

General Notes

These Drawings and their content are and shall remain the property of the Architect whether the project for which they were prepared is executed or not. They are not to be used by any person other than the Owner or for any other project or extension to this project except by agreement in writing with the Architect.

The Architect expressly reserves his common law copyright and other property rights relating to these Drawings and their content. These Drawings are not to be reproduced, altered or otherwise modified in any manner whatsoever except by the Architect. These Drawings and their content may not be assigned to a third party without written consent of the Architect. In the event of unauthorized use of these Drawings by a third party, the third party shall hold harmless and indemnify the Architect.

These Drawings are an instrument of services performed by the Architect for the benefit of the Owner. They are intended for use in a negotiated construction contract and, therefore, may not detail or specify all materials, manufacturers or assemblies. Details, assemblies and products commonly known to be industry standard for a given trade may not be fully detailed or specified. Where necessary, the Contractor shall provide samples, data, product literature as required to assist the Owner or the Owner's agent in making selections. For the purpose of estimating items not fully detailed the Contractor shall provide an allowance amount and so condition such estimates. The Owner and/or Contractor shall submit to the Architect, in writing, any requests for modifications to the plans or specifications by means of shop drawings, samples or other means as appropriate. Shop drawings that are submitted to the Architect for review do not constitute "in writing" unless it is brought to the attention of the Architect that specific changes are being suggested.

No guarantee of quality of construction is implied or intended by these Documents. The Contractor shall assume full responsibility for any construction deficiencies.

The Owner and Contractor shall hold harmless, indemnify and defend the Architect from any action initiated by the initial Owner, or any subsequent owner, for construction deficiencies, modifications, substitutions, maintenance or any such condition which is beyond the control of the Architect.

All Contract Documents described in the Construction Contract shall be considered one document and are intended to be used as one document. Contractor and all sub-contractors shall review all documents prior to bidding. Sub-contractors are responsible for any information pertaining to their work no matter where it may occur in these Documents.

It is the intent of these Documents to provide for the construction of a moisture proof enclosure of interior space. If the Owner, Contractor or any Sub-contractors become aware of any assembly or condition, either shown in the Drawings or constructed on-site, which does not, in their opinion, satisfy this intent, it is their responsibility to notify the Architect within a reasonable amount of time so that the condition or assembly can be reviewed, and, if necessary, modifications can be made to the Documents or to the Work without impacting the progress of the Work.

All information pertaining to the site shall be, and shall remain, the Owner's responsibility. This information shall include legal description, deed restrictions, easements, site survey, topographic survey, location of existing improvements, soils report, and all related data.

The Architect has visited the site and field measured the existing conditions. No guarantee express or implied is intended as to the accuracy of field measurements. Builder and any subcontractors shall field verify all dimensions. If any coordination issues arise due to differences between actual conditions and what is indicated on these documents, contact the Architect for assistance.

Construction Phases Services

These documents have been prepared as an instrument of the Architect's services. Continuing consultation during construction will be required. Regular review of the work by the Architect and consultation between the Architect and the Contractor is essential to assure that existing conditions are consistent with assumptions made in the design and that the work is consistent with the requirements of the drawings and specifications. The architect will have the authority to reject work that does not conform to the drawings or specifications.

Owner-Purchased Items

Owner will select, and purchase appliances for installation by contractor. Other items indicated on documents may be purchased by contractor or owner upon arrangement during construction.

Contractor

Contractor Shall Thoroughly examine the site and satisfy himself as to the conditions under which the Work is to be performed. The Contractor shall verify at the site all measurements and conditions affecting his work and shall be responsible for same unless brought to the attention of the Owner or his agent prior to proceeding with the Work.

Furnish, pay for and file all necessary permits, fees, inspections except for plan check and zoning fees, which will be paid for by the owner

Guarantee all work for one year as evidenced by the date of the final certificate of payment.

Provide release of all subcontractor liens before final payment is made.

Install all materials and equipment in accordance with manufacturers directions, as applicable.

Protect existing vegetation from damage during the course of the work. Brace structure as required during construction

Provide strict control of job cleanup to remove dust and debris from construction area.

Verify that no conflicts exist in the location of mechanical, telephone, electrical, lighting, plumbing and sprinklers equipment (to include all piping, ductwork and conduit) and that all required work clearance for installation and maintenance are provided.

Protection During Construction
The Contractor shall take all necessary measures to protect new or existing construction and materials from damage.

Contractor shall fully drain all plumbing systems prior to demolition or alteration. Contractor shall ensure that no leakage or spillage occur. When plumbing systems are opened

Contractor shall provide means for emergency removal of spilled water

Contractor shall coordinate all systems shut-downs or alteration with Owner. Owner shall be given adequate notice so that alternate systems can be established when necessary.

Manufacturer Recommendations

All manufactured products shall be installed or applied following the manufacturer's recommendations.

Interpretation of Documents

If there is any question of confusion as to the true meaning of these documents or any items shown or notes indicated, contact the Architect or Owner for clarification.

Dimension Control

Do not Scale Drawings
If these drawings are not 24"x36", they have been reduced or enlarged

All dimensions are to face of stud, unless otherwise noted.

Written dimensions take precedence over scaled dimensions and shall be verified on the job site. Any discrepancy shall be brought to the attention of the architect prior to commencement of any work.

It is the responsibility of the Contractor to check and verify all conditions, dimensions, lines and levels alignments indicated; proper fit and attachment of all parts is required. Should there be any differences between the Documents and the actual conditions, the Contractor shall notify the Owner or his agent in writing for clarification and/or adjustment. In the event of failure to do so, the Contractor shall be responsible for corrections required or subsequent changes occurring as a result of these differences.

Location of many items or assemblies is critical for alignment of other assemblies which may be installed by other trades and which may not be installed at the time of installation of your work. All Sub-contractors shall review the manner in which their work fits, aligns or comes into contact with work of other trades. The Contractor and each Sub-contractor shall review all Documents and will be responsible for information contained at any location within the Documents which pertains to their work. Deficiencies resulting from failure to do so will be removed and corrected at Contractors expense.

Commencement of work by any Sub-contractor shall indicate a knowledge and acceptance of all conditions described in the Documents or existing on site which could affect their work.

Site

Location of Property lines is assumed to be at centerline of existing fencing. It is the sole responsibility of the Owner-Builders to verify locations of all property lines and to ensure that all setback requirements of the city are satisfied. Slope all earthwork away from building at 1/2" per foot for positive drainage.

Construction Moisture Protection

The Contractor shall take all necessary measures to protect new or existing construction and materials from damage due to weather or any other adverse conditions.

Code Compliance

- City of South San Francisco
- 2019 California Building code
- 2019 California Building Code and Amendments
- 2019 California Mechanical Code
- 2019 California Plumbing Code
- 2019 California Electrical Code
- 2019 California Energy Code
- 2019 California Fire Code
- 2019 California Green Building Standards Code
- Any applicable city codes, ordinances, or amendments to the California Building Code
- 2019 City of SSF Municipal code

All construction shall be in accordance with the latest adopted edition of the California Residential Code and all other pertinent codes, laws and requirements of the local building officials, whether or not specifically shown on these documents. These documents are not intended to show every detail or condition.

It is the Contractor's responsibility to identify and be knowledgeable with current codes and ordinances including local variations on national or regional codes. Requirements of adopted codes shall supersede any conflicting requirements defined in these Documents. When a conflict is suspected the Contractor shall so advise the Architect in writing within a reasonable time so that the conflict, if it exists, can be resolved without impacting the progress of the Work.

Safety
All glazing shall be tempered when adjacent to doors or within 18" of the floor or door jambs and shall meet all requirements of applicable codes and safety standards.

All safety glazing shall be permanently identified by the manufacturer as such. Etched ceramic fired on the glass and be visible when the glass is glazed.

Smoke Alarms
Install smoke detectors/fire alarms per Section R314.3.1 of the California Residential Code. Per R314.5 exception 2, detectors do not have to be hard wired and interconnected. Fire alarm installation shall be "design-build" by Owner Builder or Contractor.

Fire Sprinklers
Project requires code compliant Fire Suppression. (Sprinklers). Fire sprinklers are design build by contractor. Fire Sprinkler System shall meet all city of South South San Francisco requirements and NFPA 13-D latest edition. Permit shall be obtained by Contractor during construction.

Project Abbreviations

(C)	Existing	E.F.	Exhaust Fan	I.D.	Inside Diameter	O.C.	On Center	T.B.	Towel Bar
(N)	New	E.P.	Expansion Joint	INSUL	Insulation	O.H.	Overhang	T.O.C.	Top Of Concrete
A.B.	Anchor Bolt	E.P.	Electrical Panel	INT	Interior	OPG	Opening	T.O.P.	Top Of Pavement
A.C.	Asphalt Concrete	E.L.C.	Electrical	J.H.	Joist Hanger	OPP	Opposite	T.O.S.	Top Of Siding
A.D.	Area Drain	EL	Elevation	JT	Joint			T.O.W.	Top Of Wall
B.U.R.	Built-Up	E.O.	Equal	LAV.	Lavatory	PLAM	Plastic Laminate	T.P.D.	Toilet Paper Disp.
BDJ	Board	E.O.U.P.	Equipment	LY	Light	PL	Plate	UN	Unless Otherwise Noted
BUDG	Building	F.D.	Floor Drain	M.A.X.	Maximum	PLAS	Plaster	V.C.I.	Vinyl Comp. Tile
BLK	Block	F.C.	Finished Grade	M.F.R.	Manufacturer	PLY	Plywood	VF	Verify In Field
BLKG	Blocking	F.F.	Face Of Finish	M.M.	Minimum	PR	Pair	W	Waste
BM	Beam	F.F.C.	Face Of Conc	MIR	Mirror	PTDF	Pressure Treated Douglas Fir	WC	Water Closet
BOY	Bottom	F.O.F.	Face Of Footing	M.L.	Mounted	R.D.	Roof Drain	WZ	With
C.O.T.G.	Clean Out To Grabs	F.F.C.	Face Of Stud	M.L.	Mounted	R.O.	Rough Opening	W/O	Without
CAB	Cabinet	F.G.	Footing	M.L.	Mounted	REF	Refer To	W/P	Wood
CLC	Ceiling	F.L.C.	Finished Floor	M.M.	Minimum	REIN	Reinforced	WT	Weight
CLS	Closet	F.L.C.	Finished Floor	M.M.	Minimum	REQD	Required		
CLR	Clear	F.L.C.	Finished Floor	M.M.	Minimum	RES	Resistant		
COL	Column	F.L.C.	Finished Floor	M.M.	Minimum	RM	Room		
CONC	Concrete	F.L.C.	Finished Floor	M.M.	Minimum	RWB	Redwood		
CONSTR	Construction	F.L.C.	Finished Floor	M.M.	Minimum	S.B.	Solid Blocking		
CONT	Continuous	F.L.C.	Finished Floor	M.M.	Minimum	S.C.	Solid Core		
CTR	Center	F.L.C.	Finished Floor	M.M.	Minimum	S.O.V.	Shut Off Valve		
CW	Cold Water	F.L.C.	Finished Floor	M.M.	Minimum	S.S.	Sewer System		
D.S.L.	Downspout	F.L.C.	Finished Floor	M.M.	Minimum	SCH	Schedule		
DBL	Double	F.L.C.	Finished Floor	M.M.	Minimum	SEC	Section		
DIA	Diameter	F.L.C.	Finished Floor	M.M.	Minimum	SHT	Sheet		
DIM	Dimension	F.L.C.	Finished Floor	M.M.	Minimum	SPEC	Specification		
DN	Down	F.L.C.	Finished Floor	M.M.	Minimum	STRUC	Structural		
DWG.	Drawing	F.L.C.	Finished Floor	M.M.	Minimum	SUSP	Suspended		

Vicinity Map



Key Symbols

Detail Reference	Section Reference
Interior Elevation Ref.	Window Mark Reference
Door Mark Reference	Elevation Reference
Walls to remain	Insulation
New Walls	Fiberglass Batt
To be removed	Acoustical
	Existing

Project Directory

Owner
Jesus Acevedo
650-834-4653
152 Utah Ave,
South San Francisco CA, 94080

Project Scope

Change Occupancy to A-3 (Indoor Soccer)

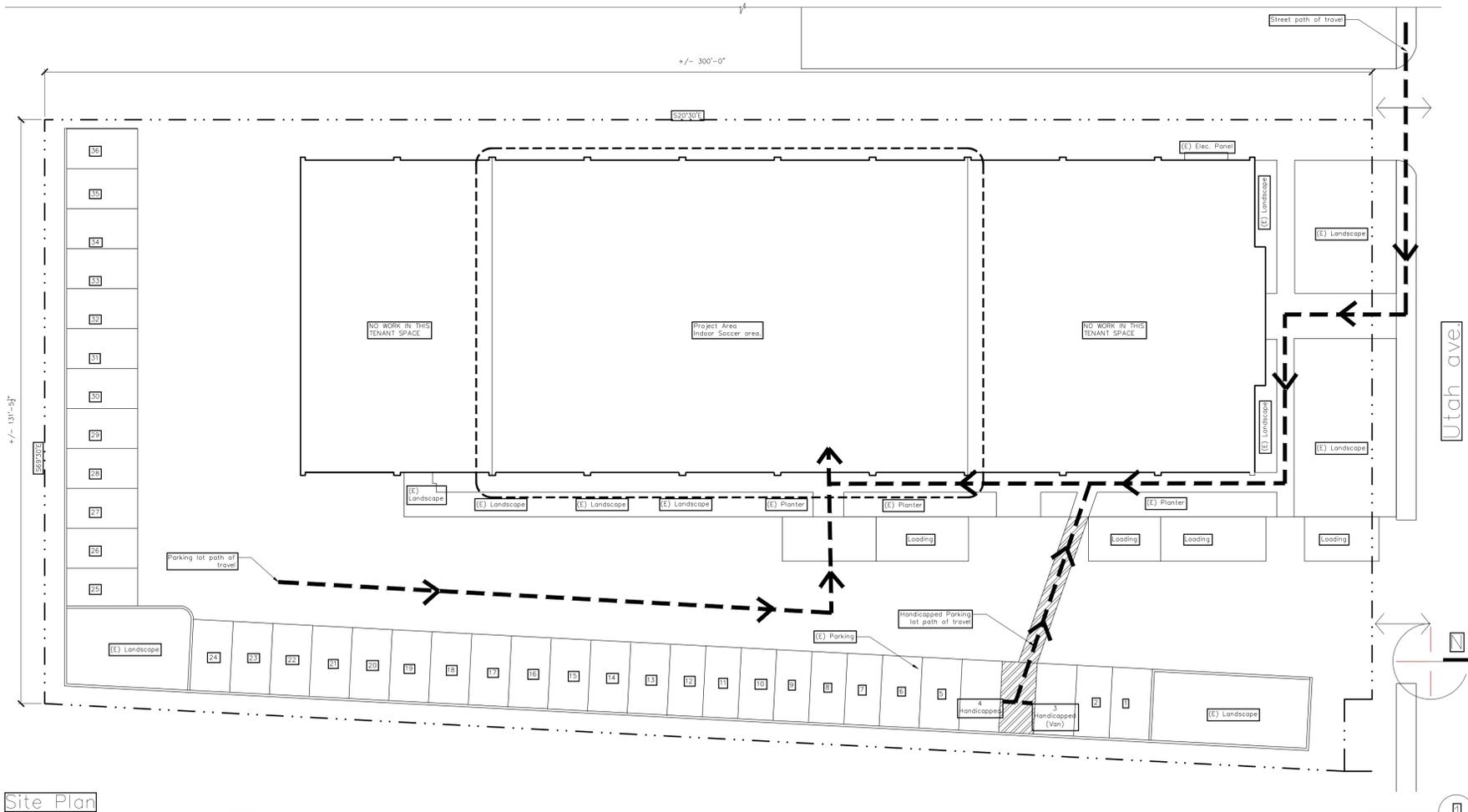
Drawing Index

Architectural	Title Sheet
A0.0	Exterior Elevations
A0.1	Plans

Project Data

152 Utah Ave	Jurisdiction:	City of South San Francisco
	Building Code:	South San Francisco
Building Info:	Occupancy Group:	A-3 (Indoor Soccer)
	Construction type:	III-B
	Number of Story:	1 (Existing)
	Existing Building Area:	+/- 15,118.30 sqft (no change)
	Existing Project Area:	+/- 7,527.00 sqft
	Proposed Project Area:	+/- 7,527.00 sqft (no change)
	Automatic Fire Sprinkler:	Yes (Existing System)
Planning Info:	Zoning:	BC (Business Commercial)
	Allowable Use:	C (Commercial entertainment and recreation - indoor sports and recreation)
	Classification:	50 ft. MAX
	Height:	50 ft. MAX
	Parcel APN:	015142010
	Parcel ID:	328680
	Lot Size:	+/- 41,665.80 sqft
	FAR:	0.5
Building Area:	A-3 (S1)	Proposed (Existing) area 7,527sqft
	(Allowable 38,000sqft)	
	(Planning FAR 20.833 sqft)	
Building Height:	A-3	Existing Building Height +/- 32ft
	(S-without area increase)	
	(Allowable Height 75ft)	
	(Planning Allowable 50ft)	

Client:
Jesus Acevedo
152 Utah Ave,
South South San Francisco CA 94080



REVISION	DATE

Title Sheet

A0.0

1/16"=1'-0"



North Elevation

NTS 4



South Elevation

NTS 3

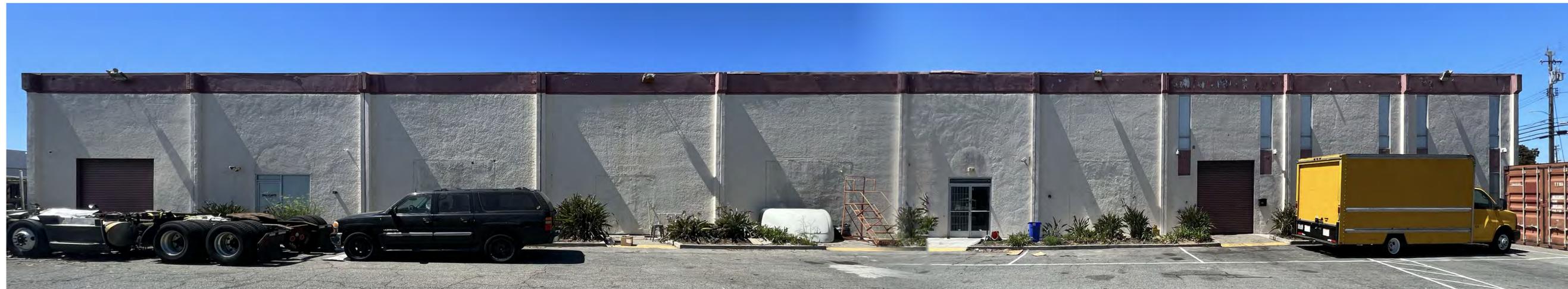
Client:
Alex J Sinclair
 1327 B 09th Ave.
 San Francisco, CA
 94122



West Elevation

NTS 2

REVISION	DATE



East Elevation



NTS 1

OCCUPANCY LOAD CALCULATION

(PER CBC TABLE 1004.5)

FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	TOTAL NUMBER OF OCCUPANTS	NUMBER OF EXIT REQUIRED	NUMBER OF EXIT PROVIDED
COMMON GYM AREA (N-CA)	793.40 SQ.FT.	50 (EXERCISE ROOMS)	793.40 / 50 = 16 PERSONS	1	2
OFFICE (E-OF)	206.40 SQ.FT.	150 (BUSINESS AREA)	206.40 / 150 = 2 PERSONS	1	1
DRESSING ROOM (N-DR)	255.80 SQ.FT.	50 (LOCKER ROOM)	255.80 / 50 = 6 PERSONS	1	1
EQUIPMENT ROOM (N-ER)	199.90 SQ.FT.	300 (ACCESSORY STORAGE AREA)	199.90 / 300 = 1 PERSON	1	1
SOCCER GYM (N-SG)	SOCCER COURT AREA	ACTUAL COUNT: TWO TEAM OF 7 (MAX) AND A REFEREE	15 PERSONS		
	GYM AREA (AREA OTHER THAN THE COURT)	50 (EXERCISE ROOMS)	1,105.00 / 50 = 23 PERSONS	38 PERSONS	2
TOTAL			63 PERSONS	1	3

COMMON PATH OF EGRESS TRAVEL DISTANCE

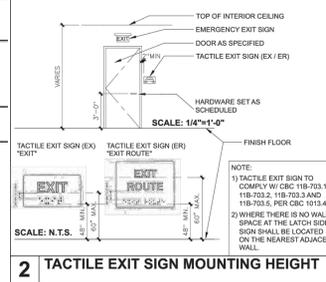
(FOR ROOM WITH SINGLE EXIT, PER CBC TABLE 1006.2.1)

OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (FT)
A-3	49	75 (WITH SPRINKLER SYSTEM)

EXIT ACCESS TRAVEL DISTANCE

(PER CBC TABLE 1017.2)

OCCUPANCY	MAXIMUM EXIT ACCESS TRAVEL DISTANCE (WITH SPRINKLER SYSTEM) (FT)
A-3	250

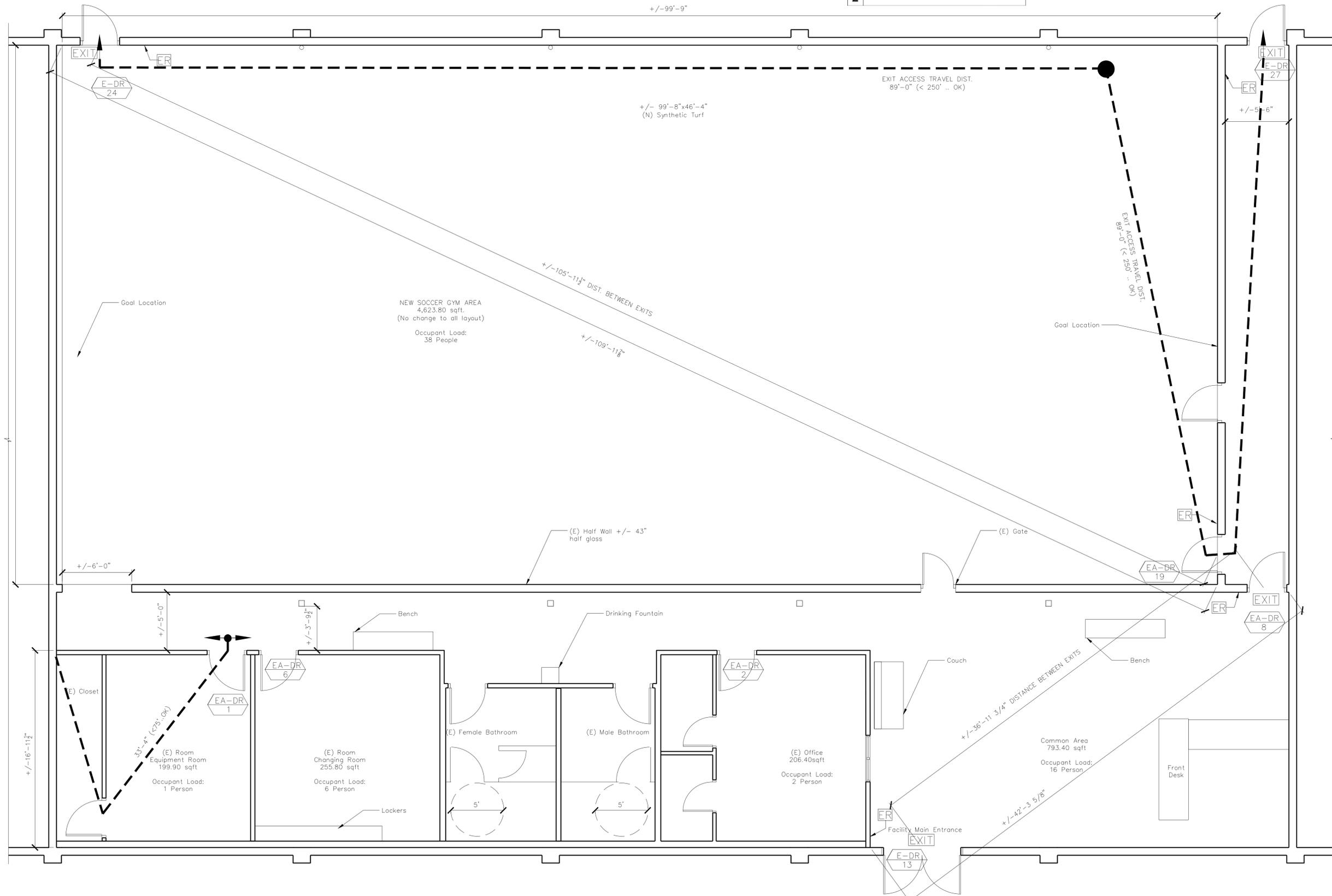


Notes

For special Events, players will have reserved spots filled with a max capacity of 63 people total in the whole tenant space. There is a pick up and drop off zone located in front of entrance.

No daytime hours are proposed and no daytime camps or classes during school breaks are proposed.

- LEGEND**
- EA-DR = EXIT ACCESS DOOR
 - E-DR = EXIT DOOR
 - ER = EXIT
 - NUMBER OF OCCUPANT USING THIS EXIT FOR EGRESS
 - (E) BATTERY BACKED UP CEILING LEVEL EMERGENCY EXIT SIGN
 - TACTILE EXIT SIGN "EXIT" COMPLYING W/ CBC 118-703.1, 118-703.2, 118-703.3 AND 118-703.5, PER CBC 1013.4, DETAIL REFER TO DETAIL 2/A-1.1.
 - TACTILE EXIT SIGN "EXIT ROUTE" COMPLYING W/ CBC 118-703.1, 118-703.2, 118-703.3 AND 118-703.5, PER CBC 1013.4, DETAIL REFER TO DETAIL 2/A-1.1.



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