINAL INTERPRETATION IS BY THE ARCHITECT. NOT ALL ABBREVIATION THAT ARE LISTED ARE IN USED IN THE ATTACHED DOCUMENTS.

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
APPROX	APPROXIMATE
BC	BEGIN CURVE/BOTTOM OF CURB
BNDY	BOUNDARY
BEG	BEGIN
BF	BOTTOM FACE
BLDG	BUILDING
BM	BENCH MARK
BOW	BACK OF WALK
BTA	BIORETENTION TREATMENT AREA
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM OF WALL
CL	CENTER LINE
CB	CATCH BASIN
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CLR	CLEAR
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
CU FT	CUBIC FEET
DB	DRAIN BASIN
DI	DRAINAGE INLET
DIA	DIAMETER
DIM	DIMENSION
DWG	DRAWING
(E)/EX	EXISTING
EA	EACH
EC	END OF CURVE
EF	EACH FACE
ELEV/EL	ELEVATION
ELECT	ELECTRICAL
EQ	EQUAL
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXP/EJ	EXPANSION JOINT
FFE	FINISHED FLOOR
FG	FINISH GRADE (LANDSCAPE)
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
G	GAS
GAL	GALLON
GALV	GALVANIZED
GB	GRADE BREAK
GM	GAS METER
GND	GROUND
HB	HOSE BIB
HORIZ	HORIZONTAL
IE	INVERT
JT	JOINT
LWF	LIGHTWEIGHT FILL
LOL	LAYOUT LINE
LOW	LIMIT OF WORK
ME	MATCH EXISTING (ELEVATION)
MH	MANHOLE
MAINT	MAINTENANCE
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
MON	MONUMENT.
(N)	NEW
N	NORTH
NOS	NUMBERS
NTS	NOT TO SCALE
OC	ON CENTER
OH	OVERHEAD
PA	PLANTING AREA
PI	POINT OF INTERSECTION
POC	POINT OF CONNECTION
POT	POINT ON TANGENT
PP	POWER POLE
PSI	POUNDS PER SQUARE INCH
PT	POINT
PTDF	PRESSURE-TREATED DOUG FIR
PERM	PERMANENT
PERF	PERFORATED
PVC	POLYVINYL CHLORIDE PIPE
QC	QUICK COUPLER
RAD/R	RADIUS
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION/TOP OF GRATE
REINF	REINFORCING
R.R.	RAILROAD
RT	RIGHT
ROW	RIGHT-OF-WAY
SCD	SEE CIVIL DRAWINGS
SCH	SCHEDULE
SD	STORM DRAIN
SED	SEE ELECTRICAL DRAWINGS
SHT.	SHEET
SID	SEE IRRIGATION DRAWINGS
SIM	SIMILAR
SQ	SQUARE
SS	SANITARY SEWER OR STAINLESS STEEL
SSMH	SANITARY SEWER MANHOLE
STA	STATION POINT
STD	STANDARD
STL	STEEL
S/W	SIDEWALK
SSCO	SANITARY SEWER CLEANOUT
TB	TOP OF BENCH
TBD	TO BE DETERMINED
TC	TOP OF CURB
TF	TOP FOOTING
TEMP	TEMPORARY
TOF	TOP OF FOOTING
TOR	TOP OF RAMP
TOS	TOP OF SLAB
TTL	TOTAL
TOW/TW	TOP OF WALL
TYP	TYPICAL
TP	TELEPHONE POLE
UNO	UNLESS NOTED OTHERWISE
V/VERT	VERTICAL
VB	VALVE BOX
VC	VERTICAL CURVE
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WC	WHEELCHAIR ACCESSIBLE
WM	WATER METER
WMH	WATER MANHOLE
WP	WORK POINT
WPJ	WEAKENED PLANE JOINT

CODES AND REGULATIONS

CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS INCLUDING BUT NOT LIMITED TO:

- CURRENT CALIFORNIA BUILDING CODE (CBC)
- CURRENT CALIFORNIA ELECTRICAL CODE (CEC)
- CURRENT CALIFORNIA MECHANICAL CODE (CMC)
- CURRENT CALIFORNIA PLUMBING CODE (CPC)
- CURRENT CALIFORNIA CODE OF REGULATIONS (TITLE 8)
- COUNTY OF SAN MATEO BUILDING DEPARTMENT REQUIREMENTS
- CITY OF SAN MATEO PUBLIC UTILITIES COMMISSION STORMWATER MANAGEMENT REQUIREMENTS
- CITY OF SAN MATEO PUBLIC UTILITIES COMMISSION WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS
- AIR QUALITY MAINTENANCE DISTRICT REQUIREMENTS

ACCESSIBILITY REQUIREMENTS

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE, CURRENT CALIFORNIA BUILDING CODE, THE AMERICANS WITH DISABILITIES ACT (ADA), THE 2010 ADA ACCESSIBILITY STANDARDS FOR ACCESSIBLE DESIGN, THE CITY OF SAN MATEO PUBLIC WORKS CODE, THE CITY OF PALO ALTO CURB RAMP STANDARDS, DPW ORDERS (TO BE PROVIDED).
2. ALL PAVED AREAS SHALL BE ACCESSIBLE IN ACCORDANCE WITH ITEM 1. ACCESSIBLE PATHS OF TRAVEL ARE A BARRIER-FREE ACCESS ROUTE WITHOUT ANY LEVEL CHANGES EXCEEDING 1/16" BETWEEN SIDEWALK PANELS ACROSS CONTROL AND EXPANSION JOINTS. SURFACES AT THE TOP AND BOTTOM OF RAMPS AND CURB RAMPS SHALL BE FLUSH WITH NO LEVEL CHANGE ALLOWED. CHANGES IN LEVEL BETWEEN ADJACENT PAVERS AND BETWEEN PAVERS AND ADJACENT SURFACES SHALL NOT EXCEED 1/16". WALKING SURFACES SHALL BE STABLE, FIRM AND SLIP-RESISTANT. CROSS SLOPE SHALL NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL SHALL BE LESS THAN 5%, ALL ACCESSIBLE PATHS OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". THE OWNER'S CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
3. WHEN NECESSARY TEMPORARY PEDESTRIAN PATHS OF TRAVEL SHALL BE PROVIDED AND MAINTAINED IN AN ACCESSIBLE CONDITION, IN ACCORDANCE WITH ITEM 1. RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES OF 1:20 (5%) AND 1:12 (8.33%). RAMPS SHALL NOT EXCEED 1:12 (8.33%). ALL RAMPS SHALL HAVE A RAILING AND GUIDE RAIL PER PLANS AND DETAILS. RAMPS EXCEEDING 2'-6" VERTICAL SHALL HAVE INTERMEDIATE (2% MAXIMUM SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60". BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72". NO RAILINGS REQUIRED AT CURB RAMPS.
4. A LEVEL LANDING SHALL BE PROVIDED AT THE TOP AND BOTTOM OF ALL STAIRS, AT THE TOP OF ALL CURB RAMPS AND AT EACH SIDE OF ACCESSIBLE GROUND LEVEL ENTRANCES AND EXITS AT BUILDINGS, OTHER FACILITIES AND ADJACENT SITES. LEVEL LANDINGS SHALL HAVE A POSITIVE DRAINAGE AWAY FROM THE PROPERTY LINE AND SHALL SLOPE BETWEEN 0.5% TO 2%.

QUALITY CONTROL NOTES

1. CONTRACTOR TO SUBMIT A SUMMARY OF LANDSCAPE SUBMITTALS NECESSARY FOR LANDSCAPE IMPROVEMENTS AND ASSOCIATED SCOPE ITEMS FOR APPROVAL. BASED ON THE APPROVED LIST OF PROJECT LANDSCAPE SUBMITTALS, CONTRACTOR IS TO SUBMIT ALL NECESSARY DOCUMENTATION IN ACCORDANCE WITH CONTRACT DOCUMENTS.
2. ALL SHOP DRAWINGS REQUIRED AS PART OF LANDSCAPE IMPROVEMENTS SHALL BE COORDINATED WITH ALL ASSOCIATED DISCIPLINES, SITE AND ARCHITECTURAL CONDITIONS. DRAWINGS SHALL SHOW ADJACENT INFORMATION THAT WILL GIVE CLEAR INDICATION OF THE INTERFACE TO STRUCTURES, FOUNDATIONS, UTILITIES, PROPERTY LINES AND EASEMENTS, AND ANY OTHER NECESSARY INFORMATION.

SHEET LIST

SHEET NUMBER	SHEET TITILE
L0.00	GENERAL NOTES AND ABBREVIATIONS
L0.02	TREE REPORT
L0.03	TREE REPORT
L0.10A	TREE REMOVAL AND PROTECTION PLAN (EXISTING)
L0.10B	TREE REMOVAL AND PROTECTION PLAN (PROPOSED)
L0.11	TREE REPLACEMENT PLAN
L0.12	TREE PROTECTION DETAILS
L1.01	MATERIAL NOTES AND SCHEDULE
L1.00	MATERIAL PLANS
L1.10	MATERIAL IMAGES
L3.00	IRRIGATION PLAN
L4.00	PLANTING PLAN
L4.01	PLANTING NOTES AND SCHEDULE
L4.10	PLANTING IMAGES
L4.11	WELO FORMS
L5.00	SECTIONS AND ELEVATIONS
L5.10	SECTIONS AND ELEVATIONS CONT'D
L5.20	ENTITLEMENT DIAGRAMS

LEGEND - OVERALL

DETAIL CALLOUTS - PLAN VIEW

LEADER

ViewNumber / SheetNumber

SPOTS / ELEVATIONS

FS 52.75
FG 12.05

000.00

SYMBOLS

AREA

SLOPE

1 1
1 1

LINETYPES

CENTERLINE
EXPANSION JOINT
LIMIT OF WORK

ITEM TAGS

PXX | L1-1a | L1-A1 | FXX | P1-01

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9/5/2025 6:19:31 AM

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510.836.6594 | info@studiobondy.com

EARLY CHILDHOOD CENTER FOR THE CAREY SCHOOL

PROJECT NO.: 2423.00
2033 LA SALLE DRIVE
SAN MATEO, CA 94403
P: 650.345.8205

plural
LANDSCAPE ARCHITECTURE
2742 17TH STREET
SAN FRANCISCO, CA 94110
T: 415-450-9519

NOT FOR CONSTRUCTION

SPAR / SUP PLANNING APPLICATION

SPAR / SUP PLANNING APPLICATION	2.14.2025
SPAR / SUP PLANNING APPLICATION	5.09.2025
B PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER - REVISION 2	7.16.2025

AS SHOWN

GENERAL NOTES AND ABBREVIATIONS

L0.00

ARBORIST REPORT - HORTSCIENCE - BARTLETT TREE EXPERT COMPANY

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9/2025 8:19:3 AM

Arborist Report
2033 La Salle Drive
San Mateo, CA 94403

Introduction and Overview
The Carey School is redeveloping a single-family residential property located at 2033 La Salle Drive in San Mateo. HortScience | Bartlett Consulting (Divisions of The F.A. Bartlett Tree Expert Company) was asked to prepare a **Preliminary Arborist Report** for the trees potentially impacted by this project as required by the City of San Mateo's Protected Trees Ordinances 13.40 and 27.71. This report update was due to a change in the condition status of tree #25 from poor to dead, as well as a change to the Landscape Units based on new Landscape plans and LU values.

The site consisted of a single-family residential home with front, back and side yards. A stormwater drainage creek was located on the south side between The Carey School and 2033 La Salle Drive. Junipero Serra High School bordered the east side of the property. To the north was a single-family residential home. The majority of the trees were located at the back (east) and south sides along the stormwater creek. A few trees were located in the middle of the property, planted as landscape and fruit trees. The most frequently occurring species were coast live oak (14 trees) and coast redwood (9 trees), representing 66% of the population. Coast live oak is native to San Mateo and some trees may have been indigenous to the site. The coast redwoods along the back were planted as a screening buffer for the high school.

This report provides the following information:

1. Assessment of the health and structural condition of the trees within the proposed project area based on a visual inspection from the ground.
2. Preliminary evaluation of the impacts on trees based on site plans provided by The Carey School.
3. An Estimate of Value and calculation of Landscape Unit Value.
4. Guidelines for tree preservation during the design, construction and maintenance phases of development.

Tree Assessment Methods
Trees were assessed on October 30, 2024, and again on April 24, 2025. The assessment included all trees with a trunk diameter of 6 inches or larger within the project boundary or with trees within 30 feet of the property. Tree numbers ranged between #1 and 35. Trees #33 – 35 were located off-site to the northeast and not tagged. The assessment procedure consisted of the following steps:

1. Identifying the tree species.
2. Tagging each tree with an identifying number and recording its location on a map.
3. Measuring the trunk diameter at a point 54 inches above grade; multi-stem trees were measured below the attachments.
4. Evaluating the health and structural condition using a scale of 1 – 5 based on a visual inspection from the ground:
   - **5** - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
   - **4** - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
   - **3** - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.

   - **2** - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
   - **1** - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
5. Rating the suitability for preservation as "high," "moderate" or "low." Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.

   High: Trees with good health and structural stability that have the potential for longevity at the site.

   Moderate: Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring and may have shorter life span than those in 'high' category.

   Low: Tree in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes and generally are unsuited for use areas.

Description of Trees
Thirty-five (35) trees representing 12 species were evaluated. Trees were in poor (13 trees or 37%), fair (18 trees or 51%), or good (3 trees or 9%) condition. Coast live oak # 25 was dead. Descriptions of each tree are found in the ***Tree Assessment***, and approximate locations are plotted on the ***Tree Assessment Map*** (see Exhibits).

Table 1. Condition ratings and frequency of occurrence of trees.
2033 La Salle Drive, San Mateo, CA

Common Name	Scientific Name	Condition				Total
		Dead (0)	Poor (1-2)	Fair (3)	Good (4-5)	
Japanese maple	*Acer palmatum*	-	-	1	-	**1**
Blue atlas cedar	*Cedrus atlantica* 'Glauca'	-	1	-	-	**1**
Silk oak	*Grevillea robusta*	-	1	-	-	**1**
Jacaranda	*Jacaranda mimosifolia*	-	-	-	1	**1**
Apple	*Malus domestica*	-	1	-	-	**1**
Pepper tree	*Schinus molle*	-	-	1	1	**2**
Japanese cheesewood	*Pittosporum tobira*	-	-	1	-	**1**
Monterey pine	*Pinus radiata*	-	-	1	-	**1**
Lombardy poplar	*Populus nigra* 'Italica'	-	2	-	-	**2**
Apricot	*Prunus armeniaca*	-	1	-	-	**1**
Coast live oak	*Quercus agrifolia*	1	7	6	-	**14**
Coast redwood	*Sequoia sempervirens*	-	-	8	1	**9**
Total		**1**	**13**	**18**	**3**	**35**

Coast live oak was the most common species with 14 trees. All trees but #33 were growing along the north and south sides of the creek corridor on the south side of the project site. Ivy engulfed the trunks of several oaks. Oak #33 was located off-site to the north, approximately 8 feet off the fence. Trunk diameters ranged between 6 – 26 inches with an average of 16. Six trees were in fair condition with variable form and structure. Several trees had heavy lean with one-sided crowns due to competition within the creek corridor. Most had codominant trunks arising between 4 – 10 feet and had branch and twig dieback in the crown. Seven trees were in poor condition with poor form, more severe branch dieback and thinner crowns. Oak # 25 had died since the initial evaluation (Photo 1). Oak #23 had failed at the base leading to a 45 degree lean over the creek. The roots were still attached, and the tree was still alive.



Photo 1 (right). Coast live oak #25 died since the initial evaluation in Nov. 2024.



Of the nine coast redwoods, seven were in fair condition, growing in a group along the east side of the property. Redwood #34 was located off-site to the north, approximately 12 feet from the fence line. Four trunks arose at four feet above grade with an estimated combined trunk diameter of 75 inches. Trees in fair condition had thin crowns with fair form (Photo 2). Redwoods #11 and 14 had codominant trunks below four feet. Redwood #9 was in good condition with a full crown and good structure and form. Trunk diameters ranged between 9 – 75 inches with an average of 29 inches.

Photo 2. Coast redwoods #11 – 14 (L-R) were in fair condition; #14 on the right had a thinning crown.

Pepper tree #2 was in good condition and had a small, round crown. The 10-inch diameter trunk had multiple branch attachments at 4 feet. Pepper tree #28 was in fair condition with a full crown and had fair structure form. The trunk measured 19 inches in diameter.

Two Lombardy poplars (#15 and 16) were located on the east side of the creek corridor near Serra High School. Both trees were in poor condition, having been cut down to a 4-foot stump and allowed to resprout. Stems measured 10 inches. Poplar #15 was on the north side of the creek, while #16 was south.

The remaining seven species were each represented by a single tree:

- Jacaranda #1 was in good condition with fair form. It had multiple narrowly attached branches at 8 feet and a slight lean southeast. The tree was staked, although supplemental support was not necessary.
- Blue Atlas cedar #3 was in poor condition and had a very high crown with the first branch at 30 feet (Photo 3). The crown was one-sided west. A history of branch failures was evident. The trunk diameter was 36 inches.



Photo 3. Blue Atlas cedar #3 had a high crown with poor form.

- Silk oak #4 was in poor structural condition, previously topped at 20 and 25 feet (Photo 4). The tree was on the north side of the creek bank. The trunk measured 32 inches below a codominant attachment at 2 feet. Stems were growing through a wooden fence.
- Japanese maple #5 was in fair condition with moderate twig dieback. Multiple branches arose at approximately 4 feet to create a small crown. Branches encroached on the pergola. The trunk diameter was 7 inches.
- Apricot #6 was in poor condition with poor form. The crown consisted of epicormic sprouts due to the entire tree being topped at 10 feet in the past. It was growing in a planting bed surrounded by wooden barrels. The trunk measured 13 inches below a codominant attachment at 2 feet.



Photo 4. Monterey pine #31 was growing on The Cary School property and can be seen on the right. Silk oak #4 can be seen at the left, while coast live oak #27 is visible in the middle.

- Monterey pine #31 was located on the Carey School property on the south side of the creek (Photo 4). It was in fair condition with minor branch dieback and fair overall form. The main stem bifurcated at 20 feet. The trunk diameter was 33 inches.
- Japanese cheesewood #30 measured 13 inches below three narrowly attached stems at the base. It was growing by the culvert on the southwest side of the site, north side of the creek. The tree was in fair condition with poor form and had a full, dense crown.
- Apple #35 was located off-site to the north in poor condition. It had a codominant trunk at 4 feet with twig and small branch dieback and poor form. Trunk diameter was estimated at 10 inches.

Suitability for Preservation
Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment, and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability, and longevity. When trees are growing in open fields and are away from areas where people and property are present, structural defects and/or poor health present a low risk of damage or injury if they fail. However, we must be concerned about safety in areas that are used by people or occupied by structures and property. Therefore, where development encroaches into existing plantings, we must consider the structural stability of the tree as well as the potential of the tree to grow and thrive in a new environment. Where development will not occur, the normal tree life cycles of decline, structural failure, and death should be allowed to continue.

Evaluation of suitability for preservation considers several factors:

- **Tree health**
  Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees. The young, vigorous coast redwood #9 is healthy and will likely tolerate construction better than trees in poor condition such as Lombardy poplars #15 and 16.

- **Structural integrity**
  Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. Lombardy poplars #15 and 16 had poorly attached branches re-growing from stump sprouts.

- **Species response**
  There is a wide variation in the response of individual species to construction impacts and changes in the environment. For example, coast live oaks, pepper tree, and coast redwoods are more tolerant of construction impacts than blue atlas cedar, which is moderately tolerant.

- **Tree age and longevity**
  Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.

- **Species invasiveness**
  Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database http://www.cal-ipc.org/plants/inventory/ lists species identified as being invasive. San Mateo is part of the Central West Floristic Province. No trees were on the invasive species list for this site.

Each tree was rated for suitability for preservation based upon its age, health, structural condition, and ability to safely coexist within a development environment (see ***Tree Assessment*** in Exhibits, and Table 2). We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Table 2. Tree suitability for preservation
2033 La Salle Drive, San Mateo, CA.

High	These are trees with good health and structural stability that have the potential for longevity at the site. Jacaranda #1 and pepper tree #2 had high suitability for preservation.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more management and monitoring and may have shorter lifespans than those in the "high" category. Thirteen (13) trees had moderate suitability for preservation: seven coast redwoods, coast live oaks #26, 27 and 29, Japanese maple #5, pepper tree #28 and Monterey pine #31.
Low	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Nineteen (19) trees had low suitability for preservation: 10 coast live oaks, coast redwoods #12 and 13, Lombardy poplars #15 and 16, blue atlas cedar #3, silk oak #4, apricot #6, Japanese cheesewood #30, and apple #35.

Note: Coast live oak #25 was dead and not included in this table.

San Mateo Tree Protection Requirements
The City of San Mateo Municipal Code 27.71 protects all trees during construction projects 6 inches and greater in diameter. Municipal Code 13.40 defines oaks with a trunk diameter of 10 inches and larger and any other species with a trunk diameter of 15 inches as *Heritage* trees. Based on these definitions, 18 trees are protected and considered *Heritage* trees. Protected status designations for individual trees are provided in the ***Tree Assessment*** (see *Exhibits*). Permits and replacement tree plantings are required for the removal of all protected trees. Tree replacements should be selected from species on the City's Official Replant List.

Evaluation of Impacts and Recommendations
Appropriate tree retention develops a practical match between the location and intensity of construction activities with the quality and health of trees. The ***Tree Assessment*** was the reference point for tree condition and quality. I used the Planning Application for a New Early Childhood Center, dated July 2025, prepared by Studio Bondy Architecture, to evaluate the impacts on trees.

The plan presented the Early Childhood Center, proposed parking lot, outdoor classrooms, play area and gardens filling much of the property. Redesigned landscaping and the new parking lot were oriented between the building and the street. Tree preservation will be limited to trees on the south side of the property within and adjacent to the creek corridor and along the northeast. Off-site trees will be preserved.

Based on my review of the proposed plans and my evaluation of impacts to the trees, 10 trees are directly within the construction footprint and cannot be preserved or relocated due to their size, condition, and/or site constraints. These trees are jacaranda #1, pepper trees # 2 and 28, blue Atlas cedar #3, Japanese maple #5, apricot #6 and coast redwoods #11 – 14. Trees #3, 11, 12, 13, 14 and 28 have *Heritage* status.

Of the 24 trees to be preserved (11 *Heritage*):

- Silk oak #4 is at the edge of grading limits and approximately 5 feet from the new electrical transformer. Moderate impacts are expected from grading.
- Coast redwoods #7 – 10 are approximately 6 feet from the retaining wall; impacts are expected to be minor to moderate.
- Lombardy poplars #15 & 16 are located on the east edge of the site and do not appear to be within the footprint of the project. These trees had low suitability for preservation and do not add value to the site.
- Coast live oaks #17 – 22, 26 and 32 are on the south side of the creek and would be minimally impacted by the development.
- Mature coast live oaks #23 – 24, 27 and #29 are at the edge of the construction area. Work will be taking place within their calculated tree protection zones of 10 times the diameter, however, much of the soil has been previously compacted for trailer and container storage on the current property. Trees will be preserved with minor to moderate impacts expected. Coast live oak #23 recently failed at the trunk base with a 1 foot separation and was lying across the creek channel. Oak #24 was in poor condition with a horizontal crack along the base on the north side. Oak #25 died since the initial evaluation and was not counted as a preserved or *Heritage* tree. The disposition status of this tree will be preserved for now, but may be requested for removal in the future.
- Japanese cheesewood #30 is greater than 10 feet from the edge of development and will not be impacted by the project.
- Monterey pine #31 is located on The Carey School property and will not be impacted by the project.

Details about individual trees are listed in the ***Tree Disposition & Estimate of Value*** exhibit, and successful retention of the trees to be preserved will require adherence to the **Tree Preservation Guidelines** starting on page 10**.**

Estimate of Value
To estimate the value of the trees, I used the cost approach, reproduction method, trunk formula technique, as described in the ***Guide for Plant Appraisal***, 10th edition (International Society of Arboriculture, Champaign IL, 2018). In addition, I referred to ***Species Classification and Group Assignment*** (2004), a publication of the Western Chapter of the International Society of Arboriculture.

When estimating reproduction cost, the trunk formula technique considers four factors: size, condition, functional limitations and external limitations. Size is measured as trunk diameter, normally 54 inches above grade. Condition reflects the health and structural integrity of the tree. Functional limitations reflect constraints to tree development based on the site and species. For this site, I did not factor in any external limitations.

The total reproduction cost of all 35 assessed trees is $116,200. The estimated value of the 10 trees listed for removal was $62,300. The value of the 6 *Heritage* trees listed for removal was $58,500. The estimate of value for 25 trees to be preserved was $53,900, $43,850 of which were *Heritage* trees. Heritage oak #25 was dead and had $0 value. The estimated value of each tree is listed in the **Tree Disposition & Estimate of Value** Exhibit.

Landscape Unit (LU) Calculation
The City of San Mateo requires the calculation of the Landscape Unit (LU) value for all trees with a diameter of 6 inches or more proposed for removal. The calculation is described in the City's Zoning Code, Section 27.71. The value is based on the factors of species, condition and location, adapted from the *Guide for Plant Appraisal* prepared by the Council of Tree and Landscape Appraisers. The City of San Mateo provides a form for use in this calculation.

Of special note, San Mateo Code 27.71.110 Plant Coverage and Tree Sizes (d) Plant Coverage (1) states that "Trees shall be planted at a minimum ratio of one per 400 square feet of required landscaped area. The ratio may include existing trees and required parking area trees. Public parks, golf courses, cemeteries, school recreation areas and public facilities need not comply with this ratio." This project includes school recreation areas and may not require Landscape Units.

Key elements of the LU calculation include:

- Using the trunk diameter measurements obtained during our field assessment.
- Assigning a rating to each species based on the *Species Classification and Group Assignment* prepared by the Western Chapter of the International Society of Arboriculture (2004).
- Assigning a condition rating based on our observations in the field.
- Assigning a location rating based on each tree's site, placement, and contribution.
- Determining if the tree is located within the landscape area.
- Determining if any trees met the City's criteria for *Heritage* status.

Based on my observations at the site and assessment of the key factors, I calculated the LU value of the 35 trees to be 320.66 Landscape Units (See ***LU Evaluation Schedule***, in the *Exhibits*). The value of the 10 trees planned for removal was 138.74 LU's, refer to Figure 1, next page. The minimum LU to be replaced and/or met through payment of in-lieu fees is 125.11.

The City of San Mateo requires the replacement of lost LU values resulting from development. Replacement can be achieved through tree planting in excess of the required amount or through the payment of an in-lieu fee. A total of (17) 24-inch box and (12) 36-inch box size trees are planned for replacement, which equals 70 LU's. The LU value deficit is $19,678 and an in-lieu fee will be owed to the City of San Mateo.

Figure 1. Required Tree Planting Landscape Units.

Required Tree Planting - ON SITE TREES PAGE

Required Zones:
As per the requirements of the Zoning Code, Section 27.71 – Landscape, all projects, except SFD/DR applications, must have a minimum ratio of **1 tree per 400 square feet** of landscaped area. Existing trees that are a minimum of 6 inch diameter may count toward this total. Any trees with a 6 inch or greater diameter that are being removed must be replaced with an equivalent value of trees. Values are to be determined as stated in Section 27.71.180 of the zoning code and recorded on the Tree Evaluation Schedule and/or any required arborist report.

Landscape Area	4,148 sq ft	400	10.37 (a)
Number of existing trees from the Tree Evaluation Schedule with a 6-inch or greater diameter to be preserved:			24 (b)
Landscape Unit (LU) value of trees to be removed from the Tree Evaluation Schedule:			138.74 (c)
Minimum LU value to be replaced and/or met through payment of in-lieu fees: [a - b = x = c]			125.11 (d)

New Trees:
A minimum number of trees equivalent to (a), above, must be planted (or existing on the site). In order to make up the required LU value from the removal of trees, additional or larger trees may be planted. If the LU value shown at (e) is not equal or greater than (d), then an in-lieu fee must be paid to the City's street tree planting fund at the rate defined annually in the City's Comprehensive Fee Schedule for each deficient LU.

New Trees Being Planted

Total trees:	Quantity/Size	LU Value	Total LU Value
	17 gallon	3	51
	24" box	5	0
	36" box	7	19
	48" box	9	0
	Total LU Value of new trees being proposed:		70 (e)

Fees Owed to the City Street Tree Planting Fund:
If (d) is greater than (e), there will be an LU value deficit calculated as follows:
(d - e = ____ = the **currently defined $ per LU value** as per **Current Comprehensive Fee Schedule**)

(125.11	-	70 = 55.11	x	$ 338.00 =	$ 18,678.13
(d) - (e)		**Current LU Value Fee**		**In-Lieu Fees Owed**

Tree Preservation Guidelines
The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees depends on the amount of excavation and grading, care with which demolition is undertaken, and construction methods. Coordinating any construction activity inside the **TREE PROTECTION ZONE** can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

Tree Protection Zone

1. The **TREE PROTECTION ZONE** for all trees on the south side of the property shall be fenced at the limits of work, no closer than the top of the creek bank. Fencing could be expanded to the edge of the drip line (outer branches) for silk oak #4. Coast redwoods #7 - 10 and coast live oaks #23, 24, 28 and 29 should have the fence approximately one foot from the edge of construction to prevent further root zone impacts. Coast live oak #25 has since died and no longer requires protection.
   a. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be a 6-foot chain link with posts sunk into the ground two feet, spaced no more than 10 feet apart, or equivalent as approved by the City.
   b. No grading, excavation, construction or storage or dumping of materials shall occur within the **TREE PROTECTION ZONE**.
   c. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.

Pre-demolition and pre-construction treatments and recommendations

1. The demolition and construction superintendents should meet with the Consulting Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
2. Fence all trees to be retained to completely enclose the Tree Protection Zone prior to demolition, grubbing or grading. Fences shall be 6-foot chain link. Fences are to remain until all grading and construction is completed. The **TREE PROTECTION ZONE** shall be the limits shown on the Tree Protection Plan.
3. Where demolition must occur close to trees, such as removing existing infrastructure and pavement, install temporary trunk protection devices such as winding silt sock wattle or wood planks around trunks, or stacking hay bales around tree trunks to a height of approximately 5 feet.Any low branches that are within the work zone should also be protected. Remove trunk protection after demolition is completed and install a protective fence at the limits of the tree protection zone. Do not retain wattling around tree trunks for more than **2-3 weeks** to avoid damaging trunks from excess moisture.
4. Apply and maintain 4-6 inches wood chip mulch within the **TREE PROTECTION ZONE**. Keep the mulch 2 feet from the base of tree trunks.
5. Structures and underground features to be removed within the **TREE PROTECTION ZONE** shall use equipment that will minimize damage to trees above and below ground and operate from outside the **TREE PROTECTION ZONE**. Tie back branches and wrap trunks with protective materials to protect from injury as directed by the Project arborist. The Project arborist shall be on-site during all operations within the **TREE PROTECTION ZONE** to monitor demolition activity.
6. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and

removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. Any approved grading, construction, demolition or other work within the **TREE PROTECTION ZONE** or within 15 feet or any tree being preserved should be monitored by the Consulting Arborist.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.
4. Construction trailers, traffic and storage areas must remain outside **TREE PROTECTION ZONE** at all times.
5. Any root pruning required for construction purposes shall receive prior approval of and be supervised by the Consulting Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2 inches in diameter should be avoided.
6. Spoil from trench, footing, utility or other excavation shall not be placed within the **TREE PROTECTION ZONE**, neither temporarily nor permanently.
7. All grading within the dripline of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Consulting Arborist.
8. All trees shall be irrigated on a schedule to be determined by the Consulting Arborist (every 3 to 6 weeks is typical). Each irrigation shall wet the soil within the **TREE PROTECTION ZONE** to a depth of 30 inches.
9. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied. Additionally, the City Building Official and Managing Arborist must be notified whenever any damage or injury occurs to a Protected tree during construction so that proper treatment may be administered.
10. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.
11. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

Maintenance of impacted trees
Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. Inspect trees annually and following major storms to identify conditions requiring treatment to manage risk associated with tree failure.

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

If you have any questions about my observations or recommendations, please contact me.

HortScience | Bartlett Consulting

Scott Stringer - Consulting Arborist & Urban Forester
ISA Certified Arborist - WE-5544A
ISA Tree Risk Assessment Qualified

Studio Bondy Architecture

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510.836.6594 | info@studiobondy.com

EARLY CHILDHOOD CENTER FOR THE CAREY SCHOOL

PROJECT NO.: 2423.00
2033 LA SALLE DRIVE
SAN MATEO, CA 94403
P: 650.345.8205

plural
LANDSCAPE ARCHITECTURE
2742 17TH STREET
SAN FRANCISCO, CA 94110
T: 415-450-9519

NOT FOR CONSTRUCTION

SPAR / SUP PLANNING APPLICATION

SPAR / SUP PLANNING APPLICATION	2.14.2025
SPAR / SUP PLANNING APPLICATION	5.09.2025
B PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER - REVISION 2	7.16.2025

AS SHOWN

TREE REPORT

L0.02

TREE ASSESSMENT MAP



Tree Assessment Map

2033 LaSalle Drive
San Mateo, CA

Prepared for:
The Carey School
San Mateo, CA

July 2025

No Scale

Notes:
Base map provided by: Google Earth

Numbered tree locations are approximate.

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TREE ASSESSMENT

Tree Assessment — 2033 LaSalle Drive, San Mateo, CA, July 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
1	Jacaranda	8	No	4	High	Multiple attachments at 8'; fair form; tight branch angles; slight lean south east; staked.
2	Pepper tree	10	No	4	High	Multiple attachments at 4'; good form; small round crown.
3	Blue atlas cedar	36	Yes	2	Low	Very high crown; first branch at 30'; poor form; one-sided west; history of branch failures.
4	Silk oak	32	Yes	2	Low	North side of creek; codominant trunk at 2'; growing through fence; poor form; previously topped at 20 and 25 feet.
5	Japanese maple	7	No	3	Moderate	Small crown; multiple attachments at 4.5'; fair form; twig dieback; growing into pergola.
6	Apricot	13	No	2	Low	Growing in barrel bed; codominant trunk at 2'; crown of epicormics; headed back to 10' all around; poor form.
7	Coast redwood	9	No	3	Moderate	Small crown; upright form; first branches at 9'.
8	Coast redwood	15	Yes	3	Moderate	Upright form; growing into animal pen; thin top.
9	Coast redwood	13	No	4	Moderate	Upright form; full crown; good structure and form.
10	Coast redwood	10	No	3	Moderate	Upright form; suppressed crown; fair structure and form.

Tree Assessment — 2033 LaSalle Drive, San Mateo, CA, July 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
11	Coast redwood	57	Yes	3	Moderate	Codominant trunk at 1'; upright form; wide crown.
12	Coast redwood	23	Yes	3	Low	Upright, narrow form; one sided east, branches stripped on west side.
13	Coast redwood	18	Yes	3	Low	Upright; 4" stem at 1' on west side; codominant trunk at 25.
14	Coast redwood	45	Yes	3	Moderate	Codominant trunk at 2' and 3'; 4' included bark between main two stems; upright form; thin top.
15	Lombardy poplar	10	No	2	Low	North side of creek; previously removed; crown of epicormic sprouts; poor form.
16	Lombardy poplar	10	No	2	Low	South side of creek; previously removed; crown of epicormic sprouts; poor form.
17	Coast live oak	8	No	2	Low	South side of creek; poor form; small crown; twig dieback.
18	Coast live oak	9	No	2	Low	South side of creek; engulfed in by; heavy lean south; poor form.
19	Coast live oak	9	No	3	Low	South side of creek; multiple attachments at 10'; poor form; dead branches; rope tied around base.
20	Coast live oak	8	No	2	Low	South side of creek; codominant trunk at 15'; poor form; branch dieback.

TREE ASSESSMENT

Tree Assessment — 2033 LaSalle Drive, San Mateo, CA, July 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
21	Coast live oak	7	No	2	Low	South side of creek; codominant trunk at 4'; poor form; sinuous trunk; branch dieback.
22	Coast live oak	18	Yes	3	Low	South side of creek; codominant trunk 6"; poor form; by fence.
23	Coast live oak	26	Yes	1	Low	North side of creek; codominant trunk 5'; poor form; tree failed at base across the creek.
24	Coast live oak	17	Yes	2	Low	North side of creek; codominant trunk 20'; poor form; sinuous trunk; very thin crown.
25	Coast live oak	26	Yes	-	-	North side of creek; tree died after initial evaluation.
26	Coast live oak	25	Yes	3	Moderate	South side of creek; codominant trunk 10'; fair form; leans heavy west; trunk engulfed in ivy; branch and twig dieback; estimated DBH; no tag.
27	Coast live oak	26	Yes	3	Moderate	North side of creek; codominant trunk 10'; fair form; leans heavy south; twig dieback; estimated DBH.
28	Pepper tree	19	Yes	3	Moderate	Multiple attachments at 10'; fair form; full crown; good form.
29	Coast live oak	25	Yes	3	Moderate	Codominant trunk at 8'; leans south; fair form; sycamore borer damage on trunk.
30	Japanese cheesewood	13	No	3	Low	3 stems at base; poor form; full, dense crown.

TREE DISPOSITION AND ESTIMATE OF VALUE

Tree Assessment — 2033 LaSalle Drive, San Mateo, CA, July 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
31	Monterey pine	33	Yes	3	Moderate	Large crown; codominant trunk at 20'; fair form; beside gate opener.
32	Coast live oak	6	No	3	Low	South side of creek; small crown; codominant at base; poor form; no tag.
33	Coast live oak	20	Yes	2	Low	Off-site; 8 feet off north fence; codominant trunk at base, previously topped at 20 feet; branch dieback; estimated DBH; no tag.
34	Coast redwood	75	Yes	3	Moderate	Off-site; approximately 15 feet from the north fence; multiple trunk attachments at 4 feet; poor form; thinning crown; estimated DBH; no tag.
35	Apple	10	No	2	Low	Off-site; 6 feet off the north fence; codominant trunk at 4 feet; poor form; small branch dieback; estimated DBH no tag.

Tree Disposition & Estimate of Value — 2033 La Salle Drive, San Mateo, CA, July 2025

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Protected Tree?	Disposition	Calculated Tree Protection Zone (ft). (10xDBH)	Critical Root Zone (ft.) (3xDBH)	Estimated Value ($)	Comments
1	Jacaranda	8	4	No	**Remove**	7	2	$ 1,150	Within footprint of new parking lot.
2	Pepper tree	10	4	No	**Remove**	8	3	$ 1,050	Within footprint of new parking lot.
3	Blue atlas cedar	36	2	Yes	**Remove**	30	9	$ 3,400	Within footprint of new parking lot.
4	Silk oak	32	2	Yes	Preserve	27	8	$ 4,500	Edge of construction zone; minor to moderate impacts
5	Japanese maple	7	3	No	**Remove**	6	2	$ 700	Within footprint of new parking lot.
6	Apricot	13	2	No	**Remove**	11	3	$ 900	Within footprint of new parking lot.
7	Coast redwood	9	3	No	Preserve	8	2	$ 600	Preserved in landscape bed, minimal impacts expected.
8	Coast redwood	15	3	Yes	Preserve	13	4	$ 1,300	Preserved in landscape bed, minimal impacts expected.
9	Coast redwood	13	4	No	Preserve	11	3	$ 2,550	Preserved in landscape bed, minimal impacts expected.
10	Coast redwood	10	3	No	Preserve	8	3	$ 1,050	Preserved in landscape bed, minimal impacts expected.
11	Coast redwood	57	3	Yes	**Remove**	48	14	$ 32,450	Within new outdoor classroom grading footprint.
12	Coast redwood	23	3	Yes	**Remove**	19	6	$ 5,450	Within new outdoor classroom grading footprint.
13	Coast redwood	18	3	Yes	**Remove**	15	5	$ 3,400	Within new outdoor classroom grading footprint.

TREE DISPOSISTION AND ESTIMATE OF VALUE

Preliminary Tree Disposition & Estimate of Value — 2033 La Salle Drive, San Mateo, CA, July 2025

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Protected Tree?	Disposition	Calculated Tree Protection Zone (ft). (10xDBH)	Critical Root Zone (ft.) (3xDBH)	Estimated Value ($)	Comments
14	Coast redwood	45	3	Yes	**Remove**	38	11	$ 13,600	14 feet from new retaining wall.
15	Lombardy poplar	10	2	No	Preserve	8	3	$ 400	Within creek setback, outside construction footprint.
16	Lombardy poplar	10	2	No	Preserve	8	3	$ 400	Within creek setback, outside construction footprint.
17	Coast live oak	8	2	No	Preserve	7	2	$ 350	Within creek setback, outside construction footprint.
18	Coast live oak	9	2	No	Preserve	8	2	$ 400	Within creek setback, outside construction footprint.
19	Coast live oak	9	3	No	Preserve	8	2	$ 700	Within creek setback, outside construction footprint.
20	Coast live oak	8	2	No	Preserve	7	2	$ 450	Within creek setback, outside construction footprint.
21	Coast live oak	7	2	No	Preserve	6	2	$ 400	Within creek setback, outside construction footprint.
22	Coast live oak	18	3	Yes	Preserve	15	5	$ 2,200	Within creek setback, outside construction footprint.
23	Coast live oak	26	1	Yes	Preserve	22	7	$ 1,300	Within creek setback, tree failed at trunk base across the creek.
24	Coast live oak	17	2	Yes	Preserve	14	4	$ 1,300	Within creek setback, poor condition, minor impacts expected.
25	Coast live oak	26	-	-	Preserve	22	-	$ -	Within the creek setback; tree died since initial evaluation.

LU EVALUATION SCHEDULE

Preliminary Tree Disposition & Estimate of Value — 2033 La Salle Drive, San Mateo, CA, July 2025

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Protected Tree?	Disposition	Calculated Tree Protection Zone (ft). (10xDBH)	Critical Root Zone (ft.) (3xDBH)	Estimated Value ($)	Comments
26	Coast live oak	25	3	Yes	Preserve	21	6	$ 5,350	Within creek setback, outside construction footprint.
27	Coast live oak	26	3	Yes	Preserve	22	7	$ 4,400	Within creek setback, outside construction footprint.
28	Pepper tree	19	3	Yes	**Remove**	16	5	$ 200	Edge of parking lot, grading impacts beyond tolerance of
29	Coast live oak	25	3	Yes	Preserve	21	6	$ 5,350	Within creek setback, edge of construction footprint.
30	Japanese cheesewood	13	3	No	Preserve	11	4	$ 1,250	Within creek setback, outside construction footprint.
31	Monterey pine	33	3	Yes	Preserve	28	10	$ 5,600	Off-site on Carey School property, outside construction footprint.
32	Coast live oak	6	3	No	Preserve	5	2	$ 400	Within creek setback, outside construction footprint.
33	Coast live oak	20	2	Yes	Preserve	17	5	$ 2,000	Off-site, minor impacts expected.
34	Coast redwood	75	3	Yes	Preserve	75	19	$ 10,550	Off-site, minor impacts expected.
35	Apple	10	2	No	Preserve	10	3	$ 1,100	Off-site, minor impacts expected.
							Total	$116,200	

LU Evaluation Schedule — 2033 La Salle Drive, San Mateo, CA, June 2025

Tree No.	Common Name	Species Class	Condition Class	Location Value	"/.35" Value	Trunk "/.35" Diameter	Allowable Building Area	1.25 if Heritage	LU Value	In-Lieu Fee	Disposition
29	Coast live oak	0.9	0.5	0.4	0.35	25	1	1.25	16.07	$5,030	Preserve
30	Japanese cheesewood	0.5	0.5	0.3	0.35	13	1	1.00	2.79	$872	Preserve
31	Monterey pine	0.3	0.5	0.3	0.35	33	1	1.25	5.30	$1,660	Preserve
32	Coast live oak	0.9	0.5	0.3	0.35	6	1	1.00	2.31	$724	Preserve
33	Coast live oak	0.9	0.3	0.3	0.35	20	1	1.25	5.79	$1,811	Preserve
34	Coast redwood	0.9	0.5	0.5	0.35	75	1	1.25	60.27	$18,864	Preserve
35	Apple	0.3	0.3	0.5	0.35	10	1	1.00	1.29	$402	Preserve
							Total		**320.66**	**$100,368**	

Studio Bondy Architecture

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510.836.6594 | info@studiobondy.com

EARLY CHILDHOOD CENTER FOR THE CAREY SCHOOL

PROJECT NO.: 2423.00
2033 LA SALLE DRIVE
SAN MATEO, CA 94403
P: 650.345.8205

plural
LANDSCAPE ARCHITECTURE
2742 17TH STREET
SAN FRANCISCO, CA 94110
T: 415-450-9519

NOT FOR CONSTRUCTION

SPAR / SUP PLANNING APPLICATION

SPAR / SUP PLANNING APPLICATION	2.14.2025
SPAR / SUP PLANNING APPLICATION	5.09.2025
B PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER - REVISION 2	7.16.2025

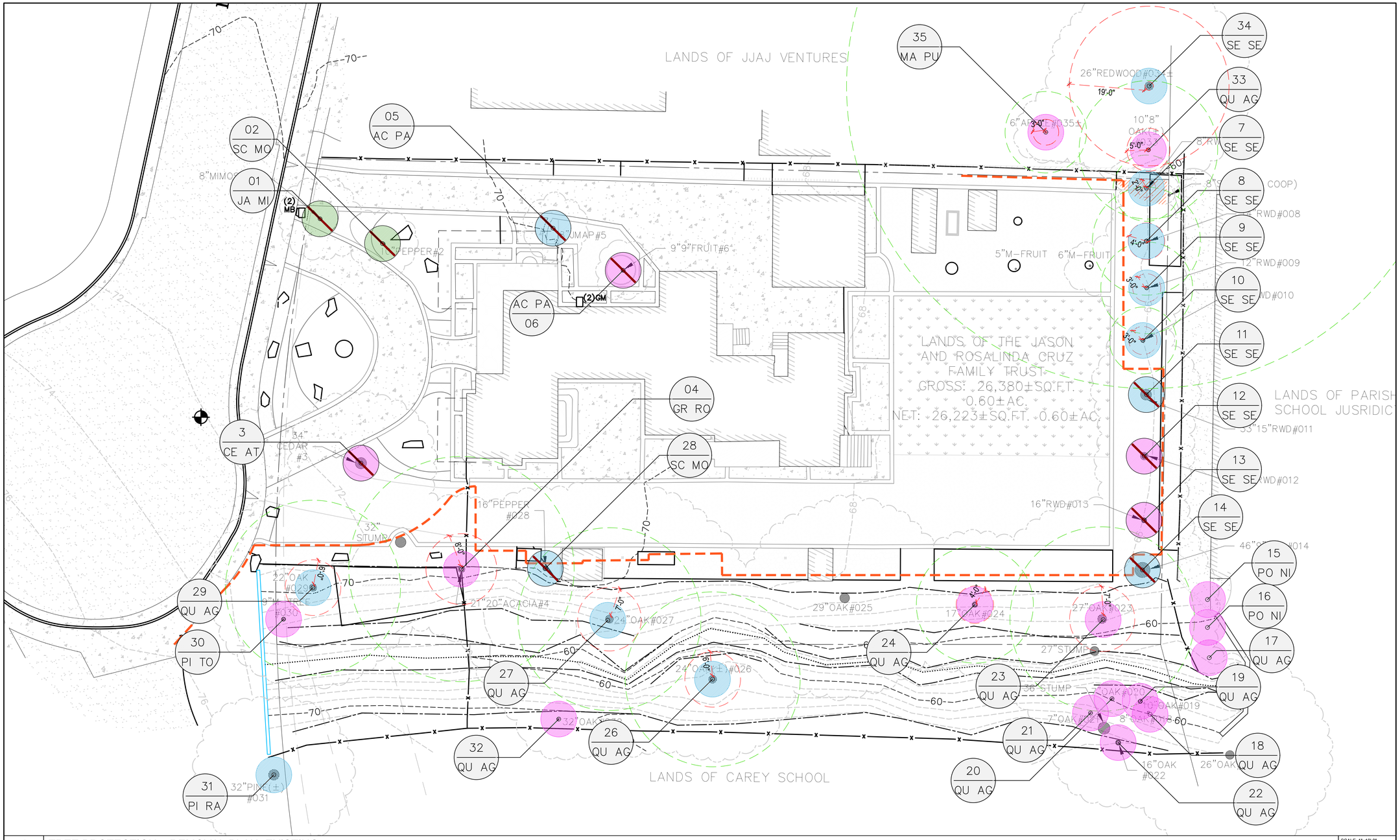
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TREE REPORT

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Issues 9 to 9 AM



1 TREE PROTECTION + REMOVAL PLAN -EXISTING

SCALE: 1"=10'-0"

EXISTING TREE KEY

TAG# SPECIES — EXISTING TREES TO BE REMOVED

TAG# SPECIES — EXISTING TREES TO REMAIN AND BE PROTECTED

TAG# SPECIES — TREE SUITABILITY FOR RETENTION - HIGH

TAG# SPECIES — TREE SUITABILITY FOR RETENTION - MODERATE

TAG# SPECIES — TREE SUITABILITY FOR RETENTION - LOW

CRITICAL ROOT ZONE (PER ARBORIST REPORT) 3XDBH

CALCULATED TREE PROTECTION ZONE (PER ARBORIST REPORT) 10XDBH

PROPOSED TREE PROTECTION ZONE
* TO BE APPROVED BY PROJECT AND CITY ARBORIST

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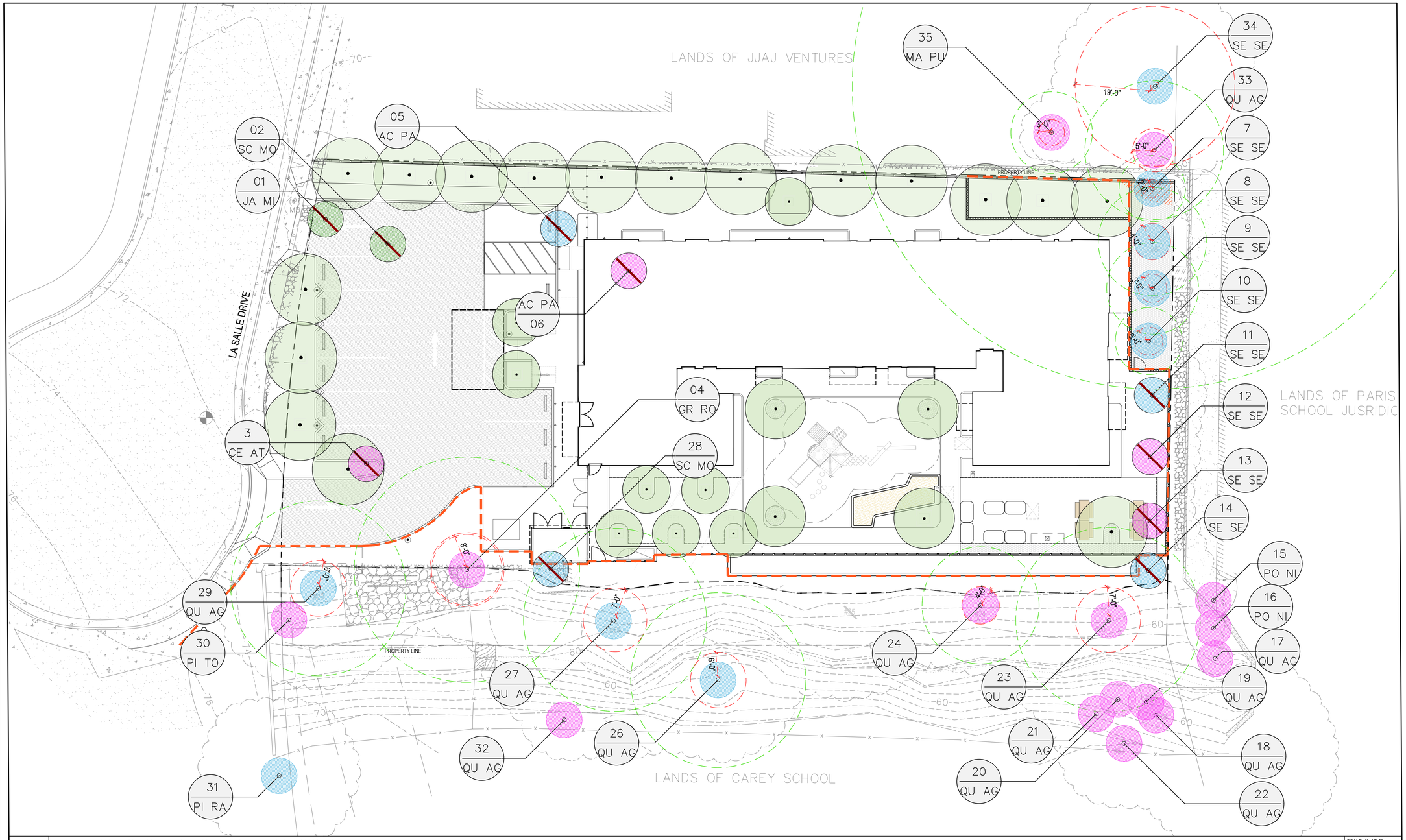
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B	PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER - REVISION 2	7.16.2025

AS SHOWN

TREE REMOVAL AND PROTECTION PLAN (EXISTING)

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1 TREE PROTECTION + REMOVAL PLAN -PROPOSED — SCALE: 1"=10'-0"

EXISTING TREE KEY

TAG# SPECIES — EXISTING TREES TO BE REMOVED

TAG# SPECIES — EXISTING TREES TO REMAIN AND BE PROTECTED

~~#25~~ — DEAD TREE TO REMAIN

TAG# SPECIES — TREE SUITABILITY FOR RETENTION - HIGH

TAG# SPECIES — TREE SUITABILITY FOR RETENTION - MODERATE

TAG# SPECIES — TREE SUITABILITY FOR RETENTION - LOW

CRITICAL ROOT ZONE (PER ARBORIST REPORT) 3XDBH

CALCULATED TREE PROTECTION ZONE (PER ARBORIST REPORT) 10XDBH

PROPOSED TREE PROTECTION ZONE
* TO BE APPROVED BY PROJECT AND CITY ARBORIST

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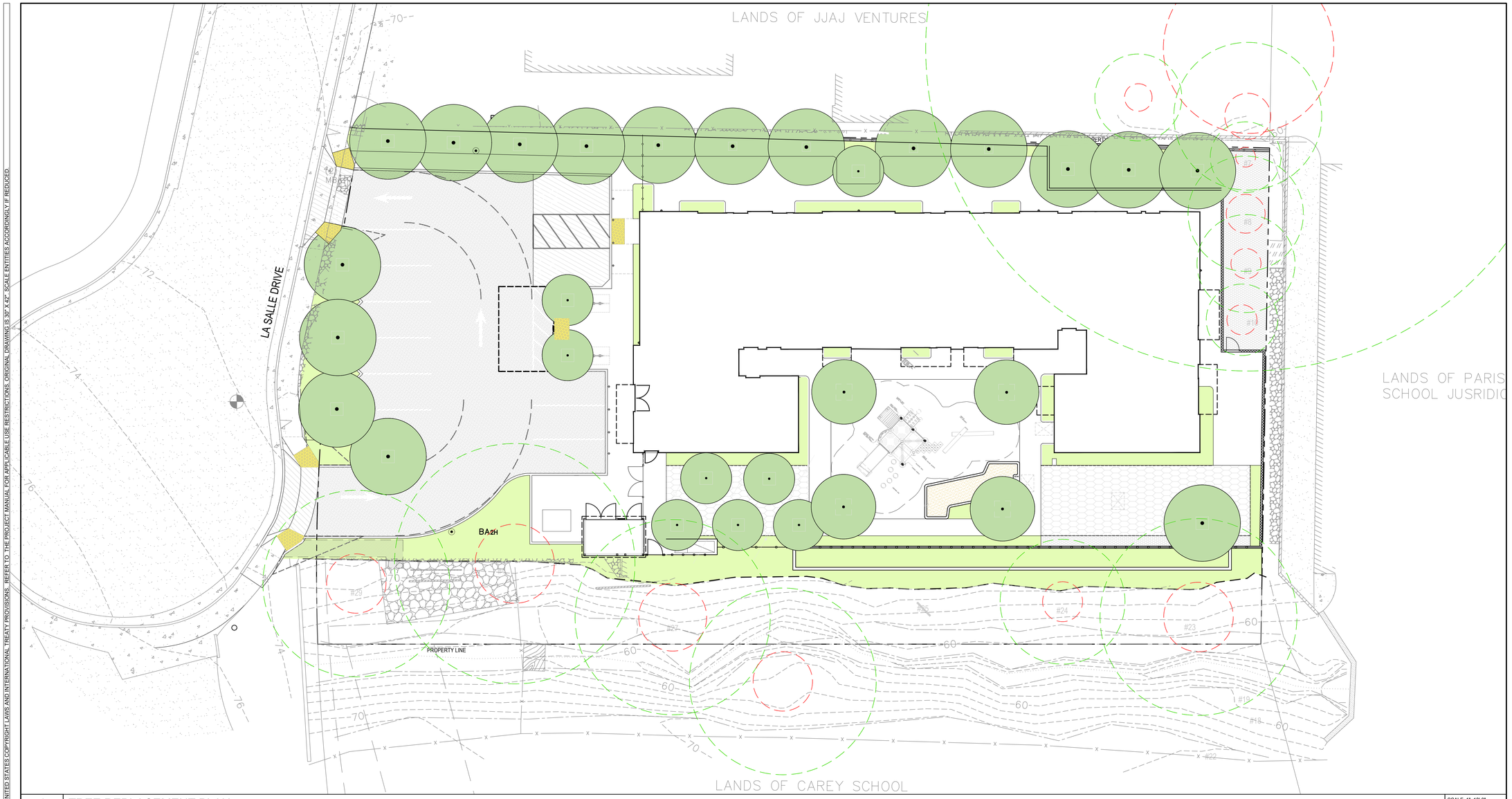
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AS SHOWN

TREE REMOVAL AND PROTECTION PLAN (PROPOSED)

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1 TREE REPLACEMENT PLAN — SCALE: 1"=10'-0"

NEW TREES BEING PLANTED			
QUANTITY	SIZE	LU VALUE	TOTAL LU VALUE
0	15 GALLON	1	0
17	24" BOX	2	34
12	36" BOX	3	36
0	48" BOX	4	0
		TOTAL	70

LEGEND	
SYMBOL	DESCRIPTION
	PROPOSED TREE
	EXISTING TREE TO REMAIN

NOTE: SEE SHEET L4.00 FOR SPECIES AND LOCATIONS OF VARIOUS TREE SIZES

Required Tree Planting

Zoning Code, Section 27.71 – Landscape, requires all projects to have a minimum ratio of **1 tree per 400 square feet** of landscaped area. Existing trees that are a minimum of 6 inch diameter may count toward this total.

Landscape Area: 4,148 sq. ft. ÷ 400 = 10.37 (a)

Number of existing trees from Tree Evaluation Schedule with a 6 inch or greater diameter **to be preserved:** 26 (b)

Landscape Unit (LU) value of trees **to be removed** from the Tree Evaluation Schedule: 136.49 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b + c = d]** 121.86 (d)

New Trees:
A "landscape unit" (LU) value equivalent to (d) above, must either be planted on site, or an "in-lieu" fee paid to the city's street tree planting fund. If the LU value shown at (e) is not equal or greater than (d), then an in-lieu fee must be paid to the City's street tree planting fund at the rate defined annually in the City's Comprehensive Fee Schedule for each deficient LU.

New Trees Being Planted*

Quantity	Size	LU Value	Total LU Value
0	15 gallon	1	0
17	24 inch box	2	34
12	36 inch box	3	36
0	48 inch box	4	0
	Total LU Value of new trees being proposed:		70 (e)

*New replacement trees shall be in addition to and not substitute requirements for new street trees, parking lot trees or other required trees.

Fees Owed to the City Street Tree Planting Fund:
If (d) is greater than (e), there will be an LU value deficit calculated as follows:

[d – e = 51.86 **x (the annually defined $ per LU value as per Current Comprehensive Fee Schedule)** = $ 18,517.65

13 The Planning Application Guide

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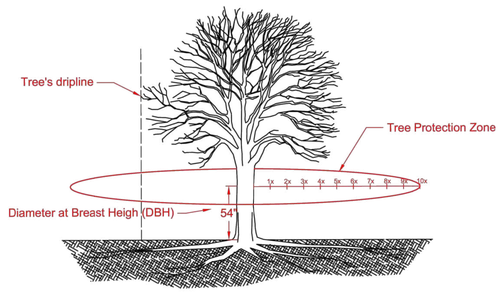
TREE REPLACEMENT PLAN

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CITY OF SAN MATEO TREE PROTECTION NOTES

1 TREE PROTECTION ZONE
SECTION VIEW



PROTECTED TREES

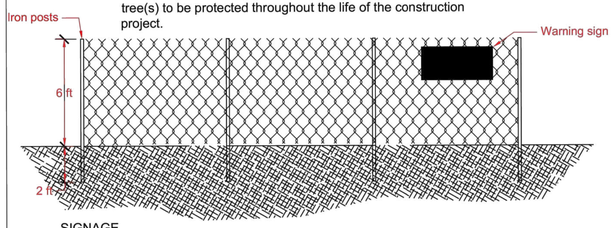
In the City of San Mateo per Chapter 13.40 of the Municipal Code, the following trees are considered protected:

1. Heritage Trees
   - Oak trees with a trunk diameter of 10 inches or more
   - Any other tree species with a trunk diameter of 15 inches or more.
2. Street Trees
   - All trees growing within the public right of way.
3. Existing Trees/Major Vegetation
   - Trees with a trunk diameter of 6 inches or more designated as protected as part of a Planning Application subject to Chapter 27.71.

Tree Protection Zone (TPZ) is the area surrounding a tree with a radius equal to 10 times the diameter of the trunk measured at 54" above grade or as otherwise specified by a Project Arborist and approved by the City Arborist.
Construction activities as defined by the Code are not allowed within the TPZ. It is unlawful for any person to cause damage to a Protected Tree compromising its health or structural integrity according to accepted industry standards, or to cause damage that is severely detrimental to its overall aesthetics. Any violations may result in penalties described in SMMC 13.40.160."

2 TREE PROTECTION FENCING AND SIGN DETAILS
SECTION VIEW

Fencing shall consist of chain link fence (6-feet high), mounted on galvanized iron posts with 2 inches in diameter. Each post must be driven into the ground at least two 2 feet deep, no more than 10 feet apart. The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project.



SIGNAGE

Warning signs shall be installed to be displayed on fencing and trunk wraps. Tree signs should be in English, Spanish or any other language if required.

---WARNING---

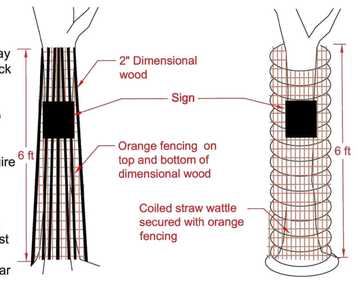
TREE PROTECTION ZONE

Do not move or remove without Arborist approval.
Violations will be subject to penalties according to SMMC 13.40.

3 TRUNK AND ROOT PROTECTION DETAILS
TRUNK WRAP

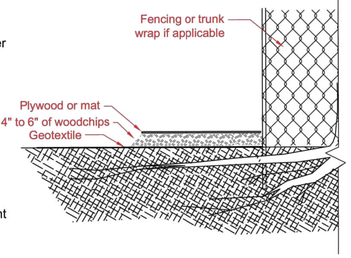
Wrap the trunk with orange plastic fencing for buffering (2" thick). Overlay orange plastic fencing with 2-inch thick wooden slats bound securely by two layers of additional orange fencing (slats shall not be allowed to dig in to the bark). During installation, use caution to avoid damaging any branches. Major limbs may also require wrapping.

Straw wattle can be used as an alternative material. For this purpose coil the straw wattle around the lowest 6' of the trunk and secure it with a double layer of orange fence or similar material.



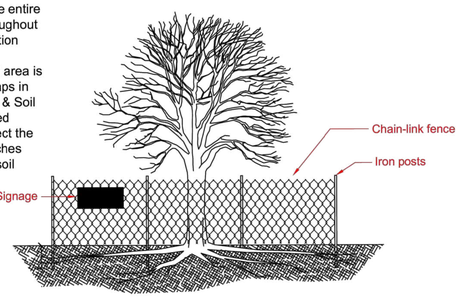
ROOT BUFFER

Root buffers consist of secured geotextile material covered with a layer 4" to 6" of clean wood chips and 3/4-inch plywood sheets securely installed over the wood chips. Do not use geotextile fabric if root buffers are to be left permanently.
The Project Arborist shall be present during the installation and removal of root buffers.
Any root buffer variation must be approved by the City Arborist in accordance with the Best Management Practices (BMPs).

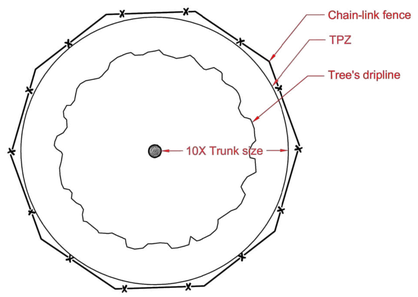


4 TYPE I COMPLETE FENCING
SECTION VIEW

The fence encloses the entire TPZ of the tree(s) throughout the life of the construction project.
When fencing the TPZ area is not feasible, Trunk wraps in combination with Root & Soil buffers shall be installed within the TPZ to protect the trunk, roots, and branches from injury and avoid soil compaction.



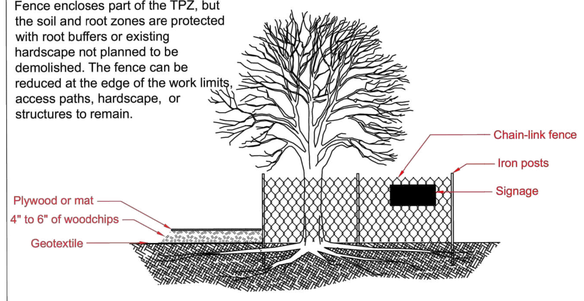
PLAN VIEW



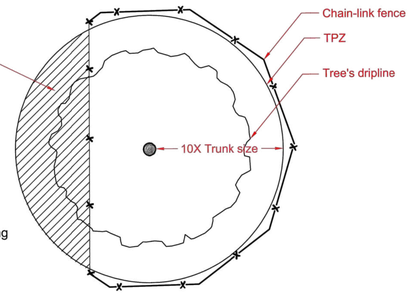
Fencing a group of trees at the TPZ radius of the largest tree is acceptable rather than fencing each tree in the group individually.
Adjustments and/or reparations for protective fencing shall be performed in a timely maner to avoid damages to Protected trees.

5 TYPE II REDUCED FENCING
SECTION VIEW

Fence encloses part of the TPZ, but the soil and root zones are protected with root buffers or existing hardscape not planned to be demolished. The fence can be reduced at the edge of the work limits, access paths, hardscape, or structures to remain.



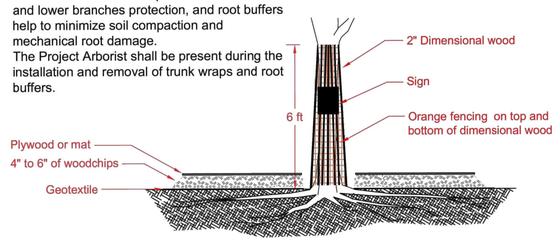
PLAN VIEW



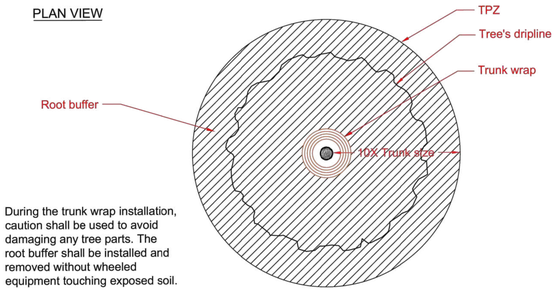
For trees located near the right of way, only the planting strip and/or yard side of the TPZ shall be fenced to provide public use of the street and sidewalk.

6 TYPE III TRUNK WRAP & ROOT BUFFER
SECTION VIEW

To be used when construction activities cannot be kept outside of TPZ and/or installing fencing is not feasible. Trunk wraps account for trunk and lower branches protection, and root buffers help to minimize soil compaction and mechanical root damage.
The Project Arborist shall be present during the installation and removal of trunk wraps and root buffers.



PLAN VIEW



During the trunk wrap installation, caution shall be used to avoid damaging any tree parts. The root buffer shall be installed and removed without wheeled equipment touching exposed soil.

330 West 20th Avenue
San Mateo, CA 94403

APPROVED TREE PROTECTION DETAILS
Community Development Department
S.M.M.C. 13.40

NOTES:

- Tree protection measures are required whenever construction activities encroach the TPZ of Protected trees. These shall not be installed, altered or removed unless recommended by the Project Arborist and approved by the City Arborist.
- Construction Activity as defined by the Code includes the necessary related activities like storing/staging of materials, site access, parking, placement of temporary structures, debris disposal, additional excavation, and landscaping.
- See the Tree Protection Plan sheet or Site Plan for specific information and location of protection measures.

SHEET
TP-01
Not to Scale Rev 9/23

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EARLY CHILDHOOD CENTER FOR THE CAREY SCHOOL

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2033 LA SALLE DRIVE
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plural
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SPAR / SUP PLANNING APPLICATION

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B PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER - REVISION 2	7.16.2025

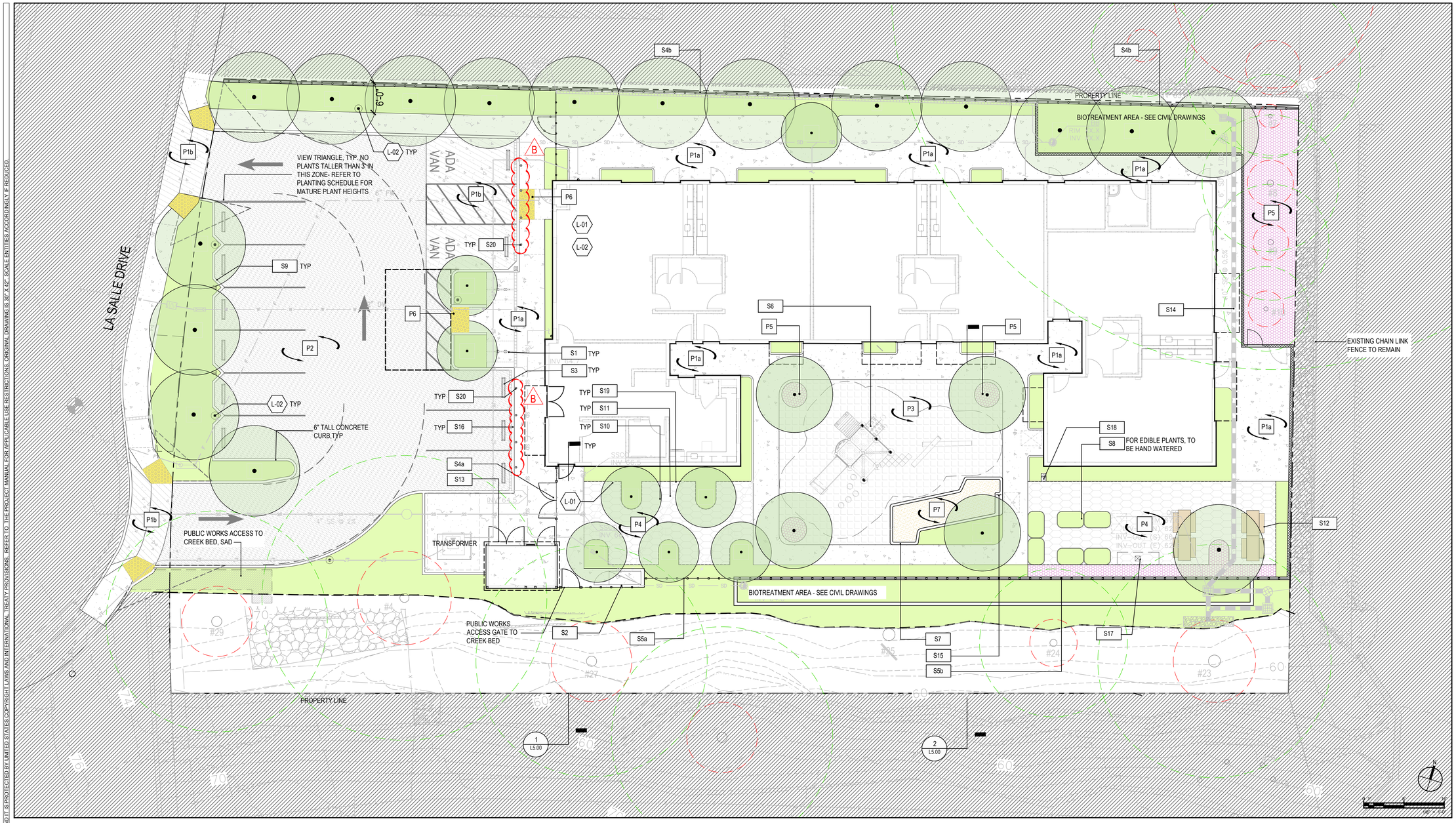
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TREE PROTECTION DETAILS

L0.12

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1/29/2026 9:19 AM



MATERIALS SCHEDULE

PAVING

TAG	SYMBOL	NAME	DESCRIPTION	DETAIL
P1a		STANDARD CONCRETE PAVING - PEDESTRIAN	CAST-IN-PLACE CONCRETE, TOOLED CONTROL JOINTS AT 3' INTERVALS. EXPANSION JOINTS AT MINIMUM 12'-15'. COLOR: NATURAL GRAY, FINISH: TOP CAST #03	
P1b		CONCRETE PAVING - VEHICULAR	CAST-IN-PLACE CONCRETE, TOOLED CONTROL JOINTS AT 3' INTERVALS. EXPANSION JOINTS AT MINIMUM 12'-15'. COLOR: NATURAL GRAY, FINISH: TOP CAST #03	
P2		ASPHALT PAVING - VEHICULAR	VEHICULAR ASPHALT PAVING, SEE CIVIL DRAWINGS	
P3		RESILIENT PLAY SURFACING	SYNLAWN PLAY PLATINUM WITH PLAY CUSHIONING OVER AGGREGATES. MANUFACTUER: SYNLAWN.	
P4		RESIN PAVING	RESIN BOUND 1/4" AGGREGATE PAVING BY ROCKPAVE	
P5		MULCH	PLANTING MULCH, SEE SPECIFICATIONS	
P6		TRUNCATED DOME PAVERS	STEPSTONE PRECAST CONCRETE TRUNCATED DOME PAVERS. 36X24. COLOR: YELLOW 514	
P7		PLAY SAND	OLYMPIC 1&2 SAND BLEND, 10" DEEP, CLEAN AND WASHED PLAY SAND	

SITE ELEMENTS

TAG	SYMBOL	NAME	DESCRIPTION	DETAIL
S1		BICYCLE RACKS	BIKE PARKING WELLE CIRCULAR RACK. IN-GROUND MOUNT. 2" SQUARE STAINLESS STEEL.	2 L5.20
S2		BICYCLE LOCKER	BIKELINK RECTANGULAR SINGULAR eLOCKER.	1 L5.20
S3		WHEEL STOPS	PRECAST CONCRETE CARE WHEEL STOP 4' LONG. AMERICAN PRECAST CONCRETE. TWO #3 REBAR TIED, TWO #5X10" PINS.	
S4a		FENCE & GATE TYPE 1 - WOOD	6'-0" TALL WESTERN RED CEDAR (WRC) FENCE. 2x2 PAINTED STEEL POST. 2X6 WRC GRADE A CAP RAIL. WITH CONCRETE FOOTING PER GEOTECHNICAL REPORT	
S4b		FENCE & GATE TYPE 1 - WOOD ON RETAINING WALL	7'-2" TALL FENCE TO MATCH S4a. POST MOUNTED ON 8" WIDE CAST-IN-PLACE CONCRETE RETAINING WALL.SEE STRUCTURAL DRAWINGS	2 L5.10
S5a		FENCE TYPE 2 - METAL	6' TALL 9 GUAGE VINYL COATED (PVC) COMMERCIAL CHAIN LINK FENCE FABRIC IN 1" MESH. COLOR: BLACK. KNUCKLED ENDS.	1 L5.10
S5b		FENCE TYPE 2 - METAL ON RETAINING WALL	FENCE TYPE S5a. POST MOUNTED ON RETAINING WALL. SEE STRUCTURAL DRAWINGS	
S6		PLAY STRUCTURE	TIMBER FORM - COLUMBIA CASCADE COMPANY. WWW. TIMBERFORM.COM DRAWING NO. P-25027-B-AUX	
S7		SAND BOX	CAST-IN-PLACE CONCRETE WALL WITH REINFORCING AND FOOTING. SMOOTH TROWEL FINISH. 10" TALL, 6" WIDTH. 18" WIDE AT TRANSFER STATION.	
S8		RAISED VEGGIE PLANTERS	OLLE PLANTER BEDS. CORRUGATED GALVANIZED 17" TALL. OPEN BOTTOM. CONFIGURATION 5 64"X40". COLOR: BARN RED.	
S9		EV CHARGER	FREESTANDING ELECTRICAL VEHICLE CHARGER.	
S10		GROVE CHAIRS	MAGLIN. 720 CHAIRS. THERMALLY MODIFIED ASH, METAL SIDE ARMS. SURFACE MOUNT	
S11		GROVE SIDE TABLE	MAGLIN. OGDEN TABLES. THERMALLY MODIFIED ASH, METAL BASE. SURFACE MOUNT	

SITE ELEMENTS CONT.

TAG	SYMBOL	NAME	DESCRIPTION	DETAIL
S12		TABLES AND BENCHES	COMMUNITY PLAY THINGS. OUTLAST PROJECT TABLE SET WITH OUTLAST SEAT. PRESCHOOL SIZE.	
S13		TRASH ENCLOSURE	12'-2" X 6'-7" X 6' ENCLOSURE TO MATCH FENCE TYPE 1. WITH ROOF	3 L5.10
S14		LOW FENCE ON RETAINING WALL	4' TALL 9 GUAGE VINYL COATED (PVC) COMMERCIAL CHAIN LINK FENCE FABRIC IN 1" MESH. COLOR: BLACK. KNUCKLED ENDS.WITH MAINTENANCE GATE. SEE STRUCTURAL DRAWINGS	4 L5.10
S15		ACCESSIBLE TRANSFER BAR	1.5" DIAMETER GALVANIZED GRAB BAR SURFACE MOUNTED TO CONCRETE WALL OF SAND BOX	
S16		CONCRETE CURB AT PARKING LOT	6" CIP CONCRETE CURB WITH REINFORCING	
S17		DOMESTIC WATER VALVE BOX	FOR FUTURE OUTDOOR SINK.	
S18		HOSE BIB ON POST WITH DISSIPATION PIT	4" X 4" SQ METAL POST PAINTED WITH SS HOSE BIB. METAL HEADER AND GRAVEL DISSIPATION PIT	
S19		METAL EDGE RESTRAINT	STAKED ALUMINUM LANDSCAPE EDGE RESTRAINT	1 L9.01
S20		BOLLARDS	36" HEIGHT, STAINLESS STEEL BOLLARD, LOW IMAPACT	

SITE LIGHTING

TAG	SYMBOL	NAME	DESCRIPTION	DETAIL
L-01		STRING LIGHTS AT GROVE	SEE LIGHTING PLANS	
L-02		POLE LIGHTS	SEE LIGHTING PLANS	

USE PROVISIONS. REFER TO THE PROJECT MANUAL FOR APPLICABLE USE RESTRICTIONS. ORIGINAL DRAWING IS 30" x 42". SCALE ENTITIES ACCORDINGLY IF REDUCED.
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AS SHOWN

MATERIAL PLANS

L1.00

MATERIALS SCHEDULE

PAVING

TAG	SYMBOL	NAME	DESCRIPTION	DETAIL
P1a		STANDARD CONCRETE PAVING - PEDESTRIAN	CAST-IN-PLACE CONCRETE, TOOLED CONTROL JOINTS AT 3' INTERVALS. EXPANSION JOINTS AT MINIMUM 12'-15'. COLOR: NATURAL GRAY, FINISH: TOP CAST #03	
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P4		RESIN PAVING	RESIN BOUND 1/4" AGGREGATE PAVING BY ROCKPAVE	
P5		MULCH	PLANTING MULCH, SEE SPECIFICATIONS	
P6		TRUNCATED DOME PAVERS	STEPSTONE PRECAST CONCRETE TRUNCATED DOME PAVERS. 36X24. COLOR: YELLOW 514	
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SITE ELEMENTS

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SITE ELEMENTS CONT.

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SITE LIGHTING

L-01		STRING LIGHTS AT GROVE	SEE LIGHTING PLANS
L-02		POLE LIGHTS	SEE LIGHTING PLANS

MATERIAL KEY

- PLANTING AREA
- ADA ACCESS/COMPANION SEATING AREA
- EXPANSION / ISOLATION JOINT
- EXISTING TREE TO REMAIN - SEE TREE PROTECTION PLANS

MATERIALS NOTES

1. ALL PAVING PROFILES MUST REVIEWED AND APPROVED BY THE GEOTECH AND CIVIL ENGINEER TO ENSURE COMPLIANCE WITH THE COUNTY OF SAN MATEO STANDARDS.
2. VEHICULAR PROFILES WILL BE MANAGED BY THE CIVIL ENGINEER WHILE THE LANDSCAPE ARCHITECT WILL SPECIFY FINISHES RELATED TO FINISHED SURFACE
3. REFER TO TREE PROTECTION NOTES FOR WORK WITHIN AREAS OF TREE PROTECTION ZONE (TPZ).

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MATERIAL NOTES AND SCHEDULE

L1.01

1/8/2026 9:19:3 AM

SITE PAVING



P1a STANDARD CONCRETE PAVING - PEDESTRIAN



P1b STANDARD CONCRETE PAVING - VEHICULAR



P2 ASPHALT PAVING-VEHICULAR



P3 RESILIENT PLAY SURFACING



P4 STABILIZED CRUSHED STONE PAVING



P5 MULCH



P6 TRUNCATED DOME PAVERS



P7 PLAY SAND

SITE ELEMENTS



S1 BICYCLE RACKS



S2 BICYCLE LOCKER



S3 WHEEL STOPS



S4a S4b S13 FENCE & GATE TYPE 1- WOOD, TRASH ENCLOSURE (SIMILAR)



S5a S5b FENCE & GATE TYPE 2 - METAL



S6 PLAY STRUCTURE



S7 SAND BOX



S8 RAISED VEGETABLE PLANTERS



S9 EV CHARGER



S10 GROVE CHAIRS



S11 GROVE SIDE TABLE



S12 TABLES & BENCHES



S14 LOW FENCE ON RETAINING WALL



S15 ACCESSIBLE TRANSFER BAR



S16 CONCRETE CURB AT PARKING LOT



S17 DOMESTIC WATER VALVE BOX



S18 HOSEBIB ON POST WITH DOWNSPOUT DISSIPATION



S19 METAL EDGE RESTRAINT



S20 BOLLARDS

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MATERIAL IMAGES

L1.10

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IRRIGATION NARRATIVE:

TREES: SHALL BE IRRIGATED WITH LOW FLOW BUBBLERS, WITH A MINIMUM TWO PER TREE.

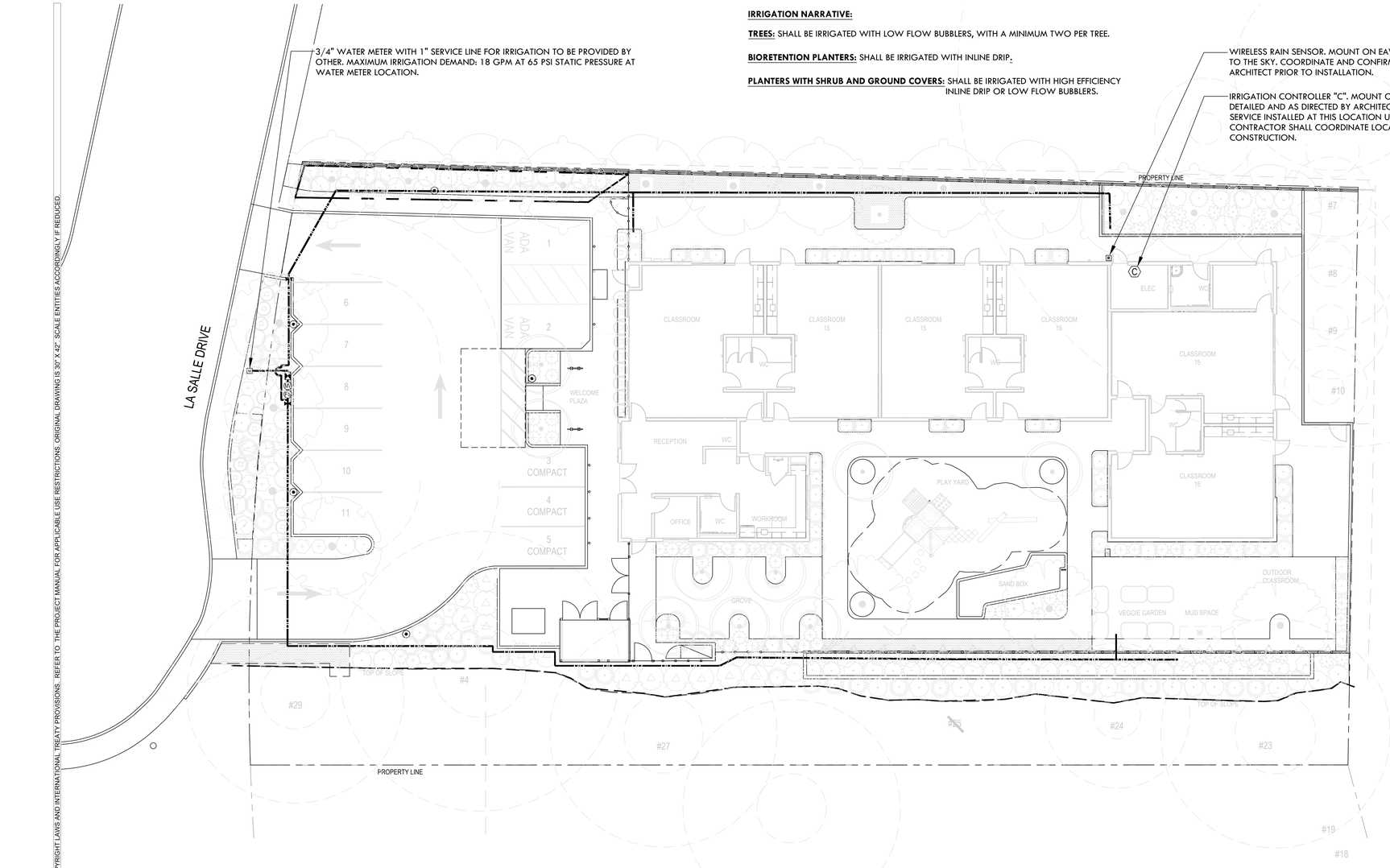
BIORETENTION PLANTERS: SHALL BE IRRIGATED WITH INLINE DRIP.

PLANTERS WITH SHRUB AND GROUND COVERS: SHALL BE IRRIGATED WITH HIGH EFFICIENCY INLINE DRIP OR LOW FLOW BUBBLERS.

3/4" WATER METER WITH 1" SERVICE LINE FOR IRRIGATION TO BE PROVIDED BY OTHER. MAXIMUM IRRIGATION DEMAND: 18 GPM AT 65 PSI STATIC PRESSURE AT WATER METER LOCATION.

WIRELESS RAIN SENSOR. MOUNT ON EAVE OF BUILDING. INSTALL SENSOR OPEN TO THE SKY. COORDINATE AND CONFIRM EXACT LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

IRRIGATION CONTROLLER "C". MOUNT ON THE WALL AT THIS LOCATION AS DETAILED AND AS DIRECTED BY ARCHITECT. CONNECT TO 120 VOLT A.C. ELECTRICAL SERVICE INSTALLED AT THIS LOCATION UNDER ELECTRICAL CONTRACT. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION.



WATER USE ESTIMATION

WATER TYPE	POTABLE
SITE ETO=	42.7

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	MXED -SHRUB & TREES	LOW	0.3	DRIP	0.81	0.370	4,216	1,561	41,339	0.13	55.27	92%
2	TREES	LOW	0.3	BUBBLER	0.81	0.370	70	26	686	0.00	0.92	2%
3	TREES	MOD	0.5	BUBBLER	0.81	0.617	50	31	817	0.00	1.09	1%
4	TREES - REDWOODS	MOD	0.5	BUBBLER	0.81	0.617	200	123	3,268	0.01	4.37	4%
5	VEGGIE GARDEN	MOD	0.5	DRIP	0.81	0.617	70	43	1,144	0.00	1.53	2%
					TOTALS		4,606	1,785	47,254	0.15	63.17	100%

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME											
5	VEGGIE GARDEN					1	70					2%
						TOTALS	70					2%

MAWA		
	GALLONS/YR	55,892
	ACRE FEET/YR	0.17
	HCF/YR	74.72

ETWU		
	GALLONS/YR	47,254
	ACRE FEET/YR	0.15
	HCF/YR	63.17

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
74.1%	0.27	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	1,785
TOTAL AREA	4,606
AVG. ETAF	38.75%

MAWA FORMULA

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR

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

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

ETWU FORMULA

ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR

ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION
	T-FP600A-LF	NIBCO BRASS BALL VALVE (LINE SIZE)
	975XL2SEU-1"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY
MV	3100100	SUPERIOR MASTER VALVE-1" (NORMALLY OPEN)
FS	FSI-T10-001	CST 1" PLASTIC FLOW SENSOR
C	EGP-12/ EGP-ICENTRAL	RAIN MASTER EAGLE PLUS CONTROLLER IN A WALL MOUNTED ENCLOSURE; INCLUDES I-CARD, CELL COMMUNICATION KIT AND FIVE YEARS RAIN MASTER I-CENTRAL SERVICE.
R	RS-500	IRRITROL WIRED RAIN SENSOR
M	-	WATER METER, REFER TO CIVIL PLANS
		MAIN LINE: 1 1/2" AND SMALLER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.

0 10' 20'

N

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IRRIGATION PLAN

L3.00

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY	MATURE HEIGHT
TREES						
	AH	ARCTOSTAPHYLOS MANZANITA 'DR. HURD' / DR. HURD COMMON MANZANITA	36" BOX	VERY LOW	1	10 - 15FT. HT.
	CC	CORYMBIA CITRIODORA / LEMON SCENTED GUM	24" BOX	LOW	9	> 65FT. HT.
	MS	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	24" BOX	MODERATE	3	10 - FT. HT.
	MS	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	36" BOX	MODERATE	2	10 - FT. HT.
	NS	NYSSA SYLVATICA / TUPELO	24" BOX	MODERATE	2	25 - 40FT. HT.
	NS	NYSSA SYLVATICA / TUPELO	36" BOX	MODERATE	5	25 - 40FT. HT.
	PC	PISTACIA CHINENSIS / CHINESE PISTACHE	36" BOX	LOW	4	25 - 40FT. HT.
	UP	ULMUS PARVIFOLIA / LACEBARK ELM	24" BOX	LOW	3	25 - FT. HT.
SHRUBS						
	AK	ANIGOZANTHOS X 'KANGA RED' / KANGA RED KANGAROO PAW	1 GAL.	VERY LOW	41	12 - 24IN. HT.
	AB	ARCTOSTAPHYLOS EDMUNDSII 'BIG SUR' / BIG SUR LITTLE SUR MANZANITA	5 GAL.	LOW	40	24 - 36IN. HT.
	CB	CAREX BARBARAE / SANTA BARBARA SEDGE	1 GAL.	LOW	92	18 - 36IN. HT.
	CS	CISTUS SALVIIFOLIUS / ROCKROSE SAGELEAF	1 GAL.	LOW	30	6 - 18IN. HT.
	CR	CLEMATIS VITICELLA 'RUBRA' / RUBRA CLEMATIS	1 GAL.	LOW	21	N/A
	CP2	CORREA PULCHELLA / AUSTRALIAN FUCHSIA	1 GAL.	LOW	2	18 - 36IN. HT.
	FC	FRANGULA CALIFORNICA 'MOUND SAN BRUNO' / MOUND SAN BRUNO COFFEEBERRY	5 GAL.	LOW	13	3 - 6FT. HT.
	LF	LOMANDRA CONFERTIFOLIA 'DEL SOL' / DEL SOL SMALL MAT RUSH	1 GAL.	LOW	17	12 - 24IN. HT.
	LL	LOMANDRA X 'LOMLON' / LIME TUFF™ DWARF MAT RUSH	1 GAL.	LOW	22	18 - 36IN. HT.
	MA	MIMULUS AURANTIACUS / STICKY MONKEYFLOWER	1 GAL.	VERY LOW	36	3 - 6FT. HT.
	RE	RHAMNUS CALIFORNICA 'EVE CASE' / EVE CASE COFFEEBERRY	5 GAL.	LOW	22	3 - 1FT. HT.
	SS	SALVIA SPATHACEA / HUMMINGBIRD SAGE	1 GAL.	LOW	33	18 - 36IN. HT.
	SV	SENECIO VITALIS / BLUE CHALK FINGERS	1 GAL.	LOW	3	6 - 18IN. HT.
GROUND COVERS						
	LA	LIPPIA NODIFLORA 'KURAPIA S1' / KURAPIA®	FLAT	LOW	489 SF	< 6IN. HT.

B

TREE PLANTING NOTES

1. CONTRACTOR SHALL PROVIDE TREE LIST AND PRELIMINARY SOURCES TO ENSURE ADEQUATE QUANTITIES AND SIZES OF PLANT MATERIAL WILL BE AVAILABLE IN TIME FOR SCHEDULED INSTALLATION.
2. ALL TREES SHALL BE APPROVED BY PROJECT ARBORIST AND CITY REPRESENTATIVE.
3. CONTRACTOR SHALL SUBMIT PHOTOS AND SIZE SPECS FOR ALL TREES FOR PRELIMINARY REVIEW. FOLLOWING REVIEW A TREE TAGGING SCHEDULE SHALL BE SUBMITTED.
4. ALL TREES TO HAVE PLANTING PIT PREPARED AND BACKFILLED WITH APPROVED SOIL
5. ALL TREES TO BE IRRIGATED WITH AUTOMATIC BUBBLER IRRIGATION SYSTEM PER COUNTY OF SAN MATEO.
6. PROTECT EXISTING TREES TO REMAIN AS DOCUMENTED IN PLANS. AVOID UNNECESSARY ROOT DISTURBANCE, COMPACTION OF SOILS WITHIN DRIP LINE, OR LIMB BREAKAGE.
7. DO NOT STORE MATERIAL OR DISPOSE OF ANY MATERIAL OTHER THAN CLEAN WATER WITHIN DRIP LINE. PROVIDE ADEQUATE IRRIGATION DURING CONSTRUCTION PHASE
8. DURING CONSTRUCTION. REPLACE ANY TREE DAMAGED DURING CONSTRUCTION WITH TREE OF EQUAL SIZE AND VALUE AT NO ADDITIONAL COST.
9. ALL TREES TO BE SET WITH CROWN 3" TO 6" ABOVE ADJACENT FINISH GRADE.
10. ALL SITE TREES SHALL HAVE SUB-DRAINAGE PER TYPICAL PLANTING DETAILS UNLESS OTHERWISE NOTED BY LANDSCAPE ARCHITECT . REFER TO GRADING AND DRAINAGE PLANS
11. FINAL TREE SELECTION AND LAYOUT SHALL BE REFINED BASED ON THE FOLLOWING SELECTION CRITERIA:
    - A. SOILS AND HORTICULTURE SUITABILITY
    - B. FIRE OFFSETS AND RISK
    - C. WIND TOLERANCE
    - D. WATER EFFICENT LANDSCAPE ORDINANCE (WELO) REQUIREMENTS
    - E. AESTHETIC QUALITY
    - F. ECOLOGICAL VALUE - HABITAT AND ENVIRONMENTAL CONSIDERATIONS
    - G. SUN AND SHADE

UNDERSTORY PLANTING NOTES

1. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS AND DIRECT SEEDING APPLICATIONS, SEE PLANTING SPECIFICATIONS
2. ALL PLANTING AREAS TO BE TILLED WITH AMENDED OR IMPORTED SOIL PER SPECIFICATIONS AND AGRONOMIC SOILS REPORT AND IRRIGATED AS NOTED ON PLANS.
3. SEE PLANTING DETAILS AND SPECIFICATIONS FOR PLANTING AND MAINTENANCE INSTRUCTIONS.
4. ALL LANDSCAPE PLANTING AND MAINTENANCE SHALL CONFORM WITH ALL APPLICABLE UCSD CODES, ORDINANCES, AND LAWS.
5. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO COMMENCING LANDSCAPE PLANTING WORK. WHERE IN-THE-FIELD CONFLICTS ARISE BETWEEN PLANT AND UTILITY LOCATIONS, THE CONTRACTOR SHALL MAKE THE NECESSARY ADJUSTMENTS TO PLANT PLACEMENT WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT, IN ORDER TO ACHIEVE OPTIMUM DESIGN INTENT.
6. PROTECT EXISTING PLANTS TO REMAIN. AVOID UNNECESSARY ROOT DISTURBANCE, COMPACTION OF SOILS WITHIN DRIP LINE, OR LIMB BREAKAGE. DO NOT STORE MATERIAL OR DISPOSE OF ANY MATERIAL OTHER THAN CLEAN WATER WITHIN DRIP LINE. PROVIDE ADEQUATE IRRIGATION DURING CONSTRUCTION. REPLACE ANY TREE OR SHRUB DAMAGED DURING CONSTRUCTION WITH PLANTS OF EQUAL SIZE AND VALUE AT NO ADDITIONAL COST TO THE OWNER.
7. IN ALL AREAS WHERE ASPHALT OR CONCRETE PAVING IS TO BE REMOVED AND REPLACED WITH NEW PLANTING, REMOVE ALL EXISTING AGGREGATE BASE, GRAVEL,ETC.
8. FINE GRADING IN ALL PLANTING AREAS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS, COORDINATE FINISH GRADE TO ALLOW FOR SPECIFIED DEPTH OF MULCH.
9. PLANTS SHALL BE NURSERY GROWN, OF THE FINEST QUALITY AND FREE OF DISEASE OR DAMAGE.
10. PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
11. PLANT LOCATIONS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT. MOVE INSTALLED IRRIGATION EQUIPMENT CONFLICTING WITH ACCEPTED PLANT LOCATIONS.
12. CONTRACTOR TO CALCULATE AND VERIFY PLANT QUANTITIES. ALL DISCREPANCIES IN QUANTITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. LAYOUT OF PLANT MATERIALS SHOWN ON DRAWINGS ARE APPROXIMATE. LAYOUT OF PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
14. INSTALL IRRIGATION SYSTEM PRIOR TO INSTALLING PLANTS.
15. THE PLANTING DESIGN COMPLIES WITH THE CRITERIA FOR THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND HAS BEEN APPLIED FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN

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EARLY CHILDHOOD CENTER FOR THE CAREY SCHOOL

PROJECT NO.: 2423.00
2033 LA SALLE DRIVE
SAN MATEO, CA 94403
P: 650.345.8205

plural
LANDSCAPE ARCHITECTURE
2742 17TH STREET
SAN FRANCISCO, CA 94110
T: 415-450-9519

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SPAR / SUP PLANNING APPLICATION

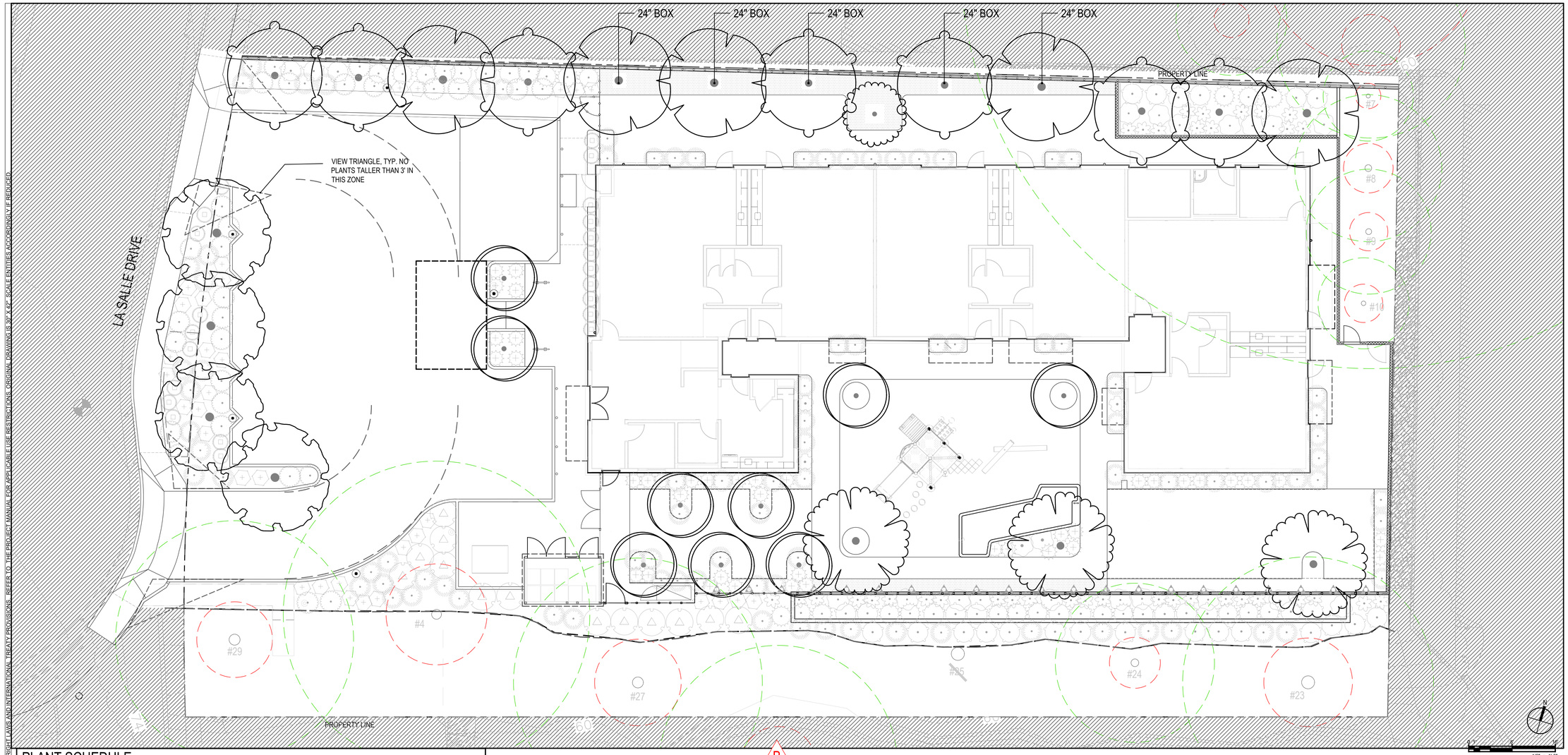
	SPAR / SUP PLANNING APPLICATION	2.14.2025
	SPAR / SUP PLANNING APPLICATION	5.09.2025
B	PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER - REVISION 2	7.16.2025

AS SHOWN

PLANTING NOTES AND SCHEDULE

L4.01

10/20/25 9:13:33 AM



B

PLANT SCHEDULE

TREES

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY	MATURE HEIGHT
	AH	ARCTOSTAPHYLOS MANZANITA 'DR. HURD' / DR. HURD COMMON MANZANITA	36" BOX	VERY LOW	1	10 - 15FT. HT.
	CC	CORYMBIA CITRIODORA / LEMON SCENTED GUM	24" BOX	LOW	9	> 65FT. HT.
	MS	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	24" BOX	MODERATE	3	10 - FT. HT.
	MS	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	36" BOX	MODERATE	2	10 - FT. HT.
	NS	NYSSA SYLVATICA / TUPELO	24" BOX	MODERATE	2	25 - 40FT. HT.
	NS	NYSSA SYLVATICA / TUPELO	36" BOX	MODERATE	5	25 - 40FT. HT.
	PC	PISTACIA CHINENSIS / CHINESE PISTACHE	36" BOX	LOW	4	25 - 40FT. HT.
	UP	ULMUS PARVIFOLIA / LACEBARK ELM	24" BOX	LOW	3	25 - FT. HT.

B

SHRUBS

	CODE	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY	MATURE HEIGHT
	AK	ANIGOZANTHOS X 'KANGA RED' / KANGA RED KANGAROO PAW	1 GAL.	VERY LOW	41	12 - 24IN. HT.
	AB	ARCTOSTAPHYLOS EDMUNDSII 'BIG SUR' / BIG SUR LITTLE SUR MANZANITA	5 GAL.	LOW	40	24 - 36IN. HT.
	CB	CAREX BARBARAE / SANTA BARBARA SEDGE	1 GAL.	LOW	92	18 - 36IN. HT.
	CS	CISTUS SALVIIFOLIUS / ROCKROSE SAGELEAF	1 GAL.	LOW	30	6 - 18IN. HT.
	CR	CLEMATIS VITICELLA 'RUBRA' / RUBRA CLEMATIS	1 GAL.	LOW	21	N/A
	CP2	CORREA PULCHELLA / AUSTRALIAN FUCHSIA	1 GAL.	LOW	2	18 - 36IN. HT.
	FC	FRANGULA CALIFORNICA 'MOUND SAN BRUNO' / MOUND SAN BRUNO COFFEEBERRY	5 GAL.	LOW	13	3 - 6FT. HT.
	LF	LOMANDRA CONFERTIFOLIA 'DEL SOL' / DEL SOL SMALL MAT RUSH	1 GAL.	LOW	17	12 - 24IN. HT.
	LL	LOMANDRA X 'LOMLON' / LIME TUFF™ DWARF MAT RUSH	1 GAL.	LOW	22	18 - 36IN. HT.
	MA	MIMULUS AURANTIACUS / STICKY MONKEYFLOWER	1 GAL.	VERY LOW	36	3 - 6FT. HT.
	RE	RHAMNUS CALIFORNICA 'EVE CASE' / EVE CASE COFFEEBERRY	5 GAL.	LOW	22	3 - 1FT. HT.
	SS	SALVIA SPATHACEA / HUMMINGBIRD SAGE	1 GAL.	LOW	33	18 - 36IN. HT.
	SV	SENECIO VITALIS / BLUE CHALK FINGERS	1 GAL.	LOW	3	6 - 18IN. HT.

GROUND COVERS

	CODE	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY	MATURE HEIGHT
	LA	LIPPIA NODIFLORA 'KURAPIA S1' / KURAPIA®	FLAT	LOW	489 SF	< 6IN. HT.

B

INTERNATIONAL TREATY PROVISIONS. REFER TO THE PROJECT MANUAL FOR ADDITIONAL USE RESTRICTIONS. ORIGINAL DRAWING IS 30" X 42". SCALE ENTITIES ACCORDINGLY IF REPRINTED
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SPAR / SUP PLANNING APPLICATION

	SPAR / SUP PLANNING APPLICATION	2.14.2025
	SPAR / SUP PLANNING APPLICATION	5.09.2025
B	PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER - REVISION 2	7.16.2025

AS SHOWN

PLANTING PLAN

L4.00

10/2/2025 9:19:33 AM

TREES



ARCTOSTAPHYLOS MANZANITA 'DR. HURD'
DR. HURD MANZANITA
MATURE HEIGHT: 12'-20'
MATURE SPREAD: 10'-15'



CORYMBIA CITRIODORA
LEMON-SCENTED GUM
MATURE HEIGHT: 20'-30'
MATURE SPREAD: 50'



MAGNOLIA VIRGINIANA
SWEETBAY MAGNOLIA
MATURE HEIGHT: 20'-35'
MATURE SPREAD: 10'-25'



NYSSA SYLVATICA
BLACK TUPELO
MATURE HEIGHT: 25'-45"
MATURE SPREAD: 15'-25'



PISTACIA CHINENSIS
CHINESE PISTACHE
MATURE HEIGHT: 30'-35'
MATURE SPREAD: 25'-30'



QUERCUS TOMENTELLA
ISLAND OAK
MATURE HEIGHT: 50'
MATURE SPREAD: 25'-30'

UNDERSTORY



ANIGOZANTHOS X 'KANGA RED'
KANGA RED KANGAROO PAW



ARCTOSTAPHYLOS EDMUNDII 'BIG SUR'
BIG SUR MANZANITA



CAREX BARBARAE
SANTA BARBARA SEDGE



CISTUS SALVIIFOLIUS
ROCKROSE SAGELEAF



CLEMATIS VITICELLA 'RUBRA'
RUBRA CLEMATIS



CORREA PULCHELLA
AUSTRALIAN FUCHSIA



FRANGULA CALIFORNICA 'MOUND SAN BRUNO'
SAN BRUNO COFFEE BERRY



LOMANDRA CONFERTIFOLIA 'DEL SOL'
DEL SOL SMALL MAT RUSH



LOMANDRA X 'LOMLON'
LIME TUFF DWARF MAT RUSH



LIPPIA NODIFLORA 'KURAPIA S1'
KURAPIA



MIMULUS AURANTIACUS
STICKEY



RHAMNUS CALIFORNICA 'EVE CASE'
EVE CASE COFFEEBERRY

NOTE: SEE SHEET L4.00 FOR SHRUB SIZE, QUANTITY AND WATER USE



SALVIA SPATHACEA
HUMMINGBIRD SAGE



SENECIO VITALIS
BLUE CHALK FINGERS

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9/5/2025 8:39:3 AM

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SPAR / SUP PLANNING APPLICATION

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AS SHOWN

PLANTING IMAGES

L4.10

WELO FORMS

Building Division
330 West 20th Avenue
San Mateo, CA 94403
(650) 522 - 7172
www.cityofsanmateo.org

Water Conservation in Landscaping
Project Information and Submission Checklist
REVISED 08/22/19

Project Information

Site Address / APN: 2033 La Salle Drive, San Mateo, Ca 94403
Project Type / Description *(residential, commercial, industrial)*: Education
Total Landscape Area (sq. ft.): 4,547 Water Supply Type: Domestic

Property Owner Information

Name: Jason and Rosalinda Cruz Family Trust
Phone: 510.715.2544
Address: 2033 La Salle Drive
Email: jasoncruz888@gmail.com

Applicant Information (if different from property owner)

Name: Neely Norris - The Carey School Head of School
Phone: 650.345.2044
Address: 1 Carey School Lane
Email: nnorriss@careyschool.org

Submittal Checklist

		Shown on Plans / Page #
1. Water Efficient Landscape Worksheet	☑	L3.00
a. Hydrozone Information Table	☑	
b. Water Budget Calculations	☑	
i. Maximum Applied Water Allowance (MAWA)	☑	
ii. Estimated Total Water Use (ETWU)	☑	
2. Soil Management Plan To be completed prior to Building Permit	☐	
3. Landscape Design Plan	☑	L4.00
4. Irrigation Design Plan	☑	L3.00

Signature

I agree to comply with the requirements of the WELO and submit a complete Landscape Document Package.

Landscape Plans Preparer Signature Required — Date: 5.5.2025

Water Efficient Landscape Worksheet

City of San Mateo Reference Evapotranspiration (ETo): 42.8

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
				Totals	(A)	(B)	
Special Landscape Areas							
5				1			
6				1			
				1			
				Totals	(C)		
						Total	
				Maximum Allowed Water Allow		(MAWA)*	

REFER TO SHEET L3.00 IRRIGATION PLAN AND WELO CALCULATIONS

[a] Hydrozone #/ Planting Description E.g 1.) front lawn 2.) low water use plantings 3.) medium water use planting

[b] Irrigation Method overhead spray or drip

[c] Irrigation Effi 0.75 for spra 0.81 for d

ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

***MAWA (Annual Gallons Allowed) =** *(Eto) (0.62 LA)* + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts es per acre per year to gallons per square foot per y the total landscape area in square feet, SLA is pecial landscape area in square feet, and ETAF is .5 ential areas and .45 for non-residential areas.

ETAF Calculations

Regular Landscape Are

Total ETAF x Area	(B)
Total Area	(A)
Average ETA	**B ÷ A**

All Land e Areas

Total ETAF x Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	**(B+D) ÷ (A+C)**

Average Evapotranspiration Adjustment Factor (ETAF) for Regular Landcape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Soil Management Report Checklist To be completed prior to Building Permit

Site Address / APN:
Date Prepared:

Soil Management Report Submittal Checklist		Shown on Plans / Page #
1. Soil Sample Lab Report		
a. Soil Sampling Conducted at Appropriate Depth for Intended Plants	☐	
b. Soil Analysis	☐	
i. Soil Texture	☐	
ii. Infiltration Rate	☐	
iii. pH	☐	
iv. Total Soluble Salts	☐	
v. Percent Organic Matter	☐	
vi. Recommendations	☐	
2. Soil Management Plan	☐	
3. Landscape Design Plan	☐	
4. Irrigation Design Plan	☐	

Signature

I verify that the Soil Management Report was provided to the person(s) preparing the Landscape Design Plan.

Landscape Plans Preparer Signature Required — Date

Landscape Design Plan Checklist

Site Address / APN:
Date Prepared:

Landscape Design Plan Submittal Checklist		Shown on Plans / Page #
1. Hydrozone		
a. Delineate and Label each Hydrozone by #, Letter, or Other Method To be completed prior to Building Permit	☐	
b. Identify each Hydrozone as Low, Moderate, High, or Mixed Water Use To be completed prior to Building Permit	☐	
2. Identify on Plans:		
a. Recreation Areas	☑	L1.00, L4.00
b. Areas Permanently and Solely Dedicated to Edible Plants	☑	
c. Areas Irrigated with Recycled Water N/A	☐	
d. Types of Mulch and Application Depth To be completed prior to Building Permit	☐	
e. Soil Amendments, Type & Quantity To be completed prior to Building Permit	☐	
f. Location of Hardscape (Pervious & Non-Pervious)	☑	
g. Applicable Rain Harvest or Catchment Technologies N/A	☐	
i. 24-Hour Capacities	☐	
h. Graywater Systems (if applicable) N/A		
i. Discharge Piping	☐	
ii. System Components	☐	
iii. Area(s) of Distribution	☐	
3. Stormwater Requirements Checklist (C3)	☐	

Signature

The following statement shall be printed on the front page of the Landscape Design Plan along with the signature of person(s)

I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them for efficient use of water in the Landscape Design Plan.

Landscape Plans Preparer Signature Required — Date

Irrigation Design Plan Checklist To be completed prior to Building Permit

Site Address / APN:
Date Prepared:

Irrigation Design Plan Submittal Checklist		Shown on Plans / Page #
1. Location of Separate Water Meters for Landscaped Areas	☑	L3.00
2. Location, Type and Size of all System Components		
a. Controllers To be completed prior to Building Permit	☐	
b. Main and Lateral Lines	☑	
c. Valves To be completed prior to Building Permit	☐	
d. Sprinkler Heads N/A	☐	
e. Moisture Sensing Devices To be completed prior to Building Permit	☐	
f. Rain Switches To be completed prior to Building Permit	☐	
g. Quick Couplers To be completed prior to Building Permit	☐	
h. Pressure Regulators To be completed prior to Building Permit	☐	
i. Backflow Prevention Devices To be completed prior to Building Permit	☐	
3. For each Station:		
a. Flow Rate (gallons per minute) To be completed prior to Building Permit	☐	
b. Application Rate (inches per hour) To be completed prior to Building Permit	☐	
c. Design Operating Pressure (pressure per square inch) To be completed prior to Building Permit	☐	

Signature

The following statement shall be printed on the front page of the Irrigation Design Plan along with the signature of person(s) authorized to design the landscaping plan:

I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them for efficient use of water in the irrigation design plan.

Landscape Plans Preparer Signature Required — Date

Certificate of Completion

Part 1: This portion is filled out by the project applicant, landscape architect and / or landscape contractor upon completion of the landscape project, and submitted to the City.

Project Information

Project Name
Site Address
APN(s)

Applicant Name
Phone Number
Email Address
Street Address

Property Owner Name (if different from applicant)
Phone Number
Email Address
Street Address

Property Owner Signature

"I / we certify that I / we have received copies of all of the documents within the Landscape Documentation Package and the Certificate of Completion, and that it is our responsibility to ensure that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner Signature — Date

Part 2: This portion is stamped and signed by the signer of the Landscape Design Plan, Irrigation Design Plan, or by the licensed landscape contractor and submitted to the City following project installation. This means the signer is one or more of the following: a licensed landscape architect, a licensed landscape contractor, a certified irrigation designer, any person authorized to design landscapes and/or an irrigation system.

"I / we certify that based on periodic site observations, the work has been completed in accordance with the Water Efficient Landscape Ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package. Significant changes made during construction comply with the ordinance."

Signature — Date
Printed Name — License Number

Please provide completed stamp here

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SPAR / SUP PLANNING APPLICATION

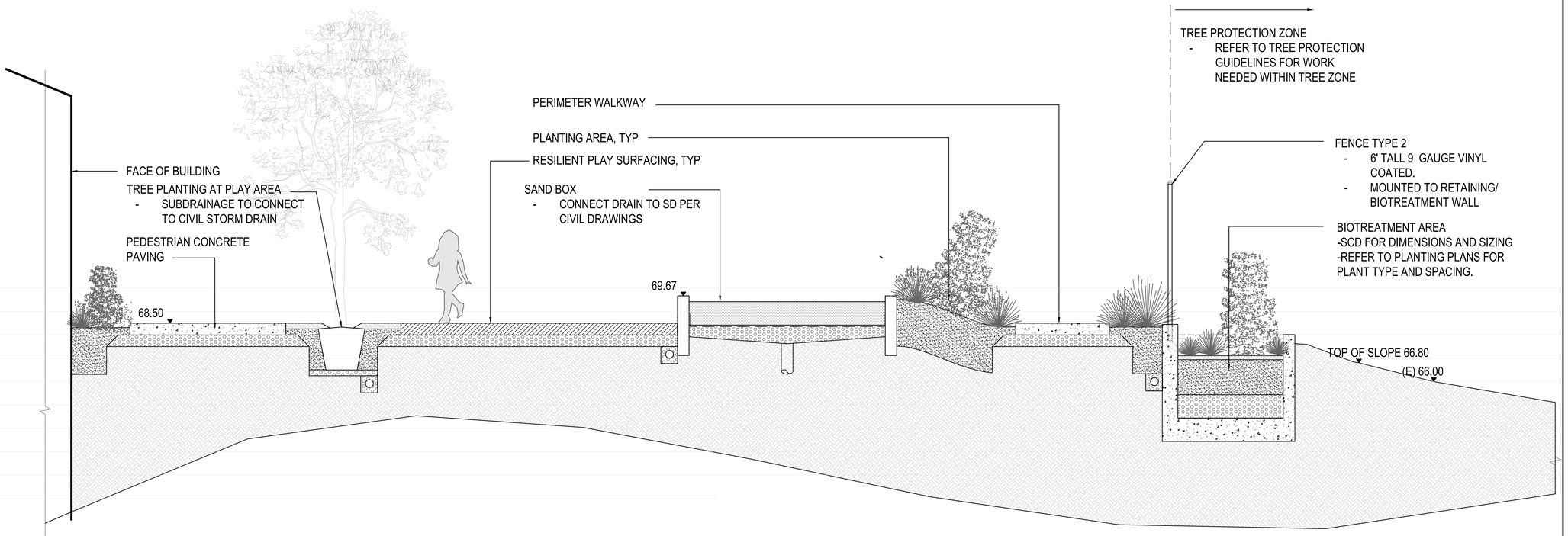
SPAR / SUP PLANNING APPLICATION	2.14.2025
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B PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER - REVISION 2	7.16.2025

AS SHOWN

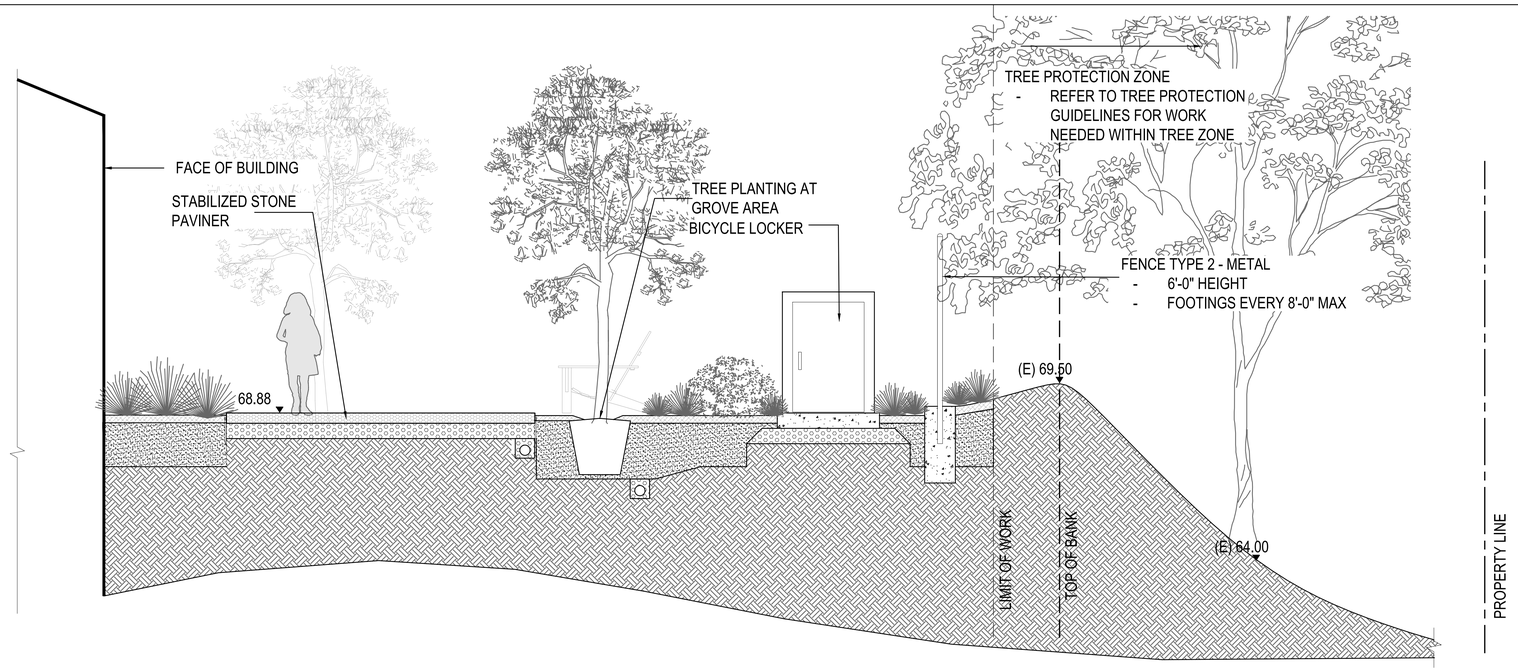
WELO FORMS

L4.11

1/9/2026 9:19:33 AM



2 SECTION - PLAY AREA — Scale: 1/2" = 1'-0"



1 SECTION- GROVE AREA A — Scale: 1/2" = 1'-0"

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Studio Bondy Architecture

110 LINDEN STREET | OAKLAND, CA | 94607
510.836.6594 | info@studiobondy.com

EARLY CHILDHOOD CENTER FOR THE CAREY SCHOOL

PROJECT NO.: 2423.00
2033 LA SALLE DRIVE
SAN MATEO, CA 94403
P: 650.345.8205

plural
LANDSCAPE ARCHITECTURE
2742 17TH STREET
SAN FRANCISCO, CA 94110
T: 415-450-9519

NOT FOR CONSTRUCTION

SPAR / SUP PLANNING APPLICATION

	SPAR / SUP PLANNING APPLICATION	2.14.2025
	SPAR / SUP PLANNING APPLICATION	5.09.2025
B	PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER - REVISION 2	7.16.2025

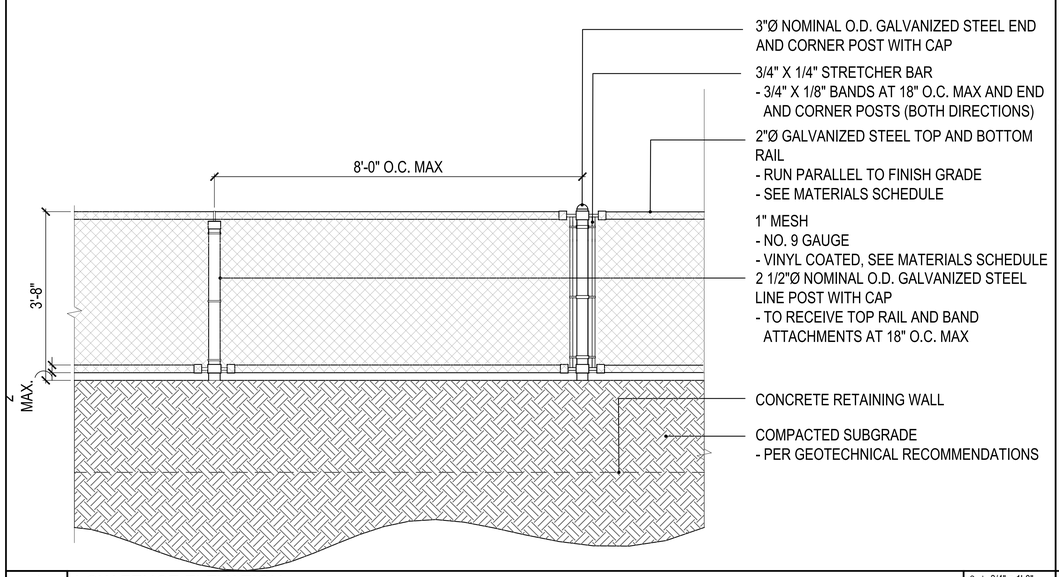
AS SHOWN

SECTIONS AND ELEVATIONS

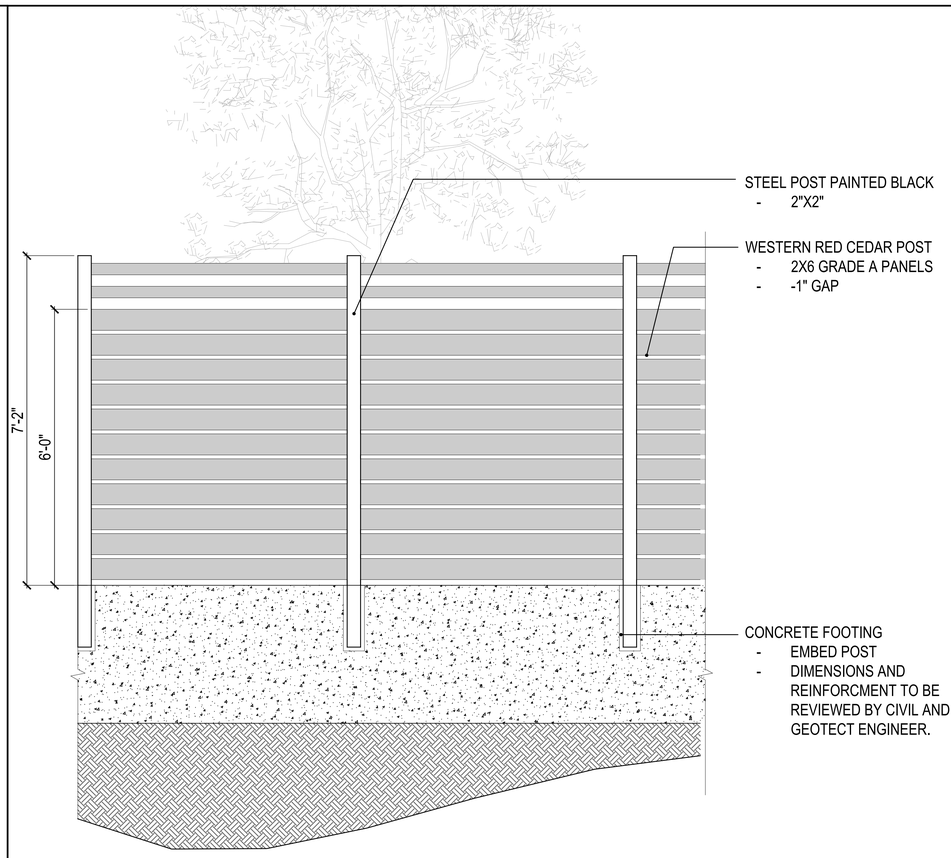
L5.00

19/2025 8:19:3 AM

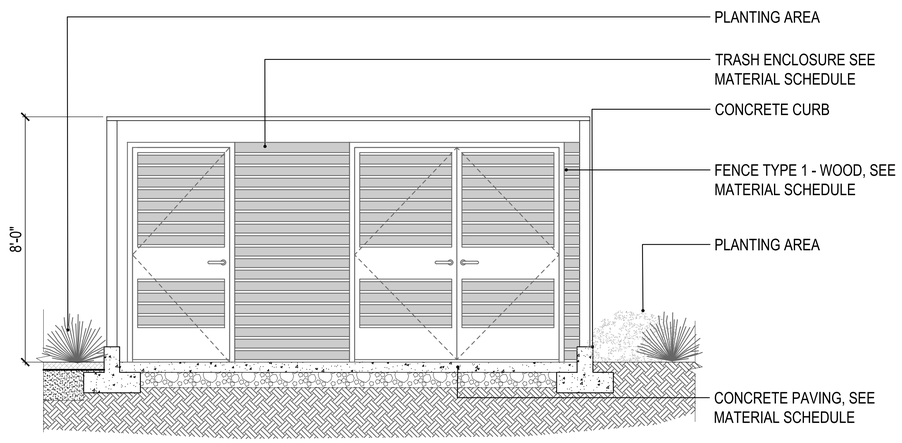
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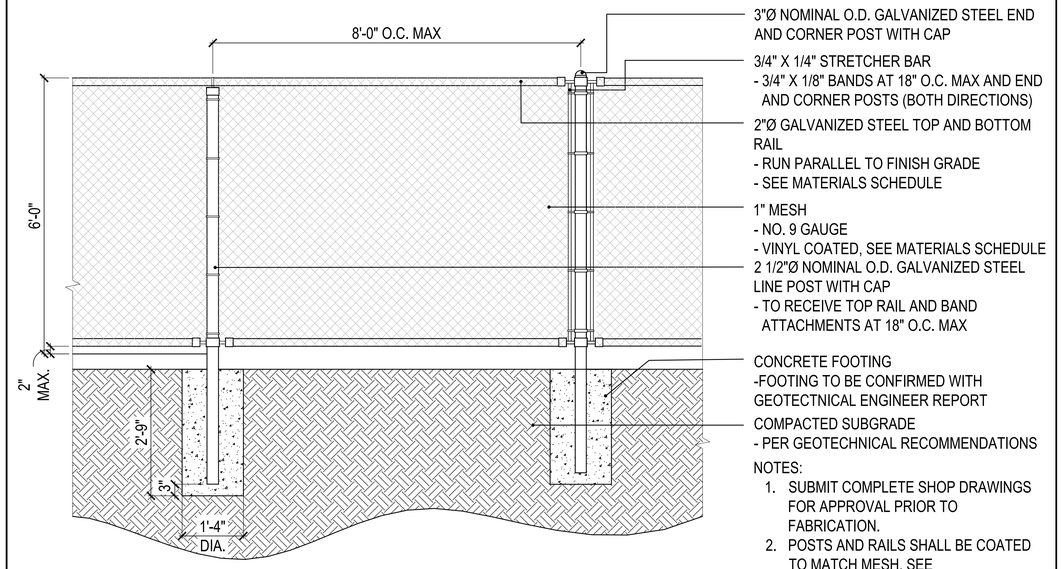
4 LOW FENCE ELEVATION — Scale: 3/4" = 1'-0"



2 FENCE TYPE 1 - WOOD — Scale: 3/4" = 1'-0"



3 TRASH ENCLOSURE — Scale: 1/2" = 1'-0"



NOTES:
1. SUBMIT COMPLETE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
2. POSTS AND RAILS SHALL BE COATED TO MATCH MESH, SEE SPECIFICATIONS.
3. ALL POSTS AND FENCE CONNECTIONS SHALL BE PAINTED TO MATCH FENCE.
4. INSTALL BLACK WIND/PRIVACY SCREEN ON BACK SIDE OF FENCE.

1 FENCE TYP 2 - METAL — Scale: 3/4" = 1'-0"

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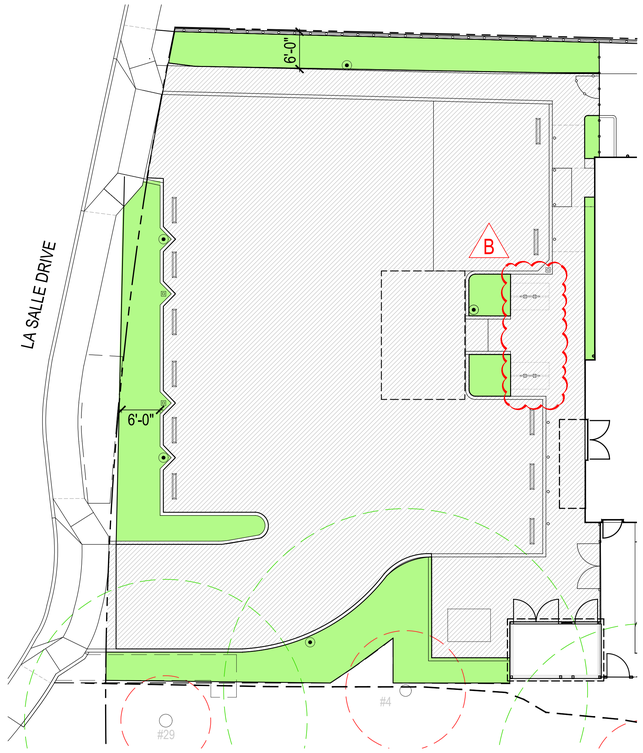
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AS SHOWN

SECTIONS AND ELEVATIONS CONT'D

L5.10

1/9/2025 8:19:3 AM



5,604 SQUARE FEET TOTAL

PAVED SURFACES DEVOTED TO ON-SITE CIRCULATION AND PARKING, INCLUDING CURBS.

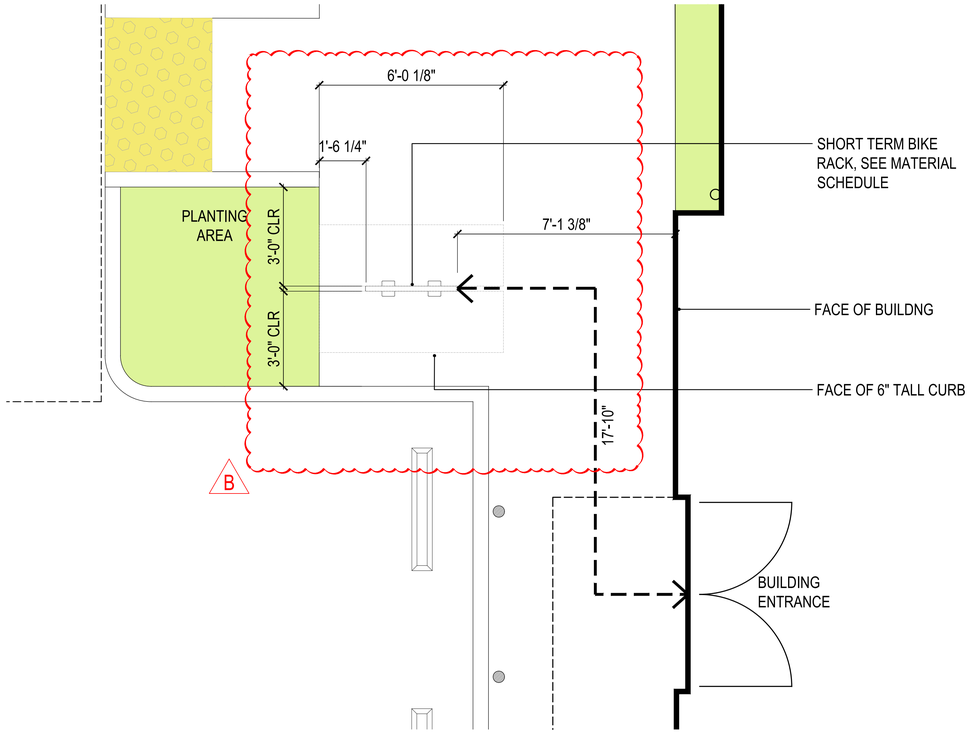
1,413 SQUARE FEET TOTAL

PLANTING AREA WITHIN 6' OF PAVED SURFACES DEVOTED TO ON-SITE CIRCULATION AND PARKING, INCLUDING CURBS.

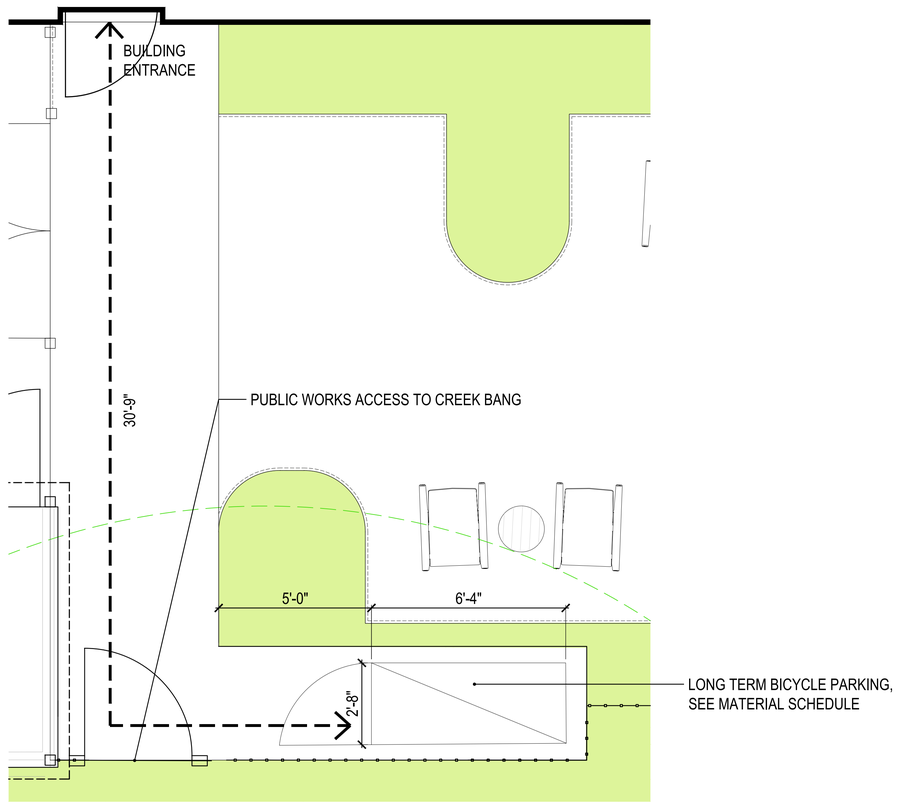
5,604SF X 10% = 571 SF

1,413 SF / 5,604 SF = 25% ✓

3 PARKING LOT LANDSCAPING — Scale: 1/2" = 1'-0"



2 SHORT TERM BICYCLE PARKING — Scale: 1/2" = 1'-0"



1 LONG TERM BICYCLE PARKING — Scale: 1/2" = 1'-0"

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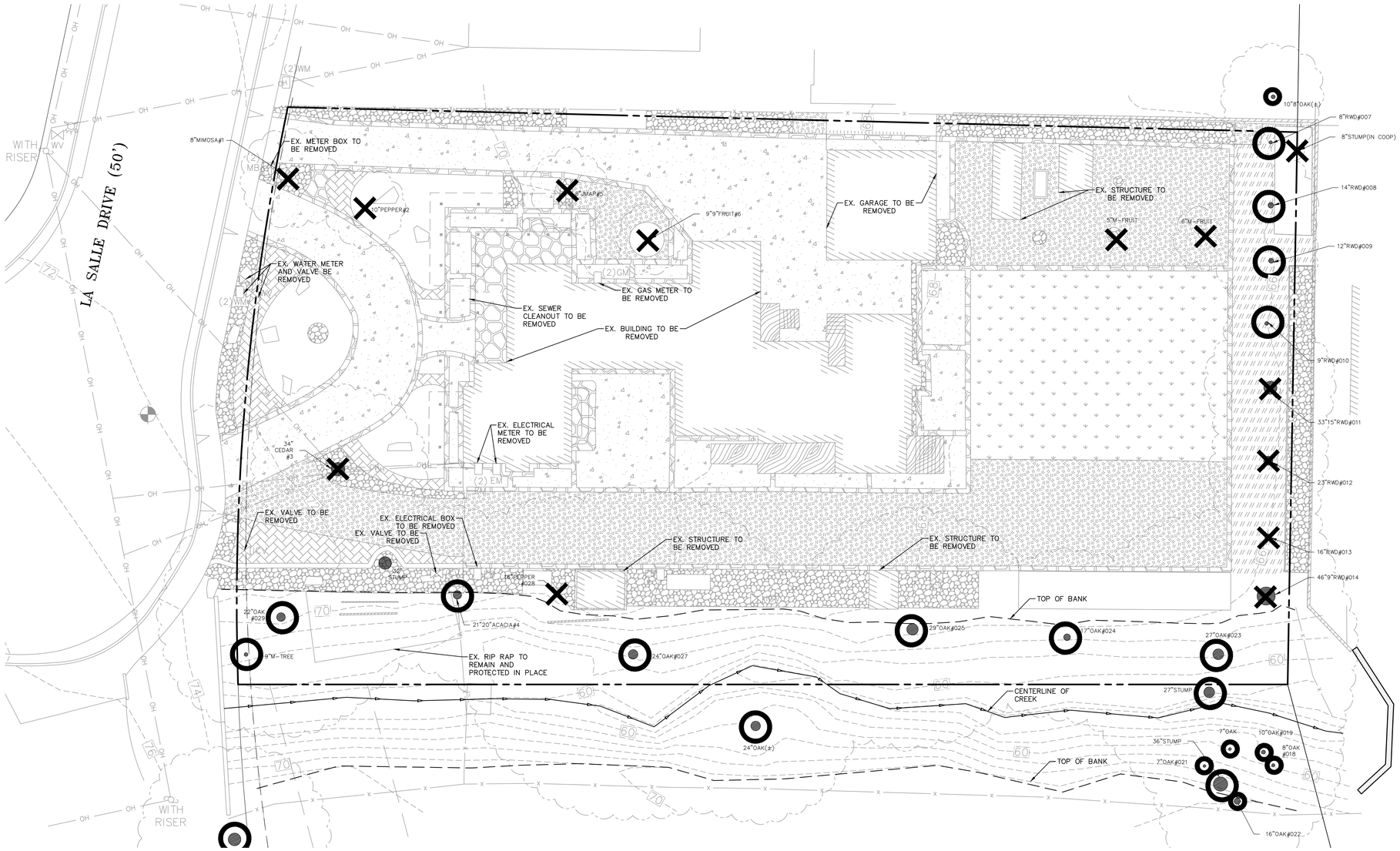
SPAR / SUP PLANNING APPLICATION

	SPAR / SUP PLANNING APPLICATION	2.14.2025
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AS SHOWN

ENTITLEMENT DIAGRAMS

L5.20



LEGEND

PROPERTY LINE	
EXISTING CONCRETE TO BE REMOVED	
EXISTING DECOMPOSED GRANITE TO BE REMOVED	
EXISTING GRAVEL TO BE REMOVED	
EXISTING LAWN TO BE REMOVED	
EXISTING PAVERS TO BE REMOVED	
EXISTING RIVER ROCK TO BE REMOVED	
EXISTING STONE TO BE REMOVED	
EXISTING WOOD TO BE REMOVED	
EXISTING TREE TO REMAIN	
EXISTING TREE TO BE REMOVED	

GRAPHIC SCALE
10 0 10 20
1"=10'

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DRAWING NAME: \\Bkf-opk\vol4\2024\241921_The_Carey_School\ENG-L\Sheets\02_DD\1.0_Carey_Demo.dwg
PLOT DATE: 07-17-25
PLOTTED BY: khofstetter

Studio Bondy Architecture
110 LINDEN STREET | OAKLAND, CA | 94607
510.836.6594 | info@studiobondy.com

EARLY CHILDHOOD CENTER FOR THE CAREY SCHOOL

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BKF ENGINEERS
300 FRANK OGAWA PLAZA
SUITE 380
OAKLAND, CA 94612
(510) 899-7300
www.bkf.com

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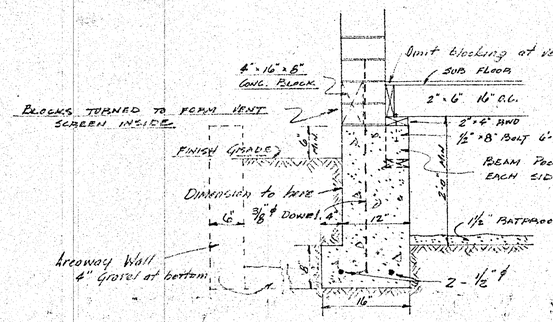
PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER

	SPAR / SUP PLANNING APPLICATION	02.14.2025
1	PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER	05.09.2025
2	PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER - REVISION 2	07.16.2025

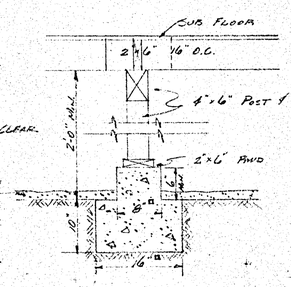
AS SHOWN

PRELIMINARY DEMOLITION PLAN

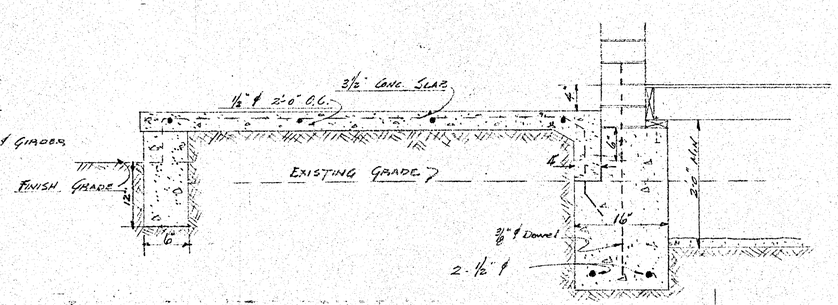
C1.0



SECTION 1-1



SECTION 2-2



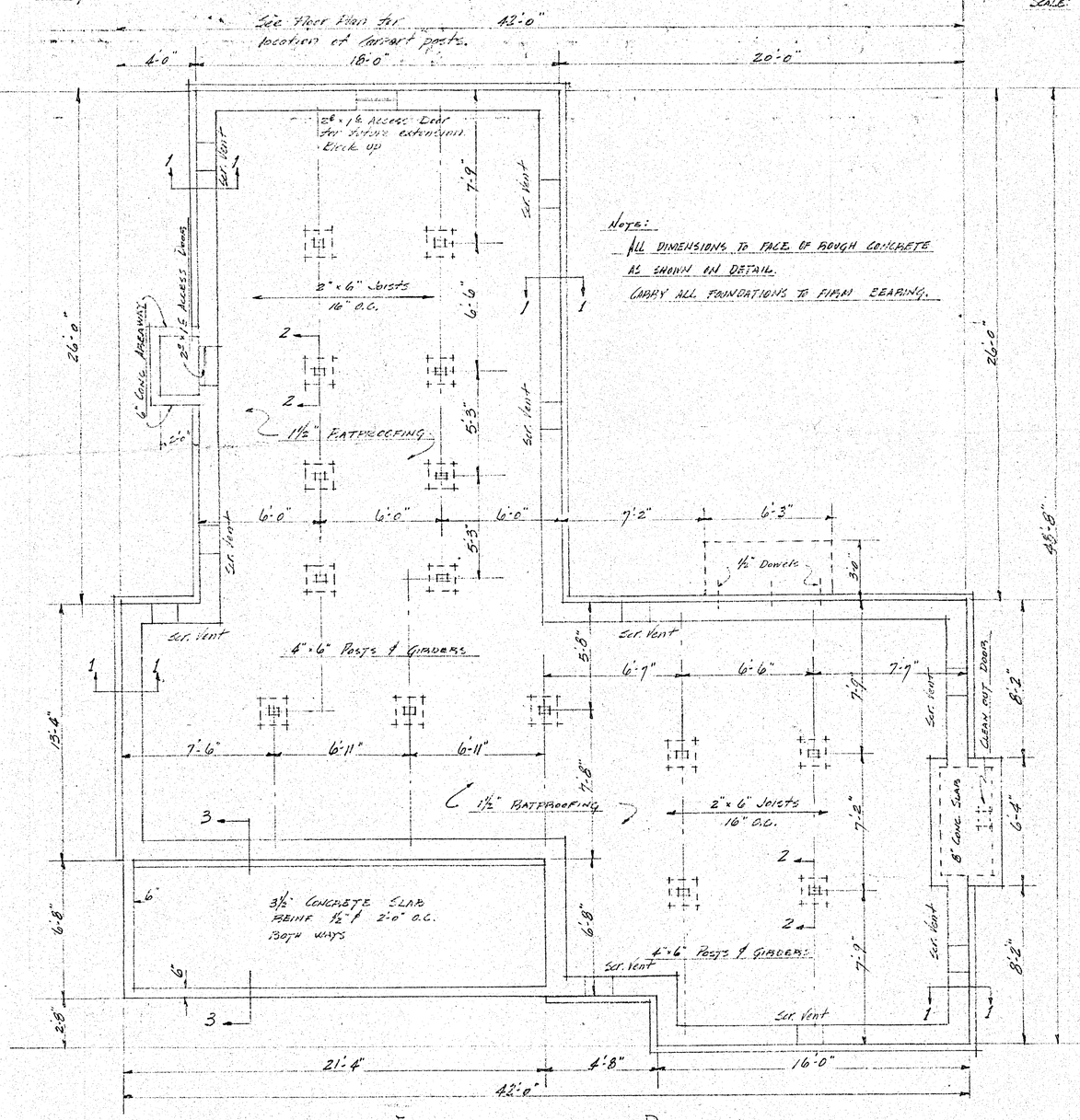
SECTION 3-3

Scale: 3/8"-1'-0"

See Floor Plan for location of Carport posts.

42'-0"

4'-0" 18'-0" 20'-0"



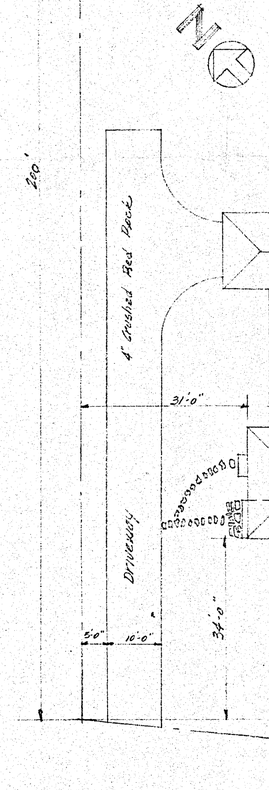
Note:
All dimensions to face of rough concrete as shown on detail.
Carry all foundations to firm bearing.

FOUNDATION PLAN

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

116.95'

South Portion of Lot 4 - Block 1
Beresford Manor
San Mateo, Calif.

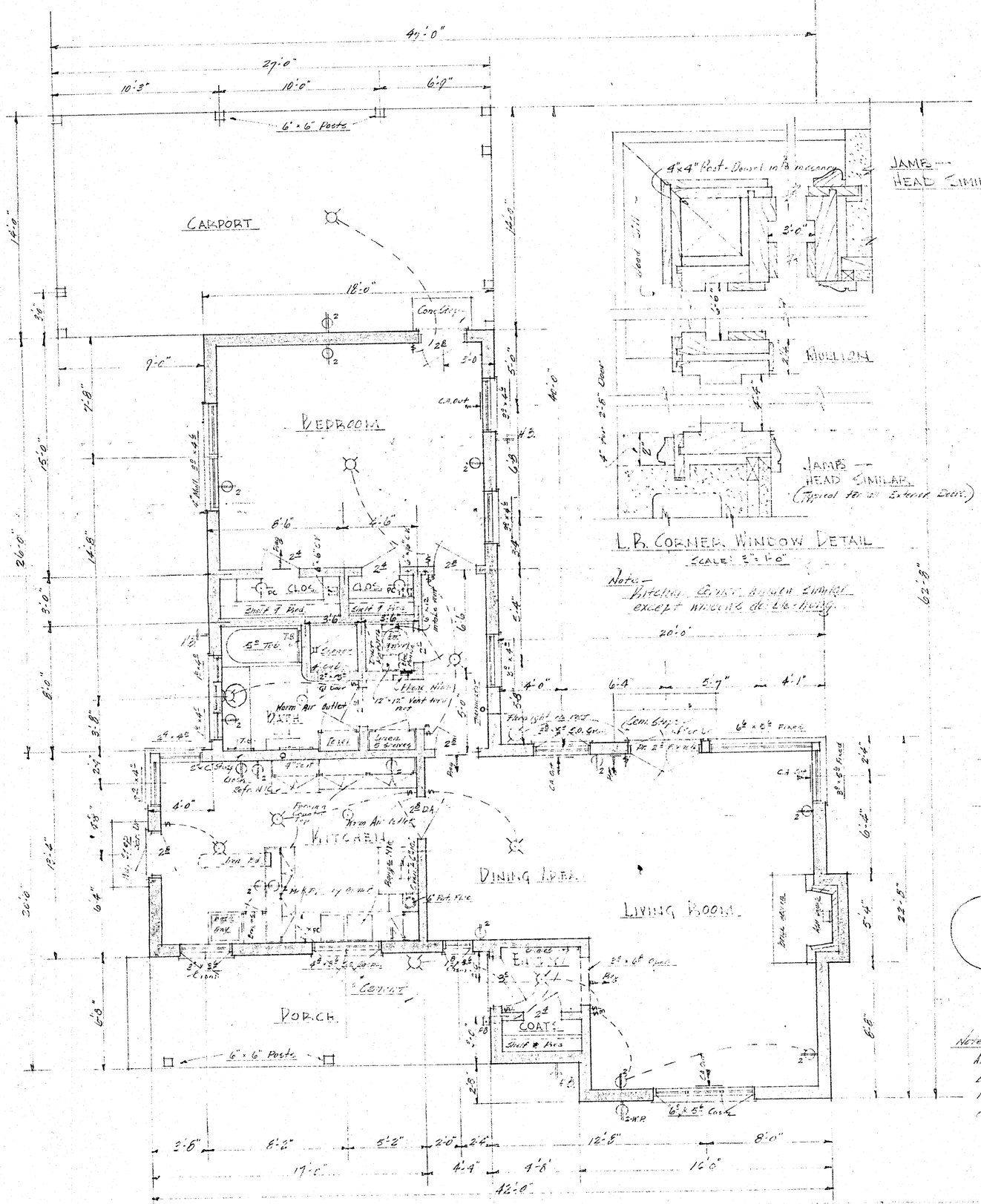


PLOT PLAN

SCALE: 1/16"-1'-0"

RESIDENCE FOR
MR. & MRS. J. E. BARATO
SAN MATEO, CALIF.

REVISIONS:	ROBERT C. YOUNGER ARCHITECT	DATE: 6/20/46
DRAWN BY: WK	GRACELAND AVENUE SAN CARLOS, CALIF.	SHEET NO 1 OF 3



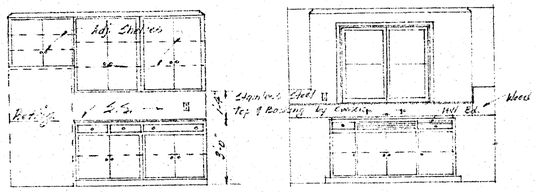
L.R. CORNER WINDOW DETAIL

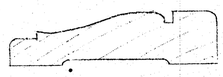
SCALE: 3"=1'-0"

Note—
Kitchen Counter Backsplash Similar except where it is Glass Lining

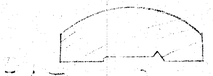
FINISH SCHEDULE

ROOM	FLOOR	WALLS		CEILING		WOODWORK			MISCELLANEOUS
		MATERIAL	FINISH	MATERIAL	FINISH	BASE	TRIM	FINISH	
Living Room	Oak	Plaster	Spec #1	Plaster	Spec #1	1x4 + molds	1x3 moulded	Spec #3	All other woodwork Spec #3
Dining Room	do	do	do	do	do	do	do	do	do
Entry	do	do	do	do	do	do	do	do	
Bedroom	do	do	do	do	do	do	do	do	
Kitchen	Linol.	do	Spec #2	do	Spec #2	Linol.	1x3 plain	do	All other Woodwork Spec #3
Bath	Tile	do	do	do	do	Tile	do	do	do
Closets	To match adjacent rooms. See print Specification for finish Specification.								

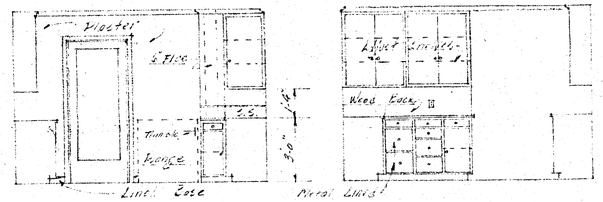




F.S. TRIM

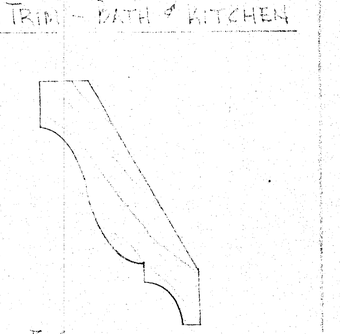


F.S. TRIM - BATH & KITCHEN

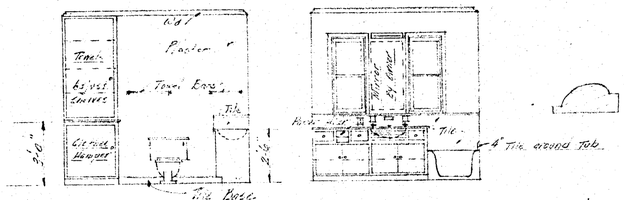


KITCHEN CABINETS

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

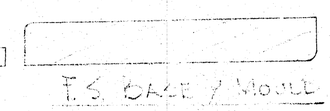


F.S. CROWN



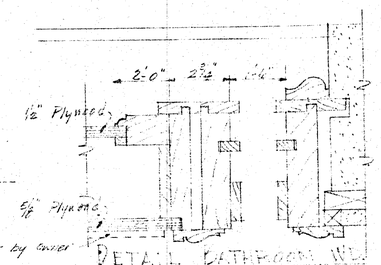
BATHROOM CABINETS

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



F.S. BASE & MOULD

F.S. MANTLE PROFILE



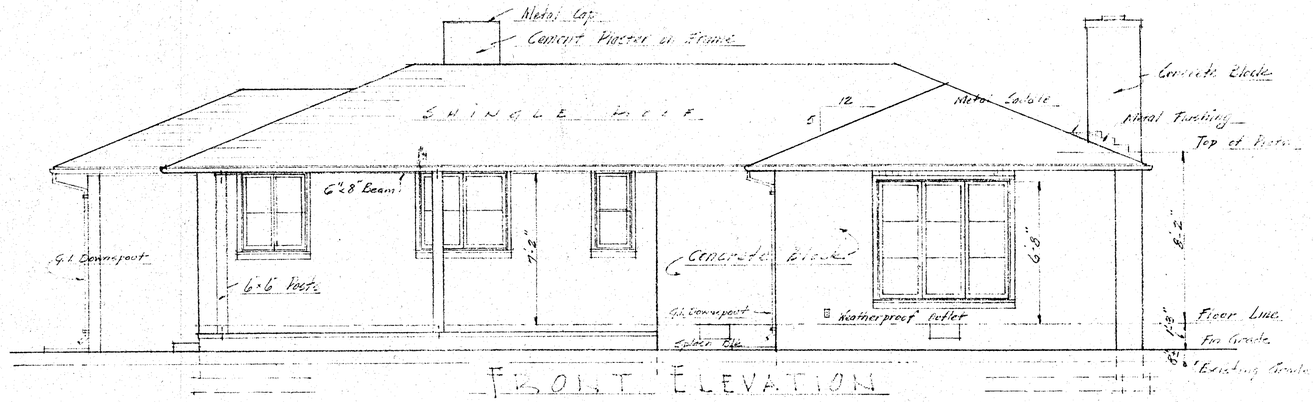
DETAIL BATHROOM W.C.

SCALE: 3"=1'-0"

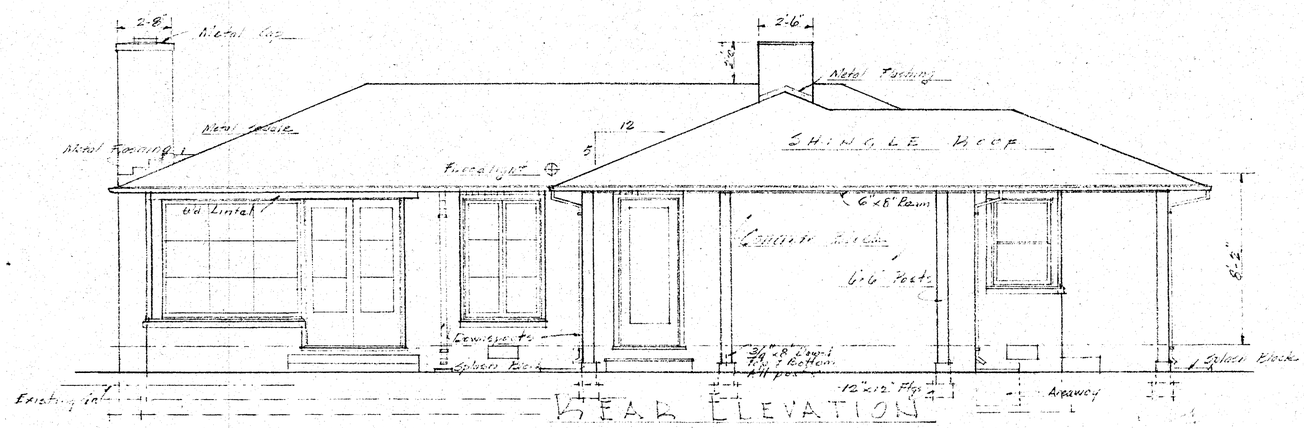
Note:
All dimensions to outside face of concrete block or 8" ext partitions. All doors 6'-8" high & all interior doors hung same otherwise noted. Paint all windows as directed. Screen all windows.

..RESIDENCE FOR..
MR. & MRS. E. BARTO
SAN MATEO, CALIF

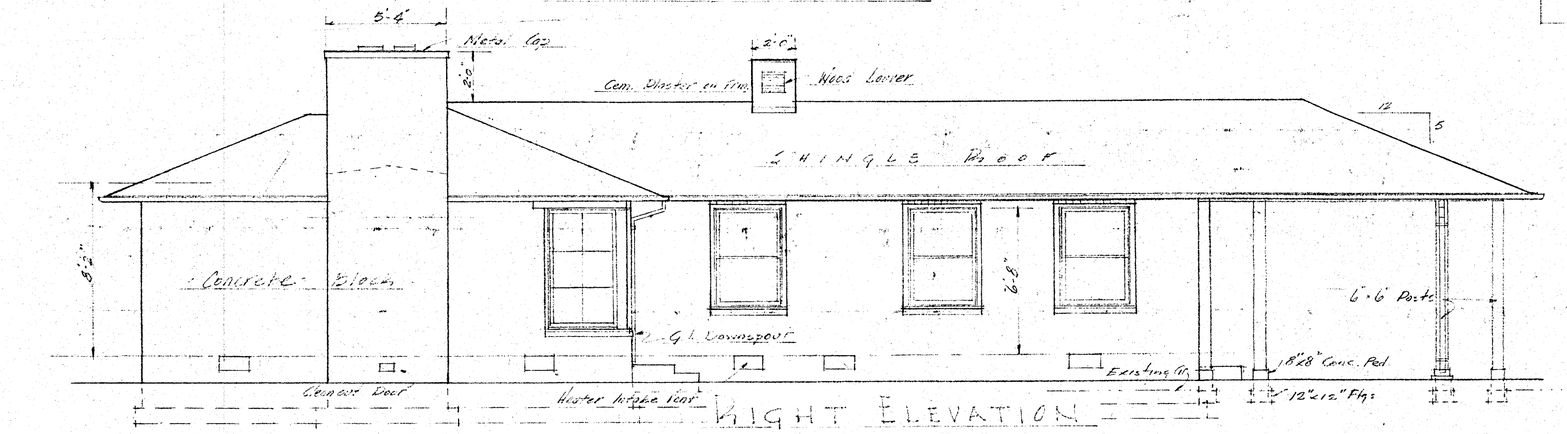
REVISIONS:	ROBERT C. YOUNGER, ARCHITECT	DATE: 4/22/46
DRAWN BY: JHE	GRACELAND AVENUE - SAN CARLOS, CALIF.	SHEET NO 2 OF 2



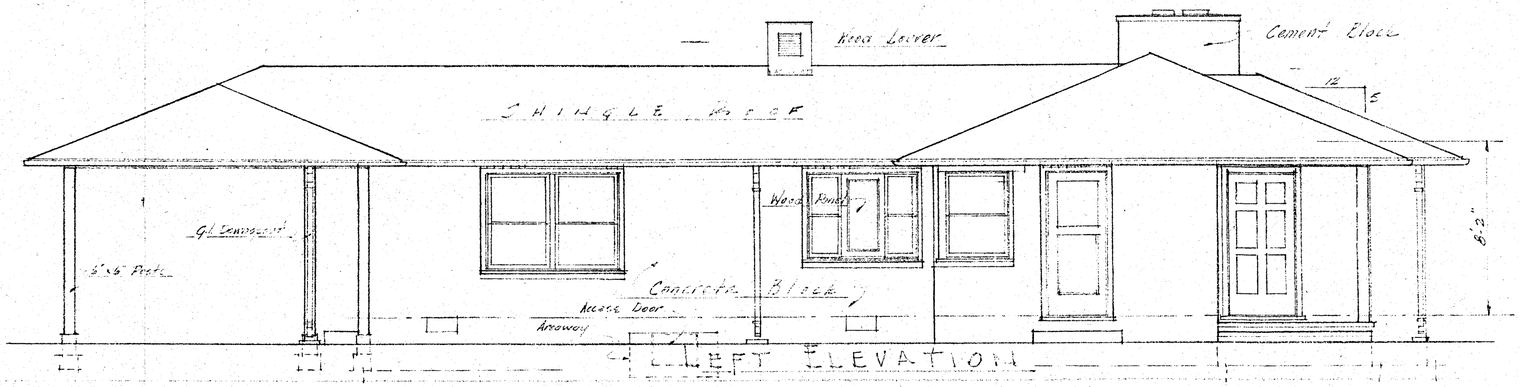
FRONT ELEVATION



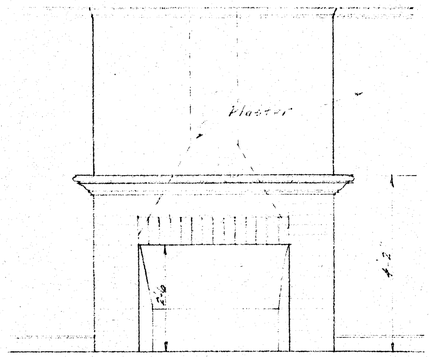
REAR ELEVATION



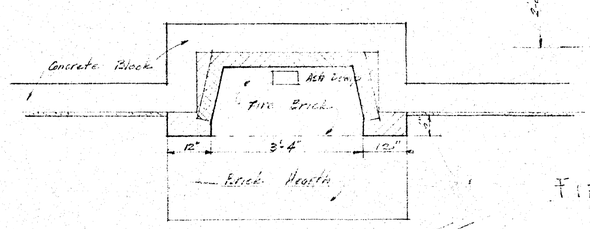
RIGHT ELEVATION

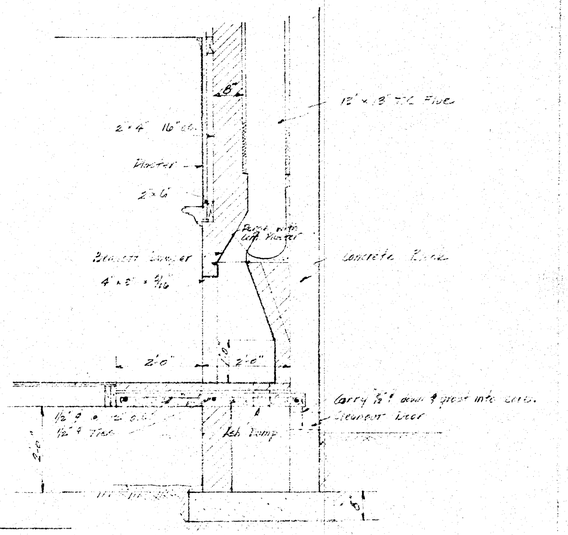


LEFT ELEVATION



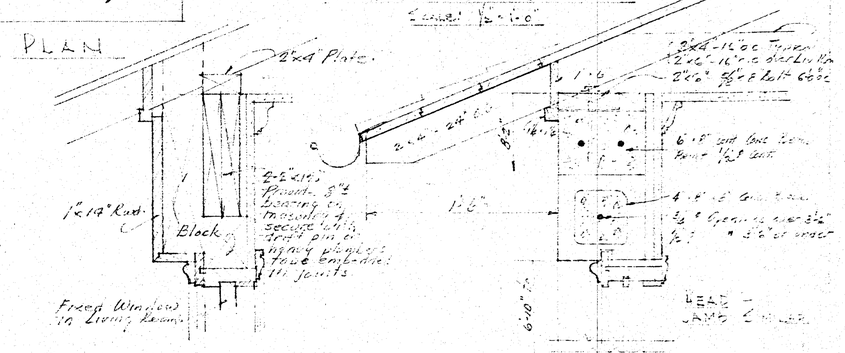
ELEVATION



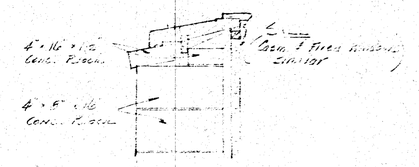


SECTION

FIREPLACE DETAILS



EAVES AT CORNER WINDOWS



WINDOW & EAVE DETAIL

RESIDENCE FOR
MR. & MRS. [illegible]
SAN MATEO, CALIF.

REVISIONS	ROBERT & CO. YOUNGER, ARCHITECT	DATE 4-20-40
DRAWN BY	GRACELAND AVENUE, SAN CARLOS, CALIF.	SHEET NO. 3 OF 5

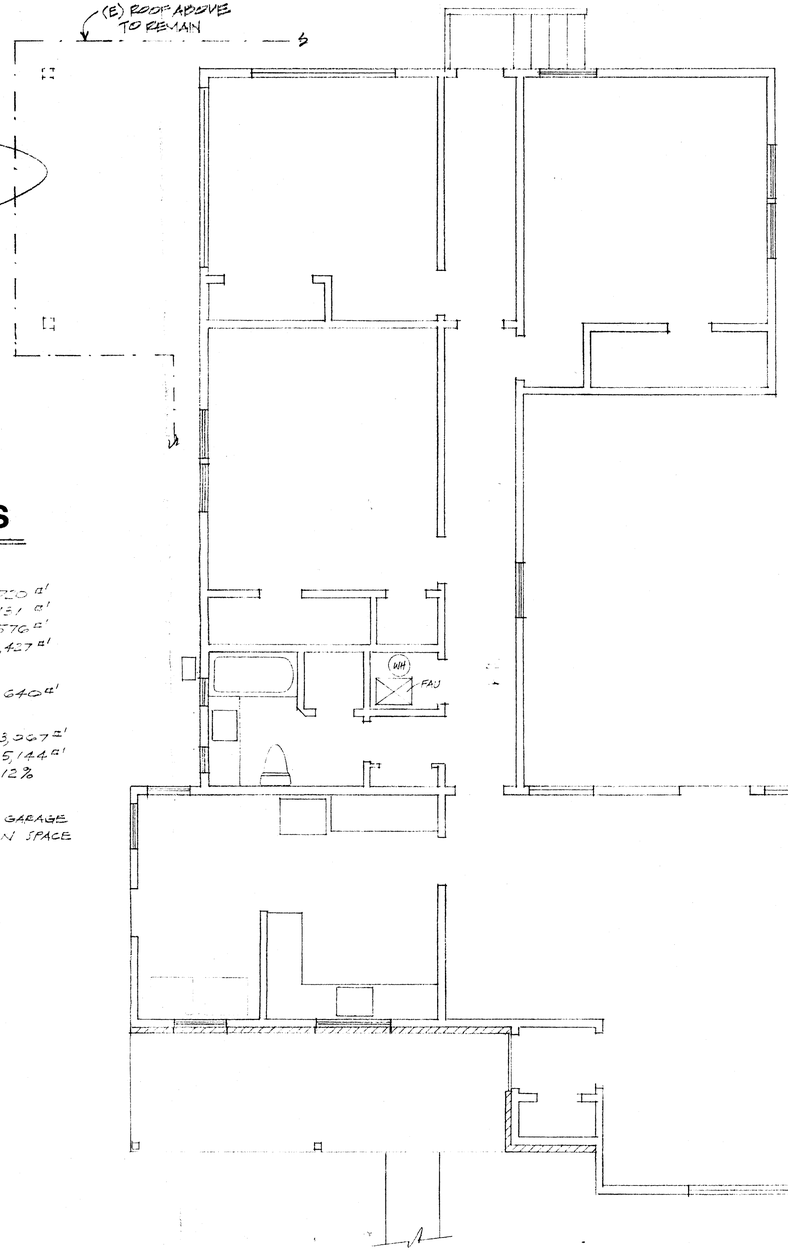
I hereby certify that the information
contained herein has been employed in
arriving at the reasonable value as
appraised in the Appraisal Report Form
1003 - dated.....

.....
Carl B. Newman

SEE FLOOR PLAN ON SHEET #2 FOR (N) SECONDARY UNIT & GARAGE ADDITION

(E) ROOF ABOVE TO REMAIN

(E) CARPORT TO BE REMOVED

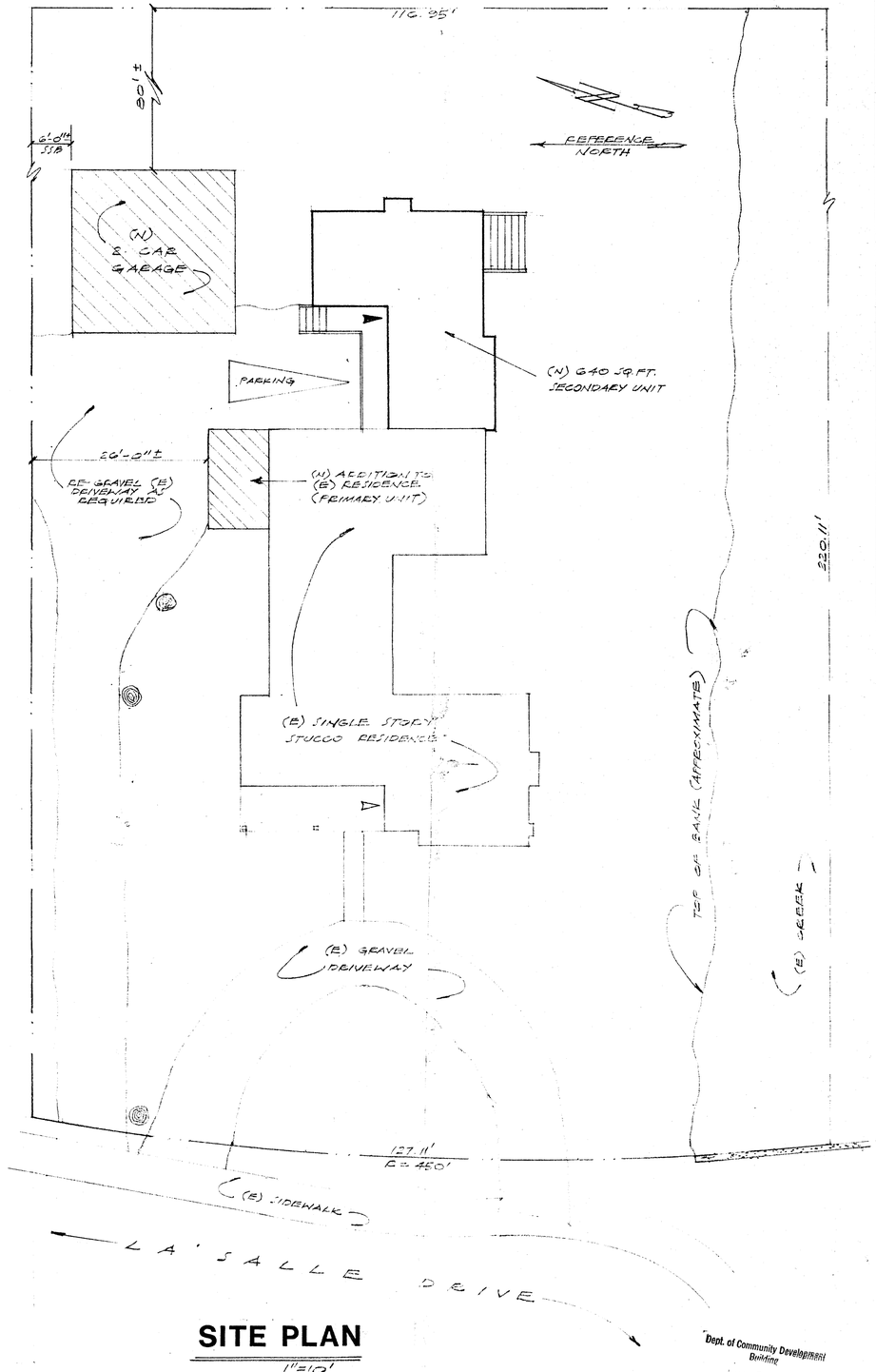


SITE ANALYSIS

1. PRIMARY UNIT
   - A. (E) FLOOR AREA — 1,720 sq'
   - B. (N) ADDITION — 151 sq'
   - C. (N) GARAGE — 576 sq'
   - D. SUBTOTAL — 2,427 sq'
2. SECONDARY UNIT
   - A. FLOOR AREA — 640 sq'
3. TOTALS
   - A. TOTAL COMBINED FLOOR AREA — 3,067 sq'
   - B. (E) LOT AREA — 25,144 sq'
   - C. FLOOR AREA RATIO — 12%
4. PARKING
   - A. PRIMARY UNIT — 2 CAR GARAGE
   - B. SECONDARY UNIT — 1 OPEN SPACE

EXISTING CONDITIONS FLOOR PLAN

1/4"=1'-0"



SITE PLAN

1"=10'

Dept. of Community Development
Building
JUL 22 1986

NOTE:
ALL CONDITIONS SHALL BE MET AS PER CITY OF SAN MATEO PLANING COMMISSION APPROVAL CONDITIONS (P.C. 6/9/86 ITEM #2 PA 86-39 BARTO)

REVISIONS	BY

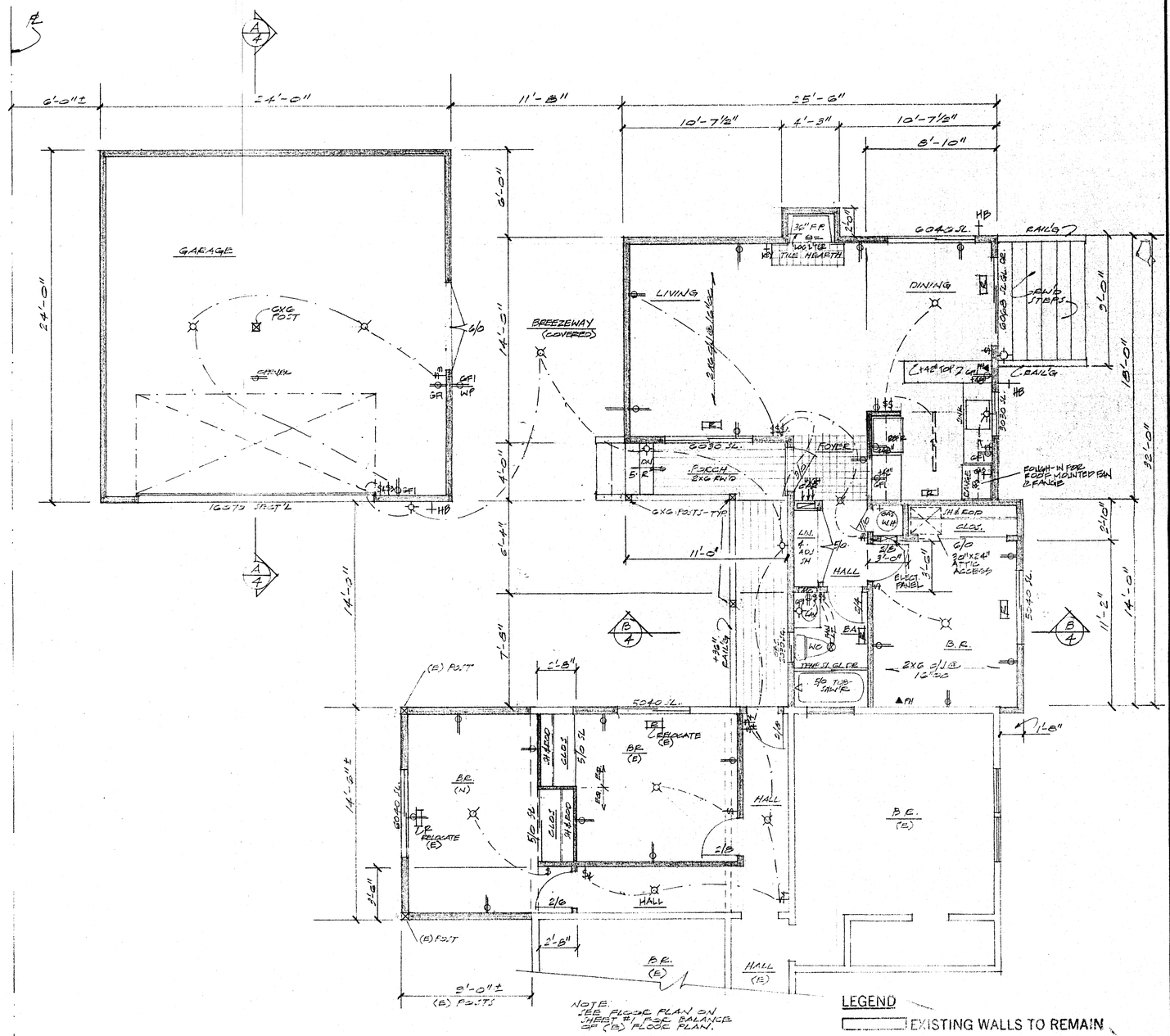
Peninsula Drafting Service
1013 South Claremont
San Mateo, CA 94401 Ph: 349-3611

PH. # 341-4545

PROPOSED SECONDARY UNIT FOR :
MR & MRS JAMES BARTO
2033 LA SALLE DR. SAN MATEO, CA.

DATE	4-24-86
SCALE	AS NOTED
DRAWN	D.H.
JOB	#86-12
SHEET	OF 5 SHEETS

DATAPRINT CORP. 700 SO. CLAREMONT ST. SAN MATEO, CA. 94402
STOCKDRAFTING FORM NO. 101-S1



NOTES:
1. SEE TITLE 24 FORMS FOR GLAZING AREAS.
2. LOCATE (N) GAS, ELECTRIC & WATER METERS AS PER RECOMMENDED BY CORRESPONDING UTILITY COMPANY.

NEW FLOOR PLAN

1/4"=1'-0"

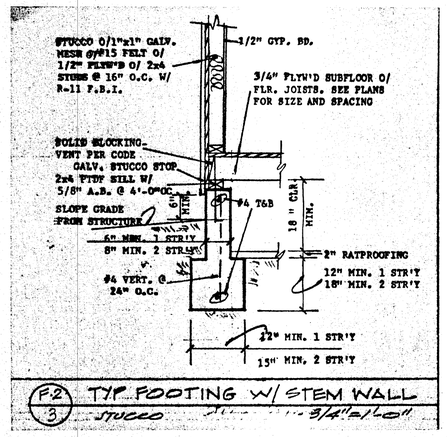
REVISIONS	BY

Peninsula Drafting Service
1013 South Claremont
San Mateo, CA 94401 Ph: 349-3911

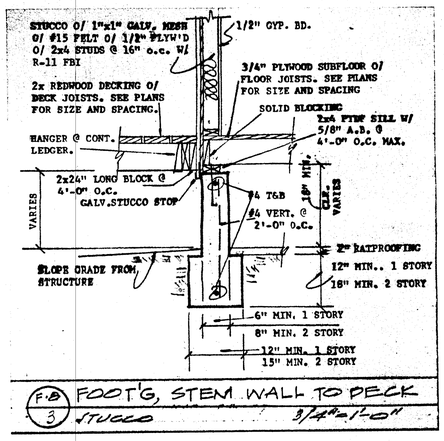
PROPOSED SECONDARY UNIT FOR :
MR & MRS JAMES BARTO
2033 LA SALLE DR. SAN MATEO , CA. PH. #341-4542

DATE	4-24-'86
SCALE	AS NOTED
DRAWN	D.H.
JOB #	33-16
SHEET	2
OF	5 SHEETS

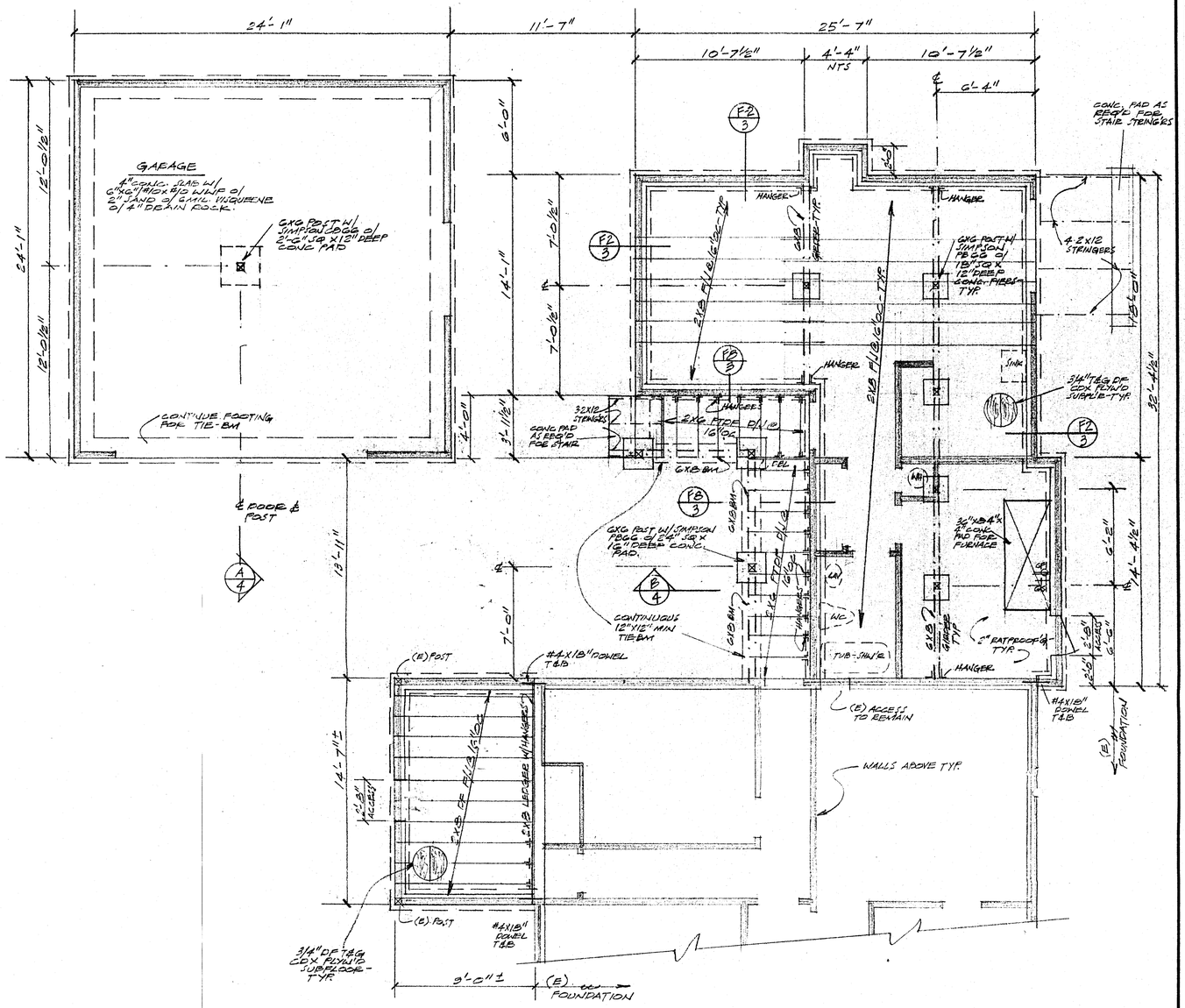
DATAPRINT CORP 2010 CLAREMONT ST SAN MATEO, CA 94402
STOCKDRAFTING FORM NO. 101-51



F.2/3 TYP FOOTING W/ STEM WALL
STUCCO 3/4"=1'-0"



F.B/3 FOOT'G, STEM WALL TO DECK
STUCCO 3/4"=1'-0"



NOTE-
FOR FURNACE SPECIFICATIONS-
SEE TITLE 24 FORMS.

FOUNDATION PLAN

1/4"=1'-0"

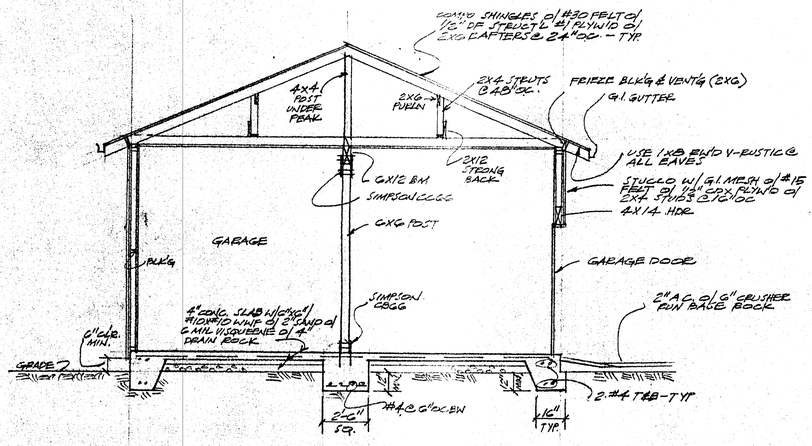
REVISIONS	BY

Peninsula Drafting Service
1013 South Claremont
San Mateo, CA 94401 Ph: 349-3911

PROPOSED SECONDARY UNIT FOR :
MR & MRS JAMES BARTO
2033 LA SALLE DR, SAN MATEO, CA.
APN # 34-154-23

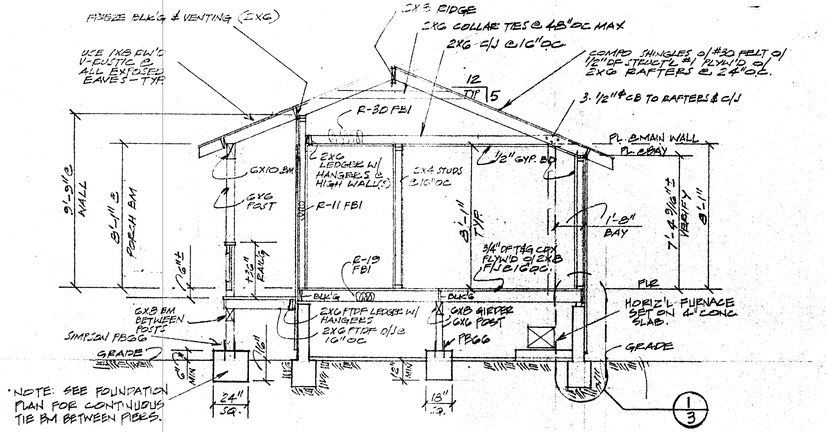
DATE 7-15-'86
SCALE AS SHOWN
DRAWN D.H
JOB 86-16
SHEET 3
OF 5 SHEETS

DATAPRINT CORP 700 SO. CLAREMONT ST SAN MATEO, CA 94402
STOCK DRAFTING FORM NO. 101-91



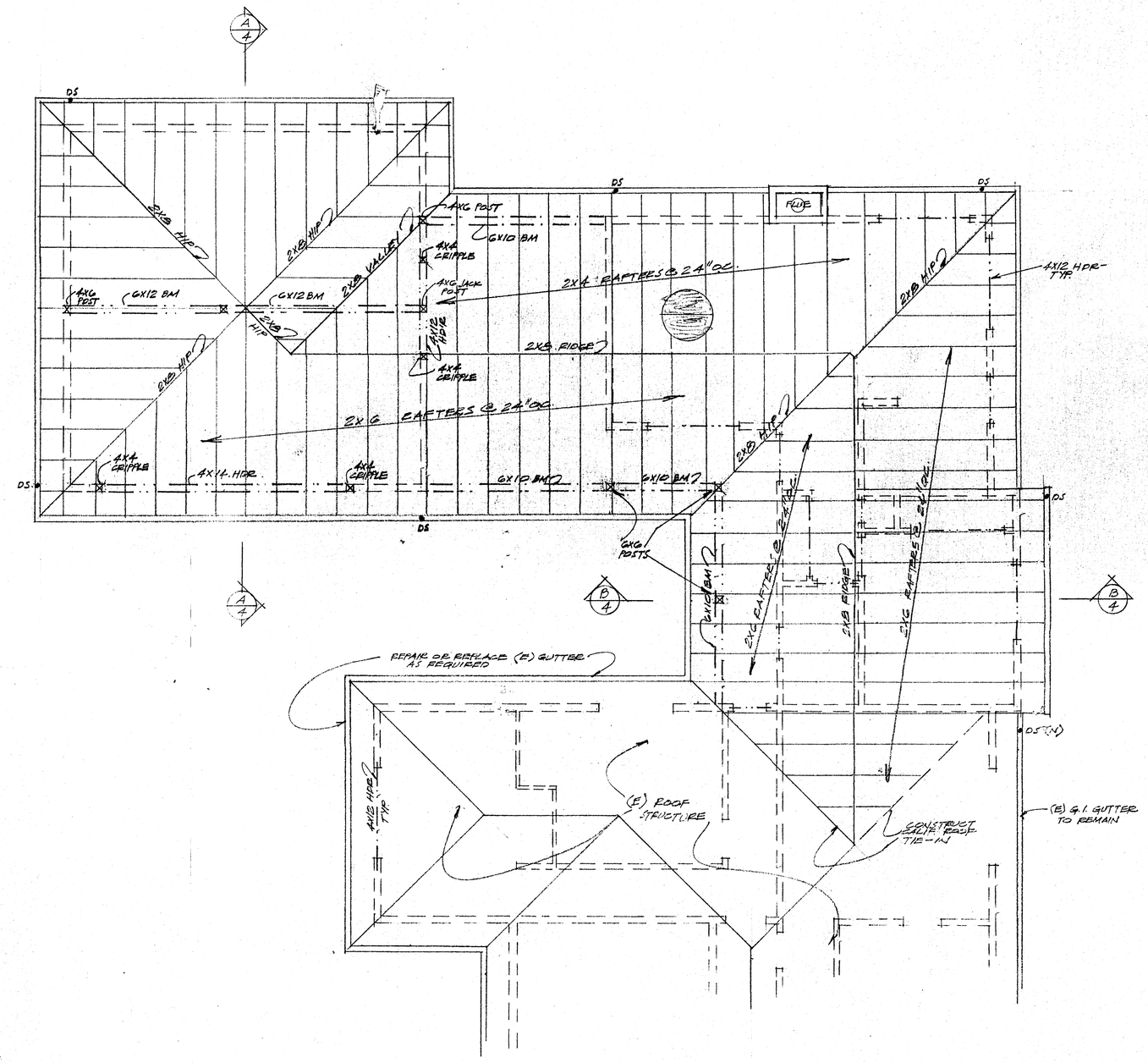
GARAGE SECTION

1/4"=1'-0"



TRANSVERSE SECTION

1/4"=1'-0"



ROOF & ROOF FRAMING PLAN

1/4"=1'-0"

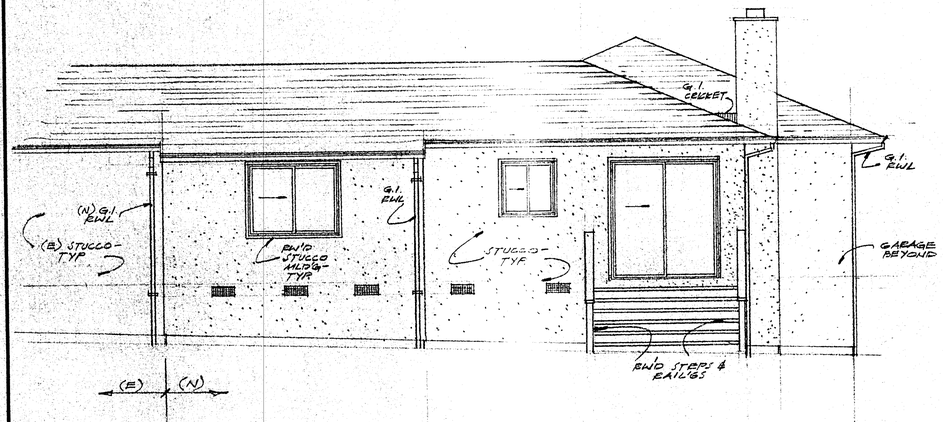
REVISIONS	BY

Peninsula Drafting Services
1013 South Claremont
San Mateo, CA 94401 Ph: 349-3911

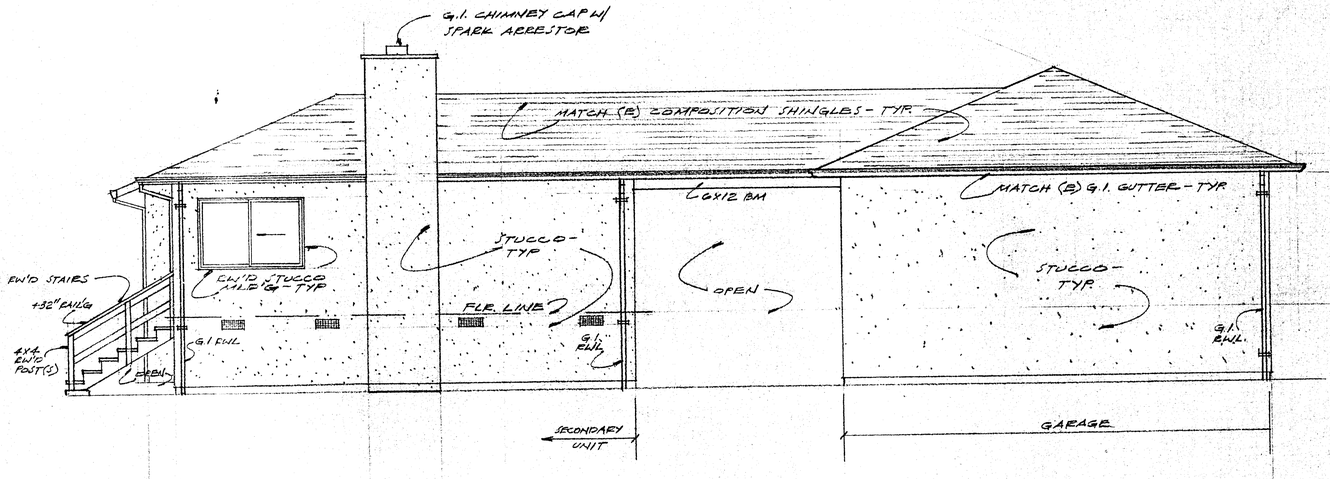
PROPOSED SECONDARY UNIT FOR :
MR & MRS JAMES BARTO
2033 LA SALLE DR. SAN MATEO, CA. PH: 341-4542

DATE	7-15-86
SCALE	AS SHOWN
DRAWN	DH
JOB #	86-16
SHEET	4
OF	5 SHEETS

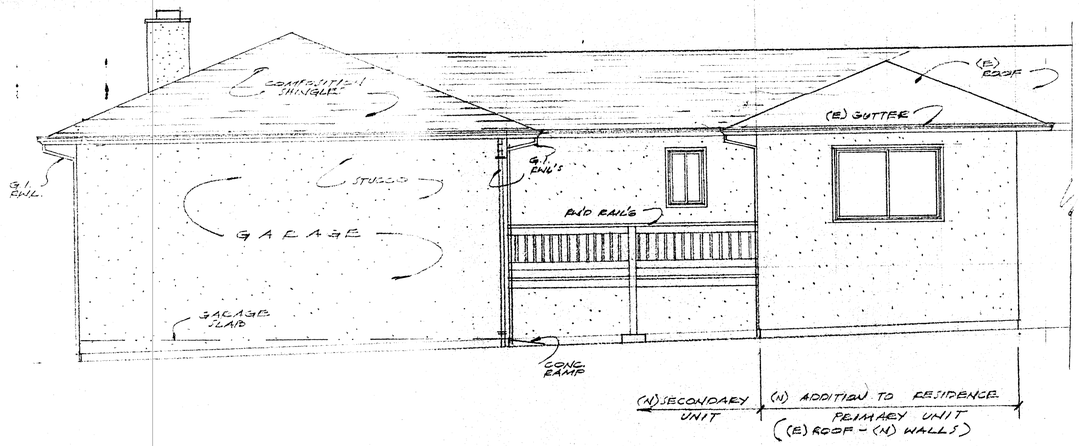
CAT/PRINT CORP 700 SO. CLARKSTON DR. SAN MATEO, CA 94402
STOCK DRAFTING FORM NO. 101-S5



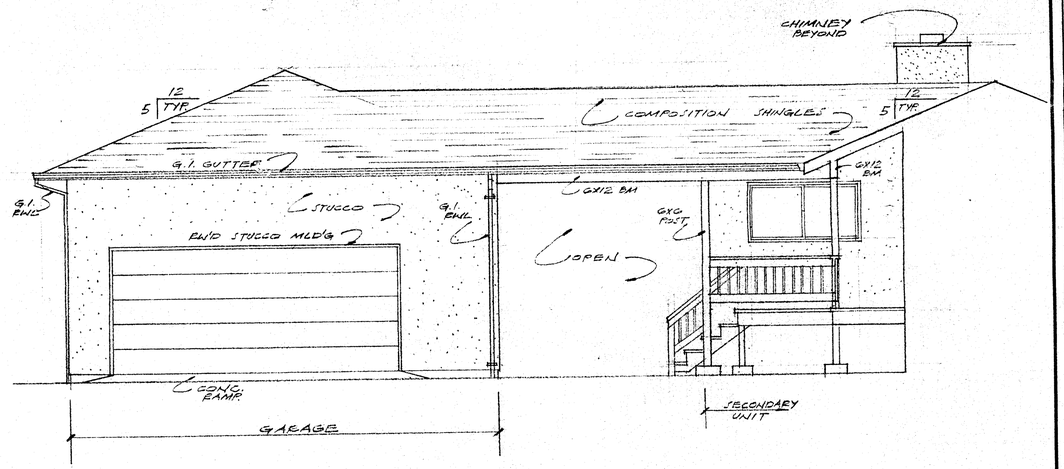
RIGHT SIDE
(SOUTH)



REAR
(EAST)



LEFT SIDE
(NORTH)



FRONT
(WEST)

ELEVATIONS
1/4"=1'-0"

Peninsula Drafting Service
1013 South Claremont
San Mateo, CA 94401 Ph: 349-3911

PH. #341-4549

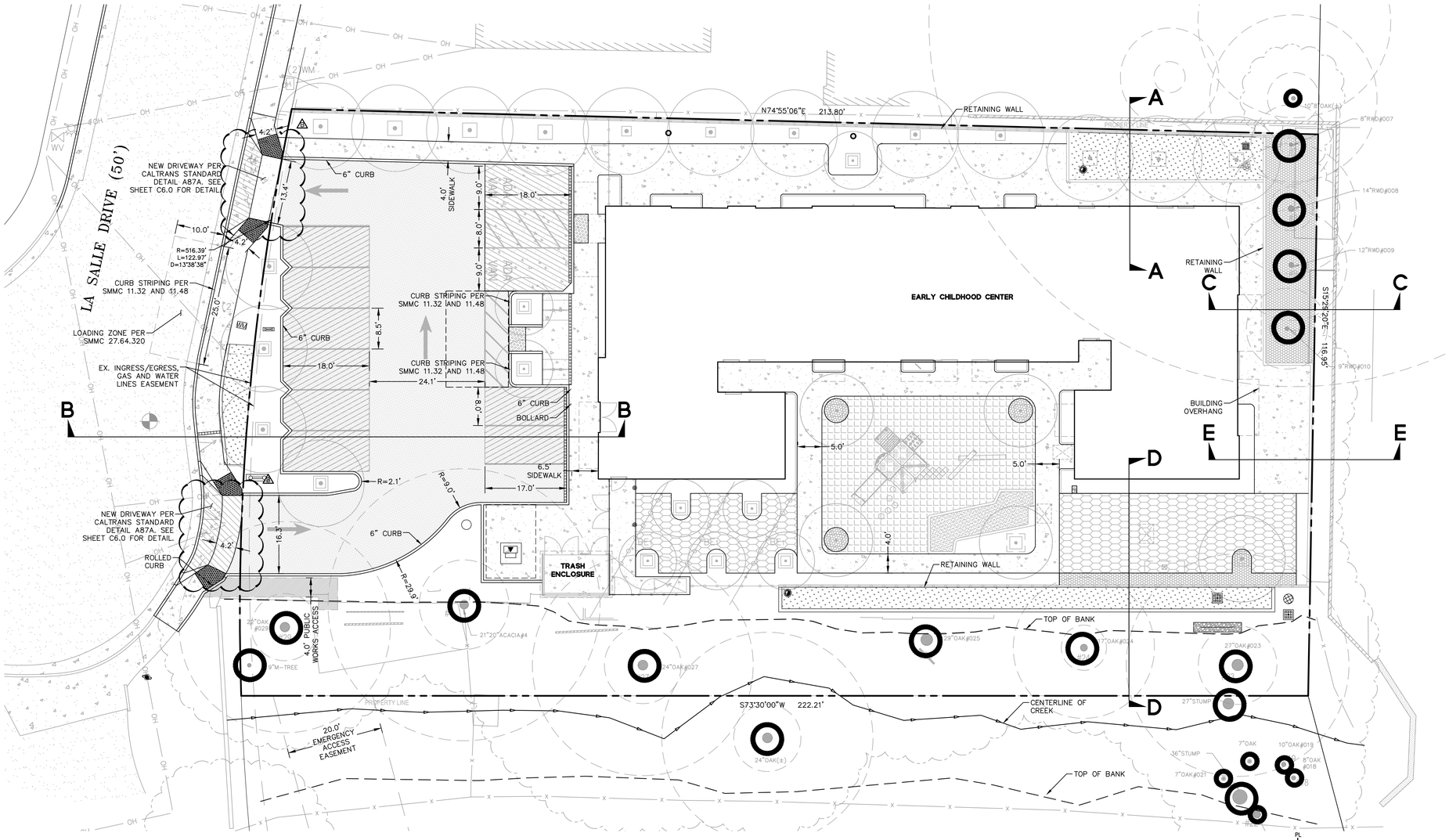
PROPOSED SECONDARY UNIT FOR :
MR & MRS JAMES BARTO
2033 LA SALLE DR. SAN MATEO, CA.

REVISIONS	BY

DATE 4-24-'86
SCALE AS NOTED
DRAWN D.H.
JOB # 86-16
SHEET 4
OF 5 SHEETS

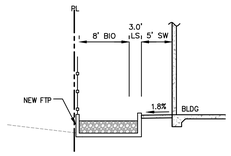
BAY AREA BLUEPRINT CORP. 310 SO. EL CAMINO REAL SAN MATEO, CA. 94401
STOCK/DRAFTING FORM NO. 101-51

City of San Mateo Building Division
ACCEPTED NOT CONCEPTUAL
As corrected notes and
Plans and Specifications shall
be kept at all times. All changes
must be approved by the Building Division
BUILDING PERMIT #
DATE
FRED CULLEN
Building Official



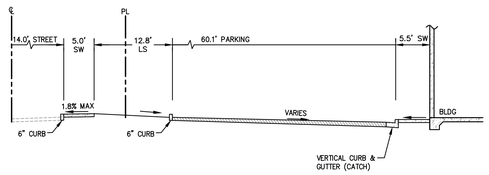
LEGEND

- PROPERTY LINE
- SANITARY SEWER / STORM DRAIN CLEANOUT
- BUBBLER BOX
- CATCH BASIN/OVERFLOW DRAIN
- TRANSFORMER
- BACKFLOW PREVENTER
- EJECTOR PUMP
- ENERGY DISSIPATER, SEE DETAIL 2, SHEET C6.0
- BIORETENTION, SEE DETAIL 5, SHEET C6.0
- NEW CONCRETE SIDEWALK, SEE DETAIL 3, SHEET C6.0
- NEW CONCRETE PAVEMENT (DRIVE AISLE), SEE DETAIL 7, SHEET C6.0
- NEW ASPHALT PAVEMENT (DRIVE AISLE), SEE DETAIL 4, SHEET C6.0
- NEW ASPHALT PAVEMENT (PARKING), SEE DETAIL 6, SHEET C6.0
- EXISTING TREE TO REMAIN



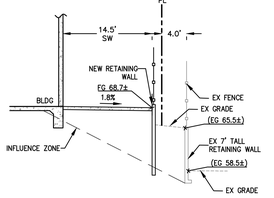
CROSS SECTION A–A

N.T.S.



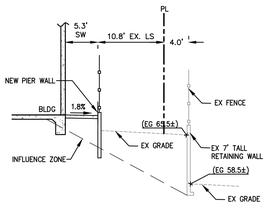
CROSS SECTION B–B

N.T.S.



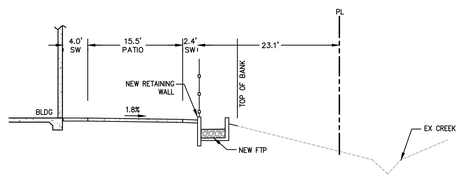
CROSS SECTION E–E

N.T.S.



CROSS SECTION C–C

N.T.S.



CROSS SECTION D–D

N.T.S.

GRAPHIC SCALE

1" = 10'

10 0 10 20

AS SHOWN

PRELIMINARY HORIZONTAL CONTROL PLAN

C2.0

Studio Bondy Architecture

110 LINDEN STREET | OAKLAND, CA | 94607
510.836.6594 | info@studiobondy.com

EARLY CHILDHOOD CENTER FOR THE CAREY SCHOOL

PROJECT NO.: 2423.00
2033 LA SALLE DRIVE
SAN MATEO, CA 94403
P: 650.345.8205

BKF ENGINEERS
300 FRANK OGAWA PLAZA
SUITE 380
OAKLAND, CA 94612
(510) 899-7300
www.bkf.com

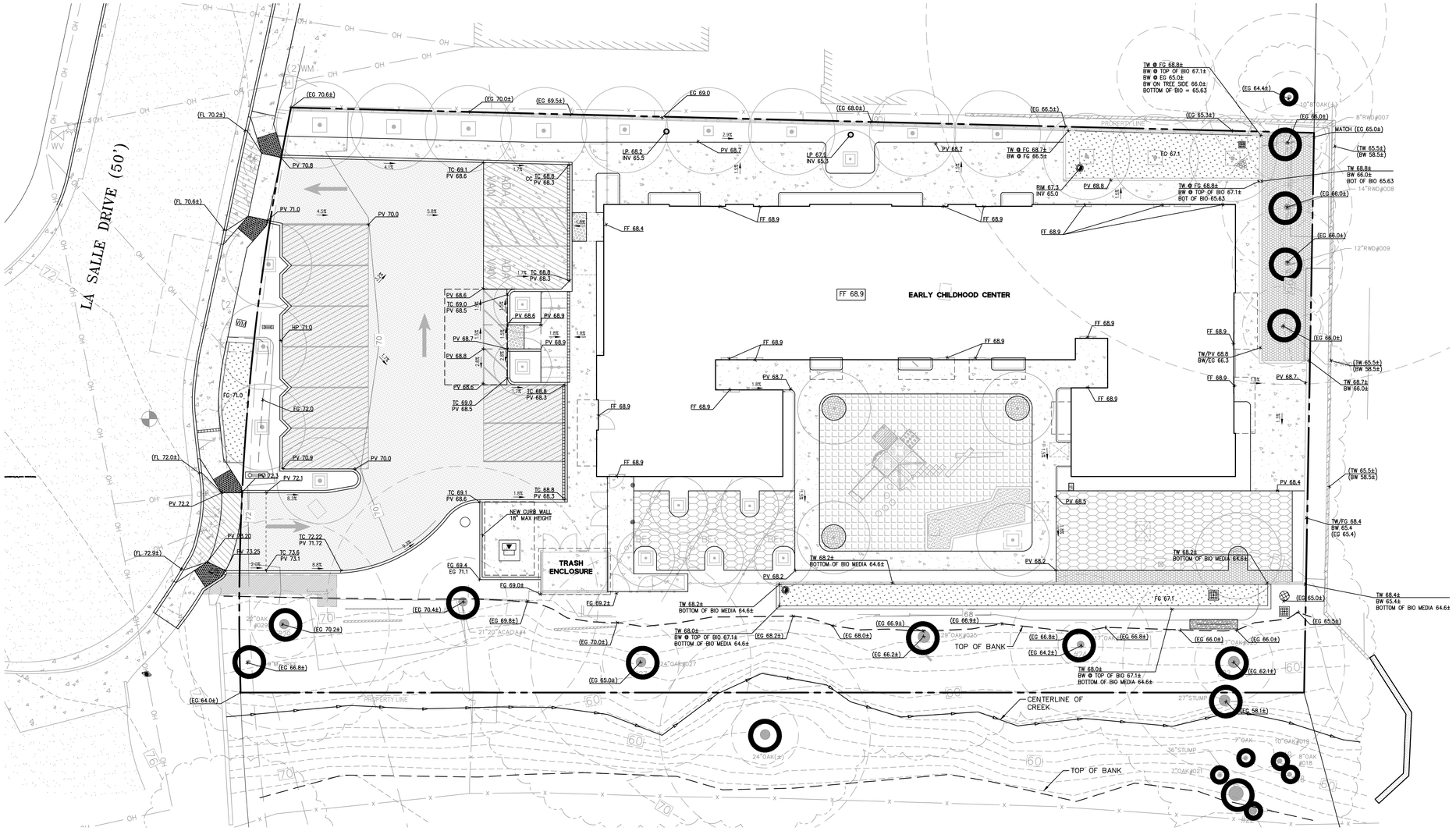
NOT FOR CONSTRUCTION

PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER

	SPAR / SUP PLANNING APPLICATION	02.14.2025
1	PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER	05.09.2025
2	PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER - REVISION 2	07.16.2025

STUDIO BONDY ARCHITECTURE OWNS ALL COPYRIGHTS AND OTHER INTELLECTUAL PROPERTY RIGHTS IN THIS WORK PRODUCT AND IT IS PROTECTED BY UNITED STATES COPYRIGHT LAWS AND INTERNATIONAL TREATY PROVISIONS. REFER TO THE PROJECT MANUAL FOR APPLICABLE USE RESTRICTIONS. ORIGINAL DRAWING IS 30" X 42". SCALE ENTITIES ACCORDINGLY IF REPRODUCED.

DRAWING NAME: \\Bkf-nas\vol4\2024\241921_The_Carey_School\ENG-L\Sheets\02_DD\2 0_Carey_Site Plan.dwg
PLOT DATE: 07-17-25
PLOTTED BY: khofstetter



LEGEND

- PROPERTY LINE
- BIORETENTION, SEE DETAIL 5, SHEET C6.0
- SANITARY SEWER / STORM DRAIN CLEANOUT
- BUBBLER BOX, SEE DETAIL1, SHEET C6.0
- CATCH BASIN/OVERFLOW DRAIN
- TRANSFORMER
- BACKFLOW PREVENTER
- EJECTOR PUMP
- ENERGY DISSIPATER, SEE DETAIL 2, SHEET C6.0
- NEW CONCRETE SIDEWALK, SEE DETAIL 3, SHEET C6.0
- NEW CONCRETE PAVEMENT (DRIVE AISLE), SEE DETAIL 7, SHEET C6.0
- NEW ASPHALT PAVEMENT (DRIVE AISLE), SEE DETAIL 4, SHEET C6.0
- NEW ASPHALT PAVEMENT (PARKING), SEE DETAIL 6, SHEET C6.0
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREE TO REMAIN

ABBREVIATIONS

BTM	BOTTOM
CB	CATCH BASIN
EG	EXISTING GRADE
FF	FINISHED FLOOR
FL	FLOW LINE
LP	LOW POINT
PV	PAVEMENT
TB	TOP OF BANK
TC	TOP OF CURB
TRC	TOP OF ROLLED CURB
TOE	TOE OF SLOPE
TYP	TYPICAL
TW*	TOP OF WALL
BW*	BOTTOM OF WALL
EX	EXISTING

*TOP AND BOTTOM WALL ELEVATIONS ARE GIVEN AT FINISH GRADE

NOTES

1. DURING THE CONSTRUCTION, THE RIPARIAN TREES AND THE SENSITIVE AREAS BELOW TOB WOULD BE PROTECTED WITH APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS), WHICH MAY INCLUDE FIBER ROLLS AND ENVIRONMENTAL SENSITIVE AREA FENCING (WF).

GRAPHIC SCALE
10 0 10 20
1"=10'

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DRAWING NAME: \\Bkf-oak\vol4\2024\241921_The_Carey_School\ENG-L\Sheets\02_DD\3.0_Carey_Grading Plan.dwg
PLOT DATE: 07-17-25
PLOTTED BY: khofstetter

Studio Bondy Architecture
110 LINDEN STREET | OAKLAND, CA | 94607
510.836.6594 | info@studiobondy.com

EARLY CHILDHOOD CENTER FOR THE CAREY SCHOOL

PROJECT NO.: 2423.00
2033 LA SALLE DRIVE
SAN MATEO, CA 94403
P: 650.345.8205

BKF ENGINEERS
300 FRANK OGAWA PLAZA
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OAKLAND, CA 94612
(510) 899-7300
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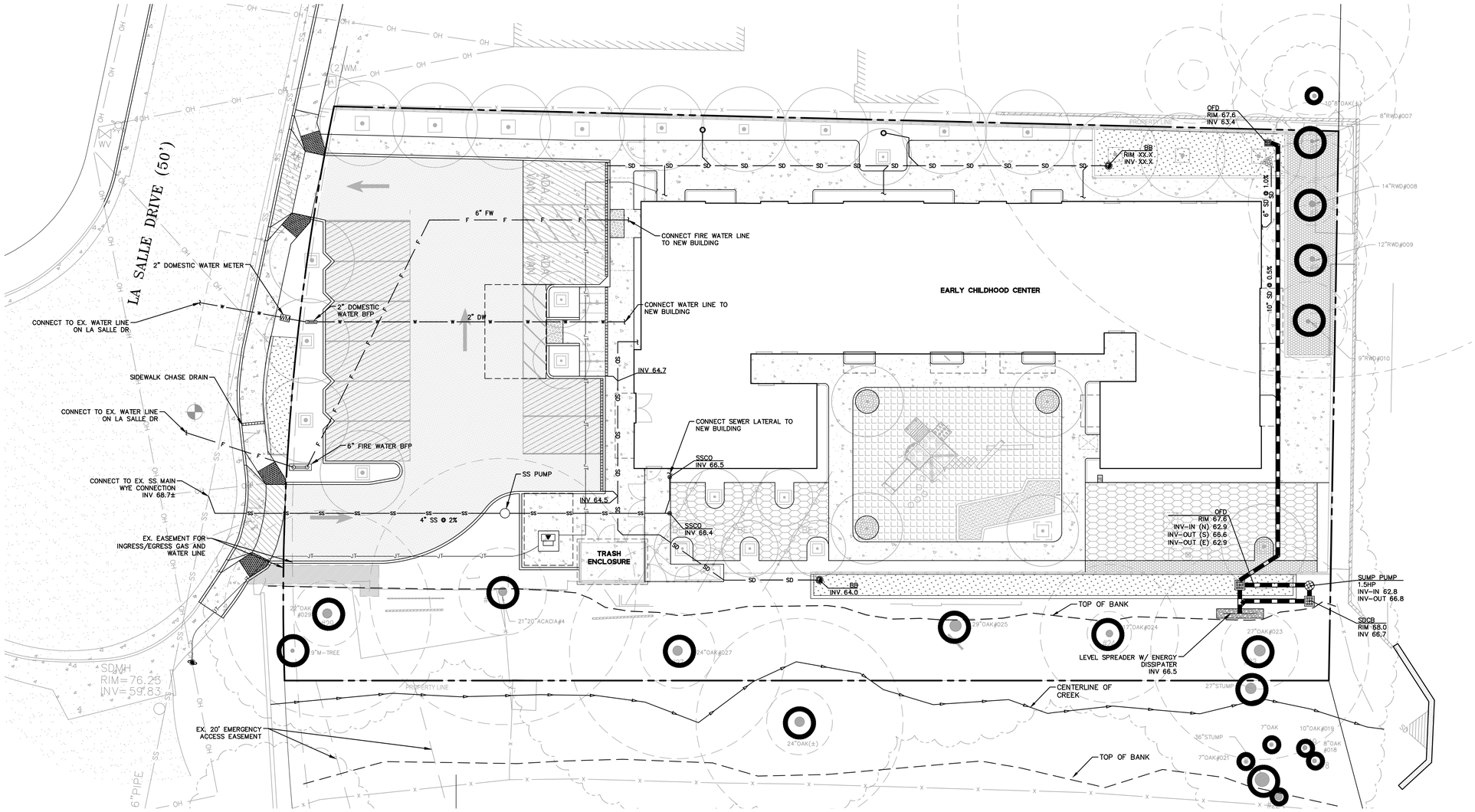
PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER

	SPAR / SUP PLANNING APPLICATION	02.14.2025
1	PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER	05.09.2025
2	PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER - REVISION 2	07.16.2025

AS SHOWN

PRELIMINARY SITE GRADING PLAN

C3.0



LEGEND

- PROPERTY LINE
- STORM DRAIN — SD — SD —
- SUBDRAIN
- SANITARY SEWER — SS — SS —
- DOMESTIC WATER — W — W —
- FIRE WATER — F — F —
- JOINT TRENCH — JT —
- SANITARY SEWER / STORM DRAIN CLEANOUT
- BUBBLER BOX, SEE DETAIL1, SHEET C6.0
- CATCH BASIN/OVERFLOW DRAIN
- TRANSFORMER
- BACKFLOW PREVENTER
- EJECTOR PUMP
- ENERGY DISSIPATER, SEE DETAIL 2, SHEET C6.0
- BIORETENTION, SEE DETAIL 5, SHEET C6.0
- NEW CONCRETE SIDEWALK, SEE DETAIL 3, SHEET C6.0
- NEW CONCRETE PAVEMENT (DRIVE AISLE), SEE DETAIL 7, SHEET C6.0
- NEW ASPHALT PAVEMENT (DRIVE AISLE), SEE DETAIL 4, SHEET C6.0
- NEW ASPHALT PAVEMENT (PARKING), SEE DETAIL 6, SHEET C6.0
- EXISTING TREE TO REMAIN

GRAPHIC SCALE
10 0 10 20
1"=10'

STUDIO BONDY ARCHITECTURE OWNS ALL COPYRIGHTS AND OTHER INTELLECTUAL PROPERTY RIGHTS IN THIS WORK PRODUCT AND IT IS PROTECTED BY UNITED STATES COPYRIGHT LAWS AND INTERNATIONAL TREATY PROVISIONS. REFER TO THE PROJECT MANUAL FOR APPLICABLE USE RESTRICTIONS. ORIGINAL DRAWING IS 30" X 42". SCALE ENTITIES ACCORDINGLY IF REPLOTTED.

DRAWING NAME: \\Bkf-oak\vol4\2024\241921_The_Carey_School\ENG-L\Sheets\02_DDV4.0_Carey_Utility Plan.dwg
PLOT DATE: 07-17-25
PLOTTED BY: khofstetter

Studio Bondy Architecture
110 LINDEN STREET | OAKLAND, CA | 94607
510.836.6594 | info@studiobondy.com

EARLY CHILDHOOD CENTER FOR THE CAREY SCHOOL

PROJECT NO.: 2423.00
2033 LA SALLE DRIVE
SAN MATEO, CA 94403
P: 650.345.8205

BKF ENGINEERS
300 FRANK OGAWA PLAZA
SUITE 380
OAKLAND, CA 94612
(510) 899-7300
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PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER

	SPAR / SUP PLANNING APPLICATION	02.14.2025
1	PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER	05.09.2025
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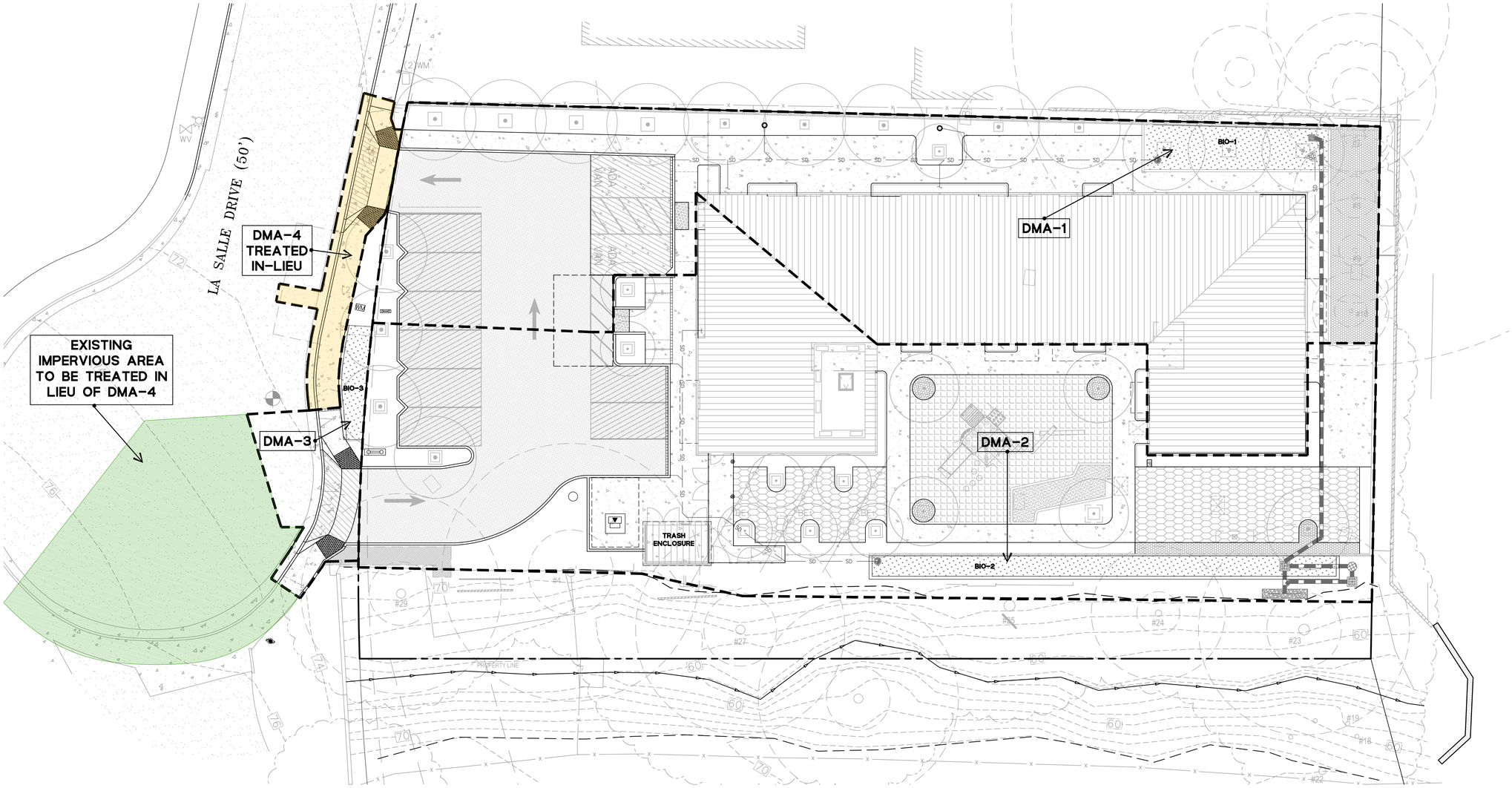
AS SHOWN

PRELIMINARY UTILITY PLAN

C4.0

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DRAWING NAME: \\Bkf-oak\vol4\2024\241921_The_Corey_School\ENG-L\Sheets\02_DD\5.0_Corey_SWMP.dwg
PLOT DATE: 07-17-25
PLOTTED BY: khofstetter



LEGEND

- PROJECT BOUNDARY
- DRAINAGE AREA BOUNDARY (DMA-8)
- POINT OF TREATMENT OF DRAINAGE AREA
- TREATMENT AREA
- PROPOSED IMPERVIOUS SURFACE TO BE TREATED IN LIEU IN ALTERNATE DRAINAGE AREA (777 SF)
- EXISTING IMPERVIOUS SURFACE TO BE TREATED IN LIEU OF NON-LOCALLY TREATED IMPERVIOUS SURFACE (2,048 SF)
- TREATED STORM DRAIN LINE
- UNTREATED STORM DRAIN LINE (SD)

SWMP TABLE

DMA		DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS	EFFECTIVE IMPERVIOUS SURFACE (SF)	WATER QUANTITY REQUIRED (SF)	WATER QUANTITY PROVIDED (SF)	PROPOSED TREATMENT NO.	SIZING METHOD
	DMA-1	11,025	2,495	LANDSCAPE	8,530	Roof/Pavement	8,780	351	377	BIO-1	4%
	DMA-2	11,977	3,058	LANDSCAPE	8,919	Roof/Pavement	9,225	369	400	BIO-2	4%
	SUB-TOTAL	23,002	5,553	0	17,449		18,004	720	777		
	DMA-3	943	125	LANDSCAPE	818	Roof/Pavement	831	33	123	BIO-3	4%
OFF-SITE	DMA-4	570	0	-	570	Roof/Pavement	570	23	0	TREAT-IN LIEU	4%
	SUB-TOTAL	1,513	125	-	1,388	-	1,401	56	123	-	-
TOTAL		24,515	5,678	-	18,837	-	19,405	776	900	-	-

NOTE: BIO-3 PROVIDED ENOUGH TEATMENT FOR DMA-3 AND THE EXISTING IMPERVIOUS AREA TO BE TREATED IN LIEU OF DMA-4

GRAPHIC SCALE
1"=10'
10 0 10 20

Studio Bondy Architecture

110 LINDEN STREET | OAKLAND, CA | 94607
510.836.6594 | info@studiobondy.com

EARLY CHILDHOOD CENTER FOR THE CAREY SCHOOL

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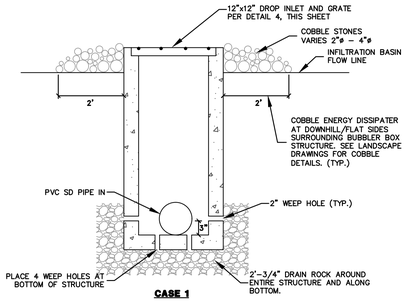
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	SPAR / SUP PLANNING APPLICATION	02.14.2025
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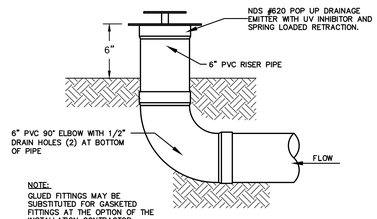
AS SHOWN

PRELIMINARY STORMWATER CONTROL PLAN

C5.0



CASE 1

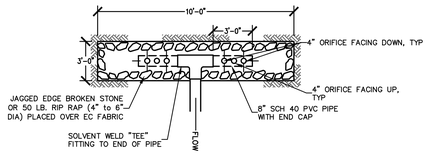


NOTE:
GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.

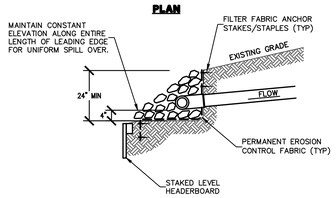
CASE 2

1 STORM DRAIN BUBBLER BOX

SCALE: NTS



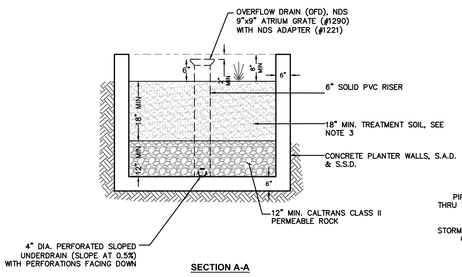
PLAN



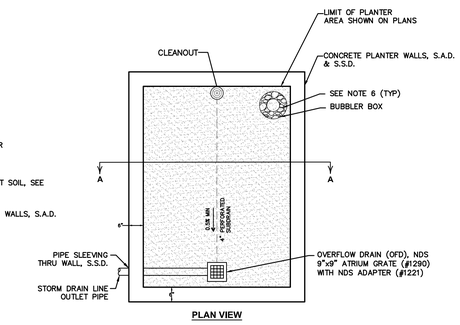
SECTION

2 ROCK DISSIPATER

SCALE: NTS



SECTION A-A



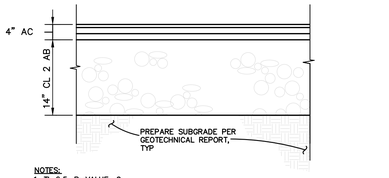
PLAN VIEW

NOTES:

1. SEE LANDSCAPE PLANS & SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIORETENTION AREAS
2. PLACE 4" MIN. DIA. APPROVED NOYO COBBLE (OR APPROVED EQUIVALENT) FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIORETENTION AREA (DRAINAGE BUBBLERS, OVERFLOW DRAINS, SIGNS, LIGHT POSTS, IRRIGATION BOXES, ETC.), EXTENDING 12" FROM EDGE OF STRUCTURE.
3. SOILS IN THE FACILITY SHOULD MEET BIOTREATMENT SOIL SPECIFICATIONS APPROVED BY THE REGIONAL WATER BOARD (SAN MATEO COUNTY C.3 STORMWATER HANDBOOK, APPENDIX C). A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR ARE REQUIRED (INITIAL INFILTRATION RATE MAY EXCEED THIS TO ALLOW FOR TENDENCY OF INFILTRATION RATE TO REDUCE OVER TIME). PLANTING SOIL LAYER SHOULD BE AT LEAST 18 INCHES DEEP. CONTRACTOR TO SUBMIT MATERIAL CERTIFICATES SIGNED BY THE MATERIAL PRODUCER, CERTIFYING THAT SOIL COMPLIES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS.
4. FOR DETAILS AND SPECIFICATIONS OF CONCRETE PLANTER WALLS, S.S.D. AND S.A.D.
5. EXPOSED PVC PIPE WITHIN BIORETENTION AREAS, SUCH AS OVERFLOW RISERS, SHALL BE PAINTED BLACK.
6. NOYO COBBLES (4"–6" IN DIA.), OR APPROVED EQUIVALENT, SHALL BE PLACED AROUND DIFFUSER PIPE TO THE TOP OF TREATMENT SOIL (TTS), FLUSH WITH PLANTING SURFACE, EXTENDING A MINIMUM OF 6" ON ALL SIDES OF DRAINAGE STRUCTURE/PIPE.

5 FLOW THROUGH PLANTAR

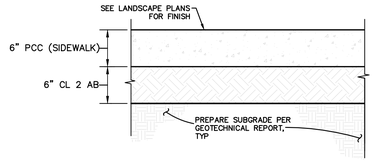
SCALE: NTS



NOTES:
1. TI=6.5, R-VALUE: 9
2. CLASS 2 AGGREGATE BASE SHALL BE COMPACTED AT NOT LESS THAN OPTIMUM MOISTURE TO 95% RELATIVE AND PER CALTRANS STANDARDS.
3. THE ASPHALT PAVEMENT MAY BE REDUCED TO 3.5" OF ASPHALT OVER 10" OF CLASS 2 AB WITH AN 18" LIME TREATMENT. REFER TO THE GEOTECHNICAL REPORT FOR DETAILS.

3 ASPHALT CONCRETE (DRIVE AISLE)

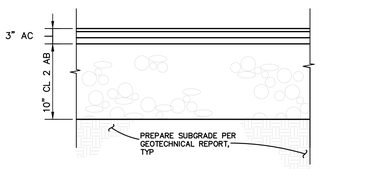
SCALE: NTS



NOTES:
1. SEE LANDSCAPE PLAN FOR LOCATION OF SCORING AND EXPANSION JOINTS.
2. CLASS 2 AGGREGATE BASE SHALL BE COMPACTED AT NOT LESS THAN OPTIMUM MOISTURE TO 95% RELATIVE AND PER CALTRANS STANDARDS.
3. PROVIDE MOISTURE BARRIER IN ALL AREAS WHERE PEDESTRIAN CONCRETE IS ADJACENT TO LANDSCAPING.

4 PEDESTRIAN CONCRETE

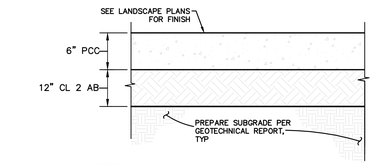
SCALE: NTS



NOTES:
1. TI=4.5, R-VALUE: 9
2. CLASS 2 AGGREGATE BASE SHALL BE COMPACTED AT NOT LESS THAN OPTIMUM MOISTURE TO 95% RELATIVE AND PER CALTRANS STANDARDS.
3. THE ASPHALT PAVEMENT MAY BE REDUCED TO 3" OF ASPHALT OVER 5" OF CLASS 2 AB WITH AN 18" LIME TREATMENT. REFER TO THE GEOTECHNICAL REPORT FOR DETAILS.

6 ASPHALT CONCRETE (PARKING)

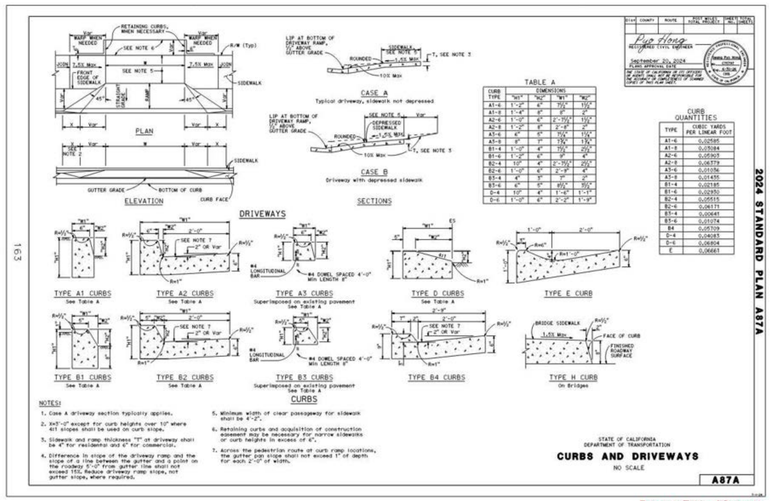
SCALE: NTS



NOTES:
1. IF CONCRETE ARE USED FOR THE DRIVEWAYS AND PARKING AREAS, THEY SHOULD BE PLACED ON A 2-INCH THICK LAYER OF SAND (LEVELING COURSE) OVERLYING CLASS 2 AGGREGATE BASE.
2. CLASS 2 AGGREGATE BASE SHALL BE COMPACTED AT NOT LESS THAN OPTIMUM MOISTURE TO 95% RELATIVE AND PER CALTRANS STANDARDS.
3. THE CONCRETE PAVEMENT MAY BE REDUCED TO 6" OF ASPHALT OVER 6" OF CLASS 2 AB WITH AN 18" LIME TREATMENT. REFER TO THE GEOTECHNICAL REPORT FOR DETAILS.

7 CONCRETE (DRIVE AISLE)

SCALE: NTS



Return to Table of Contents

CALTRANS DETAIL A87A

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PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER

SPAR / SUP PLANNING APPLICATION	02.14.2025
⚠1 PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER	05.09.2025
⚠2 PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER - REVISION 2	07.16.2025

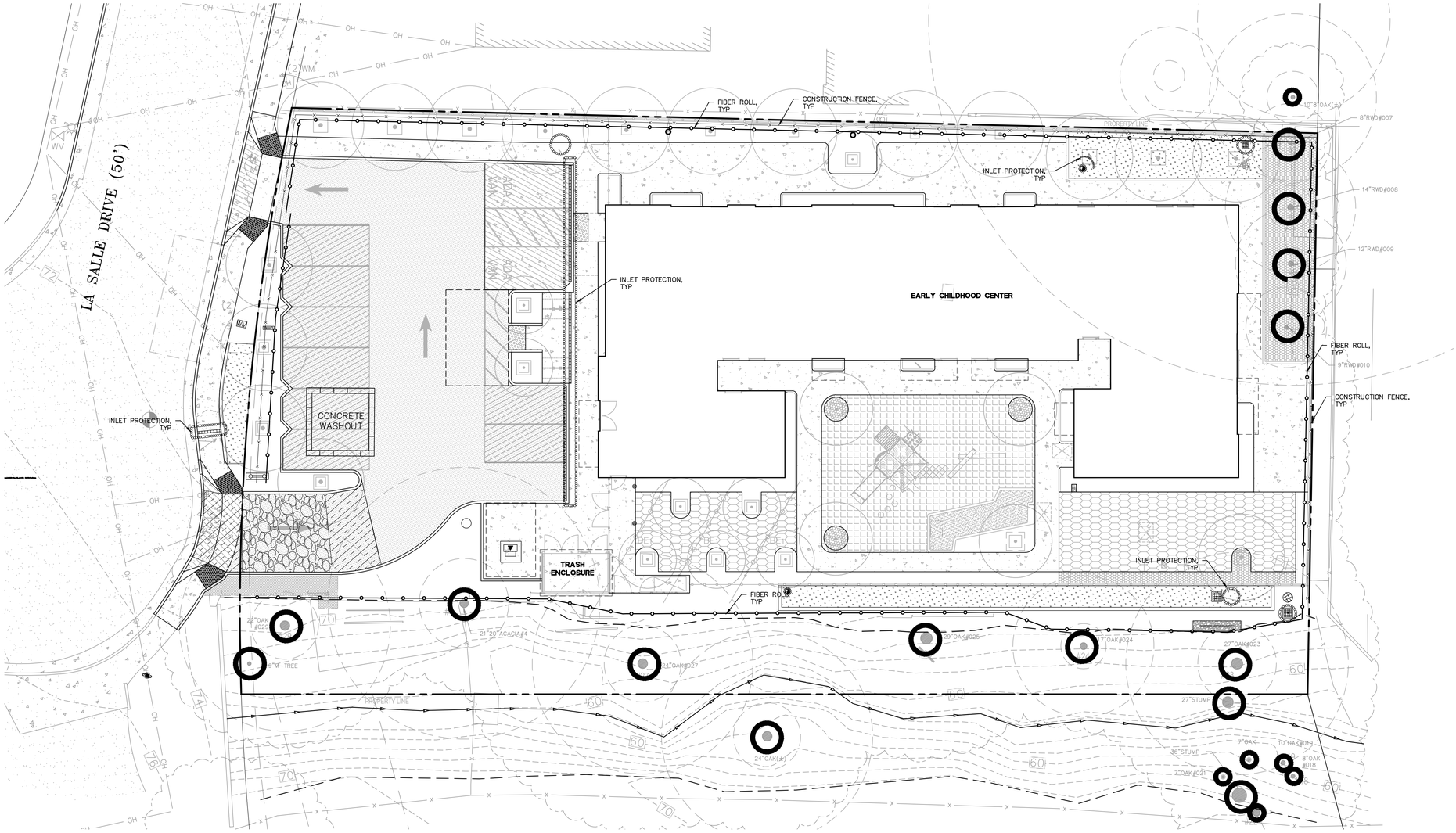
AS SHOWN

DETAILS

C6.0

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DRAWING NAME: \\Bkf-sqk\vol4\2024\241921_The_Carey_School\ENG-L\Sheets\02_DD\6.0_Carey_Details.dwg
PLOT DATE: 07-17-25
PLOTTED BY: khofstetter



LEGEND

- PROPERTY LINE
- TEMPORARY CONSTRUCTION FENCE
- FIBER ROLL, SEE DETAIL 1 ON SHEET C7.1
- INLET PROTECTION, SEE DETAILS 3 AND 4, ON SHEET C7.1
- STABILIZED CONSTRUCTION ENTRANCE/EXIT PER DETAIL 2 ON SHEET C7.1
- ENTRANCE/EXIT TIRE WASH PER DETAIL 6 ON SHEET C7.1. (ACTUAL LOCATION TO BE DETERMINED IN FIELD BY CONTRACTOR)
- CONCRETE WASTE MANAGEMENT PER DETAIL 5 ON SHEET C7.1 (ACTUAL LOCATION TO BE DETERMINED IN FIELD BY CONTRACTOR) — CONCRETE WASHOUT

NOTES

1. KEEP CONSTRUCTION TRAFFIC OUT OF STORMWATER TREATMENT AREA LOCATIONS, AND MINIMIZE COMPACTION OF EXISTING SOILS.
2. PROTECT STORMWATER TREATMENT FACILITIES FROM CONSTRUCTION SITE RUNOFF. ONCE IMPORTED MATERIALS ARE INSTALLED IN STORMWATER TREATMENT FACILITIES, RUNOFF FROM UNSTABILIZED AREAS MUST BE DIVERTED AWAY FROM SUCH FACILITIES.
3. THE CONSTRUCTION BMPS SHOWN ON THE PLAN ARE MINIMUM REQUIREMENTS. THE CITY ENGINEER OR STORMWATER INSPECTOR IS AUTHORIZED TO REQUIRE ADDITIONAL BMPS TO PREVENT NON-STORMWATER DISCHARGES.

1"=10'

GRAPHIC SCALE
10 0 10 20

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DRAWING NAME: \\Bkf-oak\vol4\2024\241921_The_Carey_School\ENG-L\Sheets\02_DOV\7.0_Carey_Erosion.dwg
PLOT DATE: 07-17-25
PLOTTED BY: khofstetter

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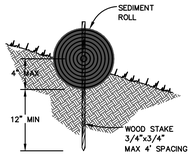
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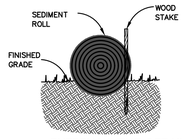
EROSION CONTROL PLAN

C7.0

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ENTRENCHMENT DETAIL IN SLOPE AREA



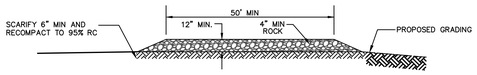
ENTRENCHMENT DETAIL IN FLAT AREA

NOTES:

1. USE REED & GRAHAM, INC. GEOSYNTHETICS STRAW WATTLE FIBER ROLL (COMES IN 9" X 25' ROLLS) OR APPROVED EQUIVALENT.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" – 5" DEEP, DUG ON CONTOUR.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY–PASSING THE INLET.
4. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY. IN PAVED AREAS, USE SAND BAGS TO SECURE FIBER ROLLS IN PLACE OF WOOD STAKE.

1 – FIBER ROLL

SCALE: NTS

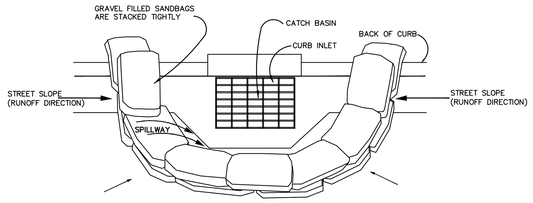


NOTES:

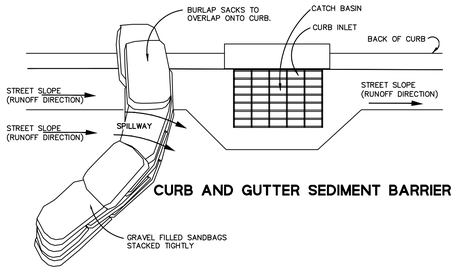
1. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED AND MAINTAINED IAW 2010 CFC, CHAPTER 5, 503.2.3.MVW 45,000 LBS.
2. SCARIFY THE TOP 6" OF SUBGRADE AND RECOMPACT TO AT LEAST 95% RELATIVE COMPACTION.
3. THE LOCATIONS SHOWN ARE FOR INFORMATION ONLY. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT–OF–WAYS SHALL BE REMOVED IMMEDIATELY.
4. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. SEDIMENT SHALL BE PREVENTED FROM ENTERING THE STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. GRAVELBAGS OR OTHER APPROVED METHODS).
5. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 4" MIN ROCK.
6. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12". THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS, OR 25',
7. THE LENGTH OF THE PAD SHALL NOT BE LESS THAN 50'.

2 – STABILIZED CONSTRUCTION ENTRANCE/EXIT

SCALE: NTS



CURB INLET SEDIMENT BARRIER



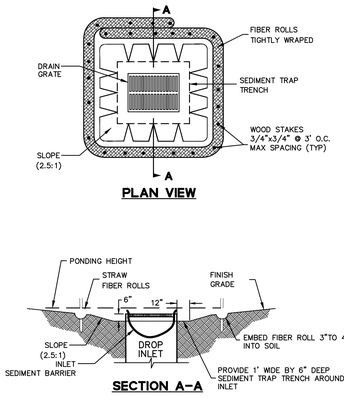
CURB AND GUTTER SEDIMENT BARRIER

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW. TOP OF SPILLWAY SHALL BE LOWER THAN TOP OF CURB.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

3 – INLET PROTECTION (TYPE A)

SCALE: NTS



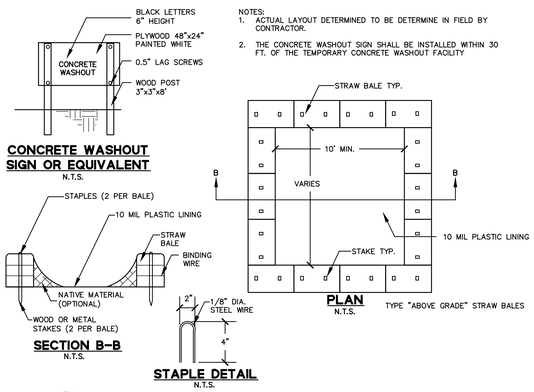
NOTE:

1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THE SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND WITH PLASTIC NETTING. THEY ARE APPROXIMATELY 8" DIAMETER AND 20–30 FEET LONG.

4 – INLET PROTECTION (TYPE B)

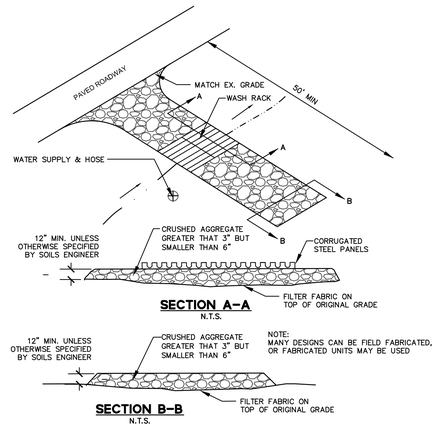
SCALE: NTS

MIN. RADIAL DISTANCE (R):
R = (6) x TRUNK DIAMETER



5 – CONCRETE WASTE MANAGEMENT

SCALE: NTS



6 – ENTRANCE / OUTLET TIRE WASH

SCALE: NTS

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EROSION CONTROL DETAILS

C7.1

DRAWING NAME: \\Bk1-oak\vol4\2024\241921_The_Carey_School\ENG-L\Sheets\02_DD\7.0_Carey_Erosion.dwg
PLOT DATE: 07-17-25
PLOTTED BY: kholstetter

THE CAREY SCHOOL – 224100

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GENERAL DEMOLITION NOTES

1. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL LINES, LEVELS, DIMENSIONS AND EXISTING CONDITIONS. THE INFORMATION ON THE DRAWINGS REGARDING EXISTING ELECTRICAL EQUIPMENT AND BRANCH CIRCUITS IS THE RESULT OF FIELD SURVEY AND IS ACCURATE TO THE BEST OF OUR KNOWLEDGE. IT IS INTENDED, HOWEVER, AS A GUIDE FOR USE IN VERIFICATION ONLY.
2. ANY EXISTING ELECTRICAL EQUIPMENT IN THE AREA OF NEW CONSTRUCTION NOT SHOWN ON THE EXISTING PLANS SHALL BE DOCUMENTED AND SUBMITTED TO THE ENGINEER FOR DETERMINATION OF ACTION REQUIRED.
3. WHEREVER THE REMOVAL OF EXISTING ELECTRICAL EQUIPMENT IS CALLED FOR AND ALL EQUIPMENT ON A PARTICULAR BRANCH CIRCUIT IS TO BE REMOVED, ALL CONDUIT AND WIRE BACK TO THE PANEL SHALL BE ENTIRELY REMOVED AND THE CIRCUIT IN PANEL SHALL BE MARKED "SPARE". THIS APPLIES TO SIGNAL AND COMMUNICATIONS SYSTEMS EQUIPMENT, CONDUIT, AND WIRE AS WELL.
4. WHEREVER THE REMOVAL OF EXISTING ELECTRICAL EQUIPMENT IS CALLED FOR AND ALL EQUIPMENT ON A PARTICULAR BRANCH CIRCUIT IS NOT TO BE REMOVED, THE CIRCUIT SHALL BE MAINTAINED CONTINUOUS TO THE EXISTING EQUIPMENT IN USE WITH MINIMUM INTERRUPTIONS OF POWER. THIS APPLIES TO SIGNAL AND COMMUNICATIONS SYSTEMS EQUIPMENT, CONDUIT, AND WIRE AS WELL.
5. WHENEVER THE REMOVAL OF EXISTING CONSTRUCTION REVEALS ELECTRICAL WORK THAT IS TO REMAIN, BUT IS IN CONFLICT WITH NEW CONSTRUCTION, RELOCATE THE EXISTING ELECTRICAL WORK AS NECESSARY TO AVOID ANY CONFLICT. RELOCATION WORK SHALL BE DONE TO MINIMIZE ANY INTERRUPTIONS OF POWER.
6. CARE SHALL BE TAKEN IN ORDER TO IDENTIFY AND PROTECT ALL EXISTING ELECTRICAL WORK THAT IS TO REMAIN.
7. ENSURE RECONNECTION OF EXISTING DEVICES WHOSE CIRCUITS HAVE BEEN INTERRUPTED BY DEMOLITION BY PROVIDING NEW CONNECTION TO ANOTHER EXISTING TO REMAIN DEVICE OR PANEL.
8. ALL EXISTING ELECTRICAL EQUIPMENT SHOWN ON THE PLANS FOR NEW WORK ARE THOSE WHICH ARE TO BE REUSED DURING SOME PHASE OF THE NEW CONSTRUCTION OR REQUIRE SOME SPECIAL CONSIDERATIONS.
9. WHENEVER THE REMOVAL OF EXISTING ELECTRICAL PANELBOARDS ARE CALLED FOR AND ALL EXISTING BRANCH CIRCUITS ARE NOT TO BE REMOVED, THE EXISTING BRANCH CIRCUITS SHALL BE CONNECTED TO OTHER EXISTING ELECTRICAL EQUIPMENT OR PANELS STILL IN USE WITH MINIMUM INTERRUPTIONS OF POWER. ALSO, IF REQUIRED, THESE SAME BRANCH CIRCUITS SHALL BE RECONNECTED TO RELOCATED EXISTING OR NEW PANELBOARDS AS PART OF THE NEW CONSTRUCTION. THIS APPLIES TO SIGNAL AND COMMUNICATIONS SYSTEMS EQUIPMENT, CONDUIT AND WIRE AS WELL.
10. THE ELECTRICAL CONTRACTOR SHALL REVISE EXISTING PANEL SCHEDULES TO CORRESPOND TO ACTUAL CONDITIONS AFTER ALL DEMOLITION AND NEW WORK IS COMPLETED.
11. REMOVE ALL ABANDONED CONDUIT AND WIRE ABOVE CEILINGS.
12. WHEN ELECTRICAL EQUIPMENT OR DEVICE IS REMOVED FROM AN EXISTING WALL OR CEILING WHICH IS TO REMAIN, PATCH ABANDONED OPENINGS TO MATCH EXISTING FINISH.
13. IN GENERAL, THE DEMOLITION PLANS SHOW ALL EXISTING EQUIPMENT THAT IS TO BE REMOVED UNLESS NOTED OTHERWISE. HOWEVER, ELECTRICAL EQUIPMENT, WHETHER SHOWN ON THIS DRAWING OR NOT, WHERE LOCATED IN THE AREA SCHEDULED TO BE DEMOLISHED, SHALL BE REMOVED COMPLETELY (INCLUDING CONDUIT AND WIRES BACK TO THE LAST REMAINING FIXTURE, OUTLET, DEVICE, ETC.) UNLESS OTHERWISE NOTED. COORDINATE DEMOLITION WORK WITH ARCHITECT AND GENERAL CONTRACTOR.
14. EXISTING CONDUIT FEEDS UP THROUGH FLOOR SHALL BE CUT OFF AND PLUGGED FLUSH WITH FLOOR WHERE EXISTING WALLS, ETC., ARE REMOVED. REMOVE CONDUCTORS FROM THE POINT BACK TO LAST OUTLET REMAINING IN SERVICE.
15. IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO MAINTAIN CONTINUITY OF ALL ELECTRICAL SYSTEMS, EQUIPMENT, ETC. REMAINING IN OPERATION WHICH IS BEING FED BY AN ABANDONED OUTLET. MAINTAINING CONTINUITY SHALL CONSIST OF REROUTING OF CONDUIT, WIRE, ETC. AS REQUIRED.
16. IT SHALL BE THIS CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF EXISTING CIRCUITS AND ADJUST CIRCUIT NUMBERS ACCORDING TO EXISTING CONDITIONS IF REQUIRED
17. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE OWNER PRIOR TO REMOVAL OF EXISTING ELECTRICAL EQUIPMENT AND TURN OVER REMOVED EQUIPMENT THAT THE OWNER REQUESTS, IN AS-FOUND CONDITION. EQUIPMENT THAT IS TO BE TURNED OVER SHALL BE BOXED AND TAGGED TO IDENTIFY THE SPECIFIC EQUIPMENT. EQUIPMENT TO BE TEMPORARILY REMOVED DUE TO THE CONSTRUCTION SHALL BE CLEANED AND RE-INSTALLED IN ITS ORIGINAL CONDITION OR AS REQUIRED.
18. WHERE EXISTING WALLS HAVE BEEN REMOVED, AND THERE ARE EXISTING CONDUIT FEEDS WHICH HAVE BEEN CUT OFF AND CAPPED FLUSH WITH THE FLOOR, IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND DIMENSION ALL SUCH CONDUITS ON THE "AS-BUILT" DRAWINGS.
19. IF ANY EQUIPMENT THAT IS SCHEDULED TO REMAIN IN OPERATION IS DAMAGED BY THE CONTRACTOR, IT SHALL BE REPLACED TO ITS ORIGINAL CONDITION SATISFACTORY TO THE OWNER AT CONTRACTOR'S EXPENSE.

SYMBOLS LIST

- H — FIRE ALARM SYSTEM MAGNETIC DOOR HOLD-OPEN
- B — WALL-MOUNTED BEAM SMOKE DETECTOR - TRANSMITTING UNIT; MOUNT 18" BELOW CEILING LEVEL, U.O.N.
- B — WALL-MOUNTED BEAM SMOKE DETECTOR - RECEIVING UNIT; MOUNT IN EXACT HORIZONTAL & VERTICAL ALIGNMENT WITH CORRESPONDING TRANSMITTING UNIT
- B — CEILING-MOUNTED BEAM SMOKE DETECTOR - TRANSMITTING UNIT
- B — CEILING-MOUNTED BEAM SMOKE DETECTOR - RECEIVING UNIT; MOUNT IN EXACT HORIZONTAL & VERTICAL ALIGNMENT WITH CORRESPONDING TRANSMITTING UNIT
- FIRE ALARM SYSTEM END-OF-LINE RESISTOR
- FSD — FIRE SMOKE DAMPER BY MECHANICAL. COORDINATE WITH MECHANICAL FOR MONITORING TO FIRE ALARM SYSTEM (INCLUDING SMOKE DETECTOR PROVISIONS). CONTROL OF DAMPER TO BE BY MECHANICAL, U.O.N. PROVIDE TOGGLE TYPE DISCONNECT SWITCH
- FACP — FIRE ALARM CONTROL PANEL
- FAAP — FIRE ALARM ANNUNCIATOR PANEL
- WEATHERPROOF ENCLOSURE
- CONDUIT AND WIRE CONCEALED IN CEILING OR WALL
- CONDUIT AND WIRE CONCEALED IN OR UNDER SLAB OR UNDERGROUND
- CONDUIT AND WIRE RUN EXPOSED
- CROSSMARKS INDICATE QUANTITY OF #12 CONDUCTORS PLUS PARITY SIZED GROUND CONDUCTOR, NO HASHMARKS INDICATES (2) #12 CONDUCTORS PLUS PARITY SIZED GROUND CONDUCTOR, U.O.N.
- GROUND WIRE
- (#10) — WIRE SIZE 10 AWG FOR ALL CONDUCTORS, INCLUDING GROUND WIRE, THROUGHOUT THE COMPLETE CIRCUIT
- FLEXIBLE METALLIC CONDUIT
- HOMERUN TO PANELBOARD OR TERMINAL BOARD, AS NOTED ON PLANS
- COMPLETE CONNECTION OF EQUIPMENT
- CONDUIT STUBBED OUT, CAPPED AND MARKED
- CONDUIT TURNED UP
- CONDUIT TURNED DOWN
- G — #4/0 COPPER GROUNDING ELECTRODE CONDUCTOR, U.O.N.
- AC-1 — MECHANICAL EQUIPMENT DESIGNATION - SEE MECHANICAL PLANS
- 3 / E-6 — DETAIL DESIGNATION - SEE DETAIL 3, SHEET E-6
- 1 — NUMBERED SHEET NOTE
- 2 — NUMBERED SHEET NOTE THAT REFERS TO TYPICAL ITEMS ON SHEET
- M — UTILITY METER
- CT'S — CURRENT TRANSFORMERS
- 30A / 3P — CIRCUIT BREAKER. NUMBER INDICATES 30A 3-POLE
- 1504N — FEEDER SIZE - SEE POWER SINGLE LINE DIAGRAMS & FEEDER SCHEDULE

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
C	CONDUIT
CATV	CABLE TV
CO	CONDUIT ONLY
CU	COPPER
E.C.	ELECTRICAL CONTRACTOR
E	EMERGENCY LIGHT FIXTURE ON EMERGENCY GENERATOR OR INVERTER, SWITCHABLE, U.O.N.
EM	EMERGENCY LIGHT FIXTURE WITH BATTERY PACK, SWITCHABLE
EMS	ENERGY MANAGEMENT SYSTEM
(E)	EXISTING
EQPT	EQUIPMENT
(ER)	EXISTING EQUIPMENT TO BE RELOCATED
(EX)	EXISTING EQUIPMENT TO BE DISCONNECTED AND REMOVED
EXT	EXTERIOR
FMC	FLEXIBLE METALLIC CONDUIT
FTL	FEED THROUGH LUGS
GFI	GROUND FAULT CIRCUIT INTERRUPTING TYPE RECEPTACLE
IDF	INTERMEDIATE DISTRIBUTION FRAME
L	LOCKABLE
LV	LOW VOLTAGE
MCB	MAIN CIRCUIT BREAKER
MDF	MAIN DISTRIBUTION FRAME
MFR	MANUFACTURER
MLO	MAIN LUGS ONLY
MTD	MOUNTED
(N)	NEW
N.E.C.	NATIONAL ELECTRICAL CODE
NEU	NEUTRAL
N.I.E.C.	NOT IN ELECTRICAL CONTRACT
O.A.H.	OVERALL HEIGHT
O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
P	INDICATES FIXTURES ON PHOTOCELL CONTROL
PA	PUBLIC ADDRESS
PNL	PANEL
S.A.D.	SEE ARCHITECTURAL DRAWINGS
STC	SIGNAL TERMINAL CABINET
TC	INDICATES FIXTURES ON TIMECLOCK CONTROL
TELE	TELEPHONE
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
U.O.N.	UNLESS OTHERWISE NOTED
VAV	VAV BOX, SEE MECHANICAL DIVISION DRAWINGS FOR LOCATIONS. PROVIDE TOGGLE TYPE DISCONNECT SWITCH
WP	WEATHER PROOF, NEMA 3R
WPIU	WEATHER PROOF WHILE IN USE
(2)	NUMBER INDICATES QUANTITY

SYMBOLS LIST

- MAIN SWITCHBOARD, DISTRIBUTION PANEL OR MOTOR CONTROL CENTER
- FLUSH MOUNTED PANELBOARD, 6'-6" TO TOP
- SURFACE MOUNTED PANELBOARD, 6'-6" TO TOP
- FUSED EQUIPMENT DISCONNECT SWITCH WITH FUSE SIZE AS RECOMMENDED BY EQUIPMENT MANUFACTURER
- MOTOR DISCONNECT SWITCH; HORSEPOWER RATED, NON FUSE
- COMBINATION MAGNETIC MOTOR STARTER & MOTOR CIRCUIT PROTECTOR
- MAGNETIC MOTOR STARTER
- VFD — VARIABLE FREQUENCY DRIVE, FURNISHED BY MECHANICAL, INSTALLED & CONNECTED COMPLETE BY ELECTRICAL
- MANUAL MOTOR STARTER WITH OVERLOAD PROTECTION
- MOTOR WITH FLEXIBLE CONDUIT CONNECTION AND DISCONNECT
- $m — LINE VOLTAGE MOTOR RATED TOGGLE SWITCH INSTALLED AT EQPT SHOWN
- T — TRANSFORMER
- CONCRETE PULLBOX, SIZE AS REQUIRED OR SHOWN - CHRISTY OR EQUAL WITH LABELED LID PER USE
- COPPER GROUND ROD
- FLUSH CEILING MOUNTED JUNCTION BOX, U.O.N.
- FLUSH WALL MOUNTED JUNCTION BOX, UP 18" U.O.N.
- J — JUNCTION BOX FLUSH FLOOR MOUNTED
- 20A 3PG 125V DUPLEX RECEPTACLE, UP 18" U.O.N.
- 20A 3PG 125V DUPLEX RECEPTACLE, WEATHERPROOF, UP 18" U.O.N.
- GFI — 20A 3PG 125V DUPLEX RECEPTACLE, GROUND FAULT CIRCUIT INTERRUPTER TYPE, UP 18" U.O.N.
- IG — 20A 3PG 125V DUPLEX RECEPTACLE, ISOLATED GROUND TYPE, UP 18" U.O.N.
- 20A 3PG 125V DUPLEX RECEPTACLE, MOUNTED ABOVE COUNTER, U.O.N.
- 20A 3PG 125V DOUBLE DUPLEX RECEPTACLE, UP 18" U.O.N.
- 20A 3PG 125V DOUBLE DUPLEX RECEPTACLE, MOUNTED ABOVE COUNTER, U.O.N.
- 20A 3PG 125V SINGLE RECEPTACLE, UP 18" U.O.N.
- 20A 3PG 125V SINGLE TWISTLOCK RECEPTACLE, NEMA L5-20R, UP 18" U.O.N.
- SPECIAL RECEPTACLE AS INDICATED ON PLANS
- HALF CONTROLLED AND IDENTIFIED DUPLEX RECEPTACLE WIRED THROUGH LOCAL PLUG-LOAD CONTROLLER FOR ONE HALF OF DUPLEX, UP 18" U.O.N.
- FLUSH CEILING MTD. DUPLEX OUTLET, 20A 3PG
- SURFACE MOUNTED WIREMOLD RACEWAY WITH RECEPTACLES AS INDICATED ON PLANS
- REMAINING — TERMINAL MOUNTING BACKBOARD, 3/4" PLYWOOD, DIMENSIONS AS NOTED ON PLANS, PAINT TO MATCH ADJACENT WALL SURFACE, MAINTAINING UL FIRE LABEL VISIBLE
- TELEPHONE OUTLET, UP 18" U.O.N.
- TELEPHONE OUTLET, UP 48" U.O.N.
- COMBINED TELEPHONE/DATA OUTLET, UP 18" U.O.N.
- COMBINED VOICE/DATA OUTLET, MOUNTED ABOVE COUNTER U.O.N.
- INTERCOM HANDSET, UP 48" U.O.N.
- WAP — WIRELESS ACCESS POINT (WAP) W/CAT6 CABLE/JACKS AT CEILING
- WALL MOUNTED SIGNAL SYSTEM CLOCK, UP 96" U.O.N.
- TV — WALL MOUNTED VIDEO OUTLET, UP 18" U.O.N.
- FLUSH WALL MOUNTED INDOOR PUBLIC ADDRESS SPEAKER, UP 96" U.O.N.
- FLUSH WALL MOUNTED OUTDOOR WEATHERPROOF PUBLIC ADDRESS SPEAKER
- FLUSH CEILING MOUNTED INDOOR PUBLIC ADDRESS SPEAKER
- FLUSH WALL MOUNTED INDOOR PUBLIC ADDRESS SPEAKER & SIGNAL SYSTEM CLOCK, UP 96" U.O.N.
- F — FIRE ALARM SYSTEM MANUAL PULL STATION, UP 48" U.O.N.
- F 110 — FIRE ALARM SYSTEM HORN/STROBE, UP 80" U.O.N. NUMBER ADJACENT INDICATES CANDELA VALUE FOR STROBE
- F 110 — WEATHERPROOF FIRE ALARM SYSTEM HORN/STROBE, UP 80" U.O.N. NUMBER ADJACENT INDICATES CANDELA VALUE FOR STROBE
- F 110 — FIRE ALARM SYSTEM HORN/STROBE, CEILING MOUNTED. NUMBER ADJACENT INDICATES CANDELA VALUE FOR STROBE
- S 110 — FIRE ALARM SYSTEM STROBE, UP 80" U.O.N. NUMBER ADJACENT INDICATES CANDELA VALUE FOR STROBE
- S 110 — FIRE ALARM SYSTEM STROBE, CEILING MOUNTED. NUMBER ADJACENT INDICATES CANDELA VALUE FOR STROBE
- H — WEATHERPROOF FIRE ALARM SYSTEM HORN, UP 90" U.O.N.
- V 110 — FIRE ALARM SYSTEM SPEAKER/STROBE, UP 80" U.O.N. NUMBER ADJACENT INDICATES CANDELA VALUE FOR STROBE
- V 110 — FIRE ALARM SYSTEM SPEAKER/STROBE, CEILING MOUNTED. NUMBER ADJACENT INDICATES CANDELA VALUE FOR STROBE
- S — FIRE ALARM SYSTEM SPEAKER, UP 90" U.O.N.
- S — WEATHERPROOF FIRE ALARM SYSTEM SPEAKER, UP 90" U.O.N.
- S — FIRE ALARM SYSTEM SPEAKER, CEILING MOUNTED
- HD — WALL MOUNTED ELECTROMAGNETIC DOOR HOLD-OPEN DEVICE, FURNISHED BY DIV. 8, INSTALLED & CONNECTED COMPLETE TO FIRE ALARM SYSTEM BY DIV. 28
- FS — FIRE ALARM SYSTEM SPRINKLER FLOW SWITCH. PROVIDE MONITOR MODULE. SEE FIRE PROTECTION DRAWINGS
- TS — FIRE ALARM SYSTEM SPRINKLER VALVE SUPERVISORY SWITCH. PROVIDE MONITOR MODULE. SEE FIRE PROTECTION DRAWINGS
- PIV — POST INDICATING VALVE. PROVIDE MONITOR MODULE. SEE CIVIL DRAWINGS
- SPRINKLER FLOW ALARM (PROVIDE BY SPRINKLER CONTRACTOR). CONNECT COMPLETE VIA WATER FLOW SWITCH AUX. CONTACTS. SEE FIRE PROTECTION DRAWINGS
- S — FIRE ALARM SYSTEM SMOKE DETECTOR
- E S — FIRE ALARM SYSTEM CEILING MOUNTED SMOKE DETECTOR PROGRAMMED FOR AUTOMATIC RECALL OF ELEVATOR
- H — FIRE ALARM SYSTEM HEAT DETECTOR
- D — FIRE ALARM SYSTEM HVAC DUCT MOUNTED SMOKE DETECTOR. COORDINATE WITH MECHANICAL FOR SUPPLY, INSTALL AND COMPLETE CONNECTION (INCLUDING CONTROL OF HVAC EQUIPMENT) - SEE SPECIFICATIONS
- M — FIRE ALARM SYSTEM MONITOR MODULE
- C — FIRE ALARM SYSTEM CONTROL MODULE
- R — FIRE ALARM SYSTEM RELAY MODULE
- CO — FIRE ALARM SYSTEM CEILING MOUNTED CARBON MONOXIDE DETECTOR WITH SOUNDER BASE
- FIRE ALARM SYSTEM CEILING MOUNTED AIR SAMPLING PORT

SYMBOLS LIST

ALL SWITCH AND CONTROL MOUNTING HEIGHTS OF 48" SHALL BE TO TOP OF THE DEVICE BOX. ALL RECEPTACLES WITH MOUNTING HEIGHT OF UP TO 18" SHALL BE NO LOWER THAN 15" TO BOTTOM OF THE DEVICE BOX, TYPICAL, U.O.N.

- AA1 — INDICATES LUMINAIRE TYPE, SEE LUMINAIRE SCHEDULE
- RECESSED 2'x2', 2'x4' OR 1'x4' LUMINAIRE, FULLY LENSED
- RECESSED 2'x2', 2'x4' LUMINAIRE WITH DECORATIVE ARTICULATED OPTICAL SHIELD
- EM OR E / EM OR E — INDICATES EMERGENCY LUMINAIRE. SEE ABBREVIATIONS FOR TYPE OF EMERGENCY SOURCE
- SUSPENDED LINEAR LUMINAIRE
- INDICATES AIRCRAFT CABLE SUPPORT POINT (VERIFY WITH MANUFACTURER)
- INDICATES COMBINATION AIRCRAFT CABLE/ELECTRICAL FEED POINT (VERIFY WITH MANUFACTURER)
- SURFACE CEILING, WALL OR COVE MOUNTED LUMINAIRE
- UNDER CABINET LUMINAIRE
- SURFACE OR SUSPENDED STRIP LUMINAIRE
- SURFACE CEILING MOUNTED LUMINAIRE
- PENDANT MOUNTED LUMINAIRE
- DECORATIVE CEILING MOUNTED LUMINAIRE
- SURFACE MOUNTED LIGHTING TRACK WITH TRACK LUMINAIRES
- RECESSED ADJUSTABLE ACCENT LUMINAIRE. ARROW INDICATES AIMING DIRECTION
- RECESSED DOWNLIGHT LUMINAIRE
- RECESSED WALLWASH LUMINAIRE. UNSHADED SIDE INDICATES DIRECTION OF WALL TO BE ILLUMINATED
- RECESSED DOWNLIGHT WITH DECORATIVE TRIM
- RECESSED OR SURFACE MOUNTED LINEAR WALLWASH LUMINAIRE. UNSHADED SIDE INDICATES DIRECTION OF WALL TO BE ILLUMINATED
- RECESSED DOWNLIGHT WITH DECORATIVE TRIM
- WALL MOUNTED LUMINAIRE
- STEPLIGHT RECESSED FLUSH IN WALL
- POLE ARM-MOUNTED AREA LUMINAIRE; ARROW INDICATES DIRECTION OF LIGHT DISTRIBUTION WHEN NOT PARALLEL TO ARM ORIENTATION
- POLE ARM-MOUNTED PEDESTRIAN-SCALE WALKWAY OR AREA LUMINAIRE; ARROW INDICATES DIRECTION OF LIGHT DISTRIBUTION
- POST-TOP PEDESTRIAN-SCALE AREA LUMINAIRE; ARROW INDICATES DIRECTION OF LIGHT DISTRIBUTION
- BOLLARD LUMINAIRE; ARROW INDICATES DIRECTION OF LIGHT DISTRIBUTION
- FLUSH IN-GROUND LANDSCAPE OR BUILDING UPLIGHT, NON-ADJUSTABLE AIMING
- FLUSH IN-GROUND LANDSCAPE OR BUILDING UPLIGHT WITH ADJUSTABLE AIMING FEATURE; ARROW INDICATES AIMING DIRECTION
- FLUSH IN-GROUND WALLWASH UPLIGHT; OPEN AREA INDICATES DIRECTION OF ILLUMINATION
- STEM MOUNTED SIGN LIGHT
- WALL MOUNTED EXIT SIGN, ARROWS AS NOTED ON PLANS. SHADED AREA INDICATES NUMBER OF FACES
- CEILING MOUNTED EXIT SIGN, ARROWS AS NOTED ON PLANS. SHADED AREA INDICATES NUMBER OF FACES
- LOW LEVEL WALL MOUNTED EXIT SIGN
- WALL MOUNTED EMERGENCY BATTERY EGRESS LUMINAIRE WITH NUMBER OF ADJUSTABLE LAMP HEADS INDICATED
- $a — LINE VOLTAGE SINGLE POLE TOGGLE SWITCH, LETTER ADJACENT INDICATES RESPECTIVE ZONE CONTROLLED, UP 48" U.O.N.
- $2 — LINE VOLTAGE TWO POLE TOGGLE SWITCH, UP 48" U.O.N.
- $3 — LINE VOLTAGE THREE-WAY TOGGLE SWITCH, UP 48" U.O.N.
- $k — LINE VOLTAGE KEY OPERATED TOGGLE SWITCH
- $p — LINE VOLTAGE TOGGLE SWITCH WITH PILOT LIGHT, LIGHT IS ON WHEN CIRCUIT IS CLOSED, UP 48" U.O.N.
- $ab — LOW VOLTAGE MOMENTARY CONTACT SWITCH - SEE LOW VOLTAGE RELAY SCHEDULE, LOWER CASE LETTER ADJACENT INDICATES RESPECTIVE ZONE CONTROLLED, UP 48" U.O.N.
- k$ab — LOW VOLTAGE KEYED MOMENTARY CONTACT SWITCH - SEE LOW VOLTAGE RELAY SCHEDULE, LOWER CASE LETTER ADJACENT INDICATES RESPECTIVE ZONE CONTROLLED, UP 48" U.O.N.
- DIMMER SWITCH
- aDSb — WALL MOUNTED SWITCH TYPE INFRARED OCCUPANCY SENSOR; UP 48" U.O.N.; SINGLE OR DUAL AS NOTED BY LETTERS ADJACENT. SET TO FIXED 20 MINUTE TIME DELAY AND MAX SENSITIVITY
- aDSb — WALL MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR; UP 48" U.O.N.; SINGLE OR DUAL AS NOTED BY LETTERS ADJACENT. SET TO FIXED 20 MINUTE TIME DELAY AND MAX SENSITIVITY
- DSCb — WALL MOUNTED DIGITAL DUAL TECHNOLOGY DIMMING OCCUPANCY SENSOR SWITCH; UP 48" U.O.N.
- Sa — WALL MOUNTED DIGITAL SWITCH, UP 48" U.O.N.; LOWER CASE LETTER ADJACENT INDICATES RESPECTIVE ZONE CONTROLLED
- 2Da,b — WALL MOUNTED SINGLE OR MULTI-ZONE DIGITAL DIMMER SWITCH, UP 48" U.O.N.; LOWER CASE LETTERS ADJACENT INDICATE RESPECTIVE ZONES TO BE SIMULTANEOUSLY MANUALLY CONTROLLED; NUMERAL DESIGNATES NUMBER OF ZONES ASSIGNED TO THE DEVICE
- CEILING MOUNTED DUAL TECHNOLOGY DIGITAL OCCUPANCY SENSOR
- WALL MOUNTED DUAL TECHNOLOGY DIGITAL OCCUPANCY SENSOR
- LOW VOLTAGE COLD TEMPERATURE PIR OCCUPANCY SENSOR
- CEILING MOUNTED LINE VOLTAGE DUAL TECHNOLOGY OCCUPANCY SENSOR
- Z3,Z4 — SINGLE OR MULTI-ZONE SWITCHING OR DIMMING OPEN LOOP DIGITAL DAYLIGHTING SENSOR; NOTATIONS ADJACENT IDENTIFY DAYLIGHT ZONES ASSIGNED TO THE DEVICE. VERIFY EXACT LOCATION PRIOR TO ROUGH-IN
- Z1 — SINGLE ZONE SWITCHING OR DIMMING CLOSED LOOP DIGITAL DAYLIGHTING SENSOR; NOTATIONS ADJACENT IDENTIFY DAYLIGHT ZONES ASSIGNED TO THE DEVICE. VERIFY EXACT LOCATION PRIOR TO ROUGH-IN
- Z1 — DAYLIGHT CONTROL PHOTOCELL - BRACKET MOUNTED; NOTATIONS ADJACENT IDENTIFY DAYLIGHT ZONES ASSIGNED TO THE DEVICE. VERIFY EXACT LOCATION PRIOR TO ROUGH-IN
- Z2 — INDICATES DAYLIGHT ZONE CONTROLLED VIA PHOTOCELL
- RC 2 — ROOM CONTROLLER; ADJACENT NUMERAL REFERS TO THE NUMBER OF ZONES TO BE CONTROLLED. VENDOR OR CONTRACTOR TO PROVIDE QUANTITY OF ROOM CONTROLLERS REQUIRED FOR THE NUMBER OF CONTROLLED ZONES.
- PC — PLUG LOAD ROOM CONTROLLER
- NB — NETWORK BRIDGE
- MBR — MASTER WIRELESS BORDER ROUTER & NB - SWITCH IN NETWORK CABINET; SEE DETAILS FOR TYPE
- BR 1 — SECONDARY WIRELESS BORDER ROUTER
- IR — ISOLATED RELAY INTERFACE
- EC — EMERGENCY LIGHTING CONTROL MODULE
- P — OCCUPANCY SENSOR POWER PACK MOUNTED IN CONCEALED ACCESSIBLE LOCATION
- H — WIRELESS HUB

CALIFORNIA GREEN BUILDING STANDARDS COMPLIANCE

ALL EXTERIOR LUMINAIRES SPECIFIED IN THESE CONTRACT DOCUMENTS COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, SECTION A5.106.8 LIGHT POLLUTION REDUCTION. EXTERIOR LUMINAIRES COMPLY WITH BACKLIGHT, UPLIGHT, AND GLARE (BUG) RATINGS AS DEFINED IN IESNA TM-15-11 AND BUG RATINGS DO NOT EXCEED THE MAXIMUM ALLOWABLE RATINGS FOR THIS PROJECT.

GENERAL NOTES

1. PRIOR TO BID THE CONTRACTOR SHALL VISIT THE SITE TO ADEQUATELY DETERMINE ALL PRE-EXISTING CONDITIONS. BY THE ACT OF SUBMITTING A BID, THE CONTRACTOR WILL BE DEEMED TO HAVE COMPLIED WITH THE FOREGOING, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE ALLOWANCES THEREFORE IN PREPARING THE BID.
2. PROVIDE PARITY SIZED GREEN GROUND WIRE IN ALL POWER CONDUITS, BRANCH CIRCUITS (LIGHTING & POWER) AND HOMERUNS. PROVIDE ADDITIONAL ISOLATED GROUND, GREEN WITH YELLOW STRIPE, TO ALL ISOLATED GROUND RECEPTACLES.
3. PROVIDE PULLROPE IN ALL EMPTY CONDUITS THROUGHOUT THE PROJECT.
4. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION & CONNECTION REQUIREMENTS OF ALL LUMINAIRE(S) AND ALL OUTLET, SWITCH, AND ELECTRICAL RELATED DEVICE MOUNTING HEIGHTS AND LOCATIONS. COORDINATE LOCATIONS OF ALL LUMINAIRE(S) AND JUNCTION BOXES WITH MECHANICAL DIVISION PRIOR TO ROUGH-IN. COORDINATE LOCATIONS OF ELECTRICAL DEVICES WITH FURNITURE PLANS PRIOR TO ROUGH-IN.
5. REFER TO MECHANICAL PLANS FOR EXACT LOCATION(S) OF ALL MECHANICAL EQUIPMENT, AND CONFIRM EXACT CONNECTION REQUIREMENTS OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL DIVISION, PRIOR TO ROUGH-IN. VERIFY EXACT REQUIREMENTS FOR VOLTAGE, PHASE, HORSE-POWER, OR KVA RATINGS, OF ALL MECHANICAL DIVISION EQUIPMENT REQUIRING ELECTRICAL CONNECTION.
6. VERIFY EXACT CONNECTION REQUIREMENTS, OUTLET TYPE(S), MOUNTING HEIGHT(S) AND LOCATION(S) OF ALL OWNER-SUPPLIED EQUIPMENT, AND ALL EQUIPMENT PROVIDED UNDER OTHER SECTIONS OF THE SPECIFICATIONS, PRIOR TO ROUGH-IN. REFER TO ARCHITECTURAL DRAWINGS FOR EQUIPMENT LOCATIONS.
7. COORDINATE TRENCHING WITH OWNER AND OTHER TRADES BEFORE BEGINNING WORK.
8. ALL CONDUIT PENETRATIONS THROUGH FIRE-RATED WALLS AND FLOORS SHALL BE SEALED AND EQUIPPED WITH U.L. LISTED FIRE PENETRATION ASSEMBLIES TO MAINTAIN FIRE SEPARATION RATING.
9. DO NOT INSTALL ANY OUTLETS BACK TO BACK IN STUD WALLS OR DE-MOUNTABLE PARTITIONS.
10. THE CONTRACTOR SHALL VERIFY ALL CEILING TYPES BEFORE ORDERING OF LUMINAIRE(S). ALSO VERIFY THAT ALL FEATURES CALLED FOR IN LUMINAIRE DESCRIPTIONS IN THE LUMINAIRE SCHEDULE ARE INCLUDED WITH CATALOG NUMBERS LISTED ON THE LUMINAIRE SCHEDULE WHEN LUMINAIRE ORDERS ARE PLACED, AND ARE INCLUDED AS PART OF THE LIGHTING SUBMITTALS FOR THIS PROJECT. IF A DISCREPANCY EXISTS, CONTACT THE ARCHITECT AND ELECTRICAL ENGINEER FOR CLARIFICATION PRIOR TO BID.
11. CIRCUITRY AND CONDUIT ROUTING SHOWN ON THE PLANS IS DIAGRAMMATIC ONLY. THIS CONTRACTOR IS RESPONSIBLE FOR BECOMING COMPLETELY FAMILIAR WITH THE ARCHITECTURAL AND STRUCTURAL CONDITIONS AND LIMITATIONS IN THE BUILDING AND TO PROVIDE ALL LABOR, TOOLS AND MATERIALS REQUIRED TO PRODUCE A COMPLETELY CONCEALED INSTALLATION WHEREVER INDICATED ON THE PLANS.
12. MAINTAIN "AS-BUILT" RECORDS AT ALL TIMES, SHOWING EXACT LOCATION OF ALL UNDERGROUND AND/OR CONCEALED CONDUITS AND SERVICES INSTALLED UNDER THIS CONTRACT, INCLUDING CIRCUIT IDENTIFICATION WHERE APPLICABLE. PROVIDE OWNER WITH "AS-BUILT" DOCUMENTS AS INDICATED IN THE SPECIFICATIONS, AND/OR CALLED FOR IN THE SPECIFICATIONS.
13. DRAWINGS INDICATE THE LOCATION(S) OF DEVICES, LUMINAIRE(S) AND EQUIPMENT, AND THE CIRCUIT NUMBER AND PANEL DESIGNATED TO SUPPLY THEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETELY CONNECTING ALL ELECTRICAL DEVICES TO CIRCUITS INDICATED ON THE DRAWINGS.
14. UNLESS OTHERWISE NOTED, ALL WORK SHOWN ON DRAWINGS IS NEW AND TO BE PROVIDED AND INSTALLED COMPLETE UNDER THIS CONTRACT.
15. ALL EQUIPMENT GROUNDING SHALL CONFORM TO ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE, LATEST EDITION.
16. ALL EXTERIOR CONDUIT ABOVE GRADE, IN

THE CAREY SCHOOL – 224100

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BA2H/BA3H/BA4H/BA5



BB3/BB4



BE1



BF1

LUMINAIRE SCHEDULE

TYPE	MOUNTING	DESCRIPTION	MANUFACTURER CATALOG #	LIGHT SOURCE	POWER SUPPLY	VOLTS	INPUT WATTS
BE1	CATENARY	CABLE SUSPENDED EXTERIOR LED STRING LIGHTS; LOW VOLTAGE HARD-WIRED; BLACK OR WHITE POWER WIRE TO BE DETERMINED BY THE ARCHITECT. WHITE LEDS ENCLOSED IN FROSTED UV STABILIZED POLYCARBONATE GLOBE; 24" LAMP SPACING. 7" DIAMETER X 3" H CONICAL BLACK SHADE TO BLOCK UPLIGHT. LENGTHS ARE ROUGHLY INDICATED ON LIGHTING PLANS; CONTRACTOR SHALL FIELD CONFIRM EXACT STRING LIGHT AND FEED CABLE LENGTH REQUIREMENTS PRIOR TO RELEASE OF ORDER. PROVIDE ALL NECESSARY COMPONENTS FOR A COMPLETE AND OPERABLE LED STRING LIGHTING SYSTEM. BUG RATING: B0-U0-G0	PRIMUS LIGHTING DSW-24"-120-S14-27/150-DSC7-PCB	2700K LED 80 CRI 150 LM EACH	NON-DIMMING	120V	15W
BF1	TRELLIS	LINEAR LED DOWNLIGHT WITH EXTRUDED ALUMINUM CONSTRUCTION CHANNEL, POLYURETHANE ENCAPSULATED LED BOARD WITH 120 DEGREE DISTRIBUTION. PROVIDE ADJUSTABLE ANGLE BRACKET. BLACK OR BRONZE CHANNEL FINISH TO BE DETERMINED BY THE ARCHITECT.	QTRAN LIGHTING VERS-06-SW-3.0HE-30-WET-ENC/TL-N/A-WIRE IN/OUT-CONN/WIRE IN-CLS-STD-STD-BK-WIRE TYPE-CC-FINISH-36"-O Q-ANGLE	3000K LED 80 CRI 462 LM	NON-DIMMING REMOTE POWER SUPPLY	UNV	5W

END OF LUMINAIRE SCHEDULE

LUMINAIRE SCHEDULE

TYPE	MOUNTING	DESCRIPTION	MANUFACTURER CATALOG #	LIGHT SOURCE	POWER SUPPLY	VOLTS	INPUT WATTS
AA1	PENDANT	PENDANT MOUNTED DIRECT/INDIRECT LUMINAIRE. EXTRUDED ALUMINUM BODY WITH FLAT DIECAST ALUMINUM END CAPS. WIDESPREAD UPLIGHT OPTIC, FLUSH DOWNLIGHT DIFFUSER. FULLY ADJUSTABLE 50" AIRCRAFT CABLE SUSPENSION. STANDARD FINISH AS SELECTED BY ARCHITECT. 2.5"W X 2.5"H X 10' L. WEIGHT: 2.3 LBS/FT.	FINELITE HP-X-P-ID-10'-B-S-835-WSO-F-(VOLTAGE)-SC-FC-1%-FA50-(CEILING)-FE-(FINISH)	3500K LED 80 CRI 3812 LM/4'	0-10V DIMMING (100% - 1%)	120V	77W
AA2	PENDANT	SIMILAR TO TYPE AA1 EXCEPT WITH 12' LENGTH.	FINELITE HP-X-P-ID-12'-B-S-835-WSO-F-(VOLTAGE)-SC-FC-1%-FA50-(CEILING)-FE-(FINISH)	3500K LED 80 CRI 3812 LM/4'	0-10V DIMMING (100% - 1%)	120V	92W
AA3	PENDANT	SIMILAR TO TYPE AA1 EXCEPT WITH 14' LENGTH.	FINELITE HP-X-P-ID-14'-B-S-835-WSO-F-(VOLTAGE)-SC-FC-1%-FA50-(CEILING)-FE-(FINISH)	3500K LED 80 CRI 3812 LM/4'	0-10V DIMMING (100% - 1%)	120V	107W
AA4	PENDANT	SIMILAR TO TYPE AA1 EXCEPT WITH 18' LENGTH.	FINELITE HP-X-P-ID-18'-B-S-835-WSO-F-(VOLTAGE)-SC-FC-1%-FA50-(CEILING)-FE-(FINISH)	3500K LED 80 CRI 3812 LM/4'	0-10V DIMMING (100% - 1%)	120V	138W
AA5	PENDANT	SIMILAR TO TYPE AA1 EXCEPT WITH 6' LENGTH.	FINELITE HP-X-P-ID-6'-B-S-835-WSO-F-(VOLTAGE)-SC-FC-1%-FA50-(CEILING)-FE-(FINISH)	3500K LED 80 CRI 3812 LM/4'	0-10V DIMMING (100% - 1%)	120V	46W
AA6	PENDANT	SIMILAR TO TYPE AA1 EXCEPT WITH 4' LENGTH.	FINELITE HP-X-P-ID-4'-B-S-835-WSO-F-(VOLTAGE)-SC-FC-1%-FA50-(CEILING)-FE-(FINISH)	3500K LED 80 CRI 3812 LM/4'	0-10V DIMMING (100% - 1%)	120V	31W
AB1	SURFACE	22" UNDERCABINET LIGHT WITH EXTRUDED ALUMINUM CONSTRUCTION HOUSING, POLYCARBONATE DIFFUSER. 1.13" DEPTH. COORDINATE CASEWORK FASCIA DEPTH TO FULLY CONCEAL THE LUMINAIRE. WHITE FINISH. PROVIDE DIRECT WIRE MODULE.	JUNO LIGHTING UPLD-22IN-SWW4-90CRI-WH	3500K LED 80 CRI 886 LM	NON-DIMMING	UNV	11W
AB2	SURFACE	SIMILAR TO TYPE AB1 EXCEPT 14" LENGTH.	JUNO LIGHTING UPLD-14IN-SWW4-90CRI-WH	3500K LED 80 CRI 471 LM	NON-DIMMING	UNV	7W
AC1	SURFACE	SURFACE MOUNTED VANITY LUMINAIRE. EXTRUDED ALUMINUM HOUSING. DOME SHAPED ACRYLIC DIFFUSER. DIE CAST ALUMINUM END CAPS. FINISH AS SELECTED BY ARCHITECT. 3"H X 3.88"D X 8'L. WEIGHT: 2 LBS/FT.	LITECONTROL 67L-W-D-8'-8-DM-(FINISH)-35K-D080-NDM-1C-UNV	3500K LED 80 CRI 3200 LM/4'	NON-DIMMING	UNV	48W
AC2	SURFACE	SIMILAR TO TYPE AC1 EXCEPT 6' LENGTH.	LITECONTROL 67L-W-D-6'-6-DM-(FINISH)-35K-D080-NDM-1C-UNV	3500K LED 80 CRI 3200 LM/4'	NON-DIMMING	UNV	36W
AC3	SURFACE	SIMILAR TO TYPE AC1 EXCEPT 10' LENGTH.	LITECONTROL 67L-W-D-10'-5-DM-(FINISH)-35K-D080-NDM-1C-UNV	3500K LED 80 CRI 3200 LM/4'	NON-DIMMING	UNV	60W
AC4	SURFACE	SIMILAR TO TYPE AC1 EXCEPT 2' LENGTH.	LITECONTROL 67L-W-D-2'-2-DM-(FINISH)-35K-D080-NDM-1C-UNV	3500K LED 80 CRI 3200 LM/4'	NON-DIMMING	UNV	12W
AD1	RECESSED	RECESSED WALLWASHER DOWNLIGHT WITH FORMED STEEL CONSTRUCTION HOUSING AND 4" SQUARE APERTURE WITH MATCHING TRIM.	USAI LIGHTING B4SW-16C3-35KS-W2-WH	3500K LED 80 CRI 1007 LM	0-10V DIMMING	UNV	16W
AE1	RECESSED	4' RECESSED LINEAR DOWNLIGHT WITH EXTRUDED ALUMINUM CONSTRUCTION HOUSING. 2.25" APERTURE WITH FLUSH OPAL WHITE DIFFUSER. WHITE, BLACK, OR SATIN ALUMINUM FLANGE FINISH TO BE DETERMINED BY THE ARCHITECT. WEIGHT: 2.3 LBS/FT.	FINELITE HP-X-R-D-4'-OUTPUT-835-F-120-SC-FC-1%-CEILING-FE-FINISH	3500K LED 80 CRI LM/4'	0-10V DIMMING (100% - 1%)	120V	W
AE2	RECESSED	SIMILAR TO TYPE AE1 EXCEPT WITH 10' LENGTH.	FINELITE HP-X-R-D-10'-OUTPUT-835-F-120-SC-FC-1%-CEILING-FE-FINISH	3500K LED 80 CRI LM/4'	0-10V DIMMING (100% - 1%)	120V	W
AE3	RECESSED	SIMILAR TO TYPE AE1 EXCEPT WITH 12' LENGTH.	FINELITE HP-X-R-D-12'-OUTPUT-835-F-120-SC-FC-1%-CEILING-FE-FINISH	3500K LED 80 CRI LM/4'	0-10V DIMMING (100% - 1%)	120V	W
AF1	RECESSED	RECESSED 1X4 BACKLIT PANEL WITH ALUMINUM FRAME AND DIE-FORMED STEEL HOUSING. BACKLIT PMMA LENS WITH PS DIFFUSER. MATTE WHITE POLYESTER POWDER COAT PAINTED FRAME. 1.75" DEPTH.	H.E. WILLIAMS BP-1-4-LS-8-CS-DIM-UNV	3500K LED 80 CRI 3002 LM	NON-DIMMING	UNV	25W
BA3H	POLE MOUNTED	POLE MOUNTED AREA LIGHT WITH 20" DIAMETER DIE CAST ALUMINUM HOUSING, IES TYPE III OPTICAL DISTRIBUTION PATTERN WITH BACKLIGHT CONTROL, 14' OVERALL HEIGHT WITH 12'-6" STRAIGHT ROUND ALUMINUM POLE WITH HANDHOLE AND ROUND BASE COVER. LENS MOUNTED OCCUPANCY SENSOR. POWDER COATED FINISH TO BE DETERMINED BY THE ARCHITECT. BUG RATING: B0-U0-G1	GARDCO LIGHTING PPT-P-A02-830-BLC-T3-UNV-010V-BL50L2-FINISH POLE SRA-CA-4-125-12.5'-T2D4L-FINISH	3000K LED 80 CRI 2237 LM	BI-LEVEL WITH INTEGRAL OCCUPANCY SENSOR	UNV	20W
BA4H	POLE MOUNTED	SIMILAR TO TYPE BA2H EXCEPT WITH IES TYPE IV OPTICAL DISTRIBUTION.	GARDCO LIGHTING PPT-P-A02-830-T4M-HIS-T3-UNV-010V-BL50L2-FINISH POLE SRA-CA-4-125-12.5'-T2D4L-FINISH	3000K LED 80 CRI 1972 LM	BI-LEVEL WITH INTEGRAL OCCUPANCY SENSOR	UNV	20W
BA5	POLE MOUNTED	SIMILAR TO TYPE BA2H EXCEPT WITH IES TYPE V OPTICAL DISTRIBUTION AND NO HOUSE SIDE SHIELD.	GARDCO LIGHTING PPT-P-A02-830-T5M-T3-UNV-010V-BL50L2-FINISH POLE SRA-CA-4-125-12.5'-T2D4L-FINISH	3000K LED 80 CRI 3245 LM	BI-LEVEL WITH INTEGRAL OCCUPANCY SENSOR	UNV	20W
BB1	SURFACE	SURFACE WALL MOUNTED DOWNLIGHT LUMINAIRE WITH DIE CAST ALUMINUM CONSTRUCTION, PRE-PAINT TREATMENT, ONE PIECE SILICONE GASKETING, TGIC POLYESTER POWDER COAT PAINTED FINISH. FULL CUTOFF OPTICS WITH REGRESSED LENS. WIDE HORIZONTAL DISTRIBUTION. 8.11"W X 5"D X 8"H. STANDARD FACTORY FINISH TO BE DETERMINED BY THE ARCHITECT.	LIGMAN LIGHTING ULEW-30011-14W-T1-W30-FINISH-120/277V	3000K LED 80 CRI 1376 LM	NON-DIMMING	UNV	14W
BB3	SURFACE	SIMILAR TO TYPE BB1 EXCEPT WITH TYPE III OPTICAL DISTRIBUTION.	LIGMAN LIGHTING ULEW-30011-14W-T3-W30-FINISH-120/277V	3000K LED 80 CRI 1376 LM	NON-DIMMING	UNV	14W
BB4	SURFACE	SIMILAR TO TYPE BB3 EXCEPT WITH IES TYPE IV OPTICAL DISTRIBUTION.	LIGMAN LIGHTING ULEW-30011-14W-T4-W30-FINISH-120/277V	3000K LED 80 CRI 1376 LM	NON-DIMMING	UNV	14W
BB5	SURFACE	SIMILAR TO TYPE BB4 EXCEPT SMALLER SIZE WITH LOWER LUMEN OUTPUT.	LIGMAN LIGHTING ULEW-30001-5.5W-T4-W30-FINISH-120/277V	3000K LED 80 CRI 570 LM	NON-DIMMING	UNV	5.5W
BD1	SURFACE	SURFACE MOUNTED 6" SQUARE DOWNLIGHT WITH ONE PIECE PLASTIC FLANGE, HIGH TRANSMITTANCE LENS, WHITE ALUMINUM, OR BLACK FINISH TO BE DETERMINED BY THE ARCHITECT.	LIGHTOLIER S6S-8-30K-10-FINISH-Z10U	3000K LED 80 CRI 1000 LM	NON-DIMMING	UNV	15W

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1	PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER	05.09.2025
2	PLANNING APPLICATION FOR A NEW EARLY CHILDHOOD CENTER - REVISION 2	07.16.2025

LUMINAIRE SCHEDULE

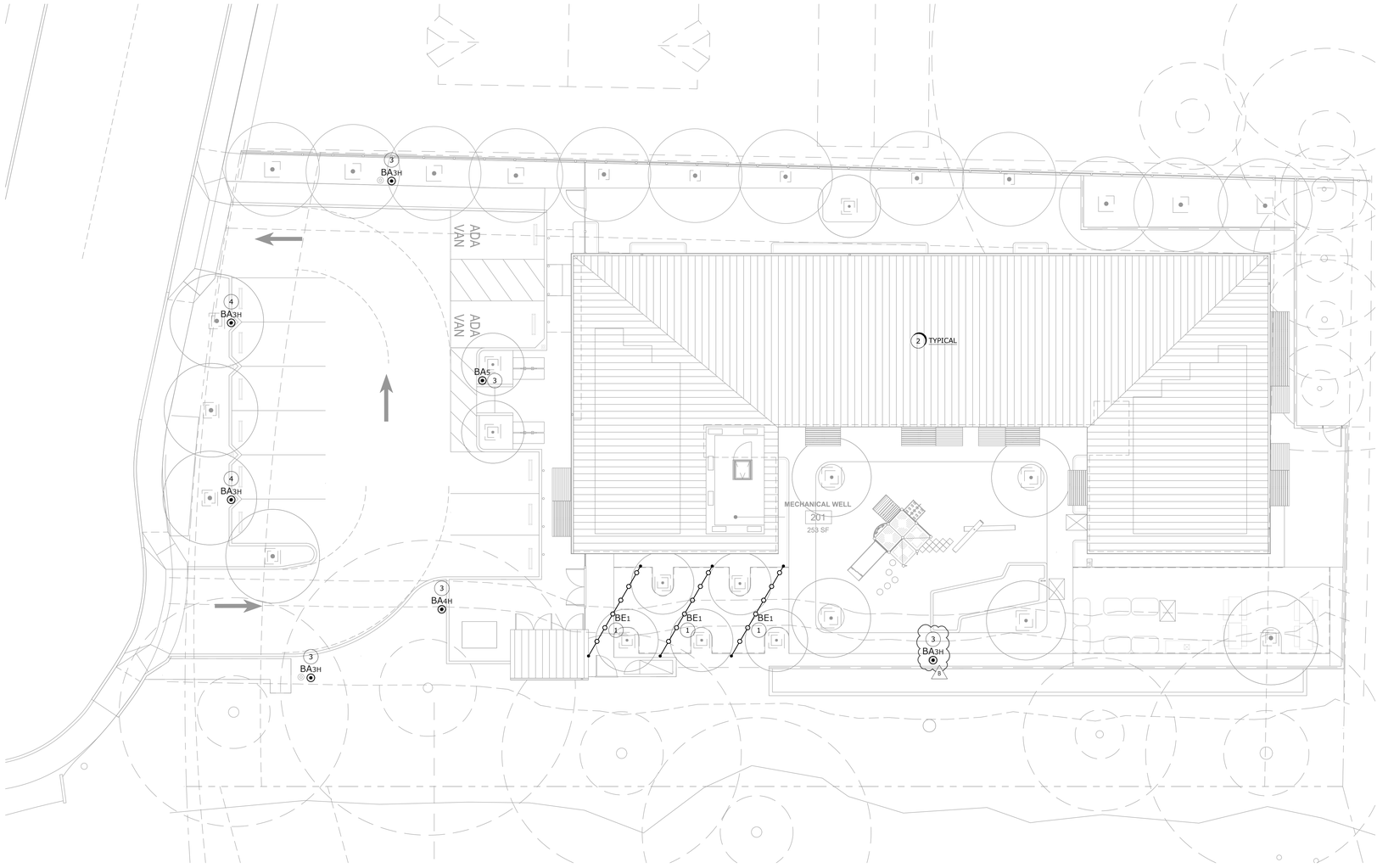
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NUMBERED SHEET NOTES

1. PROVIDE ADDITIVE ALTERNATE FOR STRING LIGHTS AT THE "GROVE". SEE DETAIL 1/E7.10.
2. SEE SHEET E2.10 FOR EXTERIOR BUILDING MOUNTED LIGHTING.
3. SEE DETAIL 2/E7.10.
4. SEE DETAIL 3/E7.10.



SITE PLAN - LIGHTING
SCALE: 1" = 10'-0"

1 / E1.10

NORTH

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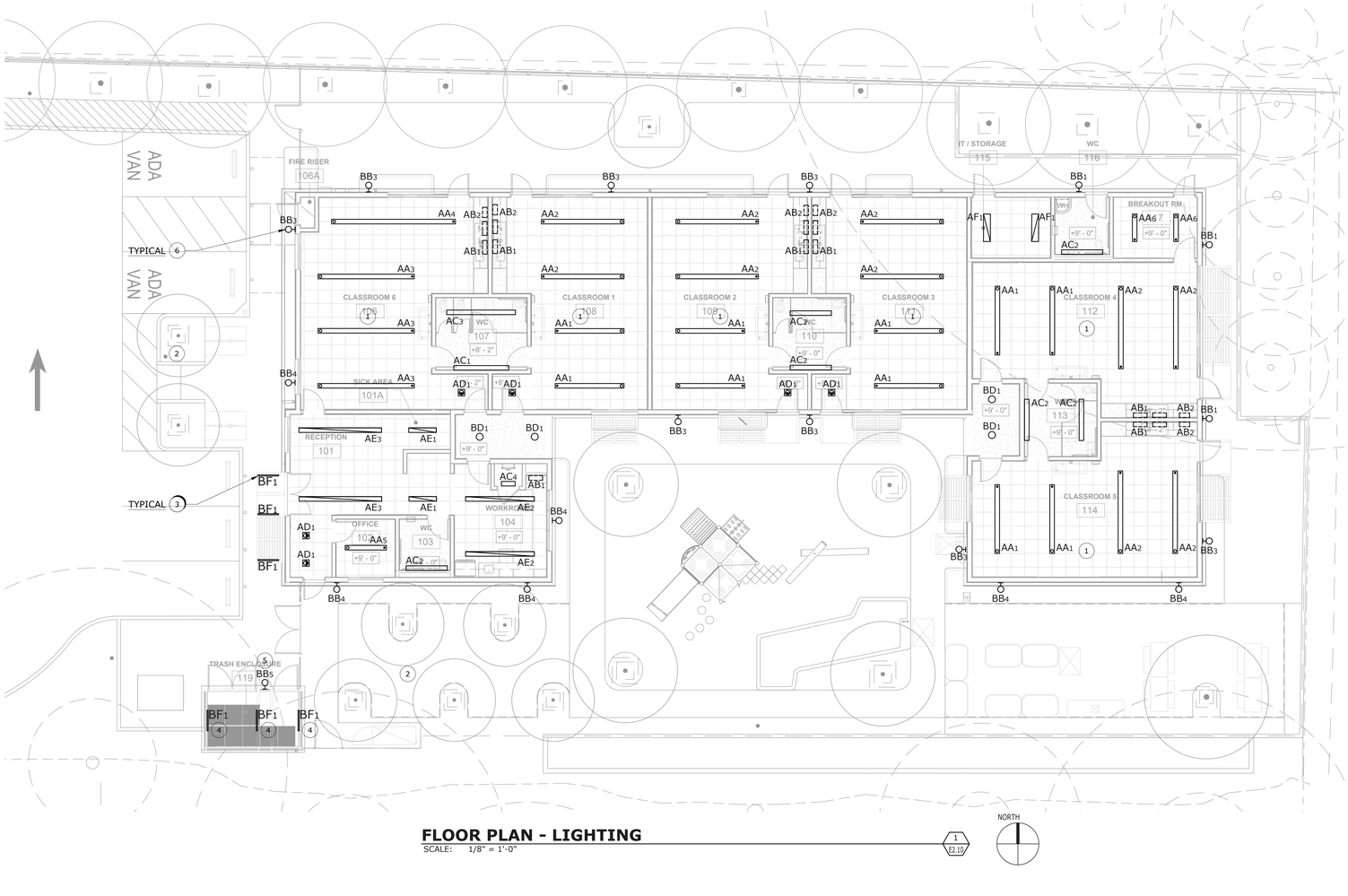
SITE PLAN - LIGHTING

E1.10

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NUMBERED SHEET NOTES

1. PROVIDE TWO ALTERNATE PRICING OPTIONS FOR THIS CLASSROOM:
   1. (12) METALUX ENCOUNTER LED TROFFERS - 22EN-LD2-30-UNV-L835-CD1-U
   2. (12) METALUX LED FLAT PANELS - 22FPS-L2-SCT3-3500K
2. SEE SHEET E1.10 FOR SITE LIGHTING.
3. SURFACE MOUNTED TO SIDE OF RAIN CANOPY OR TRELLIS HSS BEAM.
4. LUMINAIRES IN TRASH ENCLOSURE SHALL BE LOCALLY CONTROLLED VIA TIMER.
5. WALL MOUNTED AT 7'-0" A.F.F. TO THE TOP OF THE LUMINAIRE.
6. WALL MOUNTED AT 9'-6" A.F.F. TO THE BOTTOM OF THE LUMINAIRE.



FLOOR PLAN - LIGHTING
SCALE: 1/8" = 1'-0"

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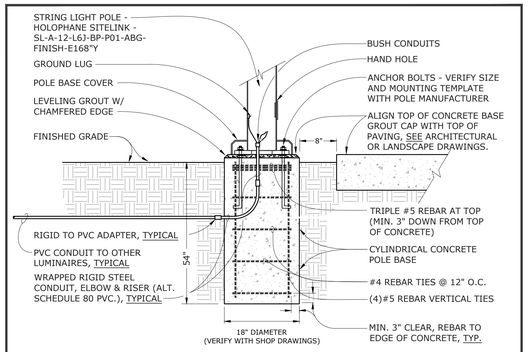
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FLOOR PLAN - LIGHTING

E2.10

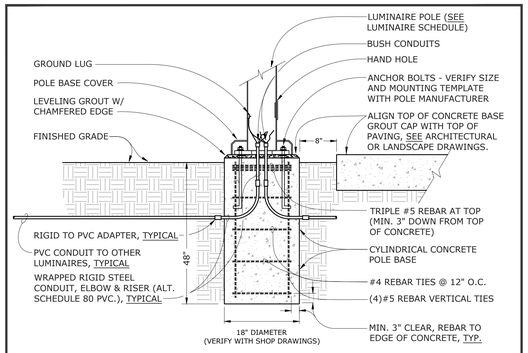
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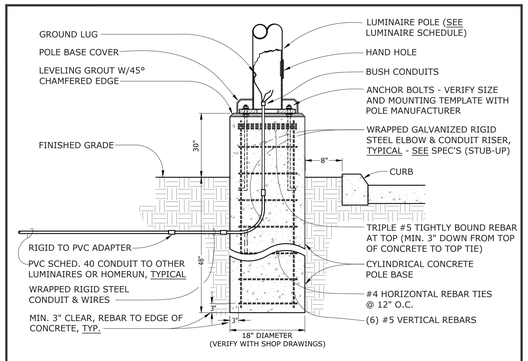
STRING LIGHT POLE BASE AT PLANTING AREA 1 / E7.10

SCALE: NOT TO SCALE
FILE: L:\DETAILS\LIGHT\POLEBASE\LPOLE028



POLE BASE AT PLANTING AREA 2 / E7.10

SCALE: NOT TO SCALE
FILE: L:\DETAILS\LIGHT\POLEBASE\LPOLE028



POLE BASE - RAISED 3 / E7.10

SCALE: NOT TO SCALE
FILE: L:\DETAILS\LIGHT\POLEBASE\LPOLE002

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DETAILS

E7.10

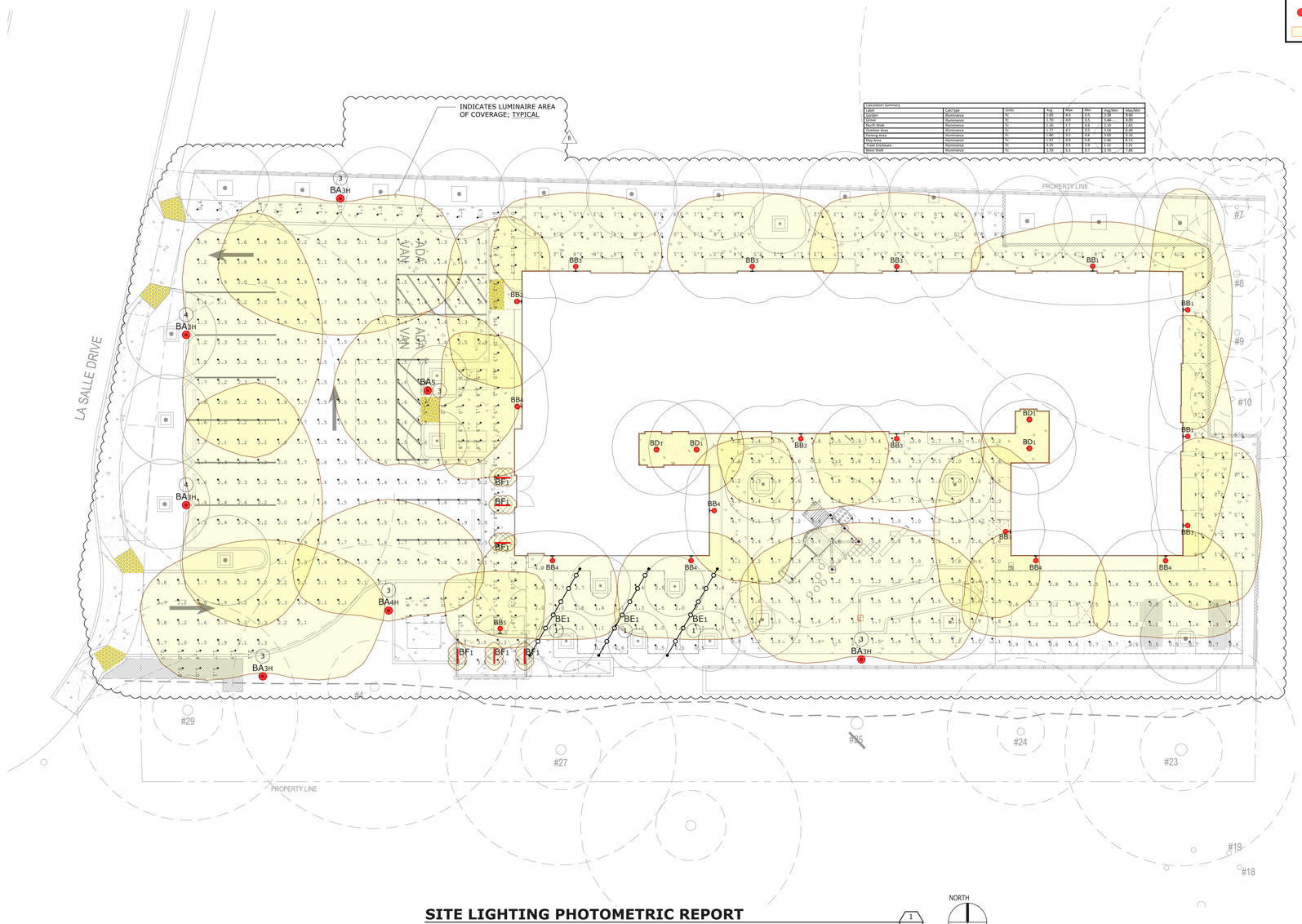
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NUMBERED SHEET NOTES

1. PROVIDE ADDITIVE ALTERNATE FOR STRING LIGHTS AT THE "GROVE". SEE DETAIL 1/E7.10.
2. NOT USED.
3. SEE DETAIL 2/E7.10.
4. SEE DETAIL 3/E7.10.

LEGEND

- LUMINAIRE CONTRIBUTING TO SITE LIGHTING PHOTOMETRIC CALCULATION
- LUMINAIRE AREA OF COVERAGE



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Garden	Illuminance	Fc	1.69	4.3	0.5	3.38	8.60
Grove	Illuminance	Fc	3.70	9.0	0.5	7.40	18.00
North Walk	Illuminance	Fc	3.26	7.7	0.6	5.43	12.83
Outdoor Area	Illuminance	Fc	1.97	5.2	0.5	3.94	10.40
Parking Area	Illuminance	Fc	3.60	9.3	0.9	4.00	10.33
Security Area	Illuminance	Fc	1.91	4.9	0.4	4.78	12.25
Trash Enclosure	Illuminance	Fc	4.25	5.5	2.9	1.47	1.90
West Walk	Illuminance	Fc	2.59	5.5	0.7	3.70	7.86

SITE LIGHTING PHOTOMETRIC REPORT

SCALE: 1" = 10'-0"

1 / E8.10

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SITE LIGHTING PHOTOMETRIC REPORT

E8.10