

## 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 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 for 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 do 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-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.

## 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

(E)	Existing	E.F.	Exhaust Fan	(I.D.)	Inside Diameter	O.C.	On Center	T.B.	Towel Bar
(N)	New	E.J.	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.E.C.	Electrical	J.H.	Joist Hanger	OPP.	Opposite	T.O.S.	Top Of Sidewalk
A.D.	Area Drain	EL.	Elevation	(JT)	Joint			T.O.W.	Top Of Wall
B.U.R.	Built-Up	EQ.	Equal			PLAM.	Plastic Laminate	T.P.D.	Toilet Paper Disp.
B.D.	Board	EQUIP.	Equipment	(LAV.)	Lavatory	PL.	Plate	UON	Unless Otherwise Noted
B.D.C.	Building	F.D.	Floor Drain	(L.T.)	Light	PLAS.	Plaster		
BLK.	Block	F.C.	Finished Grade	M.H.	Manhole	PLWD.	Plywood		
BLKG.	Blocking	F.F.	Face Of Finish	M.O.	Masonry Opening	PR.	Pair		
BM.	Beam	F.F.	Face Of Finish	MAX.	Maximum	PTDF.	Pressure Treated Douglas Fir		
BO.	Bottom	F.F.	Face Of Finish	M.E.M.	Membrane	R.D.	Roof Drain		
C.J.	Construction Joint	F.F.	Face Of Finish	MFR.	Manufacturer	R.O.	Rough Opening		
C.O.T.G.	Clean Out To Grates	F.F.	Face Of Finish	MIN.	Minimum	REF.	Refer To		
CAB.	Cabinet	F.F.	Face Of Finish	MIR.	Mirror	REIN.	Reinforced		
C.C.	Ceiling	F.F.	Face Of Finish	MID.	Moulded	REQD.	Required		
CLO.	Closet	F.F.	Face Of Finish	M.L.	Metal	RES.	Resistant		
CLR.	Clear	F.F.	Face Of Finish	MUL.	Mullion	RM.	Room		
COL.	Column	F.F.	Face Of Finish			RWB.	Redwood		
CONC.	Concrete	F.F.	Face Of Finish			S.B.	Solid Blocking		
CONSTR.	Construction	F.F.	Face Of Finish			S.C.	Solid Core		
CONT.	Continuous	F.F.	Face Of Finish			S.O.V.	Shut Off Valve		
CTR.	Center	F.F.	Face Of Finish			S.S.	Sewer System		
CW.	Cold Water	F.F.	Face Of Finish			SCH.	Schedule		
D.S.	Downspout	F.F.	Face Of Finish			SEC.	Section		
DBL.	Double	F.F.	Face Of Finish			SHT.	Sheet		
DIA.	Diameter	F.F.	Face Of Finish			SPEC.	Specification		
DIM.	Dimension	F.F.	Face Of Finish			STRUC.	Structural		
DN.	Down	F.F.	Face Of Finish			SUSP.	Suspended		
DWG.	Drawing	F.F.	Face Of Finish						

## Vicinity Map



## Key Symbols

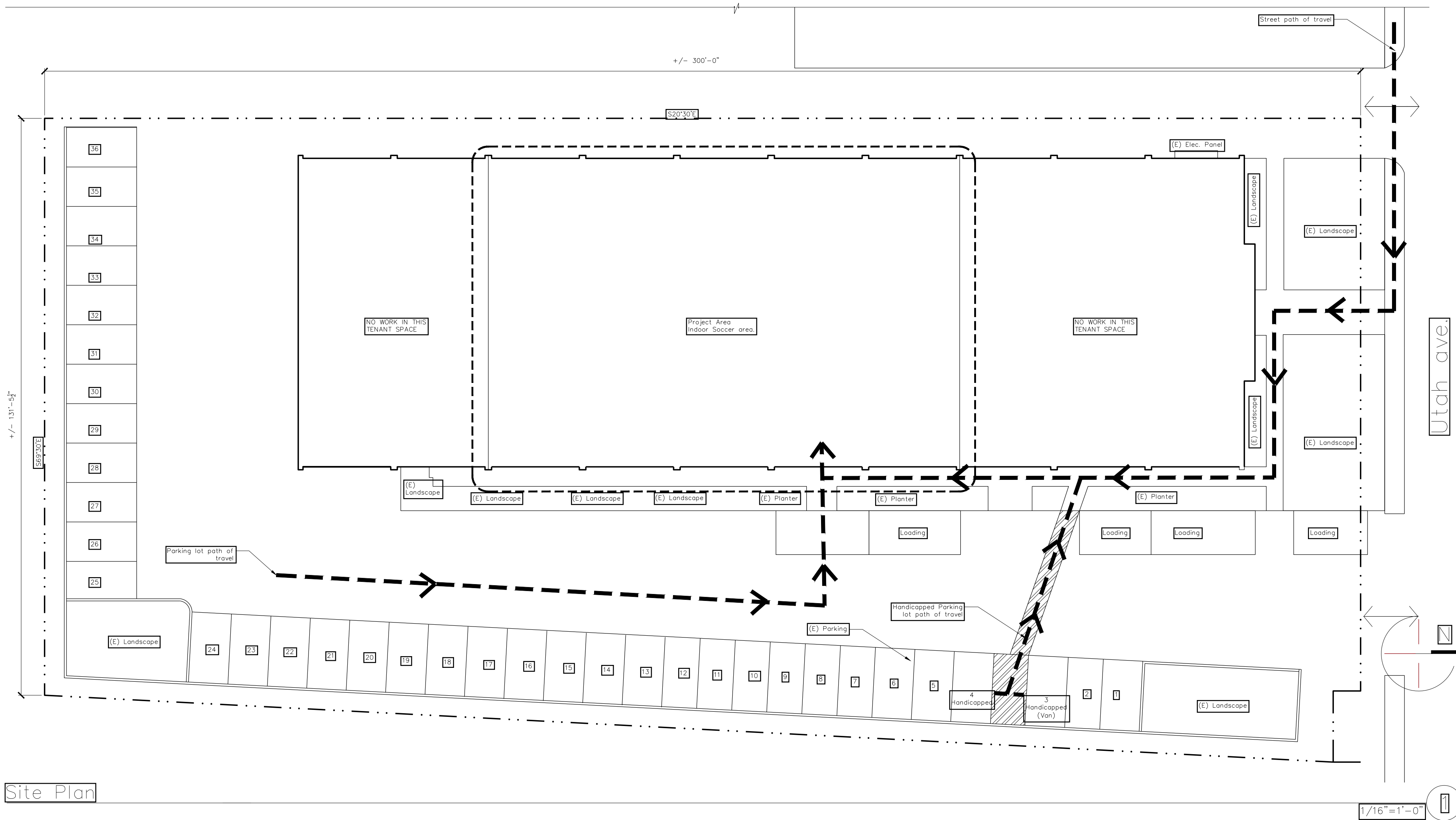
Detail Reference (A-1) Section Reference (A-1)

Interior Elevation Ref. (E) Window Mark Reference (A)

Door Mark Reference (D) Elevation Reference (E)

Walls to remain (W) Insulation (I) Fiberglass Batt (F) Acoustical (A)

New Walls (N) To be removed (R)



## Site Plan

Indoor Soccer  
152 Utah Ave,  
South San Francisco

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

## Project Data

<b>152 Utah Ave</b>	Jurisdiction:	City of South San Francisco
	- Building Code:	South San Francisco
<b>Building Info:</b>		
- 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)	
<b>Planning Info:</b>		
- Zoning:	BC (Business Commercial)	
- Allowable Use:	C (Commercial entertainment and recreation - indoor sports and recreation)	
- Classification:	50 ft. MAX	
- Height:	015142010	
- Parcel APN:	328880	
- Parcel ID:	+/- 41,665.80 sqft	
- Lot Size:	0.5	
- FAR:		
<b>Building Area:</b>		
- A-3 (S1)		
(Allowable 38,000sqft)		
(Planning FAR 20,833 sqft)		
<b>Building Height:</b>		
- A-3		
(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





North Elevation



South Elevation



West Elevation



East Elevation

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

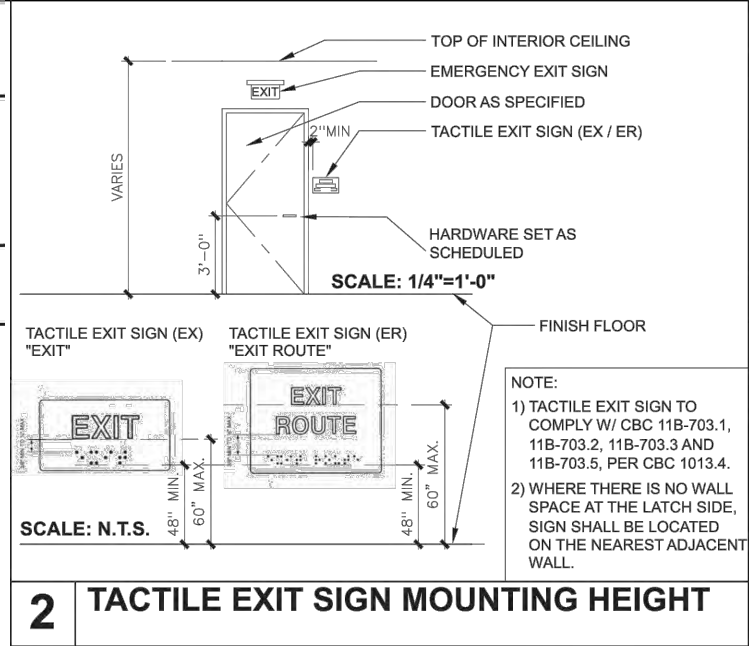
REVISION	DATE



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 (ACCESSARY 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	38 PERSONS	1
	GYM AREA (AREA OTHER THAN THE COURT)	50 (EXERCISE ROOMS)	1,105.00 / 50 = 23 PERSONS		
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)

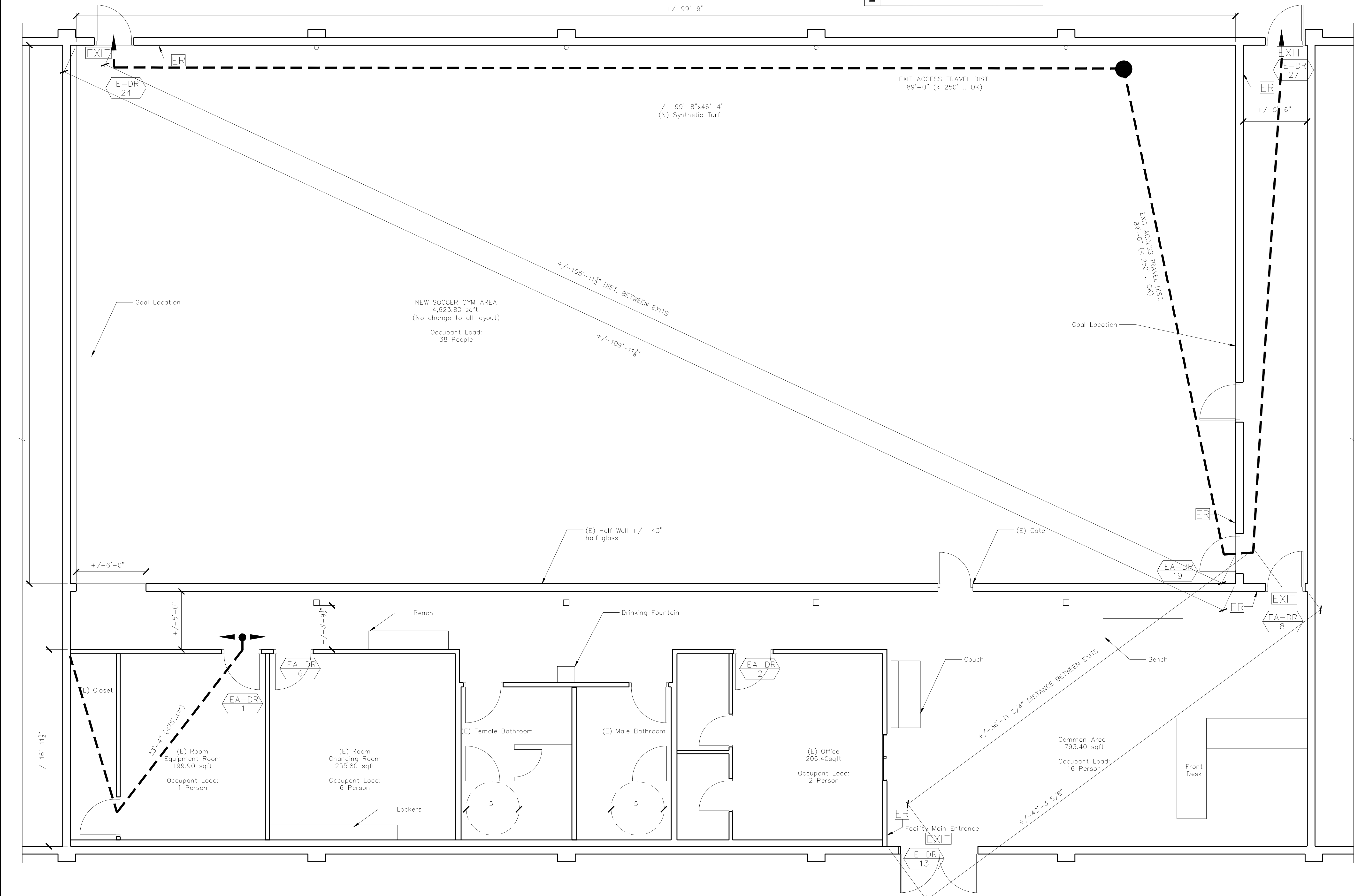
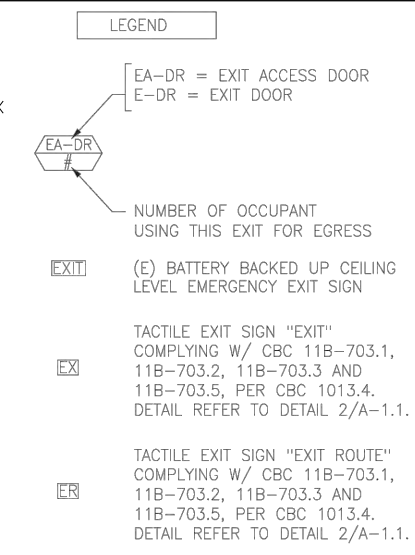
EXIT ACCESS TRAVEL DISTANCE	
(PER CBC TABLE 1017.2)	
OCCUPANCY	MAXIMUM EXIT ACCESS TRAVEL DISTANCE (WITH SPRINKLER SYSTEM) (FT)
A-3	250



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.



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

REVISION	DATE

Plans

A1.0