PROJECT DESCRIPTION

SITE PLAN FOR NEW ARENA AND 10 MOBILE ART STUDIOS

PROJECT DIRECTORY

PROPERTY OWNER:	TONY KASARIS 2152 OLYMPIC WAY DALY CITY, CA 94015
DESIGNER IN RESPONSIBLE CHARGE:	AFFORDABLE DRAFTING 3383 AIRWAY DR SANTA ROSA, CA 95403 BRAGANO@GMAIL.COM 707 292 6427
STRUCTURAL ENGINEER:	NOT REQUIRED

PROJECT INFORMATION

PROJECT LOCATION:	2152 OLYMPIC WAY DALY CITY, CA 94015
PROJECT JURISDICTION:	CITY OF DALY CITY
APN:	002-011-050
ZONING:	C1, RP
LAND USE:	LIGHT COMMERCIAL
OCCUPANCY GROUP:	R3
CONSTRUCTION TYPE:	TYPE V-B
LOT SIZE:	1.57 ACRES, 67,954 SQFT
LAT/LONG:	37.70029, -122.49693
FIRE SPRINKLERS:	NOT REQUIRED
BUILDING AREAS:	EXISTING HORSE STABLE: 5,600 SF EXISTING HOUSE: 896 SF EXISTING HAY BARN: 338 SF EXISTING EQUIPMENT BARN: 434 SF PROPOSED ARENA: 9,600 SF PROPOSED MOBILE ART STUDIOS: 10 @ 216 SF EA
CODE SUMMARY:	CALIFORNIA RESIDENTIAL CODE (2022 CRC) CALIFORNIA BUILDING CODE (2022 CBC) CALIFORNIA MECHANICAL CODE (2022 CMC) CALIFORNIA PLUMBING CODE (2022 CPC) CALIFORNIA ELECTRICAL CODE (2022 CEC) CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE (2022 CEESC) CALIFORNIA GREEN BUILDING STANDARDS CODE (2022 CALGREEN) CALIFORNIA FIRE CODE (2022 CFC) CALIFORNIA ADMINISTRATIVE CODE (2022) CALIFORNIA REFERENCED STANDARDS CODE (2022) DALY CITY MUNICIPAL CODE
HERS VERIFICATION:	NOT REQUIRED
DEFERRED SUBMITTALS:	NONE

GENERAL NOTES

1. THESE DRAWINGS ARE THE PROPERTY OF AFFORDABLE DRAFTING AND MAY BE REPRODUCED ONLY WITH WRITTEN PERMISSION. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME AND SIGNATURE OF THE DRAFTER.
2. ALL CONSTRUCTION AND DETAILS SHALL BE COMPLETED IN COMPLIANCE WITH THE 2022 EDITION OF THE CBC, CMC, CPC, AND CEC AS AMENDED BY THE STATE OF CALIFORNIA AND ALL OTHER APPLICABLE BODIES.
3. DO NOT SCALE THE DRAWINGS. DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGNATED CONDITIONS. WRITTEN DIMENSIONS SHALL GOVERN. SPECIFICATIONS SHALL GOVERN IN MATTERS OF MATERIALS OR FINISHES.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL FIELD CONDITIONS AND DIMENSIONS AS THEY RELATE TO THIS PROJECT . SHOULD DISCREPANCIES EXIST BETWEEN THE WORK INDICATED AND ACTUAL FIELD CONDITIONS, NOTIFY THE DRAFTSMAN PRIOR TO PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH SITE CONDITIONS AS THEY MAY AFFECT CARRYING OUT THE WORK AS DESCRIBED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INVESTIGATE, VERIFY, AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT, AND NOTIFY THE DRAFTSMAN OF ANY CONDITIONS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK.
6. CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF APPROVED PERMIT DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
7. THE ABSENCE OF A DETAIL DESCRIBING A PARTICULAR METHOD OF CONSTRUCTION SHALL IMPLY THAT THE CONTRACTOR SHALL CONSTRUCT SAID DETAIL IN COMPLIANCE WITH INDUSTRY STANDARDS FOR THE TYPE OF CONSTRUCTION OF THE BUILDING.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITY LINES. LOCATIONS SHOWN ARE APPROXIMATE. REPAIR ALL DAMAGE TO UTILITY LINES CAUSED BY CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
9. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING NOISE, ODORS, DUST AND DEBRIS TO MINIMIZE IMPACTS ON SURROUNDING PROPERTIES AND ROADWAYS. HOURS AND DAYS OF CONSTRUCTION MAY BE LIMITED BY LOCAL ORDINANCE. CONTRACTOR SHALL VERIFY RESTRICTIONS AND COMPLY WITH ALL REQUIREMENTS.
10. NO PART OF THE STRUCTURE SHALL BE OVERLOADED BEYOND ITS SAFE CARRYING CAPACITY BY THE PLACING OF MATERIALS, EQUIPMENT, TOOLS, MACHINERY OR ANY OTHER ITEM.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED DURING CONSTRUCTION.
12. ALL EXISTING FINISHES THAT ARE DISTURBED DURING THE COURSE OF CONSTRUCTION ARE TO BE REPAIRED TO MAINTAIN ALL FIRE AND SOUND RATINGS AND TO MATCH THE ADJACENT SURFACES.

INDEX OF DRAWINGS

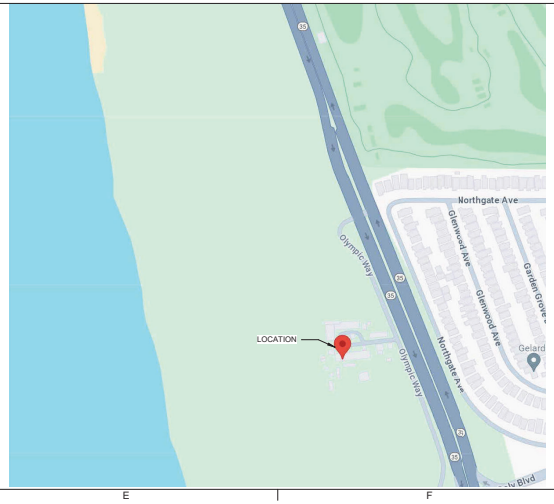
A0	COVER SHEET
A1	SITE PLAN

ABBREVIATIONS

AVG	AVERAGE	LB	POUND
APPROX	APPROXIMATE	L	LONG
ARCH	ARCHITECTURAL		
A/C	AIR CONDITIONING		
ADJ	ADJACENT or ADJUSTABLE	LF	LINEAL FEET
AB	ANCHOR BOLT		
ALUM	ALUMINUM		
@	AT	MTL	METAL
AGGR	AGGREGATE	MTD	MOUNTED
		MISC	MISCELLANEOUS
		MFR	MANUFACTURER
BO	BOTTOM OF	MECH	MECHANICAL
BLKG	BLOCKING	MATL	MATERIAL
BTWN	BETWEEN	MIN	MINIMUM
BRG	BEARING	MED	MEDIUM
BOT	BOTTOM	MAX	MAXIMUM
BM	BEAM		
BLDG	BUILDING		
BLW	BELOW	NTS	NOT TO SCALE
		NFA	NET FREE AREA
CTR	CENTER	NAT	NATURAL
CLOS	CLOSET	NOM	NOMINAL
CF	CUBIC FEET	NO	NUMBER
CY	CUBIC YARD	NA	NOT APPLICABLE
CU FT	CUBIC FEET	N	NORTH
CL	CENTERLINE		
CHK	CHECK	OPP	OPPOSITE
CONT	CONTINUOUS	OC	ON CENTER
CONSTR	CONSTRUCTION	or	OVER
CONC	CONCRETE	OPN	OPENING
COL	COLUMN	OD	OUTSIDE DIAMETER
CMU	CONCRETE MASONRY UNIT		
CLR	CLEAR		
CLG	CEILING	PT	PRESSURE TREATED
		PLYWD	PLYWOOD
DIA	DIAMETER	PL	PROPERTY LINE
DET	DETAIL	PVC	POLYVINLY CHLORIDE
DEMO	DEMOLITION	PSI	POUNDS PER SQUARE INCH
DEG	DEGREE	PSF	POUNDS PER SQUARE FOOT
DR	DOOR	PL	PLATE
DN	DOWN	PARTN	PARTITION
DI	DROP INLET		
DOUG FIR	DOUGLAS FIR	RA	RETURN AIR
DBL	DOUBLE	R	RADIUS
		REBAR	REINFORCING STEEL BARS
EST	ESTIMATED	RD	ROOF DRAIN
EF	EXHAUST FAN	RWD	REDWOOD
E	EAST	REQD	REQUIRED
EXT	EXTERIOR	REINF	REINFORCE
ENGR	ENGINEER or ENGINEERED	RM	ROOM
ELEV	ELEVATION	REV	REVISION
EQ	EQUAL	REF	REFRIGERATOR
EE	EACH END	RECPT	RECEPTACLE
EA	EACH	REC	RECESSED
		RE	REFERENCE
		R	R-VALUE (INSULATION)
FR	FIRE RATED	RO	ROUGH OPENING
FLR	FLOOR	REM	REMOVE
FIN	FINISH		
FT	FEET	SCRN	SCREEN
FF	FINISH FLOOR	SS	STAINLESS STEEL
FRM	FRAME	SSD	SEE STRUCTURAL DRAWINGS
FOF	FACE OF FINISH	SQ	SQUARE
FOC	FACE OF CONCRETE	SIM	SIMILAR
FIN GR	FINISHED GRADE	SW	SIDEWALK
FIN FLR	FINISH FLOOR	SHTHG	SHEATHING
FDTN	FOUNDATION	SD	SMOKE DETECTOR
FTG	FOOTING	SYS	SYSTEM
FRMG	FRAMING	SI	SQUARE INCH
		STL	STEEL
		STD	STANDARD
GB	GRAB BAR	SL	SLOPE
GND	GROUND	SHT	SHEET
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	SF	SQUARE FOOT
GL	GLASS	S	SOUTH
GYP BD	GYPSUM BOARD	SPEC	SPECIFICATION(S)
GLU LAM	GLUED LAMINATED WOOD		
GALV	GALVANIZED		
GA	GAUGE	TYP	TYPICAL
		TOG	TOP OF GRADE
HGT	HEIGHT	TMPD	TEMPERED
HDWD	HARDWOOD	THK	THICKNESS
HDW	HARDWARE	T&B	TOP AND BOTTOM
HDR	HEADER	TOC	TOP OF CONCRETE
HVAC	HEATING, VENTILATION & AIR CONDITIONING	TO	TOP OF
HR	HANDRAIL	THRU	THROUGH
HT	HEIGHT	TEMP	TEMPERATURE
HW	HOT WATER	TBD	TO BE DETERMINED
HC	HANDICAP	T&G	TOUNGE AND GROOVE
		UNO	UNLESS NOTED OTHERWISE
INT	INTERIOR	UNFIN	UNFINISHED
INSUL	INSULATION	UGND	UNDERGROUND
IN	INCH		
ID	INSIDE DIAMETER		
		w/	WITH
JT	JOINT	WT	WEIGHT
		WDW	WINDOW
		W/O	WITHOUT
LTG	LIGHTING	W	WEST
LAV	LAVATORY	WIC	WALK IN CLOSET
LVR	LOUVER	WD	WOOD
		WC	WATER CLOSET

VICINITY MAP

NTS



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MOBILE ART STUDIOS

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APN 002-011-050

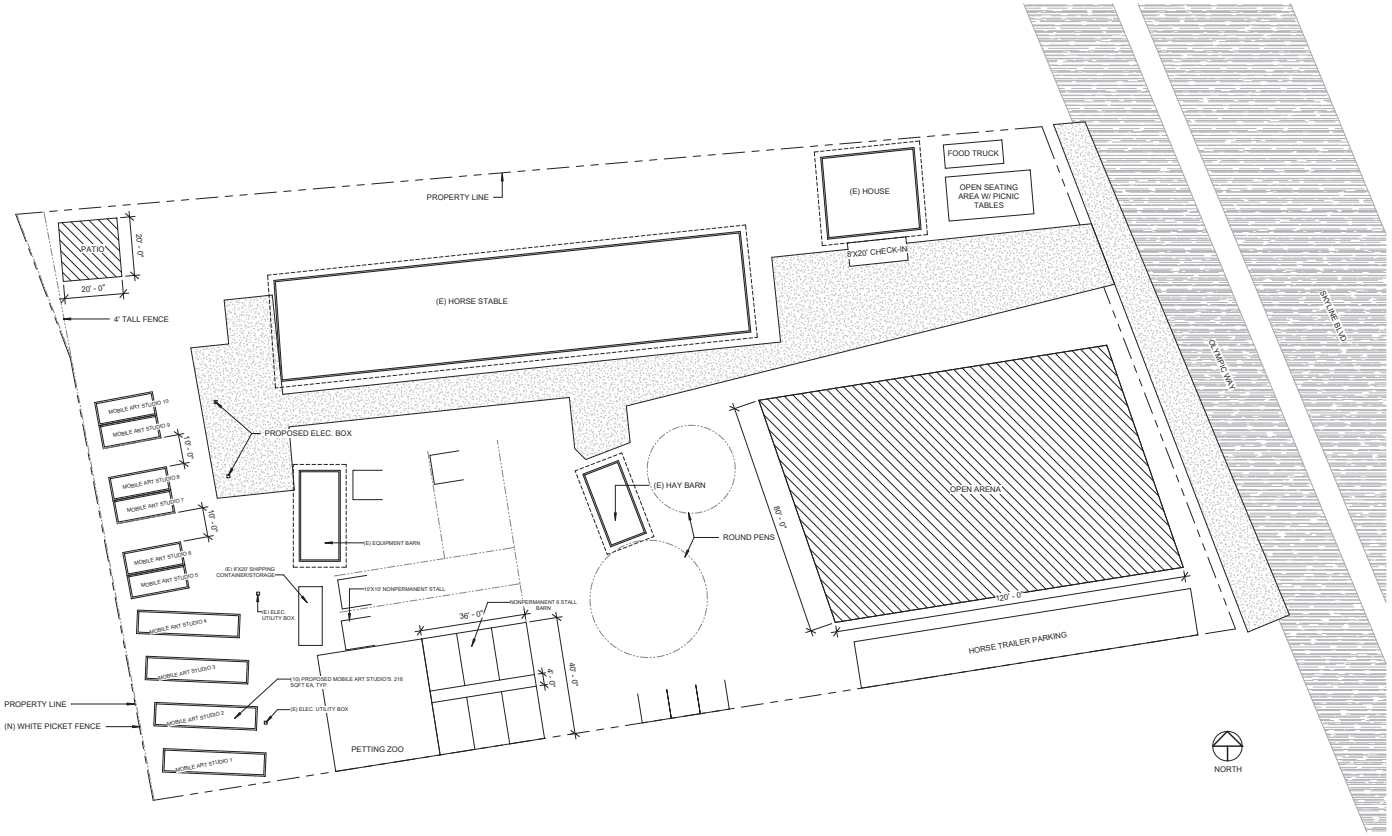
No.	Description	Date

COVER SHEET

Project number	24050
Date	2/12/24
Drawn by	ACB

A0

Scale



1 SITE PLAN
1" = 20'-0"

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