

PROJECT DIRECTORY

ARCHITECT OF RECORD

DEVCON CONSTRUCTION, INC.

690 GIBALTAR DRIVE
MILPITAS, CA 95035
PHONE: (408) 519-8317
FAX: (408) 262-2342

CONTACT: MICHELLE NEY
EMAIL: MNEY@DEVCON-CONST.COM

GENERAL CONTRACTOR

DEVCON CONSTRUCTION, INC.

690 GIBALTAR DRIVE
MILPITAS, CA 95035
PHONE: (408) 942-8200
FAX: (408) 262-2342

CONTACT: SHENNANDOAH BRIDGES
EMAIL: SBRIDGES@DEVCON-CONST.COM

TENANT

BOYS AND GIRLS CLUBS OF THE PENINSULA

201 W ORANGE AVENUE
SOUTH SAN FRANCISCO, CA 94080

CONTACT: DEKE HUNTER
EMAIL: DEKE@HUNTERPROPERTIES.COM

CIVIL

KIER & WRIGHT

3350 SCOTT BOULEVARD, BUILDING 22,
SANTA CLARA, CA 95054

CONTACT: MARK KNUDSEN
EMAIL: MKNUDSEN@KIERWRIGHT.COM

LANDSCAPE

THE GUZZARDO PARTNERSHIP, INC.

PIER 9, THE EMBARCADERO, SUITE 115
SAN FRANCISCO, CA 94111

CONTACT: GARY LAYMON
EMAIL: GLAYMON@TGP-INC.COM

STRUCTURAL

IMEG CORP.

160 PINE ST #350
SAN FRANCISCO, CA 94111

CONTACT: RAMON KHOURI
EMAIL: RAMON.A.KHOURI@IMEGCRP.COM

GENERAL NOTES

1 ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH INDUSTRY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

2 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS AND ELEVATIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALE DIMENSIONS INFORM THE ARCHITECT OF ANY DISCREPANCIES.

3 DIMENSIONS SHOWN ON ARCH. PLANS ARE TO FACE OF WOOD STUD/CENTERLINE OF METAL STUD, UNLESS OTHERWISE NOTED OR INDICATED.

4 DIMENSIONS MARKED +/- ARE FLEXIBLE AND CAN CHANGE AS REQ'D. TO FIT. DIMENSIONS NOT SO MARKED SHALL TAKE PRECEDENCE OVER +/- DIMENSIONS.

5 REPORT ANY DISCREPANCIES IN DIMENSIONS TO ARCHITECT FOR CLARIFICATION.

6 VERIFY ALL EXISTING SITE CONDITIONS, SITE DIMENSIONS, AND GRADES PRIOR TO START OF WORK. IF ANY DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS, NOTIFY THE ARCHITECT AT ONCE.

7 SITE ACCESSIBILITY IS SUBSTANTIALLY IN COMPLIANCE WITH CALIF. TITLE 24 REQUIREMENTS, TO BE VERIFIED IN FIELD. IF NEEDED APPLICABLE PLANS, DETAILS & SPECIFICATIONS MUST BE APPROVED PRIOR TO FINAL INSPECTION

8 CONFORM TO THE RECOMMENDATIONS OF THE SOILS REPORT PREPARED BY: LANGAN

9 CONNECTIONS TO EXISTING PUBLIC UTILITIES SHALL BE DONE WITH APPROVAL AND IN ACCORDANCE WITH THE UTILITY CO. REQUIREMENTS.

10 CONTRACTORS SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS NOT SCHEDULED FOR REMOVAL DURING CONSTRUCTION. THEY SHALL REPAIR ANY DAMAGE TO NEW CONSTRUCTION AT THEIR EXPENSE.

11 DO NOT CONNECT OR SUSPEND ANY ITEM FROM STRUCTURE WITHOUT PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER PARTITION CONNECTION & ANCHORING TO FIRE SAFING IS NOT ALLOWED.

12 WORK MAY BE OBSERVED BY THE ARCHITECT AND THE OWNER'S REPRESENTATIVES FOR CONFORMITY WITH THE CONSTRUCTION DOCUMENTS AND SCOPE OF WORK. WORK COVERED OR CONCEALED BEFORE BEING OBSERVED SHALL BE OPENED AND UNCOVERED UPON REQUEST. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT AND THE OWNER OF ALL REQUIRED OBSERVATIONS IN ADVANCE. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE IN THE CONTRACTOR'S BEHALF FOR ANY NEGLECT IN ADHERING TO THIS REQUIREMENT.

13 FOR METAL STUD INTERIOR PARTITION WALL SIZE, GAUGE AND SPACING, SEE WALL DETAILS AND SCHEDULE.

14 GYPSUM BOARD FOR NON-FIRE RESISTIVE WALLS TO BE 5/8" THICK U.N.O.

15 GYPSUM BOARD FOR FIRE RESISTIVE WALLS TO BE TYPE "X" 5/8" THICK U.N.O.

16 ALL FIRE RESISTIVE PARTITIONS SHALL BE CONSTRUCTED IN COMPLIANCE WITH ULTESTING REQUIREMENTS AND MANUFACTURER'S RECOMMENDATIONS FOR CONDITIONS AS REQUIRED.

17 USE 5/8" THICK MOISTURE RESISTANT GYPSUM BOARD AT ALL WALLS IN TOILET ROOMS AND SHOWER AREAS AND AT ALL WALLS SCHEDULED TO RECEIVE CERAMIC TILES.

18 ALL DUCT AND CONDUIT PENETRATIONS THROUGH PARTITIONS SHALL BE FIRE SEALED OR ACoustICAL SEALED.

19 ALL SHAFT ENCLOSURES CONTAINING AIR NOT IN DUCTS SHALL BE SEALED AIRTIGHT.

20 TAPE, BED AND FINISH ALL DRYWALL CORNERS AND JOINTS READY FOR FINISH.

21 HEIGHT OF FURNITURE PARTITIONS IN OPEN OFFICE AREA SHALL NOT EXCEED 5'-9".

22 LIGHT SWITCH/MOTION SENSOR ASSEMBLIES SHALL BE PROVIDED IN APPROPRIATE GANG BOX TO MEET TITLE 24.

23 ALL RECEPTACLES & PHONE/DATA JACKS SHALL BE STANDARD PLATES IN MANUFACTURER'S STANDARD TRIM COLOR, TO BE APPROVED BY ARCHITECT, MOUNTED VERTICALLY LEVEL WITH ELECTRICAL RECEPTACLES. U.N.O.

24 EXIT SIGNAGE TO BE GREEN LED. IN WHITE THERMOPLASTIC HOUSING. T.I. TO MATCH SHELL STANDARD.

ABBREVIATIONS

& (E) (N) @ A/C AC ACC ACOUS ADJ AFF ALT ALUM ARCH BLK'G BM BO BOT BSMT CIP CL CLR CLG CO CONT CT DET DIA DIM DISP DN EA EL EQ EX FD FE FF FL FLUOR FU FUR GA GL GSM GYP BD HDW HDWD HM HR HT INSUL INT

AND EXISTING NEW AT AIR CONDITIONING ASPHALT CONCRETE ACCESSIBLE ACOUSTICAL ADJUSTABLE ABOVE FINISH FLOOR ALTERNATE ALUMINUM ARCHITECT BLOCKING BEAM BOTTOM OF BOTTOM BASEMENT CAST IN PLACE CENTER LINE CEILING CLEAR CLEAN OUT CONTINUOUS CERAMIC TILE DETAIL DIAMETER DIMENSION DISPENSER DOWN EACH ELEVATION EQUAL EXTERIOR FLOOR DRAIN FIRE EXTINGUISHER FINISH FLOOR FLOOR FLUORESCENT FACE OF FACE OF CONCRETE FACE OF PLY FACE OF STUD FIRE RESISTIVE FINISH CONCRETE SURFACE FURRING GLASS GALVANIZED SHEET METAL GYPSUM BOARD HARDWARE HARDWOOD HOLLOW METAL HOUR HEIGHT INSULATION INTERIOR

JAN LAM LAV LT MAX MEZZ MIN MISC MO MTL NIC NO NTS OC OD OOF OH OPNG R RD REF REQ'D RM RO SAF SBO SCD SCH SED SHT SHWR SIM SSD STD STL STOR SUSP TAB TBO TEL TEMP TO TOP OF TYP UNLESS OTHERWISE NOTED VERIFY IN FIELD WIDE WITH WATER CLOSET WALL COVERING

JANITOR LAMINATE LAVATORY LIGHT MAXIMUM MEZZANINE MINIMUM MISCELLANEOUS MASONRY OPENING METAL NOT IN CONTRACT NUMBER NOT TO SCALE ON CENTER OVERFLOW DRAIN OWNER FURNISHED, OWNER INSTALLED OPPOSITE HAND OPENING RADIUS ROOF DRAIN REFERENCE REQUIRED ROOM ROUGH OPENING SELF ADHERED FLASHING SUPPLIED BY OWNER SEE CIVIL DRAWINGS SCHEDULE SEE ELECTRICAL DRAWINGS SHEET SHOWER SIMILAR SEE LANDSCAPE DRAWINGS SEE MECHANICAL DRAWINGS SLAB ON GRADE SPECIFIC SQUARE SANITARY SEWER STAINLESS STEEL SEE STRUCTURAL DRAWINGS STANDARD STEEL STORAGE SUSPENDED TOP & BOTTOM TO BE DETERMINED TELEPHONE TEMPORARY TOP OF TYPICAL UNLESS OTHERWISE NOTED VERIFY IN FIELD WITH WATER CLOSET WALL COVERING

SYMBOLS

1

A101

BUILDING SECTION NUMBER

1

A101

DRAWING SHEET NUMBER

1

A101

DETAIL CUT NUMBER

1

A101

DRAWING SHEET NUMBER

1

A101

ELEVATION KEY

1

A101

DETAIL CUT NUMBER

1

A101

DRAWING SHEET NUMBER

1

A101

PLAN DETAIL NUMBER

1

A101

DRAWING SHEET NUMBER

1

A101

PLAN REGION

1

A101

DOOR TAG

1

A101

ROOM NAME

1

A101

ROOM NUMBER

PROJECT SUMMARY

CODE COMPLIANCE & STANDARDS

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE W/ THE FOLLOWING CODES AND REGULATIONS AS APPROVED & AMENDED BY THE CITY OF SOUTH SAN FRANCISCO:

CALIFORNIA CODE OF REGULATIONS, TITLE 24 (CCR);

CALIFORNIA BUILDING CODE: 2022 EDITION
CALIFORNIA MECHANICAL CODE: 2022 EDITION
CALIFORNIA ELECTRICAL CODE: 2022 EDITION
CALIFORNIA PLUMBING CODE: 2022 EDITION
CALIFORNIA ENERGY CODE: 2022 EDITION
CALIFORNIA FIRE CODE: 2022 EDITION
CALIFORNIA GREEN BUILDING STANDARDS: 2022 EDITION
ADA STANDARDS FOR ACCESSIBLE DESIGN: 2022 EDITION

*IT IS THE INTENTION THAT THE ABOVE CODES & REGULATIONS REFER TO THE LATEST EDITION OR REVISION IN FORCE ON THE DATE OF THESE DRAWINGS.

INDEX OF DRAWINGS

00 - GENERAL

A0.00 COVER SHEET
A1.00 EXISTING SITE PHOTOS
A1.01 EXISTING SITE PLAN
A1.02 EXISTING SITE LIGHTING
A1.03 SITE LIGHTING PHOTOMETRICS
A1.10 SITE PLAN
A1.20 SITE SETBACK PLAN
A1.30 SITE PARKING PLAN
A1.40 SITE CIRCULATION PLAN
A1.50 SITE TRASH AND REFUSE COLLECTION PLAN

01 - CIVIL

C1.1 EXISTING CONDITIONS PLAN
C2.1 PRELIMINARY CIVIL SITE PLAN
C3.1 PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
C3.2 PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
C4.1 PRELIMINARY STORMWATER QUALITY CONTROL PLAN

02 - LANDSCAPE

L1.0 LANDSCAPE LAYOUT PLAN
L2.0 LANDSCAPE PLANTING PLAN

03 - ARCHITECTURAL

A2.21 BUILDING 1 1ST FLOOR PLAN
A2.22 BUILDING 1 2ND FLOOR PLAN
A2.23 BUILDING 1 ROOF PLAN
A2.24 BUILDING 3 1ST FLOOR PLAN
A2.25 BUILDING 3 2ND FLOOR PLAN
A2.26 BUILDING 3 ROOF PLAN
A3.00 EXISTING BUILDING 1 NORTH & EAST ELEVATIONS
A3.00A EXISTING BUILDING 1 SOUTH & WEST ELEVATIONS
A3.00B BUILDING 1 NORTH & EAST ELEVATIONS
A3.00C BUILDING 1 SOUTH & WEST ELEVATIONS
A3.01 BUILDING 1 NORTH & EAST ELEVATION RENDERERS
A3.03 EXISTING BUILDING 3 NORTH ELEVATIONS
A3.03A EXISTING BUILDING 3 SOUTH & WEST ELEVATIONS
A3.03B BUILDING 3 NORTH ELEVATION
A3.03C BUILDING 3 SOUTH & WEST ELEVATIONS
A3.04 BUILDING 3 NORTH ELEVATION RENDER
A3.07 TRASH ENCLOSURE ELEVATIONS
A3.09 EXTERIOR FINISH MATERIAL BOARD
A3.40 SIGHTLINE STUDIES
A3.41 SIGHTLINE STUDIES

VICINITY MAP

APN 093-331-110
APN 093-331-150

GENERAL NOTES

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PROJECT DESCRIPTION

HISTORY:

The Orange Park Clubhouse of the Boys and Girls Clubs of the Peninsula (BGCP) has been operational on this site since the early 1960's in a 3-building campus serving approximately 200 K-8 students. Building 1 is currently a single-story academic clubhouse and main entry, adjoining Building 2, the high bay gymnasium which includes a small two-story auxiliary classroom, office and storage space. Building 2 adjoins Building 3, a small single-story CMU structure. The buildings are located on City owned land with a common City owned and maintained parking lot also serving the adjacent Orange Memorial Park. A BART tunnel is located within the zone of influence of the building footprints.

PROPOSED PROJECT:

This project addresses BGCP's desire to improve their current space while expanding their coverage to include an additional 150 high school students, reaching a total of 350 K-HS students. Buildings 1 and 3 are proposed to be demolished and replaced with new 2-story wood framed buildings of a slightly larger footprint. Building 1 would serve K-8 and house the kitchen, cafeteria and an adjacent secure outdoor play/eating area. Building 3 would serve high school students and includes a secure flexible outdoor space for quiet enjoyment. Both buildings would internally access the existing Building 2 Gymnasium. Building 2 scope is yet to be determined and is currently assumed to be limited to cosmetic improvements (not included in this drawing package). Proposed site improvements include re-striping the existing parking lot to gain additional stalls, widening the perimeter concrete walkway, addressing accessibility per current code requirements, utility infrastructure improvements, adding a trash enclosure, replacing the wood good neighbor fence at the northwestern property line as well as the aforementioned secure outdoor spaces.

ALLOWABLE AREA CALCULATIONS

PER CBC SECTION 506
Aa = At + (Ns x If) (EQUATION 5-1)
Aa = ALLOWABLE AREA (SQ. FT.) OF EACH STORY
At = TABULAR ALLOWABLE AREA FACTOR
NS = TABULAR ALLOWABLE AREA FACTOR FOR NON-SPRINKLERED BUILDING
If = AREA FACTOR INCREASE DUE TO FRONTAGE (PERCENT)
PER CBC 506.3 AND TABLE 506.3.3

NEW BUILDING 1
Aa = 28,500 + (9,500 x 0.25)
Aa = 30,875

AREA FACTOR INCREASE (If) CALCULATIONS PER TABLE 506.3.3:
PERIMETER = 436 FT
% OF PERIMETER THAT IS 0 FT TO LESS THAN 20 FT TO OPEN SPACE = 34 % (If = 0)
% OF PERIMETER THAT IS 20 FT TO LESS THAN 25 FT TO OPEN SPACE = 0 % (If = 0)
% OF PERIMETER THAT IS 25 FT TO LESS THAN 30 FT TO OPEN SPACE = 0 % (If = 0)
% OF PERIMETER THAT IS 30 FT OR GREATER TO OPEN SPACE = 34 % (If = 0.25)

NEW BUILDING 3
Aa = 28,500 + (9,500 x 0.25)
Aa = 30,875

AREA FACTOR INCREASE (If) CALCULATIONS PER TABLE 506.3.3:
PERIMETER = 296 FT
% OF PERIMETER THAT IS 0 FT TO LESS THAN 20 FT TO OPEN SPACE = 32 % (If = 0)
% OF PERIMETER THAT IS 20 FT TO LESS THAN 25 FT TO OPEN SPACE = 0 % (If = 0)
% OF PERIMETER THAT IS 25 FT TO LESS THAN 30 FT TO OPEN SPACE = 0 % (If = 0)
% OF PERIMETER THAT IS 30 FT OR GREATER TO OPEN SPACE = 32 % (If = 0.25)

FIRE RESISTIVE REQUIREMENTS
PER CBC TABLE 601

NEW BUILDING 1
PRIMARY STRUCTURAL FRAME: 0 HOUR
BEARING WALLS (EXTERIOR): 0 HOUR
BEARING WALLS (INTERIOR): 0 HOUR
NON-BEARING WALLS & PARTITIONS (EXTERIOR): 0 HOUR (U.O.N.)
NON-BEARING WALLS & PARTITIONS (INTERIOR): 0 HOUR
FLOOR CONSTRUCTION: 0 HOUR
ROOF CONSTRUCTION: 0 HOUR

NEW BUILDING 3
PRIMARY STRUCTURAL FRAME: 0 HOUR
BEARING WALLS (EXTERIOR): 0 HOUR
BEARING WALLS (INTERIOR): 0 HOUR
NON-BEARING WALLS & PARTITIONS (EXTERIOR): 0 HOUR (U.O.N.)
NON-BEARING WALLS & PARTITIONS (INTERIOR): 0 HOUR
FLOOR CONSTRUCTION: 0 HOUR
ROOF CONSTRUCTION: 0 HOUR

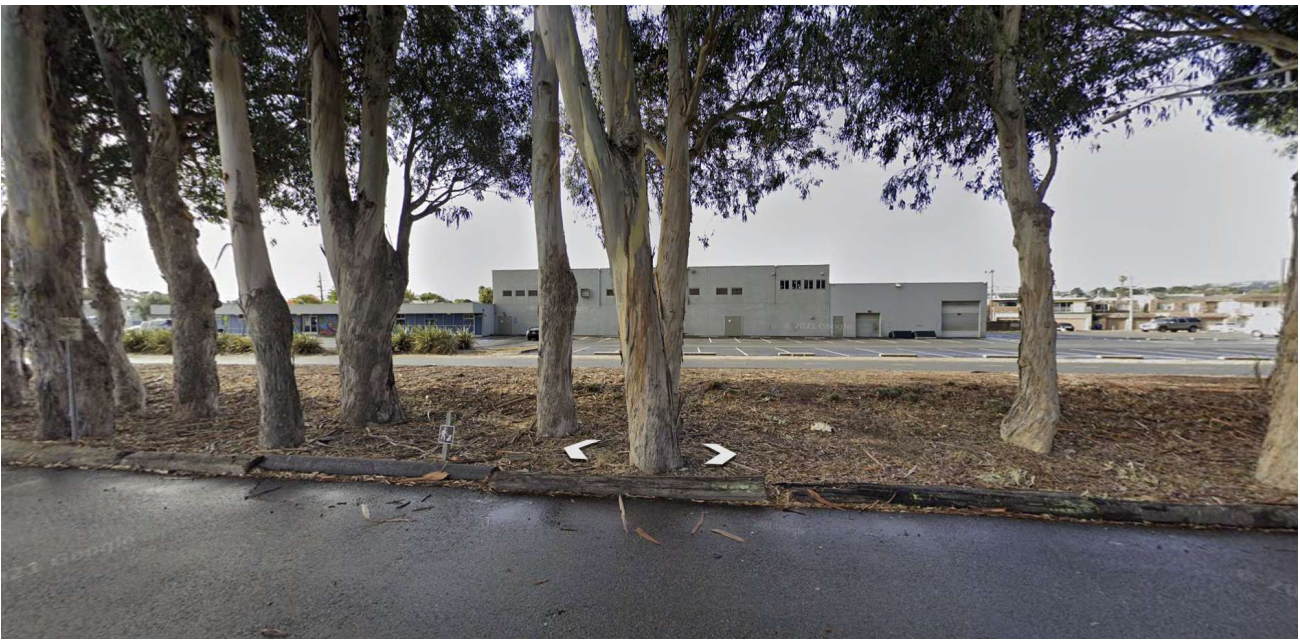
INSULATION REQUIREMENTS:
NEW BUILDING 1
FLOORS: R-30
WALLS: R-19
ROOF: R-30

NEW BUILDING 3
FLOORS: R-30
WALLS: R-19
ROOF: R-30

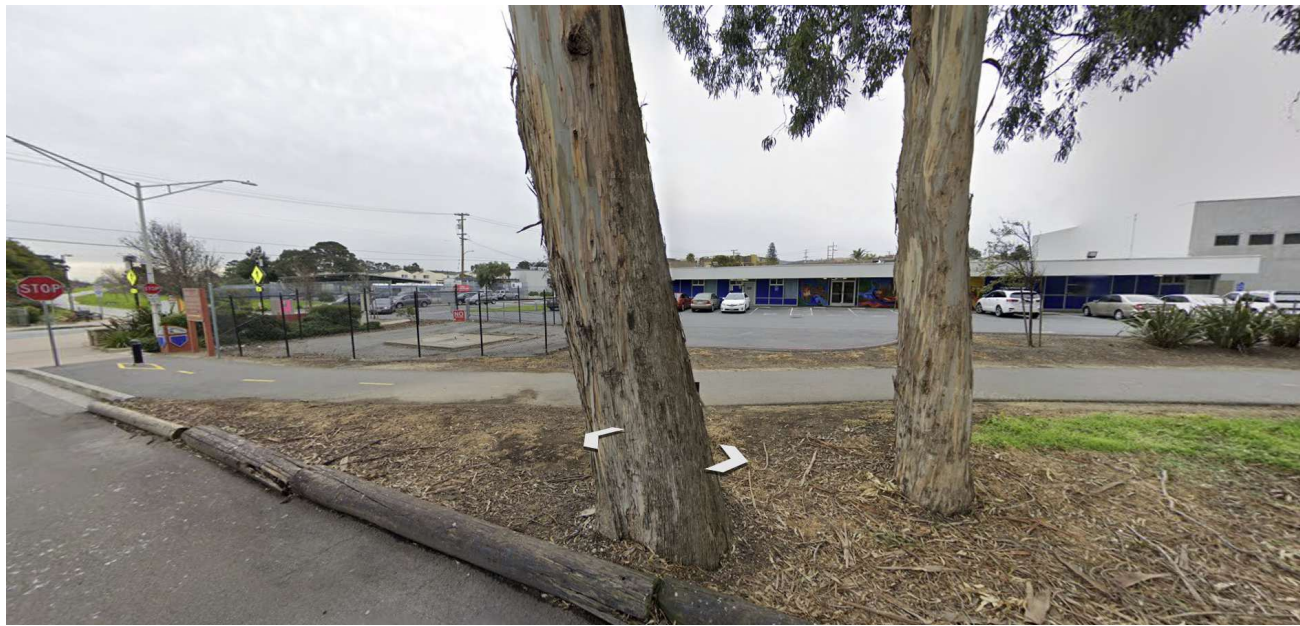
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K



L



M



A



4



J



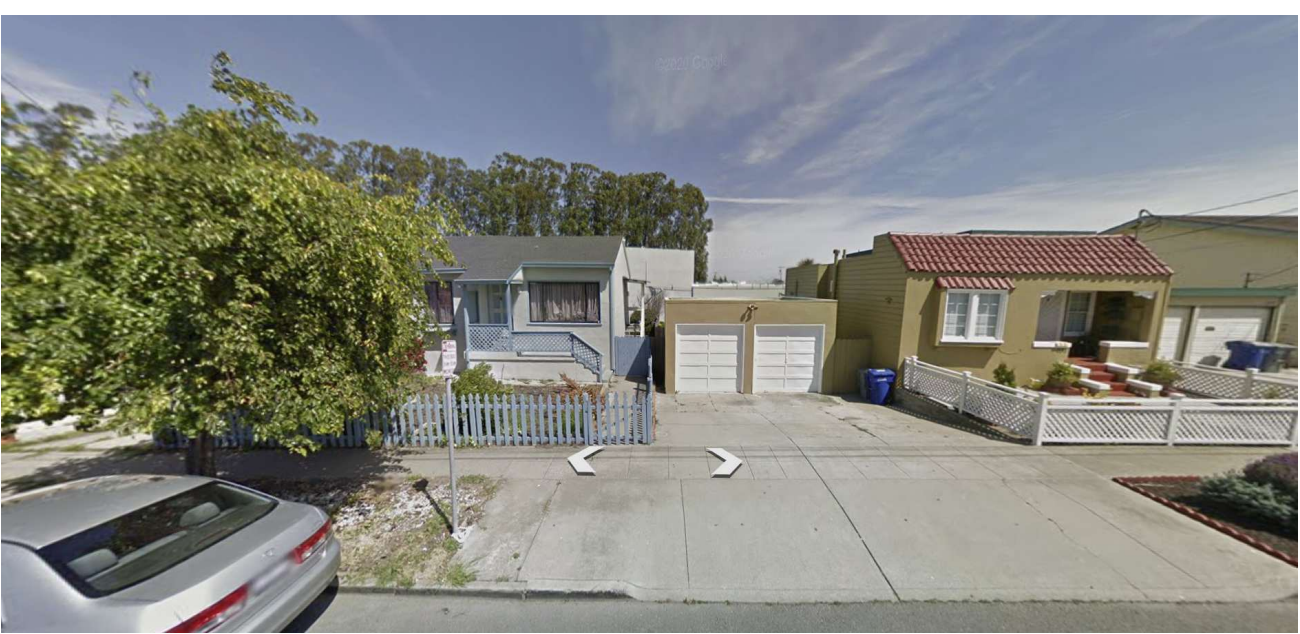
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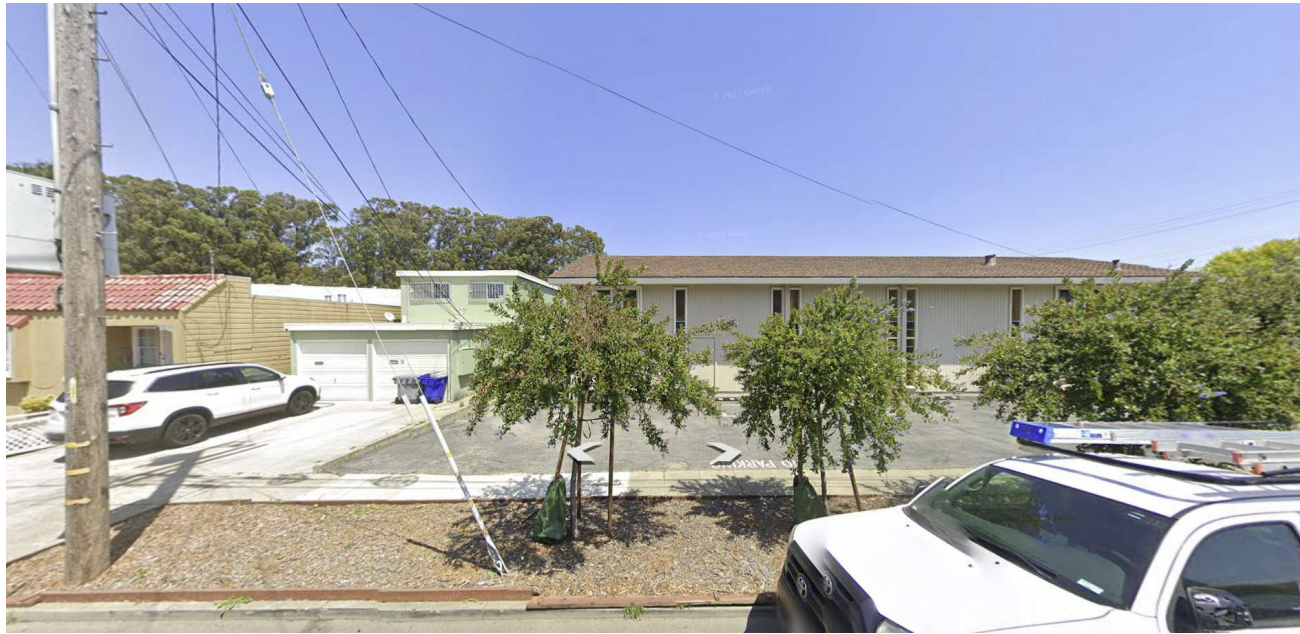
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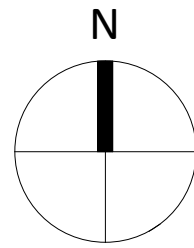
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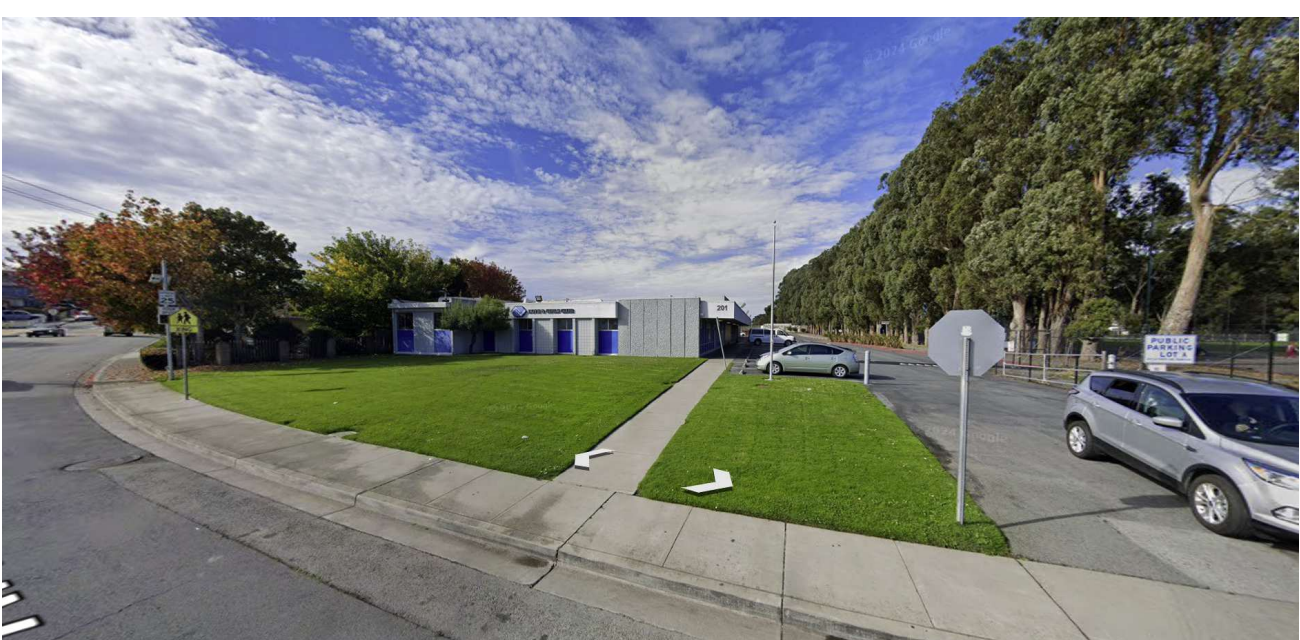
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EXISTING SITE AND SURROUNDING AREA PHOTOS



1



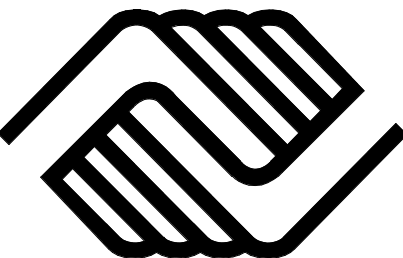
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C

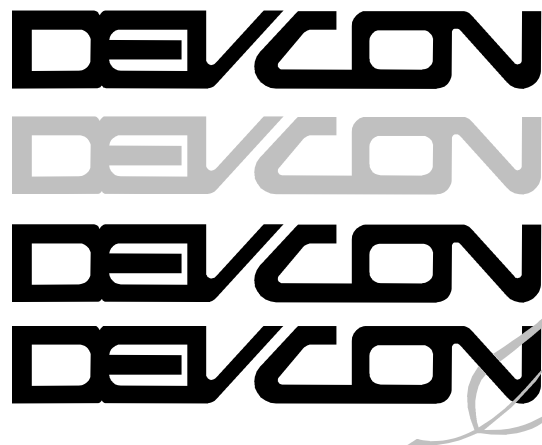


2



ORANGE PARK CLUBHOUSE
BOYS AND GIRLS CLUBS
OF THE PENINSULA

201 W ORANGE AVE., SOUTH SAN FRANCISCO, CA 94080



CONSTRUCTION
INCORPORATED

690 Gibraltar Drive
Milpitas, California 95035
(408)942-8200 Lic. #399163

GENERAL NOTES:
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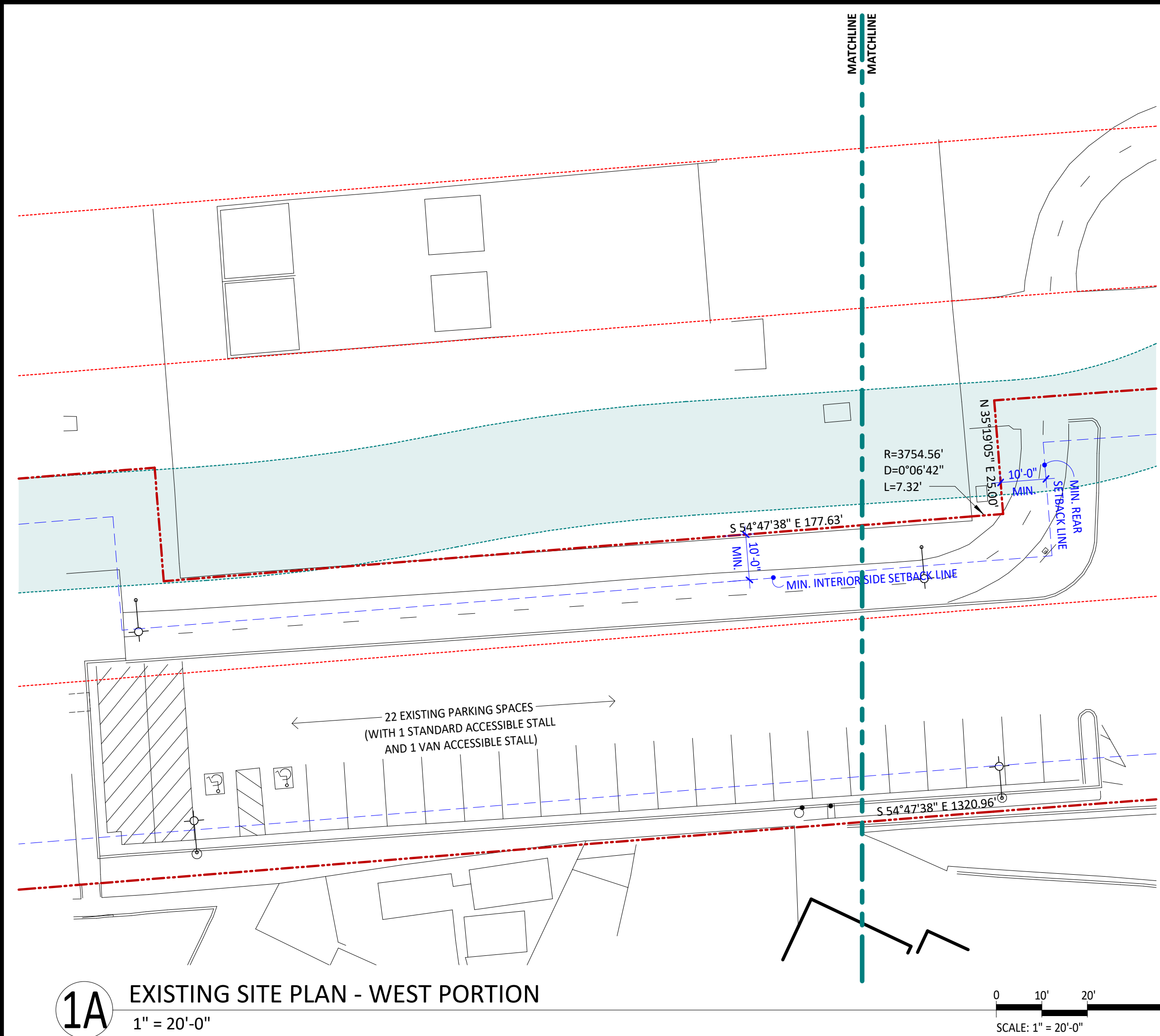
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NO.	DATE	DESCRIPTION	BY

EXISTING SITE PHOTOS

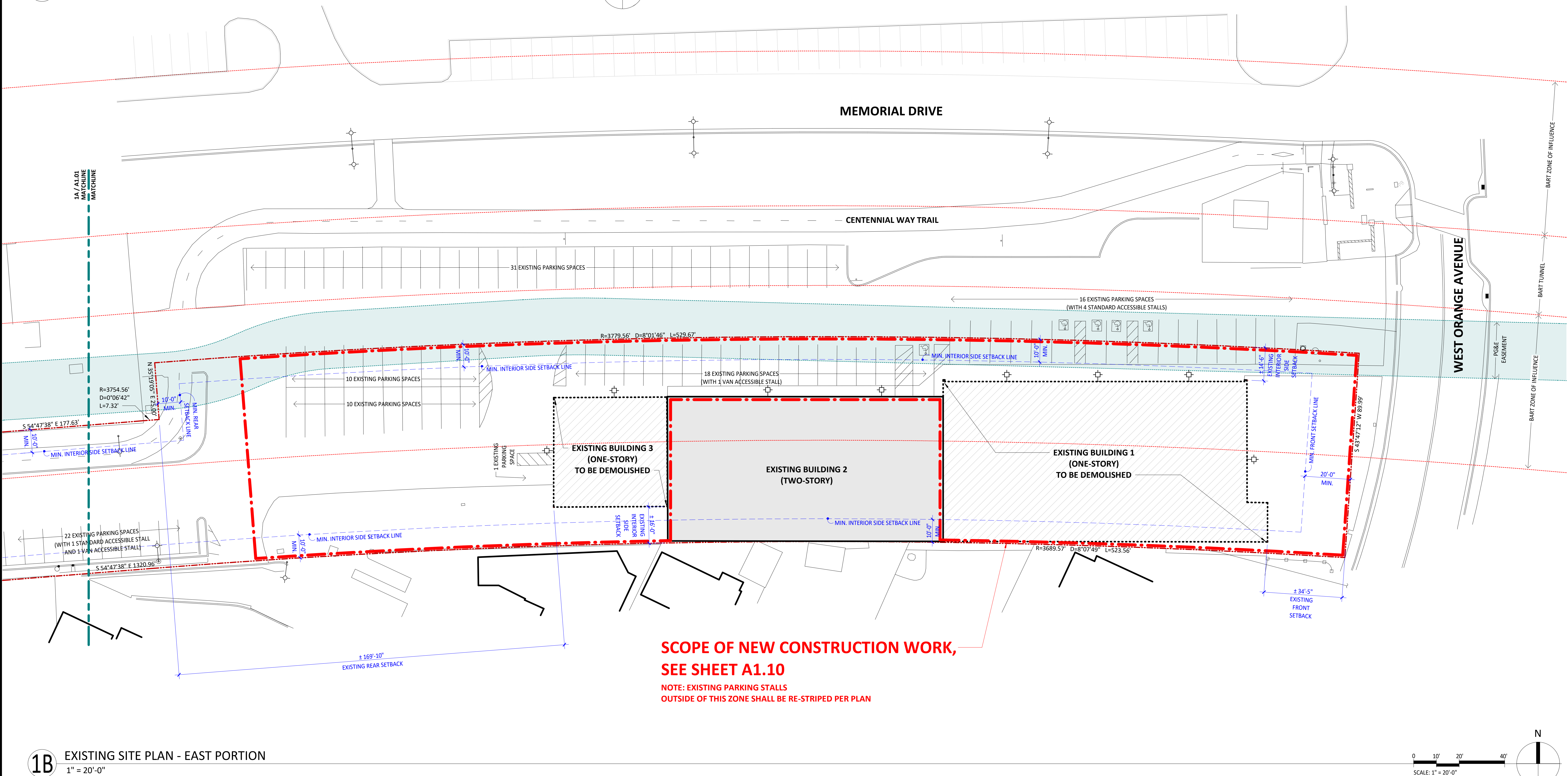
JOB NO. 24-096	SHEET NO.
DATE: 2/21/2025	A1.00
DRAWN: JHA/MC	
CHECKED: MN	
ISSUE: PLANNING	



EXISTING PARKING ANALYSIS

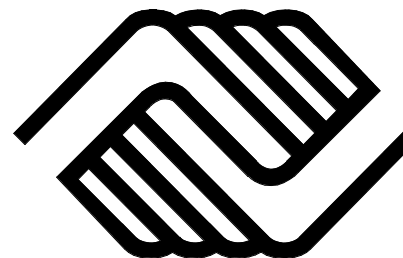
TOTAL EXISTING PARKING STALLS:
MINIMUM ACCESSIBLE STALLS:

108 STANDARD STALLS (8'-6" X 18'-0"), INCLUDING 7 ACCESSIBLE STALLS
5 ACCESSIBLE STALLS PER 2022 CBC TABLE 11B-208.2 (INCLUDES 1 VAN STALL FOR EVERY 6 PER SECTION 11B-208.2.4)



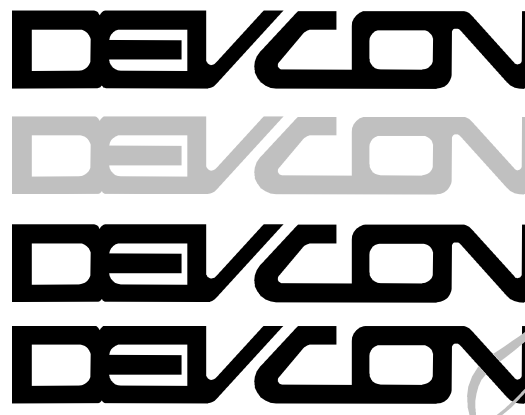
SCOPE OF NEW CONSTRUCTION WORK,
SEE SHEET A1.10

NOTE: EXISTING PARKING STALLS
OUTSIDE OF THIS ZONE SHALL BE RE-STRIPED PER PLAN



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NO.	DATE	DESCRIPTION	BY

EXISTING SITE PLAN

JOB NO.	24-096	SHEET NO.	
DATE:	2/21/2025		
DRAWN:	JHA/MC		
CHECKED:	MN		
ISSUE:	PLANNING		

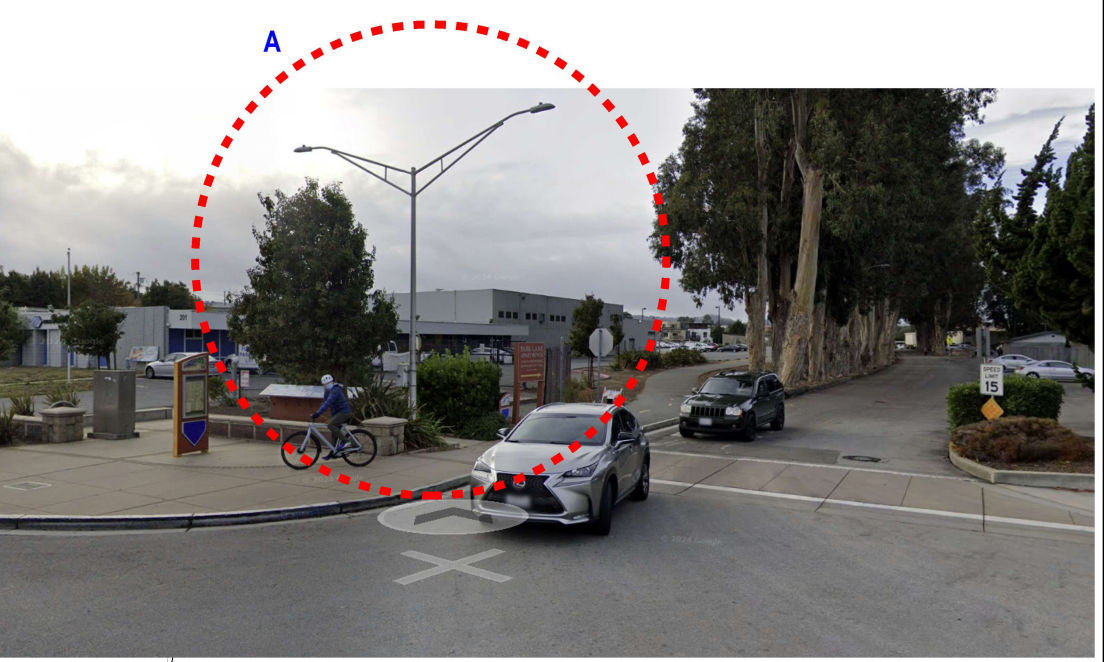
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INCORPORATED

100 Gibraltar Drive
 San Luis Obispo, California 95035
 (805)942-8200 Lic. #399163



(E) CITY STREET LIGHT
DUAL HEAD

(E) CITY STREET LIGHT
DUAL HEAD

(E) CITY STREET LIGHT
DUAL HEAD

(E) CITY STREET LIGHT
DUAL HEAD



(E) CITY PARKING
LOT LIGHT
SINGLE HEAD

(E) WALL MOUNTED
LIGHT, TYP.
TO BE REPLACED

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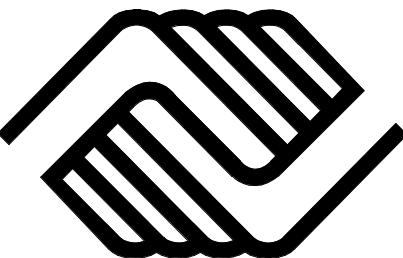
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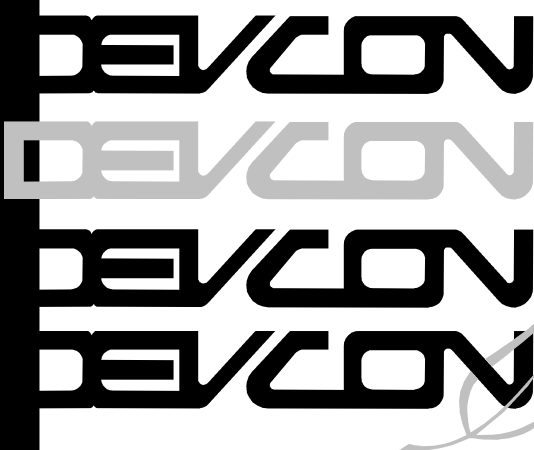
EXISTING SITE LIGHTING

JOB NO.	24-096	<div> <div>SHEET NO.</div> <div>A1.02</div> </div>
DATE:	2/21/2025	
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CHECKED:	MN	
ISSUE:	PLANNING	



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OF THE PENINSULA

201 W ORANGE AVE. SOUTH SAN FRANCISCO, CA 94080

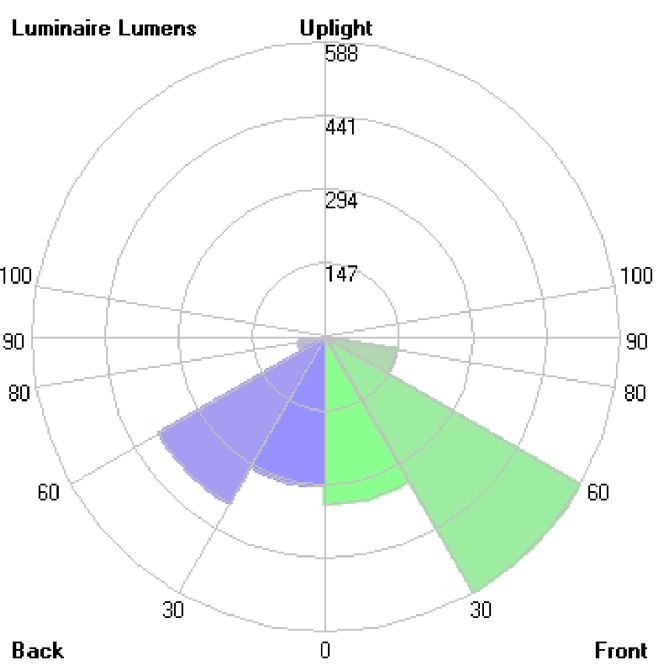
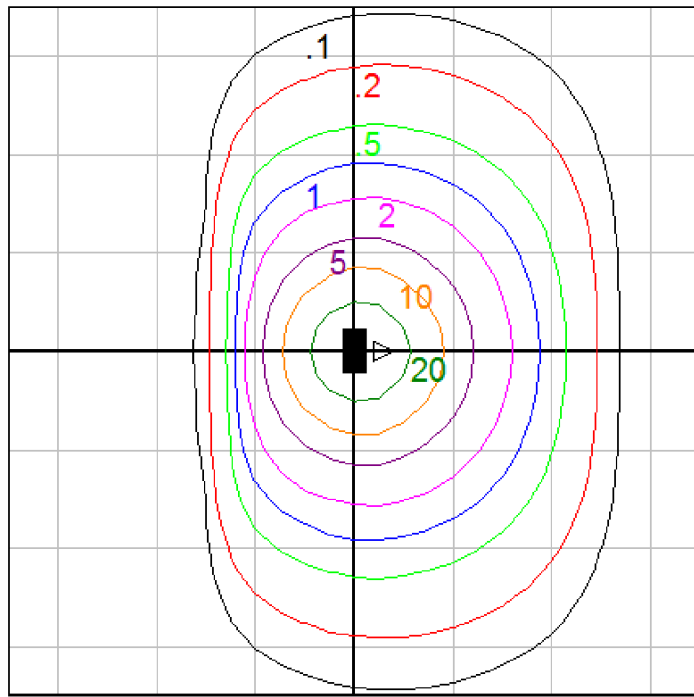


CONSTRUCTION
INCORPORATED

690 Gibraltar Drive
Milpitas, California 95035
(408)942-8200 Lic. #399163

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Sidewalk - Pathway	+	4.1 fc	29.2 fc	0.0 fc	N/A	N/A
Parking Lot	+	0.8 fc	9.6 fc	0.0 fc	N/A	N/A



Series	Package	Color Temperature	Voltage	Options	Finish
TWP2 LED	P1: 1.50 lumens P2: 4.20 lumens P3: 5.50 lumens P4: 6.00 lumens A1: 1.00-1.50 lumens	30K 3000K 40K 4000K 50K 5000K	120V (120-277V) 240V 480V	PI Photocell, Motion Type	3000 Dark bronze 3000 Black 3000 White 3000 Natural aluminum

Accessories
*HARDWARE REQUIRED - See recommendations

FEATURES & SPECIFICATIONS

INTENDED USE
The TWP2 LED is a rugged, efficient, low maintenance LED wall pack for replacing up to a 250W MH fixture, providing the same footprint on the wall. TWP2 is ideal for applications such as canopies, loading areas, driveways and parking areas.

CONSTRUCTION
The exterior die-cast aluminum housing to optimize thermal management through conductive and convective cooling. The door is hinged on the side and can be removed for easy installation. The housing is completely sealed against moisture and environmental contaminants (IP68) and is suitable for the hush-down applications.

FINISH
Exterior painted galvalume is protected by a zinc-rich Super-Durable TDC thermoplastic powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mil thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS
The advanced optical design uses both reflector and refractor technologies that work together to create superior illumination and further throw, getting the light where it is needed. The UV stabilised polycarbonate refractor is specifically designed to maximize light emission and create a 3 mil thickness for a better optical look.

ELECTRICAL
Light output consists of high-efficiency LEDs mounted to housing to maximize heat dissipation and promote long life (up to L87,000,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%, and L90 >50,000 hours.

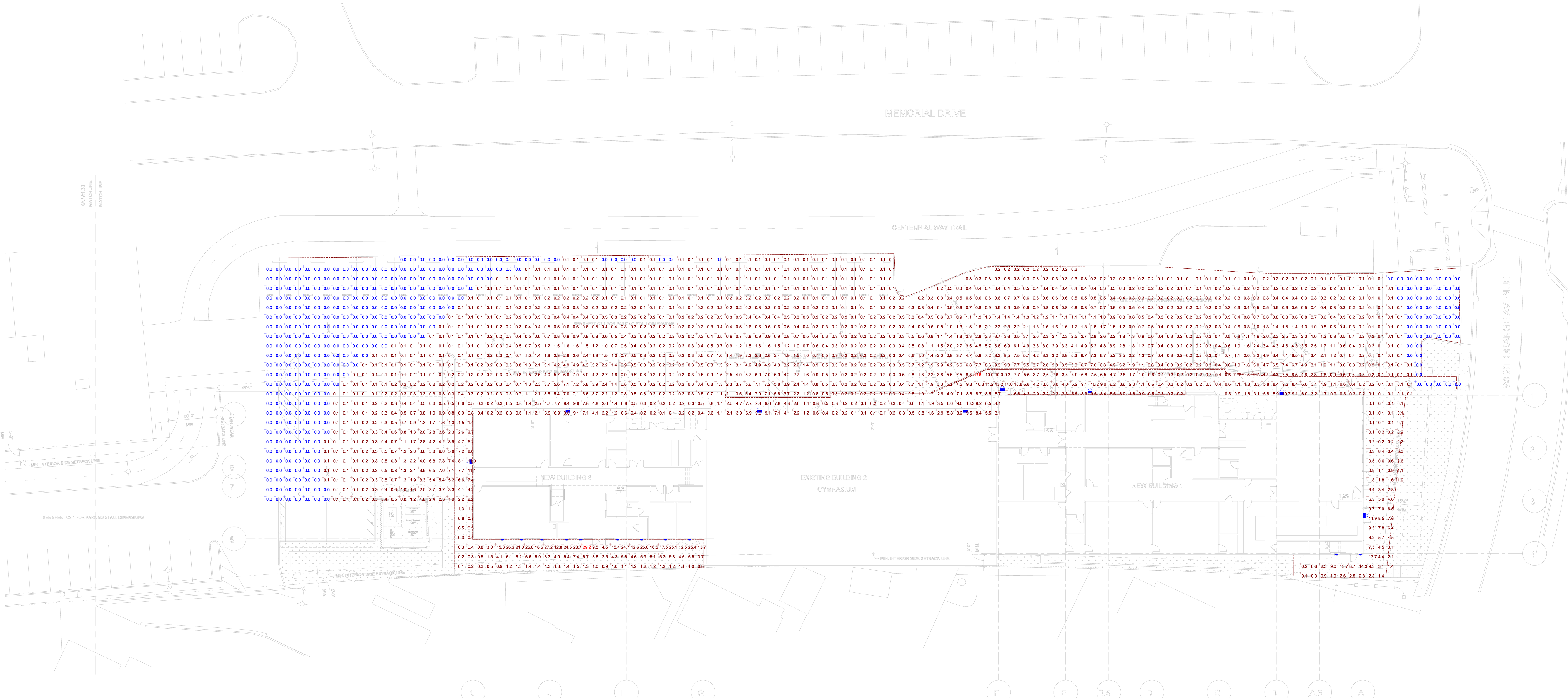
INSTALLATION
Designed for wall mounting above four feet from the ground. Housing is configured for mounting directly over a standard junction box (by others) or for surface wiring via any of three 1/2" threaded entry holes.

LISTINGS
UL Classified to U.S. and Canadian standards, IP68 rated for outdoor applications. Rated for 0°C minimum ambient.

WARRANTY
Seven limited warranty. This is the only warranty provided and no other statements in this indication shall create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.devconinc.com/na/na/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Cary, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com TWP2 LED Rev. 11/2022



GENERAL NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS. VARIATIONS THEREOF FROM THE DRAWINGS MUST BE REPORTED TO THE ARCHITECT. DETAILS INDICATED ON THE DRAWINGS ARE REPRESENTATIVE AND TYPICAL. ALL ATTACHMENTS AND CONNECTIONS SHALL CONFORM TO BEST PRACTICE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

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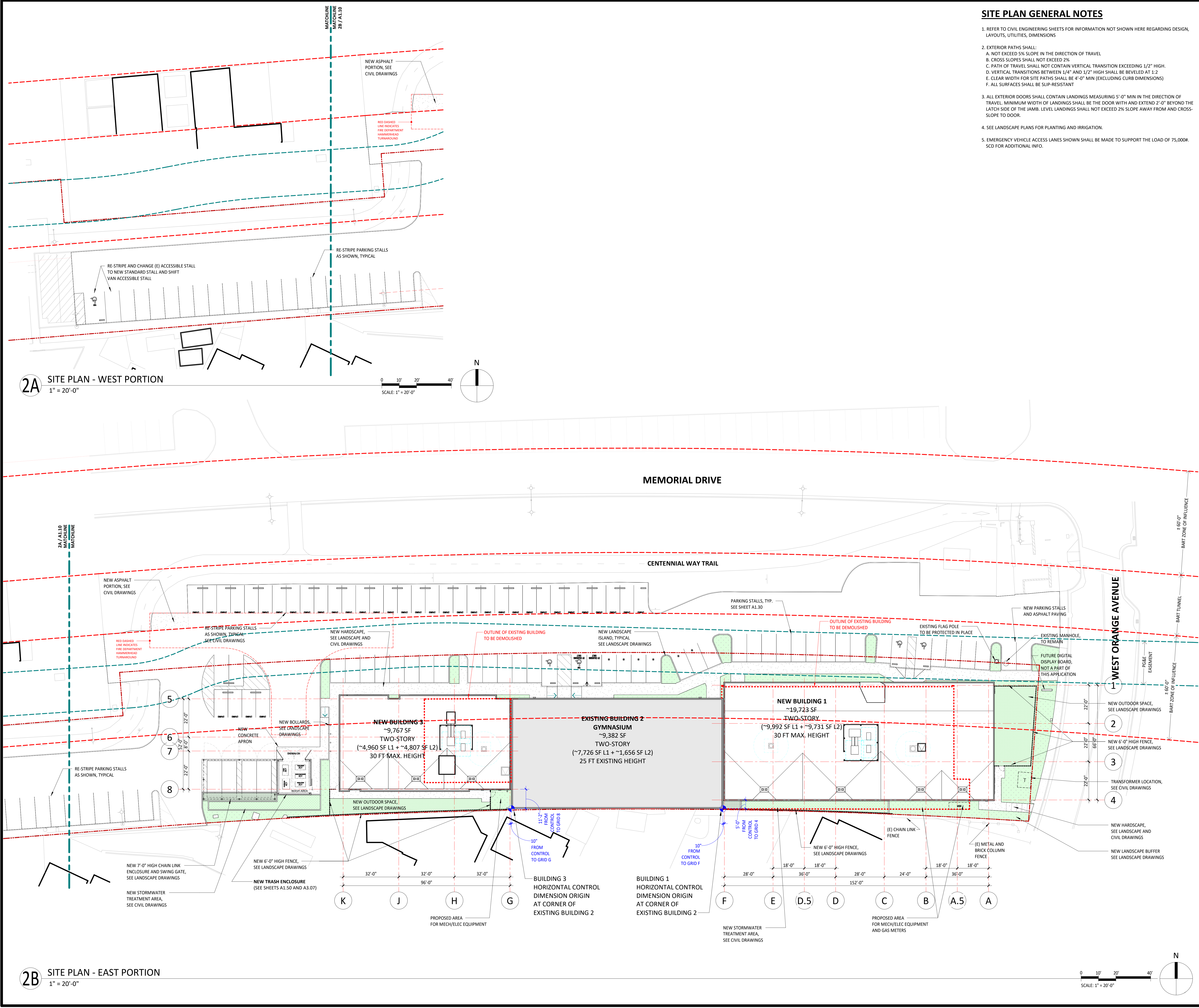
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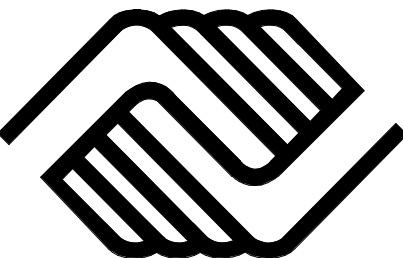
SITE LIGHTING PHOTOMETRICS

JOB NO.	24-096	SHEET NO.
DATE:	2/21/2025	A1.03
DRAWN:	JHA/MC	
CHECKED:	MN	
ISSUE:	PLANNING	



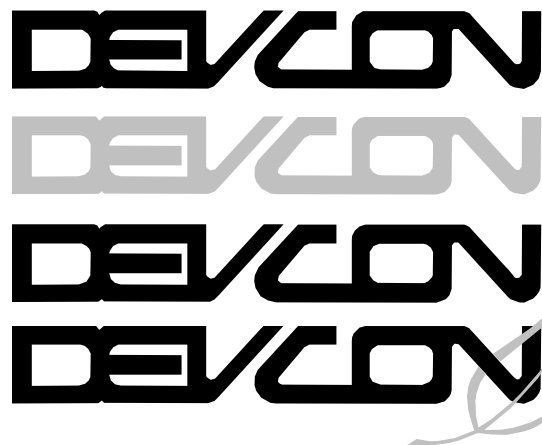
SITE PLAN GENERAL NOTES

1. REFER TO CIVIL ENGINEERING SHEETS FOR INFORMATION NOT SHOWN HERE REGARDING DESIGN, LAYOUTS, UTILITIES, DIMENSIONS
2. EXTERIOR PATHS SHALL:
 - A. NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL
 - B. CROSS SLOPES SHALL NOT EXCEED 2%
 - C. PATH OF TRAVEL SHALL NOT CONTAIN VERTICAL TRANSITION EXCEEDING 1/2" HIGH.
 - D. VERTICAL TRANSITIONS BETWEEN 1/4" AND 1/2" HIGH SHALL BE BEVELED AT 1:2
 - E. CLEAR WIDTH FOR SITE PATHS SHALL BE 4'-0" MIN (EXCLUDING CURB DIMENSIONS)
 - F. ALL SURFACES SHALL BE SLIP-RESISTANT
3. ALL EXTERIOR DOORS SHALL CONTAIN LANDINGS MEASURING 5'-0" MIN IN THE DIRECTION OF TRAVEL. MINIMUM WIDTH OF LANDINGS SHALL BE THE DOOR WITH AND EXTEND 2'-0" BEYOND THE LATCH SIDE OF THE JAMB. LEVEL LANDINGS SHALL NOT EXCEED 2% SLOPE AWAY FROM AND CROSS-SLOPE TO DOOR.
4. SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION.
5. EMERGENCY VEHICLE ACCESS LANES SHOWN SHALL BE MADE TO SUPPORT THE LOAD OF 75,000#. SCD FOR ADDITIONAL INFO.



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BOYS AND GIRLS CLUBS
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SITE PLAN

JOB NO. 24-096

DATE: 6/12/2025

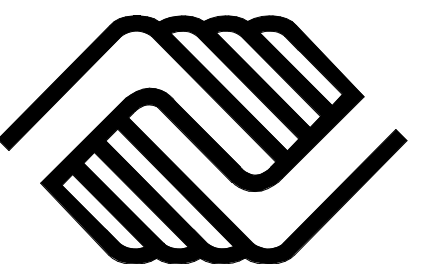
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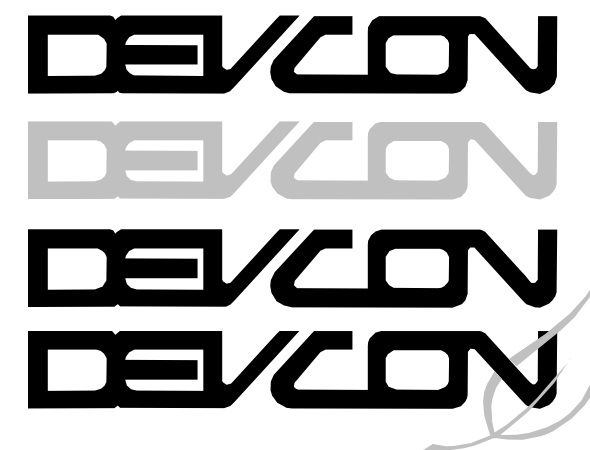
SHEET NO.

A1.10



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SITE SETBACK PLAN

JOB NO. 24-096

DATE: 6/12/2025

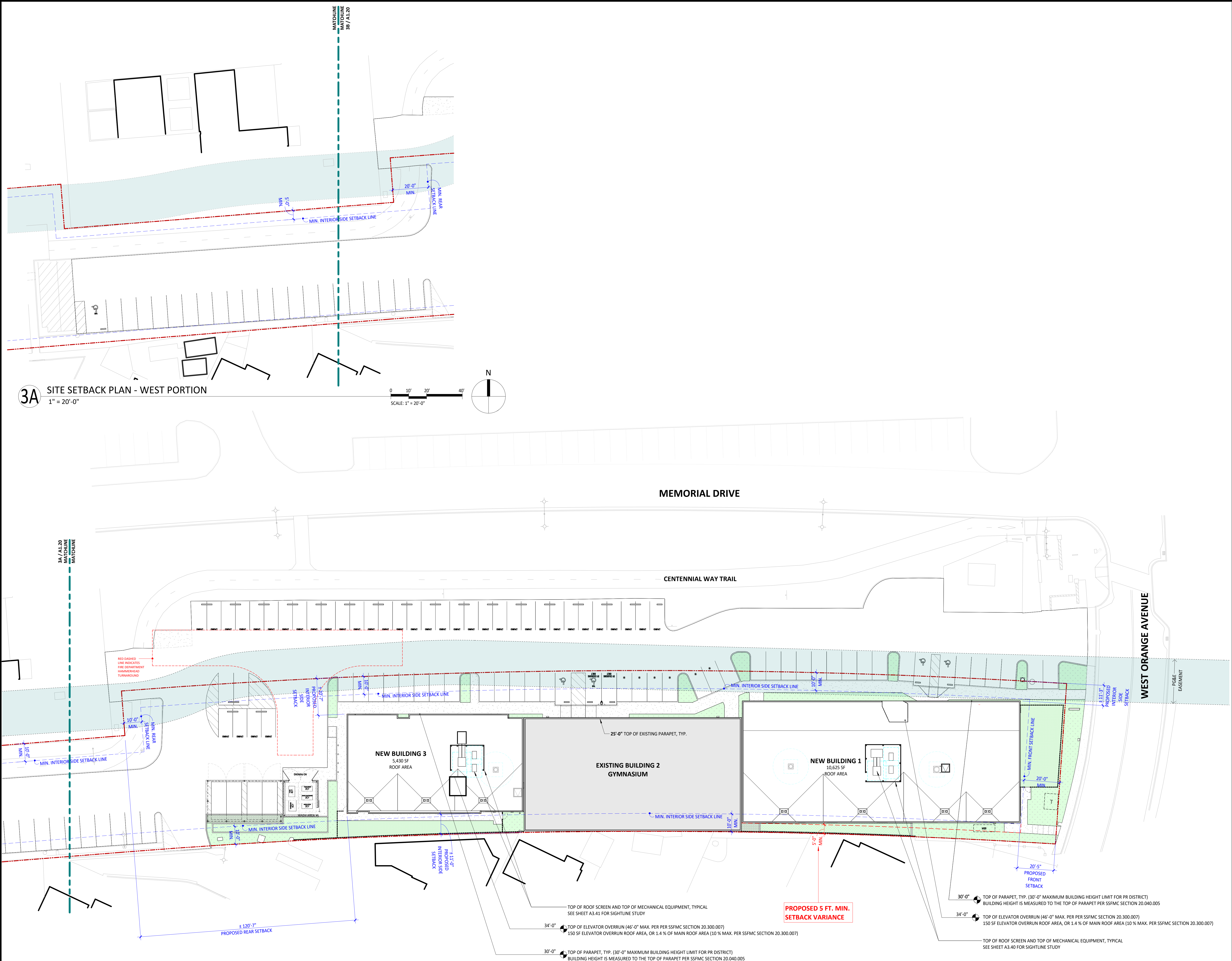
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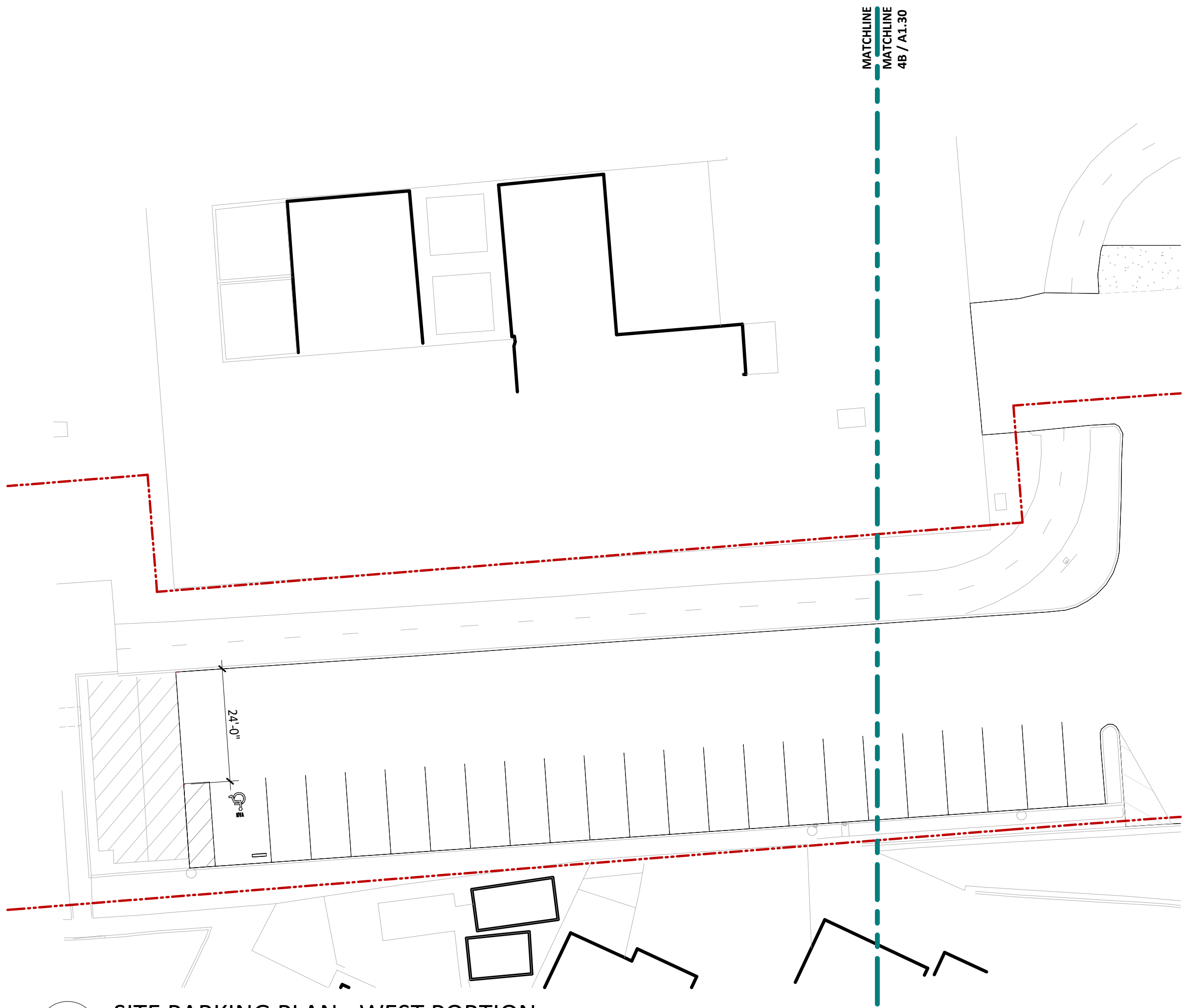
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A1.20

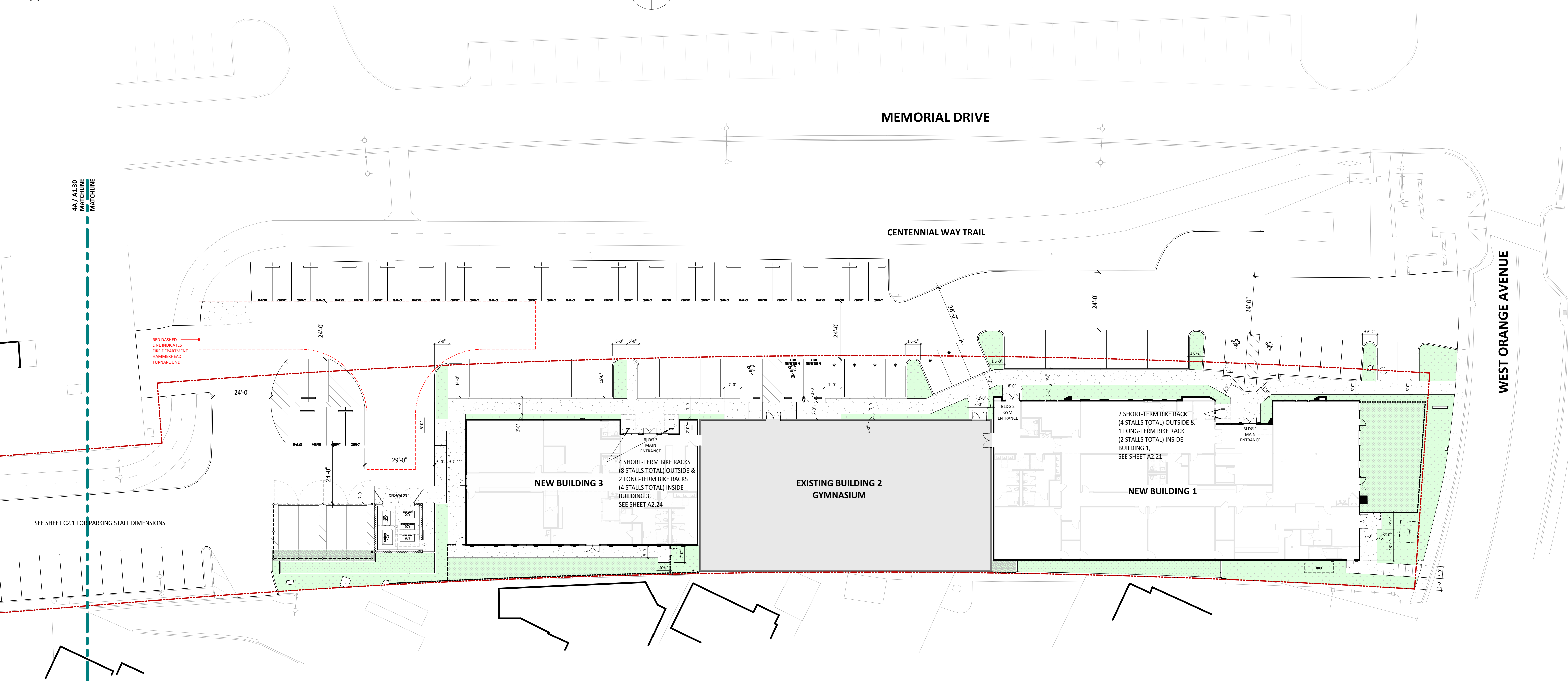


3A SITE SETBACK PLAN - WEST PORTION
1" = 20'-0"

3B SITE SETBACK PLAN - EAST PORTION
1" = 20'-0"



4A SITE PARKING PLAN - WEST PORTION
1" = 20'-0"



4B SITE PARKING PLAN - EAST PORTION
1" = 20'-0"

VEHICLE PARKING ANALYSIS

PROVIDED PARKING STALLS:

COMPACT STALLS (MAX.):	37 (35% OF PROVIDED) PER SSFMC SECTION 20.330.010 ITEM E.2.
ACCESSIBLE (ADA) STALLS (MIN.):	5 PER 2022 CBC TABLE 11B-208.2 (INCLUDES 1 VAN STALL FOR EVERY 6 PER SECTION 11B-208.2.4)

106

BICYCLE PARKING ANALYSIS

12 SHORT-TERM BICYCLE PARKING PROVIDED (6 MINIMUM REQUIRED)
(LOCATIONS NEAR THE MAIN ENTRANCE AS SHOWN ON SHEET A1.30)

PER SECTION 5.106.4.1.1 OF THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (JULY 2024 SUPPLEMENT)
PROVIDE PERMANENTLY ANCHORED BICYCLE RACKS WITHIN 200 FEET OF THE ENTRANCE,
READILY VISIBLE TO PASSERS-BY, FOR 5 PERCENT OF VEHICLE PARKING SPACES (MINIMUM OF ONE TWO-BIKE CAPACITY SPACE).

PER SECTION 20.330.007 OF THE SOUTH SAN FRANCISCO MUNICIPAL CODE
PROVIDE 5 PERCENT OF THE NUMBER OF REQUIRED AUTOMOBILE PARKING SPACES, LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND PEDESTRIAN WALKWAYS AND WITHIN 50 FEET OF A MAIN ENTRANCE.

EACH BICYCLE PARKING SPACE SHALL BE A MINIMUM OF TWO FEET IN WIDTH AND SIX FEET IN LENGTH AND SHALL BE ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE. TWO FEET OF CLEARANCE SHALL BE PROVIDED BETWEEN BICYCLE PARKING SPACES AND ADJACENT WALLS, POLES, LANDSCAPING, STREET FURNITURE, DRIVE AISLES, AND PEDESTRIAN WAYS AND AT LEAST FIVE FEET FROM VEHICLE PARKING SPACES.

6 LONG-TERM BICYCLE PARKING PROVIDED (6 MINIMUM REQUIRED)
(LOCATIONS INSIDE THE MAIN LOBBY OF THE BUILDINGS AS SHOWN ON SHEET A2.21 AND A2.24)

PER SECTION 5.106.4.1.2 OF THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (JULY 2024 SUPPLEMENT)
PROVIDE SECURE BICYCLE PARKING FOR 5 PERCENT OF THE VEHICULAR PARKING SPACES (MINIMUM OF ONE BICYCLE PARKING FACILITY)

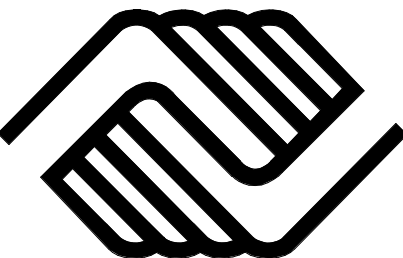
PER SECTION 20.330.007 OF THE SOUTH SAN FRANCISCO MUNICIPAL CODE
EQUIVALENT TO AT LEAST 5 PERCENT OF REQUIRED OR MAXIMUM PERMITTED VEHICULAR SPACES. LOCATED ON THE SAME LOT AS THE USE IT SERVES. AT LEAST 50 PERCENT MUST BE COVERED. COVERED PARKING CAN BE PROVIDED INSIDE BUILDINGS, UNDER ROOF OVERHANGS OR AWNINGS, IN BICYCLE LOCKERS, OR WITHIN OR UNDER OTHER STRUCTURES.

IT MUST BE IN AT LEAST **ONE** OF THE FOLLOWING FACILITIES:

- AN ENCLOSED BICYCLE LOCKER;
- A FENCED, COVERED, LOCKED OR GUARDED BICYCLE STORAGE AREA;
- OR A RACK OR STAND INSIDE A BUILDING THAT IS WITHIN VIEW OF AN ATTENDANT OR SECURITY GUARD OR VISIBLE FROM EMPLOYEE WORK AREAS.

EACH BICYCLE PARKING SPACE SHALL BE A MINIMUM OF TWO FEET IN WIDTH AND SIX FEET IN LENGTH AND SHALL BE ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE. TWO FEET OF CLEARANCE SHALL BE PROVIDED BETWEEN BICYCLE PARKING SPACES AND ADJACENT WALLS, POLES, LANDSCAPING, STREET FURNITURE, DRIVE AISLES, AND PEDESTRIAN WAYS AND AT LEAST FIVE FEET FROM VEHICLE PARKING SPACES.

VEHICLE PARKING STALL SCHEDULE		
STALL TYPE	EXISTING COUNT	PROPOSED COUNT
COMPACT 8'-0" x 16'-0"	0	37
STANDARD 8'-6" x 18'-0"	101	57
STANDARD ACCESSIBLE 9'-0" x 18'-0"	5	3
VAN ACCESSIBLE 12'-0" x 18'-0"	2	1
EVC - STANDARD FUTURE (F) EV CHARGING STATION 8'-6" x 18'-0"	0	6
EVC - STANDARD EV CHARGING STATION (EVCS) 8'-6" x 18'-0"	0	1
EVC - VAN ACCESSIBLE EV CHARGING STATION (EVCS) 9'-0" x 18'-0"	0	1
TOTAL NUMBER OF PARKING STALLS	108	106

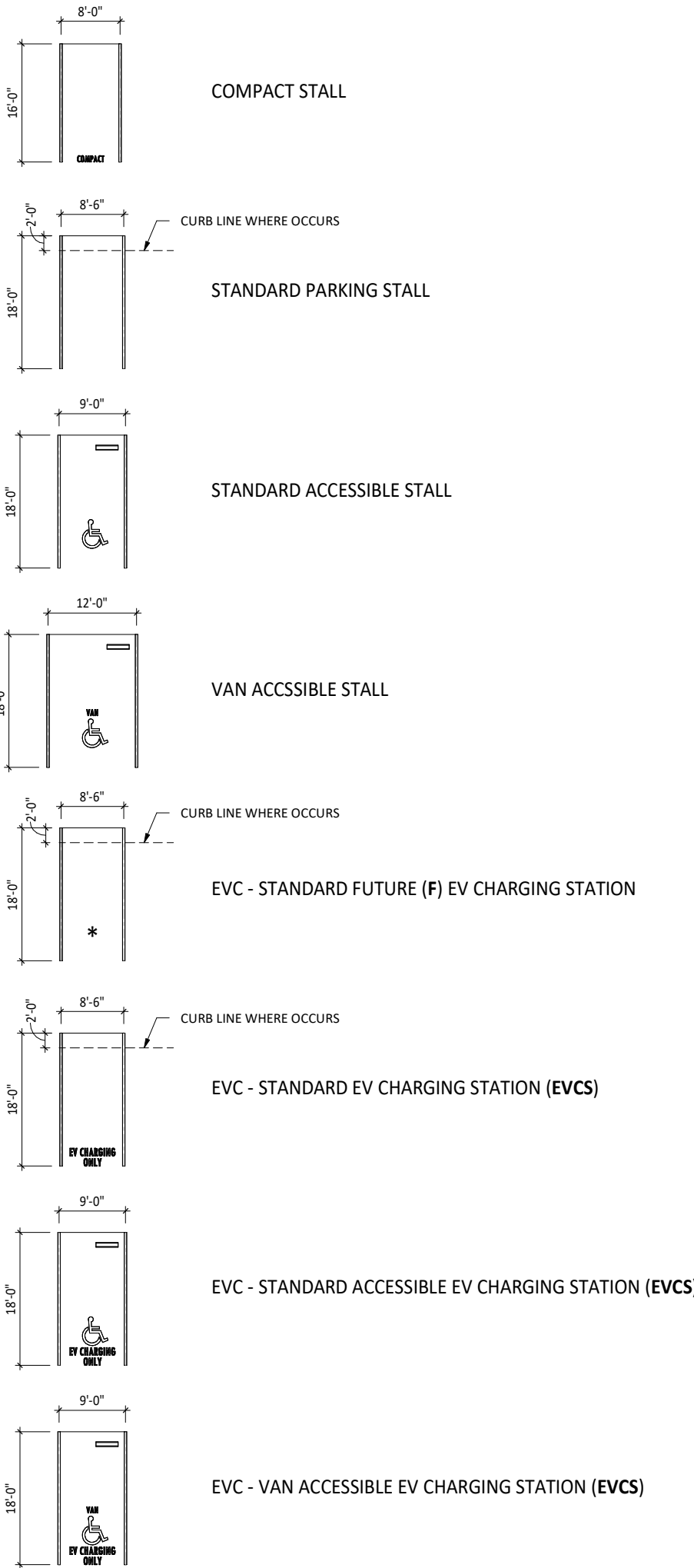


ORANGE AVENUE CLUBHOUSE
BOYS AND GIRLS CLUBS
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VEHICLE PARKING STALL LEGEND



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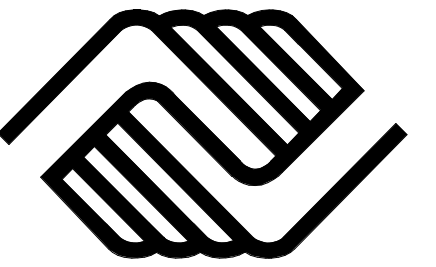
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SITE PARKING PLAN

JOB NO. 24-096	SHEET NO. A1.30
DATE: 6/12/2025	
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SITE CIRCULATION LEGEND

- PEDESTRIAN PATHWAY AND ACCESSIBLE PATH OF TRAVEL
- BICYCLE PATHWAY
- VEHICLE PATHWAY

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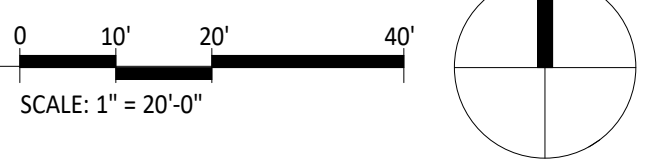
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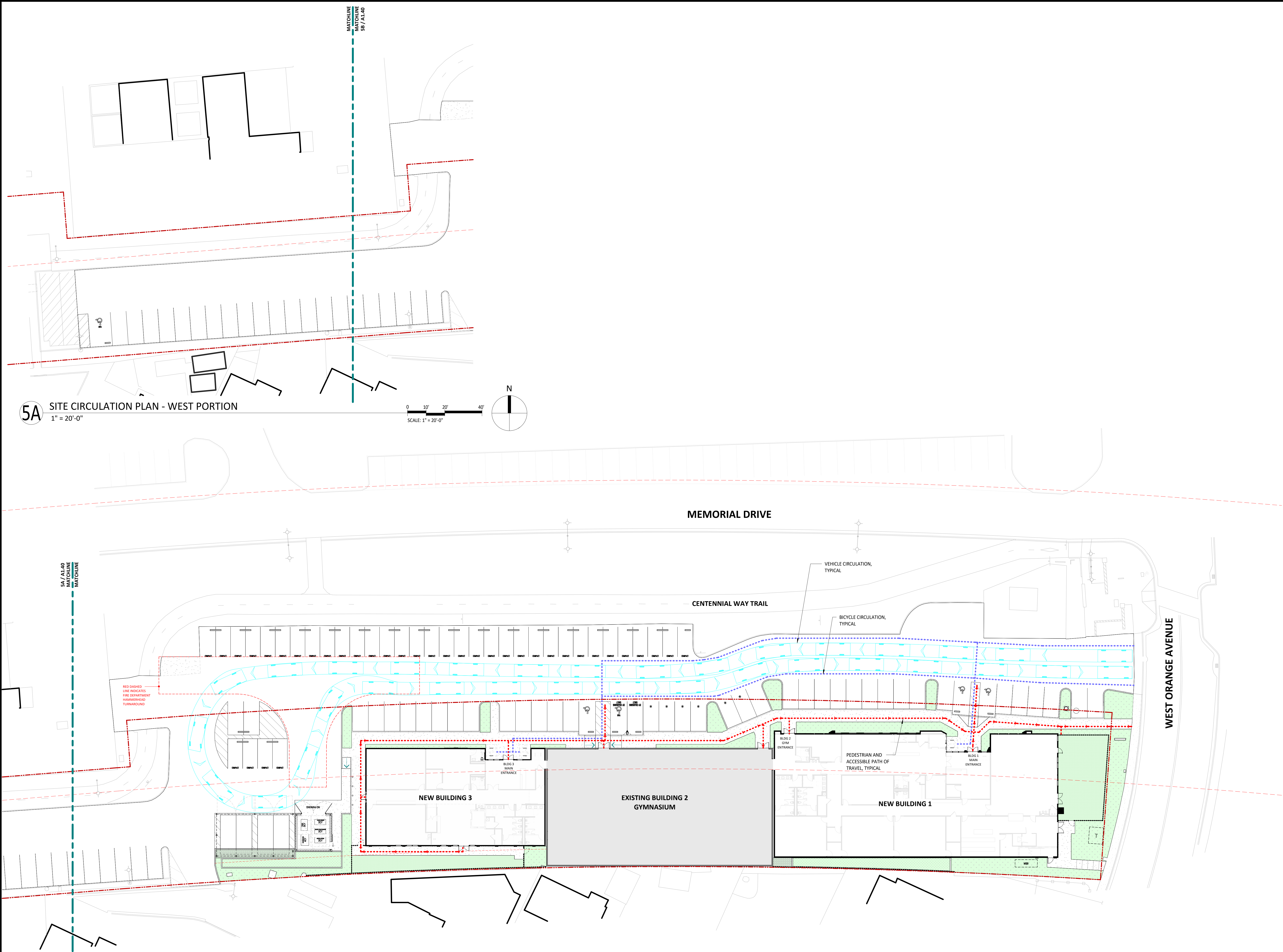
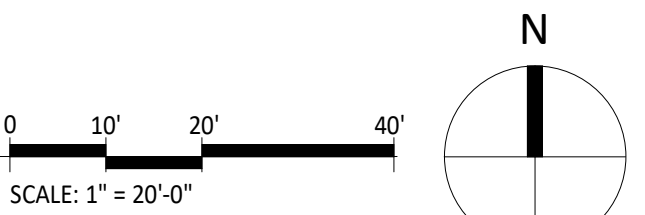
SITE CIRCULATION PLAN

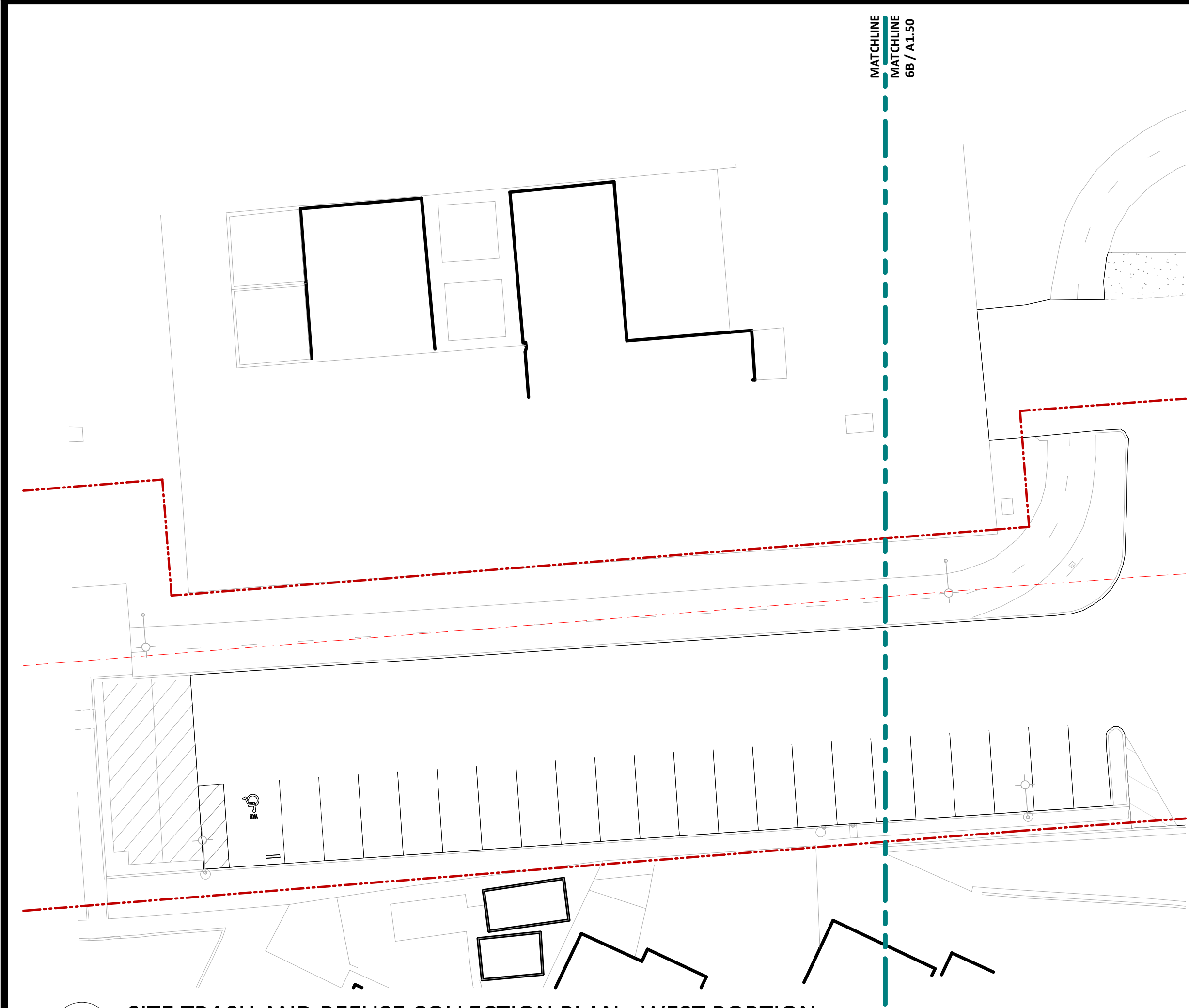
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DATE: 6/12/2025	A1.40
DRAWN: JHA/MC/WJ	
CHECKED: MN	
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5A SITE CIRCULATION PLAN - WEST PORTION
1" = 20'-0"

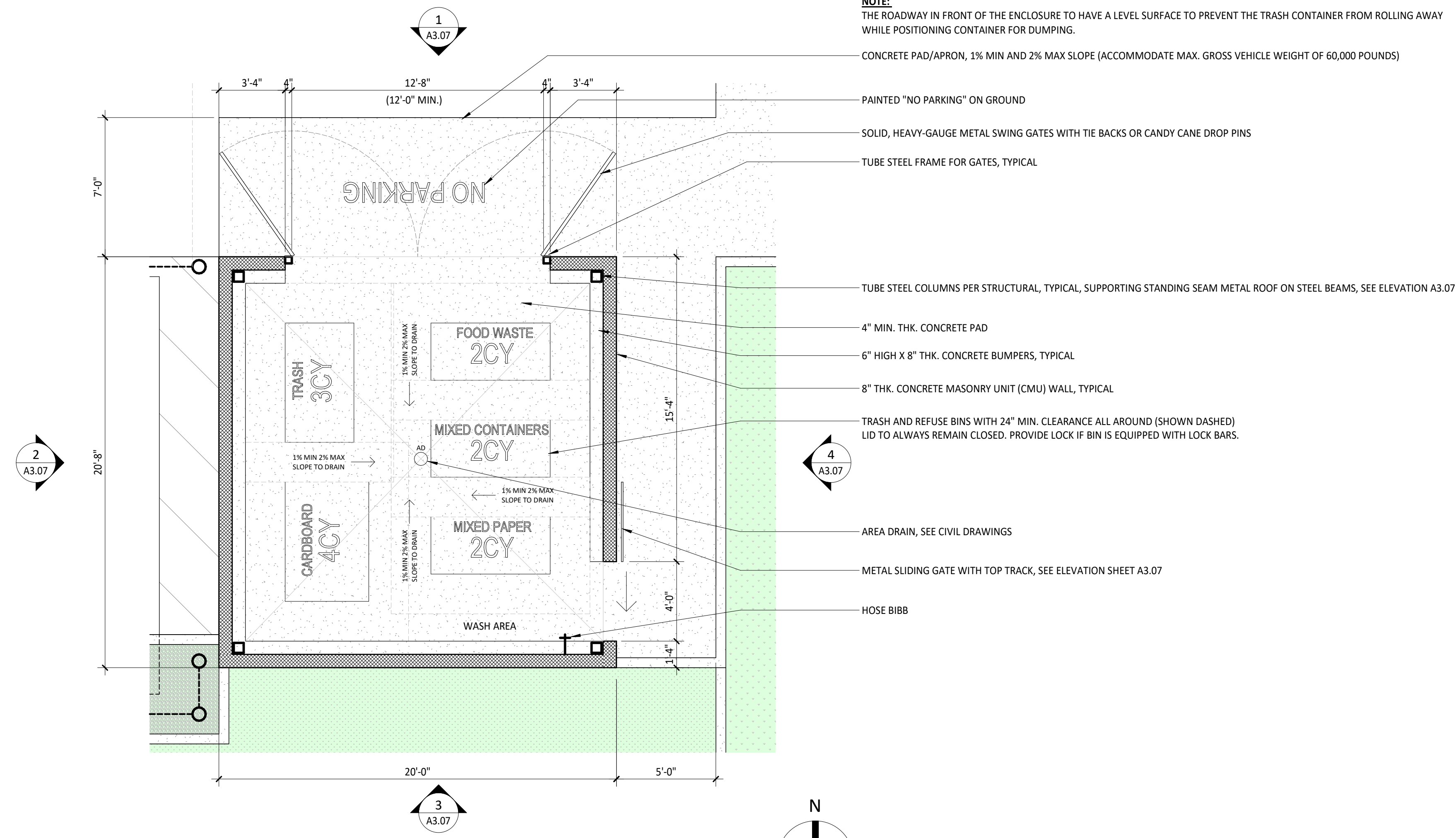


5B SITE CIRCULATION PLAN - EAST PORTION
1" = 20'-0"

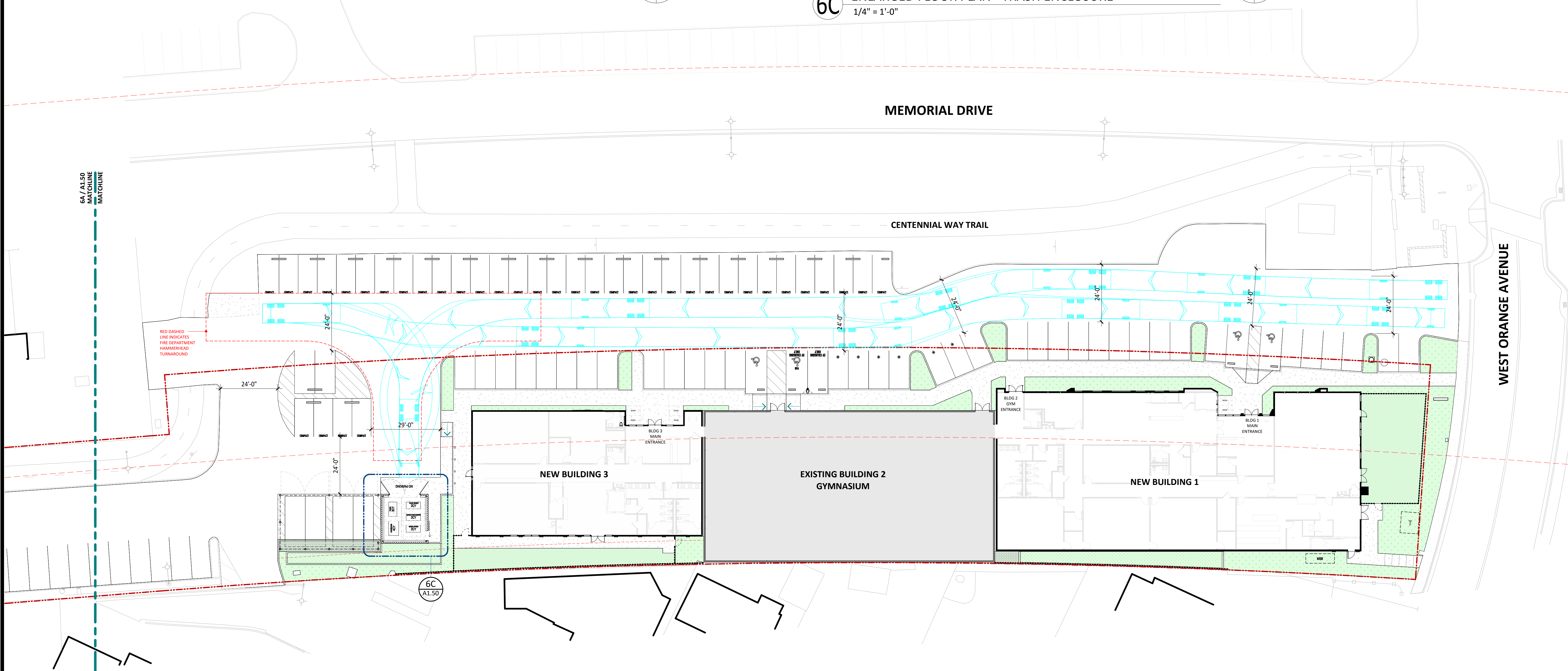




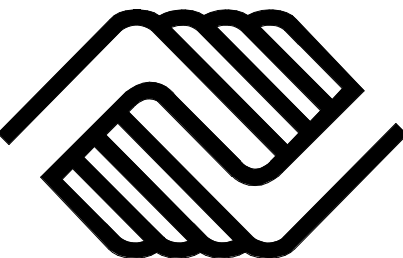
6A SITE TRASH AND REFUSE COLLECTION PLAN - WEST PORTION
1" = 20'-0"



6C ENLARGED FLOOR PLAN - TRASH ENCLOSURE
1/4" = 1'-0"



6B SITE TRASH AND REFUSE COLLECTION PLAN - EAST PORTION
1" = 20'-0"



ORANGE AVENUE CLUBHOUSE
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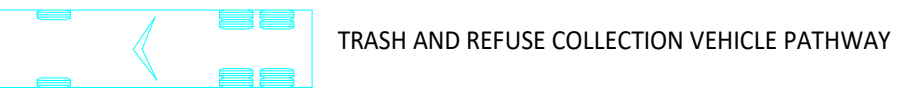
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SITE TRASH AND REFUSE COLLECTION LEGEND



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SITE TRASH AND REFUSE COLLECTION PLAN

JOB NO. 24-096	SHEET NO.
DATE: 6/12/2025	A1.50
DRAWN: JHA/MC/WJ	
CHECKED: MN	
ISSUE: PLANNING	

NOTES

1. THIS LOT WAS PREPARED FROM INFORMATION FURNISHED IN A CONDITION OF TITLE GUARANTEE, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED APRIL 28TH, 2022, NUMBER A04201-CG-177891. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- A REQUEST WAS MADE TO THE RESPECTIVE AGENCIES FOR INFORMATION REGARDING THE LOCATION OF THEIR FACILITIES ON THIS SITE. UNTIL WE RECEIVE THIS INFORMATION AND ARE ABLE TO DELINEATE THESE FACILITIES, ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARDS TO THE LOCATION OF UTILITY FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REISSUE IT.
4. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING ON-SITE UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED BY FIELD LOCATING AND MAPPED BY SUBDYNAMIC LOCATING SERVICES, INC. ON 02-21-2024. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- DUE TO THE PRESENCE OF BART INFRASTRUCTURE UNDERNEATH THE SURFACE OF THE SUBJECT PROPERTY, UNDERGROUND UTILITY LOCATING SERVICES WERE UNABLE TO FULLY DISTINGUISH LOCATION OF ALL EXISTING SITE UTILITY LINES.
5. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN MATEO COUNTY, CALIFORNIA, MAP NUMBER 060800047 FOR COMMUNITY NUMBER 050502 (CITY OF SOUTH SAN FRANCISCO), WITH AN EFFECTIVE DATE OF APRIL 5, 2019, AS BEING LOCATED IN FLOOD ZONE "X", ACCORDING TO FEMA THE DEFINITION OF ZONE "X" IS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
- FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD83 DATUM.

6. ON SITE TEMPORARY BENCHMARK:
A 5/8" PIN WITH PUNCH IN THE DRIVEWAY OFF OF ORANGE AVENUE.
ELEVATION=27.91' (NAVD83)
ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83.
7. BASIS OF BEARINGS:
THE BEARINGS OF NORTH 54° 47' 38" WEST TAKEN ON THE RAIL ROAD RIGHT OF WAY LINE OF AS SHOWN ON THAT CERTAIN RECORD OF SURVEY NUMBER 2067 FILED FOR RECORD ON SEPTEMBER 28, 2009, IN BOOK 34 OF MAPS AT PAGES 1-61, OFFICIAL RECORDS OF SAN MATEO COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
8. CORNER RECORD NOTE:
THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.
9. BART ZONE OF INFLUENCE CALCULATED FROM BART FACILITIES STANDARDS DESIGN CRITERIA "STRUCTURAL - CUT AND COVER UNDERGROUND STRUCTURES," RELEASE R3.1.2, ISSUED APRIL 2018, WITH THE ASSUMPTION THAT THE BOTTOM OF THE BART TUNNEL IS 45± FEET DEEP.

- LEGEND
- BUILDING LINE
BUILDING OVERHANG LINE
CENTER LINE
CONCRETE/BLOCK WALL
CONCRETE CURB
CONTOUR LINE-MAJOR
CONTOUR LINE-MINOR
EDGE OF PAVEMENT
ELECTRIC LINE
FENCE LINE
GAS LINE-VALVE & METER
LOT LINE
PROPERTY LINE
RECLAIMED WATER LINE & VALVE
SANITARY SEWER LINE-MANHOLE & CLEANOUT
SIDEWALK
STORM DRAIN LINE-MANHOLE & CATCH BASIN
TRAFFIC SIGNAL CONDUIT LINE
WATER LINE & VALVE
WATER LINE OVER 24" DIAMETER
ACCESSIBLE PARKING SYMBOL
AREA DRAIN
BACKFLOW PREVENTION DEVICE
BENCHMARK/TEMPORARY BENCHMARK
ELECTRODER
FLAG POLE
HOSEBIBB
TRAFFIC SIGN
TREE
UTILITY BOX

ABBREVIATIONS

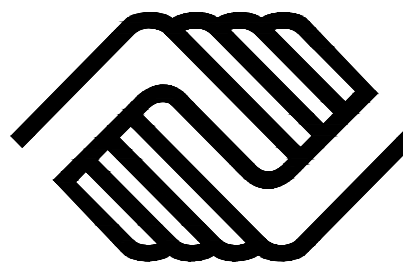
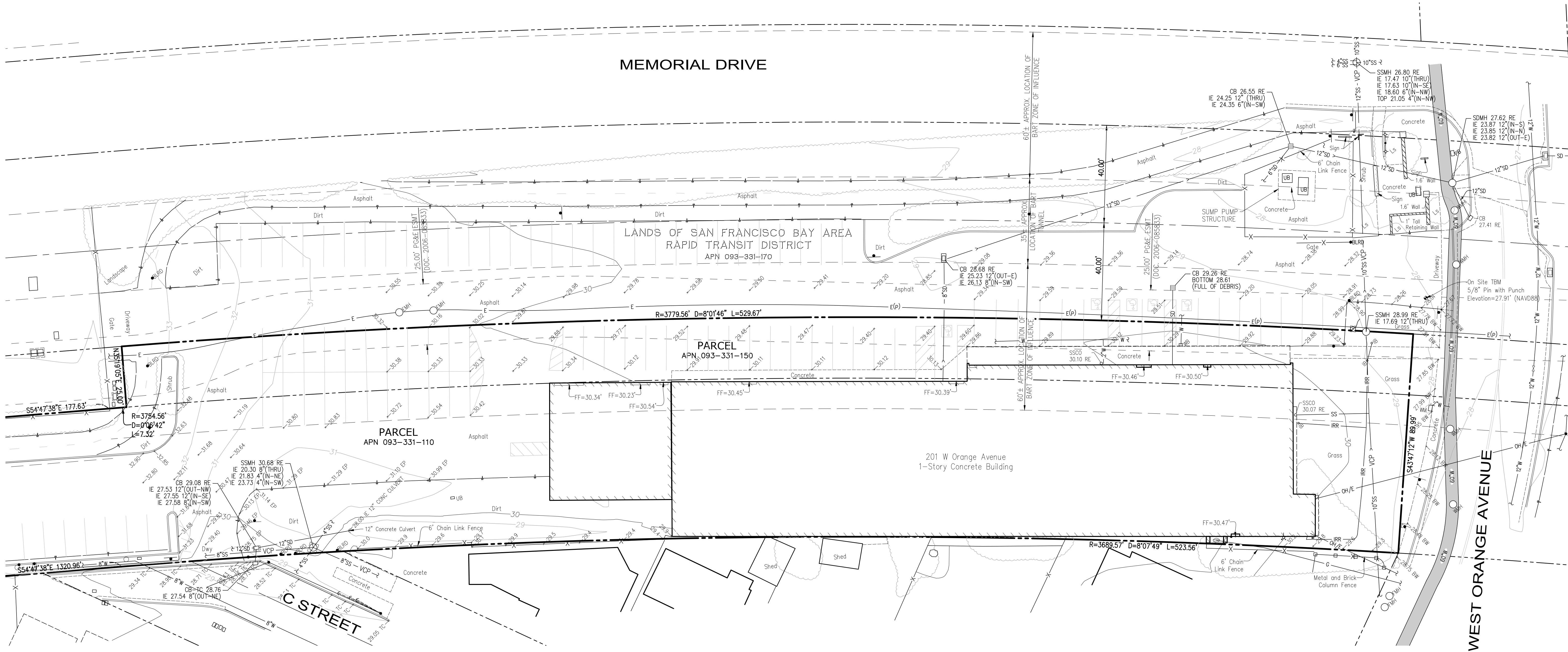
- BLRD BOLLARD
CB CATCH BASIN
DI DRAIN INLET
E EAST
EMH ELECTRICAL MANHOLE
ESMT EASEMENT
FF FINISHED FLOOR
IB IRRIGATION BOX
IE INVERT ELEVATION
LA LANDSCAPED AREA
LH MANHOLE
N NORTH
N (P) PER PLAN
PB PULLBOX
RE RECLAIMED WATER LINE
RW RECLAIMED WATER LINE
S SOUTH
SD STORM DRAIN
SSO STORM DRAIN MANHOLE
SSO SANITARY SEWER CLEAN OUT
SSO SANITARY SEWER MANHOLE
TBM TEMPORARY BENCHMARK
UB UNKNOWN UTILITY BOX
W WEST
WB WATER BOX
WM WATER METER
WMH WATER MANHOLE

TITLE EXCEPTION NOTES

- UNABLE TO DETERMINE THE EFFECTS OF THE BELOW INSTRUMENTS AS THEY WERE NOT PROVIDED:
FOR SEWER PURPOSES INSTRUMENT DATED OCTOBER 13, 1915
FOR ROAD PURPOSES INSTRUMENT DATED NOVEMBER 5, 1923
TERMS OF AGREEMENT FOR INSTALLATION OF PIPELINE DATED AUGUST 1, 1914
- THE EFFECTS OF THOSE CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED/SET FORTH IN THE DOCUMENT ENTITLED "DEED", RECORDED ON SEPTEMBER 19, 1985 IN BOOK 70 OF OFFICIAL RECORDS AT PAGE 425 OF SAN MATEO COUNTY.
- SAID DOCUMENT CONTAINS, AMONG OTHER THINGS, THE FOLLOWING:
ACCESS RIGHTS "TO REPAIR, STRENGTHEN OR EXTEND ANY BULKHEAD, OR OTHER BARRIER AGAINST WATER," THE LOCATION OF SAID EASEMENT IS BLANKET IN NATURE AND THEREFORE IS NOT PLOTTED HEREON.
- THE EFFECTS OF THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE EL CAMINO CORRIDOR REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED ON NOVEMBER 26, 2007, AS INSTRUMENT NO. 2007-165904, OFFICIAL RECORDS OF SAN MATEO COUNTY.
- THE EL CAMINO CORRIDOR REDEVELOPMENT PROJECT AREA CONTAINS A PORTION OF THE SUBJECT PROPERTY NORTHWEST OF THE AREA SHOWN ON THIS THIS MAP AND IS THEREFORE NOT PLOTTED HEREON.
- THE EFFECTS OF MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "FINAL ORDER OF CONDEMNATION", RECORDED ON FEBRUARY 5, 2004 AS INSTRUMENT NO. 2004-025111, OFFICIAL RECORDS OF SAN MATEO COUNTY.
- PORTIONS OF THE SUBJECT PROPERTY WERE ACQUIRED AS TEMPORARY CONSTRUCTION EASEMENTS WHICH EXPIRED ON JULY 27, 2000 AND THEREFORE ARE NOT PLOTTED HEREON.
- THE EFFECTS OF THOSE CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED/SET FORTH IN THE DOCUMENT ENTITLED "DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENT", RECORDED ON JANUARY 31, 2008 AS INSTRUMENT NO. 2008-00956, OFFICIAL RECORDS OF SAN MATEO COUNTY.
- SAID DOCUMENT CONTAINS, AMONG OTHER THINGS, THE FOLLOWING:
RESERVATION OF EASEMENT THAT DOES NOT FALL ON SUBJECT PROPERTY AND IS THEREFORE NOT PLOTTED HEREON.
- THE EFFECTS OF AN EASEMENT FOR GAS PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF PACIFIC GAS AND ELECTRIC, RECORDED AUGUST 29, 2013 AS INSTRUMENT NO. 2013-127281, OFFICIAL RECORDS OF SAN MATEO COUNTY.
- THE EASEMENT FALLS ON A PORTION OF THE SUBJECT PROPERTY NORTHWEST OF THE AREA SHOWN ON THIS THIS MAP AND IS THEREFORE NOT PLOTTED HEREON.

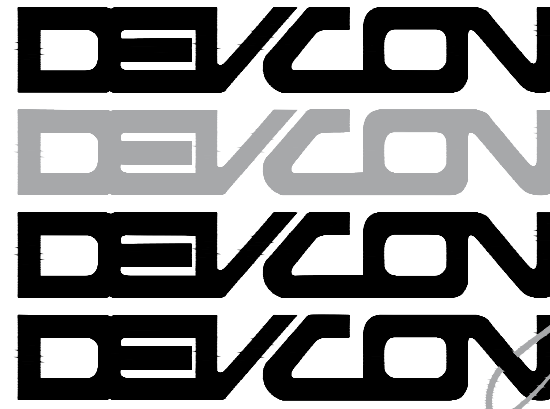


PREPARED BY OR UNDER THE SUPERVISION OF DATE
KELLY S. JOHNSON, P.L.S. 9126
KJOHNSON@KIERWRIGHT.COM



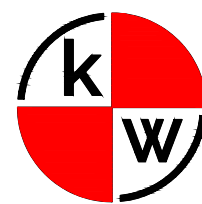
ORANGE PARK CLUBHOUSE
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CONSTRUCTION
INCORPORATED

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Milpitas, California 95035
(408)942-8200 Lic. #399163



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EXISTING CONDITIONS PLAN

JOB NO. A24076-001

DATE : 06/06/2025

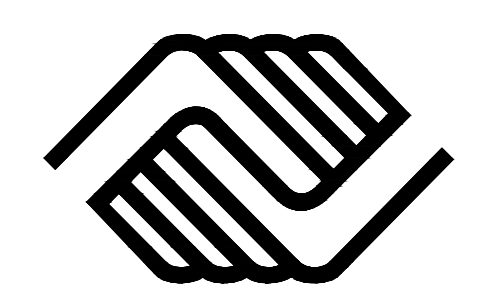
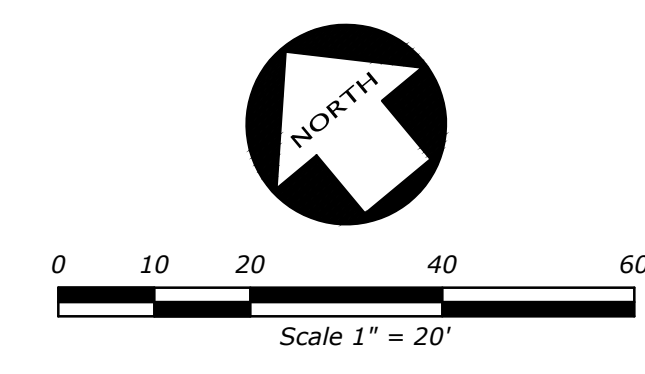
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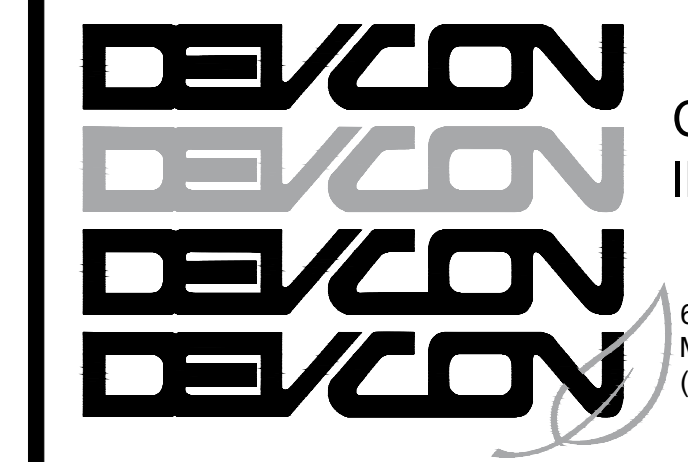
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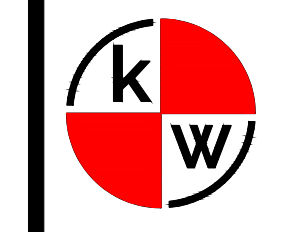
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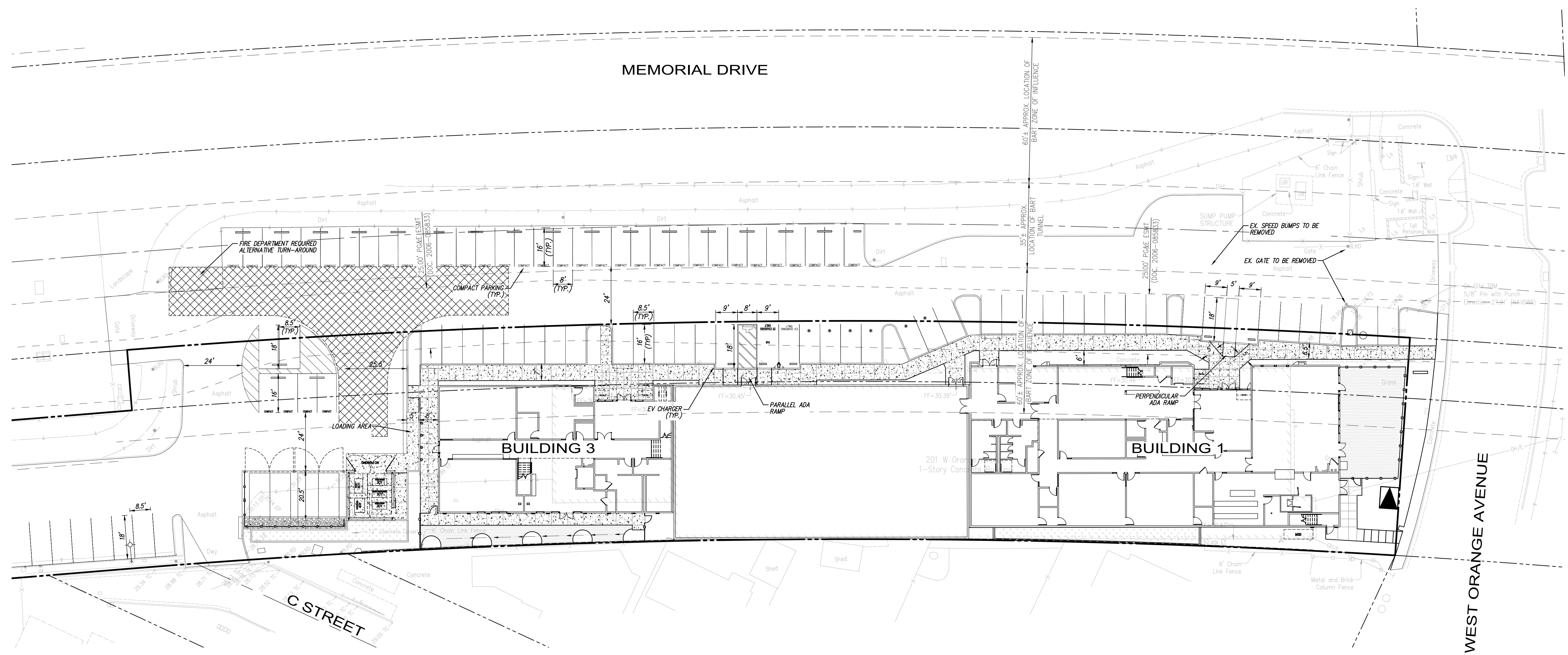
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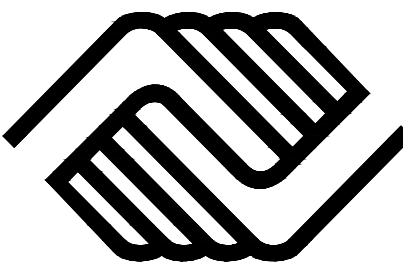
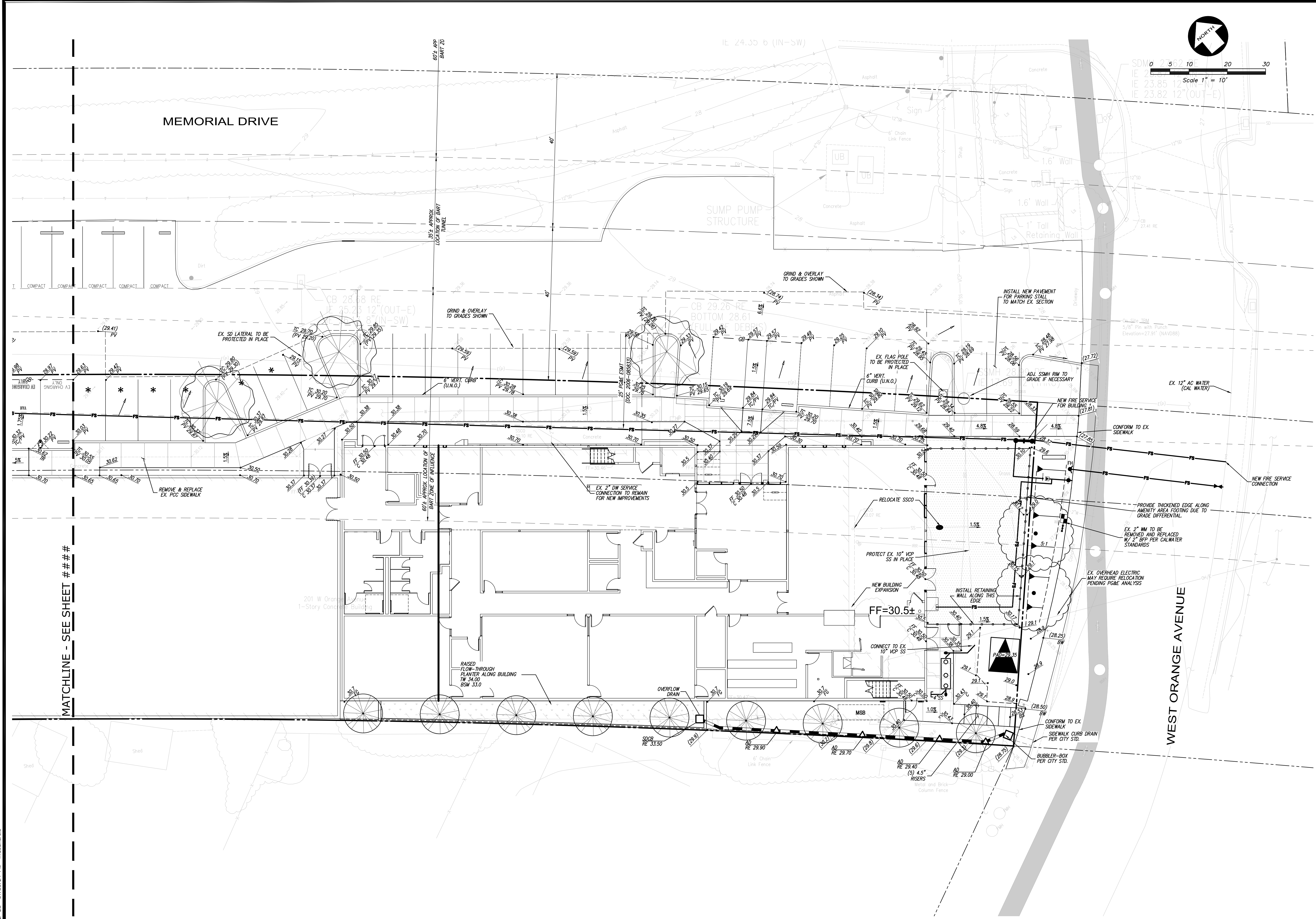
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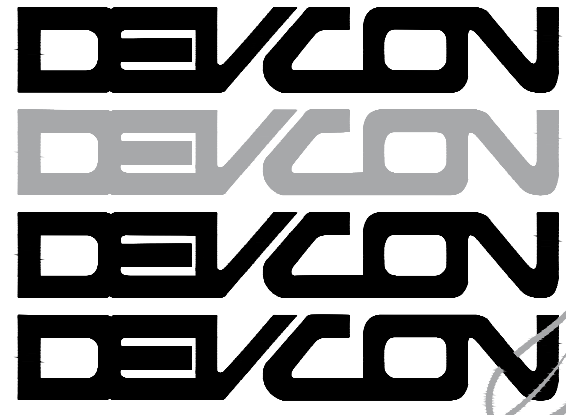
SITE PLAN

JOB NO. A24076-001	SHEET NO. C2.1
DATE : 06/06/2025	
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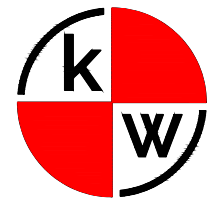
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PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

JOB NO. A24076-001

DATE : 06/06/2025

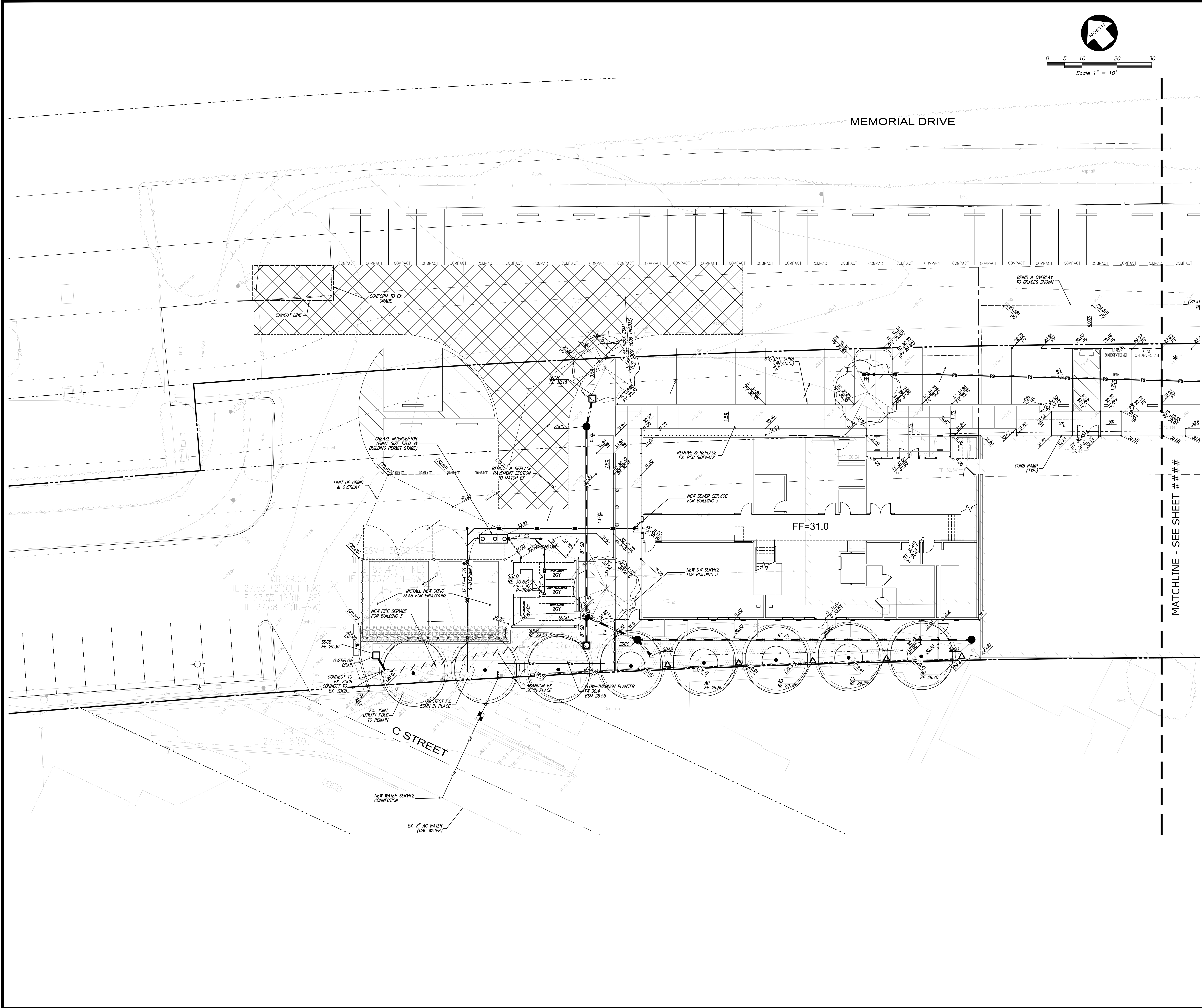
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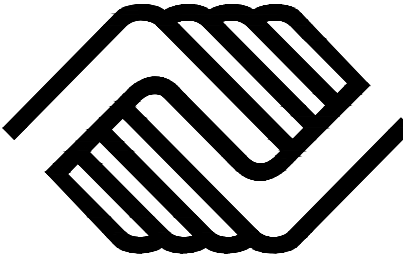
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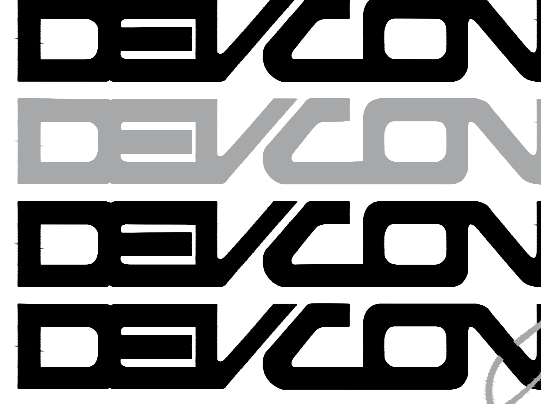
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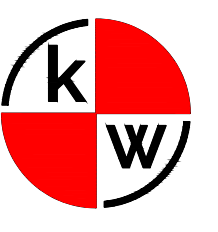
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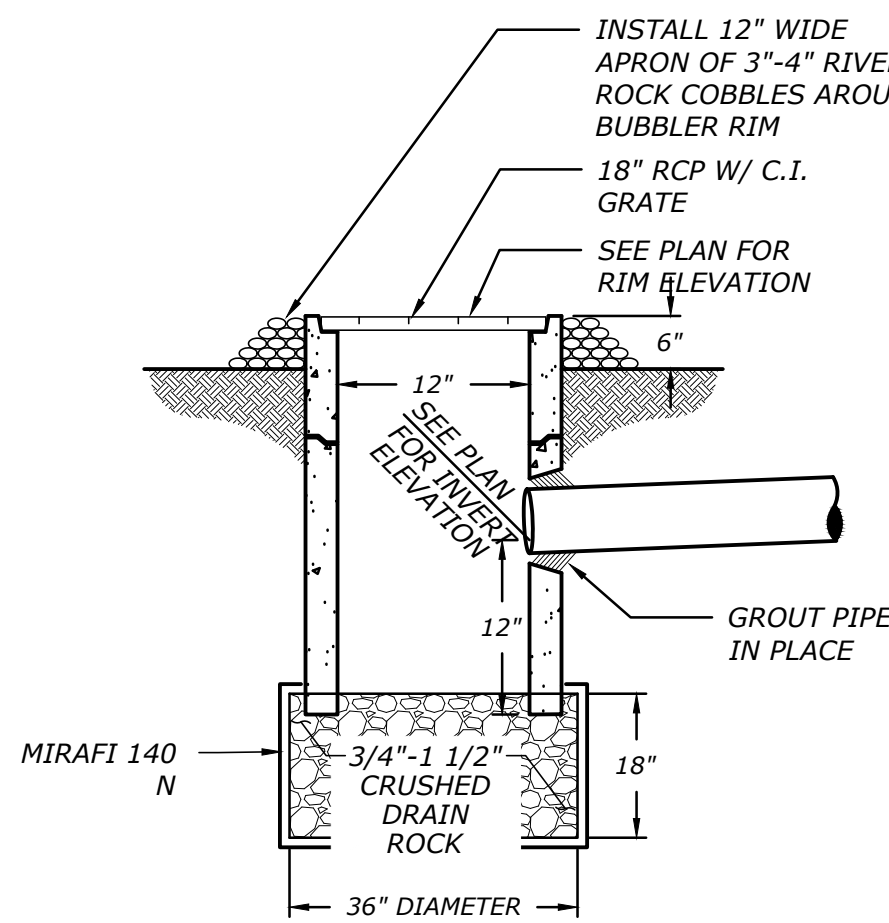
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**PRELIMINARY GRADING,
DRAINAGE & UTILITY PLAN**

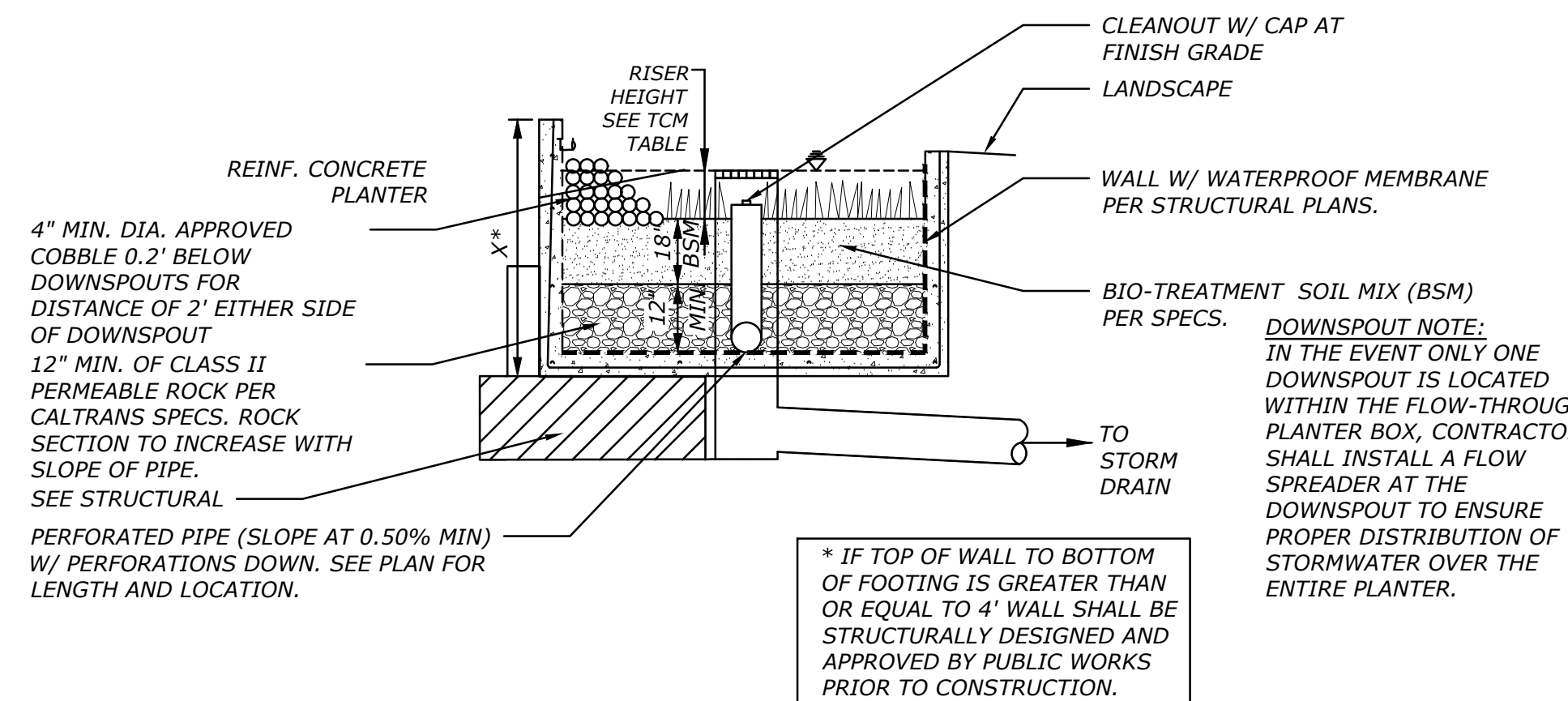
JOB NO. A24076-001	SHEET NO. C3.2
DATE : 06/06/2025	
DRAWN: SV	
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ISSUE: PLANNING	

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BUBBLER DETAIL

1



FLOW-THROUGH PLANTER (BELOW GRADE)

2

STORMWATER LEGEND	
---	TRIBUTARY AREA LIMITS
---	FLOW-THROUGH PLANTER
DMA	DRAINAGE MANAGEMENT AREA
TCM	TREATMENT CONTROL MEASURE
---	IN-LIEU TREATMENT AREA
→	RUNOFF FLOW DIRECTION

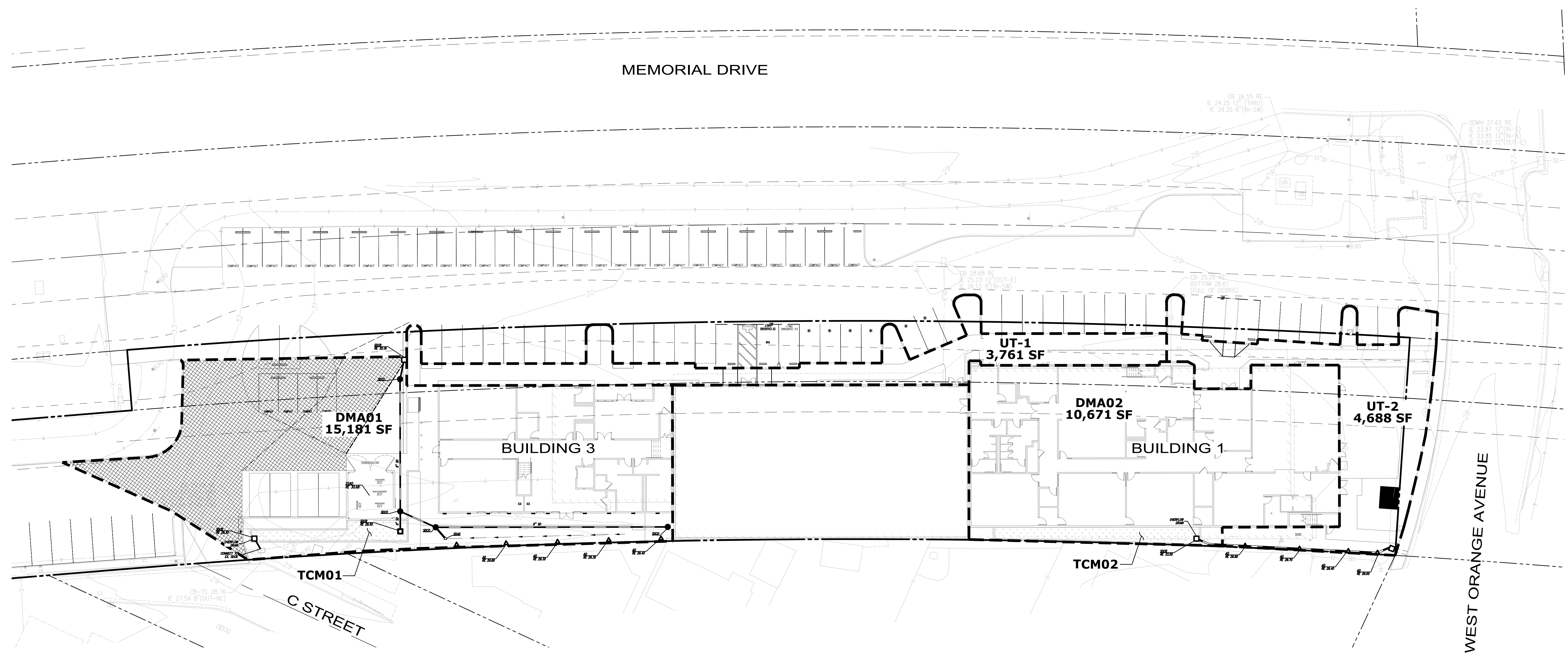
STORMWATER LEGEND	
---	TRIBUTARY AREA LIMITS
---	FLOW THROUGH PLANTER
---	DRAINAGE MANAGEMENT AREA
---	TREATMENT CONTROL MEASURE
→	RUNOFF FLOW DIRECTION

STORMWATER NOTES

- TRASH AND RECYCLING ENCLOSURES ARE LOCATED WITHIN THE BUILDING FOOTPRINT AND ARE NOT ON THE EXTERIOR.
- THE PROJECT IS REPLACING LESS THAN 50% OF THE SITE IMPERVIOUSNESS. THEREFORE, STORMWATER TREATMENT IS ONLY REQUIRED FOR THE DISTURBED IMPERVIOUSNESS.
- ALL PLANT MATERIALS WITHIN LID STORMWATER TREATMENT SHALL ADHERE TO APPENDIX D OF THE SAN FRANCISCO STORMWATER MANAGEMENT REQUIREMENTS AND DESIGN GUIDELINES.

FLOW-THROUGH PLANTER NOTES

- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3" OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE-SLOPES.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS.
- CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED IN LINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
- A MINIMUM 0.2' DROP BETWEEN STORMWATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- DO NOT COMPACT NATIVE SOIL/SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.



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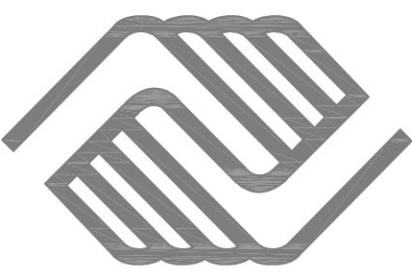
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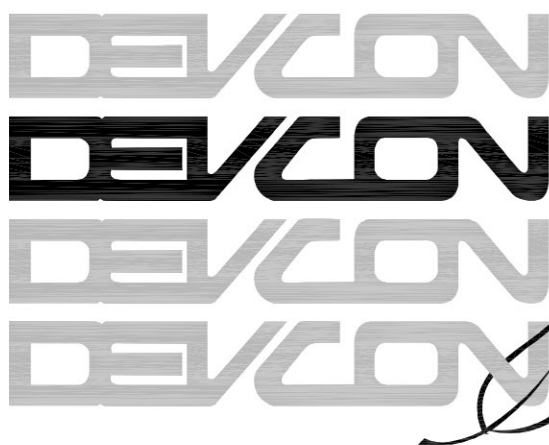
STORMWATER MANAGEMENT PLAN

JOB NO. A24076-001	SHEET NO. C4.1
DATE : 06/06/2025	
DRAWN: SV	
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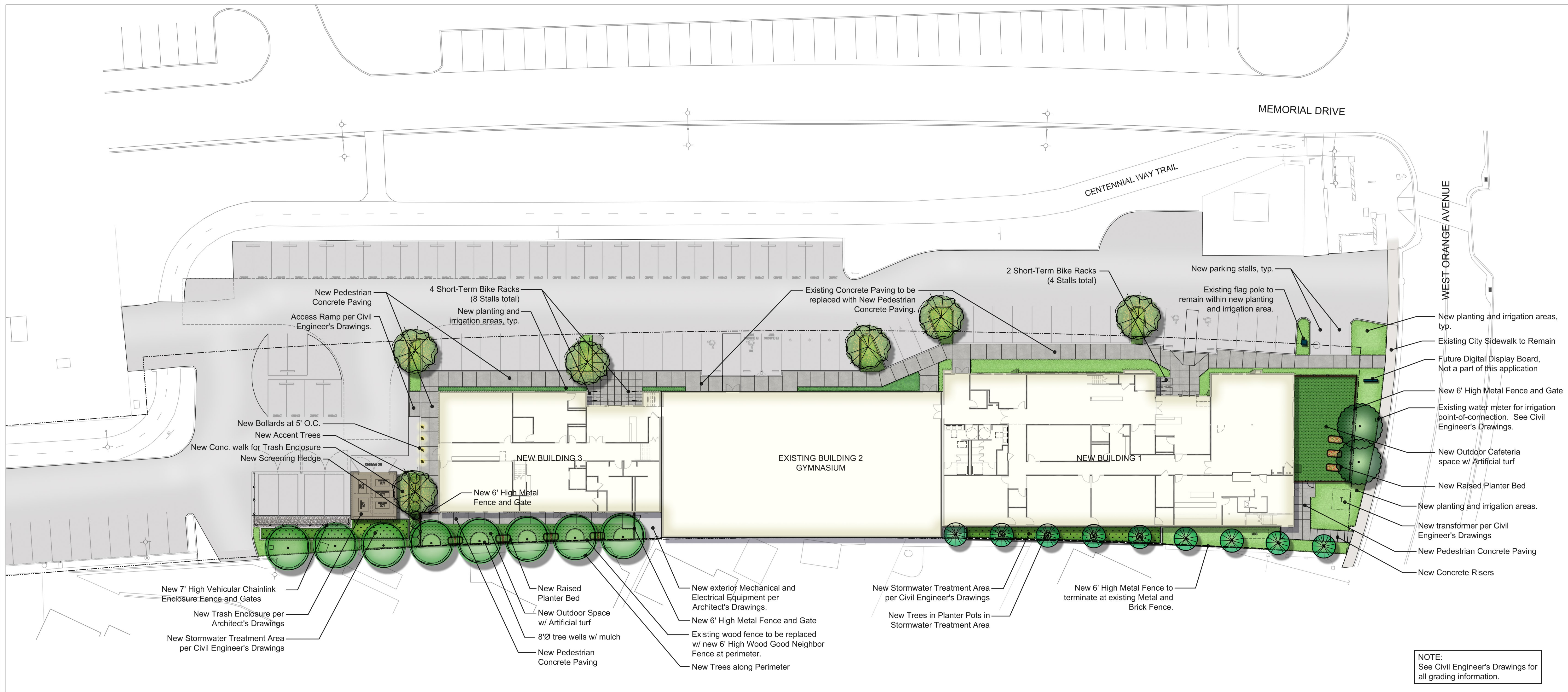
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Landscape Architects/Land Planners

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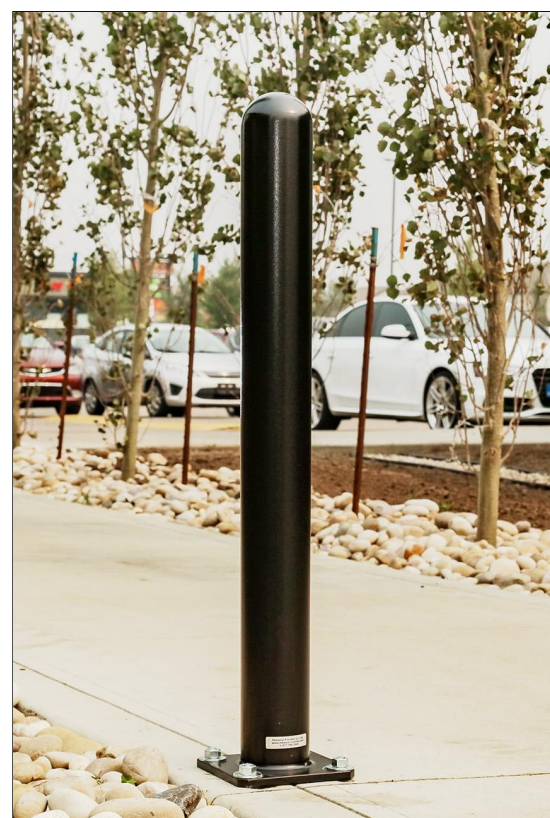


REVISIONS

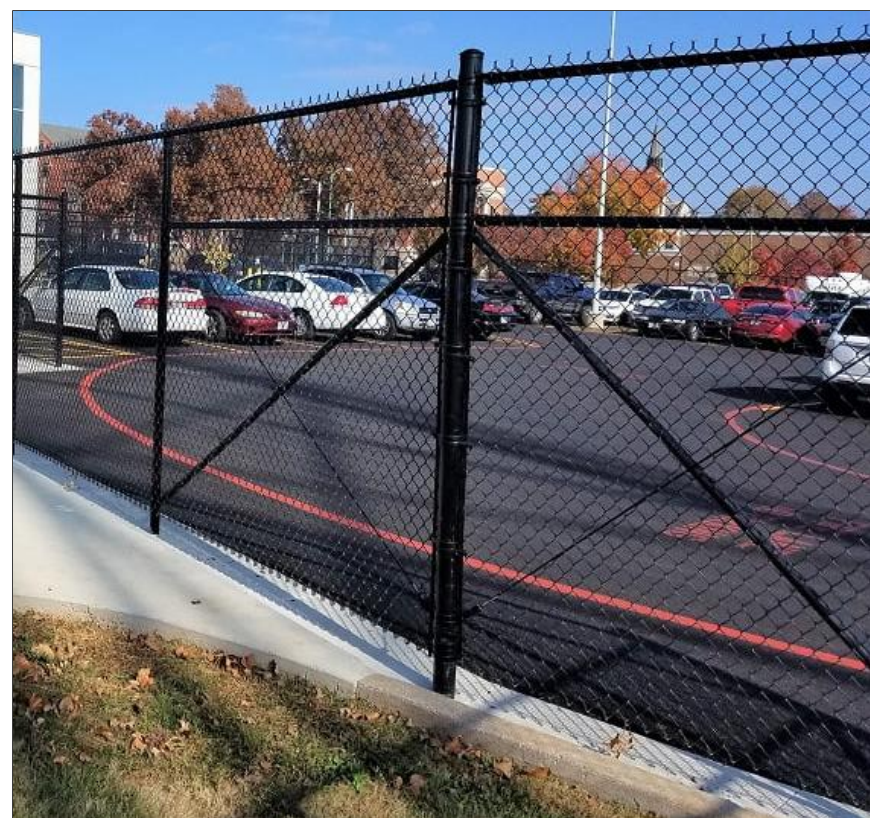
NO.	DATE	DESCRIPTION	BY

LANDSCAPE LAYOUT PLAN

JOB NO. 24-096	SHEET NO.
DATE : 06/13/2025	L1.0
DRAWN: -	
CHECKED: -	
ISSUE: PLANNING	



SAFETY BOLLARDS



7' HIGH VEHICULAR CHAINLINK
ENCLOSURE FENCE



6' HIGH METAL FENCE



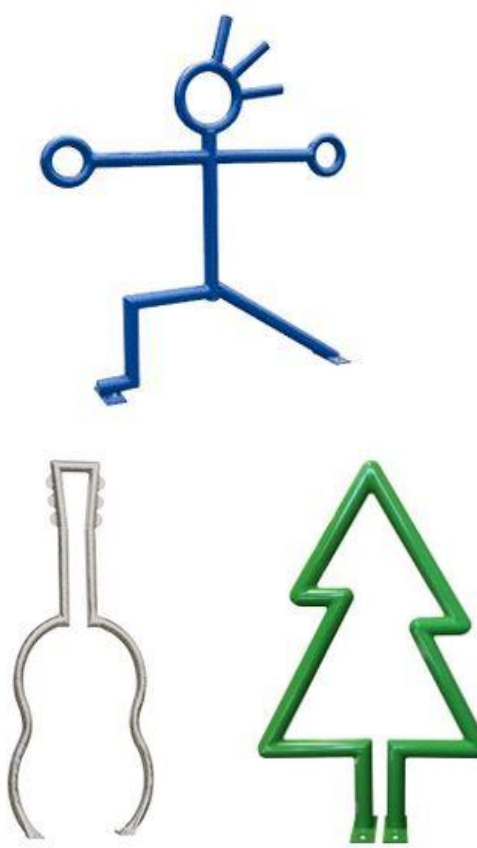
6' HIGH WOOD GOOD
NEIGHBOR FENCE



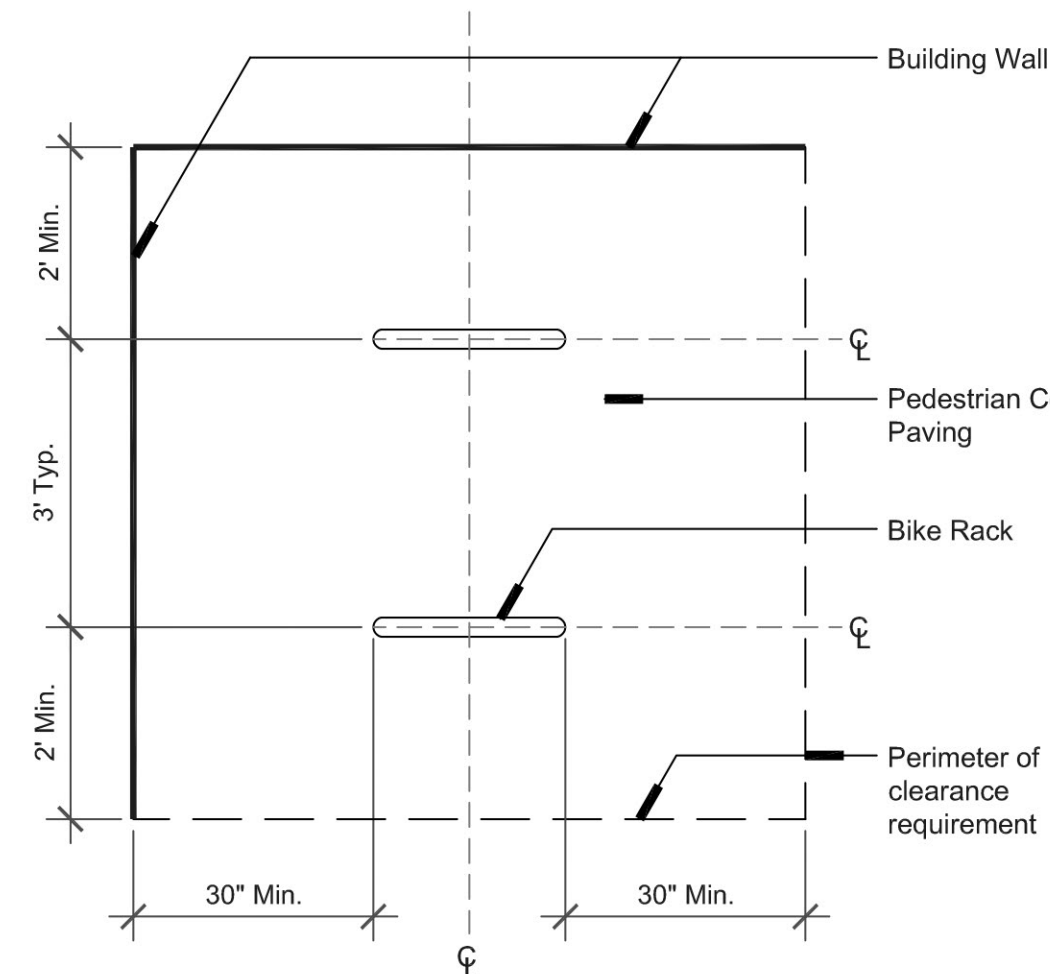
ARTIFICIAL TURF



HORSE TROUGH PLANTER BEDS



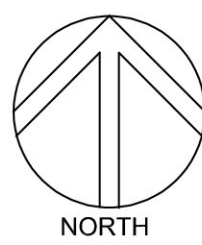
BIKE RACKS

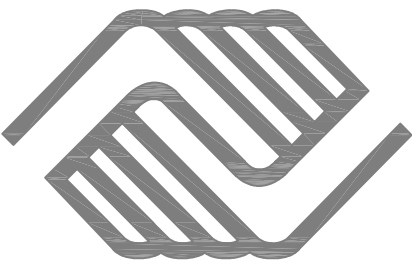
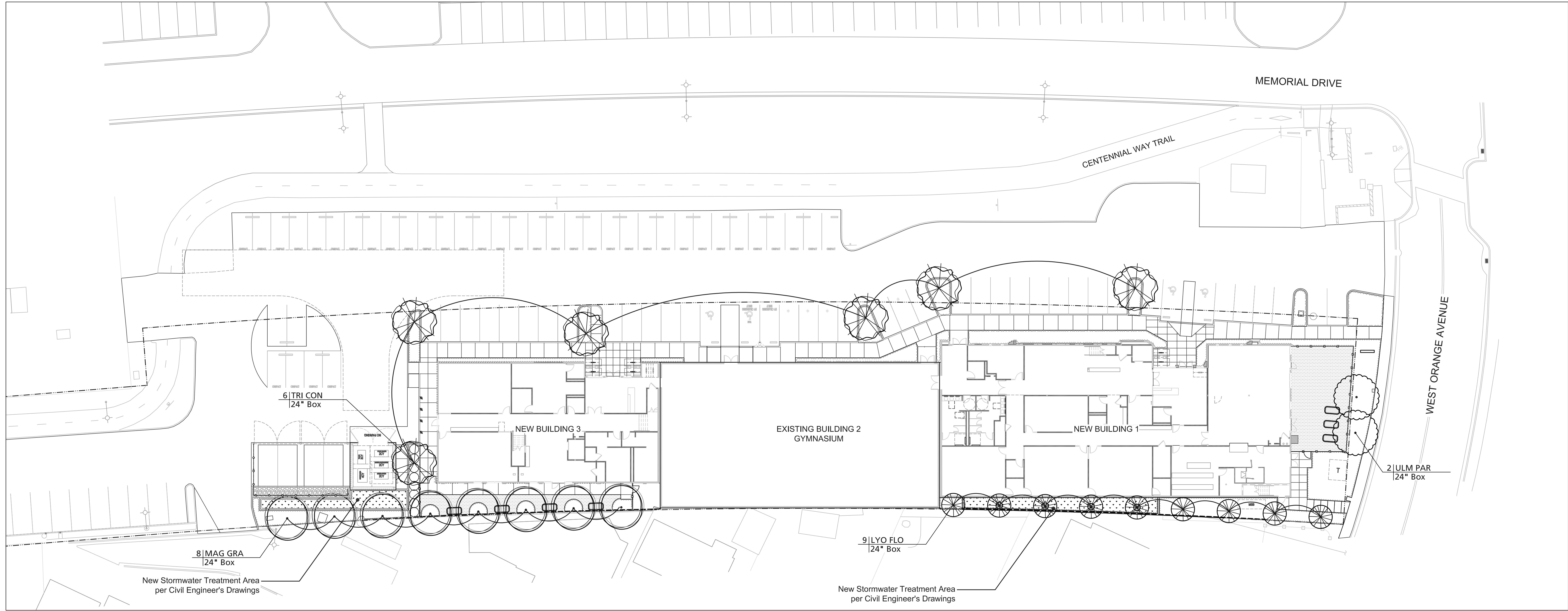


Bicycle Rack Spacing Diagram

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

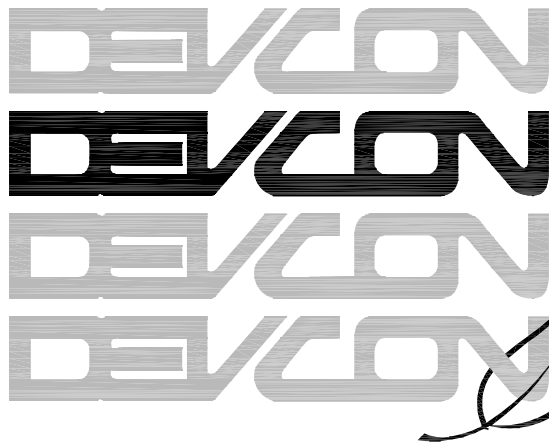
SCALE: 1" = 20'-0"





BOYS AND GIRLS CLUB
OF THE PENINSULA

201 W ORANGE AVE. SOUTH SAN FRANCISCO, CA 94080



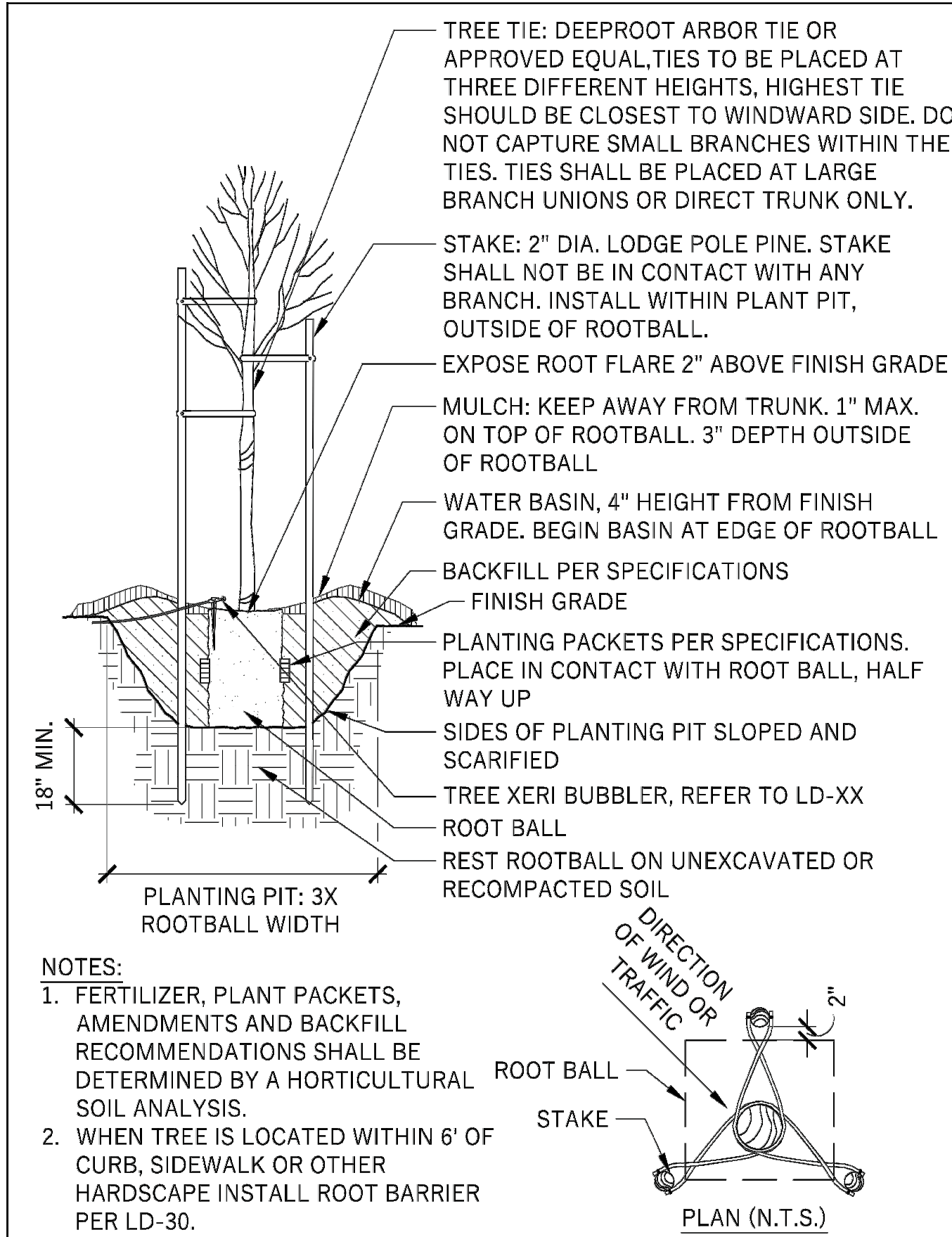
CONSTRUCTION
INCORPORATED

690 Gibraltar Drive
Milpitas, California 95035
(408)942-8200 Lic. #399163

THE
**Guzzardo
Partnership, INC.**

Landscape Architects/Land Planners

Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com



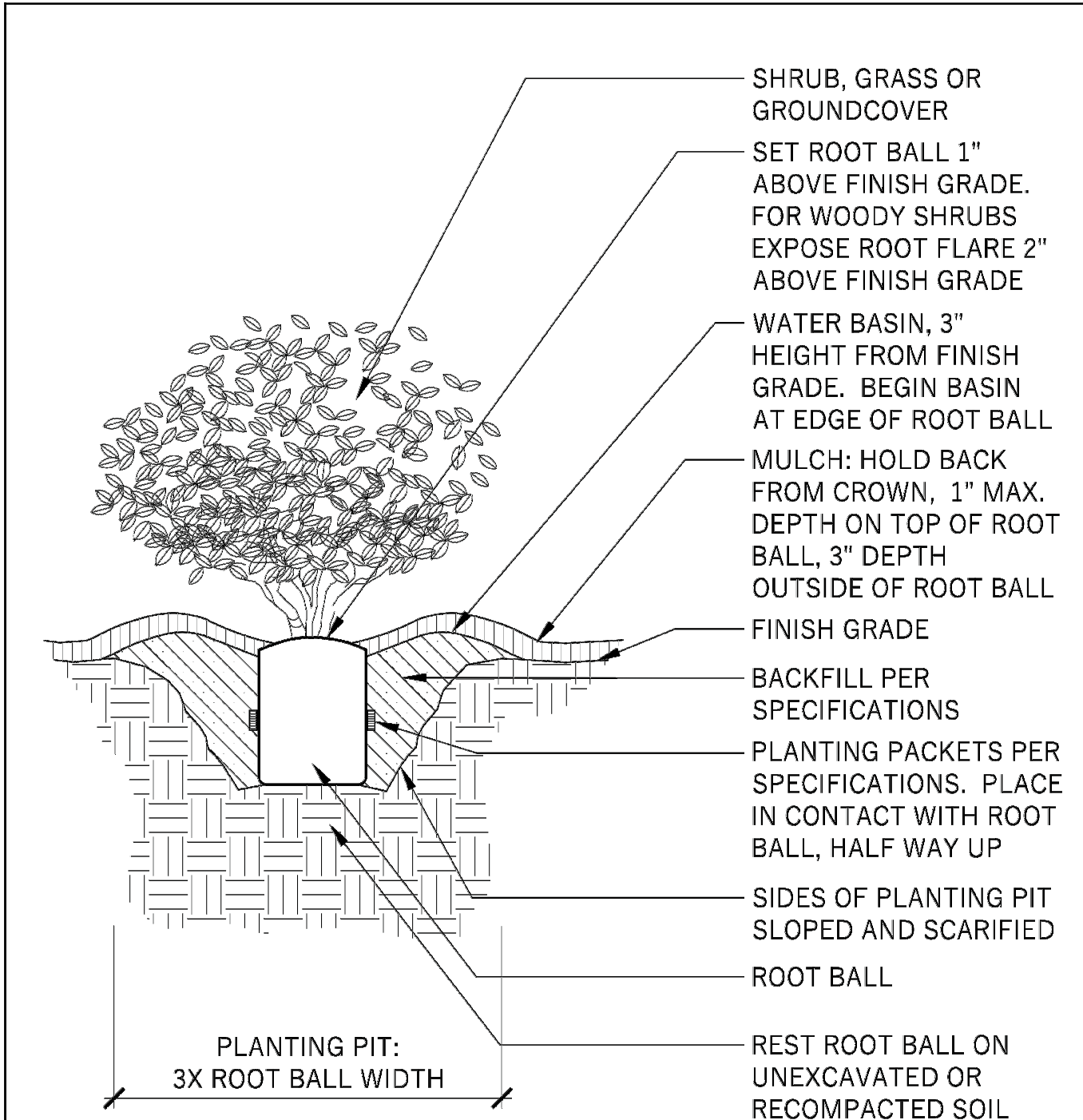
SOUTH SAN FRANCISCO PARKS DIVISION

TREE PLANTING AND STAKING

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

NOVEMBER 2022

LD-29



SOUTH SAN FRANCISCO PARKS DIVISION

SHRUB/GROUNDCOVER/GRASS PLANTING

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

NOVEMBER 2022

LD-31

PLANTING PALETTE

TREES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WATER USE
LYO FLO	24" Box	Lyonothamnus f. ssp. asplenifolius	Santa Cruz Island Ironwood	42" O.C.	Low
MAG GRA	24" Box	Magnolia g. 'St. Mary'	Southern Magnolia	48" O.C.	Moderate
TRI CON	24" Box	Tristania conferta	Brisbane Box	48" O.C.	Moderate
ULM PAR	24" Box	Ulmus parvifolia 'Drake'	Autumn Gold Ginkgo	48" O.C.	Low
SHRUBS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WATER USE
CS	5 Gal	Ceanothus 'Skylark'	Skylark California Lilac	42" O.C.	Low
LC	5 Gal	Loropetalum chinense 'Rubrum'	Chinese Fringe Flower	48" O.C.	Low
MA	5 Gal	Mahonia aquifolium	Oregon Grape	36" O.C.	Low
PC	5 Gal	Prunus caroliniana 'Bright n' Tight'	Carolina Cherry Laurel	48" O.C.	Low
RI	5 Gal	Rhaphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	30" O.C.	Low
RC	5 Gal	Rhamnus californica 'Eve Case'	Coffeeberry	60" O.C.	Low
PERENNIALS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WATER USE
DV	1 Gal	Dianthus 'Variegata'	Variegated Fortnight Lily	30" O.C.	Low
EG	1 Gal	Erigeron glaucus	Seaside Daisy	24" O.C.	Low
LM	1 Gal	Liriope muscari 'Big Blue'	Big Blue Lily Turf	24" O.C.	Moderate
NC	5 Gal	Nephrolepis cordifolia	Sword Fern	36" O.C.	Moderate
GRASSES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WATER USE
CH	1 Gal	Chondropetalum tectorum	Cape Rush	36" O.C.	Low
JE	1 Gal	Juncus patens 'Elk Blue'	California Gray Rush	24" O.C.	Low
LL	1 Gal	Lomandra 'Lime Tuff'	Dwarf Rush Mat	24" O.C.	Low
MR	1 Gal	Muhlenbergia capillaris	Pink Muhly Grass	42" O.C.	Low
GROUNDCOVERS AND VINES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WATER USE
DU	5 Gal	Dolichandra unguis-cati	Cat's Claw Creeper	6" O.C.	Moderate
CA	5 Gal	Clematis armandii	Evergreen Clematis	6" O.C.	Moderate
MP	1 Gal	Myoporum parvifolium 'Pink'	Pink Creeping Myoporum	48" O.C.	Low
TJ	1 Gal	Trachelospermum jasminoides	Star Jasmine	30" O.C.	Moderate
STORMWATER TREATMENT AREA					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WATER USE
AM	1 Gal	Achillea millefolium 'Island Pink'	Island Pink Yarrow	18" O.C.	Low
CT	1 Gal	Carex tumulicola	Foothill Sedge	24" O.C.	Low
CH	1 Gal	Chondropetalum tectorum	Cape Rush	36" O.C.	Low
JE	1 Gal	Juncus patens 'Elk Blue'	California Gray Rush	24" O.C.	Low

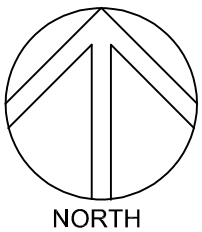
****NOTE:**
Plant quantities listed are approximate. The above plants have been selected as being representative of the overall planting design intent. This plant palette is suggested for use, but does not preclude use of other appropriate plant material. Water-conserving plants and other climate appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project.

All planted areas are to be watered with an approved automatic underground irrigation system. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with the State and Water District's water conservation ordinance.

The final construction documents will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care and pruning of the site. The maintenance contractor shall furnish all labor, equipment, materials and supervision required to properly maintain the landscaped areas in an attractive condition and as described in the project maintenance specifications.

SCALE: 1" = 20'-0"

0 10 20 40'



REVISIONS

NO.	DATE	DESCRIPTION	BY

LANDSCAPE PLANTING PLAN

JOB NO. 24-096	SHEET NO. L2.0
DATE : 06/13/2025	
DRAWN: -	
CHECKED: -	
ISSUE: PLANNING	



3 1ST FLOOR PLAN - BUILDING 1
1/8" = 1'-0"

INTERIOR FINISH NOTES

TYPICAL WALL TEXTURE
LEVEL 4 WITH SMOOTH WALL TEXTURE

TYPICAL OPEN CEILING
PROVIDE WHITE K-13 INSULATION AT UNDERSIDE OF LEVEL 2 DECK AND ROOF DECK

TYPICAL COUNTER AND MILLWORK
COUNTERTOP: QUARTZ SOLID SURFACE TOP & SPLASH
MILLWORK: PLASTIC LAMINATE BASE CABINET DOORS + BLACK MELAMINE SHELVES
PLASTIC LAMINATE UPPER CABINET SHELVES ONLY (NO DOORS)

TYPICAL BENCH (PRICE ALTERNATE)
MILLWORK: PLASTIC LAMINATE TOP AND SIDES

ELEVATOR
FLOOR: GLUE DOWN LUXURY VINYL TILE (20 MIL WEAR LAYER)
BASE: 4" COVERED RUBBER BASE
WALL: STANDARD CAB FINISHES
CEILING: STANDARD CAB FINISHES

HALLWAY, DIRECTOR'S OFFICE, LACTATION ROOM
FLOOR: GLUE DOWN LUXURY VINYL TILE (20 MIL WEAR LAYER)
BASE: 4" COVERED RUBBER BASE
WALL: SATIN SHEEN PAINT
CEILING: 10 FT HIGH 2 X 4 ACOUSTICAL CEILING TILE WITH RECESSED LED LINEAR FIXTURES

STORAGE, ELEVATOR CONTROL, AV/ELEC, ROOF ACCESS
FLOOR: SEALED CONCRETE AT LEVEL 1
FLOOR: 24" X 24" VINYL COMPOSITION TILE AT LEVEL 2
BASE: 4" COVERED RUBBER BASE
WALL: SATIN SHEEN PAINT
CEILING: OPEN CEILING WITH SUSPENDED LED LINEAR FIXTURE

KITCHEN, CULINARY CLASS, LOADING/STORAGE AREA
FLOOR: EPOXY
FLOOR: 24" X 24" VINYL COMPOSITION TILE AT LEVEL 2
BASE: 4" COVERED RUBBER BASE
WALL: SATIN SHEEN PAINT
CEILING: 10 FT HIGH WASHABLE 2 X 4 CEILING TILES WITH WET SAFE LED LIGHTS
ROLL UP DOOR: MANUAL

MAIN LOBBY, CAFETERIA, GYM LOBBY, OPEN CONGREGATION SPACE, GAME/REC AREA, GALLERY WALL/EVENT SPACE
FLOOR: GLUE DOWN LUXURY VINYL TILE (20 MIL WEAR LAYER)
BASE: 4" COVERED RUBBER BASE
WALL: SATIN SHEEN PAINT
CEILING: OPEN CEILING WITH SUSPENDED LED LINEAR FIXTURE
PRICE ALTERNATE: ARMSTRONG SOUNDSCAPE BLADES 10" X 94" X 1 3/4" THICK BLADES @ 12" O.C.

LEADERSHIP, MULTI-PURPOSE ROOM, BREAK-OUT, THERAPY, ADMIN, BOARD ROOM/STUDY HALL, DIRECTOR'S OFFICE, LACTATION ROOM
FLOOR: 24" X 24" VINYL COMPOSITION TILE
BASE: 4" COVERED RUBBER BASE
WALL: SATIN SHEEN PAINT
CEILING: OPEN CEILING WITH SUSPENDED LED LINEAR FIXTURE

STAIRS
TREADS/RISERS: RUBBER ON PLYWOOD
STRINGERS: WOOD WITH SATIN SHEEN PAINT
HANDRAILS: STAINLESS STEEL
GUARDRAILS: METAL WIRE MESH PANELS IN STAINLESS STEEL FRAME
PRICE ALTERNATE: COST EFFECTIVE SOLUTIONS THAT DO NOT ALLOW FOR CLIMBING

JANITOR
FLOOR: SEALED CONCRETE AT LEVEL 1
FLOOR: 24" X 24" VINYL COMPOSITION TILE AT LEVEL 2
BASE: 4" COVERED RUBBER BASE
WALL: SATIN SHEEN PAINT
CEILING: OPEN CEILING WITH SUSPENDED LED LINEAR FIXTURE

LEARNING STEPS (OPTION 1 AND 2)
FLOOR: RUBBER
BASE: 4" COVERED RUBBER BASE
WALL: SATIN SHEEN PAINT
CEILING: OPEN CEILING WITH SUSPENDED LED LINEAR FIXTURE
PRICE ALTERNATE: ARMSTRONG SOUNDSCAPE BLADES 10" X 94" X 1 3/4" THICK BLADES @ 12" O.C.

RESTROOMS (MULTI-STALL)
FLOOR: 2" X 2" DALTILE KEYSTONES GROUP 3 SUEDE GRAY
CUSTOM BUILDING PRODUCTS GROUT STANDARD COLOR TO MATCH TILE
5" HIGH, 1" COVERED MOSAIC & (2) ROWS OF THE FLOOR TILE
SUBWAY TILE, MATTE WHITE FINISH
CUSTOM BUILDING PRODUCTS GROUT STANDARD COLOR TO MATCH TILE
6 FT HIGH (10 FT HIGH PRICE ALT.) AT WET WALLS,
SATIN SHEEN PAINT ABOVE WET WALL AND ALL OTHER WALLS
10 FT HIGH Gypsum BOARD CEILING, LEVEL 4, FLAT SHEEN PAINT
WITH RECESSED LED DOWN LIGHTS ABOVE EACH SINK AND GENERAL LIGHTING.
PRICE ALTERNATES:
1. CONT. LINEAR LED LIGHT ABOVE STALLS
2. 8 FT HIGH X 2 FT DEEP SOFFIT ABOVE VANITY COUNTER & SINKS

CEILING:
QUARTZ SOLID SURFACE COUNTERTOP AND UNDERCOUNTER SINKS
WITH FAUCET AND SOAP DISPENSER IN STAINLESS STEEL SATIN FINISH
(MATTIE BLACK FINISH PRICE ALT.)
PLASTIC LAMINATE APRON/MILLWORK
PLASTIC LAMINATE PARTITIONS (6 FT HIGH)
PRICE ALTERNATE: PHENOLIC PARTITIONS
STAINLESS STEEL SATIN FINISH SEMI-RECESSED (FULLY RECESSED PRICE ALT.)
PAPER TOWEL DISPENSER
GARBAGE CANS (FF&E NIC)
PRICE ALTERNATE: MATTIE BLACK FINISH AT ALL ACCESSORIES,
ELECTRICAL RECEPTACLES AND LIGHT SWITCHES

ALL GENDER RESTROOM (AGRR)
FLOOR: 2" X 2" DALTILE KEYSTONES GROUP 3 SUEDE GRAY
CUSTOM BUILDING PRODUCTS GROUT STANDARD COLOR TO MATCH TILE
5" HIGH, 1" COVERED MOSAIC & (2) ROWS OF THE FLOOR TILE
SUBWAY TILE, MATTE WHITE FINISH
CUSTOM BUILDING PRODUCTS GROUT STANDARD COLOR TO MATCH TILE
6 FT HIGH (10 FT HIGH PRICE ALT.) AT WET WALLS,
SATIN SHEEN PAINT ABOVE WET WALL AND ALL OTHER WALLS
10 FT HIGH Gypsum BOARD CEILING, LEVEL 4, FLAT SHEEN PAINT
WITH RECESSED LED DOWN LIGHT ABOVE THE SINK AND GENERAL LIGHTING.
WALL MOUNT WITH STANDARD P-TRAP COVER/PROTECTOR
WITH FAUCET AND SOAP DISPENSER IN STAINLESS STEEL SATIN FINISH
(MATTIE BLACK FINISH PRICE ALT.)
PAPER TOWEL DISPENSER
GARBAGE CANS (FF&E NIC)
PRICE ALTERNATE: MATTIE BLACK FINISH AT ALL ACCESSORIES,
ELECTRICAL RECEPTACLES AND LIGHT SWITCHES

DOOR HARDWARE NOTES

PROVIDE THE FOLLOWING CYLINDRICAL LOCKSET/LATCHSET FOR THESE ROOMS:

ENTRY LOCKSET

MAIN LOBBY, GYM LOBBY, LOADING/STORAGE, STAIR 2, STUDENT LOUNGE (LEVEL 1)

STOREROOM LOCKSET

JANITOR, STORAGE, ELEVATOR CONTROL, AV/ELEC, ROOF ACCESS

CLASSROOM SECURITY LOCKSET

MULTI-PURPOSE, CAFETERIA, CULINARY CLASS, KITCHEN, LEADERSHIP, ADMIN, BOARD ROOM/STUDY HALL, TECHNOLOGY, LIBRARY/ACADEMIC SUPPORT,

PRIVACY LOCKSET

ALL GENDER RESTROOMS (AGRR), THERAPY, LACTATION

OFFICE LOCKSET

DIRECTOR'S OFFICE

PASSAGE LATCHSET

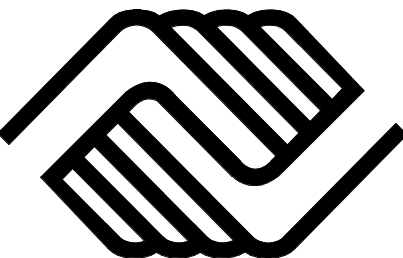
RESTROOMS (MULTI-STALL), BREAK-OUT, SOUND BOOTH, SOUND STUDIO

GENERAL NOTES FOR PRICING

- WALL HOOKS: PROVIDE PLYWOOD BACKING AS REQUIRED WHERE PLYWOOD IS NOT SHOWN IN THE WALLS FOR SHEAR (SEE STRUCTURAL DRAWINGS).
- RUN ALL THE RAIN WATER LEADERS (RWL) WITHIN THE 2x6 WOOD STUD CAVITY (BELOW THE 2ND FLOOR BEAMS), TYPICAL.
- PROVIDE FIBERGLASS BATT INSULATION IN ALL EXTERIOR WALLS AND INTERIOR WALLS. PROVIDE MINERAL WOOL ACOUSTICAL INSULATION AT THE SOUND ROOM AND SOUND BOOTH WALLS.

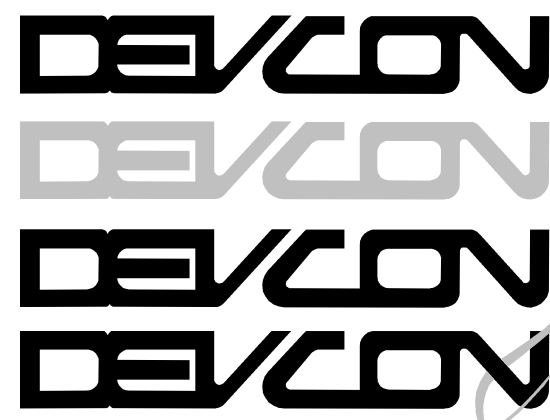
GENERAL PRICING ALTERNATES

- VINYL WALL GRAPHICS, SEE PLAN.
- LEARNING STEPS, SEE PLAN OPTIONS 1 AND 2.
- BENCHES, SEE PLAN AND INTERIOR FINISH NOTES.
- ARMSTRONG SOUNDSCAPE BLADES IN CEILING, SEE INTERIOR FINISH NOTES.
- FABRIC WRAPPED ACOUSTICAL PANELS, 2" THICK (1.10 NRC) WITH BEVELED EDGES, Z-CLIP MOUNTED
PROVIDE 12 ACOUSTICAL PANELS: (8) 2' X 8' AND (4) 2' X 6' AT THESE ROOMS:
 - MULTI-PURPOSE
 - TECHNOLOGY
 - LIBRARY
 - BOARD ROOM/STUDY HALL
 - GROUP STUDY
 - STUDENT LOUNGEPROVIDE 16 ACOUSTICAL PANELS: (10) 2' X 8' AND (6) 2' X 6' AT THESE ROOMS:
 - GAME/REC AREA
 - GALLERY WALL/EVENT SPACE
 - CAFETERIAPROVIDE 8 ACOUSTICAL PANELS: (4) 2' X 4' AND (4) 2' X 2' AT THESE ROOMS:
 - SOUND STUDIO
 - SOUND BOOTH



ORANGE PARK CLUBHOUSE
BOYS AND GIRLS CLUBS
OF THE PENINSULA

201 W ORANGE AVE. SOUTH SAN FRANCISCO, CA 94080



CONSTRUCTION
INCORPORATED

690 Gibraltar Drive
Milpitas, California 95035
(408)942-8200 Lic. #399163

FLOOR PLAN LEGEND

- INTERIOR WOOD DOOR (SINGLE)**
3'-0" X 8'-0" U.N.O.
PRIMED SOLID CORE WOOD FLUSH DOOR (SATIN SHEEN PAINT)
IN CLEAR ANODIZED ALUMINUM FRAMES
WITH SOUND DAMPENING SEALS
- INTERIOR WOOD/GLASS DOOR (SINGLE)**
BASE BID:
3'-0" X 8'-0" U.N.O.
PRIMED SOLID CORE WOOD FLUSH DOOR (SATIN SHEEN PAINT)
WITH FULL VISION LITE (1/4" THK. CLEAR TEMPERED GLASS)
IN CLEAR ANODIZED ALUMINUM FRAMES
WITH SOUND DAMPENING SEALS
CYLINDRICAL LOCKSET/LATCHSETS (SEE DOOR HARDWARE NOTES)
NO SIDELITES
ALTERNATE:
BASE BID DOOR +
24" SIDELITE (1 1/2" THK. CLEAR TEMPERED GLASS)
- INTERIOR GLASS WINDOW**
BASE BID:
5'-0" X 5'-0" U.N.O.
1/2" THK. CLEAR TEMPERED GLASS
IN CLEAR ANODIZED ALUMINUM FRAMES
3'-0" HIGH WALL SILL
ALTERNATE:
5'-0" X 8'-0" U.N.O.
1/2" THK. CLEAR TEMPERED GLASS
IN CLEAR ANODIZED ALUMINUM FRAMES
- INTERIOR WOOD/GLASS DOOR (DOUBLE)**
PAIR OF 3'-0" X 8'-0" U.N.O.
PRIMED SOLID CORE WOOD FLUSH DOOR (SATIN SHEEN PAINT)
WITH FULL VISION LITE (1/4" CLEAR TEMPERED GLASS)
IN CLEAR ANODIZED ALUMINUM FRAMES
WITH SOUND DAMPENING SEALS
CYLINDRICAL LOCKSET/LATCHSETS (SEE DOOR HARDWARE NOTES)
- KITCHENETTE**
INCLUDES SINK & SPACE FOR UNDERCOUNTER REFRIGERATOR (FF&E NIC)
NO GARBAGE DISPOSAL AND NO DISHWASHER.
PROVIDE COPPER WATERLINE FOR COFFEE MAKER.
SEE FINISH NOTES FOR COUNTER AND MILLWORK FINISH.
FUTURE FREE STANDING TRASH BIN (FF&E NIC)
- DRINKING FOUNTAIN WITH BOTTLE FILLING STATION**
ELKAY EZWIS-ERPM28K OR APPROVED EQUAL
- FUTURE FREE STANDING FOCUS ROOM/BOOTH (FF&E NIC)**
"ROOM" OR APPROVED EQUAL
PRICE ALTERNATE: INFRASTRUCTURE FOR
POWER, DATA AND VENTILATION
- BIKE RACK**
CUSTOM DESIGN BY DERO OR APPROVED EQUAL
SEE LANDSCAPE SHEET LL.0 FOR PROPOSED DESIGN

GENERAL NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS. VARIATIONS THEREOF FROM THE DRAWINGS MUST BE REPORTED TO THE ARCHITECT. DETAILS INDICATED ON THE DRAWINGS ARE REPRESENTATIVE AND TYPICAL. ALL ATTACHMENTS AND CONNECTIONS SHALL CONFORM TO BEST PRACTICE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

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REVISIONS

NO.	DATE	DESCRIPTION	BY

BUILDING 1 1ST FLOOR PLAN

JOB NO.	24-096	SHEET NO.
DATE:	6/12/2025	A2.21
DRAWN:	JHA/MC	
CHECKED:	MN	
ISSUE:	PLANNING	

DOOR HARDWARE NOTES

PROVIDE THE FOLLOWING CYLINDRICAL LOCKSET/LATCHSET FOR THESE ROOMS:

ENTRY LOCKSET

MAIN LOBBY, GYM LOBBY, LOADING/STORAGE, STAIR 2, STUDENT LOUNGE (LEVEL 1)

STOREROOM LOCKSET

JANITOR, STORAGE, ELEVATOR CONTROL, AV/ELEC, ROOF ACCESS

CLASSROOM SECURITY LOCKSET

MULTI-PURPOSE, CAFETERIA, CULINARY CLASS, KITCHEN, LEADERSHIP, ADMIN, BOARD ROOM/STUDY HALL, TECHNOLOGY, LIBRARY/ACADEMIC SUPPORT,

PRIVACY LOCKSET

ALL GENDER RESTROOMS (AGRR), THERAPY, LACTATION

OFFICE LOCKSET

DIRECTOR'S OFFICE

PASSAGE LATCHSET

RESTROOMS (MULTI-STALL), BREAK-OUT, SOUND BOOTH, SOUND STUDIO

GENERAL NOTES FOR PRICING

- WALL HOOKS: PROVIDE PLYWOOD BACKING AS REQUIRED WHERE PLYWOOD IS NOT SHOWN IN THE WALLS FOR SHEAR (SEE STRUCTURAL DRAWINGS).
- RUN ALL THE RAIN WATER LEADERS (RWL) WITHIN THE 2x6 WOOD STUD CAVITY (BELOW THE 2ND FLOOR BEAMS), TYPICAL.
- PROVIDE FIBERGLASS BATT INSULATION IN ALL EXTERIOR WALLS AND INTERIOR WALLS. PROVIDE MINERAL WOOL ACOUSTICAL INSULATION AT THE SOUND ROOM AND SOUND BOOTH WALLS.

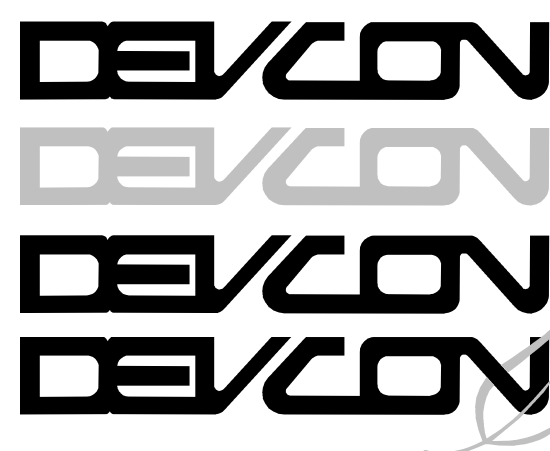
GENERAL PRICING ALTERNATES

- VINYL WALL GRAPHICS, SEE PLAN.
 - LEARNING STEPS, SEE PLAN OPTIONS 1 AND 2.
 - BENCHES, SEE PLAN AND INTERIOR FINISH NOTES.
 - ARMSTRONG SOUNDSCAPE BLADES IN CEILING, SEE INTERIOR FINISH NOTES.
 - FABRIC WRAPPED ACOUSTICAL PANELS, 2" THICK (1.10 NRC) WITH BEVELED EDGES, Z-CLIP MOUNTED
- PROVIDE 12 ACOUSTICAL PANELS: (8) 2' X 8' AND (4) 2' X 6' AT THESE ROOMS:
- MULTI-PURPOSE
 - TECHNOLOGY
 - LIBRARY
 - BOARD ROOM/STUDY HALL
 - GROUP STUDY
 - STUDENT LOUNGE
- PROVIDE 16 ACOUSTICAL PANELS: (10) 2' X 8' AND (6) 2' X 6' AT THESE ROOMS:
- OPEN CONGREGATION SPACE
 - GAME/REC AREA
 - GALLERY WALL/EVENT SPACE
 - CAFETERIA
- PROVIDE 8 ACOUSTICAL PANELS: (4) 2' X 4' AND (4) 2' X 2' AT THESE ROOMS:
- SOUND STUDIO
 - SOUND BOOTH



ORANGE PARK CLUBHOUSE BOYS AND GIRLS CLUBS OF THE PENINSULA

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Milpitas, California 95035
(408)942-8200 Lic. #399163

FLOOR PLAN LEGEND

- INTERIOR WOOD DOOR (SINGLE)**
3'-0" X 8'-0" U.N.O.
PRIMED SOLID CORE WOOD FLUSH DOOR (SATIN SHEEN PAINT)
IN CLEAR ANODIZED ALUMINUM FRAMES
WITH SOUND DAMPENING SEALS
- INTERIOR WOOD/GLASS DOOR (SINGLE)**
BASE BID:
3'-0" X 8'-0" U.N.O.
PRIMED SOLID CORE WOOD FLUSH DOOR (SATIN SHEEN PAINT)
WITH FULL VISION LITE (1/4" THK. CLEAR TEMPERED GLASS)
IN CLEAR ANODIZED ALUMINUM FRAMES
WITH SOUND DAMPENING SEALS
CYLINDRICAL LOCKSET/LATCHSETS (SEE DOOR HARDWARE NOTES)
NO SIDELITES
ALTERNATE:
BASE BID DOOR +
24" SIDELITE (1/2" THK. CLEAR TEMPERED GLASS)
- INTERIOR GLASS WINDOW**
BASE BID:
5'-0" X 5'-0" U.N.O.
1/2" THK. CLEAR TEMPERED GLASS
IN CLEAR ANODIZED ALUMINUM FRAMES
3'-0" HIGH WALL SILL
ALTERNATE:
5'-0" X 8'-0" U.N.O.
1/2" THK. CLEAR TEMPERED GLASS
IN CLEAR ANODIZED ALUMINUM FRAMES
- INTERIOR WOOD/GLASS DOOR (DOUBLE)**
PAIR OF 3'-0" X 8'-0" U.N.O.
PRIMED SOLID CORE WOOD FLUSH DOOR (SATIN SHEEN PAINT)
WITH FULL VISION LITE (1/4" CLEAR TEMPERED GLASS)
IN CLEAR ANODIZED ALUMINUM FRAMES
WITH SOUND DAMPENING SEALS
CYLINDRICAL LOCKSET/LATCHSETS (SEE DOOR HARDWARE NOTES)
- KITCHENETTE**
INCLUDES SINK & SPACE FOR UNDERCOUNTER REFRIGERATOR (FF&E NIC)
NO GARBAGE DISPOSAL AND NO DISHWASHER.
PROVIDE COPPER WATERLINE FOR COFFEE MAKER.
SEE FINISH NOTES FOR COUNTER AND MILLWORK FINISH.
FUTURE FREE STANDING TRASH BIN (FF&E NIC)
- DRINKING FOUNTAIN WITH BOTTLE FILLING STATION**
ELKAY EZWS-ERPBM2BK OR APPROVED EQUAL
- FUTURE FREE STANDING FOCUS ROOM/BOOTH (FF&E NIC)**
FOCUS RM.
'ROOM' OR APPROVED EQUAL
PRICE ALTERNATE: INFRASTRUCTURE FOR
POWER, DATA AND VENTILATION
- BIKE RACK**
6'-0" X 2'-0" X 2'-0"
BIKE RACK
CUSTOM DESIGN BY DERO OR APPROVED EQUAL
SEE LANDSCAPE SHEET LL.0 FOR PROPOSED DESIGN

GENERAL NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS. VARIATIONS THEREOF FROM THE DRAWINGS MUST BE REPORTED TO THE ARCHITECT. DETAILS INDICATED ON THE DRAWINGS ARE REPRESENTATIVE AND TYPICAL. ALL ATTACHMENTS AND CONNECTIONS SHALL CONFORM TO BEST PRACTICE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

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REVISIONS

NO.	DATE	DESCRIPTION	BY

BUILDING 1 2ND FLOOR PLAN

JOB NO.	24-096	SHEET NO.
DATE:	2/21/2025	A2.22
DRAWN:	JHA/MC	
CHECKED:	MN	
ISSUE:	PLANNING	



1 2ND FLOOR PLAN - BUILDING 1 1/8" = 1'-0"

INTERIOR FINISH NOTES

TYPICAL WALL TEXTURE

LEVEL 4 WITH SMOOTH WALL TEXTURE

TYPICAL OPEN CEILING

PROVIDE WHITE K-13 INSULATION AT UNDERSIDE OF LEVEL 2 DECK AND ROOF DECK

TYPICAL COUNTER AND MILLWORK

COUNTERTOP: QUARTZ SOLID SURFACE TOP & SPLASH
BASE: PLASTIC LAMINATE BASE CABINET DOORS + BLACK MELAMINE SHELVES
MILLWORK: PLASTIC LAMINATE UPPER CABINET SHELVES ONLY (NO DOORS)

TYPICAL BENCH (PRICE ALTERNATE)

MILLWORK: PLASTIC LAMINATE TOP AND SIDES

ELEVATOR

FLOOR: GLUE DOWN LUXURY VINYL TILE (20 MIL WEAR LAYER)
BASE: 4" COVERED RUBBER BASE
WALL: STANDARD CAB FINISHES
CEILING: STANDARD CAB FINISHES

HALLWAY, DIRECTOR'S OFFICE, LACTATION ROOM

FLOOR: GLUE DOWN LUXURY VINYL TILE (20 MIL WEAR LAYER)
BASE: 4" COVERED RUBBER BASE
WALL: SATIN SHEEN PAINT
CEILING: 10 FT HIGH 2 X 4 ACOUSTICAL CEILING TILE WITH RECESSED LED LINEAR FIXTURES

STORAGE, ELEVATOR CONTROL, AV/ELEC, ROOF ACCESS

FLOOR: SEALED CONCRETE AT LEVEL 1
WALL: 24" X 24" VINYL COMPOSITION TILE AT LEVEL 2
BASE: 4" COVERED RUBBER BASE
WALL: SATIN SHEEN PAINT
CEILING: OPEN CEILING WITH SUSPENDED LED LINEAR FIXTURE

KITCHEN, CULINARY CLASS, LOADING/STORAGE AREA

FLOOR: EPOXY
BASE: 6" SELF-COVING EPOXY BASE
WALL: SMOOTH WHITE FRP (8 FT HIGH) WITH SATIN SHEEN PAINT ABOVE
CEILING: 10 FT HIGH WASHABLE 2 X 4 CEILING TILES WITH WET SAFE LED LIGHTS
ROLL UP DOOR: MANUAL

MAIN LOBBY, CAFETERIA, GYM LOBBY,

OPEN CONGREGATION SPACE, GAME/REC AREA, GALLERY WALL/EVENT SPACE

FLOOR: GLUE DOWN LUXURY VINYL TILE (20 MIL WEAR LAYER)
BASE: 4" COVERED RUBBER BASE
WALL: SATIN SHEEN PAINT
CEILING: OPEN CEILING WITH SUSPENDED LED LINEAR FIXTURE
PRICE ALTERNATE: ARMSTRONG SOUNDSCAPE BLADES
10" X 94" X 1 3/4" THICK BLADES @ 12" O.C.

LEADERSHIP, MULTI-PURPOSE ROOM, BREAK-OUT, THERAPY, ADMIN, BOARD ROOM/STUDY HALL, DIRECTOR'S OFFICE, LACTATION ROOM

FLOOR: 24" X 24" VINYL COMPOSITION TILE
BASE: 4" COVERED RUBBER BASE
WALL: SATIN SHEEN PAINT
CEILING: OPEN CEILING WITH SUSPENDED LED LINEAR FIXTURE

STAIRS

TREADS/RISERS: RUBBER ON PLYWOOD
STRINGERS: WOOD WITH SATIN SHEEN PAINT
HANDRAILS: STAINLESS STEEL
GUARDRAILS: METAL WIRE MESH PANELS IN STAINLESS STEEL FRAME
PRICE ALTERNATE: COST EFFECTIVE SOLUTIONS THAT DO NOT ALLOW FOR CLIMBING

JANITOR

FLOOR: SEALED CONCRETE AT LEVEL 1
WALL: 24" X 24" VINYL COMPOSITION TILE AT LEVEL 2
BASE: 4" COVERED RUBBER BASE
WALL: SMOOTH WHITE FRP (8 FT HIGH) WITH SATIN SHEEN PAINT ABOVE
CEILING: OPEN CEILING WITH SUSPENDED LED LINEAR FIXTURE

LEARNING STEPS (OPTION 1 AND 2)

FLOOR: RUBBER
BASE: 4" COVERED RUBBER BASE
WALL: SATIN SHEEN PAINT
CEILING: OPEN CEILING WITH SUSPENDED LED LINEAR FIXTURE
PRICE ALTERNATE: ARMSTRONG SOUNDSCAPE BLADES
10" X 94" X 1 3/4" THICK BLADES @ 12" O.C.

RESTROOMS (MULTI-STALL)

FLOOR: 2" X 2" DALTILE KEYSTONES GROUP 3 SUEDE GRAY
CUSTOM BUILDING PRODUCTS GROUT STANDARD COLOR TO MATCH TILE
BASE: 5" HIGH, 1" COVERED MOSAIC & (2) ROWS OF THE FLOOR TILE
WALL: SUBWAY TILE, MATTE WHITE FINISH
CUSTOM BUILDING PRODUCTS GROUT STANDARD COLOR TO MATCH TILE
6 FT HIGH (10 FT HIGH PRICE ALT.) AT WET WALLS,
SATIN SHEEN PAINT ABOVE WET WALL AND ALL OTHER WALLS
10 FT HIGH GYPSUM BOARD CEILING, LEVEL 4, FLAT SHEEN PAINT
WITH RECESSED LED DOWN LIGHTS ABOVE EACH SINK AND GENERAL LIGHTING.
PRICE ALTERNATES:
1. CONT. LINEAR LED LIGHT ABOVE STALLS
2. 8 FT HIGH X 2 FT DEEP SOFFIT ABOVE VANITY COUNTER & SINKS

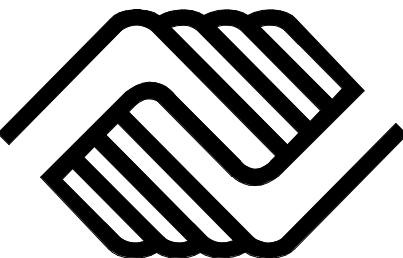
COUNTER: QUARTZ SOLID SURFACE COUNTERTOP AND UNDERCOUNTER SINKS
WITH FAUCET AND SOAP DISPENSER IN STAINLESS STEEL SATIN FINISH
(MATTE BLACK FINISH PRICE ALT.)
PARTITIONS: PLASTIC LAMINATE APRON/MILLWORK
PLASTIC LAMINATE PARTITIONS (6 FT HIGH)
PRICE ALTERNATE: PHENOLIC PARTITIONS

ACCESSORIES: STAINLESS STEEL SATIN FINISH SEMI-RECESSED (FULLY RECESSED PRICE ALT.)
PAPER TOWEL DISPENSER
GARBAGE CANS (FF&E NIC)
PRICE ALTERNATE: MATTE BLACK FINISH AT ALL ACCESSORIES,
ELECTRICAL RECEPTACLES AND LIGHT SWITCHES

ALL GENDER RESTROOM (AGRR)

FLOOR: 2" X 2" DALTILE KEYSTONES GROUP 3 SUEDE GRAY
CUSTOM BUILDING PRODUCTS GROUT STANDARD COLOR TO MATCH TILE
BASE: 5" HIGH, 1" COVERED MOSAIC & (2) ROWS OF THE FLOOR TILE
WALL: SUBWAY TILE, MATTE WHITE FINISH
CUSTOM BUILDING PRODUCTS GROUT STANDARD COLOR TO MATCH TILE
6 FT HIGH (10 FT HIGH PRICE ALT.) AT WET WALLS,
SATIN SHEEN PAINT ABOVE WET WALL AND ALL OTHER WALLS
10 FT HIGH GYPSUM BOARD CEILING, LEVEL 4, FLAT SHEEN PAINT
WITH RECESSED LED DOWN LIGHT ABOVE THE SINK AND GENERAL LIGHTING.
WALL MOUNT WITH STANDARD P-TRAP COVER/PROTECTOR
WITH FAUCET AND SOAP DISPENSER IN STAINLESS STEEL SATIN FINISH
(MATTE BLACK FINISH PRICE ALT.)

ACCESSORIES: STAINLESS STEEL SATIN FINISH SEMI-RECESSED (FULLY RECESSED PRICE ALT.)
PAPER TOWEL DISPENSER
GARBAGE CANS (FF&E NIC)
PRICE ALTERNATE: MATTE BLACK FINISH AT ALL ACCESSORIES,
ELECTRICAL RECEPTACLES AND LIGHT SWITCHES



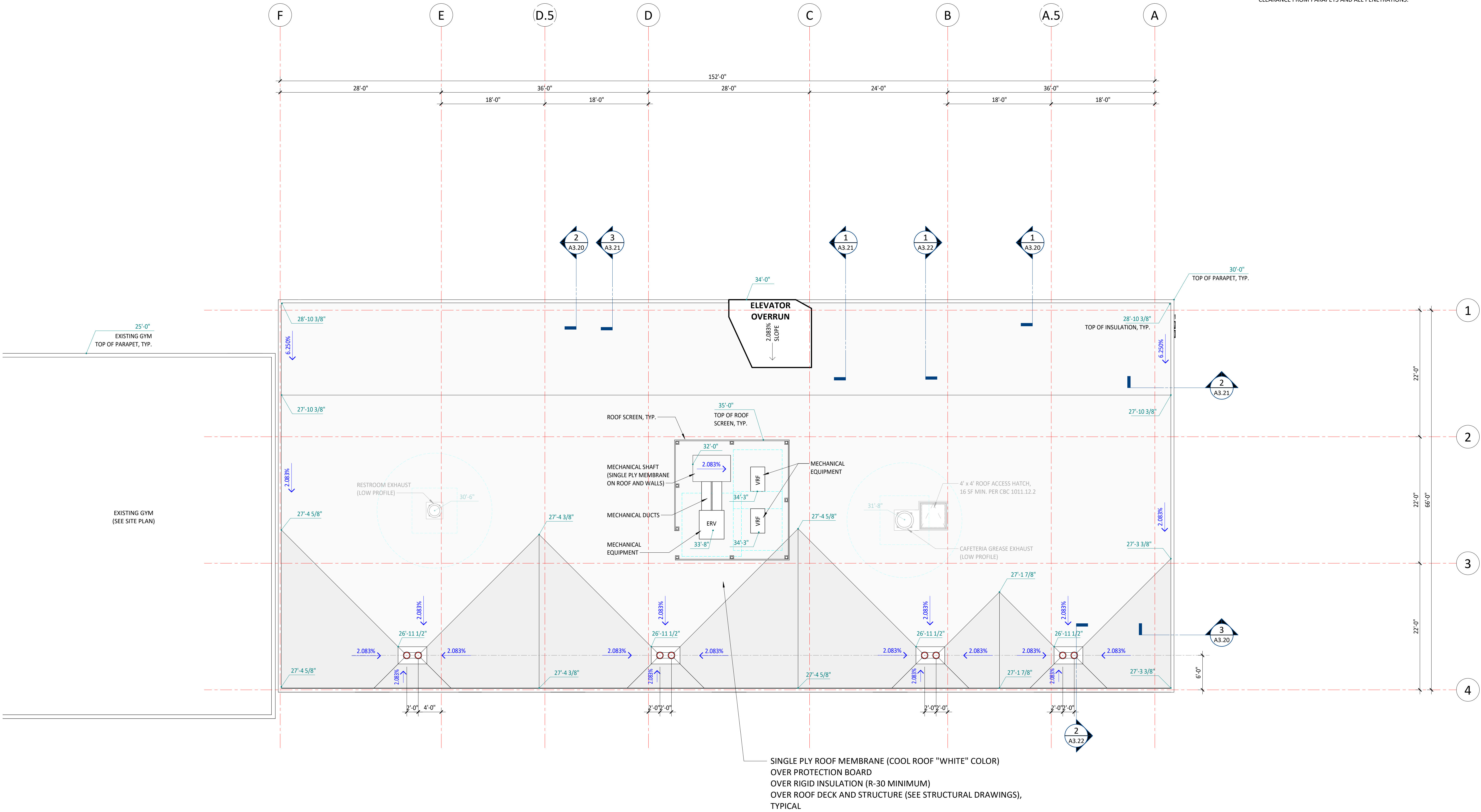
ORANGE AVENUE CLUBHOUSE
BOYS AND GIRLS CLUBS
OF THE PENINSULA

201 W ORANGE AVE., SOUTH SAN FRANCISCO, CA 94080



ROOF PLAN GENERAL NOTES

1. ALL DIMENSIONS SHOWN ON ARCHITECTURAL PLANS ARE MEASURED TO CENTERLINE OF METAL STUD (CL), UNLESS OTHERWISE NOTED OR INDICATED.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS AND ELEVATIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALE DIMENSIONS. INFORM THE ARCHITECT OF ANY DISCREPANCIES.
3. DIMENSIONS MARKED +/- ARE FLEXIBLE AND CAN CHANGE AS REQUIRED TO FIT. DIMENSIONS NOT SO MARKED SHALL TAKE PRECEDENCE OVER +/- DIMENSIONS.
4. PROVIDE THROUGH-MEMBER PENETRATION PROTECTION AT FIRE RATED WALLS, FLOOR-CEILING AND ROOF ASSEMBLIES.
5. SEE ENLARGED PLANS FOR WALL TYPES, TYPICAL DIMENSIONS AND FINISHES.
6. LOCATE ROOF VENTS AT MINIMUM DISTANCES FROM MECHANICAL INTAKES & EXHAUSTS AS REQUIRED PER CA TITLE 24. ALSO REFER TO MECHANICAL DRAWINGS.
7. LOCATE ROOF VENTS TO MAXIMIZE DISTANCES FROM MECHANICAL FANS & OTHER NOISE-GENERATING EQUIPMENT SO THAT MAXIMUM INTERIOR NOISE LEVELS PER ACOUSTICAL REPORT ARE NOT EXCEEDED.
8. PLACE WALKWAY PADS PER DETAIL XXXX.
9. PROVIDE CRICKETS AT HIGH SIDE OF ALL PENETRATIONS GREATER THAN 18" IN WIDTH; SEE PLANS FOR ADDITIONAL LOCATIONS.
10. MINIMUM CLEARANCE BETWEEN PENETRATIONS PER MFG RECOMMENDATIONS, AND MINIMUM 18" CLEARANCE FROM PARAPETS AND ALL PENETRATIONS.



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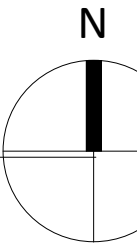
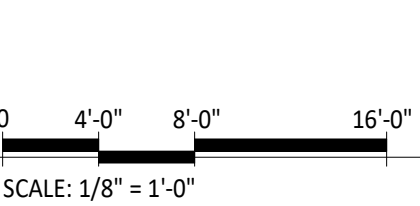
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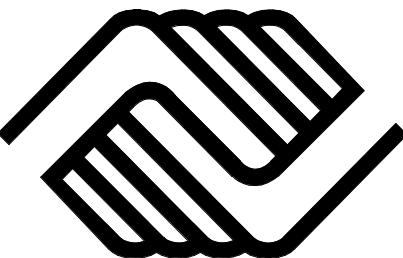
NO.	DATE	DESCRIPTION	BY

BUILDING 1 ROOF PLAN

JOB NO. 24-096	SHEET NO. A2.23
DATE: 4/22/2025	
DRAWN: JHA/MC	
CHECKED: MN	
ISSUE: PLANNING	

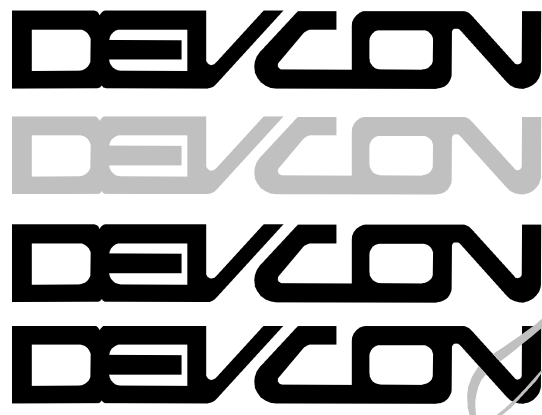
1 ROOF PLAN - BUILDING 1
1/8" = 1'-0"





ORANGE PARK CLUBHOUSE
BOYS AND GIRLS CLUBS
OF THE PENINSULA

201 W ORANGE AVE. SOUTH SAN FRANCISCO, CA 94080



CONSTRUCTION
INCORPORATED

690 Gibraltar Drive
Millipitas, California 95035
(408)942-8200 Lic. #399163

FLOOR PLAN LEGEND

- INTERIOR WOOD DOOR (SINGLE)**
3'-0" X 8'-0" U.N.O.
PRIMED SOLID CORE WOOD FLUSH DOOR (SATIN SHEEN PAINT)
IN CLEAR ANODIZED ALUMINUM FRAMES
WITH SOUND DAMPENING SEALS
- INTERIOR WOOD/GLASS DOOR (SINGLE)**
BASE BID:
3'-0" X 8'-0" U.N.O.
PRIMED SOLID CORE WOOD FLUSH DOOR (SATIN SHEEN PAINT)
WITH FULL VISION LITE (1/4" THK. CLEAR TEMPERED GLASS)
IN CLEAR ANODIZED ALUMINUM FRAMES
WITH SOUND DAMPENING SEALS
CYLINDRICAL LOCKSET/LATCHSETS (SEE DOOR HARDWARE NOTES)
NO SIDELITES
ALTERNATE:
BASE BID DOOR +
24" SIDELITE (1 1/2" THK. CLEAR TEMPERED GLASS)
- INTERIOR GLASS WINDOW**
BASE BID:
5'-0" X 5'-0" U.N.O.
1/2" THK. CLEAR TEMPERED GLASS
IN CLEAR ANODIZED ALUMINUM FRAMES
3'-0" HIGH WALL SILL
ALTERNATE:
5'-0" X 8'-0" U.N.O.
1/2" THK. CLEAR TEMPERED GLASS
IN CLEAR ANODIZED ALUMINUM FRAMES
- INTERIOR WOOD/GLASS DOOR (DOUBLE)**
PAIR OF 3'-0" X 8'-0" U.N.O.
PRIMED SOLID CORE WOOD FLUSH DOOR (SATIN SHEEN PAINT)
WITH FULL VISION LITE (1/4" CLEAR TEMPERED GLASS)
IN CLEAR ANODIZED ALUMINUM FRAMES
WITH SOUND DAMPENING SEALS
CYLINDRICAL LOCKSET/LATCHSETS (SEE DOOR HARDWARE NOTES)
- KITCHENETTE**
INCLUDES SINK & SPACE FOR UNDERCOUNTER REFRIGERATOR (FF&E NIC)
NO GARBAGE DISPOSAL AND NO DISHWASHER.
PROVIDE COPPER WATERLINE FOR COFFEE MAKER.
FUTURE FREE STANDING TRASH BIN (FF&E NIC)
- DRINKING FOUNTAIN WITH BOTTLE FILLING STATION**
ELKAY EZWS-ERPBZBK OR APPROVED EQUAL
- FUTURE FREE STANDING FOCUS ROOM/BOOTH (FF&E NIC)**
"ROOM" OR APPROVED EQUAL
PRICE ALTERNATE: INFRASTRUCTURE FOR
POWER, DATA AND VENTILATION
- BIKE RACK**
CUSTOM DESIGN BY DERO OR APPROVED EQUAL
SEE LANDSCAPE SHEET LL.0 FOR PROPOSED DESIGN

GENERAL NOTES:
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REVISIONS

NO.	DATE	DESCRIPTION	BY

BUILDING 3 1ST FLOOR PLAN

JOB NO.	24-096	SHEET NO.
DATE:	2/21/2025	A2.24
DRAWN:	JHA/MC	
CHECKED:	MN	
ISSUE:	PLANNING	

DOOR HARDWARE NOTES

PROVIDE THE FOLLOWING CYLINDRICAL LOCKSET/LATCHSET FOR THESE ROOMS:

ENTRY LOCKSET

MAIN LOBBY, GYM LOBBY, LOADING/STORAGE, STAIR 2, STUDENT LOUNGE (LEVEL 1)

STOREROOM LOCKSET

JANITOR, STORAGE, ELEVATOR CONTROL, AV/ELEC, ROOF ACCESS

CLASSROOM SECURITY LOCKSET

MULTI-PURPOSE, CAFETERIA, CULINARY CLASS, KITCHEN, LEADERSHIP, ADMIN, BOARD ROOM/STUDY HALL, TECHNOLOGY, LIBRARY/ACADEMIC SUPPORT,

PRIVACY LOCKSET

ALL GENDER RESTROOMS (AGRR), THERAPY, LACTATION

OFFICE LOCKSET

DIRECTOR'S OFFICE

PASSAGE LATCHSET

RESTROOMS (MULTI-STALL), BREAK-OUT, SOUND BOOTH, SOUND STUDIO

GENERAL NOTES FOR PRICING

- WALL HOOKS: PROVIDE PLYWOOD BACKING AS REQUIRED WHERE PLYWOOD IS NOT SHOWN IN THE WALLS FOR SHEAR (SEE STRUCTURAL DRAWINGS).
- RUN ALL THE RAIN WATER LEADERS (RWL) WITHIN THE 2x6 WOOD STUD CAVITY (BELOW THE 2ND FLOOR BEAMS), TYPICAL.
- PROVIDE FIBERGLASS BATT INSULATION IN ALL EXTERIOR WALLS AND INTERIOR WALLS. PROVIDE MINERAL WOOL ACOUSTICAL INSULATION AT THE SOUND ROOM AND SOUND BOOTH WALLS.

GENERAL PRICING ALTERNATES

- VINYL WALL GRAPHICS, SEE PLAN.
- LEARNING STEPS, SEE PLAN OPTIONS 1 AND 2.
- BENCHES, SEE PLAN AND INTERIOR FINISH NOTES.
- ARMSTRONG SOUNDSCAPE BLADES IN CEILING, SEE INTERIOR FINISH NOTES.
- FABRIC WRAPPED ACOUSTICAL PANELS, 2" THICK (1.10 NRC) WITH BEVELED EDGES, Z-CLIP MOUNTED
PROVIDE 12 ACOUSTICAL PANELS: (8) 2' X 8' AND (4) 2' X 6' AT THESE ROOMS:
 - MULTI-PURPOSE
 - TECHNOLOGY
 - LIBRARY
 - BOARD ROOM/STUDY HALL
 - GROUP STUDY
 - STUDENT LOUNGEPROVIDE 16 ACOUSTICAL PANELS: (10) 2' X 8' AND (6) 2' X 6' AT THESE ROOMS:
 - OPEN CONGREGATION SPACE
 - GAME/REC AREA
 - GALLERY WALL/EVENT SPACE
 - CAFETERIAPROVIDE 8 ACOUSTICAL PANELS: (4) 2' X 4' AND (4) 2' X 2' AT THESE ROOMS:
 - SOUND STUDIO
 - SOUND BOOTH



1 1ST FLOOR PLAN - BUILDING 3
1/8" = 1'-0"

INTERIOR FINISH NOTES

TYPICAL WALL TEXTURE

LEVEL 4 WITH SMOOTH WALL TEXTURE

TYPICAL OPEN CEILING

PROVIDE WHITE K-13 INSULATION AT UNDERSIDE OF LEVEL 2 DECK AND ROOF DECK

TYPICAL COUNTER AND MILLWORK

COUNTERTOP: QUARTZ SOLID SURFACE TOP & SPLASH
MILLWORK: PLASTIC LAMINATE BASE CABINET DOORS + BLACK MELAMINE SHELVES
PLASTIC LAMINATE UPPER CABINET SHELVES ONLY (NO DOORS)

TYPICAL BENCH (PRICE ALTERNATE)

MILLWORK: PLASTIC LAMINATE TOP AND SIDES

ELEVATOR

FLOOR: GLUE DOWN LUXURY VINYL TILE (20 MIL WEAR LAYER)
BASE: 4" COVERED RUBBER BASE
WALL: STANDARD CAB FINISHES
CEILING: STANDARD CAB FINISHES

HALLWAY

FLOOR: GLUE DOWN LUXURY VINYL TILE (20 MIL WEAR LAYER)
BASE: 4" COVERED RUBBER BASE
WALL: SATIN SHEEN PAINT
CEILING: 10 FT HIGH 2 X 4 ACOUSTICAL CEILING TILE WITH RECESSED LED LINEAR FIXTURES

STORAGE, ELEVATOR CONTROL, AV/ELEC, ROOF ACCESS

FLOOR: SEALED CONCRETE AT LEVEL 1
24" X 24" VINYL COMPOSITION TILE AT LEVEL 2
BASE: 4" COVERED RUBBER BASE
WALL: SATIN SHEEN PAINT
CEILING: OPEN CEILING WITH SUSPENDED LED LINEAR FIXTURE

MAIN LOBBY, STUDENT LOUNGE, GROUP STUDY

FLOOR: GLUE DOWN LUXURY VINYL TILE (20 MIL WEAR LAYER)
BASE: 4" COVERED RUBBER BASE
WALL: SATIN SHEEN PAINT
CEILING: OPEN CEILING WITH SUSPENDED LED LINEAR FIXTURE
PRICE ALTERNATE: ARMSTRONG SOUNDSCAPE BLADES
10" X 94" X 1 3/4" THICK BLADES @ 12" O.C.

TECHNOLOGY ROOM

FLOOR: 24" X 24" VINYL COMPOSITION TILE AT LEVEL 2
BASE: 4" COVERED RUBBER BASE
WALL: SATIN SHEEN PAINT
CEILING: OPEN CEILING WITH SUSPENDED LED LINEAR FIXTURE

LEADERSHIP, MULTI-PURPOSE ROOM, THERAPY,

HIGH SCHOOL LIBRARY, ACADEMIC SUPPORT

FLOOR: 24" X 24" VINYL COMPOSITION TILE
BASE: 4" COVERED RUBBER BASE
WALL: SATIN SHEEN PAINT
CEILING: OPEN CEILING WITH SUSPENDED LED LINEAR FIXTURE

STAIRS

TREADS/RISERS: RUBBER ON PLYWOOD
STRINGERS: WOOD WITH SATIN SHEEN PAINT
HANDRAILS: STAINLESS STEEL
GUARDRAILS: METAL WIRE MESH PANELS IN STAINLESS STEEL FRAME
PRICE ALTERNATE: COST EFFECTIVE SOLUTIONS THAT DO NOT ALLOW FOR CLIMBING

JANITOR

FLOOR: SEALED CONCRETE AT LEVEL 1
24" X 24" VINYL COMPOSITION TILE AT LEVEL 2
BASE: 4" COVERED RUBBER BASE
WALL: SMOOTH WHITE FRP (8 FT HIGH) WITH SATIN SHEEN PAINT ABOVE
CEILING: OPEN CEILING WITH SUSPENDED LED LINEAR FIXTURE

RESTROOMS (MULTI-STALL)

FLOOR: 2" X 2" DALTILE KEYSTONES GROUP 3 SUEDE GRAY
CUSTOM BUILDING PRODUCTS GROUT STANDARD COLOR TO MATCH TILE
5" HIGH: 1" COVERED MOSAIC & (2) ROWS OF THE FLOOR TILE
SUBWAY TILE, MATTE WHITE FINISH
CUSTOM BUILDING PRODUCTS GROUT STANDARD COLOR TO MATCH TILE
6 FT HIGH (10 FT HIGH PRICE ALT.) AT WET WALLS,
SATIN SHEEN PAINT ABOVE WET WALL AND ALL OTHER WALLS
10 FT HIGH GYPSUM BOARD CEILING, LEVEL 4, FLAT SHEEN PAINT
WITH RECESSED LED DOWN LIGHTS ABOVE EACH SINK AND GENERAL LIGHTING.
PRICE ALTERNATES:
1. CONT. LINEAR LED LIGHT ABOVE STALLS
2. 8 FT HIGH X 2 FT DEEP SOFFIT ABOVE VANITY COUNTER & SINKS
(MATTIE BLACK FINISH PRICE ALT.)
COUNTER: QUARTZ SOLID SURFACE COUNTERTOP AND UNDERCOUNTER SINKS
WITH FAUCET AND SOAP DISPENSER IN STAINLESS STEEL SATIN FINISH
(MATTIE BLACK FINISH PRICE ALT.)
PARTITIONS: PLASTIC LAMINATE PARTITIONS (6 FT HIGH)
PRICE ALTERNATE: PHENOLIC PARTITIONS
ACCESSORIES: STAINLESS STEEL SATIN FINISH SEMI-RECESSED (FULLY RECESSED PRICE ALT.)
PAPER TOWEL DISPENSER
GARBAGE CANS (FF&E NIC)
PRICE ALTERNATE: MATTIE BLACK FINISH AT ALL ACCESSORIES,
ELECTRICAL RECEPTACLES AND LIGHT SWITCHES

ALL GENDER RESTROOM (AGRR)

FLOOR: 2" X 2" DALTILE KEYSTONES GROUP 3 SUEDE GRAY
CUSTOM BUILDING PRODUCTS GROUT STANDARD COLOR TO MATCH TILE
5" HIGH: 1" COVERED MOSAIC & (2) ROWS OF THE FLOOR TILE
SUBWAY TILE, MATTE WHITE FINISH
CUSTOM BUILDING PRODUCTS GROUT STANDARD COLOR TO MATCH TILE
6 FT HIGH (10 FT HIGH PRICE ALT.) AT WET WALLS,
SATIN SHEEN PAINT ABOVE WET WALL AND ALL OTHER WALLS
10 FT HIGH GYPSUM BOARD CEILING, LEVEL 4, FLAT SHEEN PAINT
WITH RECESSED LED DOWN LIGHT ABOVE THE SINK AND GENERAL LIGHTING.
WALL MOUNT WITH STANDARD P-TRAP COVER/PROTECTOR
WITH FAUCET AND SOAP DISPENSER IN STAINLESS STEEL SATIN FINISH
(MATTIE BLACK FINISH PRICE ALT.)
ACCESSORIES: STAINLESS STEEL SATIN FINISH SEMI-RECESSED (FULLY RECESSED PRICE ALT.)
PAPER TOWEL DISPENSER
GARBAGE CANS (FF&E NIC)
PRICE ALTERNATE: MATTIE BLACK FINISH AT ALL ACCESSORIES,
ELECTRICAL RECEPTACLES AND LIGHT SWITCHES

DOOR HARDWARE NOTES

- PROVIDE THE FOLLOWING CYLINDRICAL LOCKSET/LATCHSET FOR THESE ROOMS:
- ENTRY LOCKSET**
MAIN LOBBY, GYM LOBBY, LOADING/STORAGE, STAIR 2, STUDENT LOUNGE (LEVEL 1)
- STOREROOM LOCKSET**
JANITOR, STORAGE, ELEVATOR CONTROL, AV/ELEC, ROOF ACCESS
- CLASSROOM SECURITY LOCKSET**
MULTI-PURPOSE, CAFETERIA, CULINARY CLASS, KITCHEN, LEADERSHIP, ADMIN, BOARD ROOM/STUDY HALL, TECHNOLOGY, LIBRARY/ACADEMIC SUPPORT,
- PRIVACY LOCKSET**
ALL GENDER RESTROOMS (AGRR), THERAPY, LACTATION
- OFFICE LOCKSET**
DIRECTOR'S OFFICE
- PASSAGE LATCHSET**
RESTROOMS (MULTI-STALL), BREAK-OUT, SOUND BOOTH, SOUND STUDIO

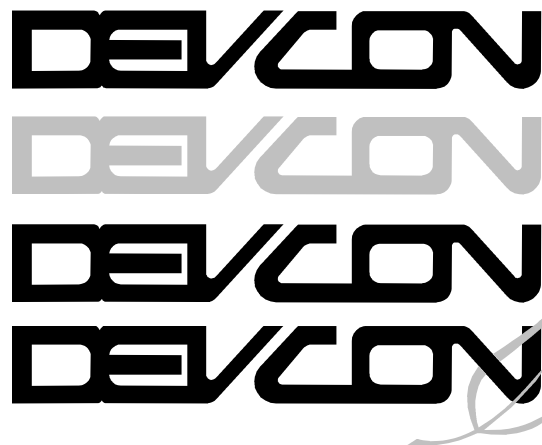
GENERAL NOTES FOR PRICING

- WALL HOOKS: PROVIDE PLYWOOD BACKING AS REQUIRED WHERE PLYWOOD IS NOT SHOWN IN THE WALLS FOR SHEAR (SEE STRUCTURAL DRAWINGS).
 - RUN ALL THE RAIN WATER LEADERS (RWL) WITHIN THE 2x6 WOOD STUD CAVITY (BELOW THE 2ND FLOOR BEAMS), TYPICAL.
 - PROVIDE FIBERGLASS BATT INSULATION IN ALL EXTERIOR WALLS AND INTERIOR WALLS. PROVIDE MINERAL WOOL ACOUSTICAL INSULATION AT THE SOUND ROOM AND SOUND BOOTH WALLS.
- GENERAL PRICING ALTERNATES**
- VINYL WALL GRAPHICS, SEE PLAN.
 - LEARNING STEPS, SEE PLAN OPTIONS 1 AND 2.
 - BENCHES, SEE PLAN AND INTERIOR FINISH NOTES.
 - ARMSTRONG SOUNDSCAPE BLADES IN CEILING, SEE INTERIOR FINISH NOTES.
 - FABRIC WRAPPED ACOUSTICAL PANELS, 2" THICK (1.10 NRC) WITH BEVELED EDGES, Z-CLIP MOUNTED
- PROVIDE 12 ACOUSTICAL PANELS: (8) 2' X 8' AND (4) 2' X 6' AT THESE ROOMS:
- MULTI-PURPOSE
 - TECHNOLOGY
 - LIBRARY
 - BOARD ROOM/STUDY HALL
 - GROUP STUDY
 - STUDENT LOUNGE
- PROVIDE 16 ACOUSTICAL PANELS: (10) 2' X 8' AND (6) 2' X 6' AT THESE ROOMS:
- OPEN CONGREGATION SPACE
 - GAME/REC AREA
 - GALLERY WALL/EVENT SPACE
 - CAFETERIA
- PROVIDE 8 ACOUSTICAL PANELS: (4) 2' X 4' AND (4) 2' X 2' AT THESE ROOMS:
- SOUND STUDIO
 - SOUND BOOTH



ORANGE PARK CLUBHOUSE
BOYS AND GIRLS CLUBS
OF THE PENINSULA

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CONSTRUCTION
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Milpitas, California 95035
(408)942-8200 Lic. #399163

FLOOR PLAN LEGEND

- INTERIOR WOOD DOOR (SINGLE)**
3'-0" X 8'-0" U.N.O.
PRIMED SOLID CORE WOOD FLUSH DOOR (SATIN SHEEN PAINT)
IN CLEAR ANODIZED ALUMINUM FRAMES
WITH SOUND DAMPENING SEALS
- INTERIOR WOOD/GLASS DOOR (SINGLE)**
BASE BID:
3'-0" X 8'-0" U.N.O.
PRIMED SOLID CORE WOOD FLUSH DOOR (SATIN SHEEN PAINT)
WITH FULL VISION LITE (1/4" THK. CLEAR TEMPERED GLASS)
IN CLEAR ANODIZED ALUMINUM FRAMES
WITH SOUND DAMPENING SEALS
CYLINDRICAL LOCKSET/LATCHSETS (SEE DOOR HARDWARE NOTES)
NO SIDELITES
- ALTERNATE:**
BASE BID DOOR +
24" SIDELITE (1/2" THK. CLEAR TEMPERED GLASS)
- INTERIOR GLASS WINDOW**
BASE BID:
5'-0" X 5'-0" U.N.O.
1/2" THK. CLEAR TEMPERED GLASS
IN CLEAR ANODIZED ALUMINUM FRAMES
3'-0" HIGH WALL SILL
- ALTERNATE:**
5'-0" X 8'-0" U.N.O.
1/2" THK. CLEAR TEMPERED GLASS
IN CLEAR ANODIZED ALUMINUM FRAMES
- INTERIOR WOOD/GLASS DOOR (DOUBLE)**
PAIR OF 3'-0" X 8'-0" U.N.O.
PRIMED SOLID CORE WOOD FLUSH DOOR (SATIN SHEEN PAINT)
WITH FULL VISION LITE (1/4" CLEAR TEMPERED GLASS)
IN CLEAR ANODIZED ALUMINUM FRAMES
WITH SOUND DAMPENING SEALS
CYLINDRICAL LOCKSET/LATCHSETS (SEE DOOR HARDWARE NOTES)
- KITCHENETTE**
INCLUDES SINK & SPACE FOR UNDERCOUNTER REFRIGERATOR (FF&E NIC)
NO GARBAGE DISPOSAL AND NO DISHWASHER.
PROVIDE COPPER WATERLINE FOR COFFEE MAKER.
SEE FINISH NOTES FOR COUNTER AND MILLWORK FINISH.
FUTURE FREE STANDING TRASH BIN (FF&E NIC)
- DRINKING FOUNTAIN WITH BOTTLE FILLING STATION**
ELKAY EZV5-ERPBMB2BK OR APPROVED EQUAL
- FUTURE FREE STANDING FOCUS ROOM/BOOTH (FF&E NIC)**
PAIR OF 3'-0" X 3'-9" U.N.O.
PRIMED SOLID CORE WOOD FLUSH DOOR (SATIN SHEEN PAINT)
WITH FULL VISION LITE (1/4" CLEAR TEMPERED GLASS)
IN CLEAR ANODIZED ALUMINUM FRAMES
WITH SOUND DAMPENING SEALS
CYLINDRICAL LOCKSET/LATCHSETS (SEE DOOR HARDWARE NOTES)
- BIKE RACK**
CUSTOM DESIGN BY DERO OR APPROVED EQUAL
SEE LANDSCAPE SHEET LL.0 FOR PROPOSED DESIGN

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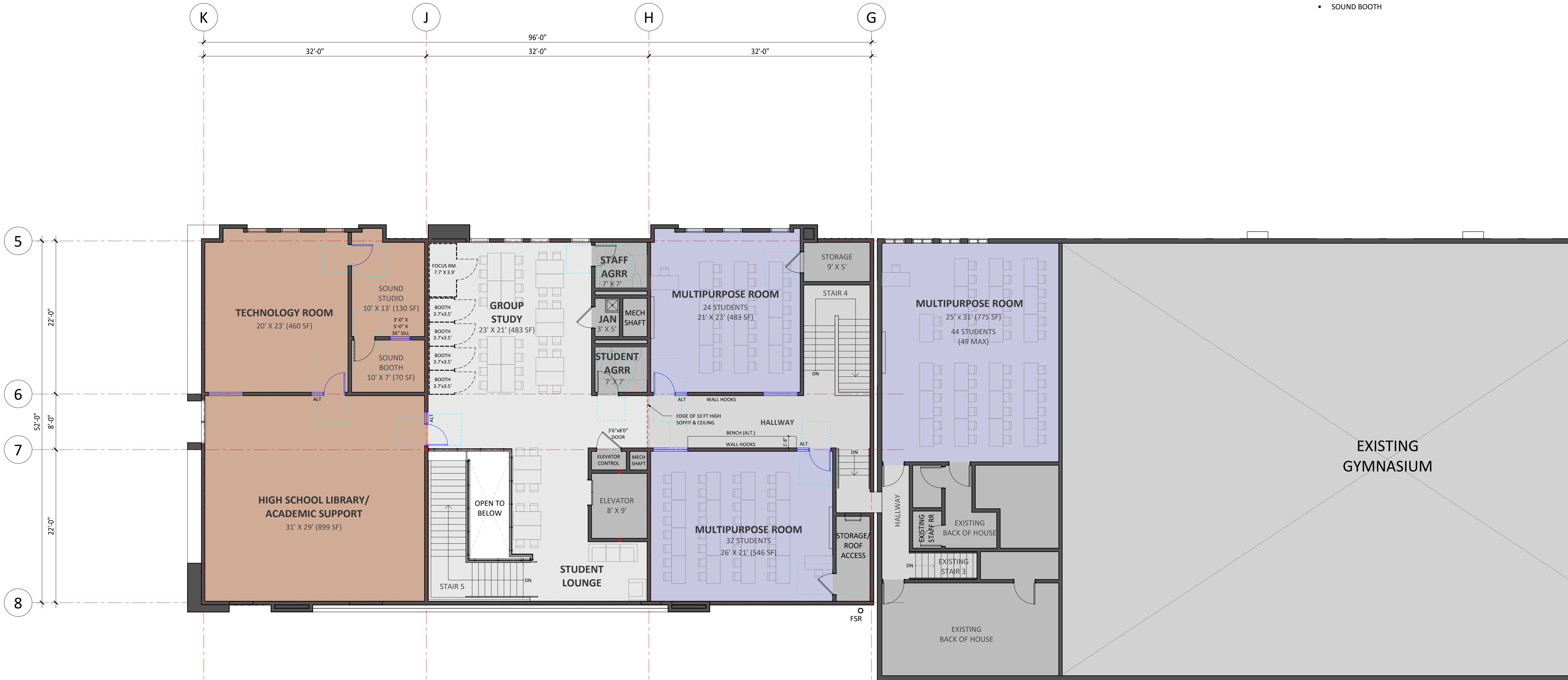
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NO.	DATE	DESCRIPTION	BY

BUILDING 3 2ND FLOOR PLAN

JOB NO.	24-096	SHEET NO.
DATE:	2/21/2025	A2.25
DRAWN:	JHA/MC	
CHECKED:	MN	
ISSUE:	PLANNING	



SOUND STUDIO
FLOOR: 24" X 24" VINYL COMPOSITION TILE
BASE: 4" COVED RUBBER BASE
WALL: BASE WALL CONSTRUCTION (2X6 WOOD STUD WITH PLYWOOD WH. OCCURS) WITH 2 LAYERS OF DRYWALL OVER RESILIENT CHANNELS AT SOUND STUDIO SIDE AND MINERAL WOOL ACOUSTICAL INSULATION
CEILING: OPEN CEILING WITH SUSPENDED LED LINEAR FIXTURE
PRICE ALTERNATE: ARMSTRONG SOUNDSCAPE BLADES 10" X 94" X 1 3/4" THICK BLADES @ 12" O.C.
DOOR: SEE BASE AND ALTERNATE SPECS FOR INTERIOR WOOD/GLASS DOOR (SINGLE) IN THE FLOOR PLAN LEGEND, BUT ADD AN AUTO DOOR BOTTOM SEAL AND THRESHOLD; AND ADD ROCKWOOL IN THE ALUMINUM FRAMES

SOUND BOOTH
FLOOR: 24" X 24" VINYL COMPOSITION TILE
BASE: 4" COVED RUBBER BASE
WALL: BASE WALL CONSTRUCTION (2X6 WOOD STUD WITH PLYWOOD WH. OCCURS) WITH 2 LAYERS OF DRYWALL OVER RESILIENT CHANNELS AT SOUND BOOTH SIDE AND MINERAL WOOL ACOUSTICAL INSULATION
CEILING: 10 FT HIGH 2 X 4 ACOUSTICAL CEILING TILE WITH RECESSED LED LINEAR FIXTURES
DOOR: 3'-0" X 8'-0" PRIMED SOLID CORE WOOD FLUSH DOOR (SATIN SHEEN PAINT) IN CLEAR ANODIZED ALUMINUM FRAMES (ADD ROCKWOOL IN THE FRAME) WITH SOUND DAMPENING SEALS AT TOP AND JAMBS, AND AUTO DOOR BOTTOM SEAL AND THRESHOLD
WINDOW: 3'-0" X 5'-0" 9/16" THK. CLEAR LAMINATED GLASS IN CLEAR ANODIZED ALUMINUM FRAMES (ADD ROCKWOOL IN THE FRAME) 3'-0" HIGH WALL SILL

STORAGE, ELEVATOR CONTROL, AV/ELEC, ROOF ACCESS

FLOOR: SEALED CONCRETE AT LEVEL 1
FLOOR: 24" X 24" VINYL COMPOSITION TILE AT LEVEL 2
BASE: 4" COVED RUBBER BASE
WALL: SATIN SHEEN PAINT
CEILING: OPEN CEILING WITH SUSPENDED LED LINEAR FIXTURE

MAIN LOBBY, STUDENT LOUNGE, GROUP STUDY

FLOOR: GLUE DOWN LUXURY VINYL TILE (20 MIL WEAR LAYER)
BASE: 4" COVED RUBBER BASE
WALL: SATIN SHEEN PAINT
CEILING: OPEN CEILING WITH SUSPENDED LED LINEAR FIXTURE
PRICE ALTERNATE: ARMSTRONG SOUNDSCAPE BLADES 10" X 94" X 1 3/4" THICK BLADES @ 12" O.C.

TECHNOLOGY ROOM

FLOOR: 24" X 24" VINYL COMPOSITION TILE
BASE: 4" COVED RUBBER BASE
WALL: SATIN SHEEN PAINT
CEILING: OPEN CEILING WITH SUSPENDED LED LINEAR FIXTURE

LEADERSHIP, MULTI-PURPOSE ROOM, THERAPY, HIGH SCHOOL LIBRARY, ACADEMIC SUPPORT

FLOOR: 24" X 24" VINYL COMPOSITION TILE
BASE: 4" COVED RUBBER BASE
WALL: SATIN SHEEN PAINT
CEILING: OPEN CEILING WITH SUSPENDED LED LINEAR FIXTURE

STAIRS

TREADS/RISERS: RUBBER ON PLYWOOD
STRINGERS: WOOD WITH SATIN SHEEN PAINT
HANDRAILS: STAINLESS STEEL
GUARDRAILS: METAL WIRE MESH PANELS IN STAINLESS STEEL FRAME
PRICE ALTERNATE: COST EFFECTIVE SOLUTIONS THAT DO NOT ALLOW FOR CLIMBING

JANITOR

FLOOR: SEALED CONCRETE AT LEVEL 1
FLOOR: 24" X 24" VINYL COMPOSITION TILE AT LEVEL 2
BASE: 4" COVED RUBBER BASE
WALL: SMOOTH WHITE FRP (8 FT HIGH) WITH SATIN SHEEN PAINT ABOVE
CEILING: OPEN CEILING WITH SUSPENDED LED LINEAR FIXTURE

RESTROOMS (MULTI-STALL)

FLOOR: 2" X 2" DALTILE KEYSTONES GROUP 3 SUEDE GRAY
CUSTOM BUILDING PRODUCTS GROUT STANDARD COLOR TO MATCH TILE
5" HIGH: 1" COVED MOSAIC & (2) ROWS OF THE FLOOR TILE
SUBWAY TILE, MATTE WHITE FINISH
CUSTOM BUILDING PRODUCTS GROUT STANDARD COLOR TO MATCH TILE
6 FT HIGH (10 FT HIGH PRICE ALT.) AT WET WALLS,
SATIN SHEEN PAINT ABOVE WET WALL AND ALL OTHER WALLS
10 FT HIGH GYPSUM BOARD CEILING, LEVEL 4, FLAT SHEEN PAINT
WITH RECESSED LED DOWN LIGHTS ABOVE EACH SINK AND GENERAL LIGHTING.
PRICE ALTERNATES:
1. CONT. LINEAR LED LIGHT ABOVE STALLS
2. 8 FT HIGH X 2 FT DEEP SOFFIT ABOVE VANITY COUNTER & SINKS
COUNTER: QUARTZ SOLID SURFACE COUNTERTOP AND UNDERCOUNTER SINKS WITH FAUCET AND SOAP DISPENSER IN STAINLESS STEEL SATIN FINISH (MATTE BLACK FINISH PRICE ALT.)
PARTITIONS: PLASTIC LAMINATE PARTITIONS (6 FT HIGH)
PRICE ALTERNATE: PHENOLIC PARTITIONS
ACCESSORIES: STAINLESS STEEL SATIN FINISH SEMI-RECESSED (FULLY RECESSED PRICE ALT.) PAPER TOWEL DISPENSER GARBAGE CANS (FF&E NIC)
PRICE ALTERNATE: MATTE BLACK FINISH AT ALL ACCESSORIES, ELECTRICAL RECEPTACLES AND LIGHT SWITCHES

ALL GENDER RESTROOM (AGRR)

FLOOR: 2" X 2" DALTILE KEYSTONES GROUP 3 SUEDE GRAY
CUSTOM BUILDING PRODUCTS GROUT STANDARD COLOR TO MATCH TILE
5" HIGH: 1" COVED MOSAIC & (2) ROWS OF THE FLOOR TILE
SUBWAY TILE, MATTE WHITE FINISH
CUSTOM BUILDING PRODUCTS GROUT STANDARD COLOR TO MATCH TILE
6 FT HIGH (10 FT HIGH PRICE ALT.) AT WET WALLS,
SATIN SHEEN PAINT ABOVE WET WALL AND ALL OTHER WALLS
10 FT HIGH GYPSUM BOARD CEILING, LEVEL 4, FLAT SHEEN PAINT
WITH RECESSED LED DOWN LIGHT ABOVE THE SINK AND GENERAL LIGHTING.
WALL MOUNT WITH STANDARD P-TRAP COVER/PROTECTOR
WITH FAUCET AND SOAP DISPENSER IN STAINLESS STEEL SATIN FINISH (MATTE BLACK FINISH PRICE ALT.)
ACCESSORIES: STAINLESS STEEL SATIN FINISH SEMI-RECESSED (FULLY RECESSED PRICE ALT.) PAPER TOWEL DISPENSER GARBAGE CANS (FF&E NIC)
PRICE ALTERNATE: MATTE BLACK FINISH AT ALL ACCESSORIES, ELECTRICAL RECEPTACLES AND LIGHT SWITCHES

1 2ND FLOOR PLAN - BUILDING 3
1/8" = 1'-0"

INTERIOR FINISH NOTES

TYPICAL WALL TEXTURE

LEVEL 4 WITH SMOOTH WALL TEXTURE

TYPICAL OPEN CEILING

PROVIDE WHITE K-13 INSULATION AT UNDERSIDE OF LEVEL 2 DECK AND ROOF DECK

TYPICAL COUNTER AND MILLWORK

COUNTERTOP: QUARTZ SOLID SURFACE TOP & SPLASH
MILLWORK: PLASTIC LAMINATE BASE CABINET DOORS + BLACK MELAMINE SHELVES
PLASTIC LAMINATE UPPER CABINET SHELVES ONLY (NO DOORS)

TYPICAL BENCH (PRICE ALTERNATE)

MILLWORK: PLASTIC LAMINATE TOP AND SIDES

ELEVATOR

FLOOR: GLUE DOWN LUXURY VINYL TILE (20 MIL WEAR LAYER)
BASE: 4" COVED RUBBER BASE
WALL: STANDARD CAB FINISHES
CEILING: STANDARD CAB FINISHES

HALLWAY

FLOOR: GLUE DOWN LUXURY VINYL TILE (20 MIL WEAR LAYER)
BASE: 4" COVED RUBBER BASE
WALL: SATIN SHEEN PAINT
CEILING: 10 FT HIGH 2 X 4 ACOUSTICAL CEILING TILE WITH RECESSED LED LINEAR FIXTURES

201 W ORANGE AVE. SOUTH SAN FRANCISCO, CA 94080

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JOB NO.	24-096
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DATE: 4/22/2025

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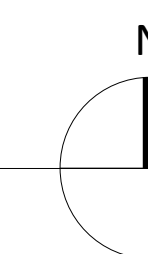
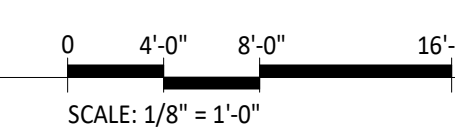
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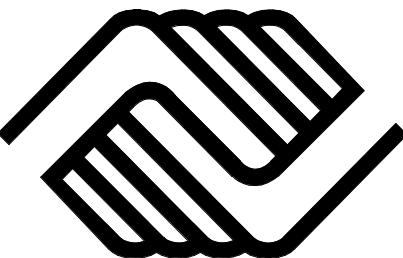
SHEET NO.

A2.26

1 ROOF PLAN - BUILDING 3
1/8" = 1'-0"

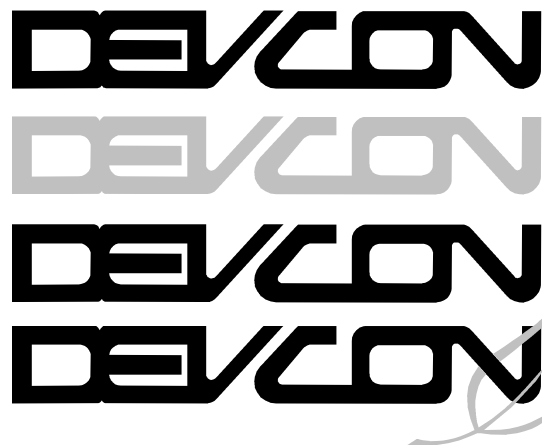
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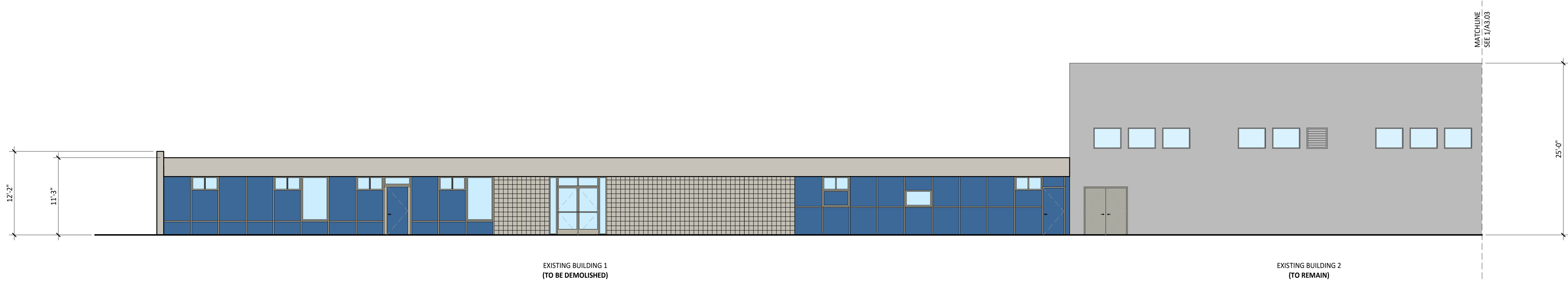
ORANGE PARK CLUBHOUSE
BOYS AND GIRLS CLUBS
OF THE PENINSULA

201 W ORANGE AVE., SOUTH SAN FRANCISCO, CA 94080



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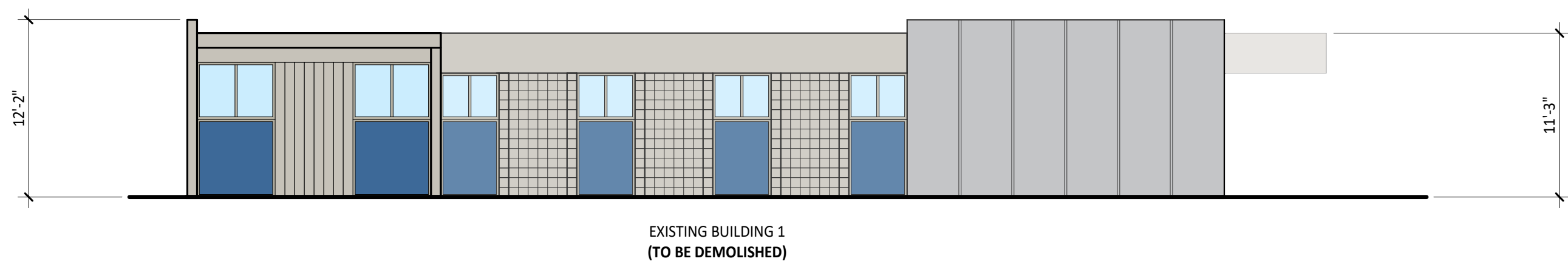
1 EXISTING BUILDINGS 1 & 2 - NORTH ELEVATION
1/8" = 1'-0"

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2 EXISTING BUILDING 1 - EAST ELEVATION
1/8" = 1'-0"

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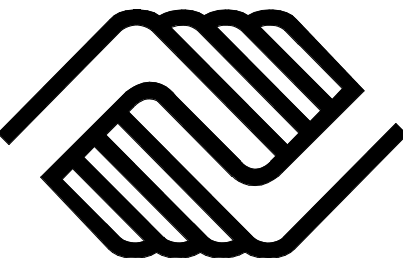
NO.	DATE	DESCRIPTION	BY

EXISTING BUILDING 1 NORTH & EAST ELEVATIONS

JOB NO. 24-096	SHEET NO. A3.00
DATE: 2/21/2025	
DRAWN: JHA/MC	
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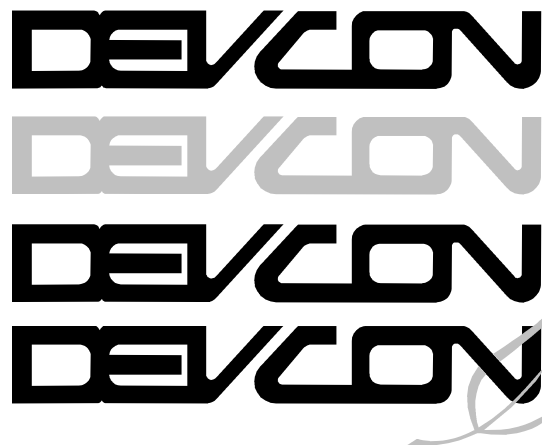


1 EXISTING BUILDINGS 1 & 2 - SOUTH ELEVATION
1/8" = 1'-0"



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NO.	DATE	DESCRIPTION	BY

EXISTING BUILDING 1 SOUTH &
WEST ELEVATIONS

JOB NO. 24-096	SHEET NO. A3.00A
DATE: 2/21/2025	
DRAWN: JHA/MC	
CHECKED: MN	
ISSUE: PLANNING	



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PL 1	PORTLAND CEMENT PLASTER, DARK GREY COLOR
PL 2	PORTLAND CEMENT PLASTER, OFF-WHITE COLOR
PL 3	PORTLAND CEMENT PLASTER, ORANGE COLOR
HB 1	HARDIE PANEL ARCHITECTURAL PANEL. PAINTED DARK BROWN WITH HARDIE ARCHITECTURAL TRIM
GL 1	DUAL-GLAZED CLEAR GLASS NAIL FIN OR STOREFRONT SYSTEM AS REQUIRED WITH POWDER COATED ALUMINUM MULLIONS (DURANAR 2-COAT SYSTEM OR APPROVED EQUAL) COLOR: BLACK
HM 1	HOLLOW-METAL DOOR PAINTED TO MATCH SURROUNDING WALL
GD 1	CLEAR GLASS DOOR
LF 1	LINEAR LED LIGHT FIXTURE
LF 2	RECESSED LINEAR LED LIGHT FIXTURE IN BLUE OR WHITE
LF 3	RECESSED SQUARE DOWNLIGHT
PT 1	BLACK PAINT (PRICE ALTERNATE FOR B2)
PT 2	WHITE PAINT TO MATCH PLASTER (PRICE ALTERNATE FOR B2)
PT 3	GRAY PAINT TO MATCH PLASTER (PRICE ALTERNATE FOR B2)
RS 1	AEP SPAN CORRUGATED METAL SIDING PANELS IN ZINC GRAY
SN 1	6" H. RAISED METAL LETTERING IN BLACK
SN 2	2"-0" H. RAISED METAL LETTERING IN BRUSHED FINISH
SN 3	4" H. RAISED METAL LETTERING IN BLACK
SN 4	1'-9" H. X 3'-0" W. RAISED METAL SIGNAGE IN BOYS & GIRLS BLUE
SN 5	1'-4" H. RAISED METAL LETTERING IN BRUSHED FINISH (PRICE ALTERNATE FOR B2)
SN 6	1'-2" H. RAISED METAL LETTERING IN BRUSHED FINISH
SN 7	5'-2" H. X 8'-6" W. RAISED METAL SIGNAGE IN BOYS & GIRLS BLUE
SN 8	8" RAISED METAL LETTERING IN BRUSHED FINISH
WP 1	LED WALL PACK MOUNTED AT 9'-9" FROM FF TO D.O. FIXTURE
WP 2	LOW POWER LED WALL PACK MOUNTED AT 5'-0" FROM FF TO T.O. FIXTURE

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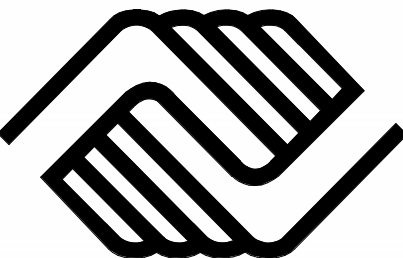
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ISSUE: PLANNING

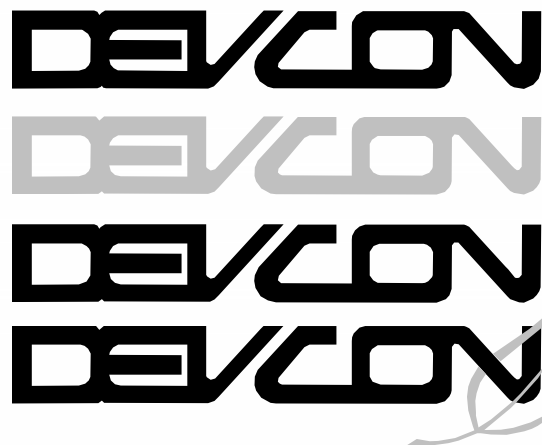
A3.00B





ORANGE AVENUE CLUBHOUSE
BOYS AND GIRLS CLUBS
OF THE PENINSULA

201 W ORANGE AVE., SOUTH SAN FRANCISCO, CA 94080



CONSTRUCTION
INCORPORATED

690 Gibraltar Drive
Milpitas, California 95035
(408)942-8200 Lic. #399163

B1 EXTERIOR FINISH LEGEND

- PL 1 PORTLAND CEMENT PLASTER, DARK GREY COLOR
- PL 2 PORTLAND CEMENT PLASTER, OFF-WHITE COLOR
- PL 3 PORTLAND CEMENT PLASTER, ORANGE COLOR
- HB 1 HARDIE PANEL ARCHITECTURAL PANEL. PAINTED DARK BROWN WITH HARDIE ARCHITECTURAL TRIM
- GL 1 DUAL-GLAZED CLEAR GLASS NAIL FIN OR STOREFRONT SYSTEM AS REQUIRED WITH POWDER COATED ALUMINUM MULLIONS (DURANAR 2-COAT SYSTEM OR APPROVED EQUAL) COLOR: BLACK
- HM 1 HOLLOW-METAL DOOR PAINTED TO MATCH SURROUNDING WALL
- GD 1 CLEAR GLASS DOOR
- LF 1 LINEAR LED LIGHT FIXTURE
- LF 2 RECESSED LINEAR LED LIGHT FIXTURE IN BLUE OR WHITE
- LF 3 RECESSED SQUARE DOWNLIGHT
- PT 1 BLACK PAINT (PRICE ALTERNATE FOR B2)
- PT 2 WHITE PAINT TO MATCH PLASTER (PRICE ALTERNATE FOR B2)
- PT 3 GREY PAINT TO MATCH PLASTER (PRICE ALTERNATE FOR B2)
- RS 1 AEP SPAN CORRUGATED METAL SIDING PANELS IN ZINC GRAY
- SN 1 6" H. RAISED METAL LETTERING IN BLACK
- SN 2 2'-0" H. RAISED METAL LETTERING IN BRUSHED FINISH
- SN 3 4" H. RAISED METAL LETTERING IN BLACK
- SN 4 1'-9" H. X 3'-0" W. RAISED METAL SIGNAGE IN BOYS & GIRLS BLUE
- SN 5 1'-4" H. RAISED METAL LETTERING IN BRUSHED FINISH (PRICE ALTERNATE FOR B2)
- SN 6 1'-2" H. RAISED METAL LETTERING IN BRUSHED FINISH
- SN 7 5'-2" H. X 8'-6" W. RAISED METAL SIGNAGE IN BOYS & GIRLS BLUE
- SN 8 8" RAISED METAL LETTERING IN BRUSHED FINISH
- WP 1 LED WALL PACK MOUNTED AT 9'-9" FROM FF TO T.O. FIXTURE
- WP 2 LOW POWER LED WALL PACK MOUNTED AT 5'-0" FROM FF TO T.O. FIXTURE

GENERAL NOTES:
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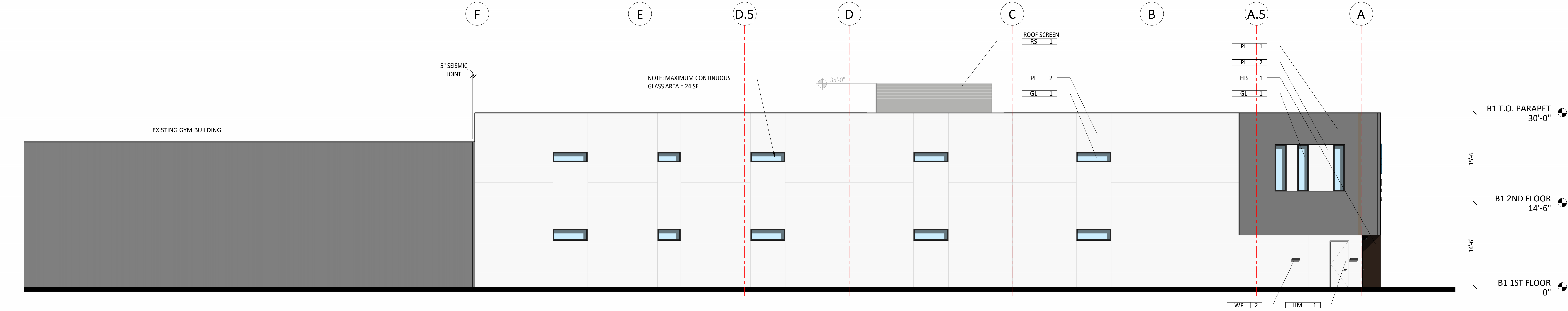
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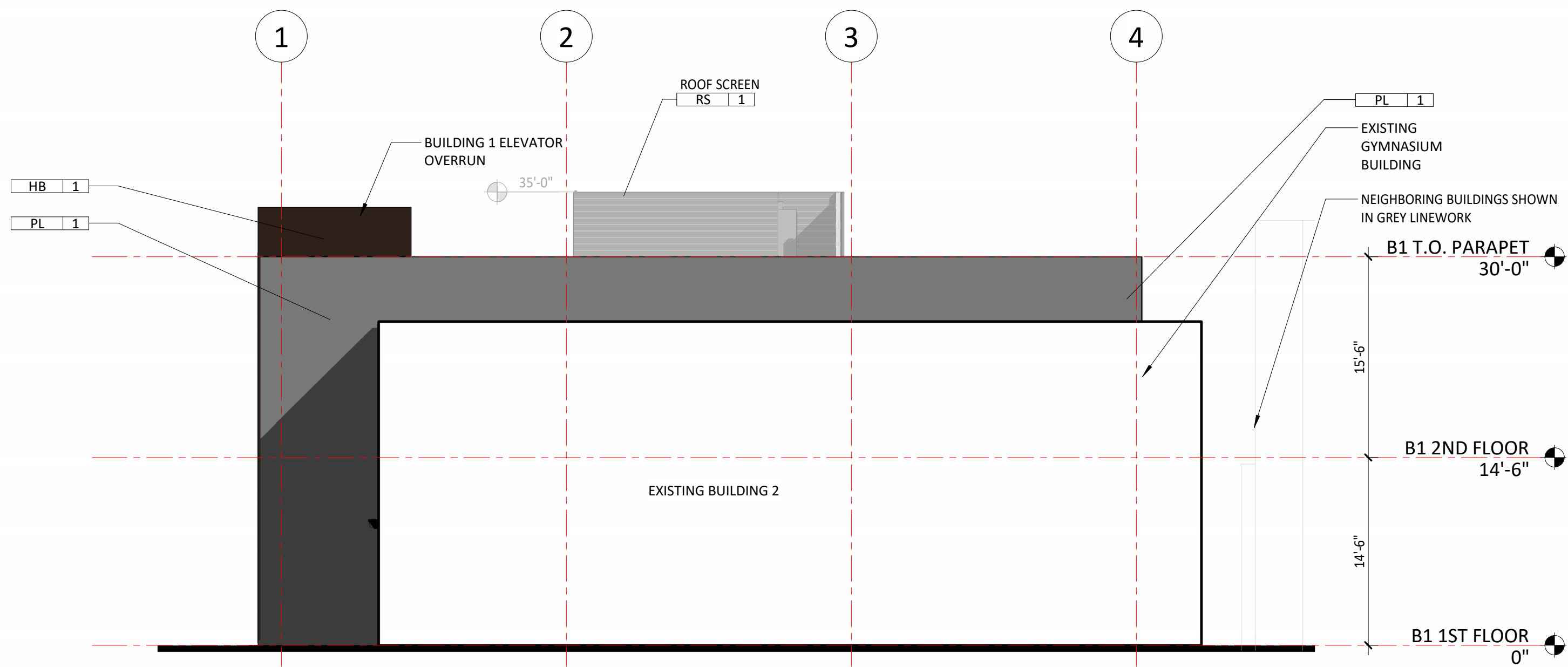
NO.	DATE	DESCRIPTION	BY

BUILDING 1 SOUTH & WEST
ELEVATIONS

JOB NO. 24-096	SHEET NO. A3.00C
DATE: 4/22/2025	
DRAWN: JHA/MC	
CHECKED: MN	
ISSUE: PLANNING	



1 SOUTH ELEVATION - BUILDING 1
1/8" = 1'-0"



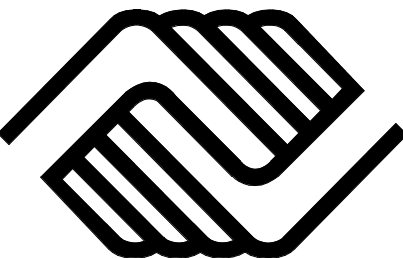
2 WEST ELEVATION - BUILDING 1
1/8" = 1'-0"



1 BUILDING 1 - NORTH-EAST FACADE RENDER
12" = 1'-0"

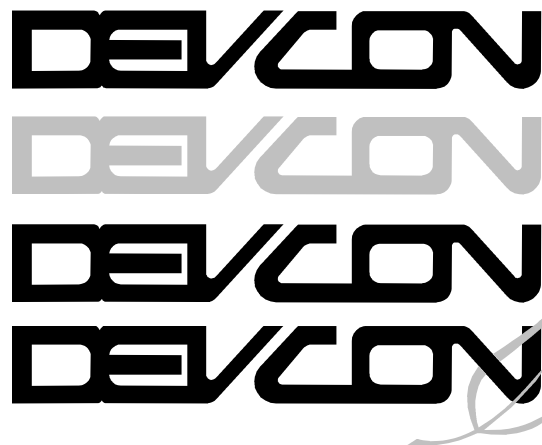


2 BUILDING 1 - EAST FACADE RENDER
12" = 1'-0"



ORANGE PARK CLUBHOUSE
BOYS AND GIRLS CLUBS
OF THE PENINSULA

201 W ORANGE AVE., SOUTH SAN FRANCISCO, CA 94080



CONSTRUCTION
INCORPORATED

690 Gibraltar Drive
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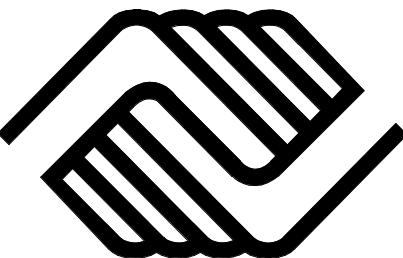
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REVISIONS

NO.	DATE	DESCRIPTION	BY

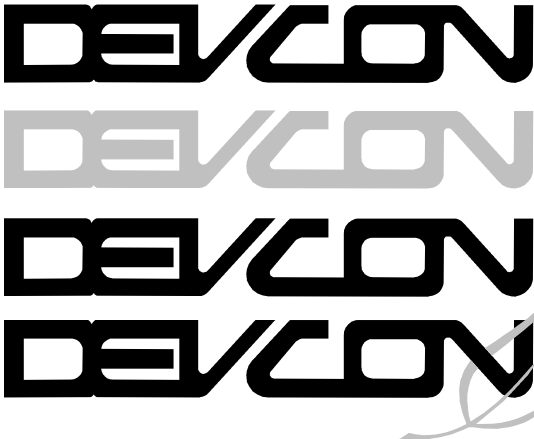
BUILDING 1 NORTH & EAST ELEVATION RENDERS

JOB NO. 24-096	SHEET NO. A3.01
DATE: 2/21/2025	
DRAWN: JHA/MC	
CHECKED: MN	
ISSUE: PLANNING	



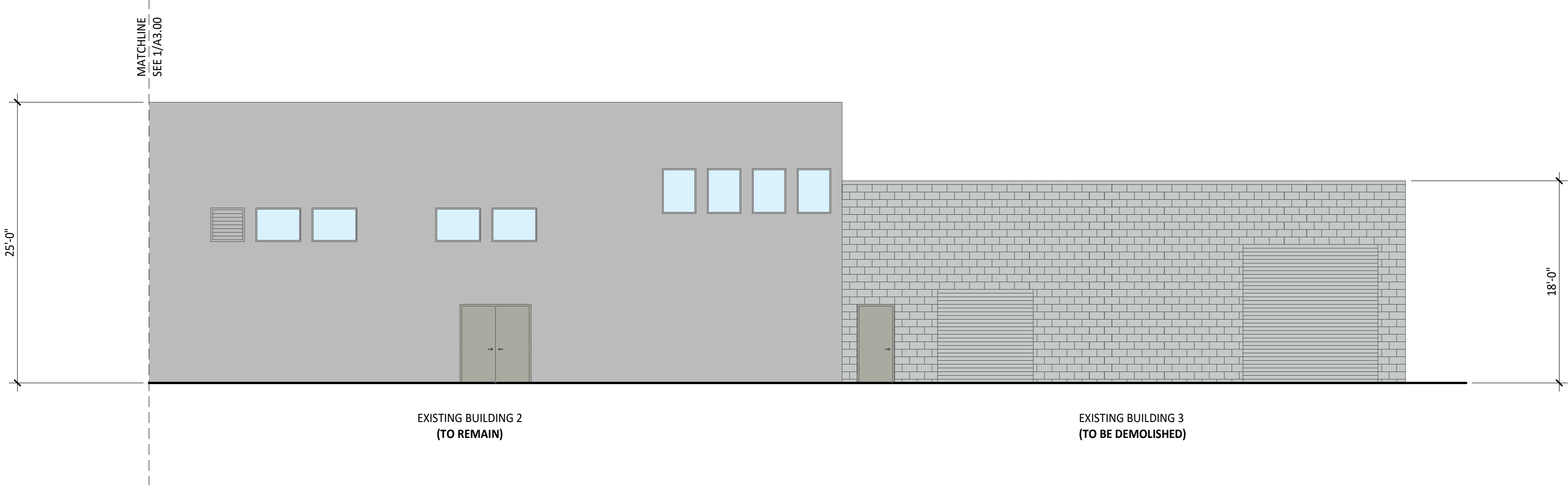
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BOYS AND GIRLS CLUBS
OF THE PENINSULA

201 W ORANGE AVE., SOUTH SAN FRANCISCO, CA 94080



CONSTRUCTION
INCORPORATED

690 Gibraltar Drive
Milpitas, California 95035
(408)942-8200 Lic. #399163



1 EXISTING BUILDINGS 2 & 3 - NORTH ELEVATION
1/8" = 1'-0"

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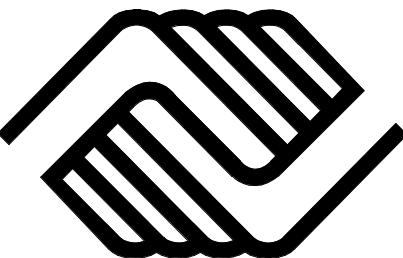
NO.	DATE	DESCRIPTION	BY

EXISTING BUILDING 3 NORTH
ELEVATIONS

JOB NO.	24-096
DATE:	2/21/2025
DRAWN:	JHA/MC
CHECKED:	MN
ISSUE:	PLANNING

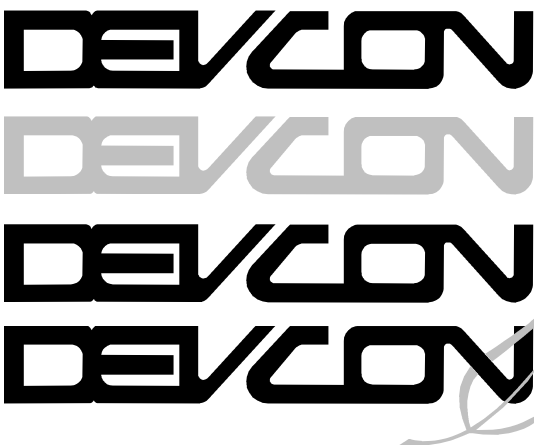
SHEET NO.

A3.03



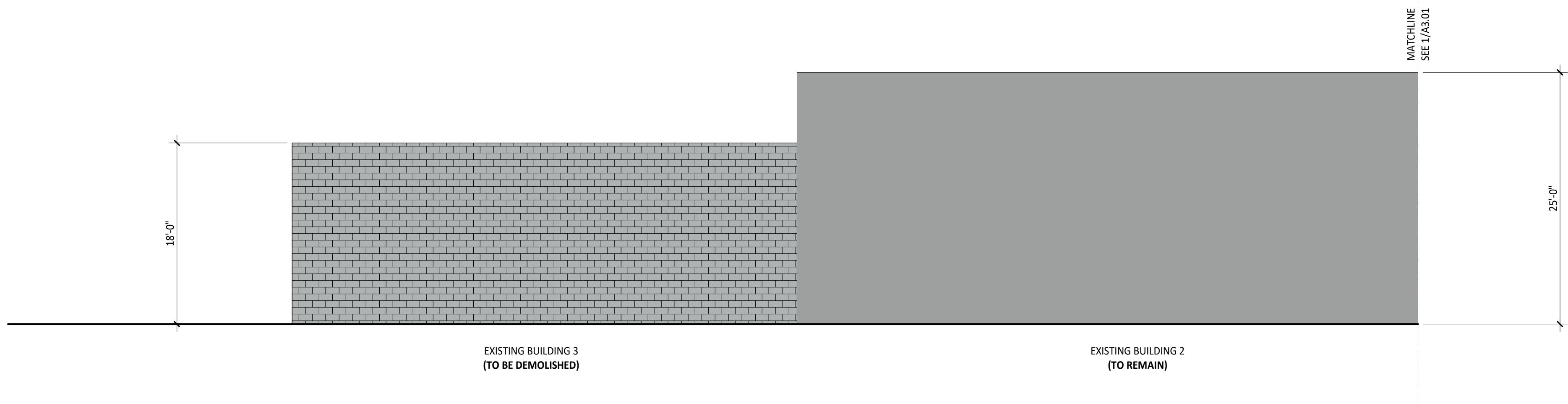
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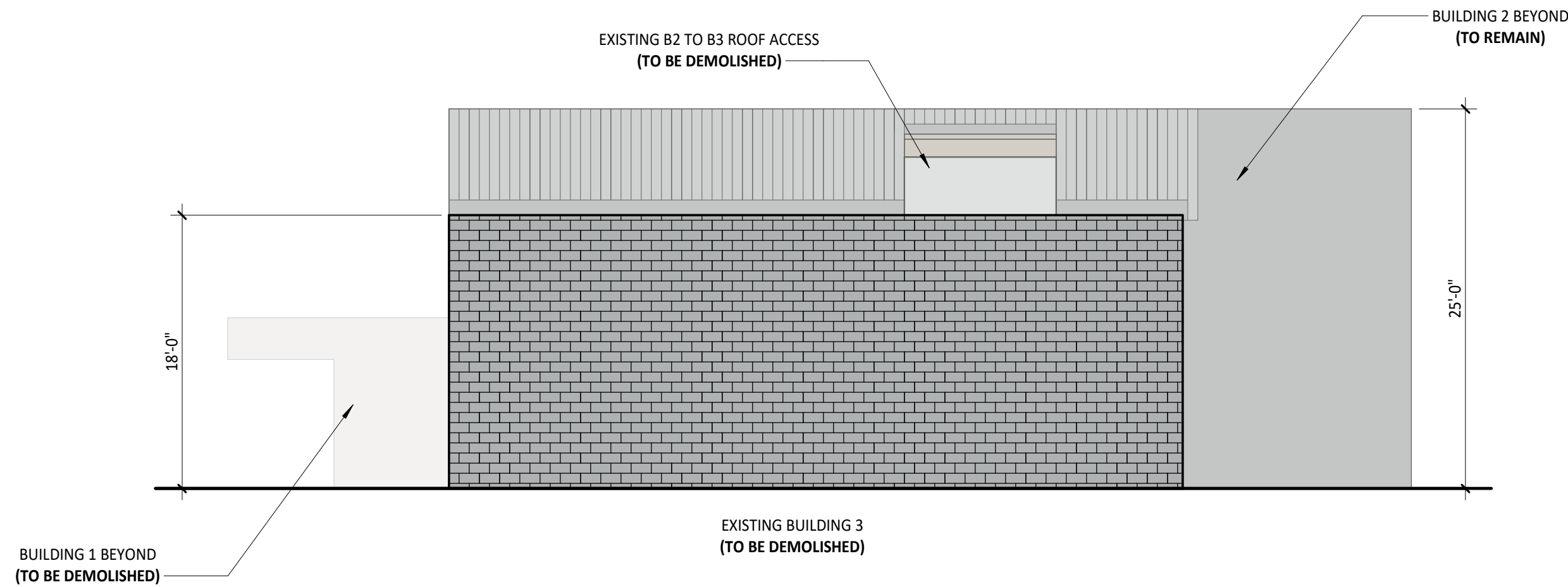
1 EXISTING BUILDINGS 2 & 3 - SOUTH ELEVATION
1/8" = 1'-0"

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2 EXISTING BUILDING 3 - WEST ELEVATION
1/8" = 1'-0"

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NO.	DATE	DESCRIPTION	BY

EXISTING BUILDING 3 SOUTH &
WEST ELEVATIONS

JOB NO. 24-096

DATE: 2/21/2025

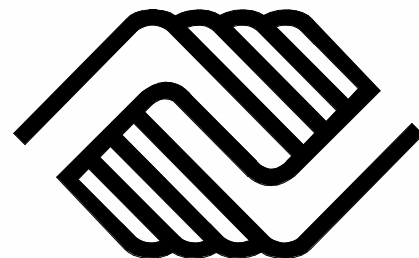
DRAWN: JHA/MC

CHECKED: MN

ISSUE: PLANNING

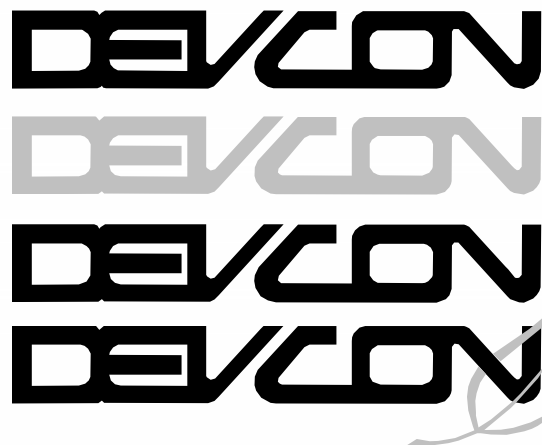
SHEET NO.

A3.03A



ORANGE AVENUE CLUBHOUSE
BOYS AND GIRLS CLUBS
OF THE PENINSULA

201 W ORANGE AVE., SOUTH SAN FRANCISCO, CA 94080



CONSTRUCTION
INCORPORATED

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Milpitas, California 95035
(408)942-8200 Lic. #399163

B3 EXTERIOR FINISH LEGEND

- PL 1 PORTLAND CEMENT PLASTER, DARK GREY COLOR
- PL 2 PORTLAND CEMENT PLASTER, OFF-WHITE COLOR
- PL 3 PORTLAND CEMENT PLASTER, ORANGE COLOR
- HB 2 HARDIE ARCHITECTURAL PANEL & HARDIE ARCHITECTURAL TRIM - PAINTED BLACK
- HB 3 HARDIE PANEL SELECT CEDARMILL & HARDIE BATTEN RUSTIC GRAIN SPACED AT 12" O.C. WITH HARDIE ARCHITECTURAL TRIM - PAINTED BLACK
- GL 1 DUAL-GLAZED CLEAR GLASS NAIL FIN OR STOREFRONT SYSTEM AS REQUIRED WITH POWDER COATED ALUMINUM MULLIONS (DURANAR 2-COAT SYSTEM OR APPROVED EQUAL) COLOR: BLACK
- GD 1 CLEAR GLASS DOOR
- LF 2 RECESSED LED LIGHT FIXTURE
- LF 3 RECESSED SQUARE DOWNLIGHT
- RS 1 AEP SPAN CORRUGATED METAL SIDING PANELS IN ZINC GRAY
- SN 9 8" TALL RAISED METAL LETTERING IN BLACK
- SN 10 3' X 5' RAISED METAL SIGNAGE IN BOYS AND GIRLS BLUE
- WP 1 LED WALL PACK MOUNTED AT 9'-9" FROM F.F. TO T.O. FIXTURE
- WP 2 LOW POWER LED WALL PACK MOUNTED AT 5'-0" FROM F.F. TO T.O. FIXTURE

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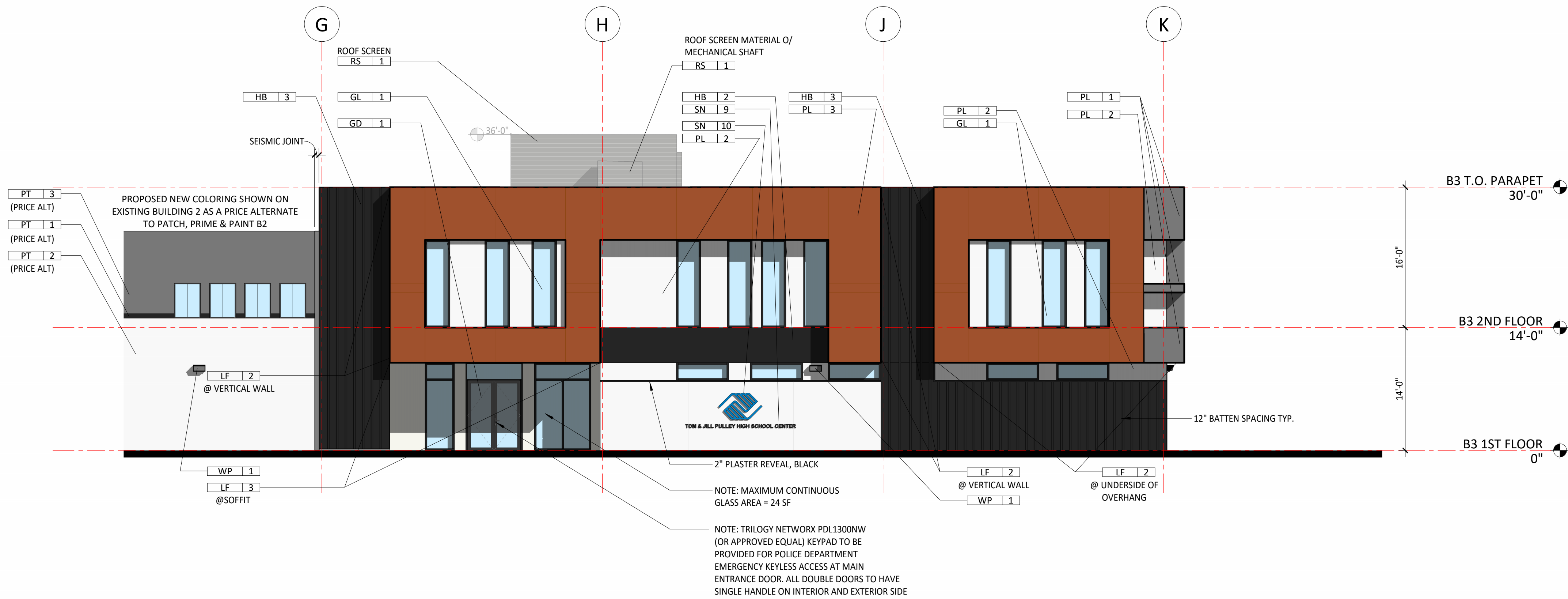
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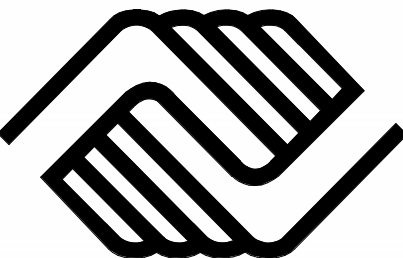
NO.	DATE	DESCRIPTION	BY

BUILDING 3 NORTH ELEVATION

JOB NO. 24-096	SHEET NO. A3.03B
DATE: 4/22/2025	
DRAWN: JHA/MC	
CHECKED: MN	
ISSUE: PLANNING	

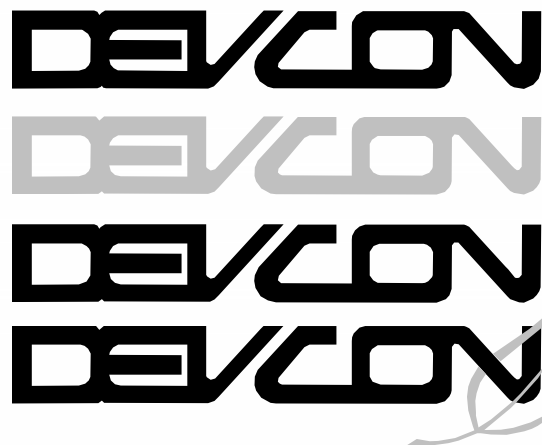


1 NORTH ELEVATION - BUILDING 3
1/8" = 1'-0"



ORANGE AVENUE CLUBHOUSE
BOYS AND GIRLS CLUBS
OF THE PENINSULA

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INCORPORATED

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Milpitas, California 95035
(408)942-8200 Lic. #399163

B3 EXTERIOR FINISH LEGEND

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- PL 2 PORTLAND CEMENT PLASTER, OFF-WHITE COLOR
- PL 3 PORTLAND CEMENT PLASTER, ORANGE COLOR
- HB 2 HARDIE ARCHITECTURAL PANEL & HARDIE ARCHITECTURAL TRIM - PAINTED BLACK
- HB 3 HARDIE PANEL SELECT CEDARMILL & HARDIE BATTEN RUSTIC GRAIN SPACED AT 12" O.C. WITH HARDIE ARCHITECTURAL TRIM - PAINTED BLACK
- GL 1 DUAL-GLAZED CLEAR GLASS NAIL FIN OR STOREFRONT SYSTEM AS REQUIRED WITH POWDER COATED ALUMINUM MULLIONS (DURANAR 2-COAT SYSTEM OR APPROVED EQUAL) COLOR: BLACK
- GD 1 CLEAR GLASS DOOR
- LF 2 RECESSED LED LIGHT FIXTURE
- LF 3 RECESSED SQUARE DOWNLIGHT
- RS 1 AEP SPAN CORRUGATED METAL SIDING PANELS IN ZINC GRAY
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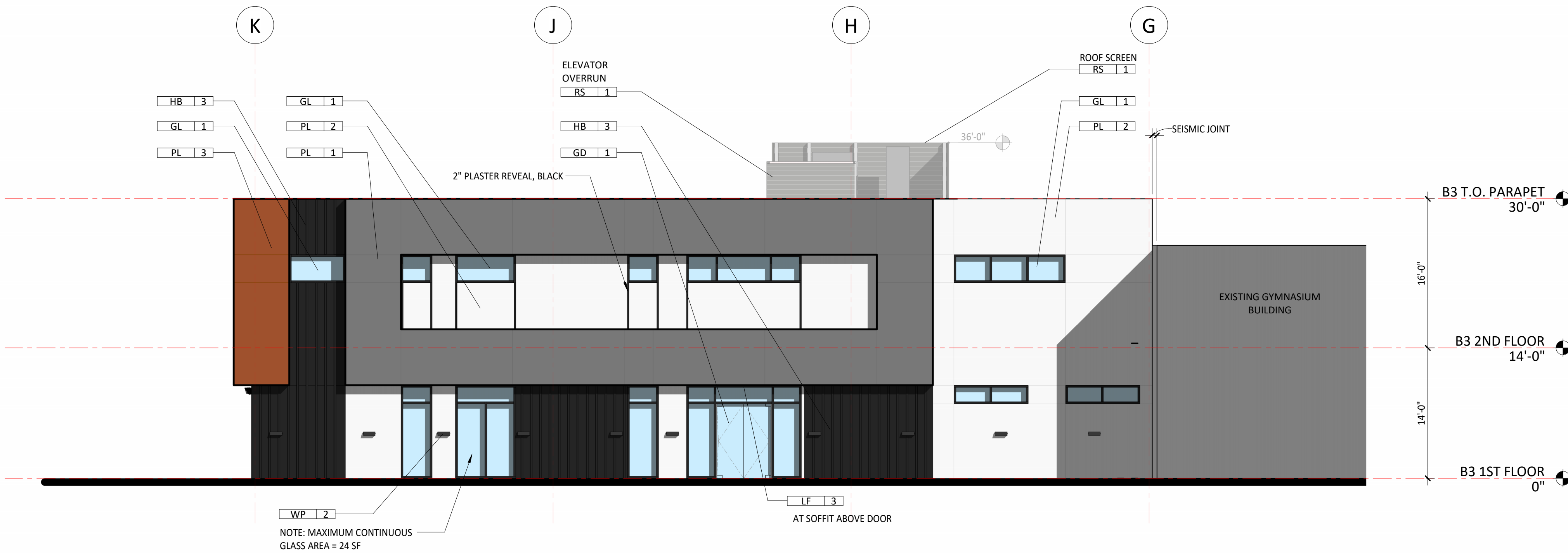
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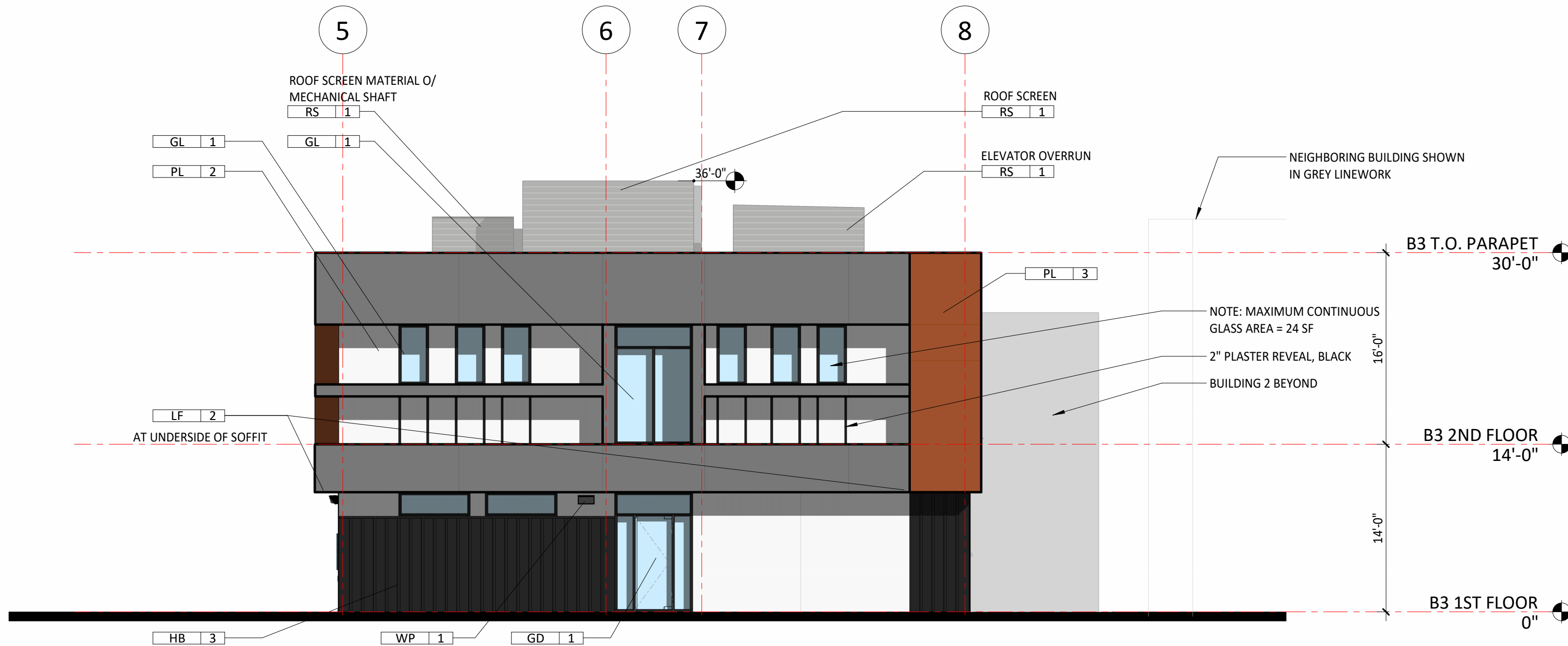
NO.	DATE	DESCRIPTION	BY

**BUILDING 3 SOUTH & WEST
ELEVATIONS**

JOB NO. 24-096	SHEET NO. A3.03C
DATE: 4/22/2025	
DRAWN: JHA/MC	
CHECKED: MN	
ISSUE: PLANNING	



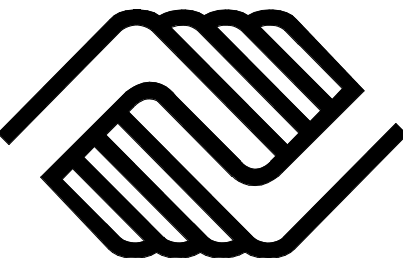
1 SOUTH ELEVATION - BUILDING 3
1/8" = 1'-0"



2 WEST ELEVATION - BUILDING 3
1/8" = 1'-0"

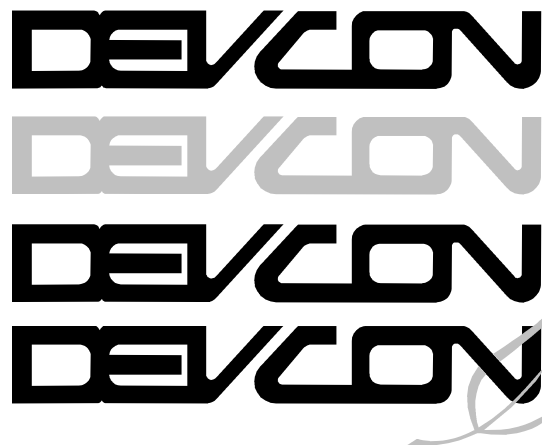


1 BUILDING 3 - NORTH-WEST FACADE RENDER
12" = 1'-0"



ORANGE PARK CLUBHOUSE
BOYS AND GIRLS CLUBS
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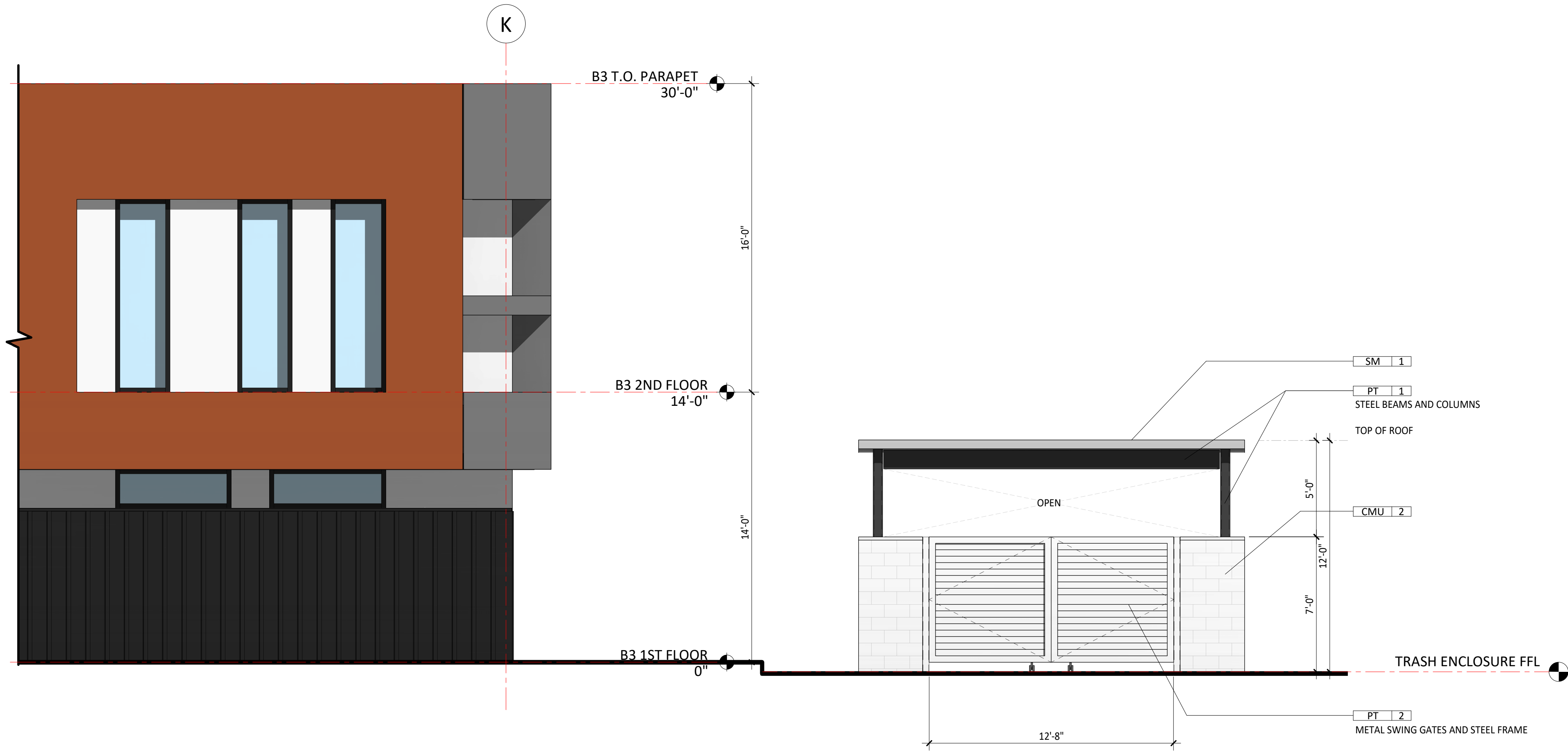
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NO.	DATE	DESCRIPTION	BY

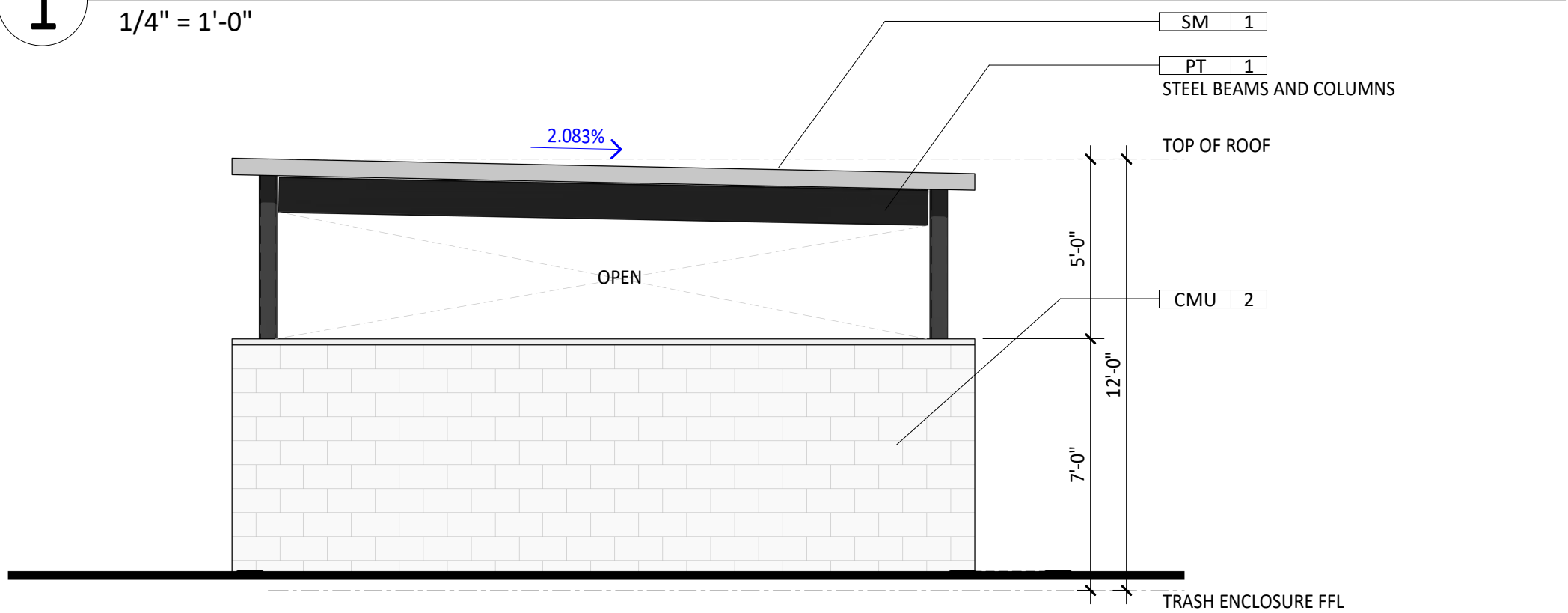
BUILDING 3 NORTH ELEVATION
RENDER

JOB NO. 24-096	SHEET NO. A3.04
DATE: 2/21/2025	
DRAWN: JHA/MC	
CHECKED: MN	
ISSUE: PLANNING	

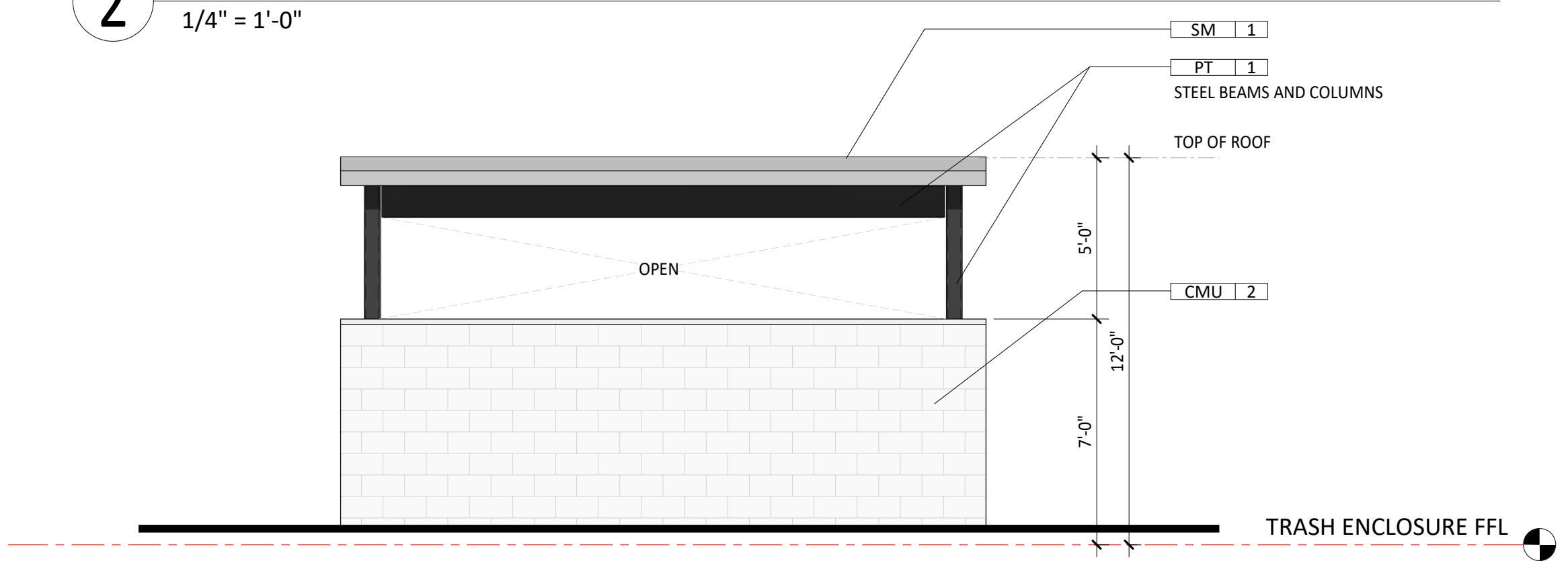


PARTIAL NORTH ELEVATION OF BUILDING 3 (FOR REFERENCE ONLY)

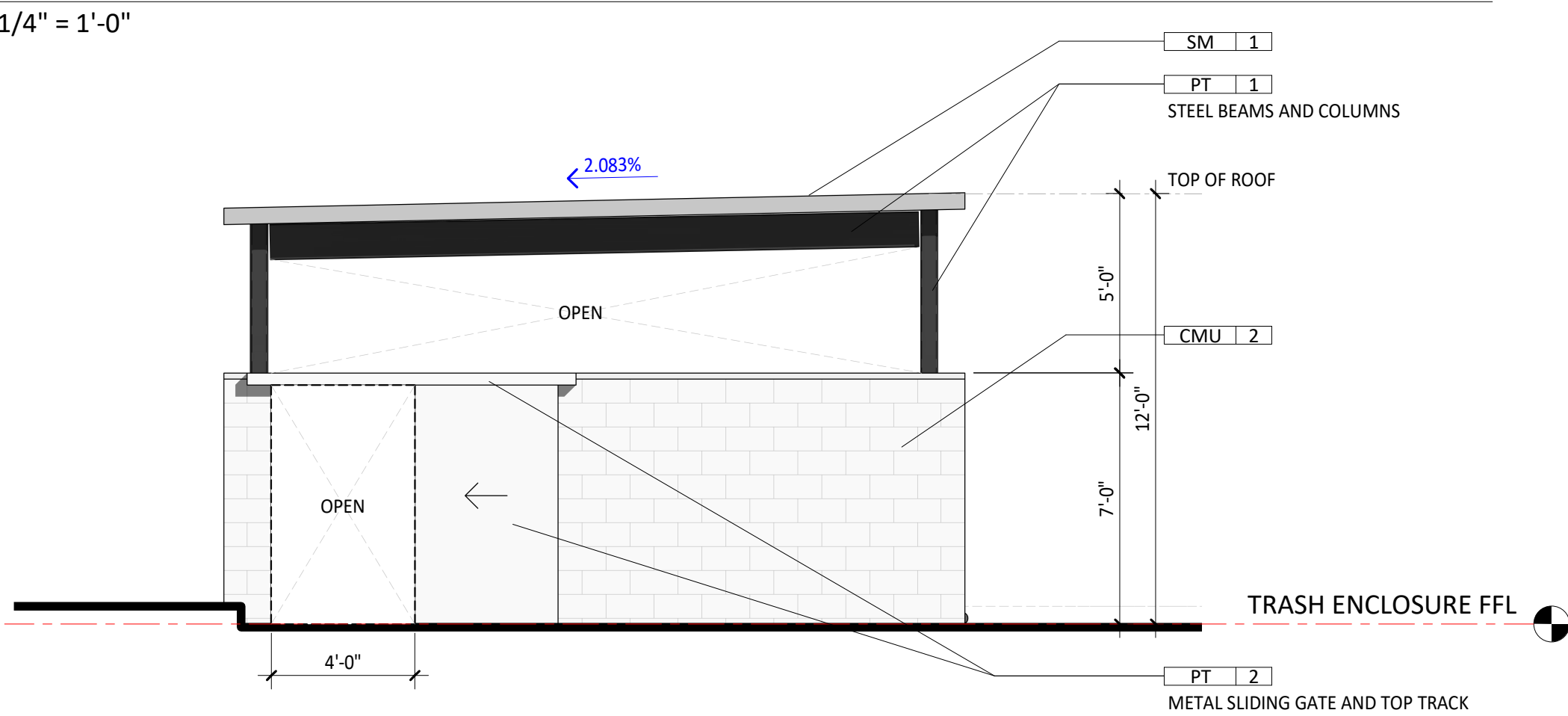
1 NORTH ELEVATION - TRASH ENCLOSURE
1/4" = 1'-0"



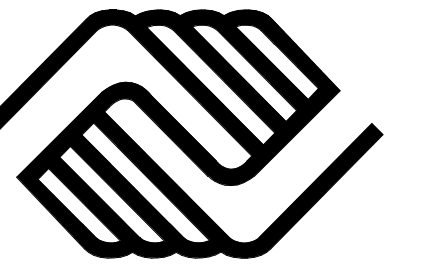
2 WEST ELEVATION - TRASH ENCLOSURE
1/4" = 1'-0"



3 SOUTH ELEVATION - TRASH ENCLOSURE
1/4" = 1'-0"



4 EAST ELEVATION - TRASH ENCLOSURE
1/4" = 1'-0"



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TRASH ENCLOSURE EXTERIOR FINISH LEGEND

PT 1	BLACK PAINT
PT 2	WHITE PAINT TO MATCH PL-2
SM 1	STANDING METAL SEAM ROOF PANEL, GRAY COLOR TO MATCH PL-1
CMU 2	CONCRETE MASONRY UNIT (CMU) WHITE COLOR TO MATCH PL-2

GENERAL NOTES:
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TRASH ENCLOSURE ELEVATIONS

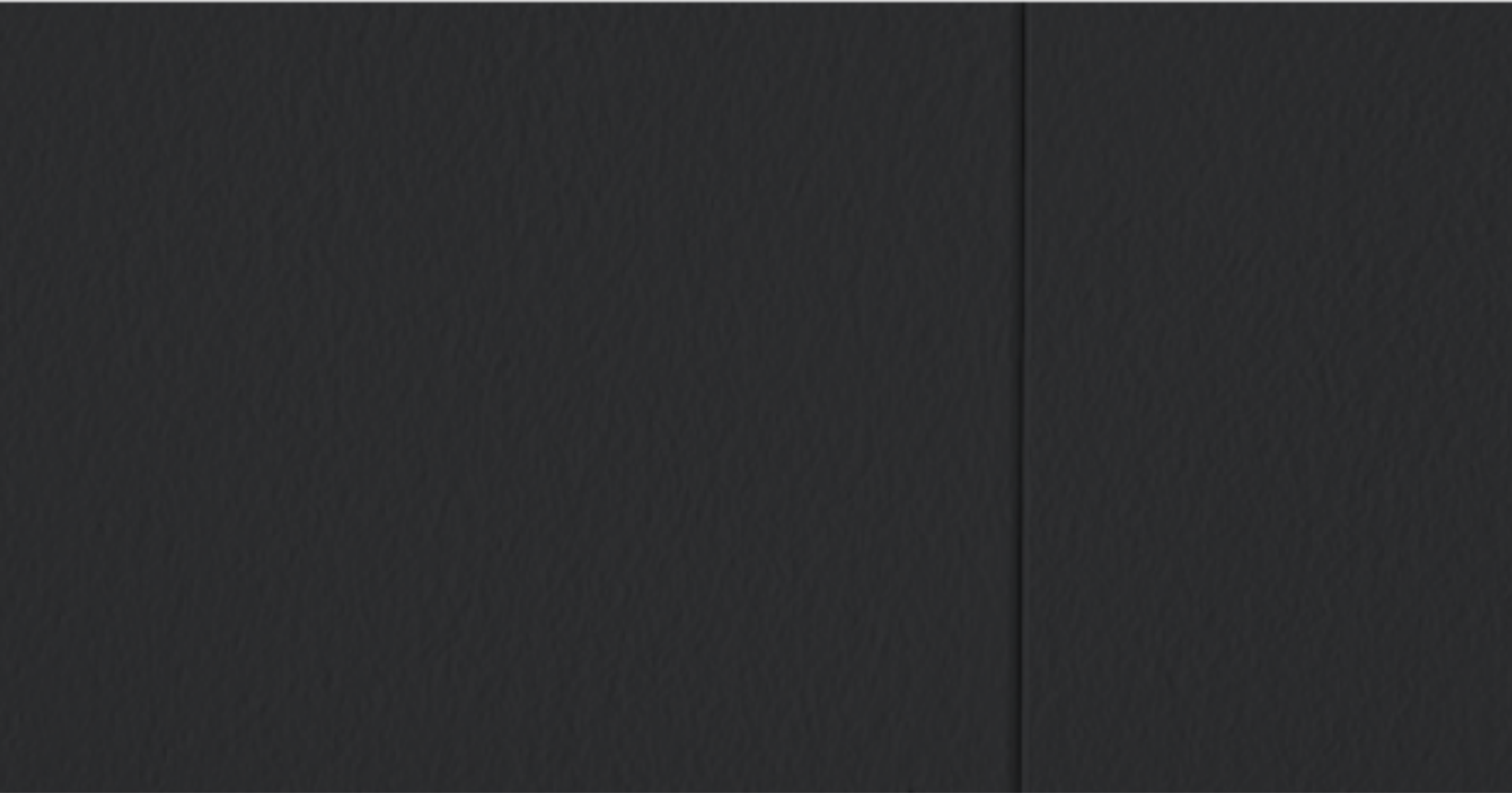
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DATE: 2/21/2025	A3.07
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SN | BOYS & GIRLS CLUBS SIGNAGE, BGC BLUE



HB-1 | HARDIE PANEL, DARK BROWN



HB-2 | HARDIE PANEL, BLACK



HB-3 | HARDIE PANEL & HARDIE BATTEN, BLACK WITH WOOD GRAIN



PL-1 | PORTLAND CEMENT PLASTER, INTEGRAL DARK GREY COLOR



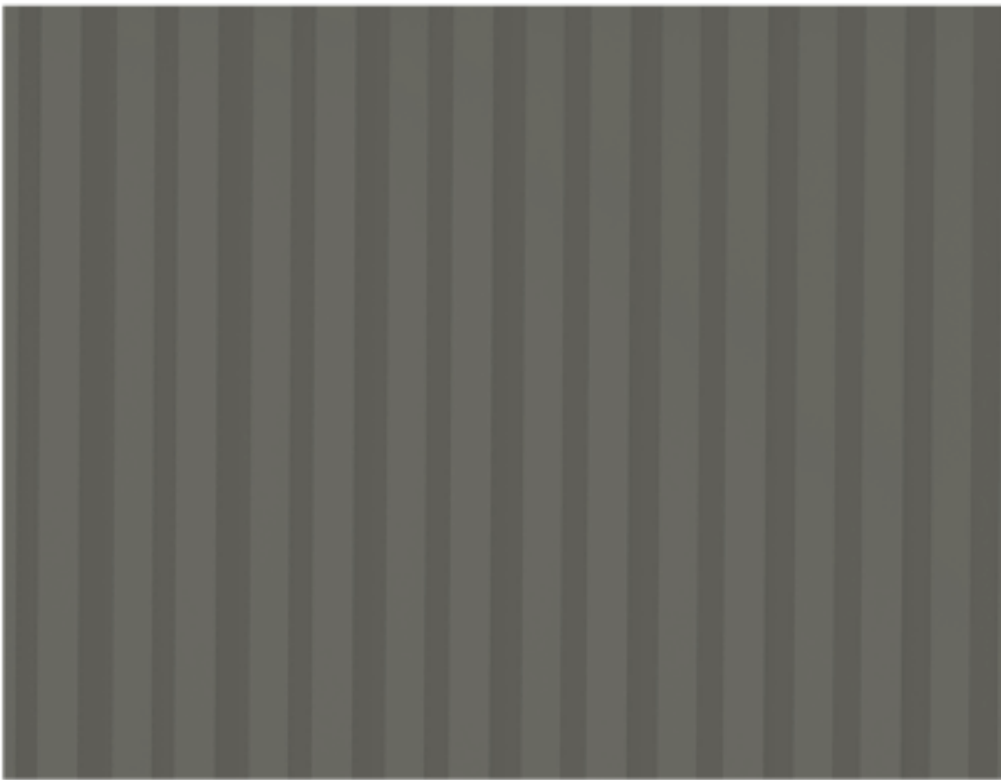
PL-2 | PORTLAND CEMENT PLASTER, INTEGRAL OFF-WHITE COLOR



PL-3 | PORTLAND CEMENT PLASTER, INTEGRAL ORANGE COLOR



GL-1 | THIN RECESSED LED LIGHT STRIP



RS-1 | CORRUGATED METAL ROOF SCREEN



GL-1 | STOREFRONT SYSTEM



SN | BRUSHED METAL SIGNAGE



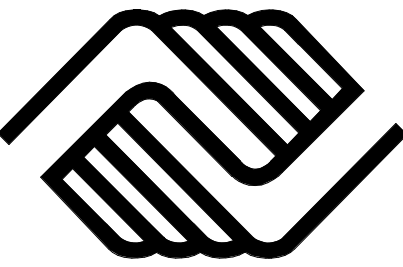
SN | BRUSHED METAL SIGNAGE, BLACK



LF-2 | RECESSED LED LIGHT FIXTURE

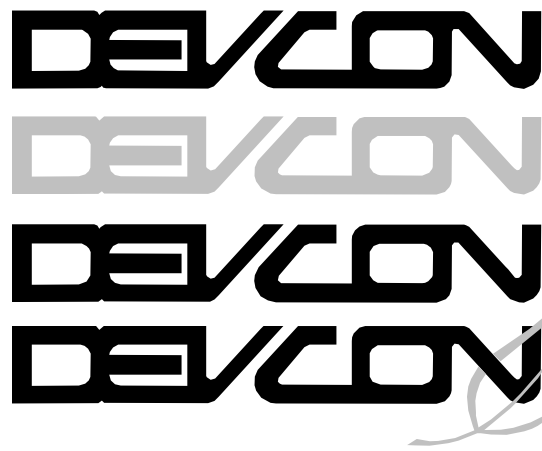


GL-1 | PUNCHED WINDOW



ORANGE AVENUE CLUBHOUSE
BOYS AND GIRLS CLUBS
OF THE PENINSULA

201 W ORANGE AVE., SOUTH SAN FRANCISCO, CA 94080



CONSTRUCTION
INCORPORATED

690 Gibraltar Drive
Milpitas, California 95035
(408)942-8200 Lic. #399163

NOTE: SEE ELEVATIONS FOR CORRESPONDING MATERIAL TAGS

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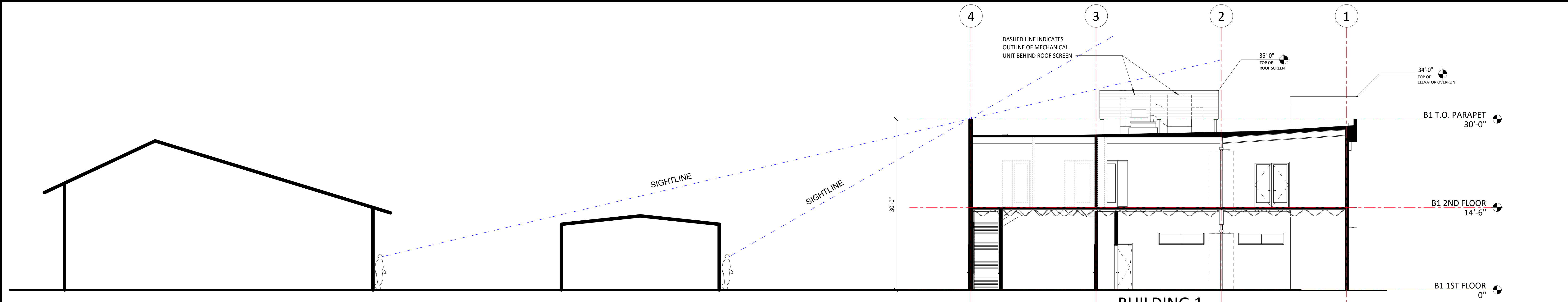
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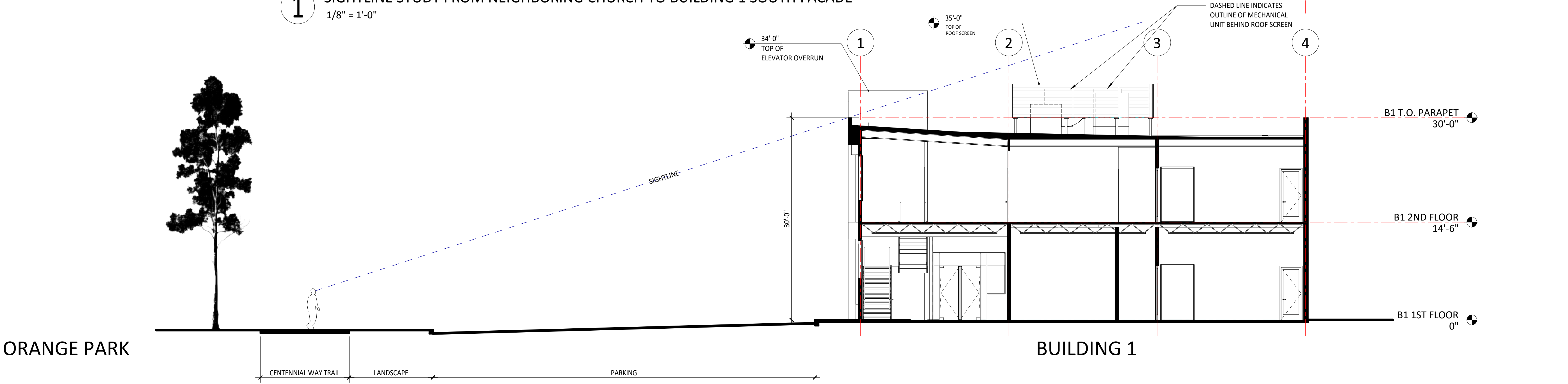
NO.	DATE	DESCRIPTION	BY

EXTERIOR FINISH MATERIAL
BOARD

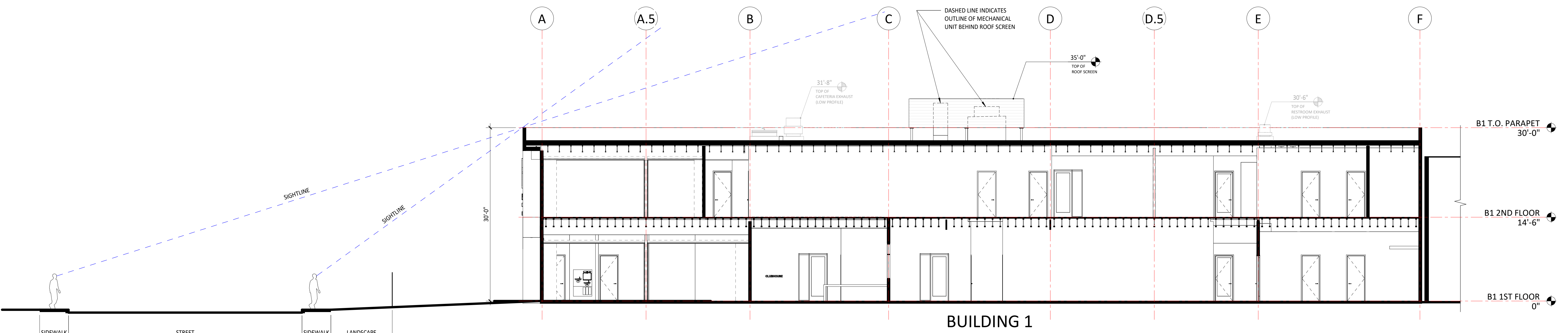
JOB NO. 24-096	SHEET NO. A3.09
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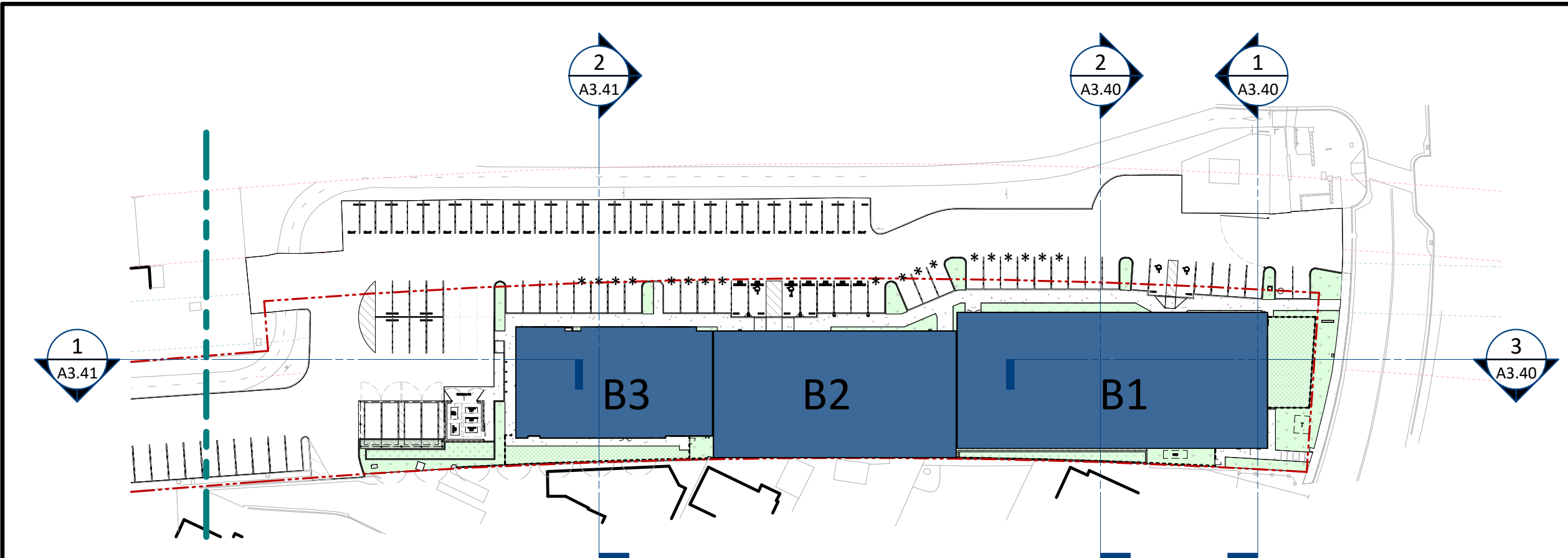
1 SIGHTLINE STUDY FROM NEIGHBORING CHURCH TO BUILDING 1 SOUTH FACADE
1/8" = 1'-0"



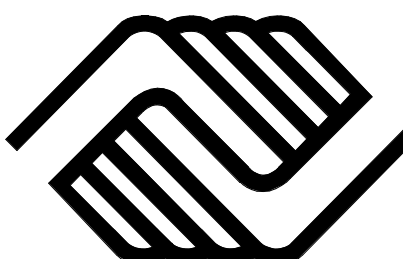
2 SIGHTLINE STUDY FROM CENTENIAL PATH TO BUILDING 1 NORTH FACADE
1/8" = 1'-0"



3 SIGHTLINE STUDY FROM ORANGE AVE TO BUILDING 1 EAST FACADE
1/8" = 1'-0"

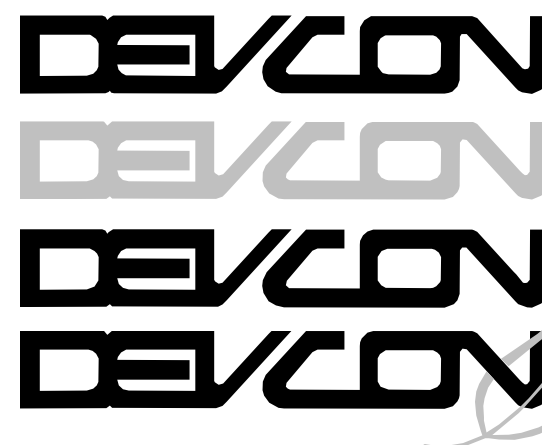


SIGHTLINE STUDY KEY



ORANGE AVENUE CLUBHOUSE
BOYS AND GIRLS CLUBS
OF THE PENINSULA

201 W ORANGE AVE., SOUTH SAN FRANCISCO, CA 94080



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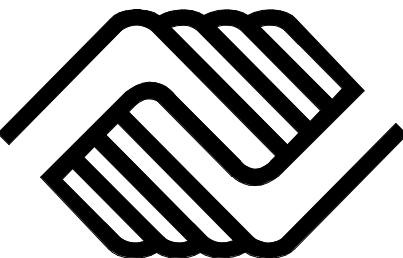
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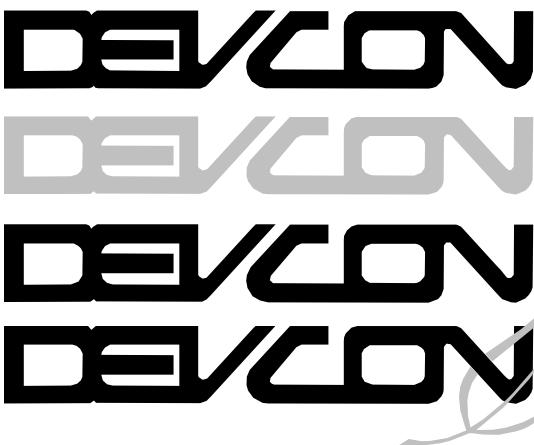
SIGHTLINE STUDIES

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DATE:	4/22/2025	A3.40
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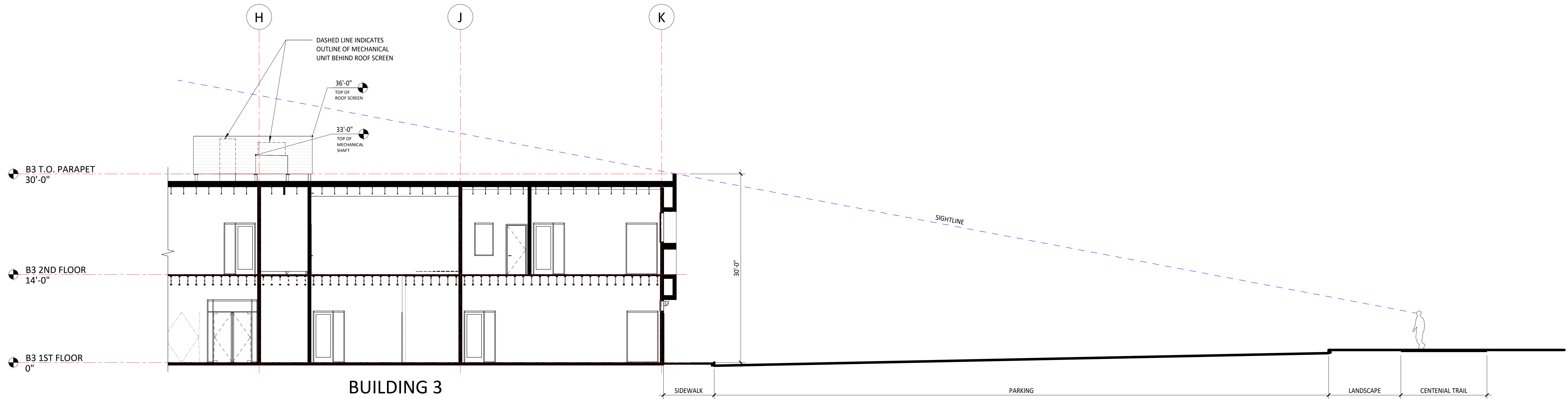
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BOYS AND GIRLS CLUBS
OF THE PENINSULA

201 W ORANGE AVE., SOUTH SAN FRANCISCO, CA 94080

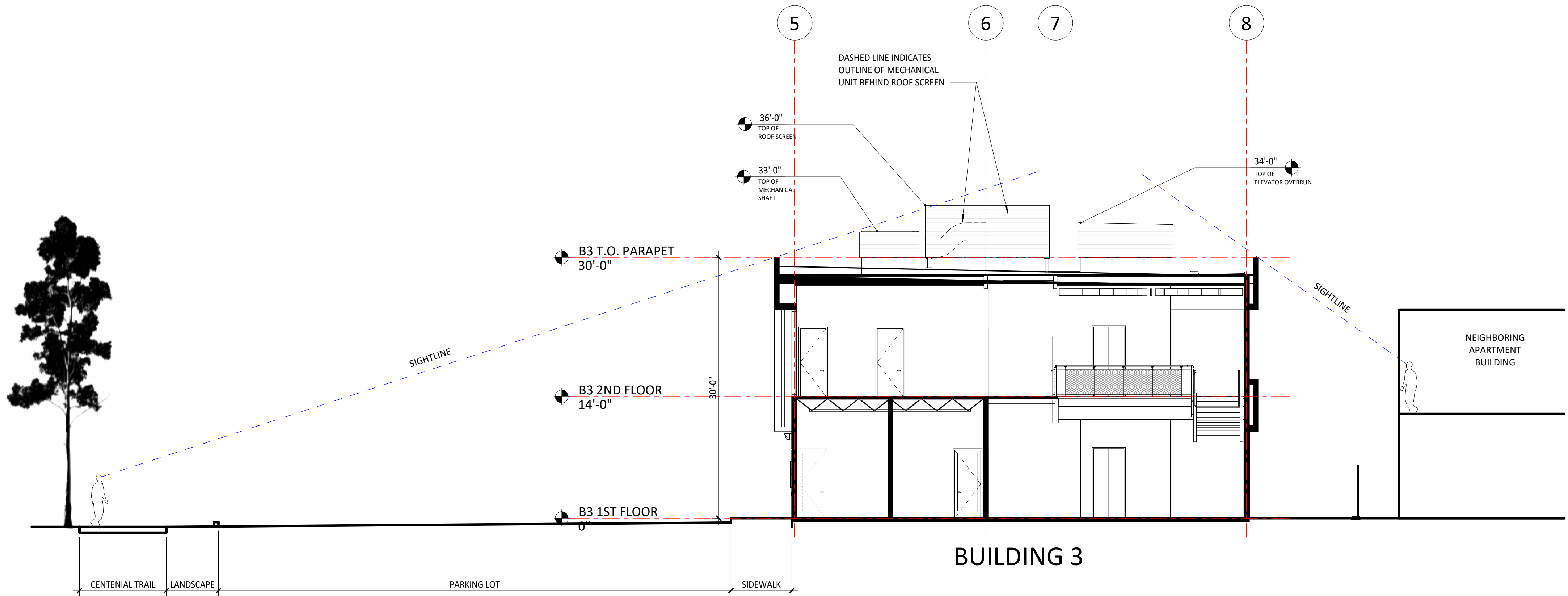


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1 SIGHTLINE STUDY FROM WEST CENTENNIAL TRAIL TO BUILDING 3 WEST FACADE
1/8" = 1'-0"



2 SIGHTLINE STUDY FROM NORTH CENTENNIAL TRAIL TO BUILDING 3 NORTH FACADE
1/8" = 1'-0"



SIGHTLINE STUDY KEY

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SIGHTLINE STUDIES

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SHEET NO.

A3.41