WESTBOROUGH PRESCHOOL
DESIGN REVIEW

ABBREVIATIONS

A.B.	Anchor Bolt	F.O.C.	Face of Concrete	REINF.	Reinforced
A.C.	Air Conditioning	F.O.F.	Face of Finish	REQ.	Required
ACOUS.	Acoustical	F.O.S.	Face of Stud	RESIL.	Resilient
A.D.	Area Drain	FP.	Fireplace	RTNG.	Retaining (Wall)
ADD.	Added/Additional	FPR.	Fireproof	RM.	Room
ADJ.	Adjustable or Adjacent	FT.	Foot or Feet	R.O.	Rough Opening
AFC	Arc Fault Circuit	FTG.	Footing	RSN.	Resawn
AGGR.	Aggregate	FURR.	Furring	RWD.	Redwood
ALUM.	Aluminum	FXGL.	Fixed Glass	R.W.L.	Rain Water Leader
ARCH.	Architectural	G.	Gas	S.	South or Shelf
ASPH.	Asphalt	GA.	Gauge	S.C.	Solid Core
B.B.	Bread Board	GALV.	Galvanized	SCHED.	Schedule
BD.	Board	G.B.	Grab Bar	S.D.	Smoke Detector
BLDG.	Building	G.D.	Garbage Disposal	SECT.	Section
BLK.	Block	G.F.I.	Ground Fault Interrupter	SHR.	Shower
BLKG.	Blocking	GL.	Glass	SHT.	Sheet
BM.	Beam	GND.	Ground	SHTG.	Sheathing
BOT.	Bottom	GR.	Grade	SIM.	Similar
BRKT.	Bracket	G.S.M.	Galvanized Sheet Metal	SL.	Sliding
B.U.	Built-Up	GYP.	Gypsum	SPEC.	Specification
CAB.	Cabinet	H.	High	SQ.	Square
C.B.	Catch Basin	H.B.	Hose Bibb	S.S.	Stainless Steel
CEM.	Cement	H.C.	Hollow Core/Handicap	S.C.D.	See Civil Drawing
CER.	Ceramic	HD.	Head	S.E.D.	See Electrical Dwg
C.I.	Cast Iron	HDR.	Header	S.M.D.	See Mechanical Dwg
C.G.	Corner Guard	HDWD.	Hardwood	S.S.D.	See Structural Dwg
CLG.	Ceiling	HDWE.	Hardware	STA.	Station
CLKG.	Caulking	H.M.	Hollow Metal	STD.	Standard
CL.	Closet	HORIZ.	Horizontal	STL.	Steel
CLR.	Clear	H.R.	Hand Rail	STOR.	Storage
CNTR.	Counter	HT.	Height	STRL.	Structural
C.O.	Cased Openings	I.D.	Inside Diameter (Dim)	SUSP.	Suspended
COL.	Column	INSUL.	Insulation	SYM.	Symmetrical
CONC.	Concrete	INT.	Interior	T.	Tile, Top or Tread
CONN.	Connection	JAN.	Janitor	T.& G.	Tongue and Groove
CONST.	Construction	JT.	Joint	T.B.	Towel Bar
CONT.	Continuous	KIT.	Kitchen	T.C.	Top of Curb
CORR.	Corridor	LAB.	Laboratory	TEL.	Telephone
CTR.	Center	LAM.	Laminate	TER.	Terrazzo
CTSK.	Countersunk	LAV.	Lavatory	THK.	Thick
D.	Dryer	LKR.	Locker	THR.	Threshold
DBL.	Double	LT.	Light	TN.	Toenail
DEPT.	Department	MAX.	Maximum	T.O.	Top of
DET.	Detail	M.B.	Machine Bolt	T.O.P.	Top of Plate
D.F.	Drinking fountain or Douglas Fir	M.C.	Medicine Cabinet	T.P.	Top of Pavement
		MECH.	Mechanical	T.P.H.	Toilet Paper Holder
DIA.	Diameter	MEMB.	Membrane	T.V.	Television
DIM.	Dimension	MTL.	Metal	T.O.W.	Top of Wall
DISP.	Dispenser	MFR.	Manufacturer	T.U/P	Touch-Up & Paint Wall
DN.	Down	MH.	Manhole	TYP.	Typical
DR.	Door	MIN.	Minimum	UNF.	Unfinished
DS.	Downspout	MIR.	Mirror	U.O.N.	Unless Otherwise Noted
DW.	Dishwasher	MISC.	Miscellaneous	UR.	Urinal
DWG.	Drawing	M.O.	Masonry Opening	VERT.	Vertical
DWR.	Drawer	M.R.	Moisture Resistant	VEST.	Vestibule
E.	East	MTD.	Mounted	V.G.D.F.	Vertical Grain
(E)	Existing	MUL.	Mullion	WT.	Weight
EA.	Each	(N)	New	W	West, Washer or Water
EXP.JT.	Expansion Joint	N.	North	W/	With
EL.	Elevation	N.U.C.	Not In Contract	W.C.	Water Closet
ELEC.	Electrical	NO.	Number	WD.	Wood
ELEV.	Elevator	NOM.	Nominal	WND.	Window
EMER.	Emergency	N.T.S.	Not To Scale	WP.	Waterproof
ENCL.	Enclosure	O.A.	Overall	WSCT.	Wainscot
E.P.B.	Electrical Panelboard	OBS.	Obscure	WT.	Weight
EQ.	Equal	O.C.	On Center	W.W.F.	Welded Wire Fabric
EQUIP.	Equipment	O.D.	Outside Diameter (Dim.)		
EXP.	Expansion or Exposed	OFF.	Office		
EXST.	Existing	OPNG.	Opening		
EXT.	Exterior	OPP.	Opposite		
F.A.	Fire Alarm	OSB.	Oriented Strand Board		
F.A.U.	Forced Air Unit	O/	Over		
F.B.	Flat Bar	P.	Pole/Pantry		
F.C.	Fan Coil	PL.	Plate		
F.D.	Floor Drain	PLYWD.	Plywood		
FDN.	Foundation	PR.	Pair		
F.E.	Fire Extinguisher	PRCST.	Pre-Cast		
F.E.C.	Fire Extinguisher Cab.	PT.	Point		
F.F.	Finish Floor	PTN.	Partition		
F.H.C.	Fire Hose Cabinet	Q.T.	Quarry Tile		
F.H.W.S.	Flat Head Wood Screw	R.	Riser or right		
FIN.	Finish	RAD.	Radius		
FL.	Floor	R.A.	Return Air Grill		
FLASH.	Flashing	R.D.	Roof Drain		
FLUOR.	Fluorescent	REF.	Reference		
		REFR.	Refrigerator		
		REG.	Register		

SYMBOLS

DETAIL / TITLE
DETAIL/TITLE NUMBER
SHEET NUMBER

EXTERIOR ELEVATIONS
ELEVATION NUMBER
SHEET NUMBER

INTERIOR ELEVATIONS
ELEVATION NUMBER
SHEET NUMBER

NORTH ARROW

DOOR ID
SEE DOOR SCHED.

WINDOW ID
SEE WINDOW SCHED.

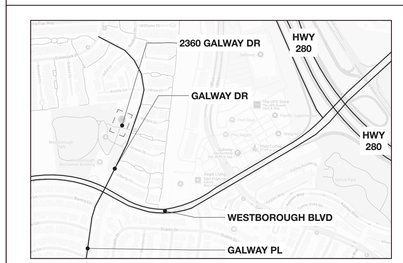
NOTE: SEE ELEC. DWGS FOR ADD. SYMBOLS

REVISION (NO.)

- CENTERLINE

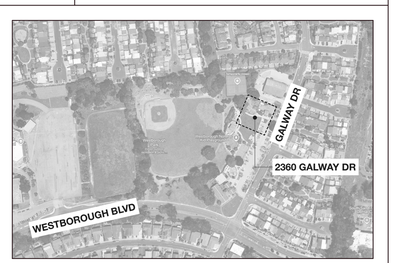
DIAMETER

PROPERTY LINE OR PLATE



1 VICINITY MAP

N



2 SITE CONTEXT

PROJECT DESCRIPTION 37°38'41.3"N 122°27'24.1"W

ADDRESS: 2360 GALWAY DR.
SOUTH SAN FRANCISCO, CA 94080
APN: 091150080

ZONING: PR

CONSTRUCTION TYPE: PRESCHOOL: TYPE V-B - SPRINKELERED
PUBLIC RESTROOM: TYPE V-B - NONSPRINKELERED

OCCUPANCY GROUP: PRESCHOOL: NON-SEPARATED E, I-4 & B
PUBLIC RESTROOM: U

BUILDING CODE: 2022 CBC, 2022 CMC, 2022 CPC, 2022 CEC, 2022 CEES, 2022 CGBS, 2022 CFC, CITY OF SOUTH SAN FRANCISCO MUNICIPAL CODE

SCOPE OF WORK:

NEW PRESCHOOL WITHIN WESTBOROUGH PARK SERVING CHILDREN AGES 2-5 YRS. PRESCHOOL IS LOCATED AT AREA OF EXISTING PUBLIC RESTROOM AND MAINTENANCE YARD, TO BE REMOVED. THE PRESCHOOL INCLUDES:
- (5) CLASSROOMS
- ADMINISTRATIVE SPACES
- OUTDOOR PLAY AREA
- FENCING AT PLAY AREA & NORTH & WEST SIDES OF BLDG.
- ASSOCIATED LANDSCAPE AT PLAY AREA & PUBLIC SIDES OF FENCING / BUILDING
- NEW FIRE HYDRANT
- NEW TRANSFORMER

ADDITIONAL SCOPE RELATING TO THE PARK INCLUDES:
- NEW MAINTENANCE TRUCK ROUTE TO CONNECT TO EXISTING ROUTE.
- NEW PUBLIC RESTROOM HOUSING MSB FOR PRESCHOOL & PARK, AND ASSOCIATED LANDSCAPING AT PICNIC AREA.
- NEW ACCESSIBLE RAMP FOR PEDESTRIAN ACCESS TO EXISTING TENNIS COURTS WITH NEW SITE LIGHTING
- (N) CHAIN-LINK FENCING (TO MATCH EXISTING) AT REAR OF FIRE STATION TO FULLY SECURE FIRE STATION
- RELOCATION OF EXISTING GENERATOR & FUEL TANK AT FIRE STATION.
- MODIFICATIONS TO EXISTING PARKING LOT TO ACCOMMODATE TRUCK ROUTE ACCESS (WITH CATTLE GATE), ADDITIONAL ACCESSIBLE PARKING SPACE, E/V & E/V-READY SPACES, COMPACT SPACES, AND ACCESSIBILITY IMPROVEMENTS AT EXISTING DRIVEWAY APRON.
- NEW CURB CUT AT WESTBOROUGH BLVD. FOR TRUCK ACCESS TO PARK. EXISTING TRUCK ROUTE TO BE WIDENED AND NEW CATTLE GATE PROVIDED. DRIVEWAY APRON TO BE ACCESSIBLE.
- NEW BIORETENTION AREAS FOR STORMWATER TREATMENT, INCLUDING IN-LIEU TREATMENT OF (E) TENNIS COURT.
- NEW FIBER CONDUIT RUNNING FROM PULL-BOX AT COMMUNITY CENTER TO NEW PRESCHOOL & FIRE STATION

LOT INFORMATION

GROSS LOT AREA	432,048 S.F.
ALLOWABLE LOT COVERAGE	25%
FRONT SETBACK	20'
SIDE SETBACKS	10'
REAR SETBACK	0'

BICYCLE PARKING

LONG-TERM BICYCLE PARKING:

REQUIRED:	
5% OF REQUIRED VEHICLE PARKING (15 STAFF + 6 PICK-UP/DROP-OFF VEHICLE SPACES)	1 SPACE
PROVIDED:	1 SPACE

SHORT-TERM BICYCLE PARKING:

REQUIRED:	
5% OF REQUIRED VEHICLE PARKING, MIN. OF (4) (15 STAFF + 6 PICK-UP/DROP-OFF VEHICLE SPACES)	4 SPACES
PROVIDED:	5 SPACES SERVING (N) PRESCHOOL + RELOCATION OF (E) 14 SPACES

VEHICULAR PARKING

VEHICULAR PARKING REQUIRED FOR PRESCHOOL:	
1 STALL PER EMPLOYEE 15 EMPLOYEES	15 SPACES
EV PARKING REQUIRED	1 SPACE
EV-READY PARKING REQUIRED	4 SPACES
EXISTING PARKING PROVIDED:	
STANDARD PARKING SPACES PROVIDED	54 SPACES
ADA VAN PARKING SPACES PROVIDED	1 SPACE
ADA STANDARD PARKING SPACES PROVIDED	1 SPACE
DROP-OFF / PICK-UP SPACES PROVIDED	3 SPACES
EV / EV-READY SPACES PROVIDED	0 SPACES
TOTAL EXISTING PARKING SPACES:	**59 SPACES**
PROPOSED PARKING PROVIDED:	
STANDARD PARKING SPACES PROVIDED (INCLUDES 4 EV-READY SPACES)	46 SPACES
EV SPACES PROVIDED	1 SPACE
COMPACT SPACES PROVIDED	3 SPACES
ADA VAN PARKING SPACES PROVIDED	2 SPACES
ADA STANDARD PARKING SPACES PROVIDED	1 SPACE
DROP-OFF / PICK-UP SPACES PROVIDED	6 SPACES
TOTAL PROPOSED PARKING SPACES:	**59 SPACES**

(N) PRESCHOOL BUILDING INFORMATION

(N) PRESCHOOL	7,135 S.F.
(N) COVERED WALKWAY	2,022 S.F.
(N) PLAY AREA	3,899 S.F.
MAX. PROPOSED BLDG. HT.	17'- 8 1/2"

(N) PUBLIC RESTROOM BUILDING INFORMATION

(N) PARK RESTROOM	225 S.F.
MAX. PROPOSED BLDG. HT.	10'- 6 3/4"

EXISTING LOT COVERAGE

REC CENTER (TOTAL)	(7,049 S.F.)
PORTION ON PARCEL 091-150-080	220 S.F.
MODULAR CLASSROOM (TOTAL)	(1,937 S.F.)
PORTION ON PARCEL: 091-150-080	120 S.F.
FIRE STATION	7,435 S.F.
PICNIC SHED	99 S.F.
PICNIC SHELTER	2,146 S.F.
LOWER RESTROOM (TO BE REMOVED)	341 S.F.
UPPER RESTROOM	515 S.F.
TOTAL FOOTPRINT OF ALL STRUCTURES ON PARCEL	**10,876 S.F.**
EXISTING LOT COVERAGE	**2.5%**

PROPOSED LOT COVERAGE

REC CENTER (TOTAL)	(7,049 S.F.)
PORTION ON PARCEL 091-150-080	220 S.F.
MODULAR CLASSROOM (TOTAL)	(1,937 S.F.)
PORTION ON PARCEL: 091-150-080	120 S.F.
FIRE STATION	7,435 S.F.
PICNIC SHED	99 S.F.
PICNIC SHELTER	2,146 S.F.
UPPER RESTROOM	515 S.F.
(N) PRESCHOOL	7,135 S.F.
(N) COVERED WALKWAY	1,952 S.F.
(N) PARK RESTROOM	225 S.F.
TOTAL FOOTPRINT	**19,847 S.F.**
PROPOSED LOT COVERAGE	**4.6%**
MAX ALLOWABLE LOT COVERAGE	**25%**

PROJECT DIRECTORY

OWNER: CITY OF SOUTH SAN FRANCISCO
CONTACT: JAKE GILCHRIST
400 GRAND AVE
SOUTH SAN FRANCISCO, CA 94080
P: 650.877.8552

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CHRIS DORMAN, AIA
229 FLAMINGO ROAD
MILL VALLEY, CA 94941
P:415.380.7914
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EMAIL: CD@DORMANASSOCIATES.COM

STRUCTURAL ENGINEER: ZFA STRUCTURAL ENGINEERS
558 BREWSTER AVE, STE. 200
REDWOOD CITY, CA 94063
P: 650.394.8869

SURVEYOR: SANDIS
1700 S. WINCHESTER BLVD., STE 200
CAMPBELL, CA 95008
P: 408.636.0900

CIVIL ENGINEER: BKF ENGINEERS
2100 FRANKLIN ST, STE. 4C
OAKLAND, CA 94612
P: 650.435.0013

LANDSCAPE ARCHITECT: BASE LANDSCAPE ARCHITECTURE
145 A LOWER TERRACE
SAN FRANCISO, CA 94114
P: 415.509.3728

MEP ENGINEERS: MHC ENGINEERING CONSULTANTS. INC.
150 8TH ST.
SAN FRANCISCO, CA 94103
P: 415.512.7141

ARCHITECTURAL INDEX

SHEET #	DRAWING
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A2	SITE PHOTOS
A3	(E) SITE CONTEXT
A4	SITE CONTEXT
A5	LOT COVERAGE CALCULATIONS
A6	TRAFFIC MANAGEMENT PLAN
A7	EXISTING SITE PLAN
A8	DEMO SITE PLAN
A9	PROPOSED SITE PLAN
A10	SITE LIGHTING PLAN & PHOTOMETRIC ANALYSIS
A11	SITE LIGHT FIXTURES
A12	ENLARGED SITE CONDITIONS
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A14	FLOOR PLAN
A15	ROOF PLAN
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A19	EXTERIOR BUILDING ELEVATIONS
A20	COURTYARD ELEVATIONS
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A22	ARCHITECTURAL RENDERINGS
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SURVEYOR

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CIVIL SHEETS

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C2.0	UTILITY PLAN
C3.0	STORMWATER MANAGEMENT PLAN
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LANDSCAPE

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L-0.02	TREE PRESERVATION PLAN
L-0.03	TREE PROTECTION DETAILS
L-1.00	KEY PLAN
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L-2.01	MATERIAL PLAN - COURTYARD & SIDEWALK
L-2.02	MATERIAL PLAN - MAINTENANCE PATH EAST
L-2.03	MATERIAL PLAN - PICNIC AREA NORTH
L-2.04	MATERIAL PLAN - PICNIC AREA SOUTH & MAINTENANCE PATH
L-5.00	PLANTING SCHEDULE
L-5.01	PLANTING PLAN - COURTYARD & SIDEWALK
L-5.02	PLANTING PLAN - MAINTENANCE PATH EAST
L-5.03	PLANTING PLAN - PICNIC AREA NORTH
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L-6.00	IRRIGATION NOTES & SCHEDULE
L-6.01	IRRIGATION PLAN - COURTYARD & SIDEWALK
L-6.02	IRRIGATION PLAN - MAINTENANCE PATH EAST
L-6.03	IRRIGATION PLAN - PICNIC AREA NORTH
L-6.04	IRRIGATION PLAN - PICNIC AREA SOUTH & MAINTENANCE PATH

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PLANNING SUBMITTAL

COVER SHEET

REVISIONS

DATE: 12/12/25

SHEET

A1

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This line should be equal to one inch.
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H FROM FIRE STATION DRIVEWAY LOOKING EAST

I FROM FIRE STATION DRIVEWAY LOOKING EAST

J FROM FIRE STATION DRIVEWAY LOOKING EAST

K FROM FIRE STATION DRIVEWAY LOOKING EAST

L FROM FIRE STATION DRIVEWAY LOOKING EAST

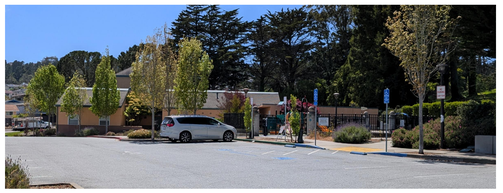
M FROM FIRE STATION DRIVEWAY LOOKING EAST

N FROM FIRE STATION DRIVEWAY LOOKING EAST

A FROM FIRE STATION DRIVEWAY LOOKING EAST

B FROM ENTRY DRIVEWAY LOOKING EAST

C FROM GALWAY DR @ UNWIN CT LOOKING EAST



D FROM PARKING LOT LOOKING SOUTHWEST

E ACROSS THE STREET LOOKING TOWARD WESTBOROUGH BLVD

F ACROSS THE STREET LOOKING WEST

G ACROSS THE STREET LOOKING AT FIRE STATION

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SITE PHOTOS

REVISIONS

DATE: 12/12/25

SHEET

A2

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SITE NOTES

1. SEE SURVEY FOR ADDITIONAL INFORMATION
2. SEE SHT. A11 FOR SITE LIGHTING FIXTURE SPECS.

SHEET LEGEND

PROPERTY LINE

SETBACK LINE

(E) POLE LIGHT

EXISTING SITE LIGHTING

SL1

SL2

SL3

SL4

1 (E) SITE CONTEXT
SCALE: 1" = 40'

0 20' 40' 80'

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(E) SITE CONTEXT

REVISIONS

DATE: 12/12/25

SHEET A3

TREE PROTECTION NOTES:

PER CITY OF SOUTH SAN FRANCISCO MUNICIPAL CODE § 13.30.030 PROHIBITIONS AND PROTECTIONS FOR PROTECTED TREES.

(A) NO PROTECTED TREE SHALL BE REMOVED, PRUNED, OR OTHERWISE MATERIALLY ALTERED WITHOUT A PERMIT EXCEPT AS PROVIDED IN THIS SECTION. TRIMMING OF A PROTECTED TREE IS ALLOWED WITHOUT SUCH A PERMIT.
(B) THE FOLLOWING REQUIREMENTS APPLY TO PROTECTED TREES:

(1) PROTECTED TREES SHALL BE PROTECTED BY A FENCE WHICH IS TO BE MAINTAINED AT ALL TIMES.

(2) PROTECTED TREES THAT HAVE BEEN DAMAGED OR DESTROYED BY CONSTRUCTION SHALL BE REPLACED OR THE CITY SHALL BE REIMBURSED, AS PROVIDED IN SECTION 13.30.080.

(3) CHEMICALS OR OTHER CONSTRUCTION MATERIALS SHALL NOT BE STORED WITHIN THE DRIP LINE OF PROTECTED TREES.

(4) DRAINS SHALL BE PROVIDED AS REQUIRED BY THE DIRECTOR WHENEVER SOIL FILL IS PLACED AROUND PROTECTED TREES.

(5) SIGNS, WIRES OR SIMILAR DEVICES SHALL NOT BE ATTACHED TO PROTECTED TREES.

(6) IF THE PROPOSED DEVELOPMENT, INCLUDING ANY SITE WORK FOR THE DEVELOPMENT, WILL ENCROACH UPON THE DRIP LINE OF A PROTECTED TREE, SPECIAL MEASURES SHALL BE UTILIZED, AS APPROVED BY THE DIRECTOR OR THE COMMISSION, TO ALLOW THE ROOTS TO OBTAIN OXYGEN, WATER, AND NUTRIENTS AS NEEDED. ANY EXCAVATION, CUTTING, FILLING, OR COMPACTION OF THE EXISTING GROUND SURFACE WITHIN THE PROTECTED PERIMETER, IF AUTHORIZED AT ALL BY THE DIRECTOR, SHALL BE MINIMIZED AND SUBJECT TO SUCH CONDITIONS AS MAY BE IMPOSED BY THE DIRECTOR. NO SIGNIFICANT CHANGE IN EXISTING GROUND LEVEL SHALL BE MADE WITHIN THE DRIP LINE OF A PROTECTED TREE. NO BURNING OR USE OF EQUIPMENT WITH AN OPEN FLAME SHALL OCCUR NEAR OR WITHIN THE PROTECTED PERIMETER.

(7) UNDERGROUND TRENCHING FOR UTILITIES SHALL AVOID MAJOR SUPPORT AND ABSORBING TREE ROOTS OF PROTECTED TREES. IF AVOIDANCE IS IMPRACTICAL, TUNNELS SHALL BE MADE BELOW THE ROOTS. TRENCHES SHALL BE CONSOLIDATED TO SERVICE AS MANY UNITS AS POSSIBLE. TRENCHING WITHIN THE DRIP LINE OF PROTECTED TREES SHALL BE AVOIDED TO THE GREATEST EXTENT POSSIBLE AND SHALL ONLY BE DONE UNDER THE AT-SITE DIRECTIONS OF A CERTIFIED CITY ARBORIST.

(8) NO CONCRETE OR ASPHALT PAVING SHALL BE PLACED OVER THE ROOT ZONES OF PROTECTED TREES.

(9) NO COMPACTION OF THE SOIL WITHIN THE ROOT ZONE OF PROTECTED TREES SHALL OCCUR.
(ORD. 1060 § 1, 1989; ORD. 1271 § 1, 2000; ORD. 1514 § 1, 2016)

SITE NOTES

1. SEE SURVEY FOR ADDITIONAL INFORMATION

SHEET LEGEND

ACCESSIBLE PATH OF TRAVEL	
PROPERTY LINE	
SETBACK LINE	
(E) POLE LIGHT	
(N) POLE LIGHT	PL-1
(N) PATHWAY/BOLLARD LIGHT	PL-2

NOTE: SEE SHEET A9-A11 FOR PROPOSED LIGHTING LOCATION AND SPECS

1 (N) SITE CONTEXT
SCALE: 1" = 40'

0 20' 40' 80'

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SITE CONTEXT

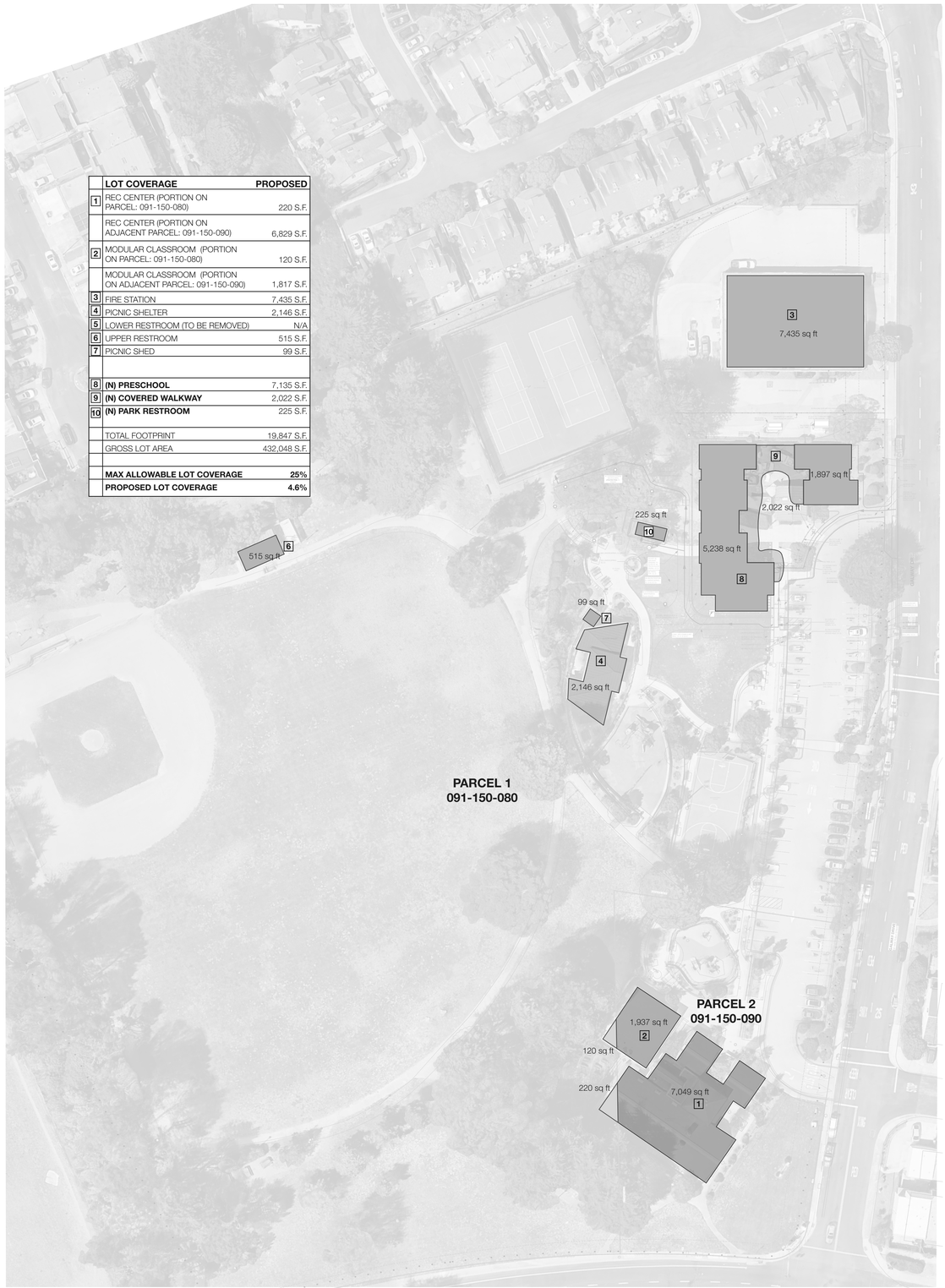
REVISIONS

DATE: 12/12/25

SHEET

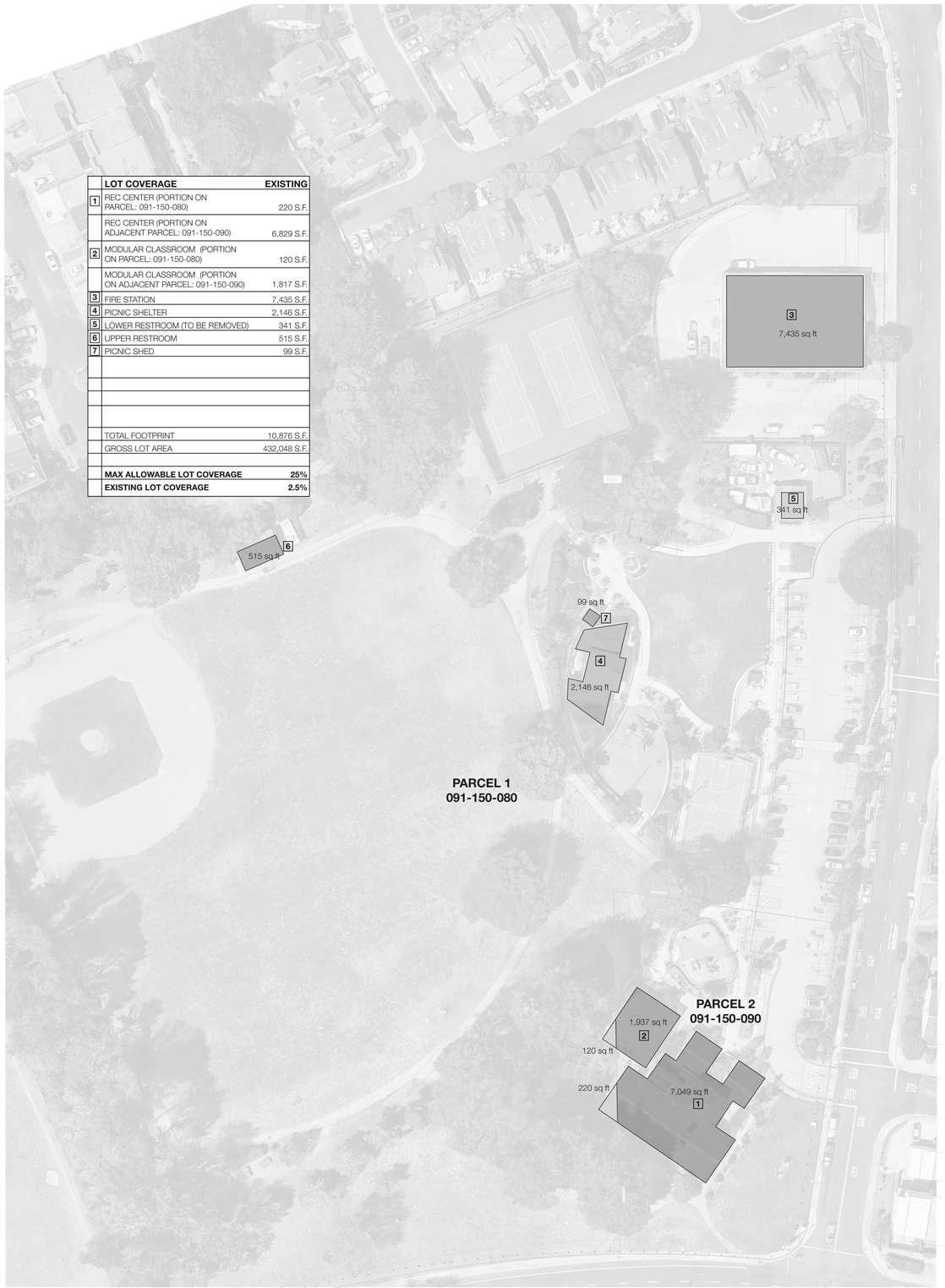
A4

	LOT COVERAGE	PROPOSED
1	REC CENTER (PORTION ON PARCEL: 091-150-080)	220 S.F.
	REC CENTER (PORTION ON ADJACENT PARCEL: 091-150-090)	6,829 S.F.
2	MODULAR CLASSROOM (PORTION ON PARCEL: 091-150-080)	120 S.F.
	MODULAR CLASSROOM (PORTION ON ADJACENT PARCEL: 091-150-090)	1,817 S.F.
3	FIRE STATION	7,435 S.F.
4	PICNIC SHELTER	2,146 S.F.
5	LOWER RESTROOM (TO BE REMOVED)	N/A
6	UPPER RESTROOM	515 S.F.
7	PICNIC SHED	99 S.F.
8	**(N) PRESCHOOL**	7,135 S.F.
9	**(N) COVERED WALKWAY**	2,022 S.F.
10	**(N) PARK RESTROOM**	225 S.F.
	TOTAL FOOTPRINT	19,847 S.F.
	GROSS LOT AREA	432,048 S.F.
	MAX ALLOWABLE LOT COVERAGE	**25%**
	PROPOSED LOT COVERAGE	**4.6%**



2 PROPOSED LOT COVERAGE
SCALE: 1" = 40'

	LOT COVERAGE	EXISTING
1	REC CENTER (PORTION ON PARCEL: 091-150-080)	220 S.F.
	REC CENTER (PORTION ON ADJACENT PARCEL: 091-150-090)	6,829 S.F.
2	MODULAR CLASSROOM (PORTION ON PARCEL: 091-150-080)	120 S.F.
	MODULAR CLASSROOM (PORTION ON ADJACENT PARCEL: 091-150-090)	1,817 S.F.
3	FIRE STATION	7,435 S.F.
4	PICNIC SHELTER	2,146 S.F.
5	LOWER RESTROOM (TO BE REMOVED)	341 S.F.
6	UPPER RESTROOM	515 S.F.
7	PICNIC SHED	99 S.F.
	TOTAL FOOTPRINT	10,876 S.F.
	GROSS LOT AREA	432,048 S.F.
	MAX ALLOWABLE LOT COVERAGE	**25%**
	EXISTING LOT COVERAGE	**2.5%**



1 EXISTING LOT COVERAGE
SCALE: 1" = 40'

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PLANNING SUBMITTAL

LOT COVERAGE CALCULATIONS

REVISIONS

DATE: 12/12/25

SHEET

A5

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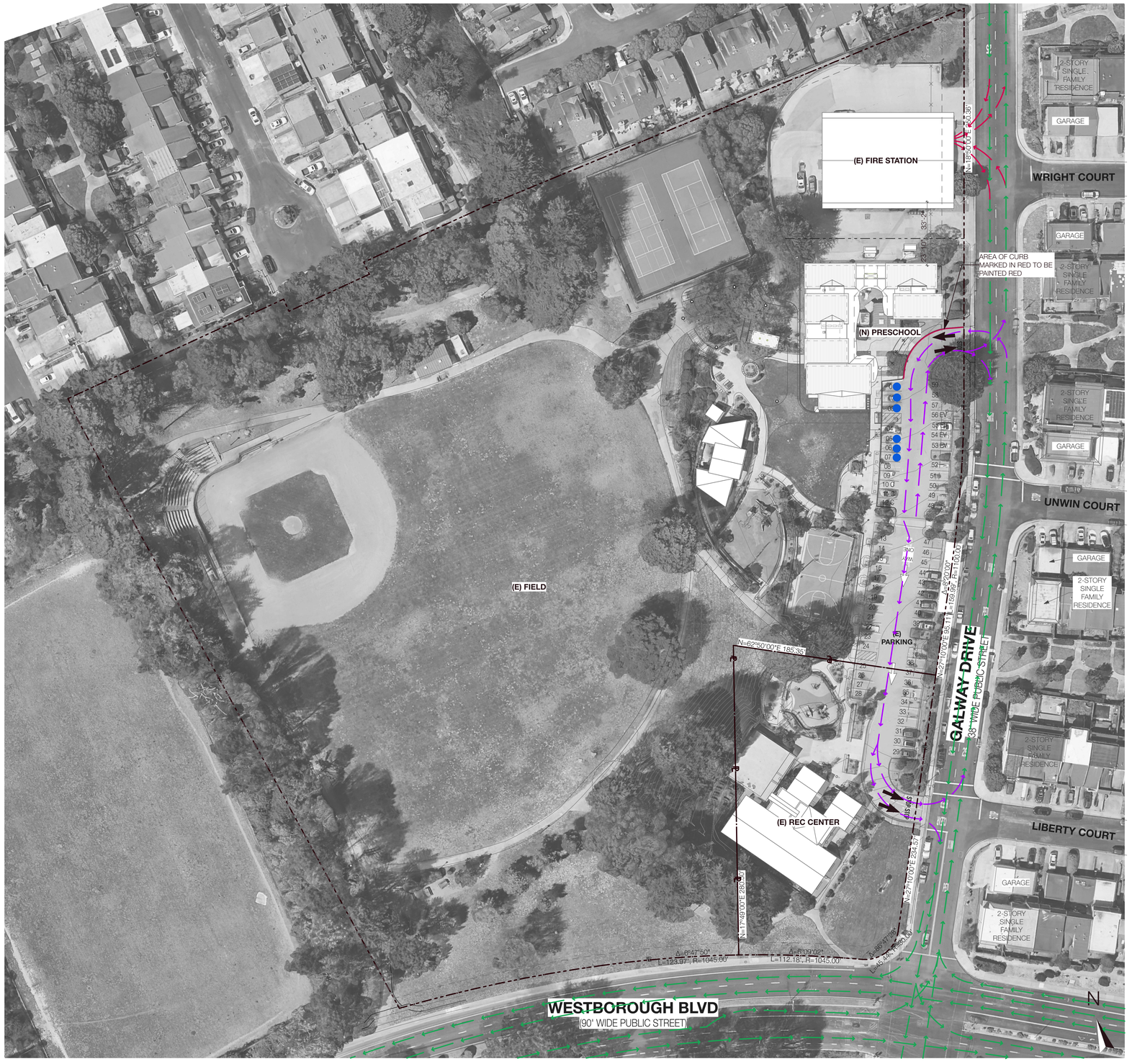
PRESCHOOL COUNTS			
BLDG. S.F.	CHILDREN	STAFF	HOURS OF OPERATION
7,135 S.F.	100	15	7:30 AM - 6 PM

TRAFFIC LEGEND

- GENERAL TRAFFIC
- PRESCHOOL / PARK VISITORS
- CDC DROP-OFF
- FIRE STATION TRAFFIC



1 TRAFFIC MANAGEMENT PLAN

SCALE: 1" = 40'

0 20' 40' 80'

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PLANNING SUBMITTAL

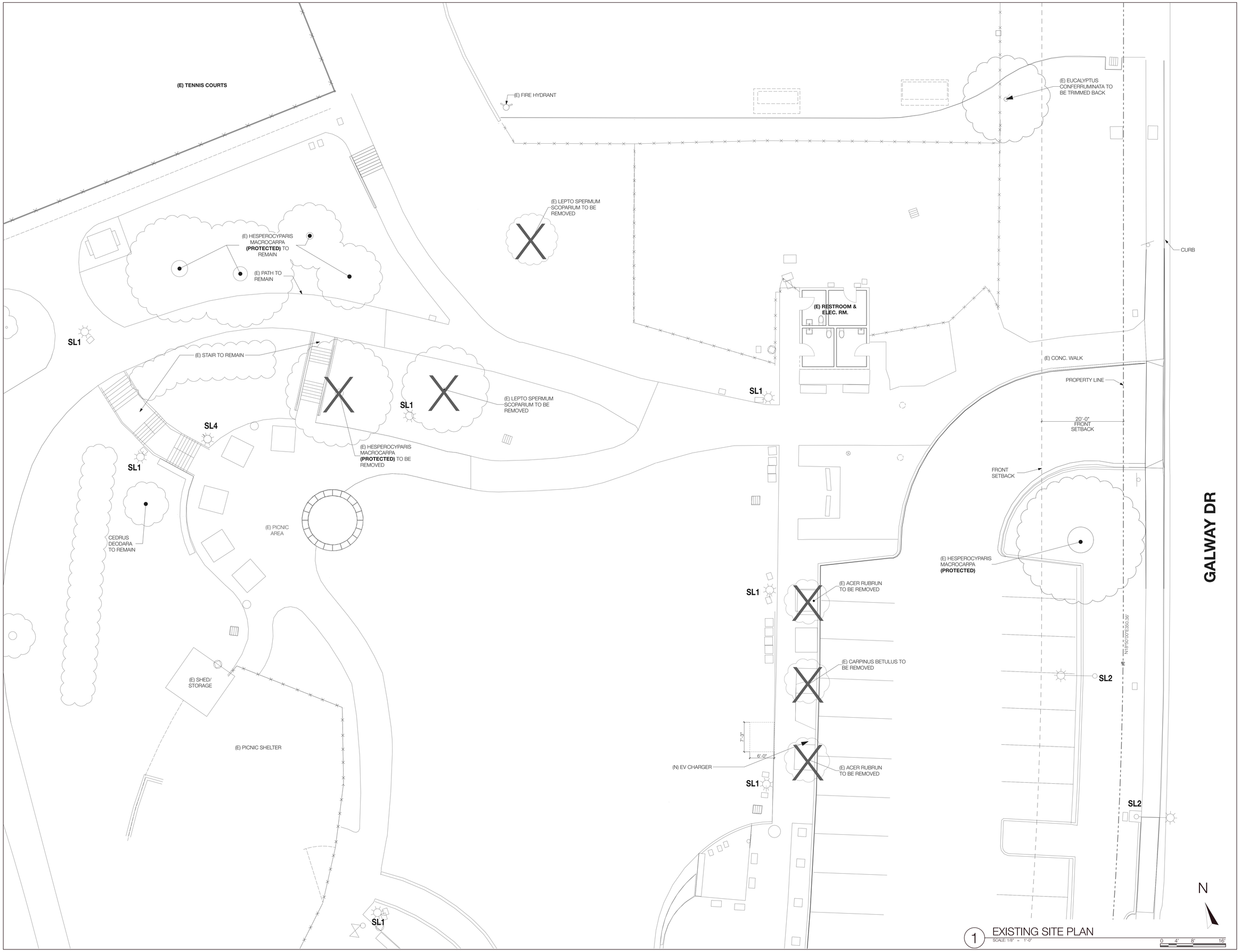
TRAFFIC MANAGEMENT PLAN

REVISIONS

DATE: 12/12/25

SHEET

A6



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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PLANNING SUBMITTAL

EXISTING SITE PLAN

REVISIONS

DATE: 12/12/25

SHEET

A7

DEMO KEYNOTES

1. DEMO CONCRETE CURB + WALK TO ALLOW FOR (N) CURB CUT
2. S.C.D. FOR TRENCHING AT PARKING LOT
3. TRENCHING FOR (N) TRANSFORMER (S.E.D.) & CONDUIT LINE FROM COMMUNITY CENTER TO PRESCHOOL & FIRE STATION (S.LV.D.)
4. REMOVE (E) TREE, S.L.D.
5. DEMOLISH (E) PUBLIC RESTROOM BLDG. & ELECTRICAL ROOM
6. DEMOLISH (E) CHAINLINK FENCE @ MAINTINANCE YARD. ROLLING GATE & FENCING AT FIRE STATION DRIVE AISLES TO REMAIN
7. REMOVE (E) CONC. + ASPAHLT WALK WHERE SHOWN SHADED, S.C.D.
8. REMOVE (E) ELEC. PANELS, IRRIGATION CONTROLS, PULL BOXES
9. REMOVE (E) DRAIN INLET + REROUTE STORMWATER, S.C.D.
10. REMOVE AND RELOCATE (E) BIKE RACKS (14 SPACES). S.L.D. & SHT. A1.
11. REMOVE PARK BENCHES
12. REMOVE IRRIGATION VALVE BOXES, S.L.D.
14. REMOVE (E) LIGHTPOLE
15. REMOVE & REPLACE (E) LIGHTPOLE
16. REMOVE + RELOCATE (E) GENERATOR + FUEL TANK @ FIRE STATION LOT
17. REMOVE (E) PICNIC TABLE
18. REMOVE AND REPLACE TREES
19. (E) LANDSCAPE TO BE REMOVED

(E) FIRE STATION PARKING LOT

(E) TENNIS COURTS

(E) FIRE HYDRANT

(E) CHAIN-LINK FENCE & ROLLING GATE @ FIRE STATION TO REMAIN

(E) ROLLING GATE MOTOR

(E) EUCALYPTUS CONFERRUMINATA TO BE TRIMMED BACK

30'-3 1/2"

(E) LEPTO SPERMUM SCOPARIUM TO BE REMOVED 4

(E) ASPHALT 7

(E) PICNIC TABLE

(E) HESPEROCYPARIS MACROCARPA **(PROTECTED)** TO REMAIN

(E) PATH TO REMAIN

SL1

(E) STAIR TO REMAIN

SL4

(E) HESPEROCYPARIS MACROCARPA **(PROTECTED)** TO BE REMOVED 4

(E) LEPTO SPERMUM SCOPARIUM TO BE REMOVED 4

(E) ASPHALT

(E) CONC.

(E) WALKWAY TO BE REMOVED

(E) RESTROOM & ELEC. RM.

TYP.

CURB

(E) CONC. WALK

62'-2"

(E) RESTROOM TO PROP. LINE

PROPERTY LINE

20'-0" FRONT SETBACK

FRONT SETBACK

(E) PICNIC TABLES, TYP.

(E) PICNIC AREA

CEDRUS DEODARA TO REMAIN

(E) SHED/ STORAGE

(E) PICNIC SHELTER

AREA OF WORK SHOWN DASHED

(E) ACER RUBRUN TO BE REMOVED 4

(E) CARPINUS BETULUS TO BE REMOVED 18

(E) ACER RUBRUN TO BE REMOVED 18

(N) EV CHARGER

7'-3"

6'-0"

(E) HESPEROCYPARIS MACROCARPA **(PROTECTED)**

(E) POLE LIGHT TO REMAIN, TYP. U.O.N.

SL2

N16°50'00"E360.36'

GALWAY DR

N

1 DEMO SITE PLAN

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

0 4' 8' 16'

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PLANNING SUBMITTAL

DEMO SITE PLAN

REVISIONS

DATE: 12/12/25

SHEET

A8

SITE NOTES

1. SEE SURVEY FOR ADDITIONAL INFORMATION

SHEET LEGEND

- ACCESSIBLE PATH OF TRAVEL
- PROPERTY LINE
- SETBACK LINE
- (N) POLE LIGHT — PL-1
- (N) PATHWAY/BOLLARD LIGHT — PL-2

NOTE:

1. SEE SHEET A9-A11 FOR PROPOSED SITE LIGHTING LOCATION AND SPECS
2. SEE SHEET A10 FOR EXTERIOR LIGHTING AT PRESCHOOL BUILDING

(E) ROLLING GATE MOTOR
RELOCATED GENERATOR
IMAGINARY LOT LINE (33' AWAY FROM FIRE STATION)
(E) SLATTED CHAINLINK FENCE & GATE @ FIRE STATION
RELOCATED FUEL TANK
(E) EUCALY CONFERR BE TRIMM
(N) SLATTED CHAINLINK FENCE TO MATCH (E) @ FIRE STATION, S.L.D.
(E) FIRE HYDRANT
10'-7"
(N) RETAINING WALL, S.C.D.
(N) RETAINING WALL, S.C.D.
(N) FIRE HYDRANT
3'-6" GUARDRAIL
(N) STAIRS, S.C.D.
(N) STAIRS, S.C.D.
1:12 SLOPE
1:12 SLOPE
1:12 SLOPE
(N) SITE RETAINING WALL, S.C.D.
(N) ACCESSIBLE RAMP, S.C.D.
(E) HESPEROCYPARIS MACROCARPA **(PROTECTED)** TO REMAIN
(E) PATH TO REMAIN
(N) ROAD/ WALKWAY TO CONNECT W/ (E) WALKWAY
(N) TRUCK ROUTE TO CONNECT W/ (E), S.C.D.
(N) TREE, S.L.D.
(N) TREES, TYP. S.L.D.
(N) BIORETENTION & LANDSCAPING, S.L.D & S.C.D.
CURB
(N) PEDESTRIAN WALK, S.C.D.
REWORK (E) SIDEWALK FROM PUBLIC WAY TO ENSURE 5% MAX SLOPE, S.C.D.
(N) TREE, S.L.D.
(N) PLAY AREA, S.L.D.
(N) TREE, S.L.D.
(N) LANDSCAPING, S.L.D
PL-2
(E) CONC. WALK
PROPERTY LINE
(E) STAIR TO REMAIN
(N) TREE, S.L.D.
PL-2
5'-0"
20'-0" FRONT SETBACK
(N) 6'-0" H. WD. & WELDED WIRE MESH FENCE @ PLAY AREA
(N) PUBLIC RESTROOM & ELEC. ROOM W/ MSB.
1 A16
FRONT SETBACK
PL-2
(N) LANDSCAPING, S.L.D
(N) TREE, S.L.D.
ACCESSIBLE PATH OF TRAVEL CONT'D ON FLOOR PLAN, SEE SHEET A8
ADJUST (E) WALKWAY GRADING TO ALIGN W/ (N) TRUCK ROUTE PAVING, S.C.D.
(N) LANDSCAPING, S.L.D
(E) PICNIC AREA
(N) TREES, TYP., S.L.D.
(E) HESPEROCYPARIS MACROCARPA **(PROTECTED)**
CEDRUS DEODARA TO REMAIN
(N) BIORETENTION & LANDSCAPING, S.L.D.& S.C.D.
(N) ACCESSIBLE PATH + MAINTENANCE TRUCK ROUTE
DROP-OFF #01
(N) TREE, S.L.D.
DROP-OFF #02
5'-0"
(N) LANDSCAPING, S.L.D.
DROP-OFF #03
FOR LANDSCAPE SCREENING S.L.D.
BOLLARD, S.C.D.
(N) STEEL FENCE OPUS 10 @ SITE RETAINING WALL, S.C.D.
(N) CURB CUT + CAST IRON TRUNCATED DOMES, S.C.D.
EV READY #56
(N) TRANSFORMER
(N) TRANSFORMER PAD - 106" x 90"
(N) CONC. PATIO + WALK, S.C.D.
(N) VAN ACCESSIBLE PARKING SPACE W/ ACCESS AISLE, S.C.D.
EV READY #55
BOLLARD, S.C.D.
CONC. SITE STAIRS & RET. WALL, S.L.D. & S.S.D.
(N) 9' WIDE ASPHALT MAINTENANCE ROUTE, S.C.D. & S.L.D.
(N) VEHICLE GATE, S.L.D.
7'-3"
(N) TUBE STEEL BIKE RACK (5) SPACES, S.L.D.
6'-0"
VAN ACCESSIBLE #04
EV READY #54
(N) EV CHARGER
(N) TREE, S.L.D.
SL1
DROP-OFF #05
EV READY #53
DROP-OFF #06
SL2
DROP-OFF #07
#52
#08
(N) STRIPING CONT. ON SITE CONTEXT SHT. A3 & CIVIL DWGS.
#09
#51
#10
#59
#58
#57
#56
#55
#54
#53
#52
#51
N18°50'00"E360.38'
20'-0"
GALWAY DR
PL-1
SL1
SL2

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

0 4' 8' 16'

N

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PLANNING SUBMITTAL

PROPOSED SITE PLAN

REVISIONS

DATE: 12/12/25

SHEET

A9

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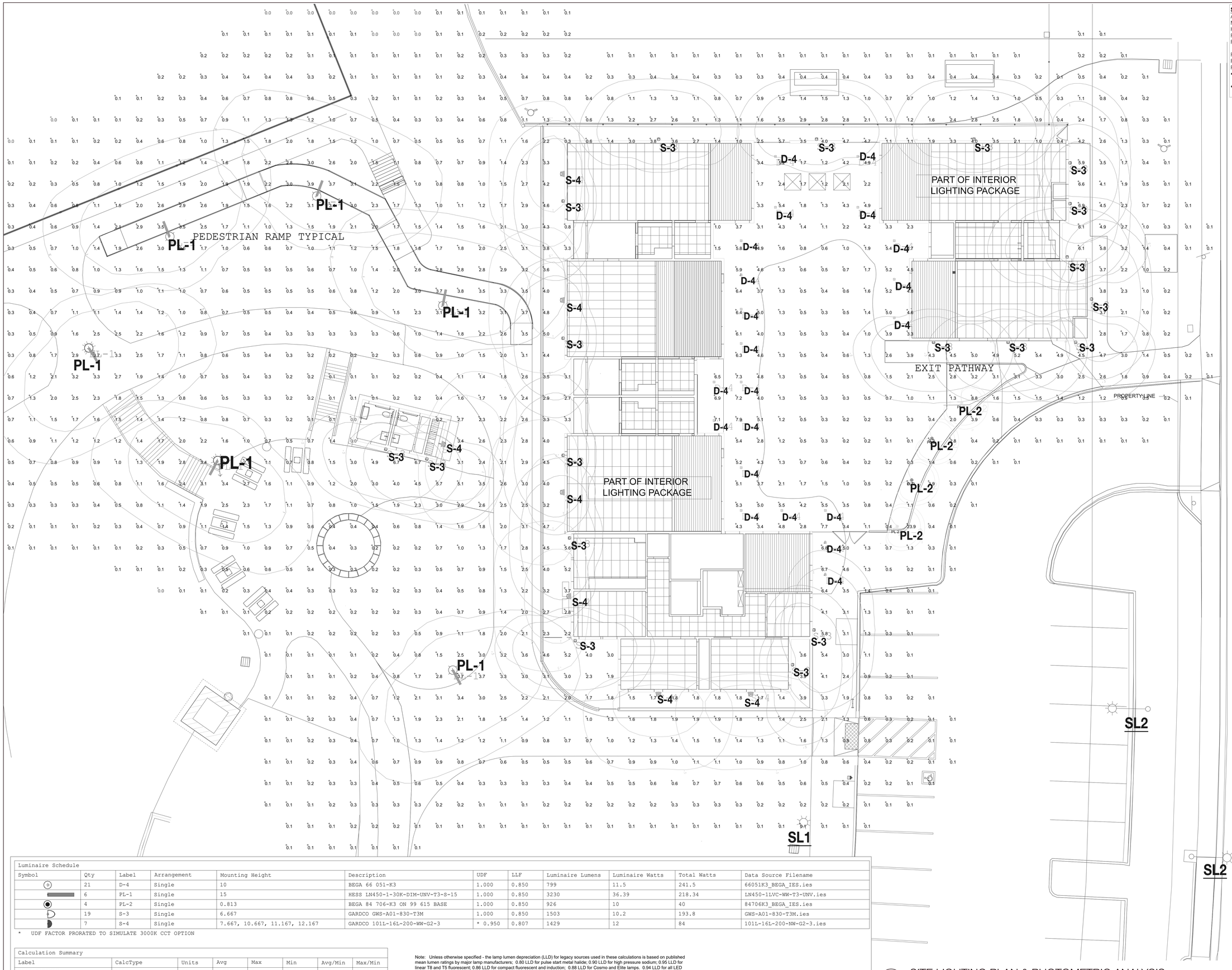

SHEET NOTES:
ALL VALUES ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHES GRADE, U.O.N.

REFER TO SHEET A11 FOR SITE LIGHTING FIXTURES.
- (E) SITE LIGHTING: SL1, SL2, SL3, SL4
- (N) SITE LIGHTING: PL-1, PL-2, S-3, S-4, D4

Luminaire Schedule											
Symbol	Qty	Label	Arrangement	Mounting Height	Description	UDF	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Data Source Filename
	21	D-4	Single	10	BEGA 66 051-K3	1.000	0.850	799	11.5	241.5	66051K3_BEGA_IES.ies
	6	PL-1	Single	15	HESS LN450-1-30K-DIM-UNV-T3-S-15	1.000	0.850	3230	36.39	218.34	LN450-1LVC-WW-T3-UNV.ies
	4	PL-2	Single	0.813	BEGA 84 706-K3 ON 99 615 BASE	1.000	0.850	926	10	40	84706K3_BEGA_IES.ies
	19	S-3	Single	6.667	GARDCO GWS-A01-830-T3M	1.000	0.850	1503	10.2	193.8	GWS-A01-830-T3M.ies
	7	S-4	Single	7.667, 10.667, 11.167, 12.167	GARDCO 101L-16L-200-WW-G2-3	* 0.950	0.807	1429	12	84	101L-16L-200-NW-G2-3.ies

* UDF FACTOR PRORATED TO SIMULATE 3000K CCT OPTION

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EXIT PATHWAY	Illuminance	Fc	4.52	5.4	2.6	1.74	2.08
PEDESTRIAN RAMP TYPICAL	Illuminance	Fc	2.91	3.9	1.7	1.71	2.29

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LLD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defind factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accruracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

1 SITE LIGHTING PLAN & PHOTOMETRIC ANALYSIS
SCALE: 1/8" = 1'-0"

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SITE LIGHTING PLAN & PHOTOMETRIC ANALYSIS

REVISIONS

DATE: 12/12/25

SHEET

A10

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PROPOSED SITE LIGHTING

"**D-4"** COVERED WALKWAY LIGHTING:
BEGA; SURFACE MOUNTED DOWNLIGHT - SYMMETRIC;
COLOR: BLACK; HEIGHT: 5 3/8"

"PL-2" BOLLARD LIGHTING:
BEGA; SYSTEM BOLLARD HEAD - 180° LIGHT OUTPUT;
COLOR: BLACK; HEIGHT: 2 1/4"

"S-4" WALL LIGHTING:
GARDACO; 101L LED WALL SCONCE;
COLOR: DARK GRAY; HEIGHT: 7 1/4"

"S-3" WALL LIGHTING:
GARDACO; GEOFORM WEDGE SMALL;
COLOR: DARK GRAY; HEIGHT: 7.9"

"PL-1" POLE LIGHTING:
GARDCO; PPT PUREFORM LED POST TOP;
COLOR: BLACK; HEIGHT: 15'

EXISTING SITE LIGHTING

SL1

SL2

SL3

SL4

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SITE LIGHT FIXTURES

REVISIONS

DATE: 12/12/25

SHEET

A11

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SITE NOTES

1. SEE SURVEY FOR ADDITIONAL INFORMATION

SHEET LEGEND

ACCESSIBLE PATH OF TRAVEL
PROPERTY LINE
SETBACK LINE

FIRE HOSE REACH DIAGRAM

FIRE HYDRANT
FIRE HOSE REACH FROM HYDRANT
FIRE TRUCK
FIRE HOSE REACH FROM FIRE TRUCK

(E) ROLLING GATE MOTOR
RELOCATED GENERATOR
7'-2"
IMAGINARY LOT LINE (33' AWAY FROM FIRE STATION)
5'-0"
(E) SLATTED CHAINLINK FENCE & GATE @ FIRE STATION
(N) SLATTED CHAINLINK FENCE TO MATCH (E) @ FIRE STATION, S.L.D.
(E) FIRE HYDRANT
(N) RETAINING WALL, S.C.D.
11'-6 1/2" GENERATOR TO (N) ROOF EAVE
24'-3" 20' TO 25' PER PUBLIC DBC 705.8
RELOCATED FUEL TANK
ELEC. WATER HEATER, MTD. HIGH ON WALL, S.P.D. FOR MORE INFO
11'-6" TANK TO (N) ROOF EAVE
(N) FIRE HYDRANT
(N) TREES, TYP. S.L.D.
(N) BIORETENTIOI & LANDSCAPING, S.L.D & S.C.D.
CURB
(N) PEDESTRIAN WALK, S.C.D.
REWORK (E) SIDEWALK FROM PUBLIC WAY TO ENSURE 5% MAX SLOPE, S.C.D.
(E) CONC. WALK
PROPERTY LINE
FRONT SETBACK
20'-0"
(N) 6'-0" H. WD. & WELDED WIRE MESH FENCE @ PLAY AREA
(N) TREE, S.L.D.
(N) LANDSCAPING, S.L.D
PL-2
100' HOSE REACH FROM FIRE TRUCK
225' HOSE REACH FROM (N) FIRE HYDRANT
200' HOSE REACH FROM FIRE TRUCK
WALKWAY ROOF SHOWN DASHED
UPPER BLDG. ROOF SHOWN DASHED
(N) PLAY AREA, S.L.D.
(N) TREE, S.L.D.
195' HOSE REACH FROM FIRE TRUCKS
(N) STAIRS, S.C.D.
(N) STAIRS, S.C.D.
3'-6" GUARDRAIL
1:12 SLOPE
(N) ACCESSIBLE RAMP, S.C.D.
(N) ROAD/ WALKWAY TO CONNECT W/ (E) WALKWAY
(N) TRUCK ROUTE TO CONNECT W/ (E), S.C.D.
(E) HESPEROCYPARIS MACROCARPA **(PROTECTED)** TO REMAIN
(E) PATH TO REMAIN
PL-1
ELEC. WATER HEATER, MTD. HIGH ON WALL, S.P.D. FOR MORE INFO
(E) STAIR TO REMAIN
200' HOSE REACH FROM FIRE TRUCK
(N) PUBLIC RESTROOM & ELEC ROOM W/ MSB.
1 A16
(N) LANDSCAPING, S.L.D
ADJUST (E) WALKWAY GRADING TO ALIGN W/ (N) TRUCK ROUTE PAVING, S.C.D.
(N) TREES, TYP., S.L.D.
(N) BIORETENTION & LANDSCAPING, S.L.D.& S.C.D.
267' HOSE REACH FROM (N) FIRE HYDRANT
(N) ACCESSIBLE PATH + MAINTENANCE TRUCK ROUTE
CEDRUS DEODARA TO REMAIN
(E) SHED/ STORAGE
(E) PICNIC SHELTER
(N) CONC. PATIO + WALK, S.C.D.
CONC. SITE STAIRS & RET. WALL, S.L.D. & S.S.D.
(N) 9' WIDE ASPHALT MAINTENANCE ROUTE, S.C.D. & S.L.D.
(N) VEHICLE GATE, S.L.D.
(N) TUBE STEEL BIKE RACK (5) SPACES, S.L.D.
(N) TREE, S.L.D.
LONG TERM BIKE STORAGE

PRESCHOOL CLASSROOM
PRESCHOOL CLASSROOM
PRESCHOOL CLASSROOM
COVERED OUTDOOR CLASSROOM
YOUNG PRESCHOOL CLASSROOM
YOUNG PRESCHOOL CLASSROOM
RISER ROOM
CL
CUBBIES
ALL-GENDER RR
CHILD TOILET/ DIAPER
TEACHER SUPPORT
TEACHER SUPPORT
CHILD TOILET
TEACHER SUPPORT
CHILD TOILET
TEACHER SUPPORT
CHILD TOILET
I/T ROOM
STORAGE / JAN.
ENTRY LOBBY
STOR.
FOOD PREP
MOMS' ROOM
ALL-GENDER RR
STAFF LOUNGE
OFFICE
PROJECT / MTG ROOM
OPEN ADMIN.
D.S.
HWH
DROP-OFF #01
DROP-OFF #02
DROP-OFF #03
VAN ACCESSIBLE #04
DROP-OFF #05
DROP-OFF #06
DROP-OFF #07
#08
#09
(N) CURB CUT + CAST IRON TRUNCATED DOMES, S.C.D.
(N) VAN ACCESSIBLE PARKING SPACE W/ ACCESS AISLE, S.C.D.
#59
#58
#57
EV READY #56
EV READY #55
EV READY #54
EV READY #53
#52
#51
FOR LANDSCAPE SCREENING S.L.D
BOLLARD, S.C.D.
BOLLARD, S.C.D.

N

1 FIRE HOSE REACH PLAN
SCALE: 1/8" = 1'-0"

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PLANNING SUBMITTAL

FIRE ACCESS PLAN

REVISIONS

DATE: 12/12/25

SHEET
A13

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SECURITY NOTES

1. CLASSROOM DOORS EXITING DIRECTLY TO THE EXTERIOR (AND NOT DIRECTLY INTO THE ENCLOSED PLAY AREA) WILL BE EQUIPPED WITH HARDWARE THAT IS ALWAYS UNLOCKED AT THE INTERIOR FOR EGRESS, AND MUST BE OPENED WITH A KEY AT THE EXTERIOR
2. PLAY AREA EXIT GATES WILL BE EQUIPPED WITH PANIC HARDWARE SO THEY ARE ALWAYS OPENABLE FROM THE PLAY AREA SIDE FOR EGRESS AND MUST BE OPENED W/ KEY AT EXTERIOR.
3. OPERABLE WINDOWS ACCESSIBLE AT GRADE TO BE PROVIDED WITH SCREENS, AND REMAIN LOCKED WHEN NOT IN USE.
4. MAINTENANCE ACCESS GATES AT REAR + SIDES OF BLDG. WILL BE EQUIPPED W/ HARDWARE THAT IS ALWAYS UNLOCKED AT INTERIOR SIDE OF GATES FOR EGRESS + MUST BE OPENED W/ KEY AT EXTERIOR

WALL LEGEND

- 2x6 WALL WOOD STUDS W/ 5/8" SHEETROCK EA. SIDE U.O.N. PER WALL TYPE SCHEDULE
- 2x4 WALL WOOD STUDS W/ 5/8" SHEETROCK EA. SIDE U.O.N. PER WALL TYPE SCHEDULE

(2/A7.2, 1/A7.2 B.O. WALL, 4/A7.2 T.O. WALL)

- 42" PARTIAL HT. WALL, U.O.N.

(6/A7.3 AT DOOR, 11/A7.5 WALL CAP)

ELEC. WATER HEATER, MTD. HIGH ON WALL, S.P.D. FOR MORE INFO

UPPER BLDG. ROOF SHOWN DASHED

WALKWAY ROOF SHOWN DASHED

LONG TERM BIKE STORAGE

20'-0" FRONT SETBACK

PRESCHOOL CLASSROOM 120 · COVERED OUTDOOR CLASSROOM 131 · YOUNG PRESCHOOL CLASSROOM 124 · RISER ROOM 131 · CL 125 · CL 121 · TEACHER SUPPORT 122 · CHILD TOILET 123 · CUBBIES · ALL-GENDER RR 130 · CHILD TOILET/ DIAPER 126 · TEACHER SUPPORT 127 · PRESCHOOL CLASSROOM 116 · YOUNG PRESCHOOL CLASSROOM 128 · CL 129 · CL 117 · TEACHER SUPPORT 118 · CHILD TOILET 119 · CL 113 · TEACHER SUPPORT 114 · CHILD TOILET 115 · PRESCHOOL CLASSROOM 112 · I/T ROOM 108A · STORAGE / JAN. 109 · ENTRY LOBBY 101 · STOR. 108B · FOOD PREP 107 · MOMS' ROOM 111 · ALL-GENDER RR 110 · STAFF LOUNGE 106 · OFFICE 102 · PROJECT / MTG ROOM 104 · CL 105 · OPEN ADMIN. 103

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

N

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FLOOR PLAN

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DATE: 12/12/25

SHEET A14

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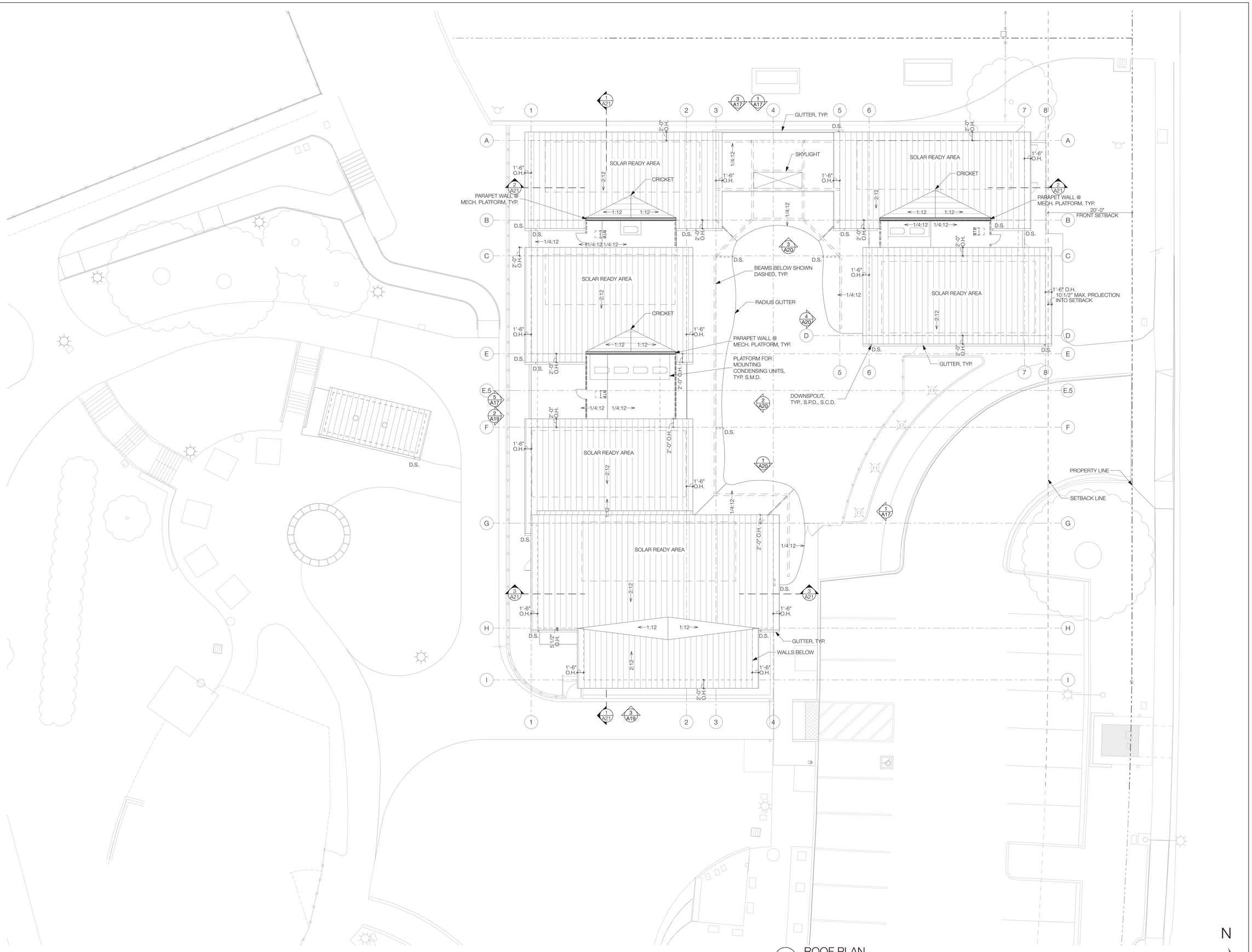

1 ROOF PLAN
SCALE: 1/8" = 1'-0"

N

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ROOF PLAN

REVISIONS

DATE: 12/12/25

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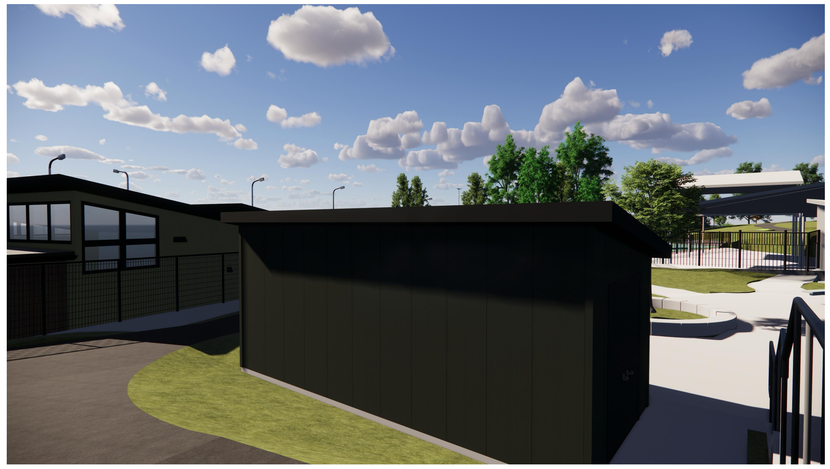


RESTROOM VIEW OF BACK

RESTROOM VIEW OF SIDE

RESTROOM VIEW OF FRONT

WALL LEGEND

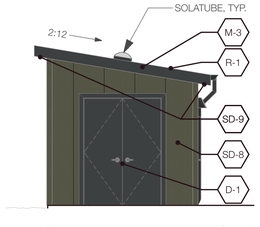
2x6 WALL WOOD STUDS W/ 5/8" SHEETROCK EA. SIDE U.O.N. PER WALL TYPE SCHEDULE

2x4 WALL WOOD STUDS W/ 5/8" SHEETROCK EA. SIDE U.O.N. PER WALL TYPE SCHEDULE

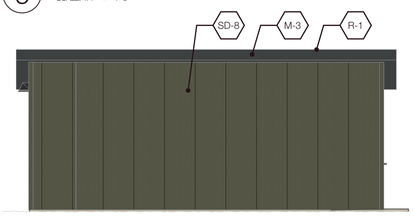
2 A7.2 — 1 A7.2 B.O. WALL — 4 A7.2 T.O. WALL

8 PUBLIC RESTROOM SECTION 2
SCALE: 1/4" = 1'-0"

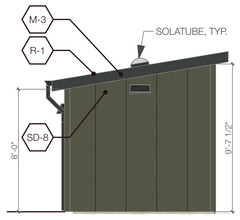
7 PUBLIC RESTROOM SECTION 1
SCALE: 1/4" = 1'-0"



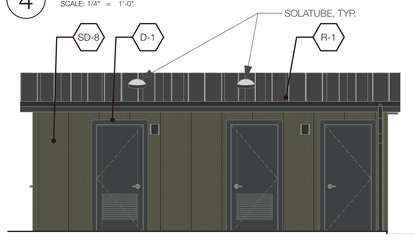
6 WEST ELEVATION
SCALE: 1/4" = 1'-0"



5 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



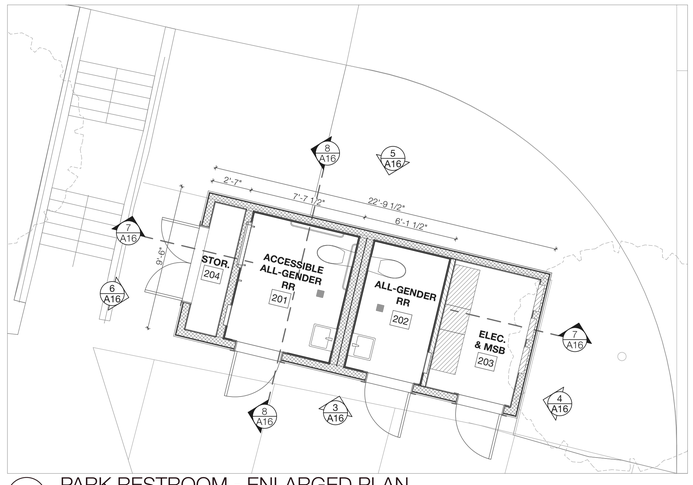
3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EXT. FINISH SCHEDULE - PARK RESTROOM					
ID	DESCRIPTION	MANUF.	STYLE/COLOR #	NOTES	DETAIL # & SHEET
D-2	HOLLOW METAL DOOR	CECO DOOR, ASSA ABLOY	COLORS: SEE EXT. PAINT SCHEDULE	FOR STYLE SEE DOOR SCHEDULE; KNOCK-DOWN HOLLOW MTL FRAME, PAINTED	
M-3	22 GAUGE POWDER COATED ALUM. ROOF FASCIA	-	COLOR: RAL TO MATCH R1	LOW AND HIGH ROOFS, PARK RESTROOM	
R-1	STANDING SEAM METAL ROOFING	AEP SPAN	DESIGN SPAN HP; COLOR: DARK BRONZE	INSTALL PER MANUFACTURER INSTALLATION GUIDE; USE AEP SPAN AUTHORIZED INSTALLER AND ALL SHOPS THROUGH AEP SPAN.	
SD-8	FIBER CEMENT BOARD & BATT SIDING	JAMES HARDIE	HARDIE PANEL; SELECT CEDARMILL; MOUNTAIN SAGE	PARK RESTROOM BLDG	
SD-9	FIBER CEMENT SOFFIT BOARD	JAMES HARDIE	STYLE: HARDIE SOFFIT; TEXTURE: NON VENTED SMOOTH	PAINTED, PARK RESTROOM BLDG	

R-1 STANDING SEAM METAL ROOF
AEP SPAN - DARK BRONZE

SD-4 HARDIE PANEL SIDING
SELECT CEDARMILL - MOUNTAIN ASH

2 PARK RESTROOM - ROOF PLAN
SCALE: 1/4" = 1'-0"



1 PARK RESTROOM - ENLARGED PLAN
SCALE: 1/4" = 1'-0"

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PARK RESTROOM + ELEC./MSB CLOSET

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DATE: 12/12/25

SHEET

A16

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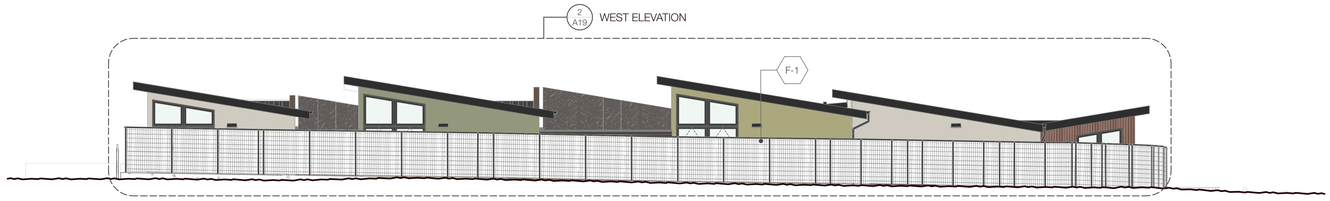
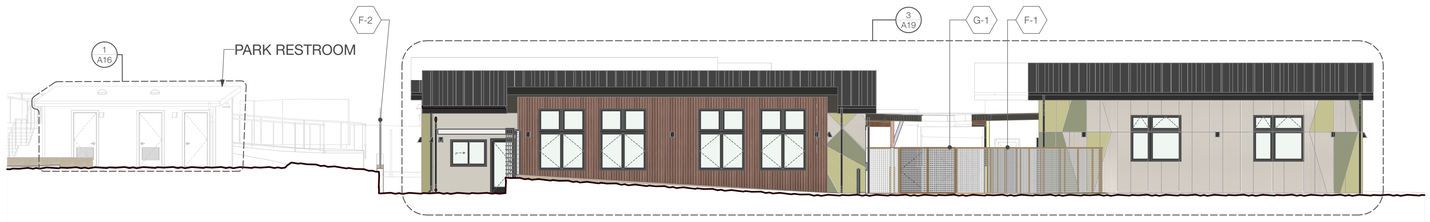
EXTERIOR FINISH SCHEDULE

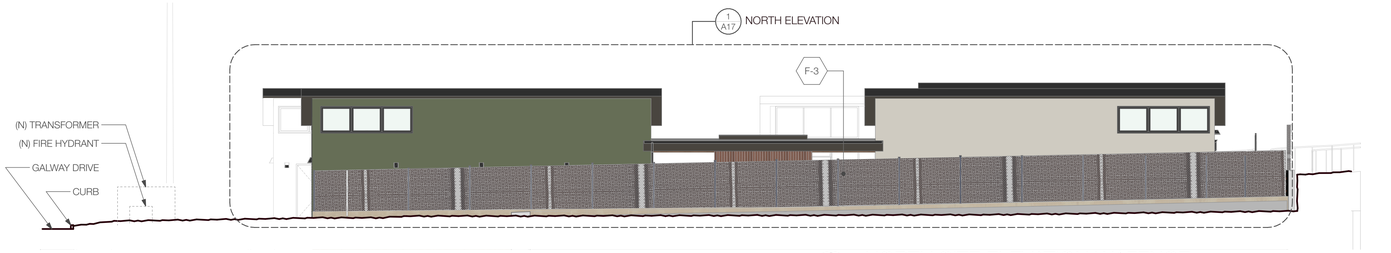
ID	DESCRIPTION	MANUF.	STYLE/COLOR #	NOTES
AG-1	ANTI GRAFFITI COATING	COVAL COATINGS	PRODUCT: ANTI- GRAFFITI	AT ALL PUBLIC SIDES OF ALL SIDING TYPES & RETAINING WALLS; REFER TO FINISH PLAN, SHT. A2.8 & A2.9
D-1	MARVIN ULTIMATE SLIDING DOOR SERIES	MARVIN	COLOR: BLACK BEAN	PROVIDE BIRD-SAFE GLAZING: PILKINGTON AVIPROTEK'T UV REFLECTIVE CUSTOM T PATTERN, VERT. ORIENTATION; ALTERNATE: GUARDIAN BIRD1ST™ UV INSULATED GLASS
D-2	HOLLOW METAL DOOR	CECO DOOR, ASSA ABLOY	COLORS: SEE EXT. PAINT SCHEDULE	FOR STYLE SEE DOOR SCHEDULE; KNOCK-DOWN HOLLOW MTL FRAME, PAINTED
F-1	CEDAR WOOD FENCE W/ WELDED WIRE MESH	-	WWM: 1"X2" GRID, WOOD: ALASKAN YELLOW CEDAR	
F-2	STEEL FENCE	CODA ARCHITECTURAL	STYLE: OPUS 10, COLOR: BLACK	
F-3	CHAIN LINK FENCE W/ PRIVACY SLATS	-	BLACK SLATS TO MATCH (E)	
G-1	CEDAR WOOD FENCE W/ WELDED WIRE MESH	-	WWM: 1"X2" GRID, WOOD: ALASKAN YELLOW CEDAR	GATES G-1, G-2, G-4. REFER TO GATE SCHEDULE FOR TYPE & SIZE
G-3	CHAIN LINK GATE	-	BLACK SLATS TO MATCH (E)	
G-5	STEEL GATE	CODA ARCHITECTURAL	STYLE: OPUS 10, COLOR: BLACK	
G-7	VEHICLE GATE	CODA ARCHITECTURAL	STYLE: OPUS 10, COLOR: BLACK	LOCATED AT (N) MAINTENANCE TRUCK ROUTE ADJ. TO PRESCHOOL BLDG.
G-8	VEHICLE GATE	-	TUBE STEEL	LOCATED AT (E) MAINTENANCE TRUCK ROUTE @ WESTBOROUGH BLVD.
M-1	POWDER-COATED 3/16" ALUMINUM SCREEN/ GATE	BOK MODERN	PATTERN: CUSTOM COLOR: TBD	MECHANICAL SCREENING & DECORATIVE ELEMENT AT CLASSROOM ALCOVES;
M-2	5" DIA. STEEL POST - POWDER COATED	-	COLORS: SEE EXT. PAINT SCHEDULE	AT WALKWAY & OUTDOOR CLASSROOM ROOF, ENTRY ROOF. PROVIDE COLUMN WRAP, SEE FIN. SCHED.
M-3	22 GAUGE POWDER COATED ALUM. ROOF FASCIA	-	COLOR: RAL TO MATCH R1	LOW AND HIGH ROOFS, PARK RESTROOM
R-1	STANDING SEAM METAL ROOFING	AEP SPAN	DESIGN SPAN HP; COLOR: DARK BRONZE	INSTALL PER MANUFACTURER INSTALLATION GUIDE; USE AEP SPAN AUTHORIZED INSTALLER AND ALL SHOPS THROUGH AEP SPAN.
R-2	TPO ROOFING	GAF OR SIM.	EVERGARD DARK BRONZE #220	STANDARD COLOR; CONTRACTOR TO CONFIRM LEAD TIME
SD-1	COMPOSITE SHIPLAP SIDING	NEWTECH WOOD	CALIFORNIA SERIES COLOR: TBD	RAINSCREEN ASSEMBLY
SD-2	HIGH DENSITY FIBER CEMENT FACADE - CUSTOM MIX	EQUITONE	70% TECTIVA TE10 / 15% NATURA N593 / 15% NATURA N662	RAINSCREEN ASSEMBLY. 4X8 PANELS TO BE FACTORY CUT AT CUSTOM ANGLE
SD-3	STUCCO W/ INTEGRAL COLOR	-	ZCOAT STUCCO W/ INTEGRAL COLOR	COLOR PER CLASSROOM BLOCK; COLOR: TBD
SD-4	STUCCO W/ INTEGRAL COLOR	-	ZCOAT STUCCO W/ INTEGRAL COLOR	COLOR PER CLASSROOM BLOCK; COLOR: TBD
SD-5	STUCCO W/ INTEGRAL COLORSTUCCO	-	ZCOAT STUCCO W/ INTEGRAL COLOR	COLOR PER CLASSROOM BLOCK; COLOR: TBD
SD-6	STUCCO W/ INTEGRAL COLOR	-	ZCOAT STUCCO W/ INTEGRAL COLOR	COLOR PER CLASSROOM BLOCK; COLOR: TBD
SD-7	FIBER CEMENT SOFFIT BOARD	JAMES HARDIE	STYLE: HARDIE SOFFIT; TEXTURE: NON VENTED SMOOTH	PAINTED, PRESCHOOL BUILDING
SD-8	FIBER CEMENT BOARD & BATT SIDING	JAMES HARDIE	HARDIE PANEL; SELECT CEDARMILL; MOUNTAIN SAGE	PARK RESTROOM BLDG
SD-9	FIBER CEMENT SOFFIT BOARD	JAMES HARDIE	STYLE: HARDIE SOFFIT; TEXTURE: NON VENTED SMOOTH	PAINTED, PARK RESTROOM BLDG
ST-1	STOREFRONT	KAWNEER OR EQ. 451T/ 451UT FRAMING SYSTEM, 350T DOOR SYSTEM	PERMACOAT POWDERCOAT; COLOR: BLACK	AT MAIN ENTRY. PROVIDE BIRD-SAFE GLAZING: PILKINGTON AVIPROTEK'T UV REFLECTIVE CUSTOM T PATTERN, VERT. ORIENTATION; ALTERNATE: GUARDIAN BIRD1ST™ UV INSULATED GLASS
W-1	FIBERGLASS WINDOWS	MARVIN	COLOR: BLACK BEAN	
WD-2	EXPOSED WOOD FRAMING	-	STAINED ALASKAN YELLOW CEDAR	AT WALKWAY ROOF + OUTDOOR CLASSROOM



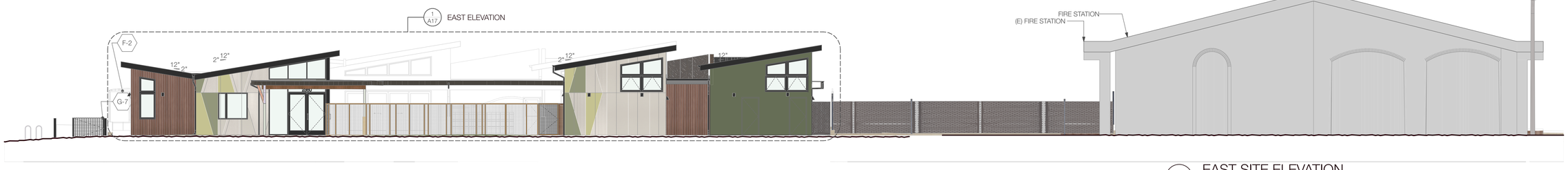
5 WEST SITE ELEVATION W/ FENCE
SCALE: 1/8" = 1'-0"



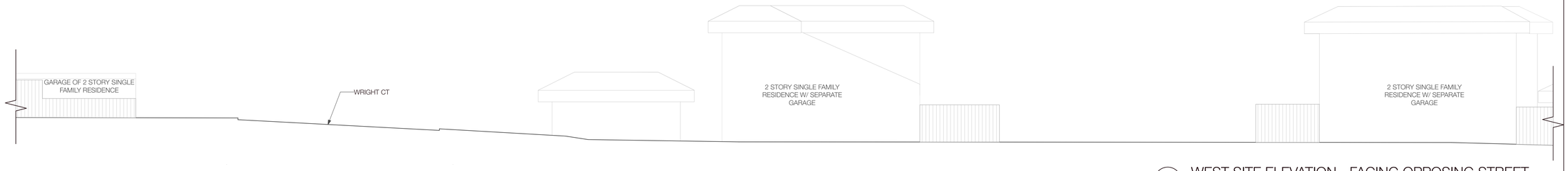
4 SOUTH SITE ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH SITE ELEVATION W/ FENCE
SCALE: 1/8" = 1'-0"



2 EAST SITE ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST SITE ELEVATION - FACING OPPOSING STREET
SCALE: 1/8" = 1'-0"

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EXTERIOR BUILDING ELEVATIONS

REVISIONS

DATE: 12/12/25

SHEET
A17

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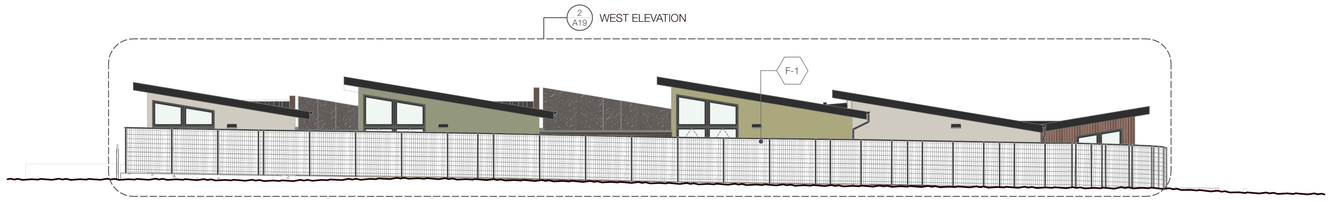
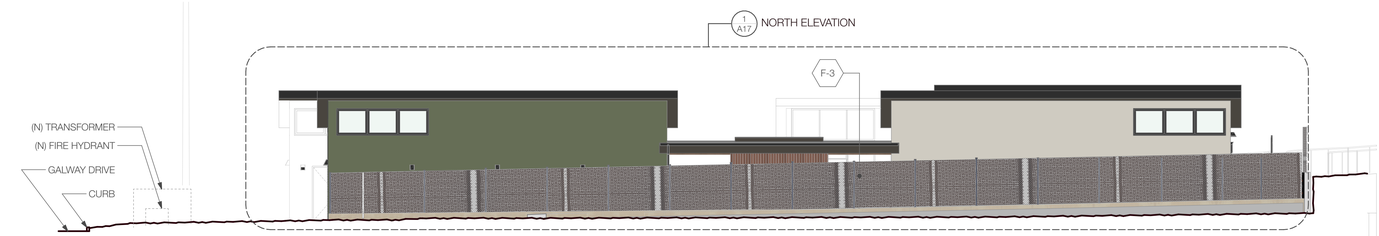


4 WEST SITE ELEVATION W/ FENCE
SCALE: 1/8" = 1'-0"

3 SOUTH SITE ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH SITE ELEVATION W/ FENCE
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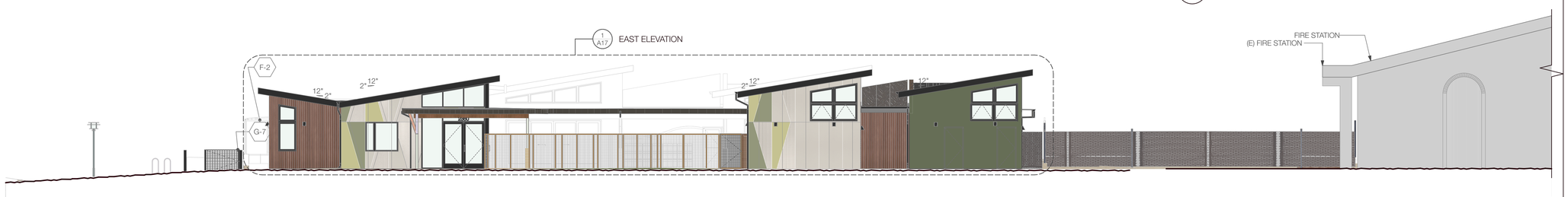

1 EAST SITE ELEVATION
SCALE: 1/8" = 1'-0"

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EXTERIOR BUILDING ELEVATIONS

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SHEET

A18

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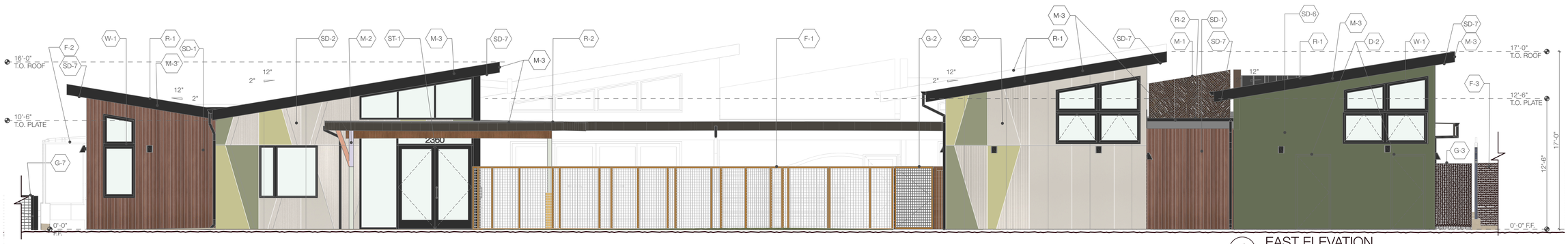
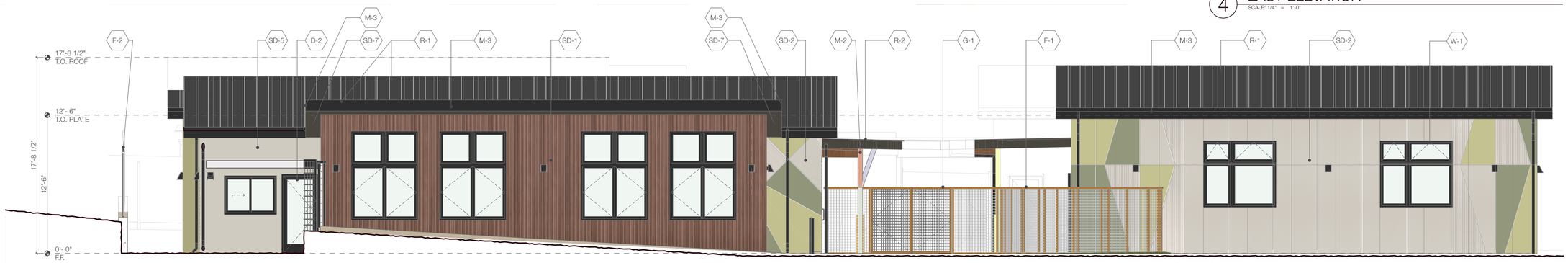
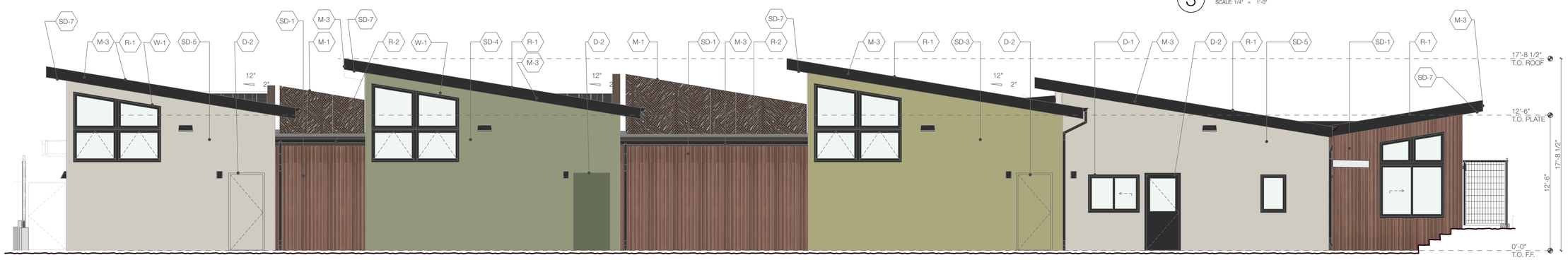


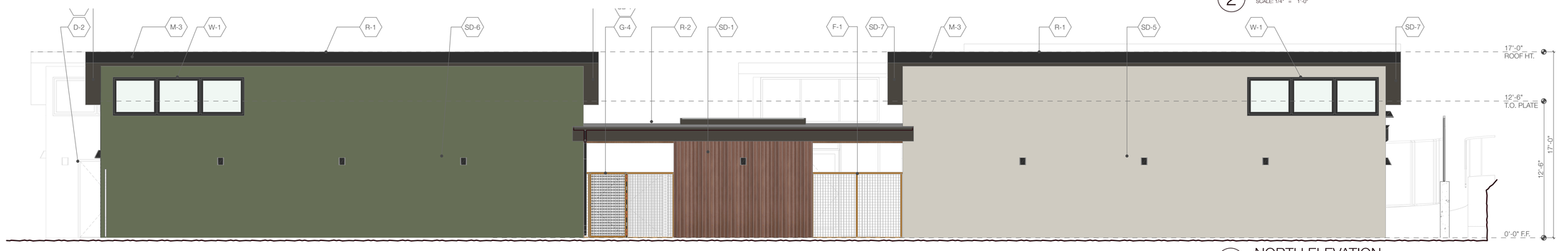
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

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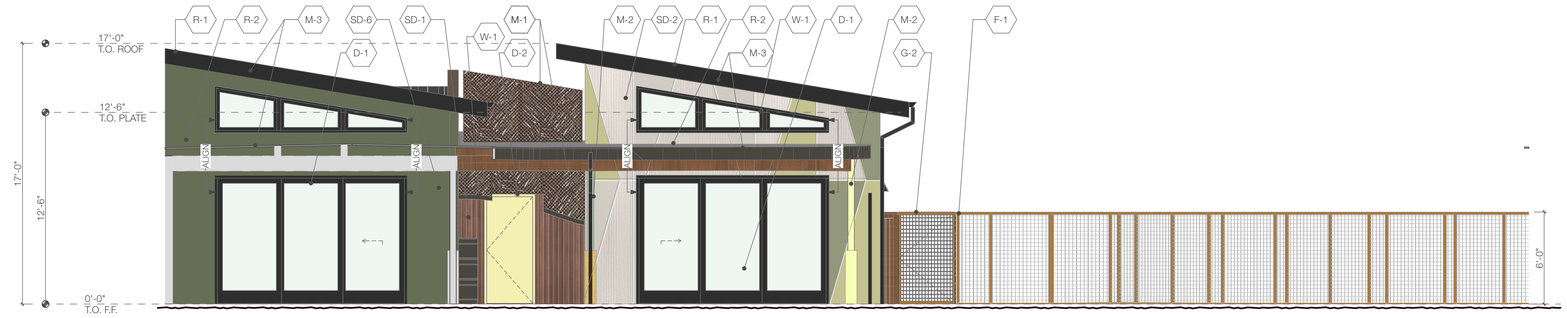
EXTERIOR
BUILDING
ELEVATIONS

REVISIONS

DATE: 12/12/25

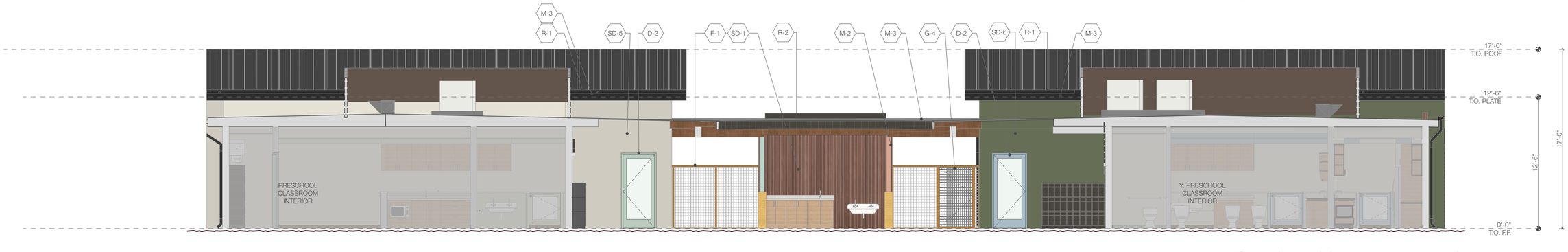
SHEET

A19



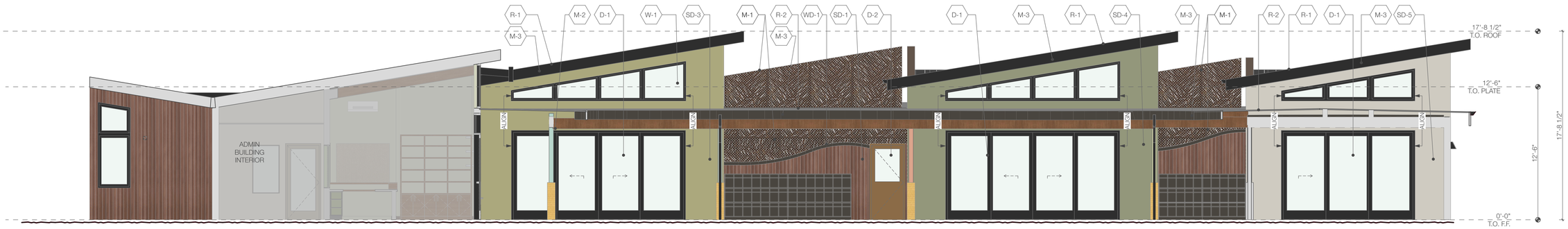
4 EAST COURTYARD ELEVATION

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



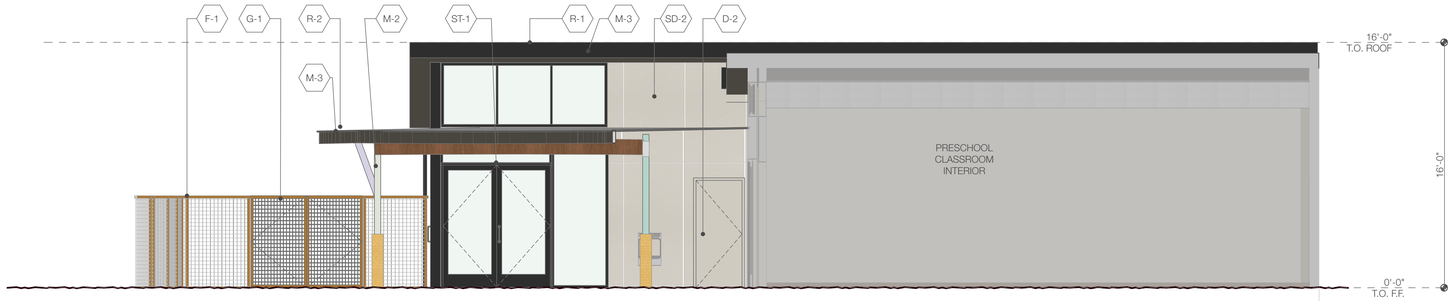
3 NORTH COURTYARD ELEVATION

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



2 WEST COURTYARD ELEVATION

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



1 SOUTH COURTYARD ELEVATION

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

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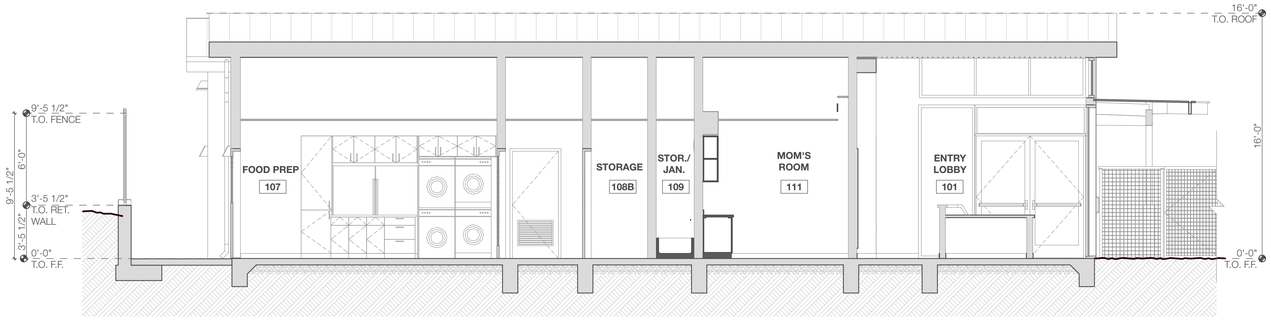
COURTYARD
ELEVATIONS

REVISIONS

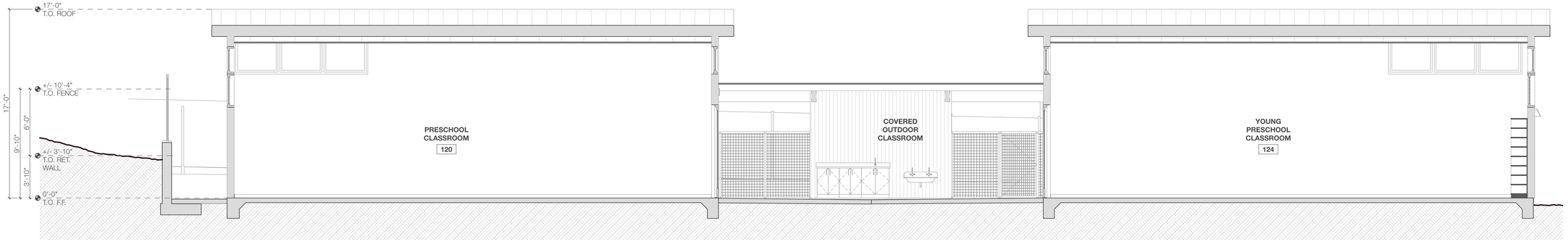
DATE: 12/12/25

SHEET

A20



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



2 SECTION 2
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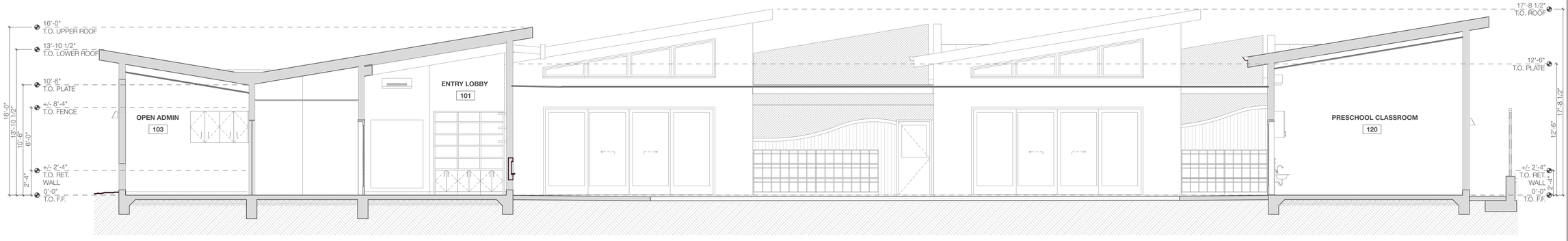

1 SECTION 1
SCALE: 1/4" = 1'-0"

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APN: 091150080

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SECTIONS

REVISIONS

DATE: 12/12/25

SHEET
A21

APPROACH FROM GALWAY DRIVE
(NEW TREES SHOWN)

DRIVEWAY APPROACH FROM GALWAY DRIVE
(NO NEW TREES SHOWN)

VIEW FROM PARKING AREA
(NO NEW TREES SHOWN)

VIEW FROM PATH (NEAR COVERED PICNIC AREA)
(NO NEW TREES SHOWN)

AERIAL VIEW - FACING ENTRY
(NO NEW TREES SHOWN)

AERIAL TOP VIEW
(NO NEW TREES SHOWN)

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SOUTH SAN FRANCISCO, CA 94080
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ARCHITECTURAL
RENDERINGS

REVISIONS

DATE: 12/12/25

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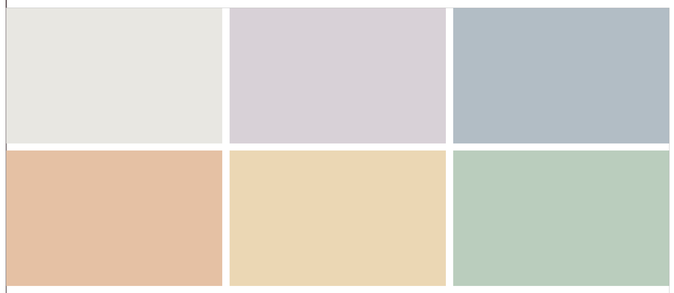


ACCENT PAINTS AT METAL POSTS

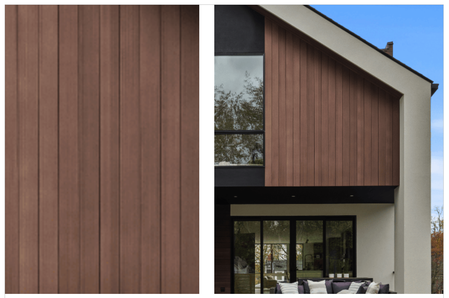
M-2 STEEL POST
POWDER COATED

M-1 METAL WALL SCREEN
BOK MODERN

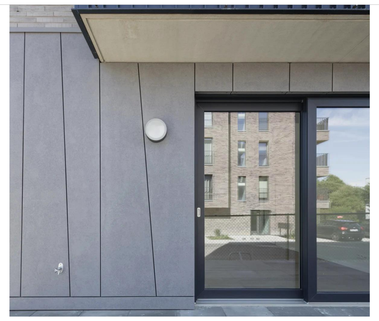
R-2 GAF TPO ROOFING
DARK BRONZE

R-1 METAL ROOF
AEP SPAN STANDING SEAM METAL ROOFING - BLACKENED COPPER

WD-2 EXPOSED WOOD FRAMING
ALASKAN YELLOW CEDAR - STAINED



SD-1 SHIPLAP SIDING
NEWTECHWOOD COMPOSITE WOOD-LOOK SIDING



SD-2 FIBER CEMENT FACADE MATERIALS
EQUITONE

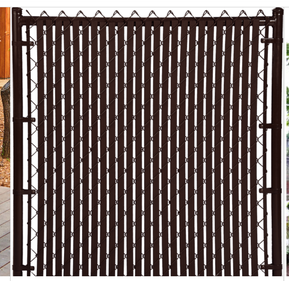
EXTERIOR FINISH SCHEDULE				
ID	DESCRIPTION	MANUF.	STYLE/COLOR #	NOTES
AG-1	ANTI GRAFFITI COATING	COVAL COATINGS	PRODUCT: ANTI- GRAFFITI	AT ALL PUBLIC SIDES OF ALL SIDING TYPES & RETAINING WALLS; REFER TO FINISH PLAN, SHT. A2.8 & A2.9
D-1	MARVIN ULTIMATE SLIDING DOOR SERIES	MARVIN	COLOR: BLACK BEAN	PROVIDE BIRD-SAFE GLAZING: PILKINGTON AVIPROTEK'T UV REFLECTIVE CUSTOM T PATTERN, VERT. ORIENTATION; ALTERNATE: GUARDIAN BIRD1ST™ UV INSULATED GLASS
D-2	HOLLOW METAL DOOR	CECO DOOR, ASSA ABLOY	COLORS: SEE EXT. PAINT SCHEDULE	FOR STYLE SEE DOOR SCHEDULE; KNOCK-DOWN HOLLOW METAL FRAME, PAINTED
F-1	CEDAR WOOD FENCE W/ WELDED WIRE MESH	-	WWM: 1"X2" GRID, WOOD: ALASKAN YELLOW CEDAR	
F-2	STEEL FENCE	CODA ARCHITECTURAL	STYLE: OPUS 10, COLOR: BLACK	
F-3	CHAIN LINK FENCE W/ PRIVACY SLATS	-	BLACK SLATS TO MATCH (E)	
G-1	CEDAR WOOD FENCE W/ WELDED WIRE MESH	-	WWM: 1"X2" GRID, WOOD: ALASKAN YELLOW CEDAR	GATES G-1, G-2, G-4. REFER TO GATE SCHEDULE FOR TYPE & SIZE
G-3	CHAIN LINK GATE	-	BLACK SLATS TO MATCH (E)	
G-5	STEEL GATE	CODA ARCHITECTURAL	STYLE: OPUS 10, COLOR: BLACK	
G-7	VEHICLE GATE	CODA ARCHITECTURAL	STYLE: OPUS 10, COLOR: BLACK	LOCATED AT (N) MAINTENANCE TRUCK ROUTE ADJ. TO PRESCHOOL BLDG.
G-8	VEHICLE GATE	-	TUBE STEEL	LOCATED AT (E) MAINTENANCE TRUCK ROUTE @ WESTBOROUGH BLVD.
M-1	POWDER-COATED 3/16" ALUMINUM SCREEN/ GATE	BOK MODERN	PATTERN: CUSTOM COLOR: TBD	MECHANICAL SCREENING & DECORATIVE ELEMENT AT CLASSROOM ALCOVES TO GATE G-5, SHT. A2.2
M-2	5" DIA. STEEL POST - POWDER COATED	-	COLORS: SEE EXT. PAINT SCHEDULE	AT WALKWAY & OUTDOOR CLASSROOM ROOF, ENTRY ROOF. PROVIDE COLUMN WRAP, SEE FIN. SCHED.
M-3	22 GAUGE POWDER COATED ALUM. ROOF FASCIA	-	COLOR: RAL TO MATCH R1	LOW AND HIGH ROOFS, PARK RESTROOM
R-1	STANDING SEAM METAL ROOFING	AEP SPAN	DESIGN SPAN HP; COLOR: DARK BRONZE	INSTALL PER MANUFACTURER INSTALLATION GUIDE; USE AEP SPAN AUTHORIZED INSTALLER AND ALL SHOPS THROUGH AEP SPAN.
R-2	TPO ROOFING	GAF OR SIM.	EVERGARD DARK BRONZE #220	STANDARD COLOR; CONTRACTOR TO CONFIRM LEAD TIME
SD-1	COMPOSITE SHIPLAP SIDING	NEWTECH WOOD	CALIFORNIA SERIES COLOR: TBD	RAINSCREEN ASSEMBLY
SD-2	HIGH DENSITY FIBER CEMENT FACADE - CUSTOM MIX	EQUITONE	70% TECTIVA TE10 / 15% NATURA N593 / 15% NATURA N662	RAINSCREEN ASSEMBLY. 4X8 PANELS TO BE FACTORY CUT AT CUSTOM ANGLE
SD-3	STUCCO W/ INTEGRAL COLOR	-	ZCOAT STUCCO W/ INTEGRAL COLOR	COLOR PER CLASSROOM BLOCK; COLOR: TBD
SD-4	STUCCO W/ INTEGRAL COLOR	-	ZCOAT STUCCO W/ INTEGRAL COLOR	COLOR PER CLASSROOM BLOCK; COLOR: TBD
SD-5	STUCCO W/ INTEGRAL COLORSTUCCO	-	ZCOAT STUCCO W/ INTEGRAL COLOR	COLOR PER CLASSROOM BLOCK; COLOR: TBD
SD-6	STUCCO W/ INTEGRAL COLOR	-	ZCOAT STUCCO W/ INTEGRAL COLOR	COLOR PER CLASSROOM BLOCK; COLOR: TBD
SD-7	FIBER CEMENT SOFFIT BOARD	JAMES HARDIE	STYLE: HARDIE SOFFIT; TEXTURE: NON VENTED SMOOTH	PAINTED, PRESCHOOL BUILDING
SD-8	FIBER CEMENT BOARD & BATT SIDING	JAMES HARDIE	HARDIE PANEL; SELECT CEDARMILL; MOUNTAIN SAGE	PARK RESTROOM BLDG
SD-9	FIBER CEMENT SOFFIT BOARD	JAMES HARDIE	STYLE: HARDIE SOFFIT; TEXTURE: NON VENTED SMOOTH	PAINTED, PARK RESTROOM BLDG
ST-1	STOREFRONT	KAWNEER OR EQ. 451T/ 451UT FRAMING SYSTEM, 350T DOOR SYSTEM	PERMACOAT POWDERCOAT; COLOR: BLACK	AT MAIN ENTRY. PROVIDE BIRD-SAFE GLAZING: PILKINGTON AVIPROTEK'T UV REFLECTIVE CUSTOM T PATTERN, VERT. ORIENTATION; ALTERNATE: GUARDIAN BIRD1ST™ UV INSULATED GLASS
W-1	FIBERGLASS WINDOWS	MARVIN	COLOR: BLACK BEAN	TYP. ON SHT. A2.2
WD-2	EXPOSED WOOD FRAMING	-	STAINED ALASKAN YELLOW CEDAR	AT WALKWAY ROOF + OUTDOOR CLASSROOM

D-1 W-1 HOLLOW METAL DOORS & FIBERGLASS WINDOWS
BLACK FINISH

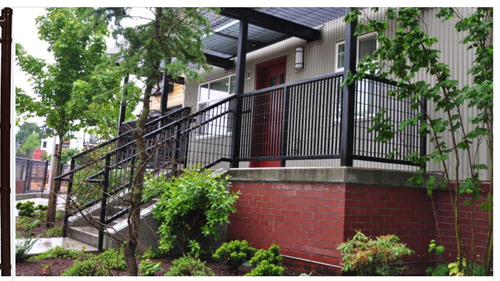
ST-1 STOREFRONT
ARCADIA OR SIM.

SD-3 THRU SD-7 STUCCO - SMOOTH FINISH
MULTIPLE COLORS
SEE EXT. ELEVS

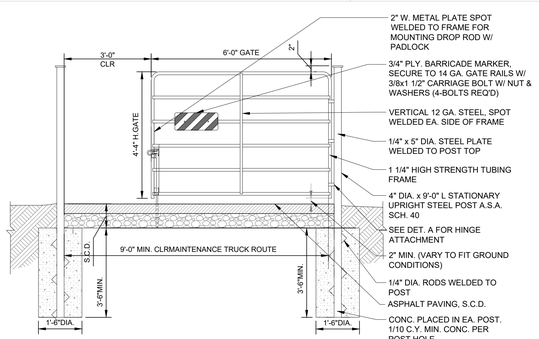
F-1 CEDAR WOOD FENCE & GATES W/ WELDED WIRE MESH



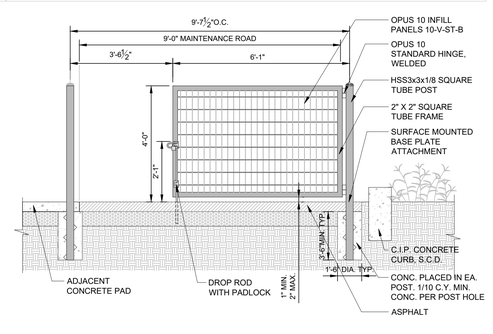
F-3 CHAIN LINK FENCE & GATE W/ PRIVACY SLATS



F-2 STEEL FENCE & GATE
CODA ARCHITECTURAL: OPUS 10, GALVANIZED & POWDER COAT



G-8 STEEL VEHICLE GATE



G-7 STEEL VEHICLE GATE
CODA ARCHITECTURAL: OPUS 10, GALVANIZED & POWDER COAT

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A23

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BASIS OF BEARINGS

THE BEARING SHOWN AS N18°50'00"E BETWEEN TWO FOUND MONUMENTS ALONG GALWAY DRIVE SHOWN HEREON WAS BASED ON PARCEL MAP, FILED IN BOOK 71 OF MAPS, PAGE 18, SAN MATEO COUNTY RECORDS.

MONUMENT PRESERVATION NOTICE

IF AT ANY TIME A SURVEY MONUMENT WILL BE DESTROYED OR COVERED DURING CONSTRUCTION PHASE OF THE PROJECT, IT MUST BE PERPETUATED IN ACCORDANCE WITH STATE LAW.

PURSUANT TO PROFESSIONAL LAND SURVEYOR'S ACT SECTION 8771(B), CONTROLLING MONUMENTS SHALL BE LOCATED AND REFERENCED BY OR UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR. UPON COMPLETION OF CONSTRUCTION, THESE MONUMENTS WILL HAVE TO BE RESET IN THE SURFACE OF THE NEW CONSTRUCTION IN ORDER TO PERPETUATE THEIR LOCATION. A CORNER RECORD OR A RECORD OF SURVEY SHALL BE FILED TO DOCUMENT THE REFERENCED MONUMENTS PRIOR TO CONSTRUCTION AND THEIR NEW POSITION AND CHARACTER AFTER THEY HAVE BEEN RESET.

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM PHYSICAL EVIDENCE NOTED AT THE TIME OF SURVEY, 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 THIS SURVEY.

BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE BASED UPON RECORD INFORMATION AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 71 OF MAPS, PAGE 18, FILE NO. 33385AD, SAN MATEO COUNTY RECORDS AND GRANT DEED DOCUMENT NO. 5409, PAGE 217 SAN MATEO COUNTY RECORDS.

EASEMENT NOTE

A PROPERTY TITLE REPORT HAS NOT BEEN EXAMINED BY SANDIS ENGINEERS. EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

ABBREVIATIONS

ACR	– ACCESSIBLE RAMP
BOW	– BOTTOM OF WALL
BW	– BACK OF WALK
CONC	– CONCRETE
DW	– DRIVEWAY
EP	– EDGE OF PAVEMENT
FG@DOOR	– FINISHED GRADE AT DOOR
FL	– FLOW LINE
FNTN	– WATER FOUNTAIN
G	– GROUND
MOW	– CONCRETE MOW BAND
P	– PAVEMENT ELEVATION
PAVE	– PAVER ELEVATION
PF	– PLAYGROUND FOAM
SW	– SIDEWALK
TC	– TOP OF CURB
TOW	– TOP OF WALL
VGUT	– VALLEY GUTTER

BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS A CITY OF SOUTH SAN FRANCISCO BENCHMARK, BM ID 323, BEING A CONCRETE MONUMENT WITH TACK LOCATED AT AT THE INTERESECTION OF ARROYA DRIVE & ALTA MESA.

ELEVATION= 219.89 FEET (NGVD 29 DATUM)

SITE BENCHMARK

SITE BENCHMARK IS A MAG NAIL WITH WASHER IN ASPHALT PARKING LOT AS SHOWN HEREON.

ELEVATION=406.18 FEET (NGVD 29 DATUM)

SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATES OF FIELD SURVEY: 08/05/2024–08/09/2024, 08/17/2024, 11/27/2024 & 08/04/2025.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF KITCHELL CEM IN JULY, 2024.

LAURA J. CABRAL, P.L.S.

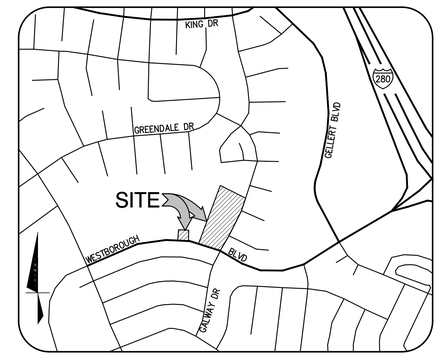
CALIFORNIA REG. NO. 7756
EXPIRES DECEMBER 31, 2025
LCABRAL@SANDIS.NET

LICENSED LAND SURVEYOR — LAURA J. CABRAL — NO. LS7756 — STATE OF CALIFORNIA

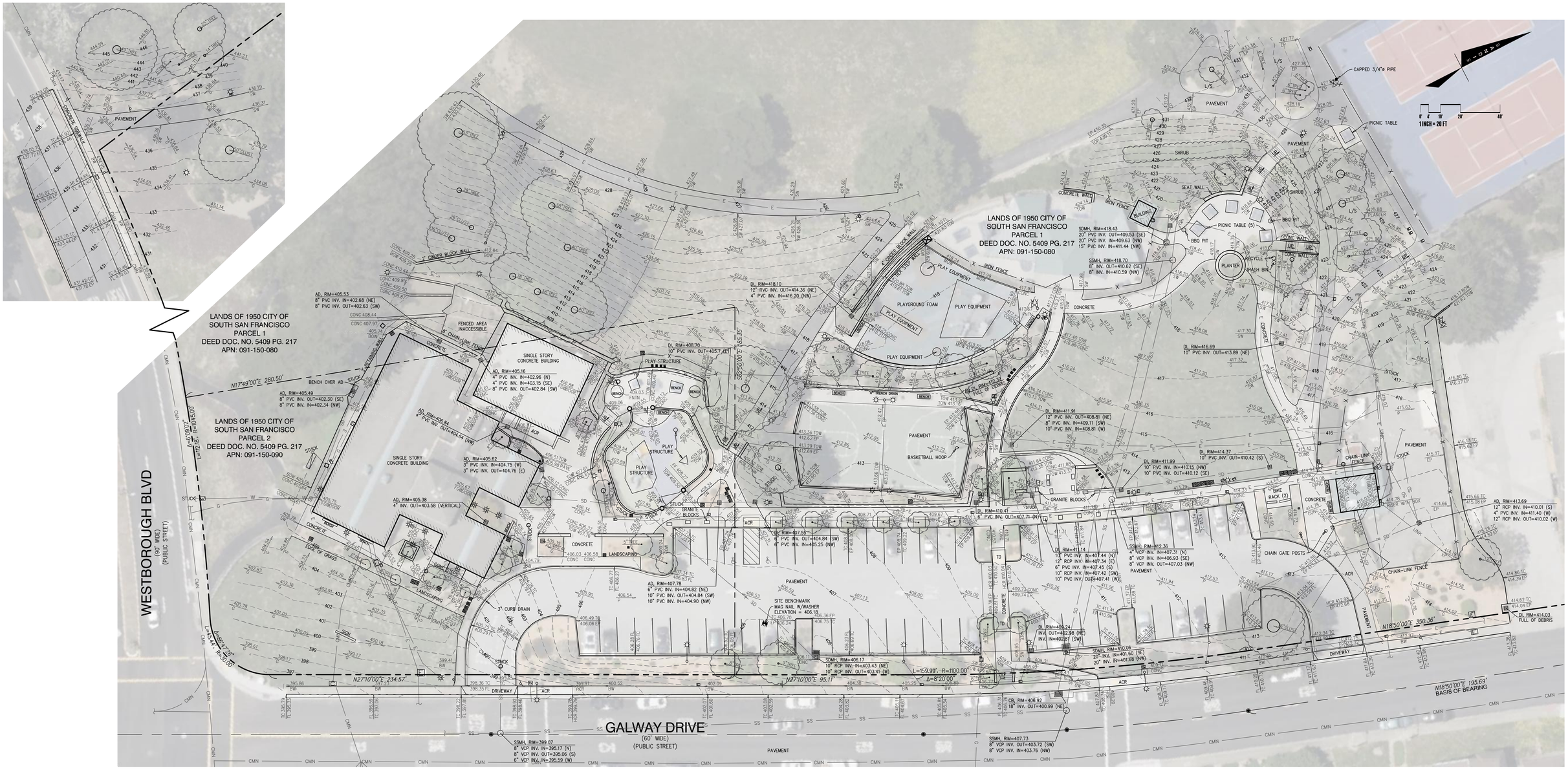
09/26/2025
DATE

LEGEND

	BUILDING FACE W/ OVERHANG
	EDGE OF PAVEMENT
	CURB & GUTTER LINE
	WALL, HEIGHT AND TYPE AS INDICATED
1235	CONTOURS
1234	
	FLOW LINE
X	FENCE LINE, TYPE / HEIGHT AS INDICATED
SD	STORM DRAIN LINE
SS	SANITARY SEWER LINE
W	WATER LINE
G G	NATURAL GAS LINE
E E	UNDERGROUND ELECTRIC LINE
CMN	COMMUNICATION LINE
UNK	UNKNOWN UTILITY LINE
WW	UNDIFFERENTIATED WATER UTILITY LINE
	BENCHMARK
	FOUND MONUMENT PER 71M18
	STORM DRAIN MANHOLE
	STORM DRAIN CLEANOUT
	DRAIN INLET
	CATCH BASIN
	STORM DRAIN JUNCTION BOX
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
W	WATER METER / BOX
	WATER VALVE
	BACKFLOW PREVENTOR
	WATER VALVE
	FIRE HYDRANT
	IRRIGATION CONTROL / VALVE BOX
	GAS METER
C	COMMUNICATIONS VAULT / PULLBOX
	CABLE TELEVISION PULLBOX
E	ELECTRIC VAULT / PULLBOX
	HARDSCAPE ELECTRIC LIGHT
	ELECTROLIER ON TOP OF POLE
	ELECTROLIER WITH MAST ARM
	DOUBLE ELECTROLIER WITH MAST ARMS
T	STREET LIGHT PULLBOX
T	MISCELLANEOUS PULLBOX
	SIGN
	BOLLARD
123.45 SPOT	SPOT ELEVATION
123.45 TOW	
123.45 TOC	
123.45 TOE	
123.45 TOP	
123.45 FG	
	TREE WITH DRIPLINE, SIZE AS INDICATED
	BACK FLOW PIPE



VICINITY MAP
N.T.S.



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SANDIS
BUILD ON.
SANDIS.NET

DATE:	8/19/24
SCALE:	1"=20'
DRAWN BY:	K.B.
CHECKED BY:	N.B.B.
PROJECT No.:	223422

No.	REVISION	DATE	BY
1	ADD SUPPLEMENTAL TOPO	12/3/24	K.B.
2	ADD SUPPLEMENTAL TOPO	8/8/25	K.B.
3	ADD COMMUNICATION LINES	9/26/25	K.B.

WESTBOROUGH PARK
2380 GALWAY DRIVE
CITY OF SOUTH SAN FRANCISCO
SAN MATEO COUNTY — CALIFORNIA

TOPOGRAPHIC & BOUNDARY SURVEY

SHEET 1 OF 1 SHEETS

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File: S:\223422\3_SURVEY\1_MAPPING\9_CAD\TOPO\223422-TOPO 1.dwg Date:September 26, 2025 - 10:29 AM, kburnside

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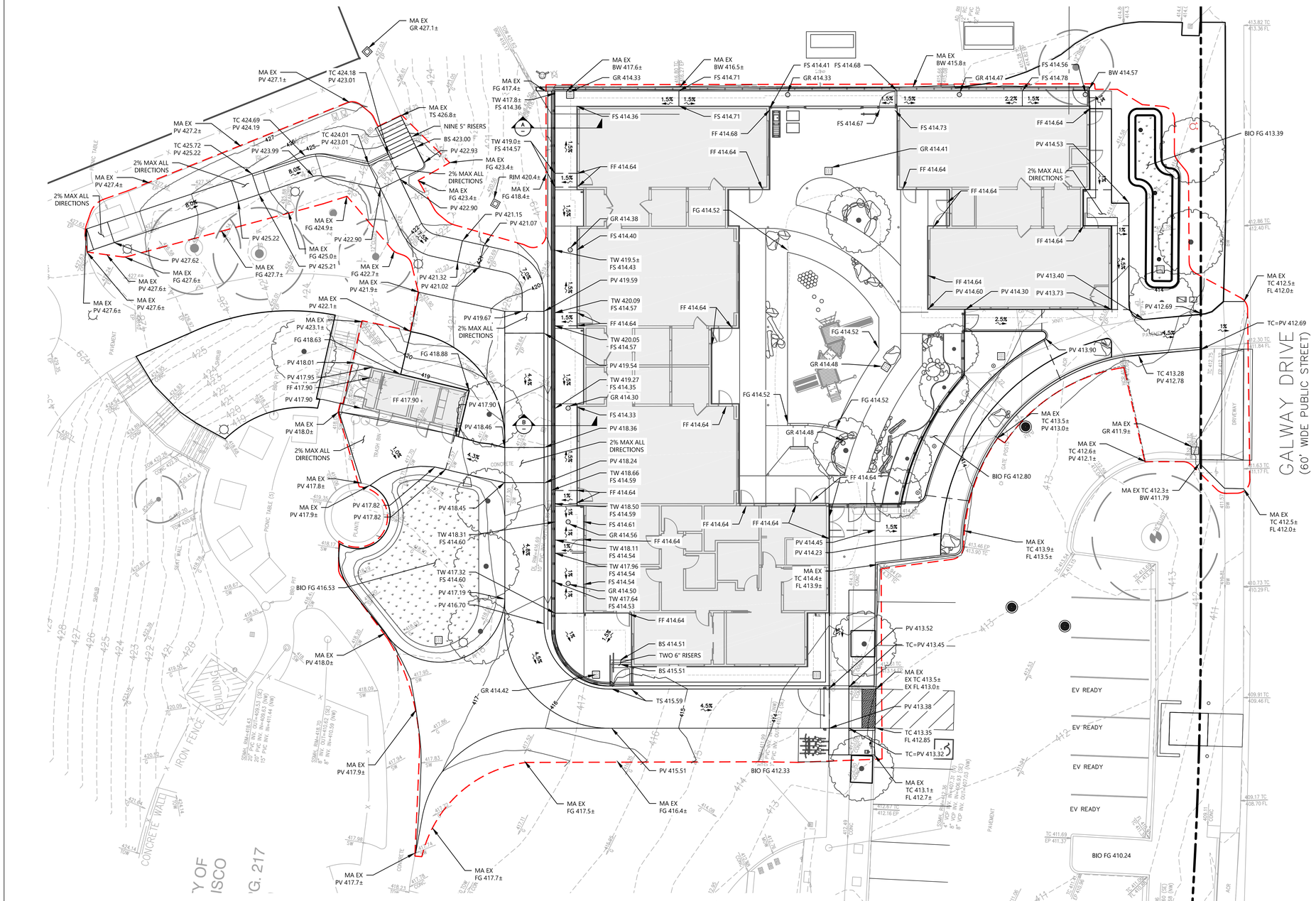
GALWAY DRIVE
(60' WIDE PUBLIC STREET)
BUILDING
IRON FENCE
CONCRETE WALL
PAVEMENT
DRIVEWAY
EV READY
BIO FG 413.39
BIO FG 412.80
BIO FG 412.33
BIO FG 410.24
BIO FG 416.53
MA EX TC 412.5± FL 412.0±
TC=PV 412.69
TC 413.28 PV 412.78
MA EX TC 413.5± PV 413.0±
MA EX GR 411.9±
MA EX TC 412.6± PV 412.1±
MA EX TC 412.3± BW 411.79
MA EX TC 412.5± FL 412.0±
MA EX TC 413.9± FL 413.5±
MA EX TC 414.4± FL 413.9±
MA EX EX TC 413.5± EX FL 413.0±
MA EX TC 413.1± FL 412.7±
PV 413.52
TC=PV 413.45
PV 413.38
TC 413.35 FL 412.85
TC=PV 413.32
PV 415.51
TS 415.59
GR 414.42
MA EX FG 417.5±
MA EX FG 416.4±
MA EX FG 417.7±
MA EX PV 417.7±
MA EX PV 417.9±
MA EX PV 418.0±
MA EX PV 427.1±
MA EX GR 427.1±
MA EX BW 417.6±
MA EX BW 416.5±
MA EX BW 415.8±
MA EX FG 417.4±
MA EX TS 426.8±
NINE 5" RISERS
MA EX FG 423.4±
MA EX FG 418.4±
MA EX FG 424.9±
MA EX FG 425.0±
MA EX FG 427.7±
MA EX FG 422.7±
MA EX FG 423.4±
MA EX PV 427.2±
MA EX PV 427.4±
MA EX PV 427.6±
MA EX FG 427.6±
MA EX PV 427.6±
MA EX PV 427.6±
MA EX PV 422.1±
MA EX PV 423.1±
MA EX PV 421.9±
MA EX PV 418.±
MA EX PV 417.8±
MA EX PV 417.9±
TC 424.18 PV 423.01
TC 424.69 PV 424.19
TC 424.01 PV 423.01
TC 425.72 PV 425.22
PV 423.99
PV 425.22
PV 425.21
PV 427.62
PV 422.93
PV 422.90
PV 422.90
PV 421.15 PV 421.07
PV 421.32 PV 421.02
PV 419.67
2% MAX ALL DIRECTIONS
FG 418.63
FG 418.88
PV 418.01
PV 417.95
FF 417.90
PV 417.90
PV 417.90
PV 418.46
PV 417.82
PV 417.82
PV 418.45
TW 418.31 FS 414.60
TW 417.32 FS 414.60
PV 417.19
PV 416.70
TW 419.0± FS 414.57
RIM 420.4±
TW 419.5± FS 414.43
PV 419.59
TW 420.09 FS 414.57
TW 420.05 FS 414.57
PV 419.54
TW 419.27 FS 414.35
GR 414.30
FS 414.33
PV 418.36
PV 418.24
TW 418.66 FS 414.59
TW 418.50 FS 414.59
FS 414.61
GR 414.56
TW 418.11 FS 414.54
TW 417.96 FS 414.54
FS 414.54
GR 414.50
TW 417.64 FS 414.53
BS 414.51
TWO 6" RISERS
BS 415.51
FS 414.36
FS 414.71
FS 414.68
FS 414.67
FS 414.73
GR 414.41
FG 414.52
GR 414.38
FS 414.40
GR 414.48
FS 414.41
GR 414.33
FS 414.71
FS 414.68
GR 414.33
FS 414.56
FS 414.78
GR 414.47
BW 414.57
FF 414.64
PV 414.53
PV 414.64
PV 414.60
PV 414.30
PV 413.40
PV 413.73
PV 412.69
PV 413.90
PV 414.45
PV 414.23
2% MAX ALL DIRECTIONS
PV 412.24
PV 411.94
PV 411.84
PV 411.74
PV 411.64
PV 411.54
PV 411.44
PV 411.34
PV 411.24
PV 411.14
PV 411.04
PV 410.94
PV 410.84
PV 410.74
PV 410.64
PV 410.54
PV 410.44
PV 410.34
PV 410.24
PV 410.14
PV 410.04
PV

LEGEND:

- PROPERTY LINE
- LIMIT OF WORK
- STORM DRAIN PIPE (PVC SDR 26 WHEN SMALLER THAN 12", HDPE N-12 WHEN 12" OR LARGER)
- PERFORATED STORM DRAIN PIPE (FIBAR 300)
- 12"x12" STORM DRAIN GRATE INLET
- 6" STORM DRAIN AREA DRAIN
- STORM DRAIN POP-UP EMITTER
- 24" STORM DRAIN MANHOLE
- SANITARY SEWER PIPE (PVC SDR 26)
- PUBLIC FIRE HYDRANT
- FIRE WATER LINE
- DOMESTIC WATER LINE
- WATER METER
- BACKFLOW PREVENTION DEVICE

NOTES:

1. CONTRACTOR SHALL PROTECT EXISTING UTILITY POLES AND OVERHEAD LINES DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE ALL CONSTRUCTION ACTIVITIES WILL NOT INTERFERE WITH EXISTING OVERHEAD UTILITIES AND TO COORDINATE FULLY WITH ALL UTILITY COMPANIES. REFER TO CONSTRUCTION NOTES SHEET, C1.1 FOR ADDITIONAL UTILITY NOTES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH UTILITY COMPANIES INCLUDING INSPECTIONS, DISCONNECTIONS, INFRASTRUCTURE INSTALLATION AND FINAL SERVICE CONNECTIONS. THE CONTRACTOR IS RESPONSIBLE WITH PG&E FOR ALL ASPECTS OF THIS PROJECT INCLUDING ARRANGING FOR DISCONNECTION OF SERVICES, FOR SCHEDULING INSPECTIONS, OBTAINING SIGN-OFFS, AND RELOCATION OF SERVICES. CONTRACTOR SHALL BE AWARE THAT PG&E REQUIRES EXTENSIVE ADVANCE NOTIFICATION AND SHOULD SCHEDULE THEIR WORK ACCORDINGLY. CONTRACTOR SHALL NOT MAKE ANY CLAIMS FOR TIME DELAY DUE TO ANY PG&E WORK ASSOCIATED WITH THIS PROJECT.
3. PG&E LINES SHALL NOT BE INSTALLED IN THE SAME TRENCH AS ANY WET UTILITIES.
4. ELECTRICAL SHOWN FOR INFORMATION ONLY. REFER TO ELECTRICAL PLANS FOR CONSTRUCTION DETAILS.
5. PIPE MATERIAL:
   A) PRIVATE SD: PVC SDR 26
   B) SS: PVC SDR 26
   C) WATER: PVC C900 CLASS 200
7. THE PRIME CONTRACTOR OR DEVELOPER IS TO HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM CITY STREETS THAT ARE ATTRIBUTABLE TO THE DEVELOPMENT'S CONSTRUCTION ACTIVITIES. THE STREET CLEANING CONTRACTOR IS TO HAVE THE CAPABILITY OF SWEEPING THE STREETS WITH BOTH A BROOM-TYPE SWEEPER AND A REGENERATIVE AIR VACUUM SWEEPER, AS DIRECTED BY THE PUBLIC WORKS DIRECTOR, OR HIS/HER DESIGNATED REPRESENTATIVE.
8. ALL ON-SITE UTILITIES AND THE PEDESTRIAN/BICYCLE PATH ON THE NORTH SIDE OF THE DEVELOPMENT SHALL BE PRIVATELY MAINTAINED.
9. ALL NEW AND EXISTING ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES SERVING THE SITE ARE TO BE PLACED UNDERGROUND (INCLUDING TRANSFORMERS). THE UNDERGROUNDING OF THE NEW AND EXISTING ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES ARE TO BE COMPLETED PRIOR TO ISSUANCE OF AN OCCUPANCY CERTIFICATE FOR ANY NEW BUILDINGS WITHIN THE SITE. (ABOVE GROUND TRANSFORMERS SHALL BE LOCATED SO THEY ARE SCREENED OR NOT VISIBLE FROM THE STREET OR TO THE GENERAL PUBLIC AS APPROVED BY THE COMMUNITY DEVELOPMENT AND PUBLIC WORKS DEPARTMENTS.)
10. CONTRACTOR SHALL MAINTAIN 12" VERTICAL CLEARANCE ABOVE OR BELOW EXISTING AND NEW UTILITIES CROSSING.
11. CONTRACTOR TO CONNECT ALL UNDERGROUND DOWNSPOUTS TO STORM DRAIN SYSTEM
12. ALL FIRE WATER AND DOMESTIC WATER FACILITIES SHALL BE INSTALLED IN FULL COMPLIANCE WITH WESTBOROUGH WATER DISTRICT STANDARD SPECIFICATIONS AND STANDARD DRAWINGS. CONTRACTOR SHALL FURNISH AND INSTALL ALL PIPING, VALVES, FITTINGS, APPURTENANCES, AND ACCESSORIES AS SHOWN ON THE PLANS AND AS REQUIRED BY WWD STANDARDS. WORK SHALL INCLUDE PROPER BEDDING, THRUST RESTRAINT, DISINFECTION, PRESSURE TESTING, AND COORDINATION WITH THE DISTRICT FOR INSPECTIONS AND APPROVALS PRIOR TO SERVICE ACTIVATION.

KEY NOTES:

1. INSTALL OVERFLOW DRAIN (13 / C7.1)
2. INSTALL POP UP EMITTER (11 / C7.1)
3. INSTALL NEW FIRE HYDRANT PER WESTBOROUGH WATER DISTRICT STANDARD WW-08
4. INSTALL STORM DRAIN MANHOLE (10 / C7.1)
5. INSTALL OLDCASTLE DRAINAGE INLET (13 / C7.1)
6. INSTALL AREA DRAIN (12 / C7.1)
7. INSTALL SANITARY SEWER CLEAN OUT (14 / C7.1)
8. FOR CONTINUATION, SEE PLUMBING PLANS. CONTRACTOR TO VERIFY INVERT PRIOR TO CONSTRUCTION
9. CONNECTION TO WATER MAIN WITH GATE VALVE PER WESTBOROUGH WATER DISTRICT STANDARDS. CONTRACTOR TO VERIFY LOCATION OF EXISTING WATER MAIN
10. INSTALL WATER METER PER WESTBOROUGH WATER DISTRICT STANDARDS
11. INSTALL BACKFLOW PREVENTER PER WESTBOROUGH WATER DISTRICT STANDARDS

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UTILITY PLAN

REVISIONS

DATE: 12/12/25

SHEET

C2.0

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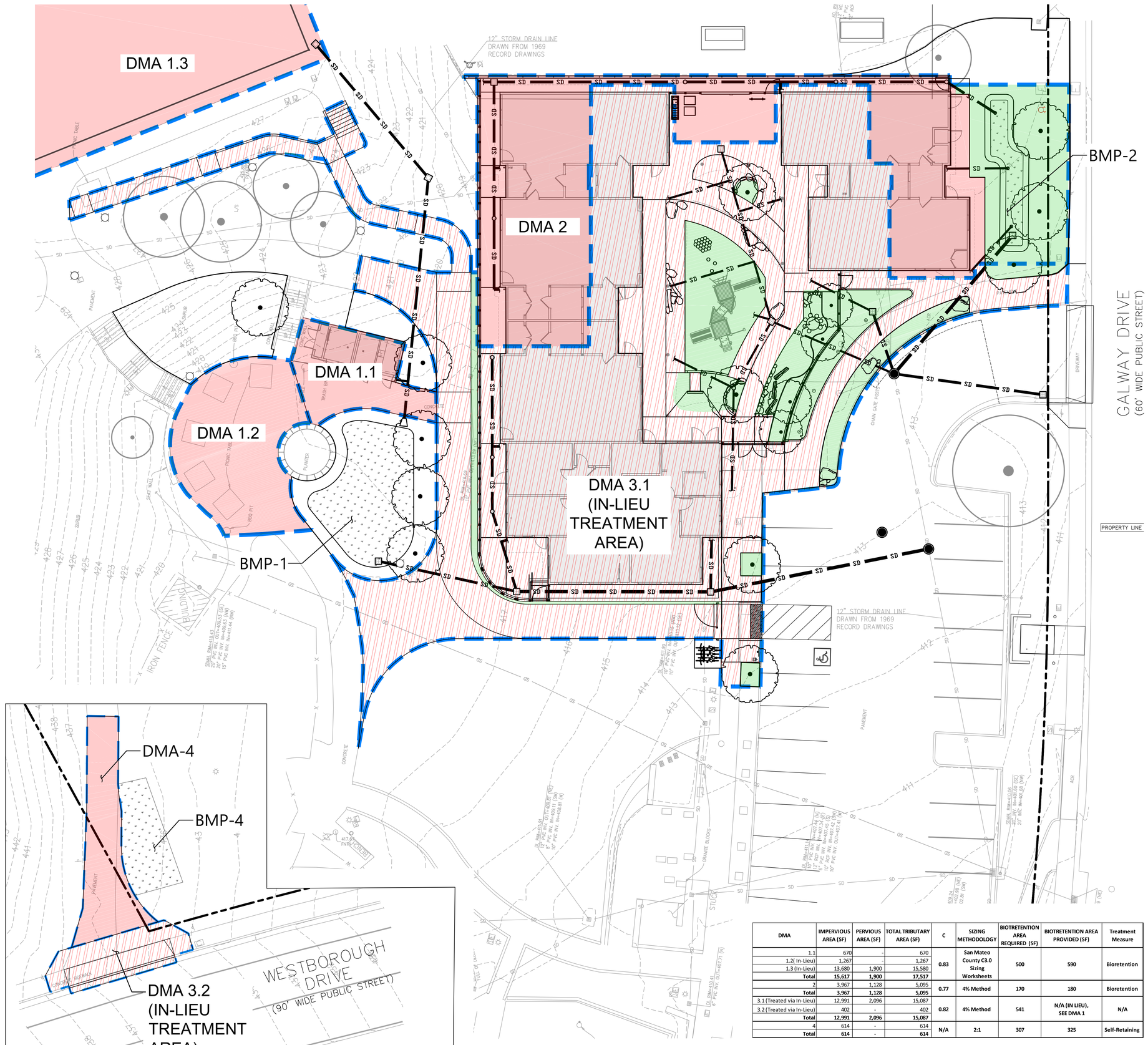

LEGEND:

- PROPERTY LINE
- PERVIOUS
- IMPERVIOUS
- IN-LIEU TREATMENT AREA
- BIORETENTION AREA
- DMA LIMIT
- SD — STORM DRAIN PIPE (PVC SDR 26 WHEN SMALLER THAN 12", HDPE N-12 WHEN 12" OR LARGER)
- PERFORATED STORM DRAIN PIPE (FIBAR 300)
- 12"x12" STORM DRAIN GRATE INLET
- 6" STORM DRAIN AREA DRAIN
- STORM DRAIN POP-UP EMITTER
- 24" STORM DRAIN MANHOLE

NOTES:

1. DRIVEWAYS ALONG GALWAY DRIVE ARE CONSIDERED MAINTENANCE AND ARE NOT A PART OF THE STORMWATER TREATMENT DESIGN.

DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL TRIBUTARY AREA (SF)	C	SIZING METHODOLOGY	BIOTRETENTION AREA REQUIRED (SF)	BIOTRETENTION AREA PROVIDED (SF)	Treatment Measure
1.1	670	-	670	0.83	San Mateo County C3.0 Sizing Worksheets	500	590	Bioretention
1.2(In-Lieu)	1,267	-	1,267					
1.3 (In-Lieu)	13,680	1,900	15,580					
Total	**15,617**	**1,900**	**17,517**					
2	3,967	1,128	5,095	0.77	4% Method	170	180	Bioretention
Total	**3,967**	**1,128**	**5,095**					
3.1 (Treated via In-Lieu)	12,991	2,096	15,087	0.82	4% Method	541	N/A (IN LIEU), SEE DMA 1	N/A
3.2 (Treated via In-Lieu)	402	-	402					
Total	**12,991**	**2,096**	**15,087**					
4	614	-	614	N/A	2:1	307	325	Self-Retaining
Total	**614**	**-**	**614**					

10 0 10 20
scale 1" = 10' feet

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STORMWATER MANAGEMENT PLAN

REVISIONS

DATE: 12/12/25

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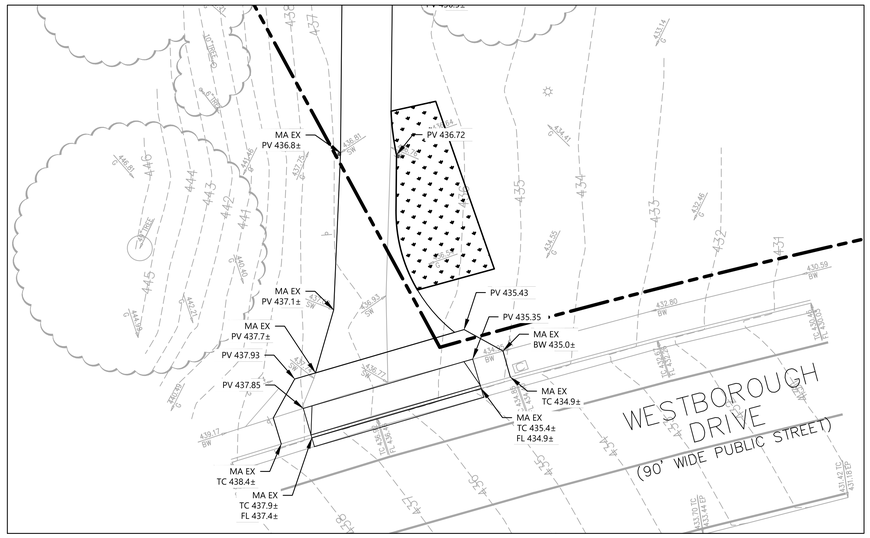

WESTBOROUGH DRIVE

SCALE: 1" = 10'

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DRIVEWAY
DETAILS

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WESTBOROUGH PRESCHOOL

SITE LOCATION

PROJECT AREA

NTS

CODE COMPLIANCE

PARTIAL LIST OF APPLICABLE CODES

ALL WORK SHALL CONFORM TO 2022 TITLE 24 CALIFORNIA CODE OF REGULATIONS (CCR)

GRADING PLANS, DRAINAGE IMPROVEMENTS, ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24, C.C.R.

2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24, C.C.R.
(2018 INTERNATIONAL BUILDING CODE AND 2019 CALIFORNIA AMENDMENTS)

2022 CALIFORNIA ELECTRIC CODE (CEC), PART 3, TITLE 24, C.C.R.
(2017 NATIONAL ELECTRIC CODE AND 2019 CALIFORNIA AMENDMENTS)

2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R.
(2018 IAPMO UNIFORM MECHANICAL CODE AND 2019 CALIFORNIA AMENDMENTS)

2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24, C.C.R.
(2018 IAPMO UNIFORM PLUMBING CODE AND 2019 CALIFORNIA AMENDMENTS)

2022 CALIFORNIA ENERGY CODE (CENC), PART 6, TITLE 24, C.C.R.

2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R.
(2018 INTERNATIONAL FIRE CODE AND 2019 CALIFORNIA AMENDMENTS)

2022 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24, C.C.R.
(2018 INTERNATIONAL EXISTING BUILDING CODE AND 2019 CALIFORNIA AMENDMENTS)

2022 TITLE 19, C.C.R., REGULATIONS OF THE STATE FIRE MARSHAL

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24, C.C.R.

2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24, C.C.R.

2020 ADA STANDARDS FOR ACCESSIBLE DESIGN, ADVISORY 105.2.3 ASTM

INDEX OF DRAWINGS

SHEET NO.	SHEET NAME
L0.01	COVER SHEET
L0.02	TREE PRESERVATION PLAN
L0.03	TREE PROTECTION DETAILS
L1.00	KEY PLAN
L2.00	MATERIAL SCHEDULE
L2.01	MATERIAL PLAN- COURTYARD & SIDEWALK
L2.02	MATERIAL PLAN- MAINTENANCE PATH EAST
L2.03	MATERIAL PLAN- PICNIC AREA NORTH
L2.04	MATERIAL PLAN- PICNIC AREA SOUTH & MAINTENANCE PATH
L5.00	PLANTING SCHEDULE
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L5.02	PLANTING PLAN- MAINTENANCE PATH EAST
L5.03	PLANTING PLAN- PICNIC AREA NORTH
L5.04	PLANTING PLAN- PICNIC AREA SOUTH & MAINTENANCE PATH
L6.00	IRRIGATION NOTES & SCHEDULE
L6.01	IRRIGATION PLAN- COURTYARD & SIDEWALK
L6.02	IRRIGATION PLAN- MAINTENANCE PATH EAST
L6.03	IRRIGATION PLAN- PICNIC AREA NORTH
L6.04	IRRIGATION PLAN- PICNIC AREA SOUTH & MAINTENANCE PATH

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COVER PAGE

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SHEET

L-0.01

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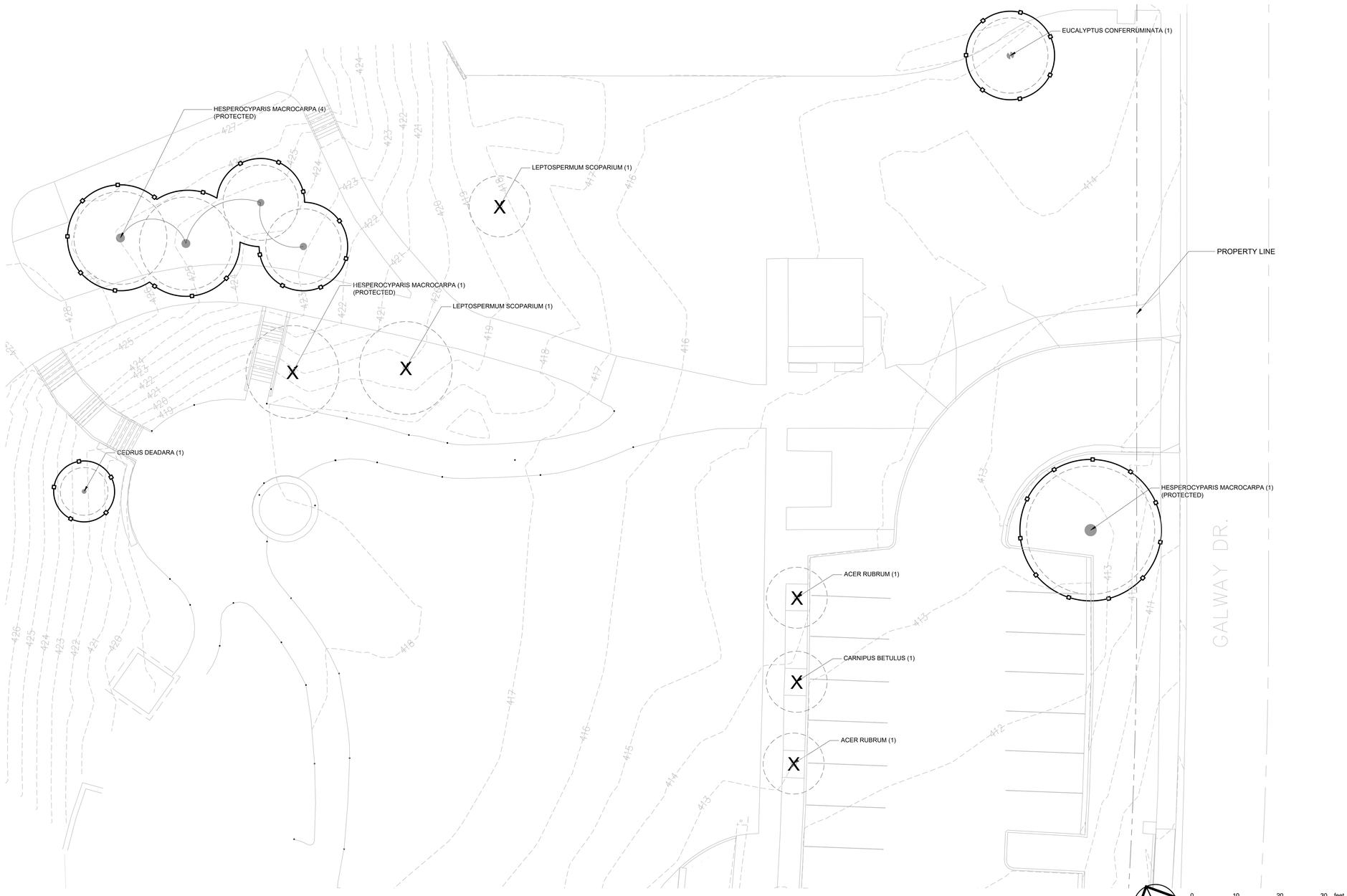
LEGEND	
	(E) TREE
	TREE TO BE PROTECTED WITH FENCE
X	TREE TO BE REMOVED

TREE PROTECTION NOTES

1. PRUNE PER DIRECTION OF CITY APPROVED ARBORIST.
2. EXISTING TREES TO BE PRESERVED SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE PRE- AND POST-CONSTRUCTION, UNLESS CONSTRUCTION DOCUMENTS SPECIFICALLY INDICATE OTHERWISE.
3. EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED WITH STURDY, WEATHERPROOF FENCING. MAINTAIN TREE PROTECTION FENCE IN WORKING ORDER DURING ALL PHASES OF CONSTRUCTION. MAINTAIN TREE PROTECTION ZONES FREE OF WEEDS AND TRASH. REFER TO TEMPORARY TREE AND PLANT PROTECTION DETAILS, NOTES AND SPECIFICATIONS.
4. NO WORK SHALL BE CONDUCTED WITHIN THE DRIPLINE OF EXISTING TREES, UNLESS REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL WORK APPROVED WITHIN THE DRIPLINE SHALL BE COMPLETED BY HAND. PROTECT ROOT SYSTEMS FROM PONDING, ERODING, EXCESSIVE WETTING, AND COMPACTION.



01 TREE PRESERVATION PLAN
SCALE: 1"=10'-0"

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TREE PRESERVATION PLAN

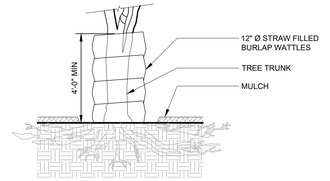
REVISIONS

DATE: 12/ 12/ 2025

SHEET

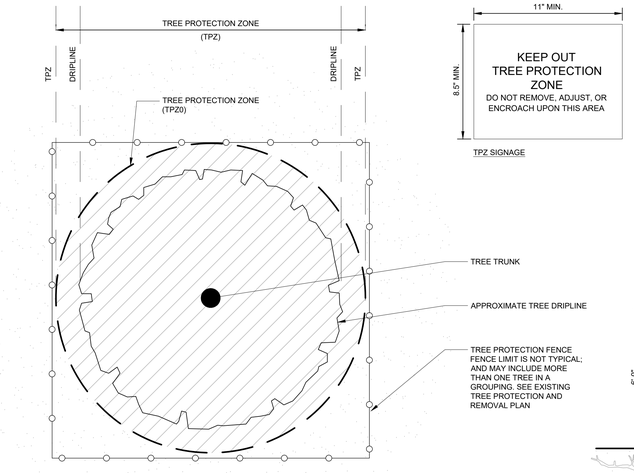
L-0.02

NOTES:
1. BURLAP TREE PROTECTION TO BE USED ONLY IN AREAS WHERE TREE PROTECTION FENCING IS NOT POSSIBLE TO INSTALL. BURLAP TREE PROTECTION TO BE APPROVED FOR EACH INDIVIDUAL TREE BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. INSTALL ADDITIONAL PROTECTION OF ROOTS WITH MULCH, PLYWOOD OR OTHER MEANS. ROOT PROTECTION. INCLUDING THICKNESS OF MULCH TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



2 BURLAP TREE PROTECTION
3/8" = 1'-0"

NOTES:
1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. PRUNE TREES ONLY PER WRITTEN DIRECTION OF A CITY APPROVED ARBORIST OR LANDSCAPE ARCHITECT.
3. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING, INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
4. REFER TO PLANTING SPEC FOR MULCH TYPE.
5. DO NOT CHANGE GRADE ELEVATION LEVEL IN TREE ROOT ZONE, UNLESS SPECIFICALLY CALLED FOR ON DRAWINGS.
6. DO NOT PRUNE ROOTS INSIDE TREE PROTECTION ZONE. DO NOT PRUNE ROOTS OUTSIDE TREE PROTECTION ZONE THAT ARE LARGER THAN 2" DIAMETER. USE ONLY CLEAN, SHARP HAND TOOLS TO PRUNE ROOTS.



1 TREE PROTECTION FENCE
NTS

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TREE PROTECTION DETAILS

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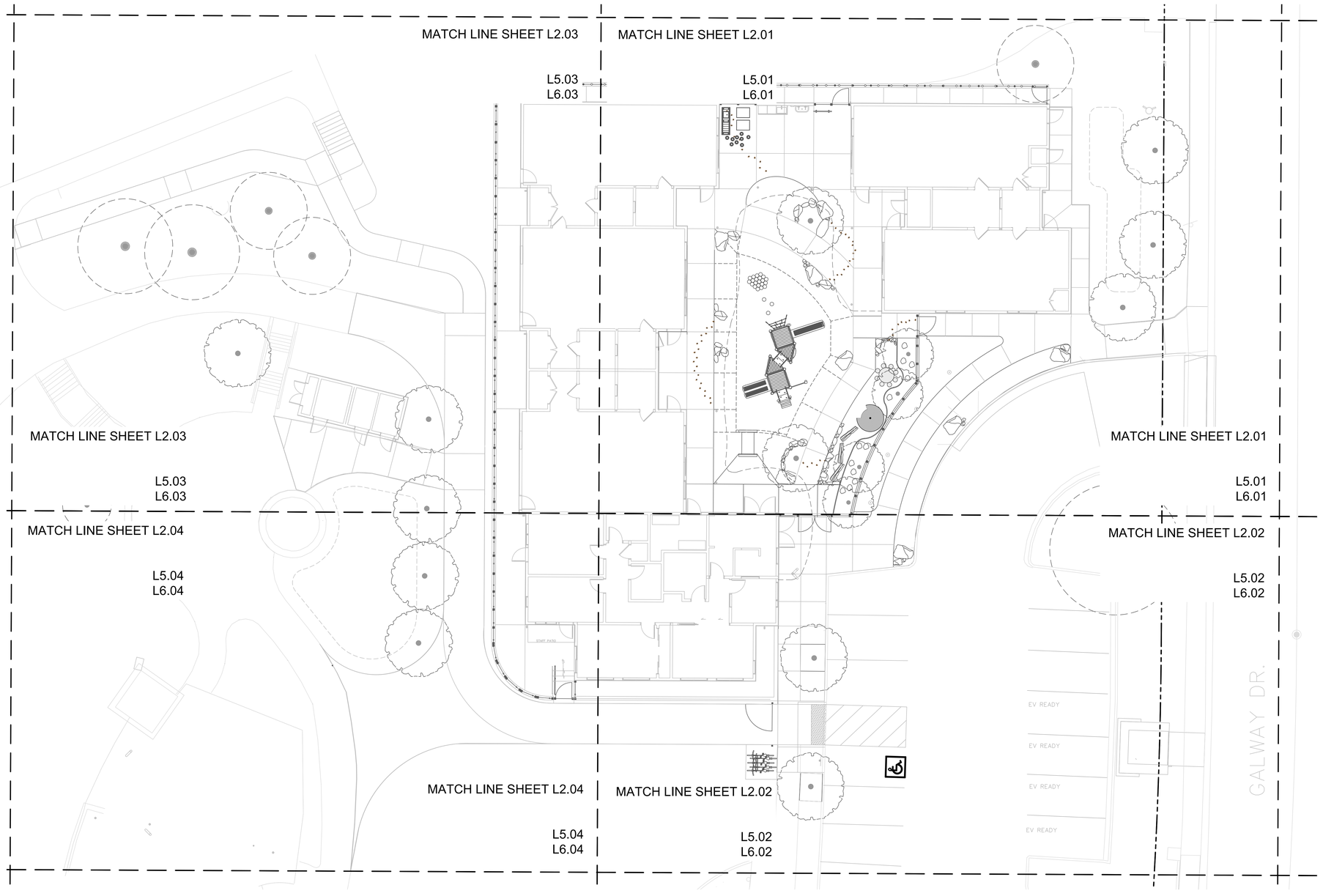
SHEET

L-0.03



01 KEY PLAN
SCALE: 1"=10'-0"

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KEY PLAN

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DATE: 12/ 12/ 2025

SHEET

L-1.00

MATERIALS SCHEDULE

CODE	DESCRIPTION	DETAIL	QTY	MODEL	MANUFACTURER	MATERIAL	COLOR	FINISH	SIZE	SPEC SECTION	PROD SBMTL	SHOP DWGS	MOCK-UP	NOTES
AMENITIES AND STRUCTURES														
A-01	6FT TALL CEDAR WOOD & WELDED WIRE FENCE	1/L-7.04	74 LF		CUSTOM	CEDAR, METAL	NATURAL	CLEAR STAIN	6' H					
A-02	6FT TALL CEDAR WOOD & WELDED WIRE DOUBLE SWING GATE	7/L-7.04	1		CUSTOM	CEDAR, METAL	NATURAL	CLEAR STAIN	6' H X 7'-2" W					
A-03	6FT TALL CEDAR WOOD & WELDED WIRE SINGLE SWING GATE	6/L-7.04	2		CUSTOM	CEDAR, METAL	NATURAL	CLEAR STAIN	6' H X 3'-7" W					
A-04	6FT TALL METAL FENCE	5/L-7.04	203 LF	OPUS 10	CODA ARCHITECTURAL	METAL	MIDNIGHT	GALVANIZED AND POWDER COAT	6' H					
A-05	6FT TALL METAL SINGLE SWING GATE	6/L-7.04	1	OPUS 10	CODA ARCHITECTURAL	METAL	MIDNIGHT	GALVANIZED AND POWDER COAT	6' H X 3'-7" W					
A-06	6FT TALL SLATTED CHAINLINK FENCE	3/L-7.04	168 LF		MERCHANTS METALS (OR APPROVED EQUAL)	METAL	BLACK	VINYL COATED	6' H					
A-07	6FT TALL SLATTED CHAINLINK SINGLE SWING GATE	2/L-7.04	1		MERCHANTS METALS (OR APPROVED EQUAL)	METAL	BLACK	VINYL COATED	6' H X 3'-4" W					
A-08	4FT TALL VEHICLE GATE	8/L-7.04	1		MERCHANTS METALS (OR APPROVED EQUAL)	METAL	BLACK	VINYL COATED	4' H X 9' W					
A-09	CONCRETE STAIR WITH HANDRAIL	10/L-7.00	1		DAVIS COLORS	CONCRETE, METAL	OUTBACK, BLACK	GALVANIZED AND POWDER COAT	42"H					
PAVING														
P-01	CONCRETE PAVING	1/L-7.00	5138 SF		DAVIS COLORS	CONCRETE	OUTBACK		4"					
P-02	ASPHALT PAVING, S.C.D.		2293 SF											
P-03	ENGINEERED WOOD FIBER (EWF)	2/L-7.01	1173 SF	FIBAR SYSTEM 300	FIBAR PLAYGROUND SURFACES	WOOD FIBER	NATURAL		12"					
P-04	PEA GRAVEL	9/L-7.00	206 SF	3/8" PEA GRAVEL	LYNGSO	GRAVEL			2"					
P-05	ARTIFICIAL TURF	8/L-7.00	272 SF	HG-SPORT-PLUS	HEAVENLY GREENS	POLYETHYLENE	HEAVENLY BLEND AND HEAVENLY BLEND SPRING		1 1/4" H					
P-06	ARTIFICIAL TURF MOUND	7/L-7.00	1	HG-SPORT-PLUS	HEAVENLY GREENS	POLYETHYLENE	HEAVENLY BLEND AND HEAVENLY BLEND SPRING		4'-0" H					
P-07	P.I.P. RUBBER OVER CONCRETE	1/L-7.01	522 SF	TOT TURF STANDARD (1-4MM) TPV	ROBERTSON RECREATIONAL SURFACES	P.I.P. RUBBER	80% MUSTARD, 20% STANDARD BEIGE		1/2" WEAR COURSE					
P-08	ACRYLIC COLOR OVER CONCRETE	3/L-7.01	4 SF	ACRYLOTEX SPORT	PLEXIPAVE	PAINT	ORANGE							
P-09	PLAY SAND		13 SF	BAHA PLAY SAND	CALCLEAN	SAND	NATURAL							
P-10	STEPPING STONE	11/L-7.00	19	AUTUMN SLATE STEP STONE	LYNGSO	LIMESTONE	CHARCOAL, BRONZE	BRONZE RUST	1'-2" THICK, 14" MAX WIDTH					
P-11	BOULDER	4/L-7.01	60	SPECIMENT HOOKER CREEK BOULDERS	LYNGSO	STONE	NATURAL		(8) 4' X 4', (6) 3' X 3', (8) 2' X 2', (10) 1'-8" X 1'-8", (28) 1'X1', (1) 4' L X 2'-2" W X 1.5"H					
P-12	SALVAGED LOG	5/L-7.00	3			WOOD	NATURAL		(1) 6' L X 11" DIA, (2) 4'-6" L X 1'-2" DIA					
P-13	WOOD HEADER	4/L-7.00	79 LF	CUSTOM		WOOD	NATURAL		2" X 6"					
PLAY EQUIPMENT														
PE-01	STEPPER CLUSTER	4/L-7.03	1	S1	EARTHSCAPE	WHITE OAK	NATURAL		4'-2" X 3'-8"					
PE-02	DOUBLE TOWER DOUBLE SLIDE	1/L-7.03	1	NRO200701	KOMPAN	ROBINIA WOOD	NATURAL		22'-2" X 19'-8"					
PE-03	LOG STEPPER	3/L-7.03	3		EARTHSCAPE	WHITE OAK	NATURAL		10" DIA, 6"H MIN- 24"MAX					
PE-04	FRAMED TUNNEL	2/L-7.03	1	TU.FR.02.1	DUNCAN AND GROVE	WOOD	NATURAL		3'-10" H X 5'-10" L					
SITE FURNISHING														
S-01	CHALKBOARD WITH LOG FRAME (MOVABLE)	2/L-7.02	1	CUSTOM		WOOD	NATURAL		4' W X 3' H					
S-02	LOG SEATS (MOVABLE)	7/L-7.02	10	CUSTOM		WOOD	NATURAL	SMOOTH SANDED	5" RADIUS					
S-03	MUD KITCHEN (MOVABLE)	3/L-7.02	1	CUSTOM	SINK: IKEA FYNGIG, CUSTOM	WOOD, STAINLESS SINK	NATURAL		6'-1" L X 1'-10" W X 2'-5" H					
S-04	TODDLERS TABLE WITH STOOLS	5/L-7.02	1	4.35050	APE STUDIO	WOOD	NATURAL		5'-4" X 5'-4"					
S-05	SAND BOX (MOVABLE)	4/L-7.02	2	#B40181	BECKER'S	WOOD	NATURAL		35¼"W X 27"L X 7"H					
S-06	WILLOW HUT	1/L-7.02	1	CUSTOM		WOOD, METAL	NATURAL		6' DIA, 6' H					
S-07	BIKE RACK	6/L-7.02	1	#WP36-5-SF-P	BELSON OUTDOORS	ROUND STEEL PIPE	BEIGE GRAY	GALVANISED AND POWDER COAT	38-3/4"W X 36" H					

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PLANNING RESUBMITTAL

MATERIAL SCHEDULE

REVISIONS

DATE: 12/ 12/ 2025

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MATCHLINE SHEET L2.03

MATCHLINE SHEET L2.01

A-01
S-03
S-05
P-09
S-02
A-06
A-03
S-01
P-01
P-05
P-11
P-08
P-01
P-08
PE-01
PE-03
PE-02
P-03
P-07
P-06
PE-04
A-03
P-01 MATCH (E) SIDEWALK CONCRETE COLOR
P-10
P-04
P-13
S-04
S-06
A-01
P-12
P-11
6" P.I.P. CONCRETE CURB BELOW
A-07
P-01 MATCH (E) CONCRETE COLOR
P-11

PA
PA
PA
PA
PA
PA
PA
PA
PA

PL

GALWAY DR.

MATCHLINE SHEET L2.01

MATCHLINE SHEET L2.02

0 4 8 12 feet

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

01 MATERIALS PLAN: COURTYARD & SIDEWALK

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

MATERIALS SCHEDULE

CODE	DESCRIPTION
AMENITIES AND STRUCTURES	
A-01	6FT TALL CEDAR WOOD & WELDED WIRE FENCE
A-03	6FT TALL CEDAR WOOD & WELDED WIRE SINGLE SWING GATE
A-06	6FT TALL SLATTED CHAINLINK FENCE
A-07	6FT TALL SLATTED CHAINLINK SINGLE SWING GATE
PAVING	
P-01	CONCRETE PAVING
P-03	ENGINEERED WOOD FIBER (EWF)
P-04	PEA GRAVEL
P-05	ARTIFICIAL TURF
P-06	ARTIFICIAL TURF MOUND
P-07	P.I.P. RUBBER OVER CONCRETE
P-08	ACRYLIC COLOR OVER CONCRETE
P-09	PLAY SAND
P-10	STEPPING STONE
P-11	BOULDER
P-12	SALVAGED LOG
P-13	WOOD HEADER
PLAY EQUIPMENT	
PE-01	STEPPER CLUSTER
PE-02	DOUBLE TOWER DOUBLE SLIDE
PE-03	LOG STEPPER
PE-04	FRAMED TUNNEL
SITE FURNISHING	
S-01	CHALKBOARD WITH LOG FRAME (MOVABLE)
S-02	LOG SEATS (MOVABLE)
S-03	MUD KITCHEN (MOVABLE)
S-04	TODDLERS TABLE WITH STOOLS
S-05	SAND BOX (MOVABLE)
S-06	WILLOW HUT

KEY PLAN

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MATERIAL PLAN- COURTYARD & SIDEWALK

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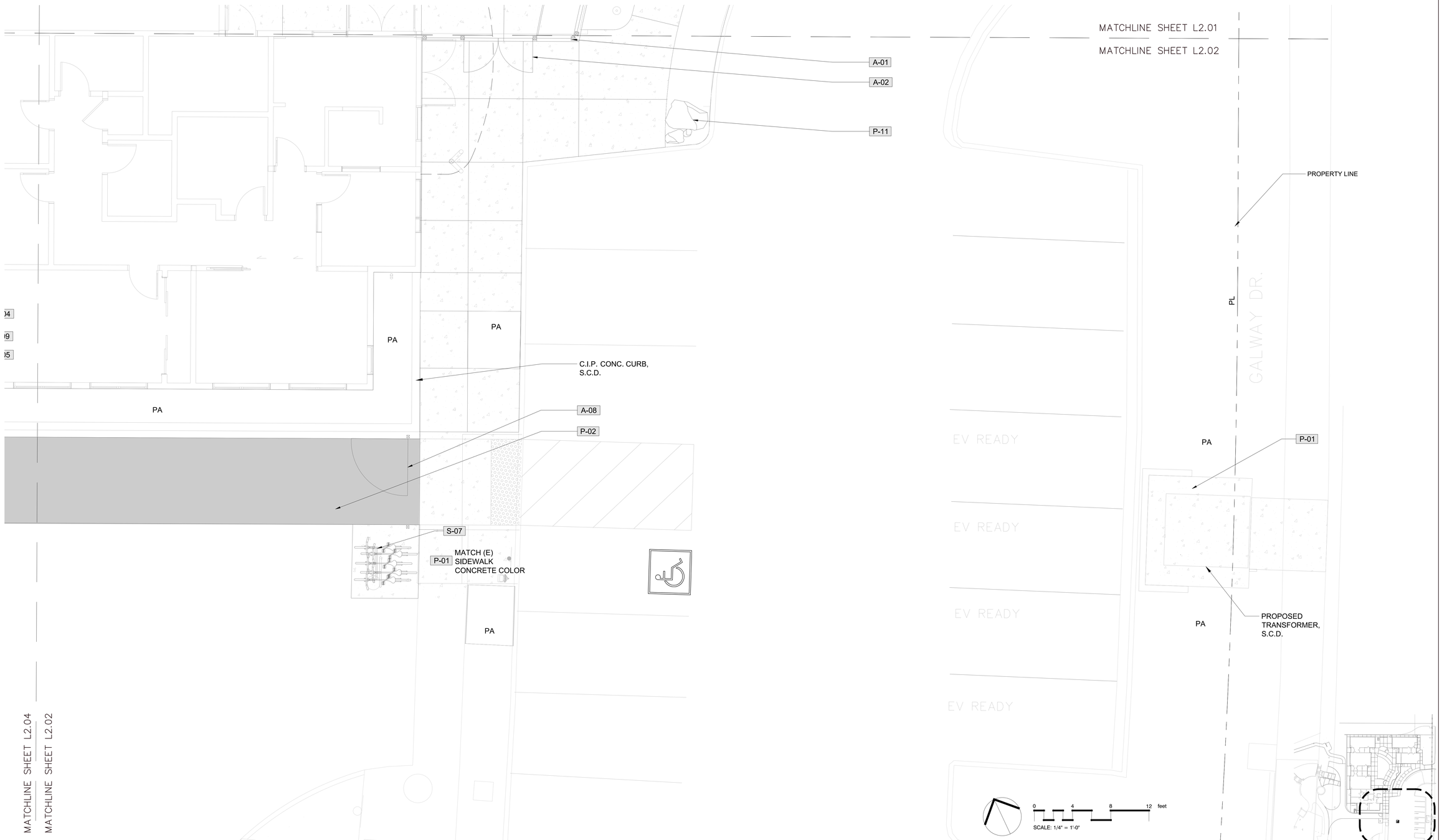
MATERIALS SCHEDULE

CODE	DESCRIPTION	DETAIL
AMENITIES AND STRUCTURES		
A-01	6FT TALL CEDAR WOOD & WELDED WIRE FENCE	1/L-7.04
A-02	6FT TALL CEDAR WOOD & WELDED WIRE DOUBLE SWING GATE	7/L-7.04
A-08	4FT TALL VEHICLE GATE	8/L-7.04
PAVING		
P-01	CONCRETE PAVING	1/L-7.00
P-02	ASPHALT PAVING, S.C.D.	
P-11	BOULDER	4/L-7.01
SITE FURNISHING		
S-07	BIKE RACK	6/L-7.02



01 MATERIALS PLAN: MAINTENANCE PATH EAST
SCALE: 1/4"=1'-0"

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MATERIAL PLAN- MAINTENANCE PATH EAST

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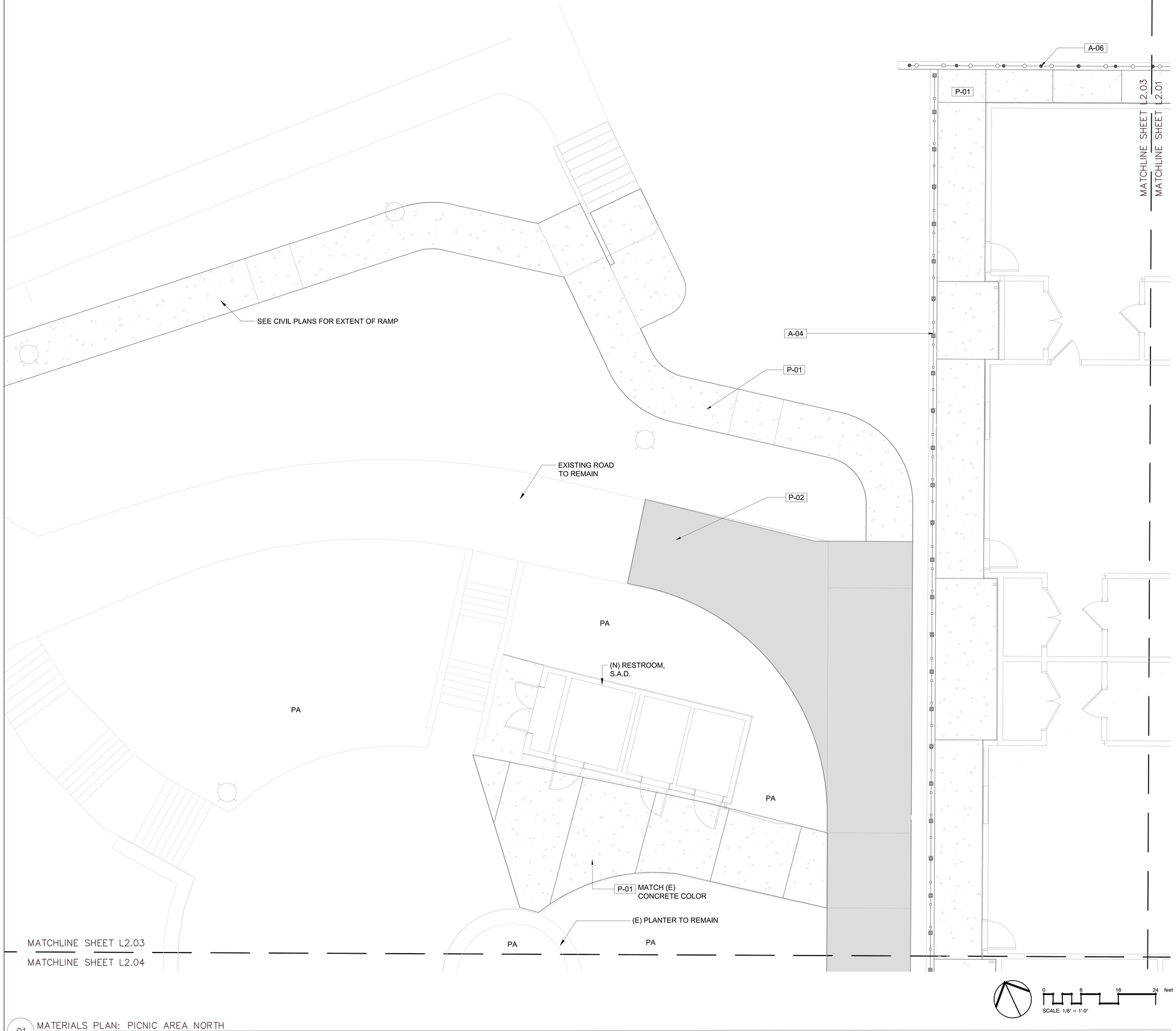
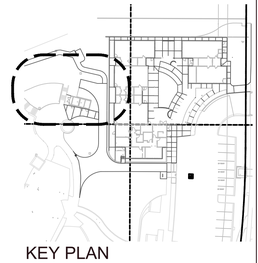


01 MATERIALS PLAN: PICNIC AREA NORTH
SCALE: 1/4"=1'-0"

MATERIALS SCHEDULE

CODE	DESCRIPTION	DETAIL
AMENITIES AND STRUCTURES		
A-04	6FT TALL METAL FENCE	5/L-7.04
A-06	6FT TALL SLATTED CHAINLINK FENCE	3/L-7.04
PAVING		
P-01	CONCRETE PAVING	1/L-7.00
P-02	ASPHALT PAVING, S.C.D.	
P-08	ACRYLIC COLOR OVER CONCRETE	3/L-7.01



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MATERIAL PLAN- PICNIC AREA NORTH

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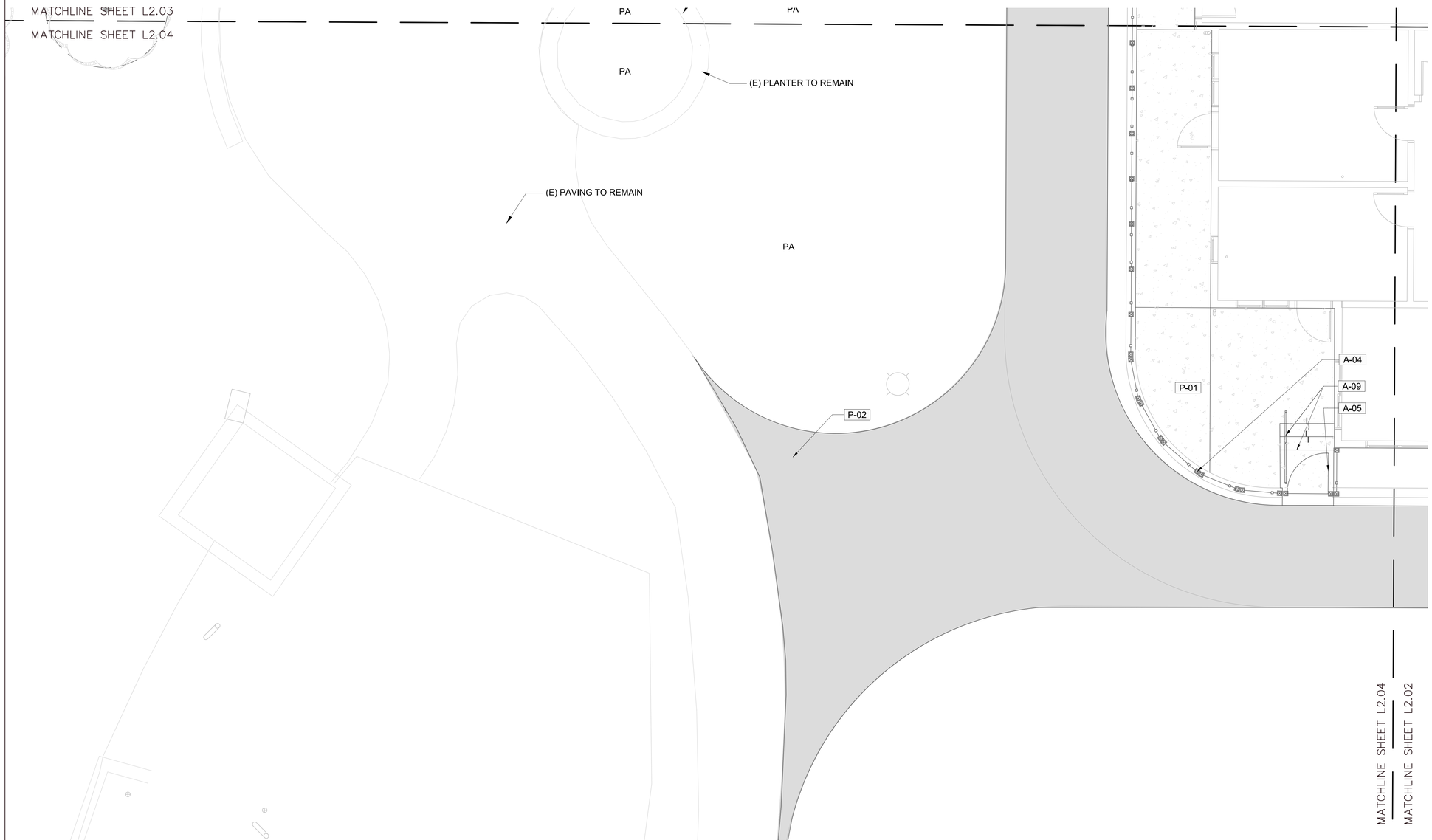
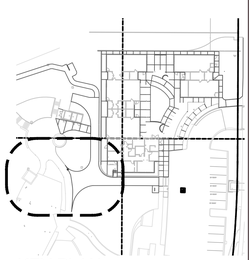
MATERIALS SCHEDULE

CODE	DESCRIPTION	DETAIL
AMENITIES AND STRUCTURES		
A-04	6FT TALL METAL FENCE	5/L-7.04
A-05	6FT TALL METAL SINGLE SWING GATE	6/L-7.04
A-09	CONCRETE STAIR WITH HANDRAIL	10/L-7.00
CODE	DESCRIPTION	DETAIL
PAVING		
P-01	CONCRETE PAVING	1/L-7.00
P-02	ASPHALT PAVING, S.C.D.	



01 MATERIALS PLAN: PICNIC AREA SOUTH & MAINTENANCE PATH
SCALE: 1/4"=1'-0"



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MATERIAL PLAN- PICNIC AREA SOUTH & MAINTENANCE PATH

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS
TREES						
	AES CAL	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	7	24" BOX	VERY LOW
	ARA HET	ARAUCARIA HETEROPHYLLA	NORFOLK ISLAND PINE	1	24" BOX	MEDIUM
	ERI DEF	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	2	36" BOX	MEDIUM
	EUC SID	EUCALYPTUS SIDEROXYLON	RED IRONBARK	4	24" BOX	MEDIUM
	LAG IND	LAGERSTROEMIA INDICA	CRAPE MYRTLE	2	24" BOX	MEDIUM
SHRUBS						
	AGA BLF	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	30	5GAL	VERY LOW
	ARM ALB	ARMERIA MARITIMA `ALBA`	WHITE SEA THRIFT	282	1 GAL	LOW
	CEA MRT	CEANOTHUS MARITIMUS	MARITIME CEANOTHUS	11	5GAL	LOW
	DOD HOP	DODONAEA VISCOSA	HOPSEED BUSH	5	5GAL	LOW
	GLA LIL	GLANDULARIA LILACINA `DE LA MINA`	DE LA MINA CEDROS ISLAND VERBENA	63	5GAL	LOW
	GRE SUP	GREVILLEA X 'SUPERB'	SUPERB GREVILLEA	15	5GAL	LOW
	MIM AUR	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	13	5GAL	LOW
	MYR CAL	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5	5GAL	LOW
	RHA BAL	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	40	1 GAL	LOW
	SAL API	SALVIA APIANA	WHITE SAGE	18	5GAL	LOW
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	38	5GAL	LOW
GRASSES						
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	76	1 GAL	MODERATE
	JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	75	1 GAL	LOW
	LOM LON	LOMANDRA LONGIFOLIA	MAT RUSH	253	1 GAL	LOW
	PAN VIR	PANICUM VIRGATUM	SWITCH GRASS	43	1 GAL	MODERATE
PERENNIAL & GROUNDCOVERS						
	CAR PRA	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	51	1 GAL	MODERATE
	CEA ANC	CEANOTHUS GLORIOSUS `ANCHOR BAY`	ANCHOR BAY POINT REYES CEANOTHUS	4	5GAL	LOW
	CEA RBO	CEANOTHUS THYRSIFLORUS GRISEUS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	11	5 GAL	LOW
	ERO CHR	ERODIUM CHRYSANTHUM	YELLOW STORKSBILL	13	1 GAL	LOW
	HEU LIL	HEUCHERA X 'LILLIAN'S PINK	LILLIAN'S PINK CORAL BELLS	164	1 GAL	MODERATE
	LAN PUR	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	20	1 GAL	LOW
	MYO PAR	MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM	316	1 GAL	LOW
	SIS BEL	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	293	1 GAL	VERY LOW

EXISTING TREES	

NOTES:
1. APPLY 2" MIN. LAYER OF ORGANIC COMPOST ON TOP OF THE AMENDED SOIL.
2. APPLY 3" MIN. LAYER OF ARBOR MULCH ON TOP OF THE ORGANIC COMPOST.
3. ADD JUTE NETTING ON SLOPED AREAS UNDER MULCH.

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PLANTING SCHEDULE

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MATCHLINE SHEET L5.03

MATCHLINE SHEET L5.01

13 LOM LON | 1 GAL
63 MYO PAR | 1 GAL
EXISTING TREE
1 AGA BLF | 5GAL
4 CAL KAR | 1 GAL
2 CEA RBO | 5 GAL
8 LOM LON | 1 GAL
10 SAL SPA | 5GAL
33 SIS BEL | 1 GAL
6 CAL KAR | 1 GAL
2 CEA RBO | 5 GAL
16 JUN PAT | 1 GAL
1 SAL SPA | 5GAL
2 PAN VIR | 1 GAL
2 SAL API | 5GAL
2 AGA BLF | 5GAL
3 GLA LIL | 5GAL
2 SAL SPA | 5GAL
1 MIM AUR | 5GAL
1 CEA MRT | 5GAL
5 CAL KAR | 1 GAL
1 CEA MRT | 5GAL
3 AGA BLF | 5GAL
9 GRE SUP | 5GAL
2 DOD HOP | 5GAL
2 CAL KAR | 1 GAL
2 CEA MRT | 5GAL
1 SAL API | 5GAL
13 LOM LON | 1 GAL
1 AES CAL | 24" BOX
2 DOD HOP | 5GAL
5 CEA RBO | 5 GAL
21 ARM ALB | 1 GAL
5 GRE SUP | 5GAL
3 PAN VIR | 1 GAL
7 LOM LON | 1 GAL
1 GLA LIL | 5GAL
21 SIS BEL | 1 GAL
10 JUN PAT | 1 GAL
35 CAR PRA | 1 GAL
2 CEA RBO | 5 GAL
8 PAN VIR | 1 GAL
15 ARM ALB | 1 GAL
2 SAL API | 5GAL
5 PAN VIR | 1 GAL
52 SIS BEL | 1 GAL
1 CEA MRT | 5GAL
1 MIM AUR | 5GAL
1 ARA HET | 24" BOX
1 DOD HOP | 5GAL
1 GRE SUP | 5GAL
4 LOM LON | 1 GAL
39 MYO PAR | 1 GAL
2 CAL KAR | 1 GAL
1 JUN PAT | 1 GAL
2 CEA MRT | 5GAL
6 SIS BEL | 1 GAL
9 ARM ALB | 1 GAL
1 AES CAL | 24" BOX
17 LOM LON | 1 GAL
13 ARM ALB | 1 GAL
1 LAG IND | 24" BOX
11 SIS BEL | 1 GAL
1 CEA MRT | 5GAL
3 GLA LIL | 5GAL
7 LOM LON | 1 GAL
1 MYO PAR | 1 GAL
1 EUC SID | 24" BOX
6 LAN PUR | 1 GAL
1 CAL KAR | 1 GAL
1 AGA BLF | 5GAL
16 CAR PRA | 1 GAL
2 SAL SPA | 5GAL
1 EUC SID | 24" BOX
17 SIS BEL | 1 GAL
8 SIS BEL | 1 GAL
3 LOM LON | 1 GAL
5 LAN PUR | 1 GAL
9 LAN PUR | 1 GAL
2 LOM LON | 1 GAL
2 CAL KAR | 1 GAL
3 GLA LIL | 5GAL
1 MIM AUR | 5GAL
3 LOM LON | 1 GAL
4 MYO PAR | 1 GAL
1 LAG IND | 24" BOX
1 EUC SID | 24" BOX
9 MYO PAR | 1 GAL
1 EUC SID | 24" BOX
4 LOM LON | 1 GAL
14 HEU LIL | 1 GAL
37 SIS BEL | 1 GAL
2 CEA MRT | 5GAL
1 CAL KAR | 1 GAL
2 ERO CHR | 1 GAL
11 LOM LON | 1 GAL
2 CAL KAR | 1 GAL
1 AGA BLF | 5GAL
4 LOM LON | 1 GAL
1 GLA LIL | 5GAL
1 GLA LIL | 5GAL
11 ERO CHR | 1 GAL
5 LOM LON | 1 GAL
1 SAL SPA | 5GAL
1 AGA BLF | 5GAL
2 SAL API | 5GAL
1 GLA LIL | 5GAL
3 LOM LON | 1 GAL
2 MIM AUR | 5GAL
1 CEA MRT | 5GAL
1 CAL KAR | 1 GAL
2 LOM LON | 1 GAL
6 LOM LON | 1 GAL
22 MYO PAR | 1 GAL

PL

GALWAY DR.

01 PLANTING PLAN: COURTYARD & SIDEWALK
SCALE: 1/4"=1'-0"

0 4 8 12 feet
SCALE: 1/4" = 1'-0"

MATCHLINE SHEET L5.01
MATCHLINE SHEET L5.02

KEY PLAN

PLANT SCHEDULE COURTYARD & SID

SYMBOL	CODE	BOTANICAL NAME
TREES		
	AES CAL	AESCULUS CALIFORNICA
	ARA HET	ARAUCARIA HETEROPHYLLA
	EUC SID	EUCALYPTUS SIDEROXYLON
	LAG IND	LAGERSTROEMIA INDICA
SHRUBS		
	AGA BLF	AGAVE X 'BLUE FLAME'
	ARM ALB	ARMERIA MARITIMA `ALBA`
	CEA MRT	CEANOTHUS MARITIMUS
	DOD HOP	DODONAEA VISCOSA
	GLA LIL	GLANDULARIA LILACINA `DE LA MINA`
	GRE SUP	GREVILLEA X 'SUPERB'
	MIM AUR	MIMULUS AURANTIACUS
	SAL API	SALVIA APIANA
	SAL SPA	SALVIA SPATHACEA
GRASSES		
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL F
	JUN PAT	JUNCUS PATENS
	LOM LON	LOMANDRA LONGIFOLIA
	PAN VIR	PANICUM VIRGATUM
PERENNIAL & GROUNDCOVERS		
	CAR PRA	CAREX PRAEGRACILIS
	CEA RBO	CEANOTHUS THYRSIFLORUS GRISEUS 'Y
	ERO CHR	ERODIUM CHRYSANTHUM
	HEU LIL	HEUCHERA X 'LILLIAN'S PINK
	LAN PUR	LANTANA MONTEVIDENSIS
	MYO PAR	MYOPORUM PARVIFOLIUM
	SIS BEL	SISYRINCHIUM BELLUM
EXISTING TREES		

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PLANTING PLAN- COURTYARD & SIDEWALK

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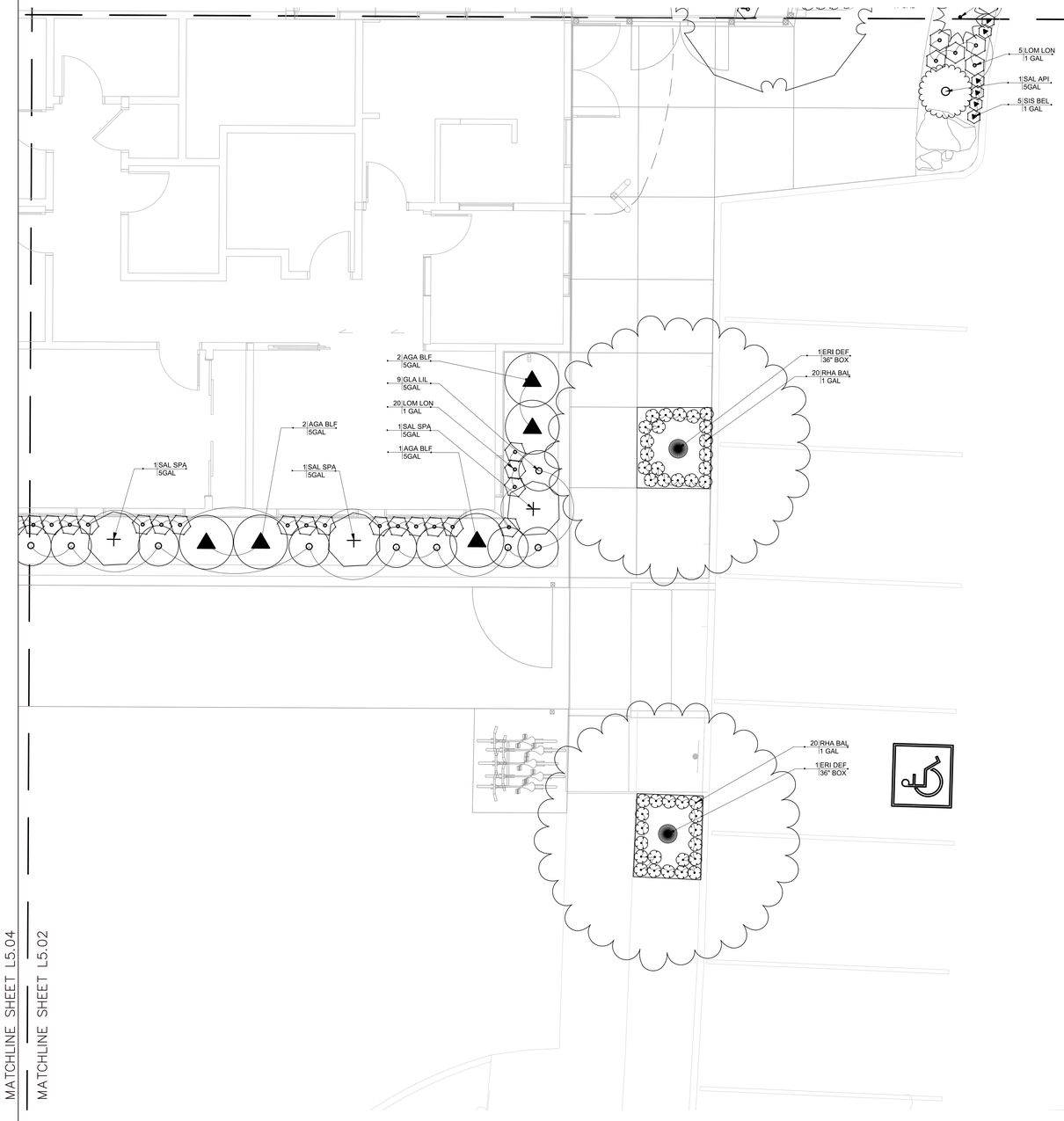
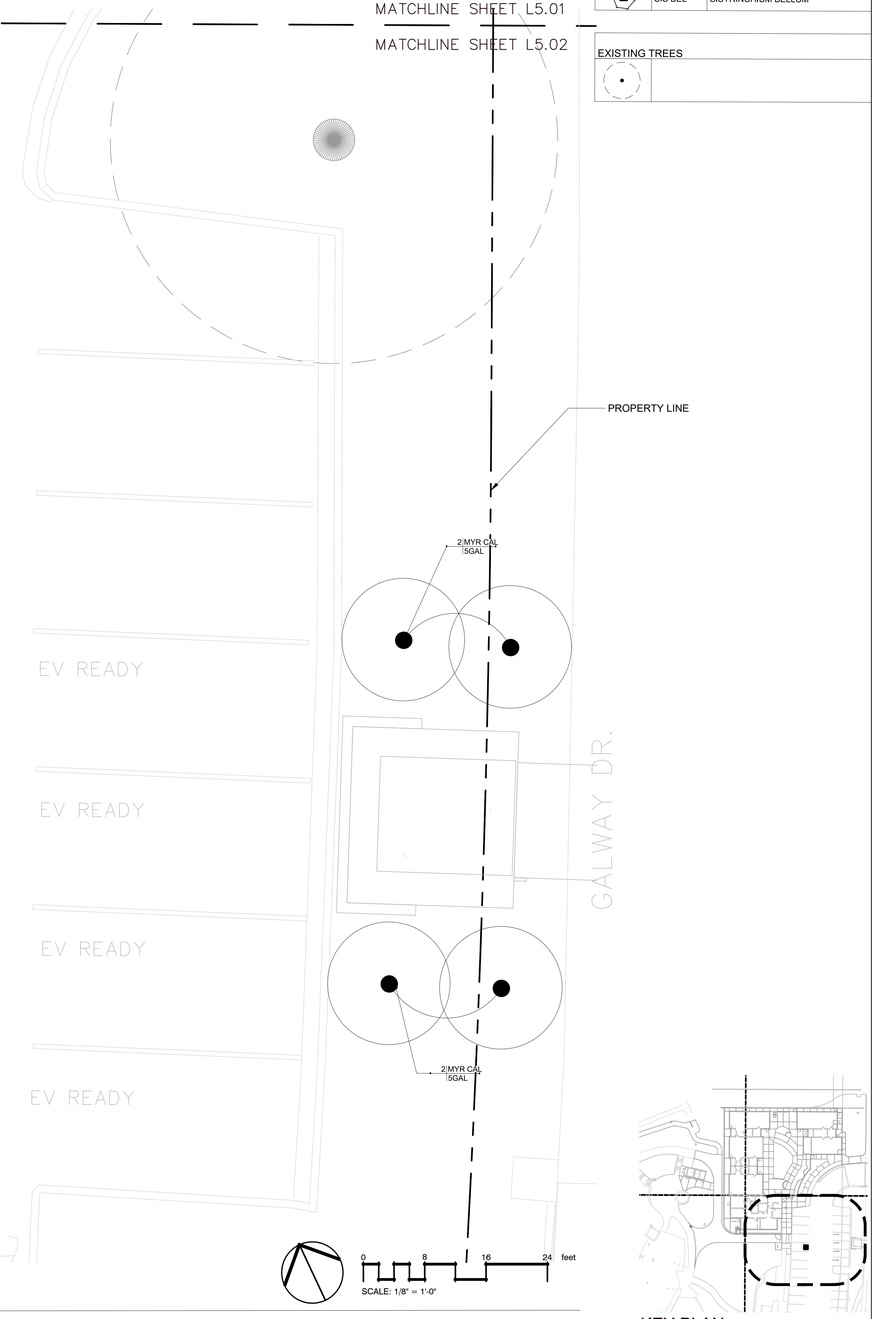
PLANT SCHEDULE MAINTENANCE P		
SYMBOL	CODE	BOTANICAL NAME
TREES		
	ERI DEF	ERIOBOTRYA DEFLEXA
SHRUBS		
	AGA BLF	AGAVE X 'BLUE FLAME'
	GLA LIL	GLANDULARIA LILACINA 'DE LA MINA'
	MYR CAL	MYRICA CALIFORNICA
	RHA BAL	RHAPHIOLEPIS INDICA 'BALLERINA'
	SAL API	SALVIA APIANA
	SAL SPA	SALVIA SPATHACEA
GRASSES		
	LOM LON	LOMANDRA LONGIFOLIA
PERENNIAL & GROUNDCOVERS		
	SIS BEL	SISYRINCHIUM BELLUM

EXISTING TREES	



01 PLANTING PLAN: MAINTENANCE PATH EAST
SCALE: 1/4"=1'-0"



KEY PLAN

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WESTBOROUGH PRESCHOOL
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SOUTH SAN FRANCISCO, CA 94080
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PLANNING RESUBMITTAL

PLANTING PLAN- MAINTENANCE PATH EAST

REVISIONS

DATE: 12/ 12/ 2025

SHEET

L-5.02

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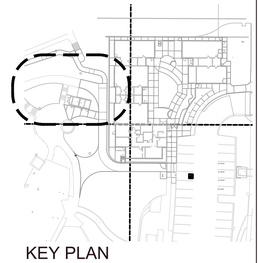
PLANT SCHEDULE PICNIC AREA NORTH

SYMBOL	CODE	BOTANICAL NAME
TREES		
	AES CAL	AESCULUS CALIFORNICA
SHRUBS		
	AGA BLF	AGAVE X 'BLUE FLAME'
	ARM ALB	ARMERIA MARITIMA `ALBA`
	GLA LIL	GLANDULARIA LILACINA `DE LA MINA`
	MIM AUR	MIMULUS AURANTIACUS
	SAL API	SALVIA APIANA
	SAL SPA	SALVIA SPATHACEA
GRASSES		
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
	JUN PAT	JUNCUS PATENS
	LOM LON	LOMANDRA LONGIFOLIA
	PAN VIR	PANICUM VIRGATUM
PERENNIAL & GROUNDCOVERS		
	CEA ANC	CEANOTHUS GLORIOSUS `ANCHOR BAY`
	HEU LIL	HEUCHERA X 'LILLIAN'S PINK
	MYO PAR	MYOPORUM PARVIFOLIUM
	SIS BEL	SISYRINCHIUM BELLUM

EXISTING TREES	

01 PLANTING PLAN: PICNIC AREA NORTH
SCALE: 1/4"=1'-0"

0 8 16 24 feet
SCALE: 1/8" = 1'-0"



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PLANTING PLAN- PICNIC AREA NORTH

REVISIONS

DATE: 12/ 12/ 2025

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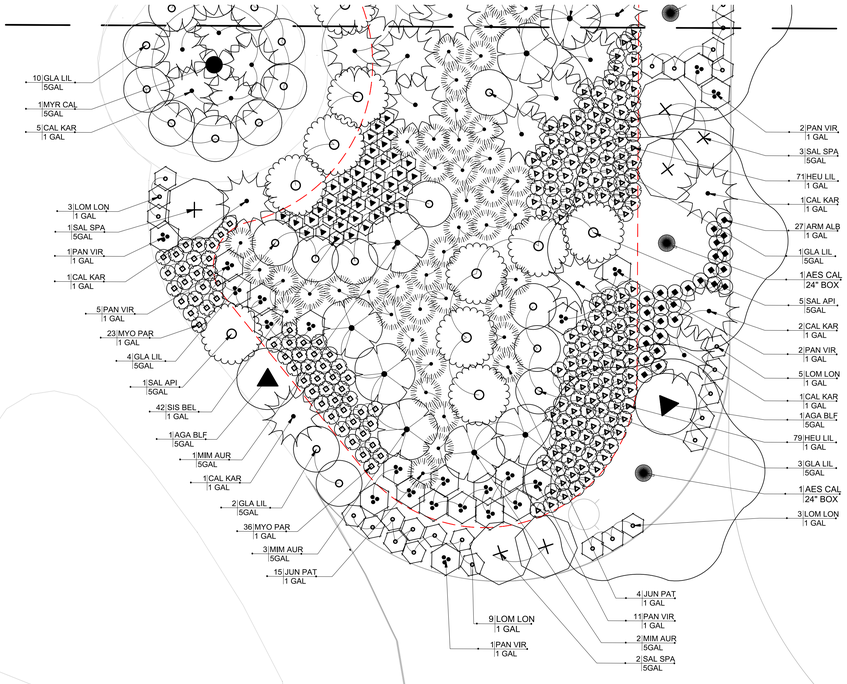
MATCHLINE SHEET L5.03

MATCHLINE SHEET L5.04



MATCHLINE SHEET L5.04

MATCHLINE SHEET L5.02

0 8 16 24 feet

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

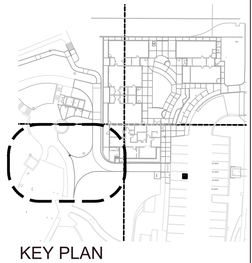
01 PLANTING PLAN: PICNIC AREA SOUTH & MAINTENANCE PATH

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

PLANT SCHEDULE PICNIC AREA SOUTH

SYMBOL	CODE	BOTANICAL NAME
TREES		
	AES CAL	AESCULUS CALIFORNICA
SHRUBS		
	AGA BLF	AGAVE X 'BLUE FLAME'
	ARM ALB	ARMERIA MARITIMA `ALBA`
	GLA LIL	GLANDULARIA LILACINA `DE LA MINA`
	MIM AUR	MIMULUS AURANTIACUS
	MYR CAL	MYRICA CALIFORNICA
	SAL API	SALVIA APIANA
	SAL SPA	SALVIA SPATHACEA
GRASSES		
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
	JUN PAT	JUNCUS PATENS
	LOM LON	LOMANDRA LONGIFOLIA
	PAN VIR	PANICUM VIRGATUM
PERENNIAL & GROUNDCOVERS		
	HEU LIL	HEUCHERA X 'LILLIAN'S PINK
	MYO PAR	MYOPORUM PARVIFOLIUM
	SIS BEL	SISYRINCHIUM BELLUM

EXISTING TREES



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PLANNING RESUBMITTAL

PLANTING PLAN- PICNIC AREA SOUTH & MAINTENANCE PATH

REVISIONS

DATE: 12/ 12/ 2025

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IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH DISTRICT CONSTRUCTION MANAGER AND GENERAL CONTRACTOR FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.

3. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL

4. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, SUN, SHADE AND WIND EXPOSURE.

6. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.

7. PROVIDE EACH CONTROLLER WITH ITS OWN GROUND ROD. SEPARATE THE GROUND RODS BY A MINIMUM OF EIGHT FEET. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD, INSTALL NO MORE THAN 6" OF THE GROUND ROD ABOVE FINISH GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. MAKE THIS WIRE AS SHORT AS POSSIBLE, AVOIDING KINDS OR BENDING.

8. SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.

9. INSTALL 3" DETECTABLE TAPE ABOVE ALL PRESSURIZED MAIN LINES AS DETAILED. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS.

10. PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.

11. INSTALL BLACK PLASTIC LOCKABLE VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.

12. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, OR BUILDING AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, OR BUILDING AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, OR BUILDING. LANDSCAPE ARCHITECT TO APPROVE BOX LOCATIONS PRIOR TO INSTALLATION.

13. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS. LOCATE IN PLACES THAT ARE NOT VISUALLY PROMINENT.

14. THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE.

15. INSTALL A GATE VALVE TO ISOLATE EACH REMOTE CONTROL VALVE OR GROUP OF RCV'S LOCATED TOGETHER. GATE VALVE SIZE SHALL BE SAME AS THE LARGEST REMOTE CONTROL VALVE IN MANIFOLD.

16. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS, REFER TO TEMPORARY TREE AND PLAN PROTECTION SPECIFICATIONS.

17. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF EXISTING BACKFLOW PREVENTION DEVICE.

18. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

19. IRRIGATION DEMAND: REFER TO PLANS.

20. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.

21. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

22. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.

23. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

24. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR NEEDS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

25. WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.

26. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL AND HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS DURING MAINTENANCE PERIOD TO ASSURE THAT PLANTS ARE SUFFICIENTLY ESTABLISHED.

27. VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

28. PIPE SLEEVE TO BE SCHEDULE 40 PVC PIPE. SIZE OF SLEEVE SHALL BE AT LEAST TWICE THE DIAMETER OF THE PIPE IT IS HOUSING. TO BE INSTALLED AT 12" DEPTH FOR LATERAL LINES, 18" DEPTH FOR MAIN LINES .

MAWA WATER USE CALCULATIONS

WATER USE ESTIMATION - WESTBOROUGH PRESCHOOL

WATER TYPE	POTABLE
CITY	SOUTH SAN FRANCISCO, CA
TOTAL ANNUAL ETo	42.8
DATE	11/14/25

REGULAR LANDSCAPE AREAS

HYDROZONE	VALVE #	GPM	AREA (sq.ft) (HA)	WATER USE (LW=LOW, MW=MOD, HW = HIGH)	PLANT TYPE	IRRIGATION TYPE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	ETAF (PFIE)	ETWU (GAL/YEAR)	PERCENTAGE OF LANDSCAPE
1	1	13	1,260	LW	SHRUB GC	ROTARY SPRAY	0.3	0.81	0.37	12,383	20%
2	2	1	115	LW	SHRUB GC	INLINE DRIP 12"	0.3	0.81	0.37	1,130	2%
3	3	3	225	MW	TREES	INLINE DRIP RING 12"	0.5	0.81	0.62	3,686	4%
4	4	15.5	1,240	LW	SHRUB GC	ROTARY SPRAY	0.3	0.81	0.37	12,187	20%
5	5	6	225	LW	SHRUB GC	SHRUB BUBBLER	0.3	0.81	0.37	2,211	4%
6	6	1	90	MW	TREES	INLINE DRIP RING 12"	0.5	0.81	0.62	1,474	1%
7	7	10	825	LW	SHRUB GC	ROTARY SPRAY	0.3	0.81	0.37	8,108	13%
8	8	2	135	MW	TREES	INLINE DRIP RING 12"	0.5	0.81	0.62	2,211	2%
9	9	1.5	200	LW	SHRUB GC	INLINE DRIP 12"	0.3	0.81	0.37	1,966	3%
10	10	10	825	LW	SHRUB GC	ROTARY SPRAY	0.3	0.81	0.37	8,108	13%
11	11	3	180	LW	SHRUB GC	SHRUB BUBBLER	0.3	0.81	0.37	1,769	3%
12	12	3	270	MW	TREES	INLINE DRIP RING 12"	0.5	0.81	0.62	4,423	4%
13	13	6	765	LW	SHRUB	INLINE DRIP 12"	0.3	0.81	0.37	7,519	12%
14	14	1	28	LW	SHRUB	SHRUB BUBBLER	0.3	0.81	0.37	276	0%
		TOTAL	6,355						TOTAL	67,453	100%

SPECIAL LANDSCAPE AREA

HYDROZONE #	HYDROZONE NAME	AREA (sq.ft)(HA)	PERCENTAGE OF LANDSCAPE
			0%

MAWA	GALLONS/YEAR	75886
	ACRE FEET/YEAR	0.23
	HCF/YEAR	101.45
ETWU	GALLONS/YEAR	67453
	ACRE FEET/YEAR	0.21
	HCF/YEAR	90.18

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.00%	0.36	YES

ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS	
TOTAL ETAF X AREA	2802
TOTAL AREA	6355
AVG. ETAF	44%

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

Eto= REFERENCE EVAPOTRANSPIRATION

0.45= ET ADJUSTMENT FACTOR

LA= LANDSCAPED AREA (SQUARE FEET)
0.62= CONVERSION FACTOR (GALLONS/SQ.FT/YEAR)

Eto= REFERENCE EVAPOTRANSPIRATION

PF= PLANT FACTOR FOR HYDROZONES

HA= HYDROZONE AREA (SQ. FT)
0.62= CONVERSION FACTOR (GALLONS/SQ. FT/YEAR)
IE= IRRIGATION EFFICIENCY (0.81)-DRIP, SHRUB ROTATOR, BUBBLER

MWELO CERTIFICATION

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

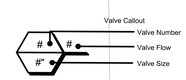
LANDSCAPE ARCHITECT OR CERTIFIED IRRIGATION DESIGNER SIGNATURE AND DATE JESSICA ROZUL 11/14/2025

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTIO
14 ADJ 14 F	RAIN BIRD R-VAN14 1812-SAM-P45 SHRUB ROTARY, 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRA BODY ON 12IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.
18 ADJ 18 F	RAIN BIRD R-VAN18 1812-SAM-P45 SHRUB ROTARY, 13FT.-18FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRA BODY ON 12IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.
1401	RAIN BIRD 1401 FLOOD BUBBLER FIXED FLOW RATE 0.25 GPM FULL CIRCLE BUBBLER, 1/2IN. FIPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTIOI
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER, 5 GPM-20 GPM.
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX
	RAIN BIRD XFS-CV-09-12 DRIP RING
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-CV-06-12 XFS-CV SUB-SURFACE AND ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 4. PSI CHECK VALVE, 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SPECIFY XF INSERT FITTINGS.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTIOI
	RAIN BIRD PEB 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL REMOT CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
	RAIN BIRD 44-LRC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.
	BALL VALVE STOCKHAM BRONZE BALL VALVE
MV1	SUPERIOR 3300 1-1/4" NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION AND NO MINIMUM FLOW FEATURE, WHICH ENSURES RELIABLE OPENING AND CLOSING OF THE VALVE IN EXTREME HIGH OR LOW FLOW SCENARIOS. AVAILABLE IN 1IN., 1-1/4IN. 1-1/2IN., 2IN., 2-1/2IN, AND 3IN.
MV2	SUPERIOR 3300 2" NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION AND NO MINIMUM FLOW FEATURE, WHICH ENSURES RELIABLE OPENING AND CLOSING OF THE VALVE IN EXTREME HIGH OR LOW FLOW SCENARIOS. AVAILABLE IN 1IN., 1-1/4IN, 1-1/2IN., 2IN., 2-1/2IN, AND 3IN.
BF	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER
DC	CALSENSE CS-2W-2ST CALSENSE 2-WIRE STATION DECODER WITH 2-STATION OUTPUTS. REQUIRES 3570G-N WIRE CONNECTORS (NOT INCLUDED).
FS1	CALSENSE FM-1,5 CALSENSE IMPELLER FLOW SENSOR. 1,5IN. PVC SCH 80 TEE-MOUNTED. 4 GPM-105 GPM
FS2	CALSENSE FM-2 CALSENSE IMPELLER FLOW SENSOR. 2IN. PVC SCH 80 TEE-MOUNTED. 6 GPM-166 GPM
DM	PROPOSED DOMESTIC WATER METER
M	EXISTING 3" IRRIGATION WATER METER AND BFP. LOCATED AT UPPER FIELD.
POC1	POINT OF CONNECTION 2" TIE-IN NEW 1.5" PVC SCH 40 MAINLINE TO EXISTING 3" MAINLINE, SEE PLAN NOTE.
POC2	POINT OF CONNECTION 1" TIE-IN NEW 1" PVC SCH 40 MAINLINE TO PROPOSED 1" DOMESTIC WATER LINE. SEE PLAN NOTE.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	EXISTING IRRIGATION MAINLINE
	PIPE SLEEVE: PVC SCHEDULE 40



X	DEMO AND REMOVE EXISTING IRRIGATION MAINLINE
	DEMO AND REMOVE EXISTING IRRIGATION EQUIPMENT

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PLANNING RESUBMITTAL

IRRIGATION NOTES AND SCHEDULE

REVISIONS

DATE: 12/ 12/ 2025

SHEET

L-6.00

MATCHLINE SHEET L6.03

MATCHLINE SHEET L6.01

DESIGN PRESSURE: 9.81 — 10 — 1" — 50 PSI

DESIGN PRESSURE: 1.61 — 9 — 1" — 28 PSI

DESIGN PRESSURE: 1.49 — 8 — 1" — 28 PSI

DESIGN PRESSURE: 9.83 — 7 — 1" — 50 PSI

DESIGN PRESSURE: 2.75 — 11 — 1" — 23 PSI

DESIGN PRESSURE: 2.97 — 12 — 1" — 28 PSI

DESIGN PRESSURE: 5.62 — 13 — 1" — 28 PSI

NOTES:

1. IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHING SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITHIN SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARD SCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
2. MAINLINE AND LATERAL PIPE SIZE IS AS NOTED AND CONTIGUOUS DOWNSTREAM UNTIL OTHERWISE NOTED BY NEW PIPE SIZE CALL OUT, TYP.
3. SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

0.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM
1.5"	21-32 GPM
2"	33-50 GPM

4. SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH O.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

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

IRRIGATION POINT OF CONNECTION. TEE OFF OF PROPSED 1" DOMESTIC POTABLE MAINLINE AT APPROXIMATELY THIS LOCATION. CONTRACTOR TO VERIFY IN FIELD STATIC WATER PRESSURE CAN MEET MAX DEMAND OF 10 GPM AT 50 PSI. INCLUDE BACKFLOW PREVENTER, ISOLATION VALVE, MASTER VALVE, AND FLOW SENSOR. EXACT LOCATION TO BE COORDINATED WITH CIVIL.

EQUIPMENT SHOWN IN HARDSCAPE FOR GRAPHIC CLARITY ONLY. POC AND EQUIPMENT SHALL BE LOCATED IN PLANTING AREA.

PROPERTY LINE

0 4 8 12 feet

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

01 IRRIGATION PLAN: COURTYARD & SIDEWALK

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

FS2 MV2 BF POC2 DM

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
14-R2 18-P	RAIN BIRD R-VAN14 1812-SAM-P45 SHRUB ROTARY, 8FT,-14FT, 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 12IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2IN. NPT FEMALE THREADED INLET.
18-R2 18-P	RAIN BIRD R-VAN18 1812-SAM-P45 SHRUB ROTARY, 13FT,-18FT, 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 12IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2IN. NPT FEMALE THREADED INLET.
1401	RAIN BIRD 1401 FLOOD BUBBLER FIXED FLOW RATE 0.25 GPM FULL CIRCLE BUBBLER, 1/2IN. FIPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER, 5 GPM-20 GPM.
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN, DRIP BOX
	RAIN BIRD XFS-CV-09-12 DRIP RING
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-CV-06-12 XFS-CV SUB-SURFACE AND ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 4.3 PSI CHECK VALVE, 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, SPECIFY XF INSERT FITTINGS.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PEB 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
	RAIN BIRD 44-LRC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.
	BALL VALVE STOCKHAM BRONZE BALL VALVE
MV1	SUPERIOR 3300 1-1/4" NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION AND NO MINIMUM FLOW FEATURE, WHICH ENSURES RELIABLE OPENING AND CLOSING OF THE VALVE IN EXTREME HIGH OR LOW FLOW SCENARIOS. AVAILABLE IN 1IN., 1-1/4IN, 1-1/2IN., 2IN., 2-1/2IN. AND 3IN.
MV2	SUPERIOR 3300 2" NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION AND NO MINIMUM FLOW FEATURE, WHICH ENSURES RELIABLE OPENING AND CLOSING OF THE VALVE IN EXTREME HIGH OR LOW FLOW SCENARIOS. AVAILABLE IN 1IN., 1-1/4IN, 1-1/2IN., 2IN., 2-1/2IN. AND 3IN.
BF	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER
DC	CALSENSE CS-2W-2ST CALSENSE 2-WIRE STATION DECODER WITH 2-STATION OUTPUTS. REQUIRES 3570C-N WIRE CONNECTORS (NOT INCLUDED).
FS1	CALSENSE FM-1.5 CALSENSE IMPELLER FLOW SENSOR, 1.5IN. PVC SCH 80 TEE-MOUNTED, 4 GPM-105 GPM
FS2	CALSENSE FM-2 CALSENSE IMPELLER FLOW SENSOR, 2IN. PVC SCH 80 TEE-MOUNTED, 6 GPM-166 GPM
DM	PROPOSED DOMESTIC WATER METER
M	EXISTING 3" IRRIGATION WATER METER AND BFP, LOCATED AT UPPER FIELD.
POC1	POINT OF CONNECTION 2" TIE-IN NEW 1.5" PVC SCH 40 MAINLINE TO EXISTING 3" MAINLINE. SEE PLAN NOTE.

IRRIGATION SCHEDULE

POC2	POINT OF CONNECTION 1" TIE-IN NEW 1" PVC SCH 40 MAINLINE TO PROPOSED 1" DOMESTIC WATER LINE, SEE PLAN NOTE.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	EXISTING IRRIGATION MAINLINE
	PIPE SLEEVE: PVC SCHEDULE 40
	Valve Callout: Valve Number, Valve Flow, Valve Size
X	DEMO AND REMOVE EXISTING IRRIGATION MAINLINE
	DEMO AND REMOVE EXISTING IRRIGATION EQUIPMENT

GALWAY DR.

MATCHLINE SHEET L6.01

MATCHLINE SHEET L6.02 KEY PLAN

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APN: 091150080

PLANNING RESUBMITTAL

IRRIGATION PLAN - COURTYARD AND SIDEWALK

REVISIONS

DATE: 12/ 12/ 2025

SHEET

L-6.01

MATCHLINE SHEET L-6.01

MATCHLINE SHEET L-6.02

DESIGN PRESSURE: 1 14 1" **22 PSI**

EXTEND DRIP RING TO ACHIEVE FULL COVERAGE OF ENTIRE PLANTING AREA.

EXISTING LATERAL LINE TO EXISTING TURF ROTORS AT THIS APPROXIMATE LOCATION. VIF. ZONE'S VALVE AS TO BE DEMO'D. REPLACE VALVE TO MATCH EXISTING. RELOCATE/ REPLACE EXISTING ROTOR HEADS AS NEEDED TO ENSURE FULL HEAD-TO-HEAD COVERAGE OF NEW REDUCED LAWN FOOTPRINT. MATCH NEW ROTOR HEADS MAKE/MODEL TO EXISTING HEADS ON VALVE.

1"

3/4"

(E) 3"

TIE-IN NEW 3" PVC MAINLINE SEGMENT TO EXISTING AT THIS APPROXIMATE LOCATION. MAINLINE REROUTE SEGMENT REQUIRED TO ACCOMODATE NEW BUILDING FOOTPRINT. SEE PLAN ON L6.04 FOR OPPOSITE TIE IN TO EXISTING. FIELD VERIFY EXACT LOCATIONS.

DESIGN PRESSURE: 6 5 1" **26 PSI**

DESIGN PRESSURE: 6 0.99 1" **28 PSI**

EXTEND DRIP RING TO ACHIEVE FULL COVERAGE OF ENTIRE PLANTING AREA.

(E) 2"

3/4"

NOTES:

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0.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM
1.5"	21-32 GPM
2"	33-50 GPM

4. SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

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

EV READY

EV READY

GALWAY DR.

PROPERTY LINE

0 4 8 12 feet

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

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
14.A23 14.P	RAIN BIRD R-VAN14 1812-SAM-P45 SHRUB ROTARY, 8FT.-14FT, 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 12IN, POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2IN, NPT FEMALE THREADED INLET.
18.A23 18.P	RAIN BIRD R-VAN18 1812-SAM-P45 SHRUB ROTARY, 13FT.-18FT, 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 12IN, POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2IN. NPT FEMALE THREADED INLET.
1401	RAIN BIRD 1401 FLOOD BUBBLER FIXED FLOW RATE 0.25 GPM FULL CIRCLE BUBBLER, 1/2IN, FIPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER, 5 GPM-20 GPM.
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX
	RAIN BIRD XFS-CV-09-12 DRIP RING
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-CV-06-12 XFS-CV SUB-SURFACE AND ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 4.2 PSI CHECK VALVE, 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SPECIFY XF INSERT FITTINGS.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PEB 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
	RAIN BIRD 44-LRC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.
	BALL VALVE STOCKHAM BRONZE BALL VALVE
MV1	SUPERIOR 3300 1-1/4" NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION AND NO MINIMUM FLOW FEATURE, WHICH ENSURES RELIABLE OPENING AND CLOSING OF THE VALVE IN EXTREME HIGH OR LOW FLOW SCENARIOS. AVAILABLE IN 1IN., 1-1/4IN. 1-1/2IN., 2IN., 2-1/2IN. AND 3IN.
MV2	SUPERIOR 3300 2" NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION AND NO MINIMUM FLOW FEATURE, WHICH ENSURES RELIABLE OPENING AND CLOSING OF THE VALVE IN EXTREME HIGH OR LOW FLOW SCENARIOS. AVAILABLE IN 1IN., 1-1/4IN. 1-1/2IN., 2IN., 2-1/2IN. AND 3IN.
BFP	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER
CD	CALSENSE CS-2W-2ST CALSENSE 2-WIRE STATION DECODER WITH 2-STATION OUTPUTS. REQUIRES 3570C-N WIRE CONNECTORS (NOT INCLUDED).
FS1	CALSENSE FM-1.5 CALSENSE IMPELLER FLOW SENSOR, 1.5IN. PVC SCH 80 TEE-MOUNTED. 4 GPM-105 GPM
FS2	CALSENSE FM-2 CALSENSE IMPELLER FLOW SENSOR. 2IN. PVC SCH 80 TEE-MOUNTED, 6 GPM-166 GPM
DW	PROPOSED DOMESTIC WATER METER
M	EXISTING 3" IRRIGATION WATER METER AND BFP. LOCATED AT UPPER FIELD.
POC1	POINT OF CONNECTION 2" TIE-IN NEW 1.5" PVC SCH 40 MAINLINE TO EXISTING 3" MAINLINE. SEE PLAN NOTE.
POC2	POINT OF CONNECTION 1" TIE-IN NEW 1" PVC SCH 40 MAINLINE TO PROPOSED 1" DOMESTIC WATER LINE. SEE PLAN NOTE.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	EXISTING IRRIGATION MAINLINE
	PIPE SLEEVE: PVC SCHEDULE 40

Valve Callout
Valve Number
Valve Flow
Valve Size

X DEMO AND REMOVE EXISTING IRRIGATION MAINLINE

DEMO AND REMOVE EXISTING IRRIGATION EQUIPMENT

KEY PLAN

MATCHLINE SHEET L6.04
MATCHLINE SHEET L6.02

01 IRRIGATION PLAN: MAINTENANCE PATH EAST
SCALE: 1/4"=1'-0"

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PLANNING RESUBMITTAL

IRRIGATION PLAN - MAINTENANCE PATH EAST

REVISIONS

DATE: 12/ 12/ 2025

SHEET

L-6.02

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
14 ADJ 14 FT	RAIN BIRD R-VAN14 1812-SAM-P45 SHRUB ROTARY, 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 12IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.
18 ADJ 18 FT	RAIN BIRD R-VAN18 1812-SAM-P45 SHRUB ROTARY, 13FT.-18FT. 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 12IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.
1401	RAIN BIRD 1401 FLOOD BUBBLER FIXED FLOW RATE 0.25 GPM FULL CIRCLE BUBBLER, 1/2IN. FIPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS, 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 5 GPM-20 GPM.
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.
	RAIN BIRD XFS-CV-09-12 DRIP RING
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-CV-06-12 XFS-CV SUB-SURFACE AND ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 4.3 PSI CHECK VALVE, 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SPECIFY XF INSERT FITTINGS.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PEB 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
	RAIN BIRD 44-LRC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.
	BALL VALVE STOCKHAM BRONZE BALL VALVE
MV1	SUPERIOR 3300 1-1/4" NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION AND NO MINIMUM FLOW FEATURE. WHICH ENSURES RELIABLE OPENING AND CLOSING OF THE VALVE IN EXTREME HIGH OR LOW FLOW SCENARIOS. AVAILABLE IN 1IN., 1-1/4IN. 1-1/2IN., 2IN., 2-1/2IN. AND 3IN.
MV2	SUPERIOR 3300 2" NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION AND NO MINIMUM FLOW FEATURE. WHICH ENSURES RELIABLE OPENING AND CLOSING OF THE VALVE IN EXTREME HIGH OR LOW FLOW SCENARIOS. AVAILABLE IN 1IN., 1-1/4IN. 1-1/2IN., 2IN., 2-1/2IN. AND 3IN.
BF	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER
C	CALSENSE CS-2W-2ST CALSENSE 2-WIRE STATION DECODER WITH 2-STATION OUTPUTS, REQUIRES 3570G-N WIRE CONNECTORS (NOT INCLUDED).
FS1	CALSENSE FM-1.5 CALSENSE IMPELLER FLOW SENSOR. 1.5IN. PVC SCH 80 TEE-MOUNTED. 4 GPM-105 GPM
FS2	CALSENSE FM-2 CALSENSE IMPELLER FLOW SENSOR. 2IN. PVC SCH 80 TEE-MOUNTED. 6 GPM-166 GPM
DM	PROPOSED DOMESTIC WATER METER
M	EXISTING 3" IRRIGATION WATER METER AND BFP, LOCATED AT UPPER FIELD.
POC1	POINT OF CONNECTION 2" TIE-IN NEW 1.5" PVC SCH 40 MAINLINE TO EXISTING 3" MAINLINE. SEE PLAN NOTE.
POC2	POINT OF CONNECTION 1" TIE-IN NEW 1" PVC SCH 40 MAINLINE TO PROPOSED 1" DOMESTIC WATER LINE. SEE PLAN NOTE.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	EXISTING IRRIGATION MAINLINE
	PIPE SLEEVE: PVC SCHEDULE 40

Valve Callout
Valve Number
Valve Flow
Valve Size

X DEMO AND REMOVE EXISTING IRRIGATION MAINLINE

DEMO AND REMOVE EXISTING IRRIGATION EQUIPMENT

NOTES:

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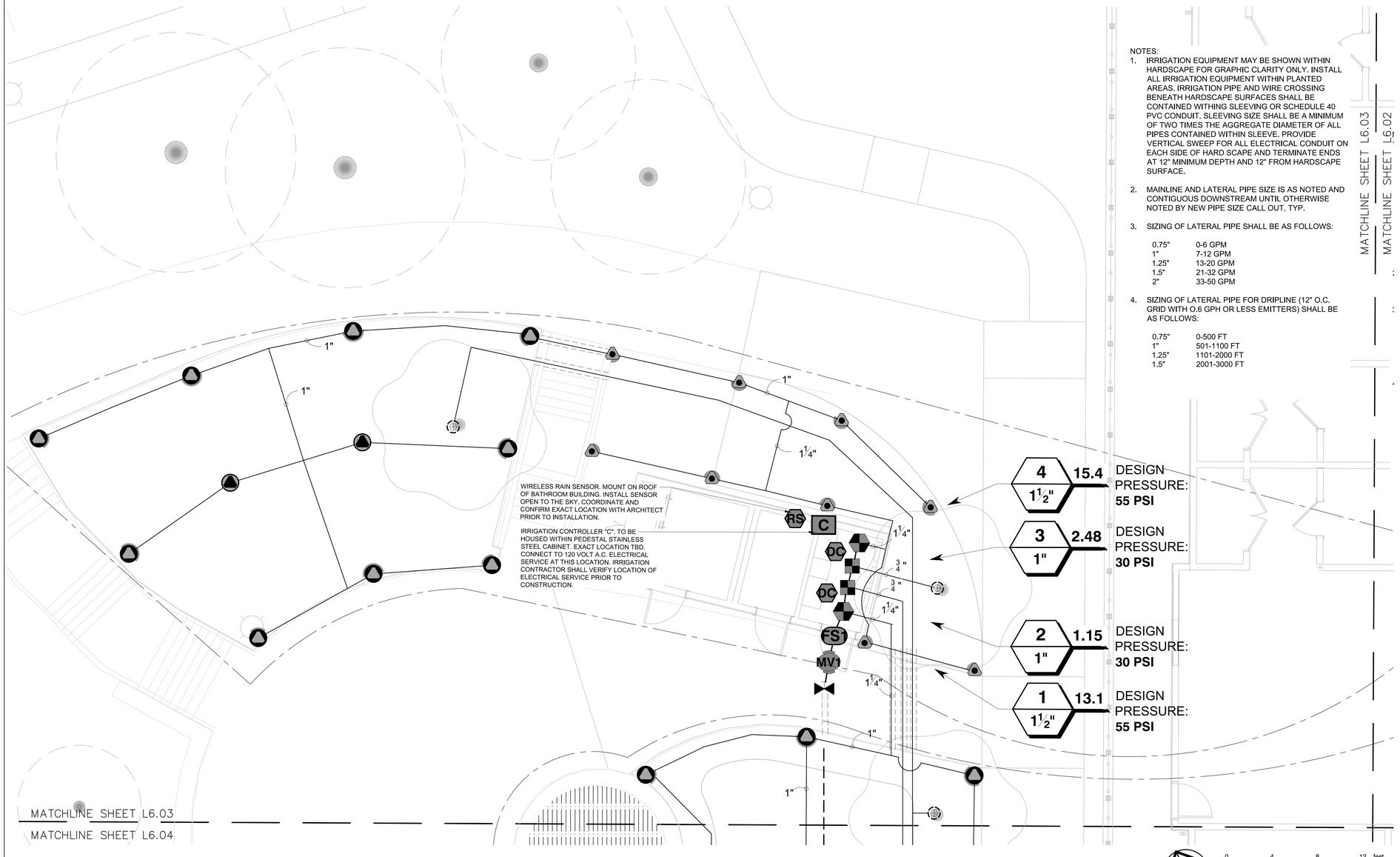
3. SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

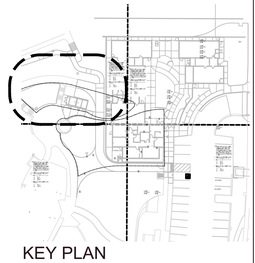
0.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM
1.5"	21-32 GPM
2"	33-50 GPM

4. SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH O.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

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



01 IRRIGATION PLAN: PICNIC AREA NORTH
SCALE: 1/4"=1'-0"



KEY PLAN

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SOUTH SAN FRANCISCO, CA 94080
APN: 091150080

PLANNING RESUBMITTAL

IRRIGATION PLAN - PICNIC AREA NORTH

REVISIONS

DATE: 12/ 12/ 2025

SHEET

L-6.03

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MATCHLINE SHEET L6.03

MATCHLINE SHEET L6.04

(E) 3"

(E) 3"

1 1/2"

POC1

STAFF PATIO

3"

3"

1"

1"

IRRIGATION POINT OF CONNECTION TO EXISTING 3" PVC MAINLINE AT APPROXIMATELY THIS LOCATION AS INDICATED ON IRRIGATION AS-BUILT PLANS. INCLUDE ISOLATION VALVE, MASTER VALVE, FLOW SENSOR. FIELD VERIFY EXACT LOCATION.

TIE-IN NEW 3" PVC MAINLINE SEGMENT TO EXISTING AT THIS APPROXIMATE LOCATION. MAINLINE REROUTE SEGMENT REQUIRED TO ACCOMODATE NEW BUILDING FOOTPRINT. SEE PLAN ON L6.02 FOR OPPOSITE TIE IN TO EXISTING. FIELD VERIFY EXACT LOCATIONS.

EXIS
TURI
LOC/
BE D
MAT(
REPL
NEEI
HEAI
REDI
NEW
EXIS

NOTES:

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4. SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH O.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

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

EXISTING SOURCE/POINT OF CONNECTION 3" IRRIGATION WATER METER AND BACKFLOW PREVENTER LOCATED AT UPPER FIELD. NOT SHOWN IN PLAN. STATIC WATER PRESSURE APPROXIMATELY 70 PSI. CONTRACTOR TO VERIFY IN FIELD EXISTING SYSTEM CAN MEET NEW SYSTEM MAX DEMAND OF 16 GPM AT 55 PSI.

TIE NEW 1" PIPE INTO EXISTING QUICK COUPLER AT THIS APPROXIMATE LOCATION. VERIFY IN FIELD.

MATCHLINE SHEET L6.04

MATCHLINE SHEET L6.02

0 4 8 12 feet

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

01 IRRIGATION PLAN: PICNIC AREA SOUTH

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

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
14 ADJ 14 F	RAIN BIRD R-VAN14 1812-SAM-P45 SHRUB ROTARY, 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 12IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.
18 ADJ 18 F	RAIN BIRD R-VAN18 1812-SAM-P45 SHRUB ROTARY, 13FT.-18FT. 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 12IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.
1401	RAIN BIRD 1401 FLOOD BUBBLER FIXED FLOW RATE 0.25 GPM FULL CIRCLE BUBBLER, 1/2IN. FIPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS, 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 5 GPM-20 GPM.
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.
	RAIN BIRD XFS-CV-09-12 DRIP RING
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-CV-06-12 XFS-CV SUB-SURFACE AND ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUITY 4.3 PSI CHECK VALVE. 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SPECIFY XF INSERT FITTINGS.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PEB 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
	RAIN BIRD 44-LRC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.
	BALL VALVE STOCKHAM BRONZE BALL VALVE
MV1	SUPERIOR 3300 1-1/4" NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION AND NO MINIMUM FLOW FEATURE, WHICH ENSURES RELIABLE OPENING AND CLOSING OF THE VALVE IN EXTREME HIGH OR LOW FLOW SCENARIOS. AVAILABLE IN 1IN., 1-1/4IN. 1-1/2IN., 2IN., 2-1/2IN. AND 3IN.
MV2	SUPERIOR 3300 2" NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION AND NO MINIMUM FLOW FEATURE, WHICH ENSURES RELIABLE OPENING AND CLOSING OF THE VALVE IN EXTREME HIGH OR LOW FLOW SCENARIOS. AVAILABLE IN 1IN., 1-1/4IN. 1-1/2IN., 2IN., 2-1/2IN. AND 3IN.
BF	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER
DC	CALSENSE CS-2W-2ST CALSENSE 2-WIRE STATION DECODER WITH 2-STATION OUTPUTS. REQUIRES 3570G-N WIRE CONNECTORS (NOT INCLUDED).
FS1	CALSENSE FM-1.5 CALSENSE IMPELLER FLOW SENSOR, 1.5IN. PVC SCH 80 TEE-MOUNTED, 4 GPM-105 GPM
FS2	CALSENSE FM-2 CALSENSE IMPELLER FLOW SENSOR, 2IN. PVC SCH 80 TEE-MOUNTED. 6 GPM-166 GPM
DM	PROPOSED DOMESTIC WATER METER
M	EXISTING 3" IRRIGATION WATER METER AND BFP. LOCATED AT UPPER FIELD.
POC1	POINT OF CONNECTION 2" TIE-IN NEW 1.5" PVC SCH 40 MAINLINE TO EXISTING 3" MAINLINE. SEE PLAN NOTE.
POC2	POINT OF CONNECTION 1" TIE-IN NEW 1" PVC SCH 40 MAINLINE TO PROPOSED 1" DOMESTIC WATER LINE. SEE PLAN NOTE.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	EXISTING IRRIGATION MAINLINE
	PIPE SLEEVE: PVC SCHEDULE 40

Valve Callout
Valve Number
Valve Flow
Valve Size

X DEMO AND REMOVE EXISTING IRRIGATION MAINLINE

DEMO AND REMOVE EXISTING IRRIGATION EQUIPMENT

KEY PLAN

BASE LANDSCAPE ARCHITECTURE
SAN FRANCISCO / PORTLAND
www.baselandscape.com
145 A LOWER TERRACE
SAN FRANCISCO, CA 94114

WESTBOROUGH PRESCHOOL
2350 GALWAY DR.
SOUTH SAN FRANCISCO, CA 94080
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PLANNING RESUBMITTAL

IRRIGATION PLAN - PICNIC AREA SOUTH

REVISIONS

DATE: 12/ 12/ 2025

SHEET

L-6.04

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This line should be equal to one inch. If the line is not equal to one inch, then the drawing has been revised from its original scale. Noted scales must be adjusted.