

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

San Carlos School District  
1200 Industrial Road, Unit 9  
San Carlos, CA 94070  
Attention: Robert Porter, C.O.O.

This document is recorded for the benefit of the San Carlos  
School District and recording is fee exempt under Section  
6103 of the Government Code.

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**SITE LEASE**  
Heather Elementary School  
Multipurpose Building Modernization  
2757 Melendy Drive  
San Carlos, CA 94070

by and between

Beals Martin

and

San Carlos School District  
1200 Industrial Road, Unit 9  
San Carlos, CA 94070

Dated as of May 15, 2015

## **SITE LEASE**

THIS SITE LEASE (this “Lease”) dated as of May 15, 2015 (“Effective Date”), is made and entered into by and between the San Carlos School District (the “District”), a school district duly organized and validly existing under the laws of the State of California, as lessor, and Beals Martin Company (“Corporation”) a California company duly organized and existing under the laws of the State of California, as lessee.

## **RECITALS**

WHEREAS, the District currently owns a parcel of land located at 2757 Melendy Drive, San Carlos, CA, as more particularly described in Exhibit “A” attached hereto and incorporated herein by this reference (the “Site”), which Site is adequate to accommodate the new performing arts center;

WHEREAS, the District desires to modernize the existing Multipurpose Building as more particularly described in Exhibit “A” to the Facilities Lease (defined below) and incorporated herein by this reference (the “Project”);

WHEREAS, the Governing Board of the District (the “Board”) has determined that it is in the best interests of the District and for the common benefit of the citizens residing in the District to construct the Project by leasing the Site to the Corporation and by immediately entering into the Facilities Lease (defined below) under which the District will sublease the Site and lease the Project from the Corporation;

WHEREAS, the District is authorized under Section 17406 of the Education Code of the State of California to lease the Site to the Corporation and to have the Corporation construct the Project on the Site and to lease to the District the Site and the Project, and has duly authorized the execution and delivery of this Lease;

WHEREAS, the Corporation is authorized to lease the Site as lessee and to construct the Project on the Site, and has duly authorized the execution and delivery of this Lease; and

WHEREAS, District has performed all acts, conditions and things required by law to exist, to have happened and to have been performed precedent to and in connection with the execution and entering into this Lease do exist, have happened and have been performed in regular and due time, form and manner as required by law, and the parties hereto are now duly authorized to execute and enter into this Lease;

**NOW, THEREFORE**, in consideration of the promises and of the mutual agreements and covenants contained herein, the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto do hereby agree as follows:

## **ARTICLE I**

### **DEFINITIONS**

Section 1.1. Unless the context clearly otherwise requires, all words and phrases defined in Section 1.1 of the Facilities Lease dated May 15, 2015 by and between the District and the Corporation (the “Facilities Lease”) shall have the same meaning in this Lease.

## **ARTICLE II**

### **DEMISING CLAUSES**

Section 2.1. Lease of the Site. The District hereby leases to the Corporation, and the Corporation hereby leases from the District the Site, subject only to Permitted Encumbrances, in accordance with the provisions of this Lease, to have and to hold for the term of this Lease. This Lease shall only take effect if the Facilities Lease is executed by the District and Corporation within three (3) days of execution of this Lease.

Section 2.2. Rental. In consideration for the lease of the Site by the District to the Corporation and for other good and valuable consideration, the Corporation shall pay One Dollar (\$1.00) to the District.

Section 2.3. No Merger. The leasing of the Site by the Corporation to the District pursuant to the Facilities Lease shall not effect or result in a merger of the estates of the District in the Site, and the Corporation shall continue to have a leasehold estate in the Site pursuant to this Lease throughout the term hereof.

## **ARTICLE III**

### **QUIET ENJOYMENT**

Section 3.1. The parties intend that the Site will be leased back to the District pursuant to the Facilities Lease for the term thereof. It is further intended that, to the extent provided herein and in the Facilities Lease, if an Event of Default, as defined in the Facilities Lease dated <Date>, occurs under the Facilities Lease, the Corporation, or its assignee, will have the right, for the then remaining term of this Lease, to: (a) take possession of the Site; (b) if it deems it appropriate, cause appraisal of the Site and a study of the then reasonable use thereof to be undertaken; and (c) relet the Site. Subject to any rights the District may have under the Facilities Lease (in the absence of an Event of Default) to possession and enjoyment of the Site, the District hereby covenants and agrees that it will not take any action to prevent the Corporation from having quiet and peaceable possession and enjoyment of the Site during the term hereof and will, at the request of the Corporation, to the extent that it may lawfully do so, join in any legal action in which the Corporation asserts its right to such possession and enjoyment.

## ARTICLE IV

### SPECIAL COVENANTS AND PROVISIONS

Section 4.1. Waste. The Corporation agrees that at all times that it is in possession of the Site, it will not commit, suffer or permit any waste on the Site, and that it will not willfully or knowingly use or permit the use of the Site for any illegal purpose or act.

Section 4.2. Further Assurances and Corrective Instruments. The District and the Corporation agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for correcting any inadequate or incorrect description of the Site hereby leased or intended so to be or for carrying out the expressed intention of this Lease and the Facilities Lease.

Section 4.3. Right of Entry. The District reserves the right for any of its duly authorized representatives to enter upon the Site at any reasonable time to inspect the same, provided the District follow all safety precautions required by the Corporation.

Section 4.4. Representations of the District. The District represents, covenants and warrants to the Corporation as follows:

(a) Due Organization and Existence. The District is a school district, duly organized and existing under the Constitution and laws of the State of California.

(b) Authorization. The District has the full power and authority to enter into, to execute and to deliver this Lease, and to perform all of its duties and obligations hereunder, and has duly authorized the execution of this Lease.

(c) No Violations. Neither the execution and delivery of this Lease nor the Facilities Lease, nor the fulfillment of or compliance with the terms and conditions hereof or thereof, nor the consummation of the transactions contemplated hereby or thereby, conflicts with or results in a breach of the terms, conditions or provisions of any restriction or any agreement or instrument to which the District is now a party or by which the District is bound, or constitutes a default under any of the foregoing, or results in the creation or imposition of any lien, charge or encumbrance whatsoever upon any of the property or assets of the District, or upon the Site, except Permitted Encumbrances.

(d) CEQA Compliance. The District has complied with all requirements imposed upon it by the California Environmental Quality Act (Public Resource Code Section 21000 *et seq.* ("CEQA")) in connection with the Project, and no further environmental review of the project is necessary pursuant to CEQA before the construction of the Project may commence.

(e) No Litigation. There is no action, suit, proceeding, inquiry or investigation pending before or by any court or federal, state, municipal or other governmental authority or, to the knowledge of the District after reasonable investigation, threatened against or affecting the District or the assets, properties or operations of the District which, if determined adversely to the District or its interests, would have a material and adverse effect upon the consummation of the transactions contemplated by or the validity of this Facilities Lease or upon the financial condition, assets, properties or operations of the District, and the District is not in default with respect to any order or decree of any court or any order, regulation or demand of any federal, state, municipal or other governmental authority, which default might have consequences that would materially and adversely affect the consummations of the transactions contemplated by this Facilities Lease and the Site Lease or the financial conditions, assets, properties or operations of the District.

(f) Regarding Condemnation Proceedings. The District hereby covenants and agrees, to the extent it may lawfully do so, that as long as the Facilities Lease and Site Lease remain in effect, the District will not exercise the power of condemnation or eminent domain with respect to the Project. The District further covenants and agrees, to the extent it may lawfully do so, that if for any reason the foregoing covenant is determined to be unenforceable or if the District should fail or refuse to abide by such covenant and condemns or takes the Project by eminent domain, then District agrees that the appraised value of the Project shall not be less than the aggregate total of all Lease Payments provided for under this Facilities Lease, less any Lease Payment previously made; provided however, that if the taking occurs prior to the completion of the Project, Regent shall be entitled to the value of construction completed, less the value of any Tenant Improvement Payments or Lease Payments made by District.

(g) Use and Zoning. Site is properly zoned for its intended purpose and the use or activities contemplated by this Lease will not conflict with local, state or federal law.

(h) Taxes. All taxes and assessments are paid current and such taxes and assessments will continue to be paid to the extent that the District is not exempt.

(i) Hazardous Materials. District is not currently aware of any contamination to the Site by Hazardous Materials. If District becomes aware of any act or circumstance, which would change or render this representation incorrect, in whole or in part, District will give immediate written notice of such changed fact or circumstance to Corporation.

Section 4.5. Representations of the Corporation. The Corporation represents, covenants and warrants to the District as follows:

(a) Due Organization and Existence. The Corporation is a California company duly organized and existing under the laws of the State of California, has power to enter into this Lease and the Facilities Lease; is possessed of full power to own and hold real and personal property, and to lease and sell the same; and has duly authorized the execution and delivery of all of the aforesaid agreements.

(b) Authorization. The Corporation has the full power and authority to enter into, to execute and to deliver this Lease, and to perform all of its duties and obligations hereunder, and has duly authorized the execution of this Lease.

(c) No Violations. Neither the execution and delivery of this Lease or the Facilities Lease, nor the fulfillment of or compliance with the terms and conditions hereof or thereof, nor the consummation of the transactions contemplated hereby or thereby, conflicts with or results in a breach of the terms, conditions or provisions of any restriction or any agreement or instrument to which the Corporation is now a party or by which the Corporation is bound, or constitutes a default under any of the foregoing, or results in the creation or imposition of any lien, charge or encumbrance whatsoever upon any of the property or assets of the Corporation, or upon the Site, except Permitted Encumbrances.

## **ARTICLE V**

### **ASSIGNMENT, SUBLEASING, MORTGAGING AND SELLING**

Section 5.1. Assignment and Subleasing. This Lease may be assigned and the Site subleased, as a whole or in part, by the Corporation only upon the prior written consent of the District to such sublease, which shall not be unreasonably withheld..

Section 5.2. Restrictions on District. The District agrees that it will not mortgage, sell, encumber, assign, transfer or convey the Site or any portion thereof during the term of this Lease.

Section 5.3. Liens. Corporation agrees to keep the Site and every part thereof free and clear of any and all liens, including without limitation, pledges, charges, encumbrances, claims, materialmen liens, mechanic liens and other liens for or arising out of or in connection with work or labor done, services performed, or materials or appliances used or furnished for or in connection with the Site or the Project. Pursuant to Section 66 of the Construction provisions dated <Date>, Corporation further agrees to pay promptly and fully and discharge any and all claims on which any such lien may or could be based, and to save and hold District and all of the free and harmless from any and all such liens, mortgages, including without limitation, and claims of liens and suits or other proceedings pertaining thereto.

## **ARTICLE VI**

### **IMPROVEMENTS**

Section 6.1. Title to all improvements made on the Site during the term hereof shall vest subject to the terms of the Facilities Lease.

## **ARTICLE VII**

### **TERM AND TERMINATION**

Section 7.1. Term. The term of this Lease shall commence as of the Effective Date and shall terminate on the last day of the Term of the Facilities Lease, provided the District has paid to the Corporation, or its assignee, all Lease Payments and other payments which may be due under the Facilities Lease, and provided this Lease has not terminated pursuant to Sections 4.3(a) or 4.3(c) of the Facilities Lease.

## **ARTICLE VIII**

### **MISCELLANEOUS**

Section 8.1. Notices. All notices, certificates or other communications hereunder shall be sufficiently given and shall be deemed to have been received forty-eight (48) hours after deposit in the United States mail in registered or certified form with postage fully prepaid:

If to the Corporation:  
Beals Martin  
2596 Bay Road  
Redwood City, CA 94063  
Attention: Brandon Ortmann

If to District:  
San Carlos School District  
1200 Industrial Road, Unit 9  
San Carlos, CA 94070  
Attention: Robert Porter, C.O.O.

The Corporation and the District, by notice given hereunder, may designate different addresses to which subsequent notices, certificates or other communications will be sent.

Section 8.2. Binding Effect. This Facilities Lease shall inure to the benefit of and shall be binding upon the Corporation and the District and their respective successors and assigns.

Section 8.3. Severability. In the event any provision of this Facilities Lease shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 8.4. Amendments, Changes and Modifications. This Lease may not be effectively amended, changed, modified, altered or terminated without the written agreement of both parties hereto.

Section 8.5. Obligations Absolute. The Corporation agrees that the obligations of the Corporation are absolute and unconditional and not subject to any charges or setoffs against the District whatsoever.

Section 8.6. Execution in Counterparts. This Facilities Lease may be executed in several counterparts, each of which shall be original and all of which shall constitute but one and the same instrument.

Section 8.7. Applicable Law. This Facilities Lease shall be governed by and construed in accordance with the laws of the State of California, County of San Joaquin

Section 8.8. Corporation and District Representatives. Whenever under the provisions of this Facilities Lease the approval of the Corporation or the District is required, or the Corporation or the District is required to take some action at the request of the other, such approval or such request shall be given for the Corporation by the Corporation Representative and for the District by the District Representative, and any party hereto shall be authorized to rely upon any such approval or request.

Section 8.9. Captions. The captions or headings in this Lease are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Lease.

Section 8.10 Prior Agreements. This Site Lease and the corresponding Facilities Lease collectively contain all of the agreements of the parties hereto with respect to any matter covered or mentioned in this Site Lease and no prior agreements or understanding pertaining to any such matter shall be effective for any purpose. No provision of this Site Lease may be amended or added to except by an agreement in writing signed by the parties hereto or their respective successors-in-interest.

Section 8.11 Attorney's Fees. If either party brings an action or proceeding involving the Property or to enforce the terms of this Site Lease or to declare rights hereunder, each party shall bear the cost of its own attorney's fees.

Section 8.12 Further Assurances. Parties shall promptly execute and deliver all documents and instruments reasonably requested to give effect to the provisions of this Lease.

Section 8.13 Effect of Recitals. The Recitals above are deemed true and correct, are hereby incorporated into this Section as though fully set forth herein, and Parties acknowledge and agree that they are each bound by the same.

Section 8.14 Time of the Essence. Time is of the essence with respect to each of the terms, covenants, and conditions of this Lease.

Section 8.15 Interpretation. None of the Parties hereto, nor their respective counsel, shall be deemed the drafters of this Lease for purposes of construing the provisions thereof. The language in all parts of this Lease shall in all cases be construed according to its fair meaning, not strictly for or against any of the Parties hereto.

**IN WITNESS WHEREOF**, the parties hereto have caused this Site Lease to be executed by their respective officers thereunto duly authorized, as of the Effective Date.

**San Carlos School District**

By: \_\_\_\_\_  
Robert Porter, Chief Operations Officer

**Beals Martin**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Approved as to form:

\_\_\_\_\_  
San Carlos School District

## **EXHIBIT “A”**

### **DESCRIPTION OF SITE**

**The following pages are the Site Legal Description and map of the Heather Elementary School**

**and**

**A map of the Site Lease, dated May 15, 2015**

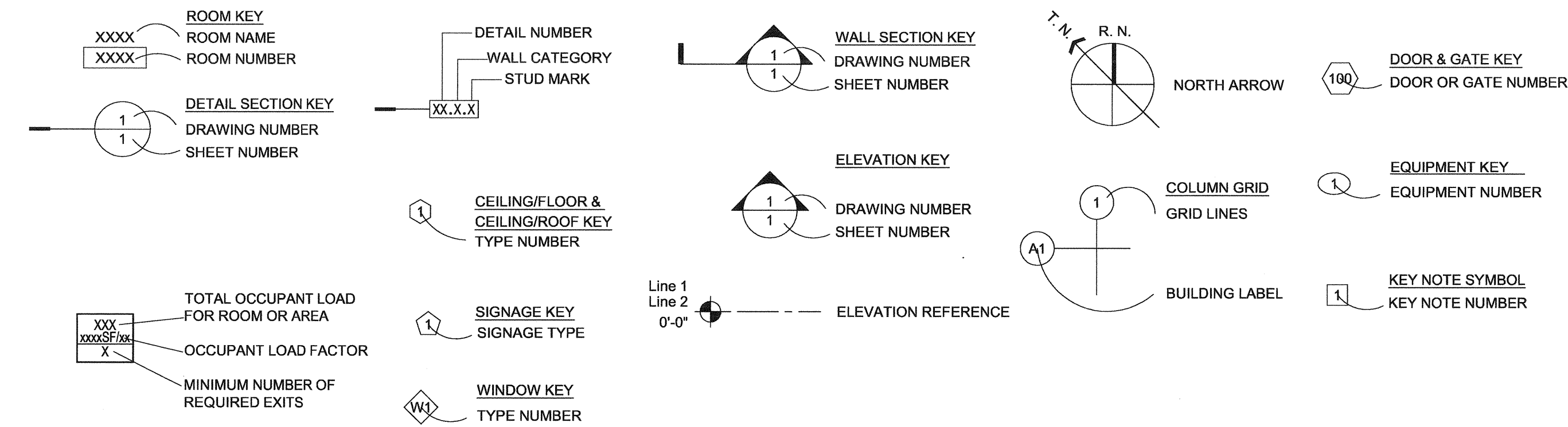


A0.0 & A0.4 Heather MU 150424.pdf

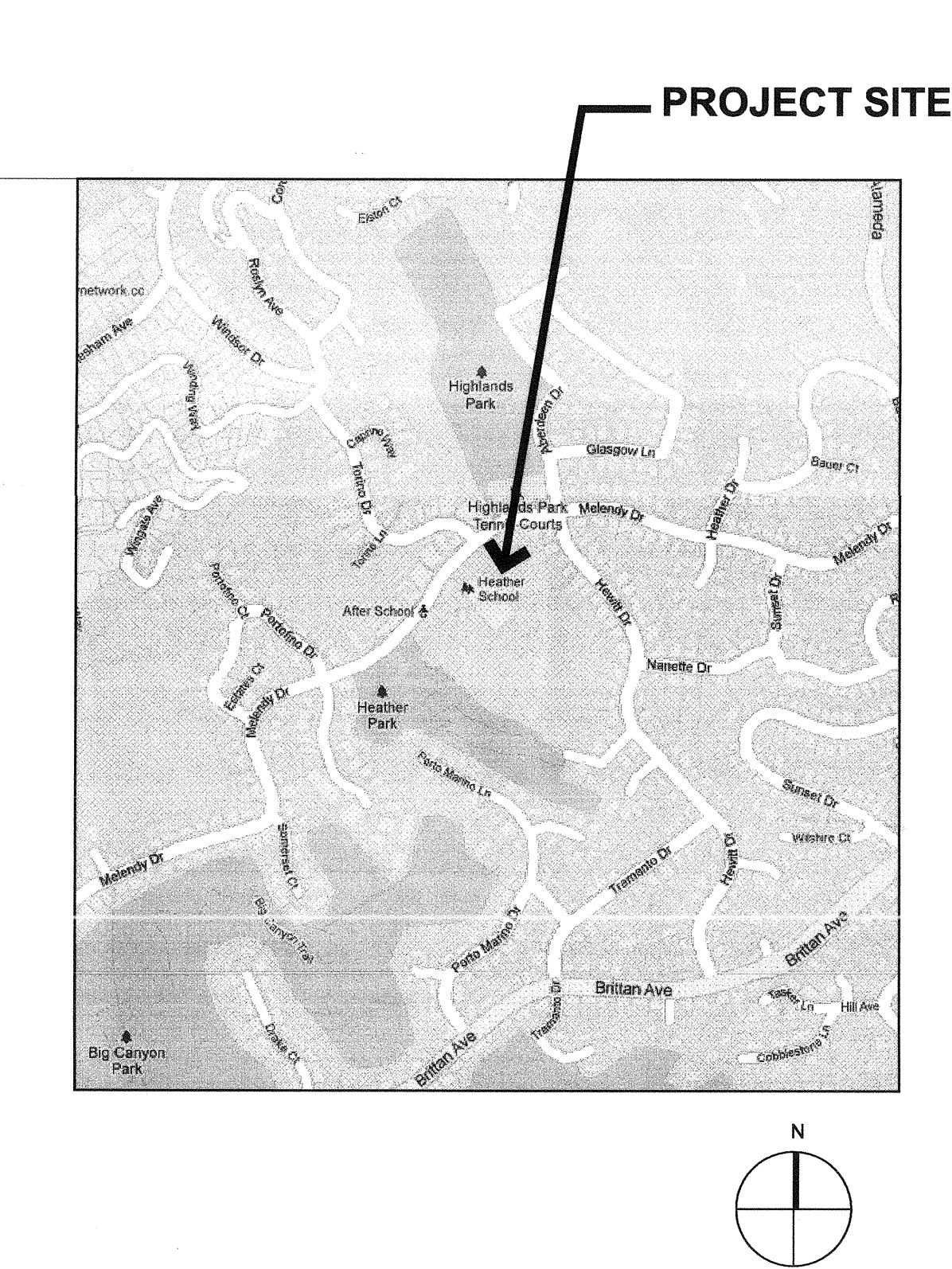
## Abbreviations

&	And	E	East	MAX	Maximum	S	South
@	Angle (degrees)	EA	Each	M.B.	Machine Bolt	S.C.	Solid Core
Ø	Centerline	EL	Elevation Joint	M.C.	Medicine Cabinet	S.C.D.	See Civil Drawings
Ø	Diameter	ELEV	Elevation	MECH	Mechanical	SCHED	Schedule
#	Number	EMER	Emergency	MEMB	Membrane	SCRN	Screen
(E)	Existing	ENCL	Enclosure	MFR	Manufacturer	S.D.	Soap Dispenser
II	Parallel	EQ	Electrical Panel	MH	Manhole	SECT	Section
(N)	New	E.P.	Equal	MIN	Minimum	S.E.D.	See Electrical Drawings
		EQ	Equal	MISC	Miscellaneous	SH	Shelf
ABV	Above	EQPT	Equipment	M.O.	Masonry Opening	SHR	Shower
ACS	Accessible	E.W.C.	Electric Water Cooler	M.S.	Machine Screw	SHT	Sheet
ACC	Accessible	EXIST	Existing	MTD	Mounted	SIM	Similar
ACCUUS	Acoustical	EXPO	Exposed	MTL	Metal	S.M.D.	See Mechanical Drawings
A.D.	Area Drain	EXP	Expansion	MUL	Mullion	SMS	Sheet Metal Screw
ADJ	Adjustable	EXT	Exterior			S.N.D.	Sanitary Napkin Dispenser
A.F.F.	Above Finished Floor	EXTR	Extrusion			S.N.R.	See Plumbing Drawings
AGGR	Aggregate			(N)	New	S.P.D.	See Plumbing Drawings
ALUM	Aluminum			N.I.C.	Not in Contract	SPEC	Specification
ANOD.	Anodized	F.A.	Fire Alarm	NO	Number	SQ	Square
APPL	Application	F.B.	Flat Bar	NOM	Nominal	SS	Stainless Steel
APPROX	Approximate	F.D.	Floor Drain	N.T.S.	Not to Scale	S.S.D.	See Structural Drawings
ARCH	Architectural	FDN	Foundation			S.SK	Service Sink
ASPH	Asphalt	F.E.	Fire Extinguisher	O	Over	STD	Standard
BD	Board	F.E.C.	Fire Extinguisher Cabinet	O.A.	Overall	STL	Steel
BITUM	Bituminous	F.F.	Factory Finish	OBS	Obscure	STOR	Storage
BLDG	Building	F.H.C.	Fire Hose Cabinet	O.C.	On Center	STR	Structural
BLK	Block	FIN	Finish	O.D.	Outside Diameter	STRUCT	Structure
BLKG	Blocking	FL	Floor	O.F.C.I	Owner Furnished, Contractor	SUSP	Suspended
BM	Beam	FLASH	Flashing	OFF	Office	SYM	Symmetry
BSMT	Basement	FLUOR	Fluorescent	O.H.	Opposite Hand		
BTW	Between	F.O.C.	Face of Concrete	OPNG	Opening		
BOT	Bottom	F.O.F.	Face of Finish	OPP	Opposite		
CAB	Cabinet	F.O.S.	Face of Stud			T	Tread
C.B.	Catch Basin	FRF	Fireproof			T.O.	Top of
CEM	Cement	F.S.	Floor Sink			T.O.S.	Top of Slab
CER	Ceramic	FT	Foot or Feet	PRCST	Pre-Cast	T.B.	Towel Bar
C.I.	Cast Iron	FTG	Footing	PL	Plate	T.O.C.	Top of Curb
C.G.	Corner Guard	FURR	Furring	PLAM	Plastic Laminate	TELE	Telephone
C.J.	Control Joint	FUT	Future	PLAS	Plaster	TER	Terrazzo
CLG	Ceiling			PLYWD	Plywood	T&G	Tongue & Groove
CLNG	Caulking	GA	Gauge	PL	Plate	T&B	Top & Bottom
CL	Closet	GLV	Galvanized	PL	Plate	THK	Thick
CLR	Clear	G.B.	Glass	POL	Polished	T.O.P.	Top of Pavement
C.M.U.	Concrete Masonry Unit	GL	Glass	PR	Pair	T.V.	Toilet Paper Dispenser
C.O.	Cased Opening	GND	Ground	PT	Point	T.O.W.	Top of Wall
COL	Column	GR	Grade	P.T.D.R	Paper Towel Dispenser	TYP	Typical
CONC	Concrete	GSF	Gross Square Feet				
CONF	Conference	GYP	Gypsum	PTN	Receptacle	UBC	Uniform Building Code
CONN	Connection	GYPBD	Gypsum Wall Board	P.T.R.	Paper Towel Receptacle	UNF	Unfinished
CONST	Construction	G.F.R.C.	Glass Fiber Reinforced			U.O.N.	Unless otherwise noted
CONT	Continuous	H.B.	Hose Bib	R	Riser	UR	Urinal
COR	Corridor	H.C.	Hollow Core	RAD	Radius	VERT	Vertical
CPT	Carpet	HDR	Header	R.D.	Roof Drain	VEST	Vestibule
CTSK	Countersunk	HDW	Hardware	REF	Reference	V.I.F.	Verify (Verified) In Field
CNTR	Counter	HDWE	Hardware	REFR	Refrigerator		
		HGT	Height	RESID	Residential	VTR	Vent Through Roof
		H.M.	Hollow Metal	REG	Register		
		HORIZ	Horizontal	REIN	Reinforced	W	West
		HR	Hour	REQ	Required	W/W	With
DBL	Double			RESIL	Resilient	W.C.	Water Closet
DEFLECT	Deflection	HSS	Hollow Structural Steel	RM	Room	WD	Wood
DEPT	Department	HYD	Fire Hydrant	R.O.	Rough Opening	WOW	Window
D.F.	Drinking Fountain	I.D.	Inside Diameter	RWD	Rough Opening	W.O.	Where Occurs
DET	Detail	INSUL	Insulation	RWL	Rain Water Leader	W/O	Without
DIA	Diameter	INT	Interior			WP	Waterproof
DM	Dimension	JAN	Janitor			W.P.T	Working Point
DISP	Dispenser	JT	Joint			W.R.	Water Resistant
DN	Down	KIT	Kitchen			W.R.O.	Window Rough Opening
D.O.	Door Opening					WSCOT	Window Sill
DPW	Department of Public Works	LAB	Laboratory			WT	Weight
DR	Door	LAM	Laminate			W.S.	Wood Screw
DRW	Drawer	LNDG	Landing				
D.S.	Downspout	LAV	Lavatory				
D.S.P.	Dry Standpipe	LKR	Locker				
DWG	Drawing	LT	Light				

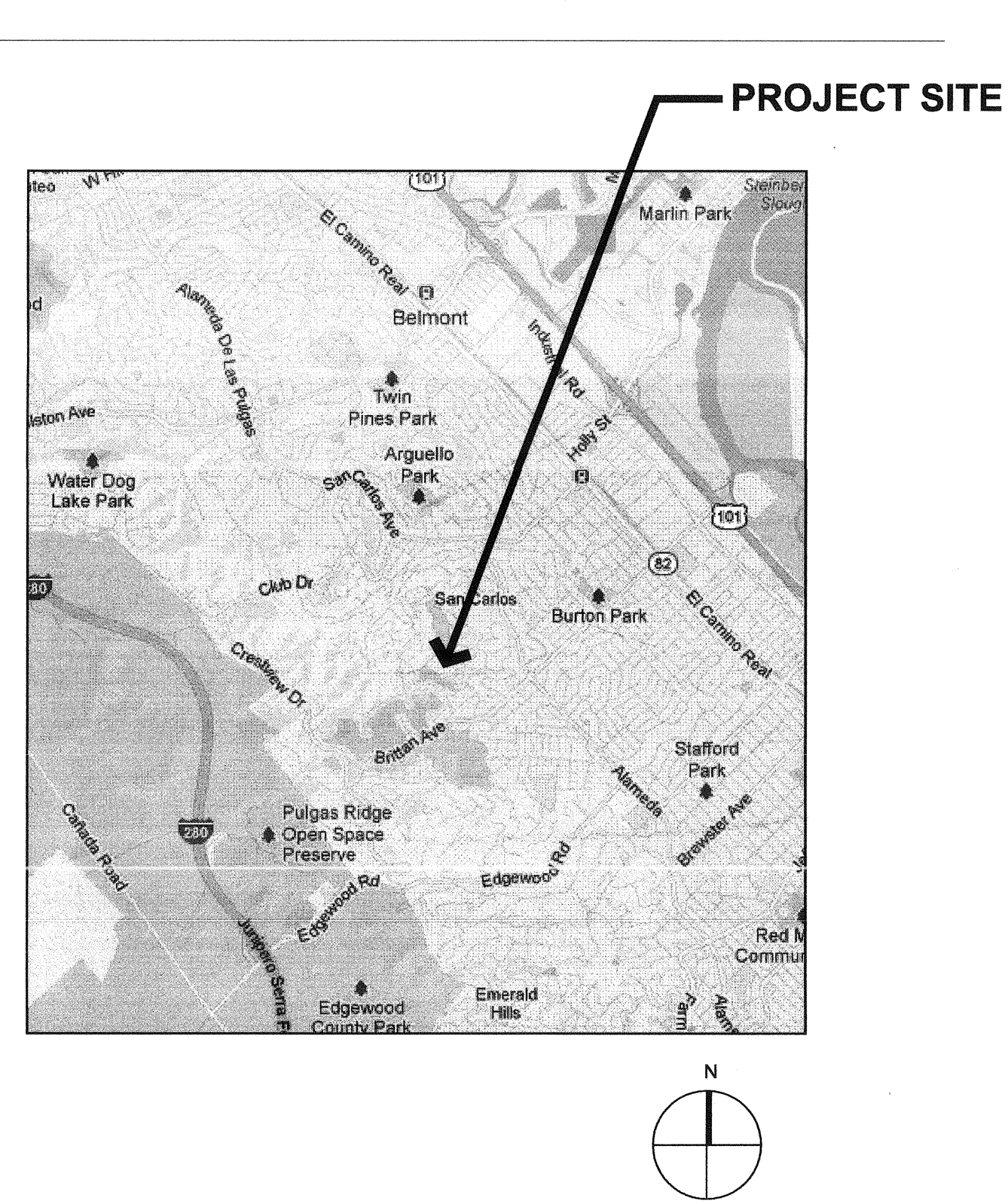
## Symbols



## Vicinity Map



## Location Map



## Design Team

<b>ARCHITECT</b> K2A Architecture + Interiors 555 De Haro Street, Suite 380 San Francisco, CA 94107 Tel. 415. 487. 6900 Fax. 415. 487. 6909 Principal-In-Charge: Steve Kolm Project Manager: Joyce Nilo	<b>ELECTRICAL ENGINEER</b> Alphatech 1321 Rider Drive, Suite 50 San Jose, CA 95131 Tel. 408. 487. 1200 Fax. 408. 436. 1511 Contact: Kathleen Morlock
<b>CIVIL ENGINEER</b> Underwood & Rosebush 1630 Oakland Road, Suite A114 San Jose, CA 95131 Tel. 408. 453. 1222 Fax. 408. 453. 1207 Contact: Mark Sorenson	<b>MECHANICAL &amp; PLUMBING ENGINEER</b> Alphatech 1321 Rider Drive, Suite 50 San Jose, CA 95131 Tel. 408. 487. 1200 Fax. 408. 436. 1511 Contact: Tim Chadwick
<b>STRUCTURAL ENGINEER</b> Hoback-Lewin, Inc. 260 Sheridan Ave., Suite 150 Palo Alto, CA 94306 Tel. 650. 617. 5930 Contact: Dan Lewin	

# San Carlos School District Heather Elementary School Multipurpose Building Renovation DSA Application 01-113921

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## General Notes

- CONTRACTOR SHALL EXAMINE THE SITE AND COMPARE IT WITH DRAWINGS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF WORK.
- THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND IMPLY THE FINEST QUALITY OF CONSTRUCTION MATERIAL AND WORKMANSHIP THROUGHOUT. THE CONTRACTOR SHALL COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.
- ALL CONSTRUCTION DOCUMENTS ARE COMPLIMENTARY AND WHAT IS CALLED FOR BY ANY WILL BE AS BINDING AS IF CALLED FOR BY ALL.
- PROVIDE AS USED HEREIN SHALL MEAN FURNISH AND INSTALL.
- PROTECT SITE AND NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION DEMOLITION, DUST, WATER ETC. AND PROVIDE AND MAINTAIN TEMPORARY BARRICADE, CLOSURE WALLS ETC. AS REQUIRED TO PROTECT THE PUBLIC DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES STRUCTURES AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ARCHITECT.
- PATCH ALL AREAS DAMAGED DUE TO NEW CONSTRUCTION OR WHERE PENETRATION OF UTILITIES HAS OCCURRED AND BEEN REMOVED. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, AT NO COST TO OWNER. PATCH ALL FINISHES TO MATCH EXISTING ADJACENT WHERE NEW CONSTRUCTION MEETS EXISTING.
- MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE SITE DURING ALL PHASES OF CONSTRUCTION. FOR THE USE OF ALL TRADES, AND PROVIDE ALL SUB-CONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
- REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS AND EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING FINISHED AREA IN OR OUTSIDE SITE.
- VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS BY TAKING FIELD MEASUREMENTS. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. NOTIFY ARCHITECT OF CONFLICTS PRIOR TO THE START OF WORK. DO NOT SCALE DRAWINGS TO LAY OUT WORK. DIMENSIONS ARE TO FACE OF STRUCTURE, UNLESS OTHERWISE NOTED. ALL DIMENSIONS NOTED "CLEAR" SHALL BE STRICTLY MAINTAINED.
- THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIAL ON JOB SITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY ISOLATE THE AFFECTED AREA AND NOTIFY THE OWNER FOR FURTHER INSTRUCTION BEFORE PROCEEDING.

## DSA Requirements - Code Standards and Regulations

- NOTE: ALL SECTION NUMBERS REFER TO GROUP 1, CHAPTER 4, PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (C.C.R.).
- SECTION 4-338: ADDENDA & CONSTRUCTION CHANGE DOCUMENTS (SUBSTITUTIONS THE SAME AS CONSTRUCTION CHANGE DOCUMENTS).
  - SECTION 4-338(b) SECTION 4-342: DSA-APPROVED INSPECTORS & CONTINUOUS INSPECTION WORK. (INSPECTOR EMPLOYED DIRECTLY BY OWNER).
  - SECTION 4-335: TEST & TESTING LABORATORY (OWNER SHALL PAY THE TESTING LABORATORY).
  - SECTION 4-336 & SECTION 4-343(C), CONTRACTOR SUBMIT VERIFIED REPORTS.
  - SECTION 4-333(C): SPECIAL INSPECTIONS
  - ADMINISTRATION OF CONSTRUCTION PER PART 1, TITLE 24.
    - SECTION 4-333(A) & SECTION 4-341: DUTIES OF ARCHITECT, STRUCTURAL ENGINEER OR PROFESSIONAL ENGINEER.
    - SECTION 4-332: DUTIES OF THE PROJECT INSPECTOR.
    - SECTION 4-343: DUTIES OF CONTRACTOR.
    - SECTION 4-336 & 4-433: VERIFIED REPORTS.
  - GOVERNING CODES: TITLE 24, C.C.R.
  - A COPY OF TITLE 24, PART 1 THRU 6 SHALL BE KEPT AND AVAILABLE IN THE FIELD DURING CONSTRUCTION.
  - SECTION 4-331: DSA SHALL BE NOTIFIED ON START OF CONSTRUCTION.
  - SECTION 4-334: SUPERVISION BY DSA.
  - THE INTENT OF THESE DRAWING & SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NONCOMPLYING CONSTRUCTION BE DISCOVERED THAT IS NOT COVERED BY CONTRACT DOCUMENTS, WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE-24 C.C.R., A CONSTRUCTION CHANGE DOCUMENTS OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING & SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO & APPROVED BY THE OFFICE (DSA) BEFORE PROCEEDING WITH THE WORK.

## Statement of General Conformance

- ☒ THE DRAWINGS OR SHEETS LISTED ON THE COVER SHEET SHEET INDEX UNDER SUB-HEADINGS: CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL & FIRE ALARM DRAWINGS

☐ THIS DRAWING, PAGE OF SPECIFICATIONS/CALCULATIONS

HAVE BEEN PREPARED BY OTHER DESIGN PROFESSIONALS OR CONSULTANTS WHO ARE LICENSED AND/OR AUTHORIZED TO PREPARE SUCH DRAWINGS IN THIS STATE. IT HAS BEEN EXAMINED BY ME FOR:

- DESIGN INTENT AND APPEARS TO MEET THE APPROPRIATE REQUIREMENTS OF TITLE 24, CALIFORNIA CODE OF REGULATIONS AND THE PROJECT SPECIFICATIONS PREPARED BY ME, AND
- COORDINATION WITH MY PLANS AND SPECIFICATIONS AND IS ACCEPTABLE FOR INCORPORATION INTO THE CONSTRUCTION OF THIS PROJECT.

THE STATEMENT OF GENERAL CONFORMANCE "SHALL NOT BE CONSTRUED AS RELIEVING ME OF MY RIGHTS, DUTIES, AND RESPONSIBILITIES UNDER SECTIONS 17302 AND 81138 OF THE EDUCATION CODE AND SECTIONS 4-336, 4-341 AND 4-344" OF TITLE 24, PART 1, SECTION 4-317 (b).

SIGNATURE: STEVEN BENJAMIN KOLM DATE: MARCH 2015

C15946 LICENSE NUMBER EXPIRATION DATE

## Summary Of Work

- RENOVATION OF (E) MULTIPURPOSE BUILDING.
- SITE UPGRADES ALONG ACCESSIBLE PATH OF TRAVEL TO MULTIPURPOSE BUILDING.

## Project Description

PROJECT NAME:	HEATHER ELEMENTARY SCHOOL MULTIPURPOSE BUILDING RENOVATION
OPSC PTN:	68021-12
OWNER:	SAN CARLOS PUBLIC SCHOOL DISTRICT 1200 INDUSTRIAL WAY, UNIT 9, SAN CARLOS, CA 94070
CONTACT:	ROBERT PORTER, CHIEF OPERATIONS OFFICER 650-508-7333 EXT. 930
PROJECT ADDRESS:	2757 MELENDY DRIVE, SAN CARLOS, CA 94070
APN:	050-180-010
ZONE:	P- Public

555 DeHaro Street, Suite 380  
San Francisco, CA 94107  
tel 415-487.6900  
fax 415-487.6909

Client  
San Carlos School District

1200 Industrial Way, Unit 9  
San Carlos, CA 94070

Project Name  
Heather Elementary School  
Multipurpose Building  
Renovation

2757 Melendy Drive  
San Carlos, CA 94070

Consultants

Sheet Name  
COVER SHEET

## Codes Standards, and Regulations

### STATE CODES, STANDARDS, AND REGULATIONS

- STATE OF CALIFORNIA TITLE 24 (2013 EDITION) - PART 1 CALIFORNIA ADMINISTRATIVE CODE
- STATE OF CALIFORNIA TITLE 24 (2013 EDITION) - PART 2 VOLUME 1 CALIFORNIA BUILDING CODE
- STATE OF CALIFORNIA TITLE 24 (2013 EDITION) - PART 2 VOLUME 2 CALIFORNIA BUILDING CODE
- STATE OF CALIFORNIA TITLE 24 (2013 EDITION) - PART 3 CALIFORNIA ELECTRICAL CODE
- STATE OF CALIFORNIA TITLE 24 (2013 EDITION) - PART 4 CALIFORNIA MECHANICAL CODE
- STATE OF CALIFORNIA TITLE 24 (2013 EDITION) - PART 5 CALIFORNIA PLUMBING CODE
- STATE OF CALIFORNIA TITLE 24 (2013 EDITION) - PART 6 CALIFORNIA ENERGY CODE
- STATE OF CALIFORNIA TITLE 24 (2013 EDITION) - PART 9 CALIFORNIA FIRE CODE
- STATE OF CALIFORNIA TITLE 24 (2013 EDITION) - PART 11 CALIFORNIA GREEN BUILDING STANDARDS CODE
- STATE OF CALIFORNIA TITLE 24 (2013 EDITION) - PART 12 CALIFORNIA REFERENCED STANDARDS CODE
- STATE OF CALIFORNIA TITLE 19, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
- STATE OF CALIFORNIA TITLE 8, DIVISION 1, CHAPTER 4, SUBCHAPTER 6, ELEVATOR SAFETY ORDERS, COMMENCING WITH SECTION 3094.2
- ASME A18.1-2003, SAFETY STANDARDS FOR PLATFORM LIFTS AND STAIRWAY CHAIRLIFTS, COMMENCING WITH SECTION 2 (CBC 11B-410.1).

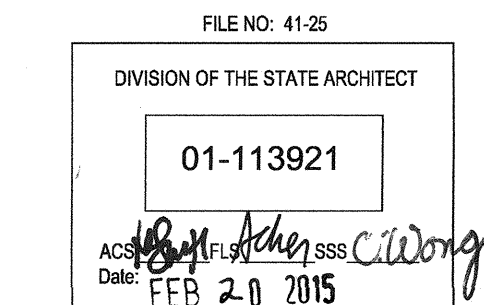
### NATIONAL CODES, STANDARDS AND REGULATIONS

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36)

## Previous DSA Applications

LOCATION	APPLICATION #	APPROVAL DATE	STATUS	DESCRIPTION
BUILDING: A & B	21806	10/09/81	CLOSED WITH FULL LETTER OF APPROVAL	CONSTRUCTION OF NEW CLASSROOM BUILDINGS BUILDING CONSTRUCTION OF NEW LIBRARY/MULTI MEDIA BUILDING
BUILDING: C, D & E	24919	6/16/84	CLOSED WITH FULL LETTER OF APPROVAL	CONSTRUCTION OF NEW CLASSROOM BUILDINGS, CONSTRUCTION OF NEW MULTITUSE BUILDING.
BUILDING: G	56091	03/17/1991	CLOSED WITH CERTIFICATION	CONSTRUCTION OF (1) CHILD CARE BUILDING
BUILDING: F	01-100838	03/02/1999	CLOSED WITH CERTIFICATION	CONSTRUCTION OF NEW ADMINISTRATION BUILDING
BUILDING: A	01-102213	05/11/2000	CLOSED WITH CERTIFICATION	ALTERATIONS TO EXISTING BUILDING.
BUILDING: A, B, C, D & E	01-104124	06/12/2002	CLOSE WITHOUT CERTIFICATION - EXCEPTIONS	ALTERATIONS TO EXISTING BUILDINGS. (MULTI-SITE PROJECT)
BUILDING: H	02-111539	07/20/2010	CLOSED WITH CERTIFICATION	CONSTRUCTION OF 1-CLASSROOM BUILDING (RELOCATABLE).
BUILDING: J	01-113441	06/14/2013	CLOSED WITH CERTIFICATION	CONSTRUCTION OF ONE CLASSROOM RELOCATABLE BUILDING AND SECTION OF NEW CHAIN LINK FENCE.
SITE	01-112818	NOT LISTED	OPEN	ALTERATION TO 1-CELL POLE/TOWER.

## Approval Stamp



## Revisions:

## Sheet Information:

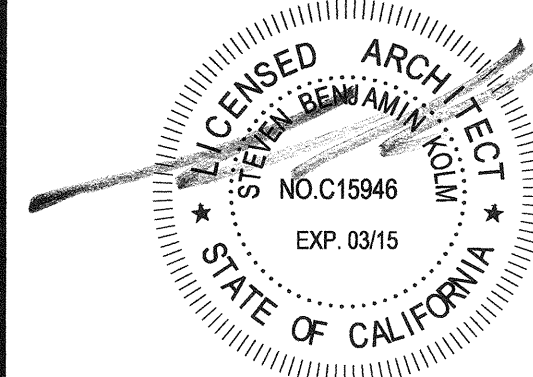
Drawing Scale: as noted  
Drawn By: TJS

## Project Information:



ARCHITECTURE  
+ INTERIORS

555 DeHaro Street, Suite 380  
San Francisco, CA 94107  
tel 415.487.6900  
fax 415.487.6909



Client  
San Carlos School District

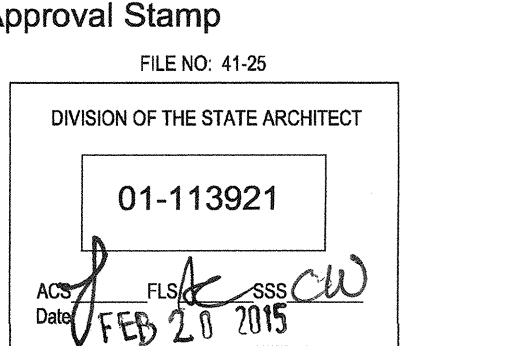
1200 Industrial Way, Unit 9  
San Carlos, CA 94070

Project Name  
Heather Elementary School  
Multipurpose Building  
Renovation

2757 Melendy Drive  
San Carlos, Ca 94070

Consultants

Sheet Name  
CAMPUS FIRE ACCESS &  
ACCESSIBILITY PLAN



Revisions:

Sheet Information:  
Drawing Scale: as noted  
Drawn By:  
Project Information:  
Date: 10/07/2014  
Status: DSA PERMIT SET  
Project Number: 1322

Sheet

A0.4

# OF

SHEET NOTES

- ALL SITE FINISHES DISRUPTED BY DEMOLITION WORK TO BE REPAIRED FLUSH AND IN KIND WITH ADJACENT FINISHES.
- S.C.D. FOR EXTENT OF SITE DEMOLITION & NEW WORK.

SHEET LEGEND



ACCESSIBLE PATH OF TRAVEL LINES AND SYMBOLS IN CONJUNCTION WITH DASHED LINES SHOWN BELOW THIS SYMBOL: PATH OF TRAVEL ZONE SHALL BE 4'-0" MINIMUM WIDTH, NO MARKINGS OR OTHER KIND OF DEMARCATION OCCURS, THIS LINES ARE A HYPOTHETICAL SHOWING HOW ACCESS CAN BE ACHIEVED AND SHALL COMPLY WITH THE FOLLOWING:

ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX, AND AT LEAST 48" IN WIDTH, SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%, UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80".

- (E) ROOF OUTLINE
- (E) CHAIN LINK FENCE

(E) FIRE APPARATUS ACCESS LANE:  
20' MIN CLR WIDTH AT STRAIGHT SECTIONS, 25' MIN CLR WIDTH AT TURNS (25' MIN. ID, 50' MIN. CLR OD); 12'-6" WIDTH WHERE PREVIOUSLY APPROVED BY FIRE AUTHORITY, DSA# 02-111539. MAINTAIN 13'-6" OVERHEAD CLEARANCE. KEEP LANE CLEAR OF OBSTRUCTIONS DURING CONSTRUCTION.

- (E) BUILDING FOOTPRINT
- (E) LANDSCAPING
- (N) CONCRETE PAVING
- (N) AC PAVING

