

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.

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 suppliers, details, assemblies and products commonly known to be industry standard for any 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. The purpose of estimating is to fully identify the work the Contractor shall estimate the owner 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, if submitted, are to be reviewed for compliance, do not constitute a writing unless it is brought to the attention of the Architect that specific changes are being suggested.

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.

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.

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 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 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.

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.

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

(E)	Existing	E.F.	Exhaust Fan	I.D.	Inside Diameter	O.C.	On Center
(N)	New	E.J.	Expansion Joint	INSUL.	Insulation	O.H.	Overhang
A.B.	Anchor Bolt	E.P.	Electrical Panel	INT.	Interior	O.P.G.	Opening
A.C.	Asphalt Concrete	E.A.	Each			OPP.	Opposite
A.D.	Area Drain	E.L.C.	Electrical	J.H.	Joist Hanger		
B.U.R.	Build-Up	E.Q.	Equal	J.T.	Joint		
B.D.	Board	E.Q.	Equipment	L.V.	Lovatory	PLAM	Plastic Laminite
B.D.G.	Building	F.D.	Floor Drain	L.T.	Light	PL.	Plate
BLK.	Block	F.G.	Finished Grade			PLAS.	Plaster
BLK.	Blocking	FDH.	Foundation			PL.WD.	Plywood
BM.	Beam	F.F.	Finish	M.H.	Manhole	P.P.	Pipe
BOT.	Bottom	FOC	Face Of Conc	MAX.	Masonry Opening	PTDF	Pressure Treated Douglas Fir
C.J.	Construction Joint	FOF	Face Of Finish	MAX.	Maximum	R.D.	Road Drain
C.O.T.G.	Clean Out To Grade	FS	Face Of Stud	MEMB.	Membrane	R.Q.	Rough Opening
CAB.	Cabinet	FTG.	Footing	MFR.	Manufacturer	REFIN.	Reinforcing
CLG.	Ceiling	GB	Gypsum Board	MIR.	Mirror	REQD	Required
CL.G.	Close	G.I.	Galvanized Iron	MTD.	Mounted	RESIL.	Resilient
CL.R.	Clear	G.G.	Gauge	MUL.	Mulch	R.H.	Room
COL.	Column	GAL.V.	Galvanized	MUL.	Mulch	R.W.	Roofing
CONC.	Concrete	GL.	Glass			S.B.	Solid Blocking
CONST.	Construction	GR.	Grade	N	North	S.C.	Solid Core
CONT.	Continuous	G.S.M.	Galv. Steel Metal	NIC	Not in Contract	S.O.V.	Soft Off Valve
CTR.	Center			NOM.	Nominal	SCH.	Sewer System
CW	Cold Water	H.B.	Hose Bib	NLS	Not To Scale	SEC.	Section
D.S.	Downspout	H.C.	Hollow Core			SHT.	Sheet
DBL.	Double	H.W.	Hollow Metal			SPEC.	Specification
DIA.	Diameter					STRUC.	Structural
DM.	Dimension					SUSP.	Suspended
DN.	Down						
DWG.	Drawing						

NTS

True North

1. Storm drains must be protected during construction. Discharge of any demolition/construction debris or water to the storm drain system is prohibited.
2. Tires, solvents, hazardous waste, used oil are prohibited from being stored outside, unless contained in a covered, bermed and contained enclosure.
3. If any auto repair to be conducted indoors, drains must be plumbed through an oil/water separator and then into the sanitary sewer system and clearly shown on plans.
4. No Soil Disturbance
5. A Hauling Permit shall be required for excavations and off-haul on non-hydrated, pre-engineering requirements should hauling of earth occur prior to grading. Otherwise, hauling conditions would be included with the grading permit.
6. The owner shall, at his/her expense, replace any broken sidewalk, curb and gutter fronting the property. The City of SSF shall be the sole judge of whether any such replacement is necessary. All adjacent sidewalk, curb and gutter shall be rebuilt to City standard at the Owner's expense

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

152 Utah Ave

- Jurisdiction:	City of South San Francisco
- Building Code:	South San Francisco

Building Info:

- Occupancy Group: A-3 (Indoor Soccer)
- Proposed Occ. Group: S-1 (Tire repair shop)
- Construction type: III-B
- Number of Story: 1
- Existing Building Area: +/- 11,118.30 sqft (no change)
- Existing Project Area: +/- 7,527.00 sqft
- Proposed Project Area: +/- 10,277.00 sqft (adding 2 e rooms together, no ext.)
- Automatic Fire Sprinkler: Yes (Existing System)

Change Occupancy from A-3 (Indoor Soccer) to S-1 (Tire repair shop). Removing non-load bearing wall Combining two units together. Demo Soccer area.

Architectural	
A0.0	Title Sheet
A0.1	Exterior Elevations
A1.0	Plans

Key

Detail Reference  **Section Reference** 

Interior Elevation Reference  **Window Mark Reference** 

Door Mark Reference  **Elevation Reference** 

Walls  **Insulation** 

New Walls  **Fiberglass Batt** 

To be removed  **Acoustical** 

Existing 

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.

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

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.

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.

Location of Property lines is assumed to be at centerline of existing fencing. It is the sole responsibility of the Owner-Builder 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.

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.

City of South San Francisco
2022 California Building code
2022 California Building Code and Amendments
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Electrical Code
2022 California Energy Code
2022 California Fire Code
2022 California Green Building Standards Code
Any applicable city codes, ordinances, or
amendments to the California Building Code
2022 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.

[illegible]



North Elevation

NTS 4



South Elevation

NTS 3

JS

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



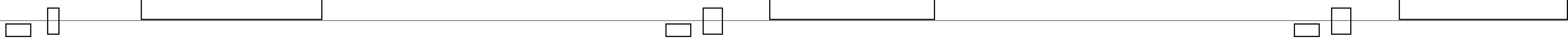
West Elevation

NTS 2

REVISION	DATE



East Elevation



NTS 1

Elevations

A0.1

LEGEND

EA-DR

EXIT ACCESS DOOR

E-DR

EXIT DOOR

EA-DR

EXIT ACCESS DOOR

NUMBER OF OCCUPANT USING THIS EXIT FOR EGRESS

EXIT

(E) BATTERY BACKED UP CEILING LEVEL EMERGENCY EXIT SIGN

EXIT

TACTILE EXIT SIGN "EXIT" COMPLYING W/ CBC 11B-703.1, 11B-703.2, 11B-703.3 AND 11B-703.5, PER CBC 1013.4. DETAIL REFER TO DETAIL 2/A-1.1.

EXIT

TACTILE EXIT SIGN "EXIT ROUTE" COMPLYING W/ CBC 11B-703.1, 11B-703.2, 11B-703.3 AND 11B-703.5, PER CBC 1013.4. DETAIL REFER TO DETAIL 2/A-1.1.

SC

HARD WIRED W/ BATTERY BACK-UP SMOKE/CARBON MONOXIDE ALARM

TOP OF INTERIOR CEILING

EMERGENCY EXIT SIGN

DOOR AS SPECIFIED

TACTILE EXIT SIGN (EX / ER)

HARDWARE SET AS SCHEDULED

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

TACTILE EXIT SIGN (EX) "EXIT"

TACTILE EXIT SIGN (ER) "EXIT ROUTE"

FINISH FLOOR

SCALE: N.T.S.

NOTE:
1) TACTILE EXIT SIGN TO COMPLY W/ CBC 11B-703.1, 11B-703.2, 11B-703.3 AND 11B-703.5, PER CBC 1013.4.
2) WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE, SIGN SHALL BE LOCATED ON THE NEAREST ADJACENT WALL.

3

TACTILE EXIT SIGN MOUNTING HEIGHT

Proposed Plan

1/8"=1'-0" 2

NOTE ON EXISTING DOORS

- 1) ALL EXISTING DOORS DESCRIBED UNDER THIS SECTION INCLUDE ALL EXIT DOORS, DOORS TO ROOMS AND DOORS TO MALE AND FEMALE BATHROOMS, EXCLUDING DOORS TO CLOSET AND DOOR TO PRIVATE TOILET.
- 2) ALL EXISTING DOORS HAVE A CLEAR WIDTH OF 32" MINIMUM PER CBC 11B-404.2.3
- 3) ALL EXISTING DOORS' HARDWARE ARE OPERABLE WITH ONE HAND AND DO NOT REQUIRE TIGHT GRASPING, PULLING, OR TWISTING OF THE HAND AS PER CBC 11B-404.2.7 and 11B-308.4
- 4) ALL EXISTING DOOR THRESHOLDS HAVE MAXIMUM HEIGHT OF 1/2" COMPLY WITH CBC 11B-404.2.8
- 5) ALL EXISTING DOORS' OPENING FORCE IS 8-POUNDS MAXIMUM PER CBC 11B-404.2.9
- 6) ALL EXISTING DOOR OPENING HARDWARE ARE MOUNTED AT 34" TO 44" ABOVE FINISH FLOOR PER CBC 11B-404.2.7
- 7) LOWER 10" OF ALL EXISTING DOOR SURFACE IS PROVIDED WITH A SMOOTH SURFACE FOR THE FULL WIDTH OF THE DOOR, AT THE PUSH SIDE OF THE DOOR PER CBC 11B-404.2.10

ACCESSIBLE PARKING SCHEDULE

TOTAL NUMBER OF PARKING SPACES	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES	NUMBER OF ACCESSIBLE PARKING SPACES PROVIDED	MINIMUM NUMBER OF REQUIRED ACCESSIBLE VAN PARKING SPACES	NUMBER OF ACCESSIBLE VAN PARKING SPACES PROVIDED
42	26-50 = 2	2 O.K.	1 FOR EVERY 6 ADA PARKING	1 O.K.

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)
S-1	29	100 (WITH SPRINKLER SYSTEM)

EXIT ACCESS TRAVEL DISTANCE

(PER CBC TABLE 1017.2)

OCCUPANCY	MAXIMUM EXIT ACCESS TRAVEL DISTANCE (WITH SPRINKLER SYSTEM) (FT)
S-1	100

OCCUPANCY LOAD		(PER CBC TABLE 1004.5)			
CALCULATION	AREA	OCCUPANT LOAD FACTOR	TOTAL NUMBER OF OCCUPANTS	NUMBER OF EXIT REQUIRED	NUMBER OF EXIT PROVIDED
Function of Space					
Common Area	793.50sqft	50	793.40 / 50 = 16 PERSONS	1	2
Storage Area	1,032sqft	300 (ACCESSORY STORAGE AREA)	1,032 / 300 = 3 person	1	1
Tire Shop	8,927sqft	300 (garage vehicle service)	8,927 / 300 = 29 person	1	1
			Total: 48 person	1	4

Demo Plan

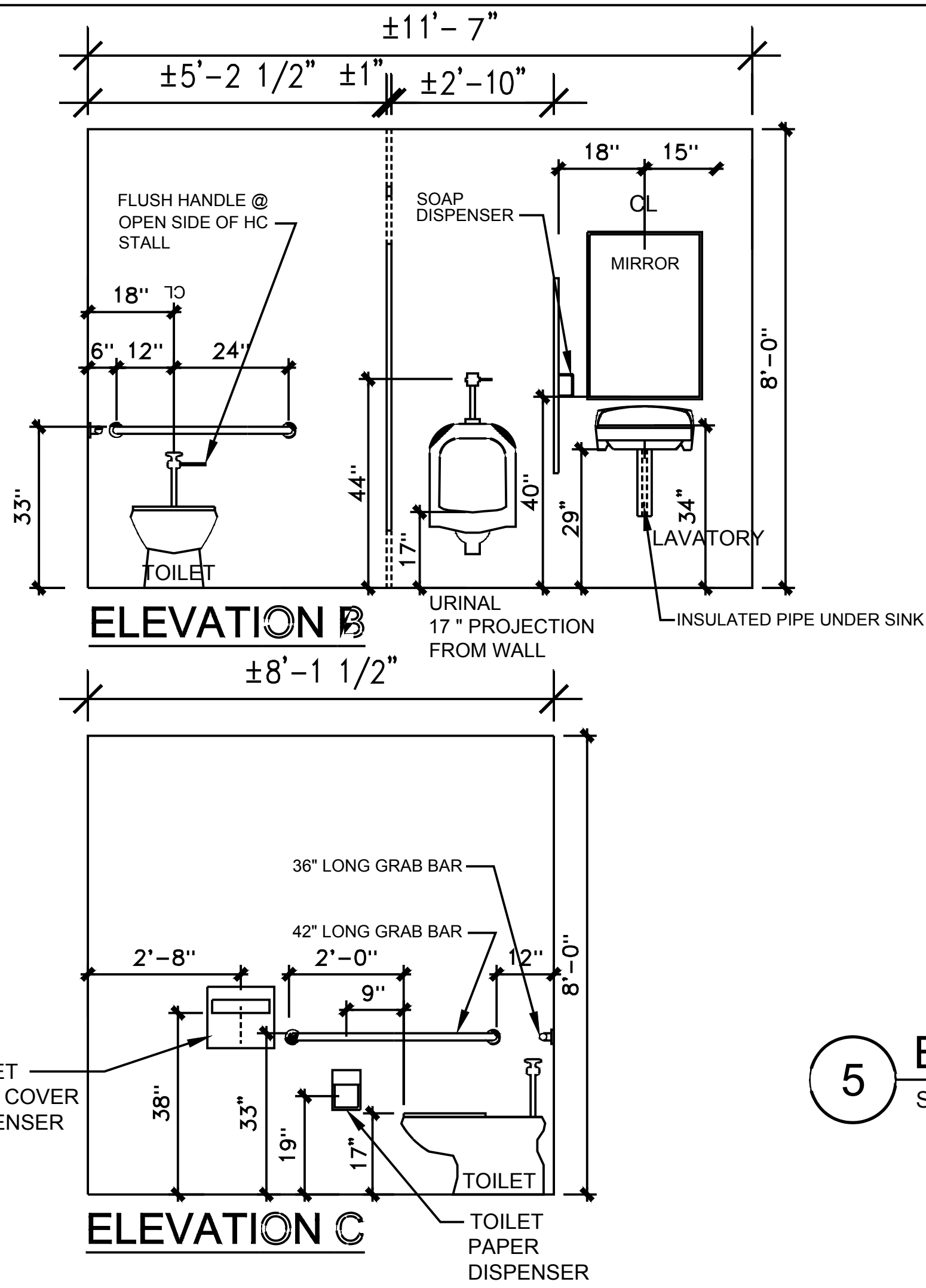
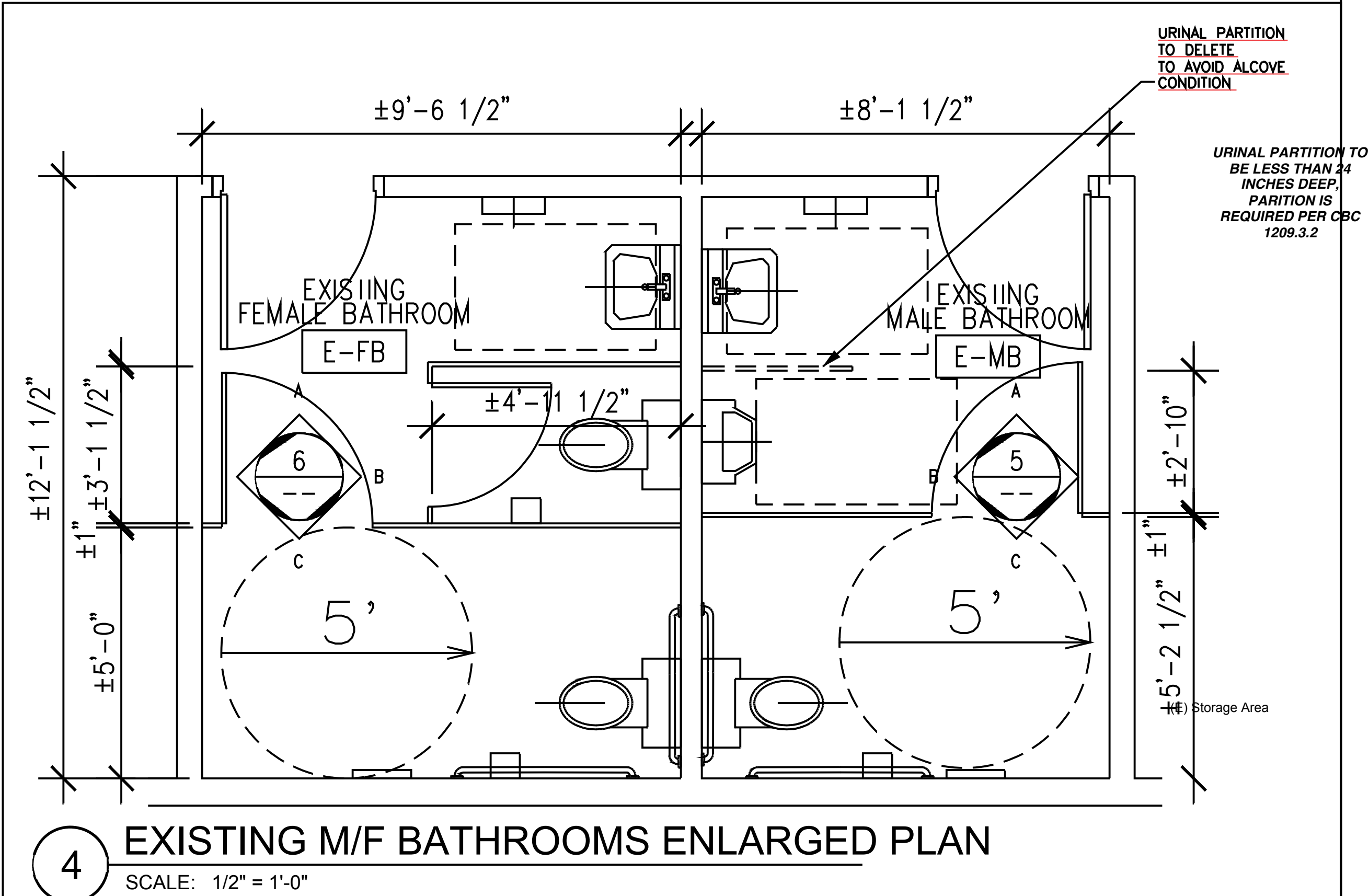
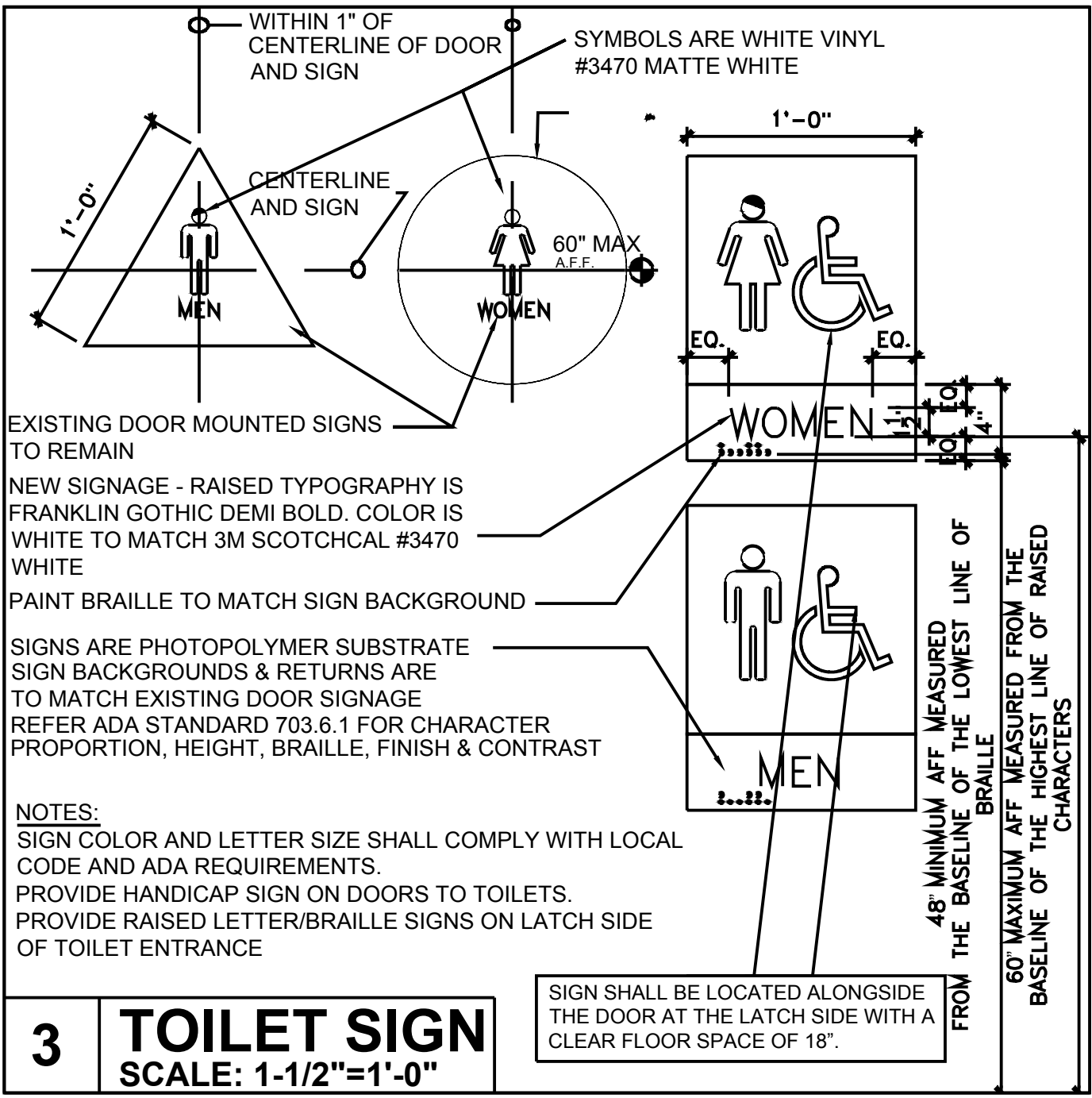
1/8"=1'-0" 1

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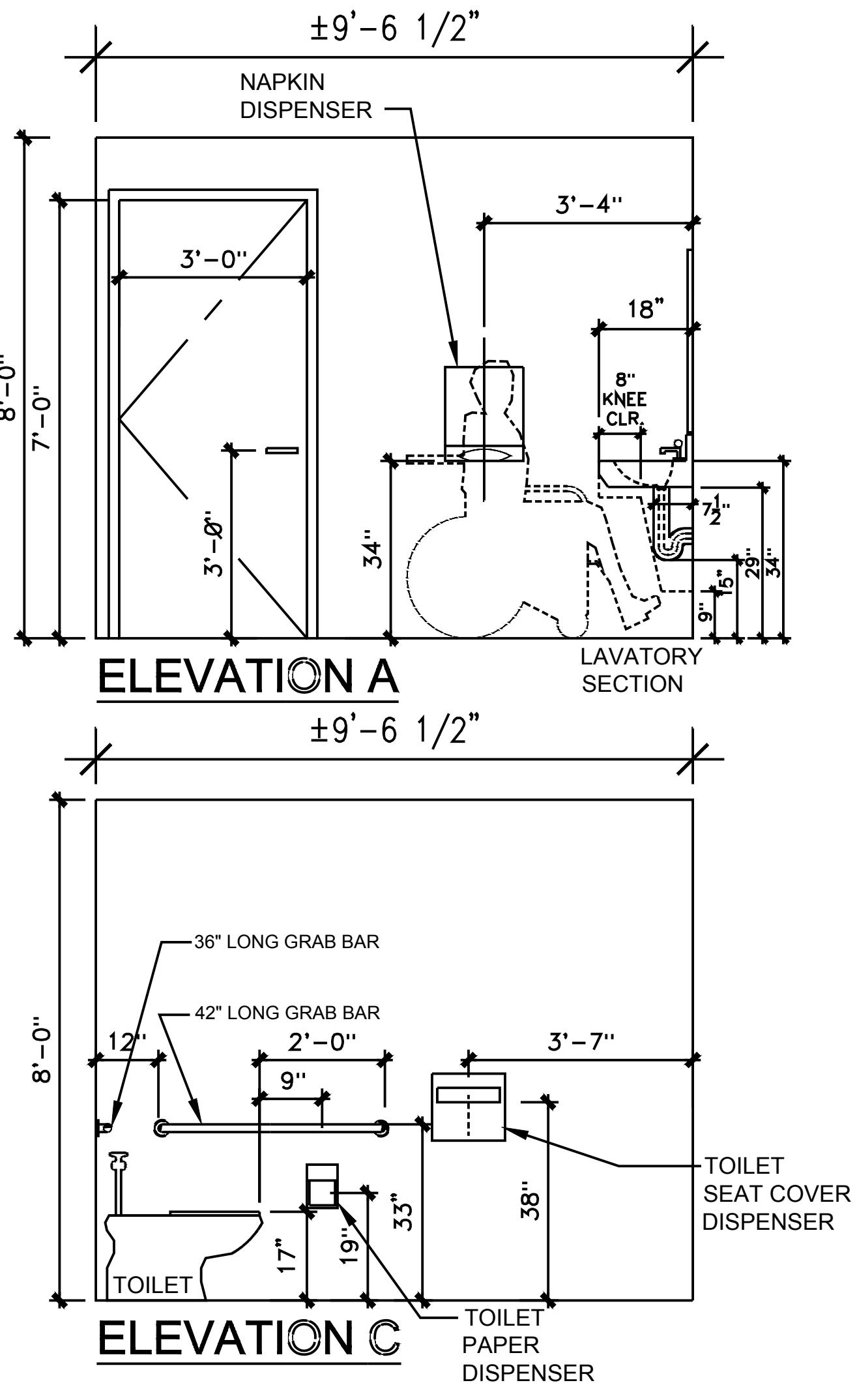
Plans

A1.0



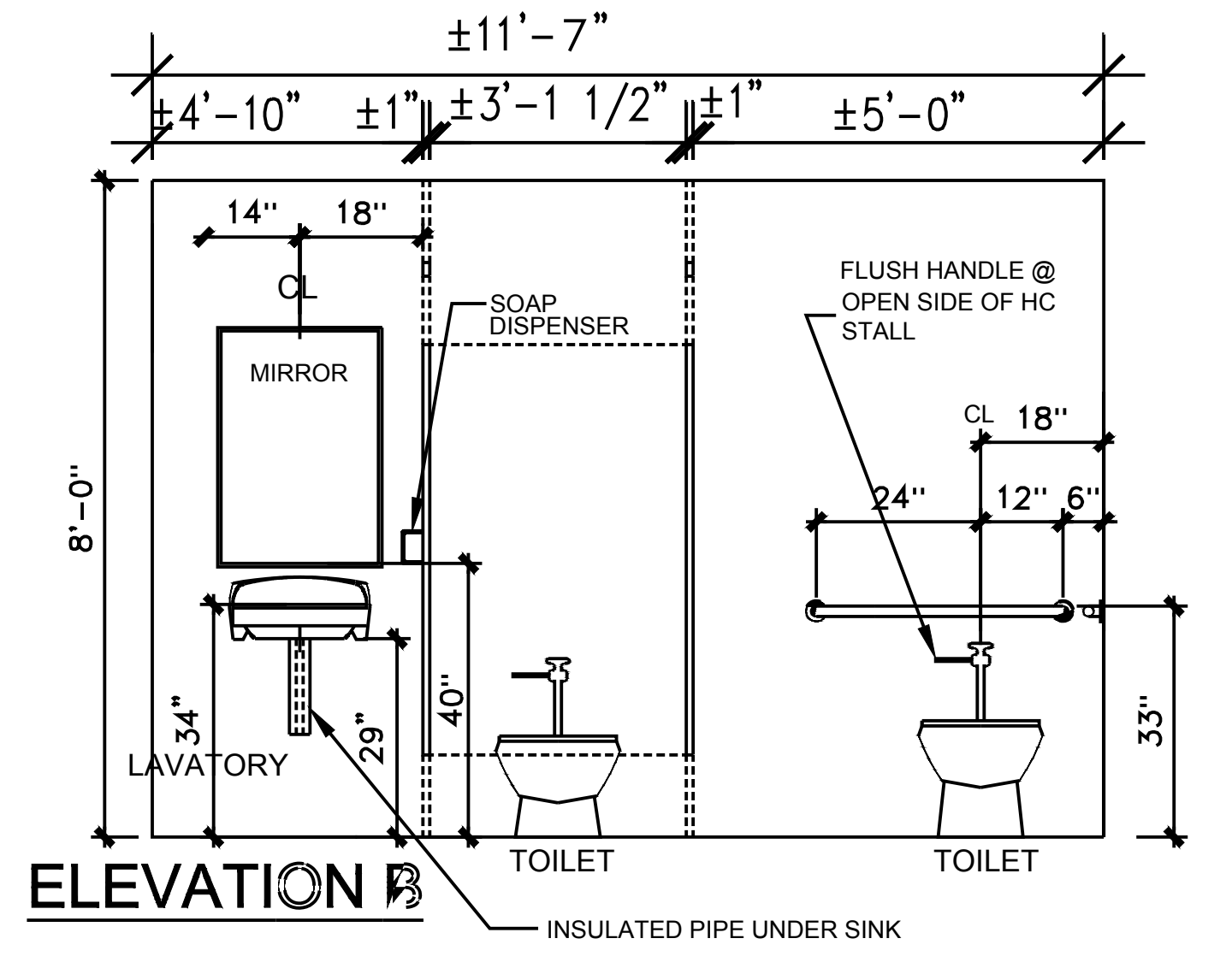
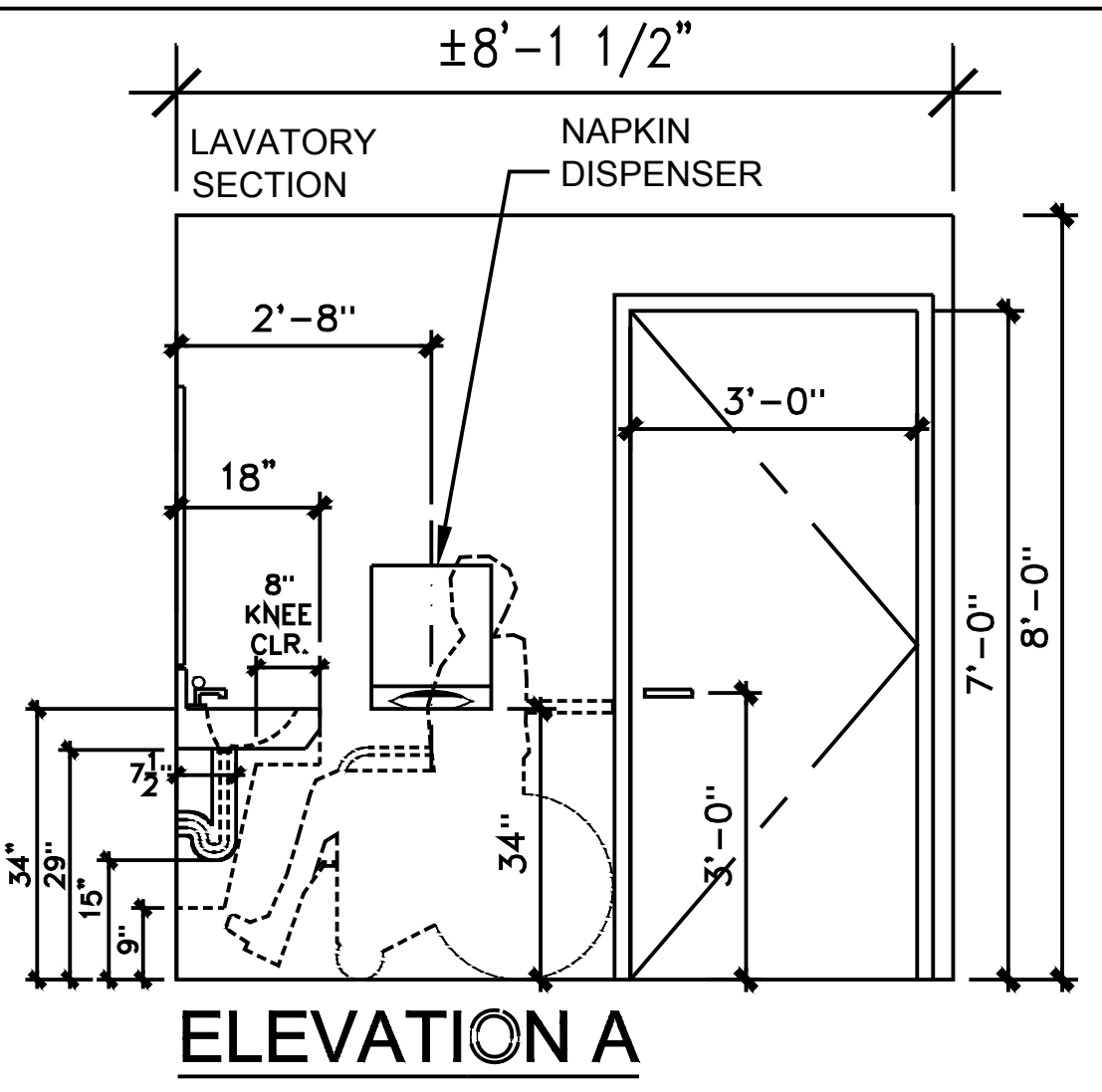
5 EXISTING MALE BATHROOM ELEVATIONS

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



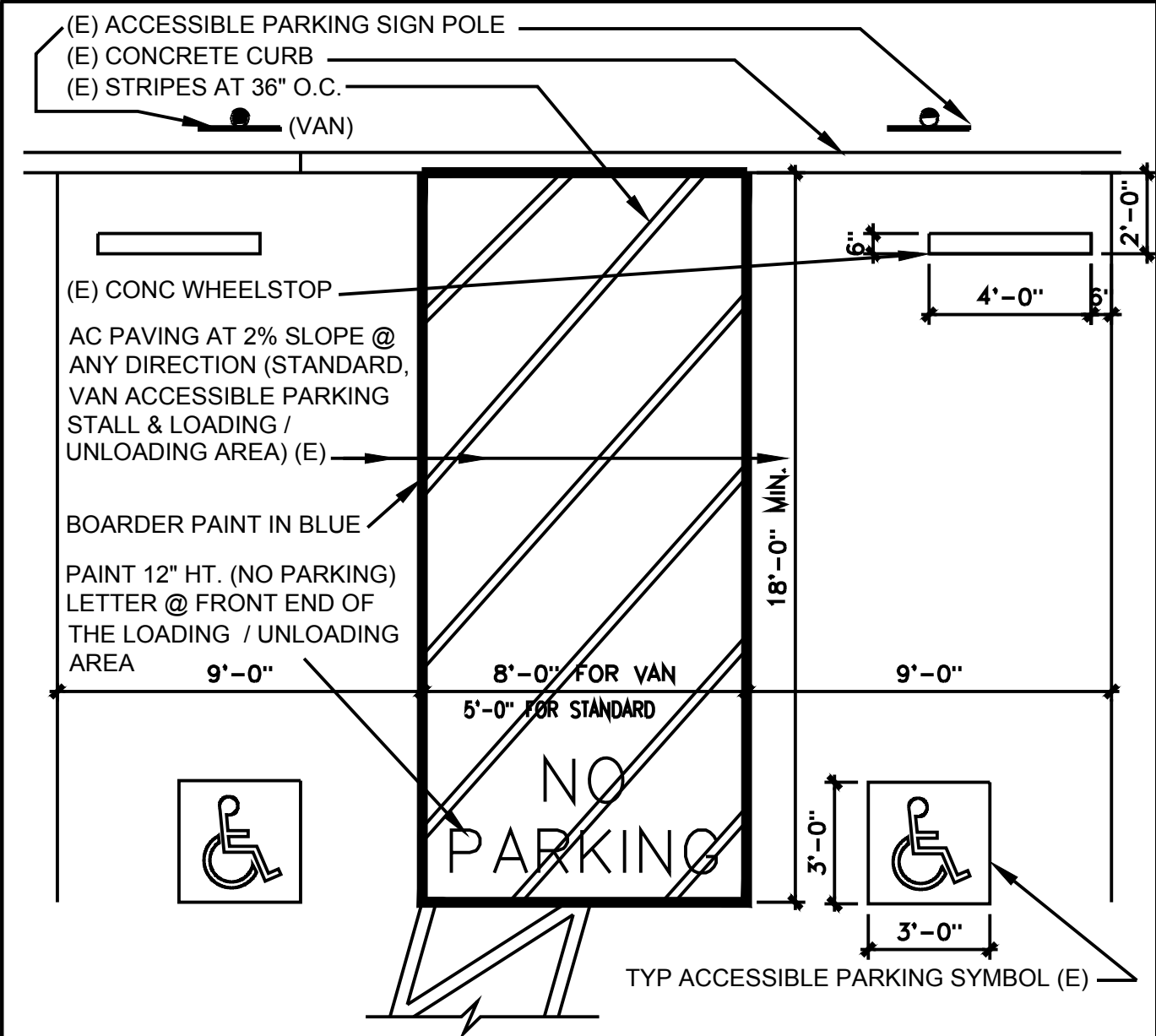
6 EXISTING FEMALE BATHROOM ELEVATIONS

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

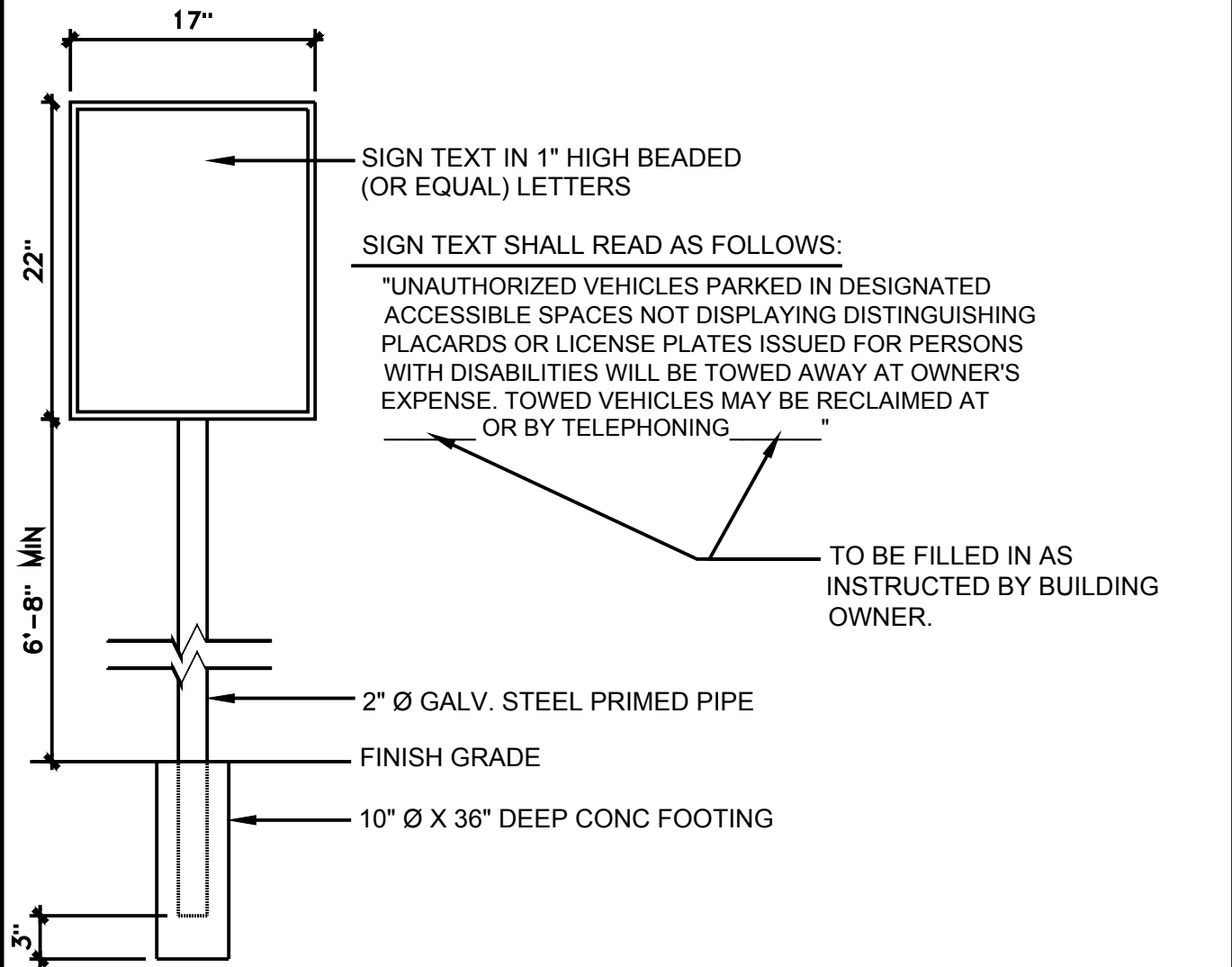


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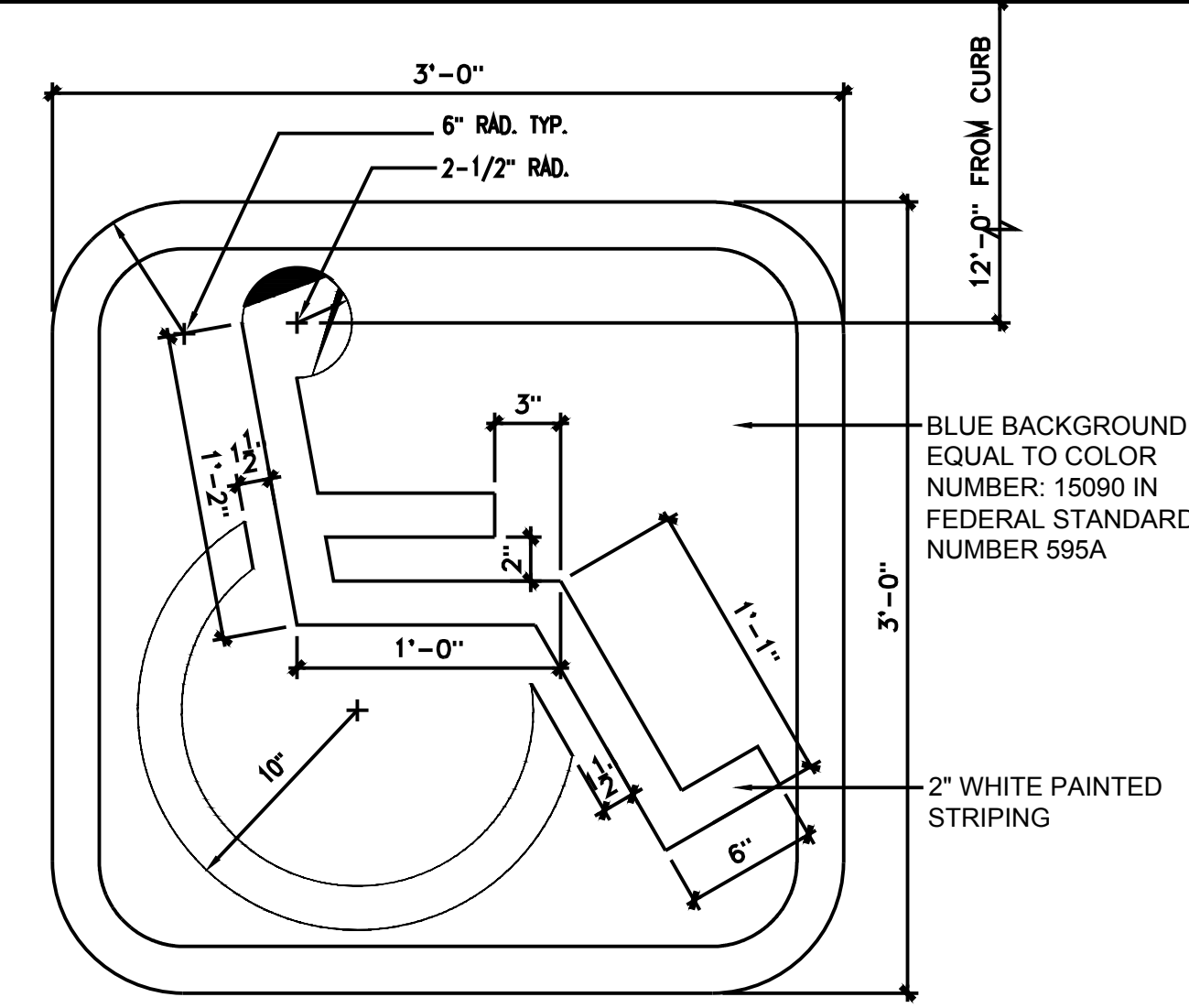


1 (E) HC STALL & LOADING AREA
SCALE: 1/4"=1'-0"



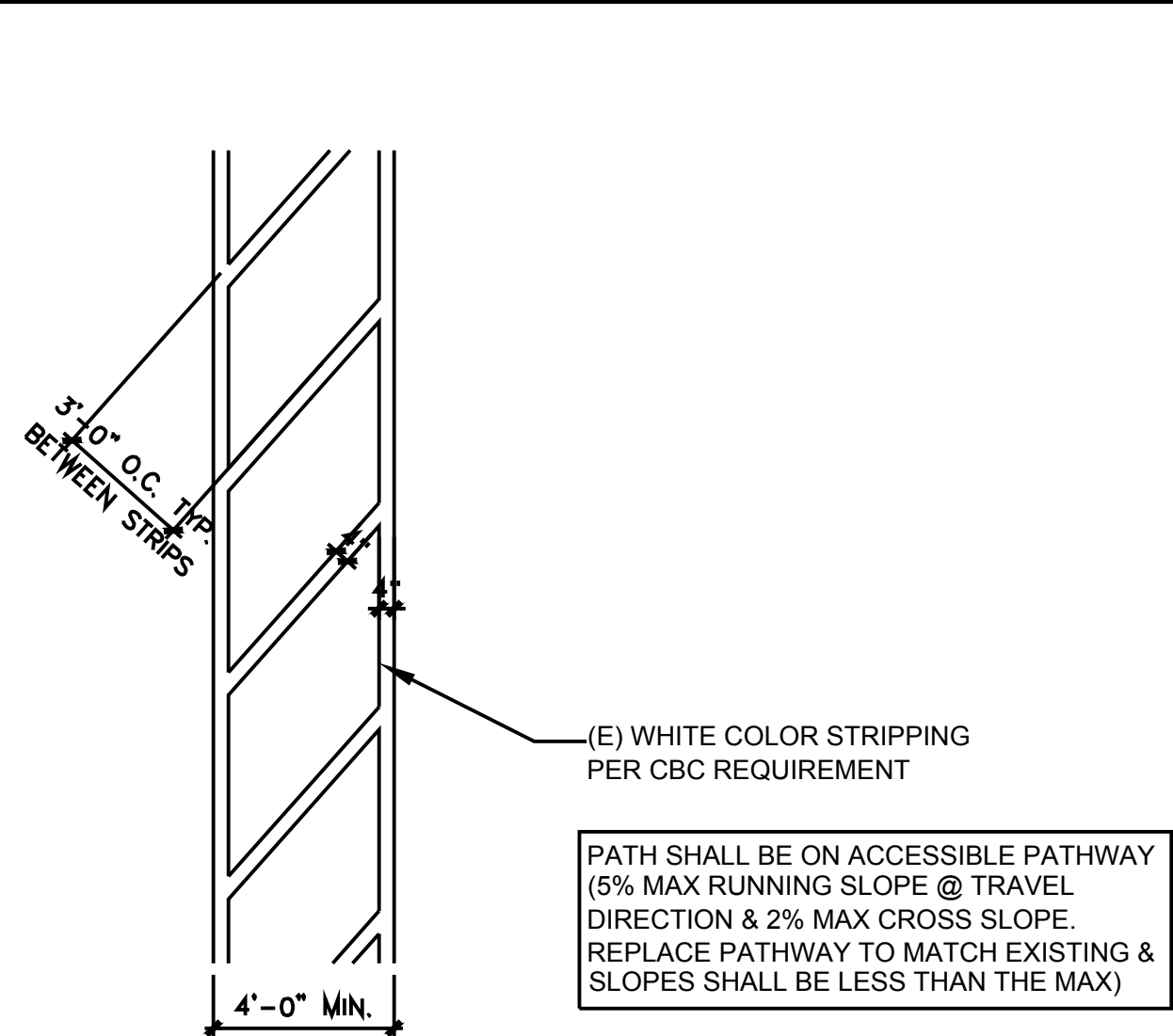
NOTE: PROVIDE ONE SIGN AT EACH ENTRY ONTO PROJECT FROM PUBLIC STREET(S)

5 (E) SITE ENTRY SIGN
SCALE: 1"=1'-0"

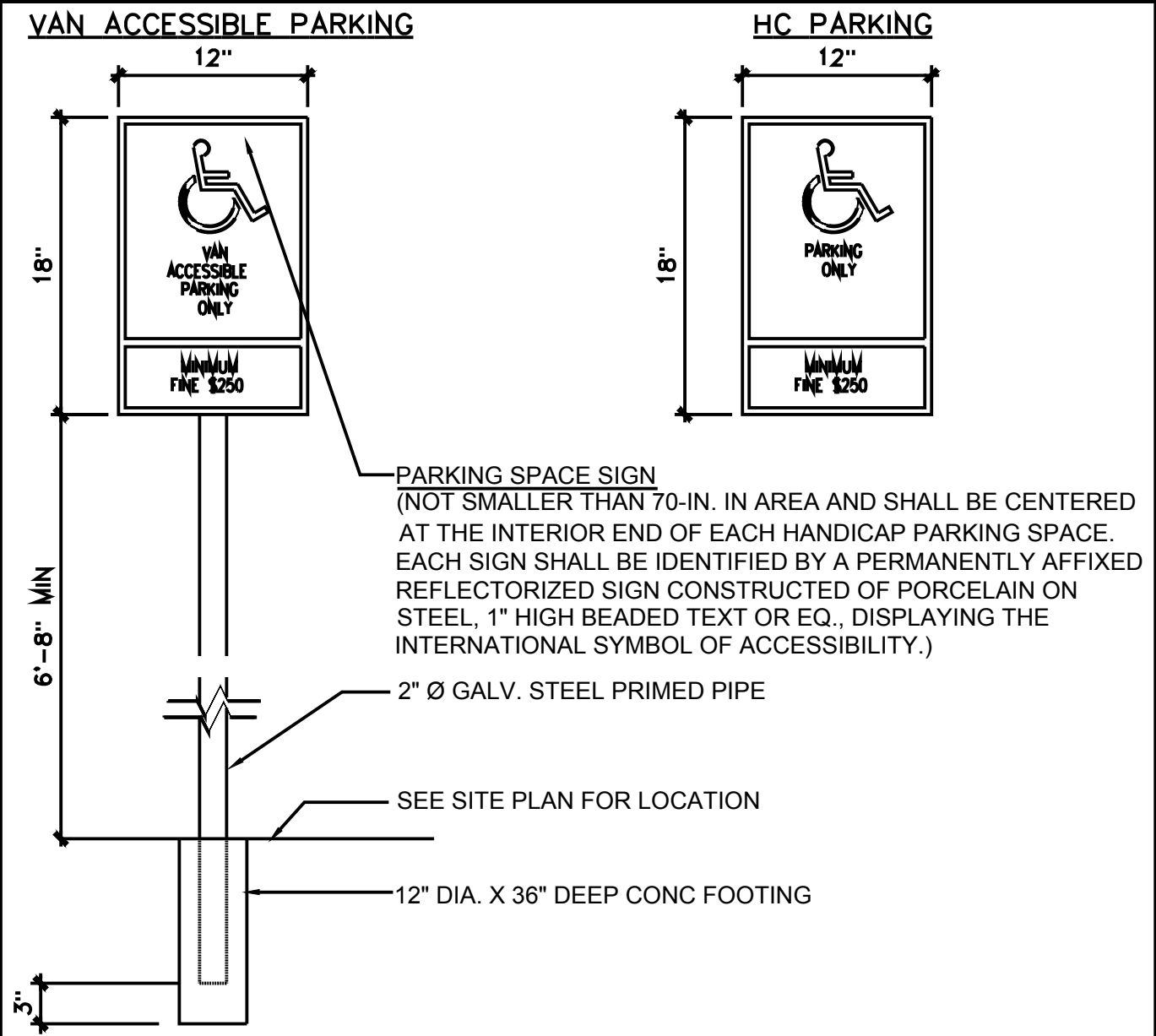


NOTE: SIGN SHALL BE CENTERED @ HC / VAN ACCESSIBLE PARKING STALL

2 HC PARKING SIGN ON GROUND
SCALE: 1-1/2"=1'-0"



3 (E) ACCESSIBLE STRIPPING PATH
SCALE: 1/4"=1'-0"



4 (E) ACCESSIBLE PARKING SIGN
SCALE: 1"=1'-0"

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