

VALLEJO STREET REMODEL, ADDITION & NEW STATE ADU

PROJECT DATA

APPLICABLE CODES:

2025 SAN FRANCISCO BUILDING CODE (SFBC) - EFFECTIVE JANUARY 26, 2025
2025 SAN FRANCISCO ELECTRICAL CODE
2025 SAN FRANCISCO PLUMBING CODE
2025 SAN FRANCISCO MECHANICAL CODE
2025 SAN FRANCISCO FIRE CODE
2025 SAN FRANCISCO GREEN BUILDING CODE

ZONING DISTRICT:

(RH-3) PLANNED DEVELOPMENT

LAND USE:

(E) 6 RESIDENTIAL UNIT

BUILDING CONSTRUCTION TYPE:

TYPE 5-B CONSTRUCTION

FIRE RESISTANCE:

STRUCTURAL FRAME 0 HR
BEARING WALL - EXTERIOR 0 HR
BEARING WALL- INTERIOR 0 HR
NON-BEARING - INTERIOR 0 HR
FLOOR CONSTRUCTION 0 HR
ROOF CONSTRUCTION 0 HR

FIRE PROTECTION:

FULLY PROTECTED WET SPRINKLER SYSTEM
ACROSS ENTIRE BUILDING/ LEASING AREA AS
PROVIDED BY SHELL BUILDING DESIGN
TENANT TO MODIFY EXISTING FIRE SUPPRESSION
MAIN LINES CURRENTLY IN SPACE PROVIDED BY
DESIGN BUILD F/S ENG.

PARKING:

EXISTING PARKING SPACES /0
PROPOSED PARKING SPACES /0

LIFE SAFETY

* FULLAUTOMATIC FIRE SUPPRESSION SYSTEM

MAXIMUM COMMON PATH OF TRAVEL: 47' - 9"
ALLOWABLE CPT: 100' - 0"
MAXIMUM TRAVEL DISTANCE: 155' - 8"
ALLOWABLE MTD: 300' - 0"

NUMBER OF EXITS REQUIRED: 1
NUMBER OF EXITS PROVIDED: 2

MINIMUM EGRESS WIDTH: (STAIRWAY) 36"
PROVIDED EGRESS WIDTH: 100"

FIRE EXTINGUISHERS REQUIRED: 1
EXISTING/ PROVIDED: (COORDw/ F.D.) 1/ 0

SIRENS, STROBES, EMERGENCY LIGHTING, & EXIT
SIGNS PROVIDED PER CODE

FLAME SPREAD & SMOKE DEVELOPMENT

WALLS & CEILING FINISHES:

CLASS A: FLAME SPREAD: 0 - 25
CLASS B: FLAME SPREAD: 26 - 75
CLASS C: FLAME SPREAD: 76 - 200

GROUPINGS:

GROUP CLASS
EXIT ENCLOSURES/ PATHWAYS: B
CORRIDORS: C
ROOMS AND ENCLOSED SPACES: C

* FINISH REQUIREMENT DERIVED WITH FULLY SPRINKLERED BUILDING EXCEPTIONS

PROJECT DESCRIPTION

INSULATION STRATEGY:

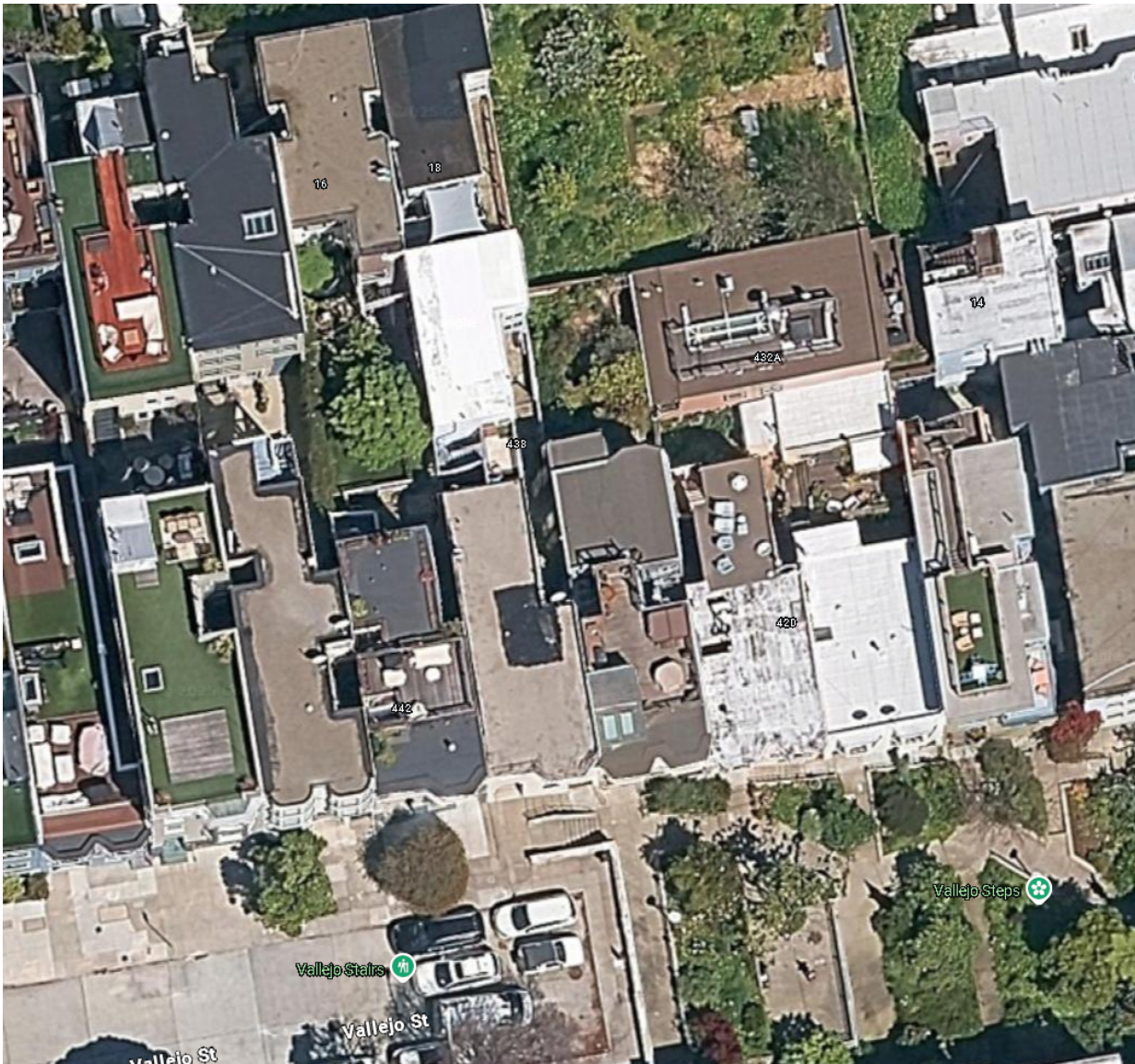
EISMIC UPGRADE: VERTICAL AND HORIZONTAL ADDITION. CONVERT SOME EXISTING BASEMENT AREAS TO HABITABLE SPACE. ADD NEW STATE ADU IN BASEMENT UNDER GOVERNMENT CODE SECTION 66314. NEW FOUNDATIONS. RE-CONSTRUCT(E) PROPERTY LINE RETAINING WALLS, RAMP AND STEPS FOR 2 REAR UNITS' COMPLIANT EGRESS. REMODELUNIT INTERIORS AND EXTERIOR FINISHES & FENESTRATION. TOTAL EXCAVATION= 87 CU YDS.

FULLY SPRINKLER PERNFPA13R UNDER SEPARATE PERMIT.

GENERAL NOTES

- THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTORTO COMPLY WITH ALL LOCAL CODES, ORDINANCES, AND DEED RESTRICTIONS. CONTRACTORS SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
- THE CONTRACTOR IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS, WARRANTIES, AND CERTIFICATIONS OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
- ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
- BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER, OR ITS REPRESENTATIVE, WITHOUT CONTACTING THE ARCHITECT, THE BUILDER WILL ACCEPT FULL LIABILITY FOR THE AMENDED PLANS.
- THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THE ARCHITECT.
- THESE DOCUMENTS DO NOT SHOW EVERY CONDITION OF WATER AND WEATHER PROOFING. CONTRACTOR RESPONSIBLE FOR INSTALLING MATERIALS AND COMMENCING CONSTRUCTION TO MATCH THE REQUIREMENTS SET FORTH IN THE OUTLINE SPECIFICATIONS AND PER MANUFACTURERS RECOMMENDATIONS.
- THE ARCHITECT IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS AND MECHANICS, ELECTRICAL AND PLUMBING SYSTEMS.
- ALL MATERIALS AND LABOR TO BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT. IN ADDITION TO ALL MANUFACTURERS AND INDUSTRY STANDARD PRODUCT WARRANTIES, CONTRACTOR TO PROVIDE AND INSTALL ALL EQUIPMENT, LABOR, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS REQUIRED.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTIONSAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
- ALL WALL SYSTEMS MUST BE VAPOR PERMEABLE - ABLE TO DRY TO INTERIOR AND EXTERIOR IF MOISTURE PENETRATES THE WEATHER RESISTIVE BARRIER.
- ALL EXISTING CONDITION DIMENSIONS IN THE DOCUMENT SET ARE FOUND TO BE ACCURATE TO THE BEST KNOWLEDGE OF THE ARCHITECT BUT SHALL BE VERIFIED IN THE FIELD PRIOR TO COMMENCING NEW CONSTRUCTION DIMENSIONS. SHALL BE TAKEN BY EACH SUB-CONTRACTOR TO ENSURE SEAMLESS INSTALL.
- UNDER NO CIRCUMSTANCES SHALL ANY DIMENSIONS BE SCALED FROM THE DRAWINGS. ANY CRUCIAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR SUPPLYING.
- ALL DIMENSIONS SHOWN ON THE PLAN ARE TO THE FACE OF STRUCTURAL STUD, U.N.O.
- CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS AND SUPERINTENDENTS OR PERSON IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING.
- CONTRACTOR SHALL CLEAN UP THE CONSTRUCTION AREAS AFFECTED BY THE DAILY WORK AND MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES. REMOVE MATERIALS AND TO THE OWNER AND CITY APPROVED DUMP AREAS ONLY.
- ALL WINDOWS WILL BE DIMENSIONED TO THE CENTERLINE, UNLESS SPECIFICALLY NOTED OTHERWISE. GLASS SIZE SHALL BE VERIFIED AND INSTALLED PER MANUFACTURERS SPECS. ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS PER CODE.
- WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
- PROVIDE IN-WALL BLOCKING FOR STAIR HANDRAILS, CEILING FANS, MOUNTED TVs, LIGHT KITS, MILLWORK, TOILET ACCESSORIES, TOWEL BARS, MIRRORS, ETC. AS NEEDED PER DRAWINGS.
- BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES AND RELATED COMPONENTS BEFORE COMMENCING CONSTRUCTION ACTIVITIES SURROUNDING OR RELATING TO THE UNITS.
- PROVIDE CONTRACTION AND EXPANSION JOINTS AS REQUIRED ON MASONRY UNITS PER ASTM SPECIFICATIONS.
- ALL VISIBLE INTERIOR UTILITY MEMBERS SHALL BE PAINTED, AS ALLOWED BY CODE, TO MATCH BLACK STRUCTURAL MEMBERS, INCLUDING, BUT NOT LIMITED TO FIRE SUPPRESSION LINES, WATER & SANITARY LINES, ELECTRICAL AND DATA CONDUIT, CABLE TRAYS, ETC.

VICINITY MAP



- CONTRACTOR TO PROVIDE OR CONFIRM EXISTENCE OF ADDRESS NUMBERS AT FRONT OF BUILDING IN ACCORDANCE WITH IBC, SECTION 501.2. NUMBERS SHALL MATCH FONT, STYLE, AND HEIGHT OF ADJACENT TENANT SPACES AS REQUIRED BY BUILDING OWNER, ASSUMING SUCH LETTERS ADHERE TO IBC, SECTION 501.2.
- ALL WORK PERFORMED MUST ABIDE BY CONSTRUCTIONSAFETY PROVISIONS SHOWN IN IBC, SECTION 3306 AND 3309-3313. CONTRACTOR IS FULLY RESPONSIBLE FOR JOB SITE SAFETY. ARCHITECT TAKES NO LIABILITY OF JOB SITE SAFETY.
- ALL DEMOLITION WORK MUST NOT COMMENCE UNTIL PROPER PEDESTRIAN PROTECTION IS PROVIDED, AS REQUIRED, PER IBC, SECTION 3306.
- CONTRACTOR TO PROVIDE NOT LESS THAN ONE APPROVED PORTABLE ABC FIRE EXTINGUISHER, SIZED NOT LESS THAN ORDINARY HAZARD PER IBC, SECTION 3309.
- CONTRACTOR TO MAINTAIN MEANS OF EGRESS OF TENANT AND SHELL BUILDING SPACES THROUGHOUT CONSTRUCTION OF THE PROJECT. TEMPORARY MEANS OF EGRESS CAN BE PROVIDED ONLY IF APPROVED BY CITY OFFICIALS AND FIRE DEPARTMENT, PER IBC, SECTION 3310.
- AUTOMATIC SPRINKLER SYSTEM MUST BE TESTED AND APPROVED FOR USE PRIOR TO OCCUPANCY OF THE BUILDING. SYSTEM MUST BE TESTED AND RECORDED WITH CITY OFFICIALS. OPERATION OF SPRINKLER CONTROL VALVES SHALL BE PERMITTED ONLY BY PROPERLY AUTHORIZED PERSONNEL AND SHALL BE ACCOMPANIED BY NOTIFICATION OF DULY DESIGNATED PARTIES, PER IBC SECTION 3312.
- CONTRACTOR TO PROVIDE AN APPROVED WATER SUPPLY FOR FIRE PROTECTION MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE, PER IBC, SECTION 3313.1.

OCCUPANCY ANALYSIS

ROOM#	ROOM NAME	OCCUPANCY	AREA
ENTRY		B - BUSINESS	
GYM		B - BUSINESS	
RESTROOM		B - BUSINESS	
STORAGE		S-1 - STORAGE	

* TOTAL ACCESSORY SPACES = 20 SF (LESS THAN 10% ACCEPTABLE PER CODE)

** ASSEMBLY SPACES LESS THAN 50 OCCUPANTS, RETURNED TO BUSINESS OCCUPANCIES CLASSIFICATION PER CODE ALLOWANCE (IBC, SECTION 303.1.2)

ISSUANCE SCHEDULE

ISSUANCE DATE DRAWING SET

04.12.2025 ISSUE FOR BUILDING PERMIT SET

SHEET INDEX

SHEET NUMBER	SHEET NAME	ISSUANCE DATE	CURRENT REVISION DATE
G0-01	COVER SHEET		
G0-02	SYMBOLS & ABBREVIATIONS		
G0-03	ACCESSIBILITY STANDARDS		
AR-00	PROPOSED 3D SITE PLAN		
AR-01	PROPOSED SITE PLAN		
AR-02	PROPOSED FLOOR PLANS		
AR-03	PROPOSED FLOOR PLANS		
AR-04	PROPOSED ROOF PLAN		
AR-05	PROPOSED ELEVATIONS		
AR-06	PROPOSED ELEVATIONS		
AR-07	PROPOSED SECTIONS		
AR-08	PROPOSED SECTIONS		
AR-09	PROPOSED SECTIONS		
AR-10	PROPOSED ROOF HATCH & PARAPET DETAILS		
AR-11	PROPOSED STAIR DET. DWGS		
AR-12	PROPOSED STAIR DET. DWGS		
AR-13	PROPOSED JAMB & RECESS DETAILS		
AR-14	PROPOSED DOOR/WINDOW SCHEDULE		
AR-15	PROPOSED ASSEMBLY DETAILS		
AR-16	PROPOSED ASSEMBLY DETAILS		
AR-17	PROPOSED ASSEMBLY DETAILS		
AR-18	PROPOSED ASSEMBLY DETAILS		
AR-19	PROPOSED EGRESS PLANS		
AR-20	PROPOSED EGRESS PLANS		
AR-21	PROPOSED EGRESS PLANS		
AR-22	PROPOSED 3D SECTIONAL		
AR-23	PROPOSED 3D SECTIONAL		

NOTES :

OWNER SIGNATURE

REVISION STATUS

Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS

APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)

OWNER:

ADDRESS:

434-438A VALLEJO ST.
SAN FRANCISCO, CA 94103

DESIGN CONSULTANT:

TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS:

DESIGN DRAWING

DISCIPLINE:

ARCHITECTURAL

PROJECT TITLE:

VALLEJO STREET REMODEL, ADDITION
& NEW STATE ADU

DRAWING TITLE:

COVER SHEET

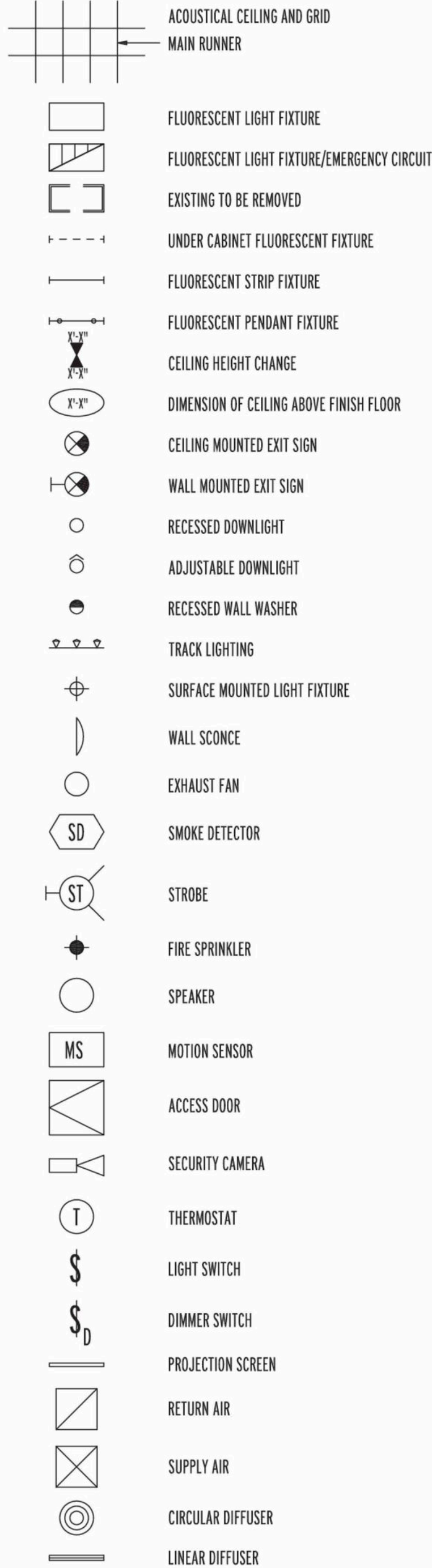
DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	G0-01	

ABBREVIATIONS

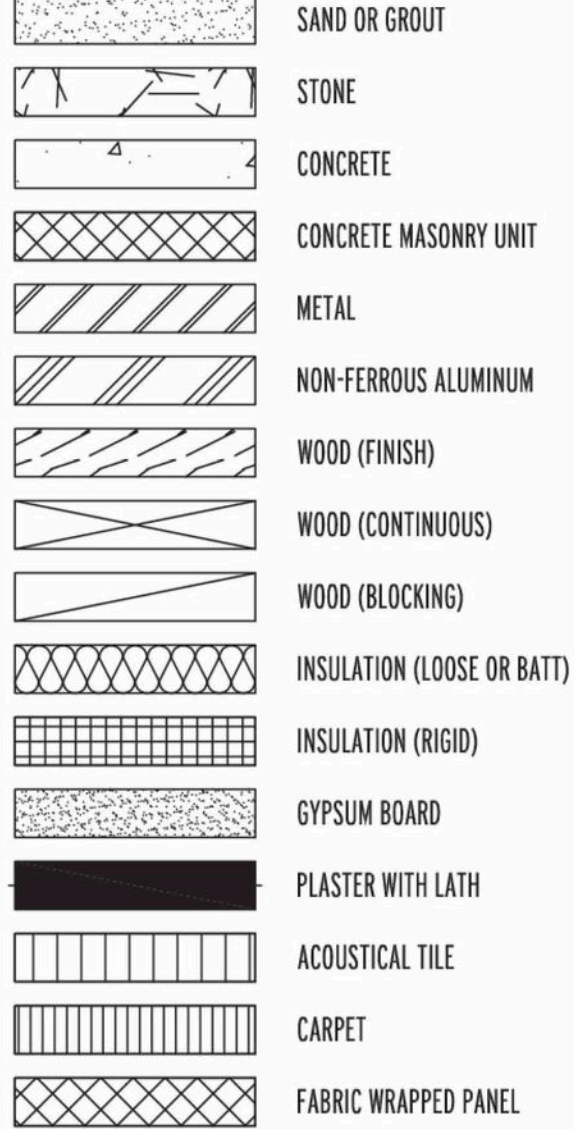
AB	ANCHOR BOLTS
AD	AREA DRAIN
ADD	ADDENDUM
ADD'L	ADDITIONAL
AESS	ARCH. EXPOSED STRUCT. STEEL
AFF	ABOVE FINISH FLOOR
AGGR	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
BD	BOARD
BETW	BETWEEN
BF	BACKFACE
BG	BUMPER GUARD
BL	BUILDING LINE
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BO	BOTTOM OF
BRG	BEARING
BUR	BUILT UP ROOF
BW	BEARING WALL
CDR	CARD READER
CEM	CEMENT
CER	CERAMIC
CG	CORNER GUARD
CL	CENTER LINE
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMM	COMMUNICATIONS
CONC	CONCRETE
CONT	CONTINUOUS
CONTJ	CONSTRUCTION JOINT
COORD	COORDINATE
CORR	CORRIDOR
CR	COLD ROLLED
CSK	COUNTERSUNK
CT	CERAMIC TILE
CTD	CENTERED
CTR	CENTER
CW	CURTAIN WALL
D	DEEP, DEPTH
DET	DETAIL
DIA	DIAMETER
DIAPH	DIAPHRAGM
DIM	DIMENSION
DJ	DEFLECTION JOINT
DWGS	DRAWINGS
DWLS	DOWELS
EA	EACH
EIFS	EXTERIOR INSULATION FINISH SYSTEM
ELEC	ELECTRICAL
ELEV	ELEVATION
EOS	EDGE OF SLAB
EJ	EXPANSION JOINT
EQ	EQUAL
EQUIP	EQUIPMENT
ESA	EXPOSED STRUCTURE ABOVE
EW	EACH WAY
EWK	ELECTRIC WATER COOLER
EXF	EXHAUST FAN
EXIST	EXISTING
EXP	EXPANSION
EXP BLT	EXPANSION BOLT
EXT	EXTERIOR
FD.	FLOOR DRAIN
FDN.	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FOB	FACE OF BUILDING
FR	FIRE RATED
FRGB	FIRE RATED GYPSUM BOARD
FT	FOOT
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GEN	GENERAL
GFRC	GLASS-FIBER REIF. CONCRETE
GL	GLASS
GND	GROUND
GR	GRADE
GYP BD	GYPSUM BOARD
HC	HANDICAP
HB	HOSE BIBB
HDW	HARDWARE
HDWD	HARDWOOD
HK	HOOK
HM	HOLLOW METAL
HORZ	HORIZONTAL
HT	HIGH, HEIGHT
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
J-BOX	JUNCTION BOX
JT	JOINT
K	KIPS (1,000 LBS)
KO	KNOCK-OUT
KP	KICKPLATE
KPD	KEYPAD
KSF	KIPS PER SQUARE FOOT
L	LONG, LENGTH
LAV	LAVATORY
LBS	POUNDS (WEIGHT)
LOC	LOCATION
LT	LIGHT
LWC	LIGHTWEIGHT CONCRETE
MAS	MASONRY
MAT'L	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MFG	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MOD BIT	MODIFIED BITUMEN
MOD	MODIFIED
MR	MOISTURE RESISTANT
MTL	METAL
N/A	NOT AVAILABLE
NIC	NOT IN CONTRACT
NEC	NATIONAL ELECTRICAL CODE
NFPA	NATIONAL FIRE PROTECTION ASSOC.
NOM	NOMINAL
NTS	NOT TO SCALE
NWC	NORMAL WEIGHT CONCRETE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCL	OWNER FURNISH, CONTRACTOR INSTALL
OFOI	OWNER FURNISH, OWNER INSTALL
OH	OPPOSITE HAND
OHD	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
OSF	OUTSIDE FACE
P LAM	PLASTIC LAMINATE
PC	PRECAST CONCRETE
PCF	POUNDS PER SQUARE FOOT
PENT	PENTHOUSE
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PLT	PLATE
PLUMB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISH
PORT CEM	PORTLAND CEMENT
PP	PUSH PLATE
PR	PAIR
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
R	RISER
RAD	RADIUS
RC	RESILIENT CHANNEL
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REBAR	REINFORCING BAR
RECEPT	RECEPTACLE
REF	REFER TO
REINF	REINFORCING
RELOC	RELOCATE / RELOCATED
REQ'D	REQUIRED
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
SAB	SOUND ATTENUATION BLANKET
SCHED	SCHEDULED
SECT	SECTION
SEJ	STRUCTURALLY EXPANSION JOINT
SHR	SHOWER
SHT	SHEET
SIM	SIMILAR
SLGB	SHAFT LINER GYPSUM BOARD
SO	STRUCTURAL OPENING
SOG	SLAB ON GRADE
SP	SPACE
SPEC	SPECIFIED / SPECIFICATION
SQ	SQUARE
SS	SANITARY SEWER
STA	STATION
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STIFF	STIFFENER
STIR	STIRRUP
STRUCT	STRUCTURAL
SYM	SYMMETRICAL
SYS	SYSTEM
T&B	TOP & BOTTOM
TAS	TEXAS ACCESSIBILITY STANDARDS
TC	TOP OF CURB
TEL	TELEPHONE
TEMP	TEMPERED
THK	THICK
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOP	TOP OF PARAPET
TOS	TOP OF SLAB / TOP OF STEEL
TR	TREAD
TS	TUBE STEEL
TYP	TYPICAL
U/C	UNDERCOUNTER
U/G	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VWC	VINYL WALL COVERING
W/	WITH
W/O	WITHOUT
W	WIDE, WIDTH
WP	WATERPROOFING
WD	WOOD
WF	WIDE FLANGE

GRAPHIC SYMBOLS

REFLECTED CEILING



SECTION INDICATIONS



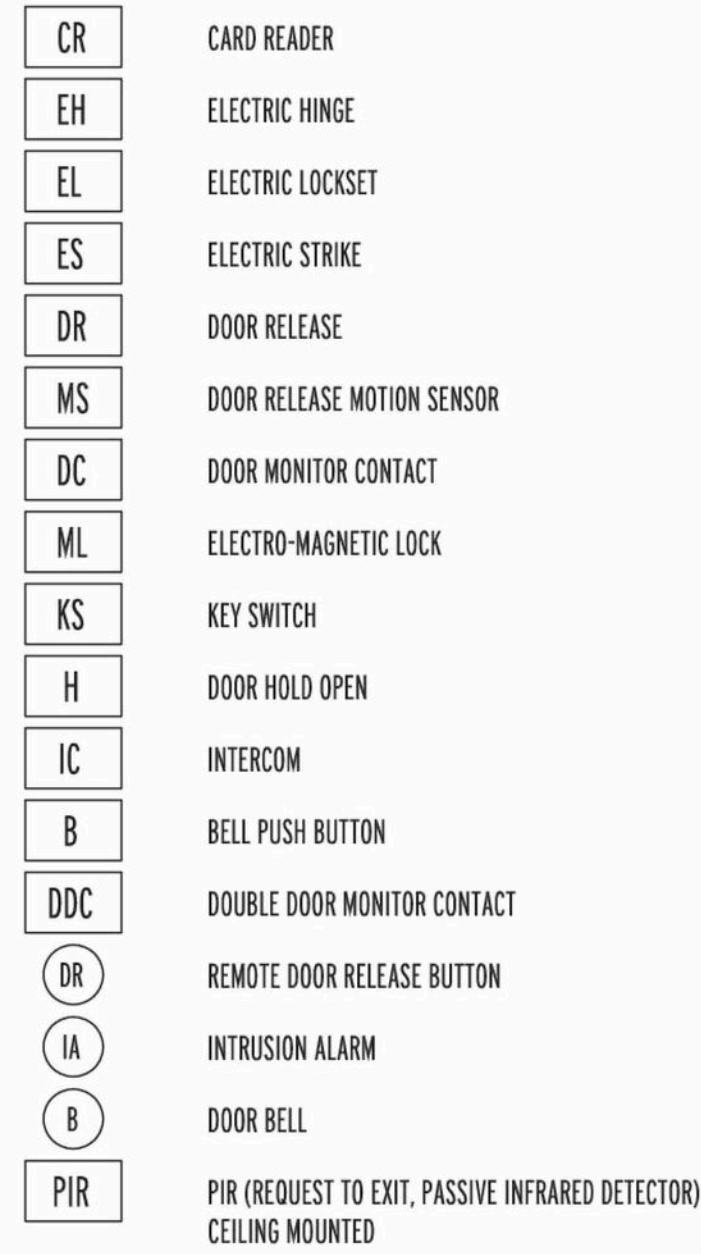
POWER AND COMMUNICATIONS



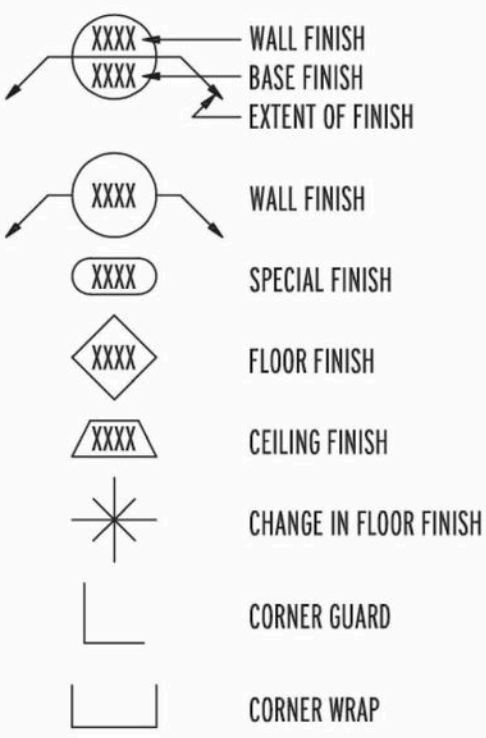
POWER AND COMMUNICATIONS



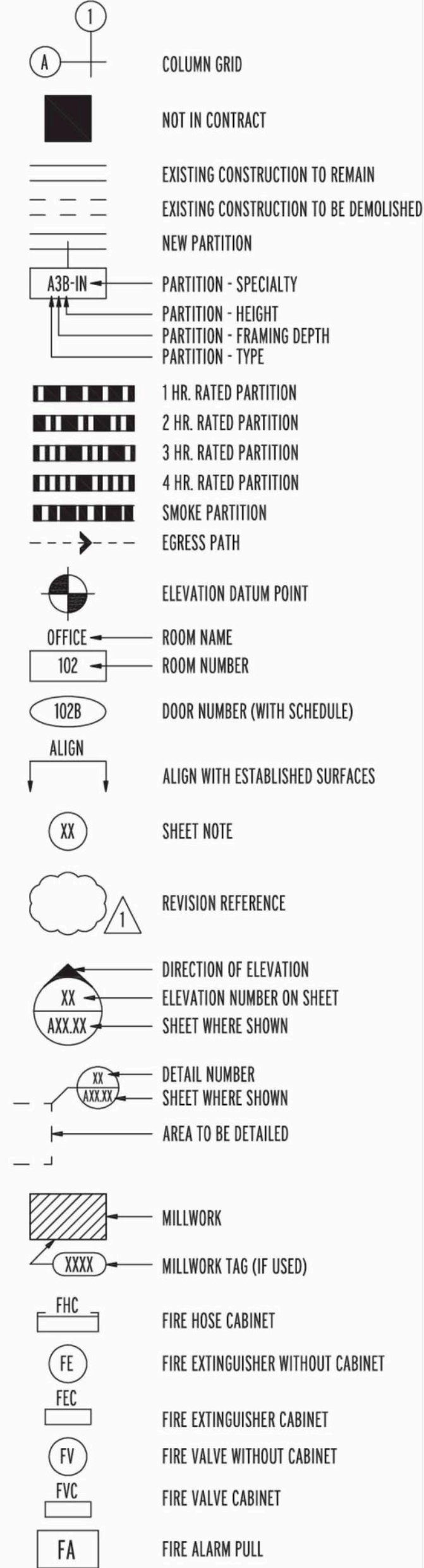
SECURITY DEVICES



FINISH



CONSTRUCTION



NOTES :

OWNER SIGNATURE

REVISION STATUS

Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS

APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)
OWNER:	

ADDRESS:

434-438A VALLEJO ST.
SAN FRANCISCO, CA 94103

DESIGN CONSULTANT:

TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS:

DESIGN DRAWING

DISCIPLINE:

ARCHITECTURAL

PROJECT TITLE:

VALLEJO STREET REMODEL, ADDITION
& NEW STATE ADU

DRAWING TITLE:

SYMBOLS & ABBREVIATIONS

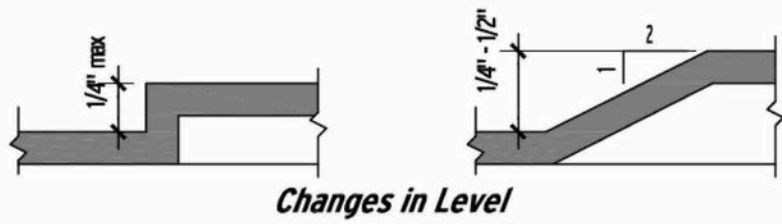
DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO.:	SCALE:
	G0-02	

402: ACCESSIBLE ROUTE

402.2 Components
Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps including the flared sides, elevators, and platformlifts.

403.3 Slope
Running slope shall not exceed 1:20. If slope exceeds 1:20, refer to 'ramps' or 'curb ramps' sections. Cross slope shall not exceed 1:48.

403.4 Changes in Level
• Up to 1/4": requires no edge treatment (vertical edge permitted).
• 1/4" to 1/2": Edge shall be beveled with a slope no greater than 1:2.
• Greater than 1/2": Requires curb ramp, ramp, elevator, or platformlift.
• Stairs shall not be part of an accessible route.



403.5.1 Width
Minimum clear width of walking surfaces shall be 36" (except as allowed at doors).

403.5.2 Clear Width at Turns
Where the accessible route makes a 180 degree turn around an element which is less than 48" wide, clear width shall be 42" minimum approaching the turn, 48" minimum at the turn and 42" minimum leaving the turn.

403.5.3 Passing Space
An accessible route with a clear width less than 60" shall provide passing spaces at intervals of 200' maximum. Passing spaces shall be either: a space 60" minimum by 60" minimum or, an intersection of two walking surfaces providing a T-shaped space complying with turning space requirements, where the base and arms of the 'T' extend 48" minimum beyond the intersection.

307.4 Vertical Clearance
Vertical clearance shall be 80" high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80" high. The leading edge of such guardrail or barrier shall be located 22" maximum above the finish floor or ground.

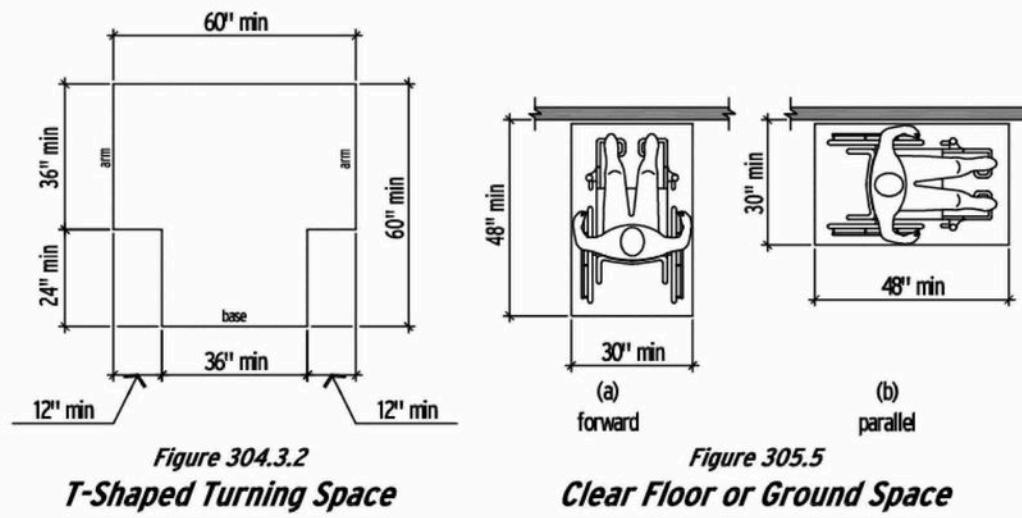
705.1 Detectable Warnings. (Required within Public Right-of-Way & Platform Edges)
At Hazardous Vehicular Areas. If a walk within an accessible route crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings, or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning 24" wide, complying with the requirements below.

Detectable Warnings: Surface shall consist of raised truncated domes with the following features:
• Diameter: 0.9" nominal,
• Height: 0.2" nominal,
• Surface: Shall visually contrast with adjoining surfaces.

302.2 Carpet
Carpet or carpet tile shall:
• Be securely attached,
• Have a firm cushion, pad, or backing (or none),
• Have a level loop, textured loop, level cut pile, or level cut/uncut pile texture,
• Have a maximum pile thickness of 1/2",
• Have exposed edges fastened with edge trim the entire length of exposed edge.

302.3 Openings (Gratings)
Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2" diameter. Grouted openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

304.3 Turning Space
• The circular turning space shall be a space of 60" diameter minimum. The space shall be permitted to include knee and toe clearance.
• The T-shaped turning space shall be a T-shaped space within a 60" square minimum with arms and base 36" wide minimum. Each arm shall be clear of obstructions 12" minimum in each direction and the base shall be clear of obstructions 24" minimum.



305 Clear Floor Space
The clear floor or ground space shall be 30" by 48", and may be positioned for either a forward or parallel approach.
• If a forward approach clear floor space extends more than 24" into an alcove, the minimum alcove width shall be 36".
• If a parallel approach clear floor space extends more than 15" into an alcove, the minimum alcove length shall be 60".

306 Knee and Toe Clearance
Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with required knee and toe clearance. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

306.2 Toe Clearance
• Space under an element between the finish floor and 9" above the finish floor shall be considered toe clearance.
• Toe clearance shall extend 25" maximum under an element.
• Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17" minimum under the element.
• Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor shall not be considered toe clearance.
• Toe clearance shall be 30" wide minimum.

306.3 Knee Clearance
• Space under an element between 9" and 27" above the finish floor shall be considered knee clearance.
• Knee clearance shall extend 25" maximum under an element at 9" above the finish floor.
• Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep minimum at 9" above the finish floor, and 8" deep minimum at 27" above the finish floor.
• Between 9" and 27" above the finish floor, the knee clearance shall be permitted to reduce at a rate of 1" in depth for each 6" in height.
• Knee clearance shall be 30" wide minimum.

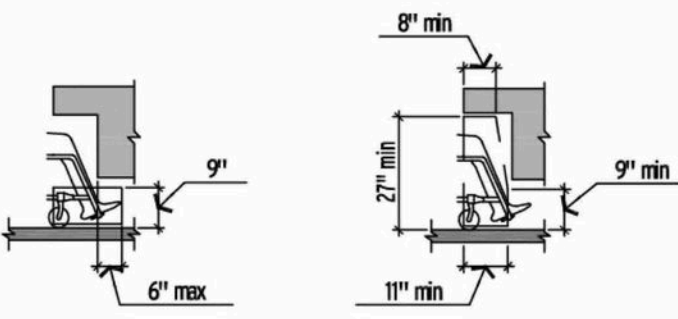
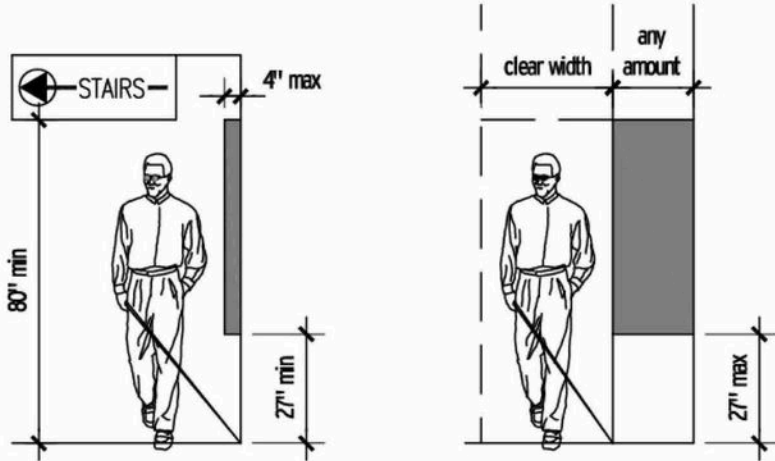


Figure 306.2 & 306.3
Toe & Knee Clearance

307 Protruding Object
• Objects projecting from walls with their leading edges between 27" and 80" above the finished floor shall protrude no more than 4" into walks or corridors.
• Objects projecting from walls with their leading edges at or below 27" above the finished floor may protrude any amount.
• Free-standing objects mounted on posts or pylons shall overhang 12" maximum when located 27" to 80" above the finished floor or ground.
• Protruding objects shall not reduce the required clear width of an accessible route or maneuvering space.



Protruding Object Clearances

308 Reach Ranges
• Where a forward reach is unobstructed, the high forward reach shall be 48" maximum and the low forward reach shall be 15" minimum above finish floor or ground.
• Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" maximum where the reach depth is 20" maximum. Where the reach depth exceeds 20", the high forward reach shall be 44" maximum and the reach depth shall be 25" maximum.
• Where a parallel approach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above finish floor.
• Where a high side reach is over an obstruction, the height of the obstruction shall be 34" maximum and the depth of the obstruction shall be 24" maximum. The high side reach shall be 48" maximum for a reach depth up to 10", and 48" for a reach depth between 10"-24" above finish floor.

309 Operable Parts
All controls and operating mechanisms in accessible spaces, along accessible routes, and as parts of accessible elements, shall comply with the following:
• Clear floor space shall be provided to allow forward or parallel approach.
• Heights of all operable portions shall comply with the reach ranges. Electrical and communications system receptacles on walls shall be 15" minimum above the floor.
• Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds maximum.

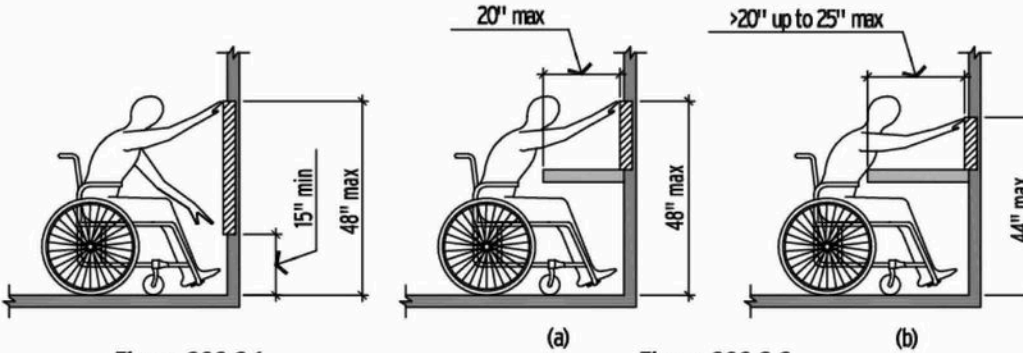


Figure 308.2.1
Unobstructed Forward Reach

Figure 308.2.2
Obstructed High Forward Reach

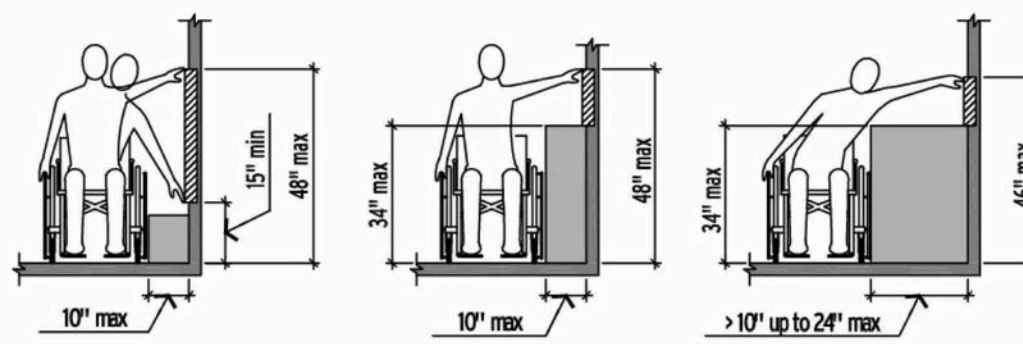


Figure 308.3.1
Unobstructed Side Reach

Figure 308.3.2
Obstructed High Side Reach

502: PARKING SPACES

502.2 Vehicle Spaces
Accessible spaces shall have the following minimum dimensions, measured from the centerlines of the markings:
• Car parking space width: 96"
• Van parking space width: 132"
• Vertical clearance: 98" minimum
Exception: Van parking spaces shall be permitted to be 96" wide minimum where access aisle is 96" wide minimum.

502.3 Access Aisle
• Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.
• Access aisle serving car and van spaces, width: 60" minimum
• Vertical clearance: 98" minimum
• Length: Full length of parking spaces they serve
• Marking: Shall be marked so as to discourage parking in them.
• Location: Shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled parking spaces which shall have access aisles located on the passenger side of the parking spaces.

502.4 Floor or ground Surfaces - Slope
Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. (Curb ramps are not permitted within the required area of access aisles and loading zones.)
Exception: Slopes not steeper than 1:48 shall be permitted.

502.6 Identification - Signage
Accessible parking spaces shall be designated as reserved by a sign showing the International Symbol of Accessibility.
• Signs identifying van parking spaces shall contain the designation "VAN ACCESSIBLE."
• Signs shall be 60" minimum above the finish floor or ground surface measured to the bottom of the sign.

503.1 Passenger Loading Zones
Passenger loading zones shall have the following minimum dimensions:
• Vehicle pull-up space width: 96" wide minimum and 20' long minimum
• Access aisle width: 60" minimum
• Access aisle length: full length of the vehicle pull-up space served
• Marking: Access aisles shall be marked so as to discourage parking in them.
• Vertical clearance: 11'4" at loading zone and along at least one vehicular route to the loading zone.

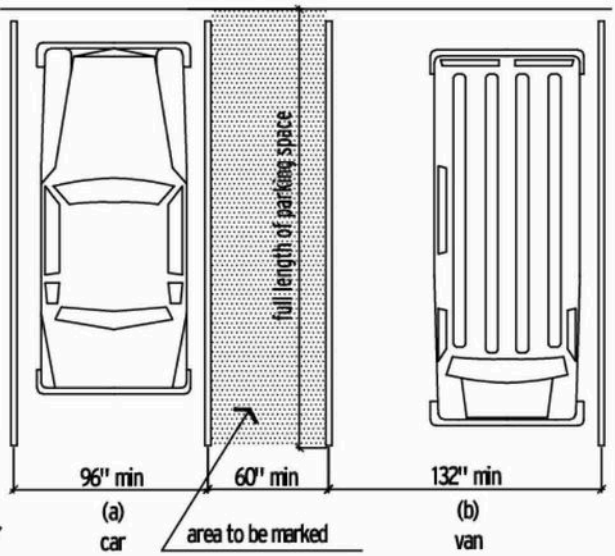


Figure 502.2
Vehicle Parking Spaces

406: CURB RAMPS

406.1 General
Requirements of curb ramps:
• Minimum slope of ramp run: 1:12
• Minimum slope of flared sides: 1:10
• Minimum slope of adjacent surfaces and counter slopes: 1:20
• Minimum clear width: 36"
• Landing clear length shall be 36" minimum and clear width shall be at least as wide as the ramp run.

406.5 Location
Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

705.1 Detectable Warnings. (Required within Public Right-of-Way & Platform Edges)
Required for full width and depth of ramp. Surface shall consist of truncated domes with following features:
• Diameter: 0.9" nominal
• Height: 0.2" nominal
• Center to Center spacing: 1.6" minimum and 2.4" maximum
• The surface shall visually contrast with adjacent walking surfaces.
• The material providing contrast shall be an integral part of the walking surface.

406.6 Diagonal Curb Ramps
Diagonal or corner type curb ramps with returned curbs, shall have edges parallel to pedestrian flow. The bottom of diagonal curb ramps shall have clear space 48" minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide 48" minimum clear space within the markings. Diagonal curb ramps with flared sides shall have a segment of curb 24" long minimum located on each side of the curb ramp and within the marked crossing.

406.7 Islands
Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides, with minimum 48" long and 36" wide level area between.

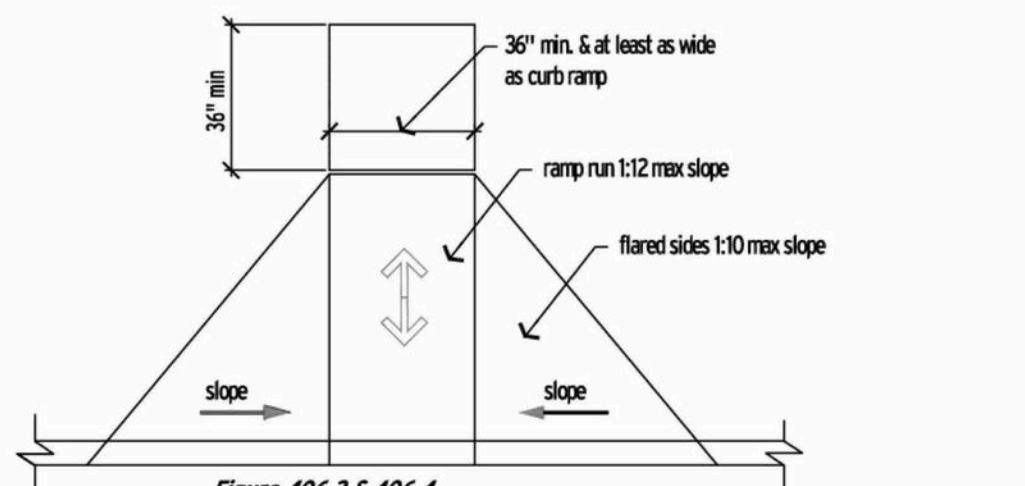


Figure 406.3 & 406.4
Sides & Landings at Curb Ramps

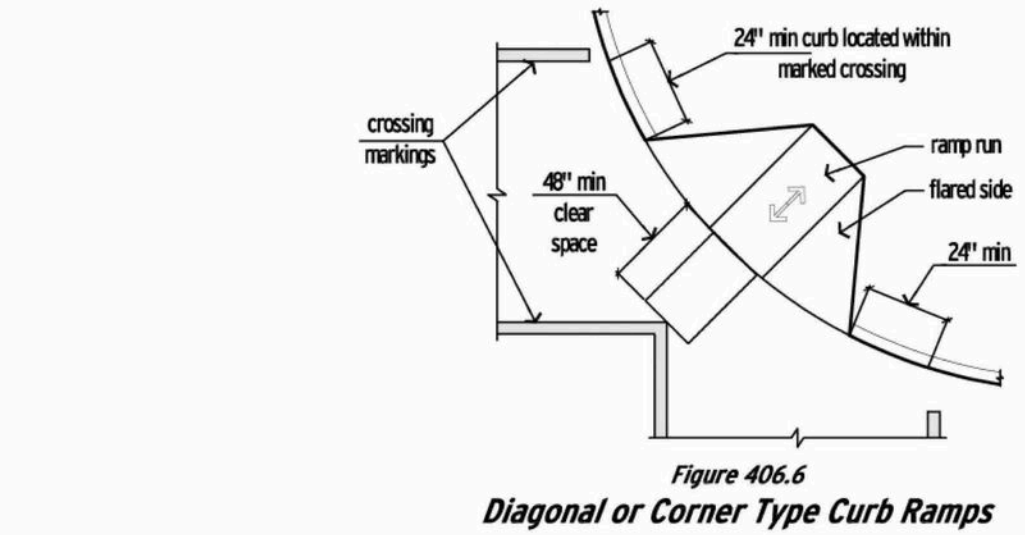


Figure 406.6
Diagonal or Corner Type Curb Ramps

405: RAMPS

405.1 Where Required
Wherever the slope of the accessible route exceeds 1:20 (5%),
• Ramp runs shall have a running slope not steeper than 1:12 (8.3%).
• Cross slope of ramp runs shall not be steeper than 1:48 (2%).
• Changes in level other than the running slope and cross slope are not permitted on ramp runs.
• The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36" minimum.
• The rise for any ramp run shall be 30" maximum.

405.7 Landings
Level landings required at top and bottom of each run, with the following features:
• Slopes not steeper than 1:48 (2%) shall be permitted.
• Clear width shall be at least as wide as the widest ramp run leading to the landing.
• Clear length shall be 60" minimum.
• If ramp changes direction at landing, landing shall be minimum 60" by 60" clear.
• Where doorways are located adjacent to a ramp landing, maneuvering clearances required at doors shall be permitted to overlap the required landing area.

405.8 Handrails
Ramp runs with a rise greater than 6" shall have handrails.
Refer to 505: HANDRAILS for requirements.

302.1 Surfaces
Ramp surface shall be firm, stable, and slip-resistant. (If carpeted, refer to requirements under 403: ACCESSIBLE ROUTE.)

405.9 Edge Protection
Edge protection shall be provided on each side of ramp runs and at each side of ramp landings.

405.9.1 Extended Floor or Ground Surface
The floor or ground surface of the ramp run or landing shall extend 12" minimum beyond the inside face of a handrail. The extended surface prevents wheelchair casters and crutch tips from slipping off the ramp surface.

405.9.2 Curb or Barrier
A curb or barrier shall be provided that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the finish floor or ground surface.

405.10 Wet Conditions
Outdoor ramps, their approaches and landings shall be designed to prevent the accumulation of water.

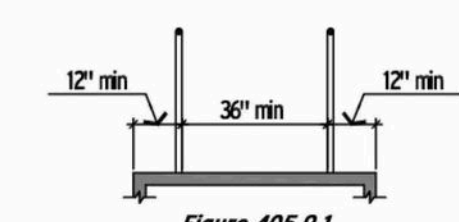


Figure 405.9.1
Extended Floor or Ground Surface
Edge Protection

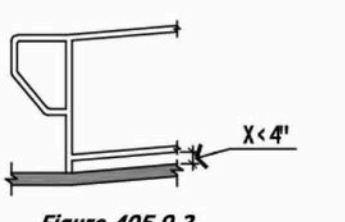


Figure 405.9.2
Curb or Barrier Edge Protection

504: STAIRWAYS

504.2 Treads and Risers
All steps on a flight of stairs shall have uniform riser heights and tread depths. Risers shall be 4" high minimum and 7" high maximum. Treads shall be 11" deep minimum. Open risers are not permitted.

504.5 Nosing
The radius of curvature at the leading edge of the tread shall be 1/2" minimum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from the vertical. The permitted projection of the nosing shall extend 1 1/2" maximum over the tread below.

504.7 Wet Conditions
Outdoor stairs and their approaches shall be designed so that water will not accumulate on walking surfaces.

505: HANDRAILS

505.1 Where Required
• Handrails shall be provided on both sides of stairs and ramps where required along walking surfaces, ramps, and stairs.
• Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.
• Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above walking surfaces, stair nosings, and ramp surfaces, and at a consistent height above surfaces.
• Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2" minimum.
• Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20% of their length.
• Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4" minimum and 2" maximum.
• Center to Center spacing: 1.6" minimum and 2.4" maximum
• The surface shall visually contrast with adjacent walking surfaces.
• The material providing contrast shall be an integral part of the walking surface.

505.10 Handrail Extensions
• Top & Bottom at Ramps: Ramp handrails shall extend horizontally above the landing for 12" minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.
• Top Extension at Stairs: At the top of a stair flight, handrails shall extend horizontally above the landing for 12" minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.
• Bottom Extension at Stairs: At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

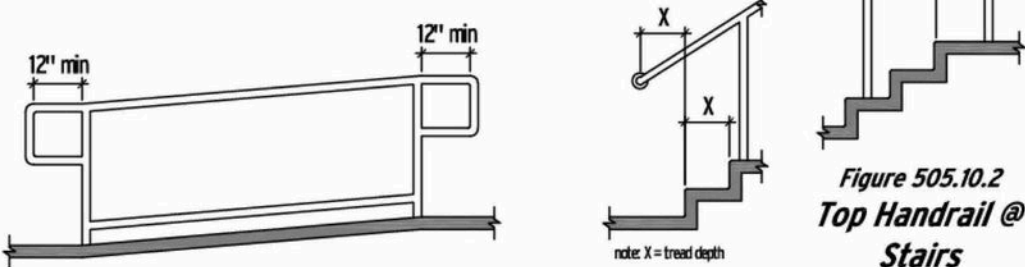
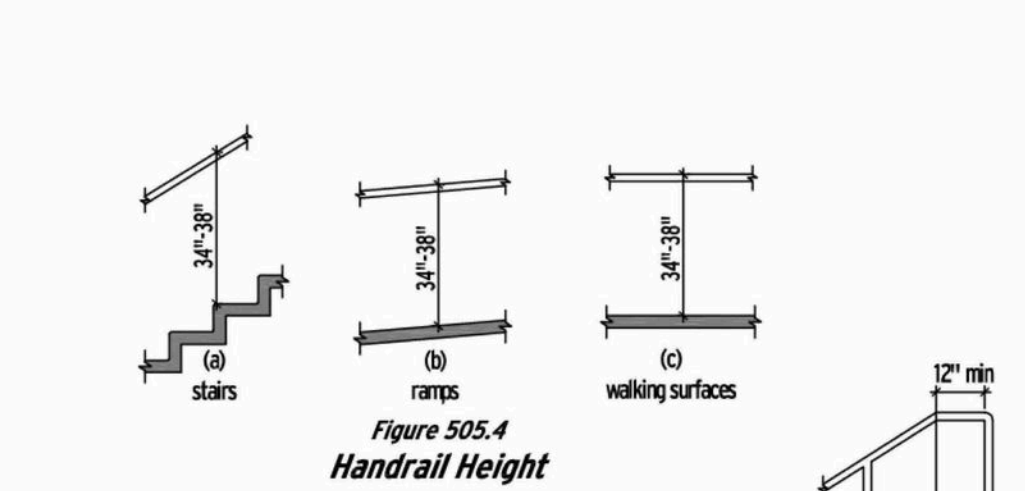
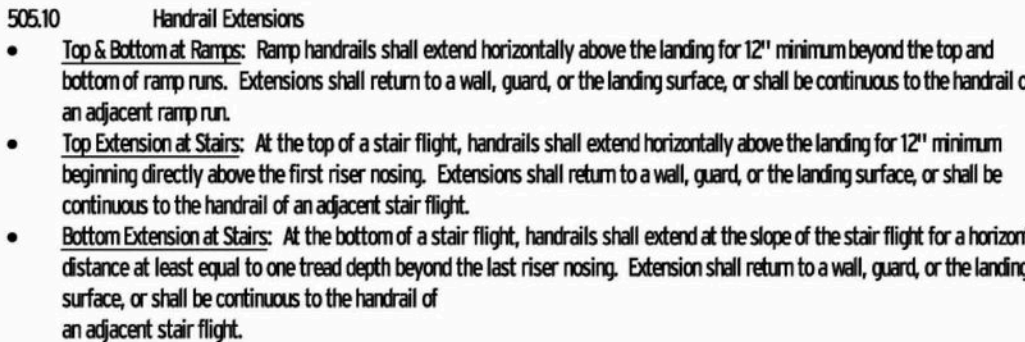


Figure 505.10.1
Top & Bottom Handrail
Extension at Ramps

Figure 505.10.2
Top Handrail @
Stairs

404: DOORS, DOORWAYS, & GATES

404.1 General
Doors, doorways, and gates that are part of an accessible route shall comply with this section.

404.2.1 Revolving Doors, Gates, and Turnstiles
Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

404.2.2 Double-leaf Doors and Gates
The distance between two hinged or pivoted doors in series and gates in series shall be 48" minimum plus the width of doors or gates swinging into the space.

404.2.3 Clear Width
Door openings shall provide a clear opening of 32" minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and stop, with the door open 90 degrees. Openings more than 24" deep shall provide a clear opening of 36" minimum. There shall be no projections into the required clear opening width lower than 34" above the finish floor or ground. Projections into the clear opening width between 34" and 80" above finish floor or ground shall not exceed 4".
Exception: Door closers and door stops shall be permitted to be 78" minimum above the finish floor or ground.

404.2.4 Maneuvering Clearances
• Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance, as shown in Figures 404.2.4.1 and 404.2.4.2.
• Maneuvering clearances, in addition to doorway width, are required at recessed doors and gates (all dimensions are minimum), as shown in Figure 404.2.4.3.

404.2.5 Thresholds
Thresholds, if provided at doorways, shall be 1/2 inch high maximum.

404.2.6 Doors in Series and Gates in Series
The distance between two hinged or pivoted doors in series and gates in series shall be 48" minimum plus the width of doors or gates swinging into the space.

404.2.6 Door and Gate Hardware
Handles, pulls, latches, locks, and other operable parts on doors and gates shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate.
• Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.
• Operable parts of such hardware shall be 34" minimum and 48" maximum above the finish floor or ground.
• Where sliding doors are in the fully open position, operating hardware shall be exposed accessible from both sides.
• The force required to activate operable parts shall be 5 pounds maximum.

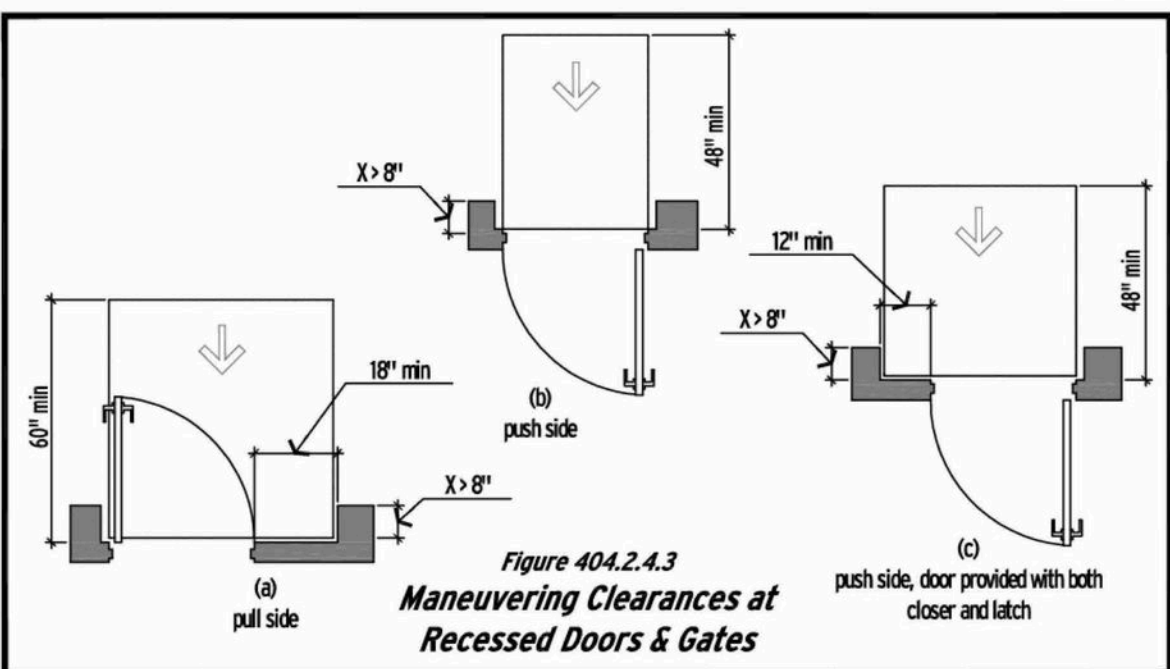
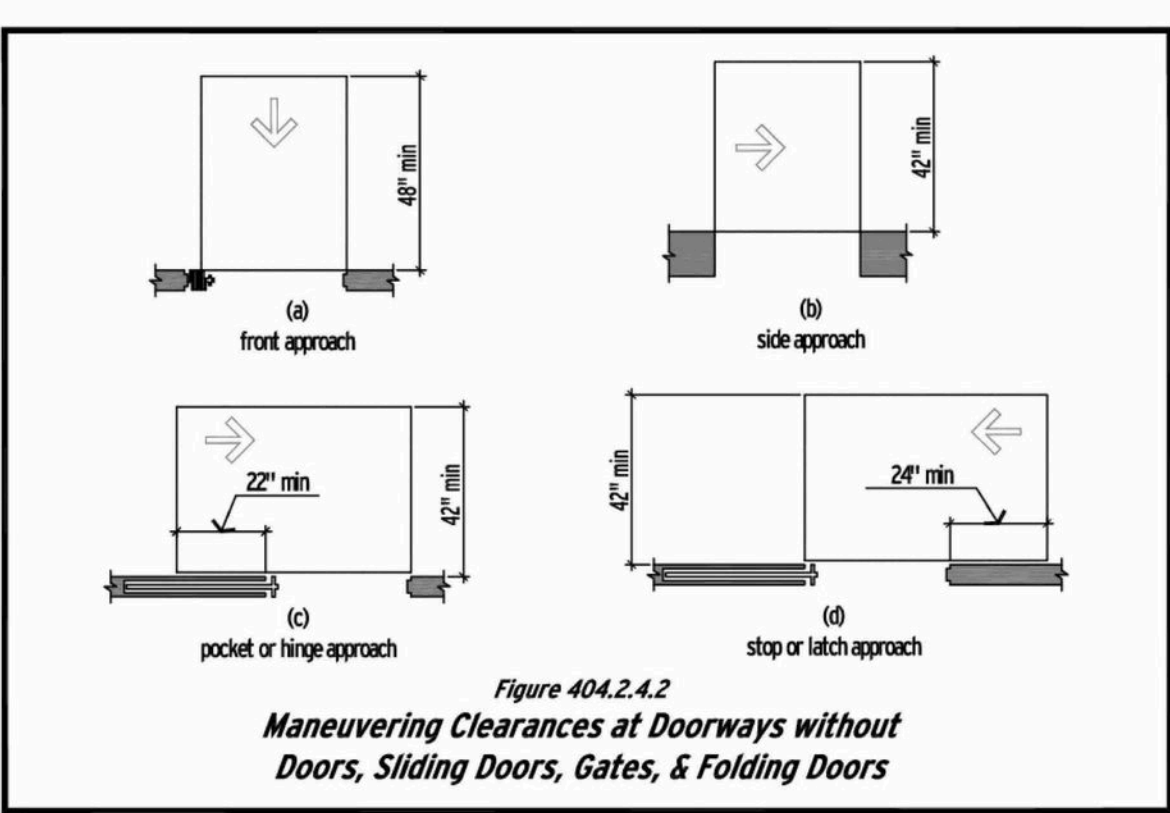
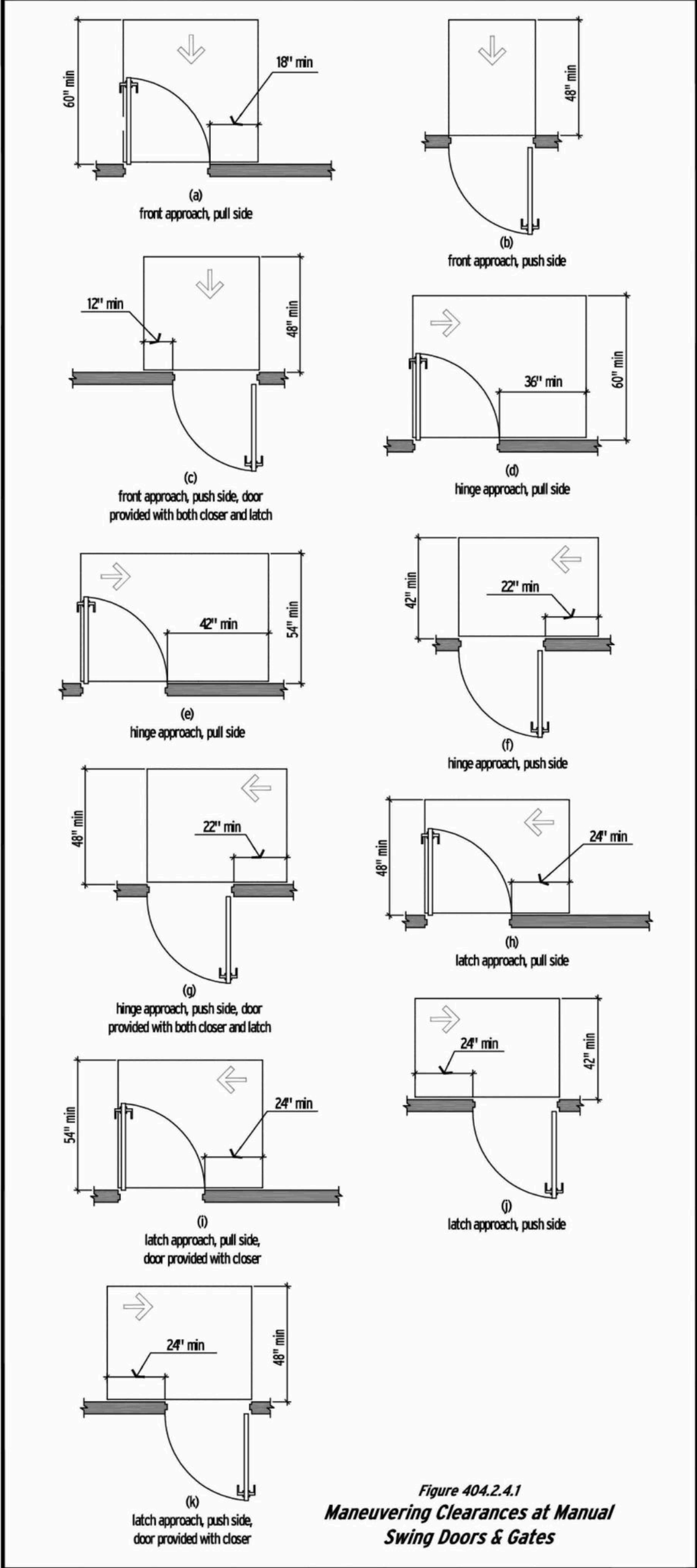
404.2.8.1 Door Closers and Gate Closers
Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

404.2.9 Door and Gate Opening Force
Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:
1. Interior hinged doors and gates: 5 pounds maximum.
2. Sliding or folding doors: 5 pounds maximum.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door in a closed position.

404.2.11 Vision Lights
Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 48" minimum above the finish floor.
Exception: Vision lights with the lowest part more than 66" from the finish floor or ground shall not be required to comply with 404.2.11.

404.3 Automatic Doors and Power-Assisted Doors and Gates
Full-powered automatic doors shall comply with ANSI/BHMA A56.10-1999.
Low-energy and power-assisted doors shall comply with ANSI A56.19 (1997 or 2002 edition).
Doorways shall provide a clear opening of 32" minimum in power-on and power-off mode. The minimum clear width for automatic door systems in a doorway shall be based on the clear opening provided by all leaves in the open position.



NOTES :

OWNER SIGNATURE

REVISION STATUS

Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS

APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)

OWNER:

ADDRESS:

434-438A VALLEJO ST.
SAN FRANCISCO, CA 94103

DESIGN CONSULTANT:

TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS:

DESIGN DRAWING

DISCIPLINE:

ARCHITECTURAL

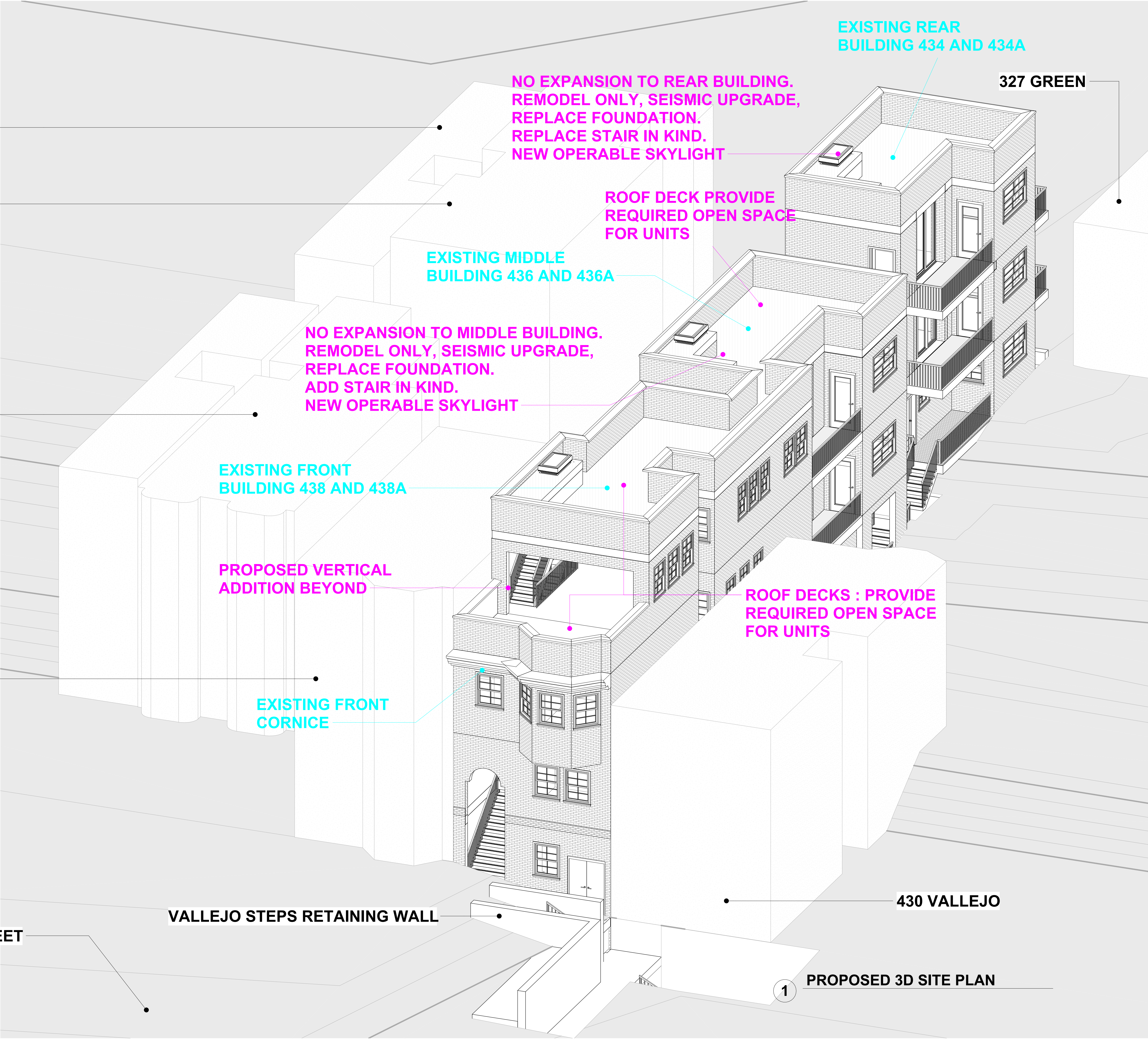
PROJECT TITLE:

VALLEJO STREET REMODEL, ADDITION
& NEW STATE ADU

DRAWING TITLE:

ACCESSIBILITY DESIGN

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO.:	SCALE:
	G0-03	



448 VALLEJO

442 VALLEJO

446 VALLEJO

440 VALLEJO

VALLEJO STREET

VALLEJO STEPS RETAINING WALL

NO EXPANSION TO REAR BUILDING.
REMODEL ONLY, SEISMIC UPGRADE,
REPLACE FOUNDATION.
REPLACE STAIR IN KIND.
NEW OPERABLE SKYLIGHT

EXISTING REAR
BUILDING 434 AND 434A

327 GREEN

ROOF DECK PROVIDE
REQUIRED OPEN SPACE
FOR UNITS

EXISTING MIDDLE
BUILDING 436 AND 436A

NO EXPANSION TO MIDDLE BUILDING.
REMODEL ONLY, SEISMIC UPGRADE,
REPLACE FOUNDATION.
ADD STAIR IN KIND.
NEW OPERABLE SKYLIGHT

EXISTING FRONT
BUILDING 438 AND 438A

PROPOSED VERTICAL
ADDITION BEYOND

ROOF DECKS : PROVIDE
REQUIRED OPEN SPACE
FOR UNITS

EXISTING FRONT
CORNICE

430 VALLEJO

PROPOSED 3D SITE PLAN

- NOTES :**
1. ALL FOUNDATIONS AND RETAINING WALLS TO BE UPGRADED / REPLACED
 2. DEMOLISH (E) BUILDING STAIRS; REPLACE STAIR IN KIND.

OWNER SIGNATURE

REVISION STATUS			
Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS	
APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)
OWNER:	

ADDRESS:

**434–438A VALLEJO ST.
SAN FRANCISCO, CA 94103**

DESIGN CONSULTANT:

TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

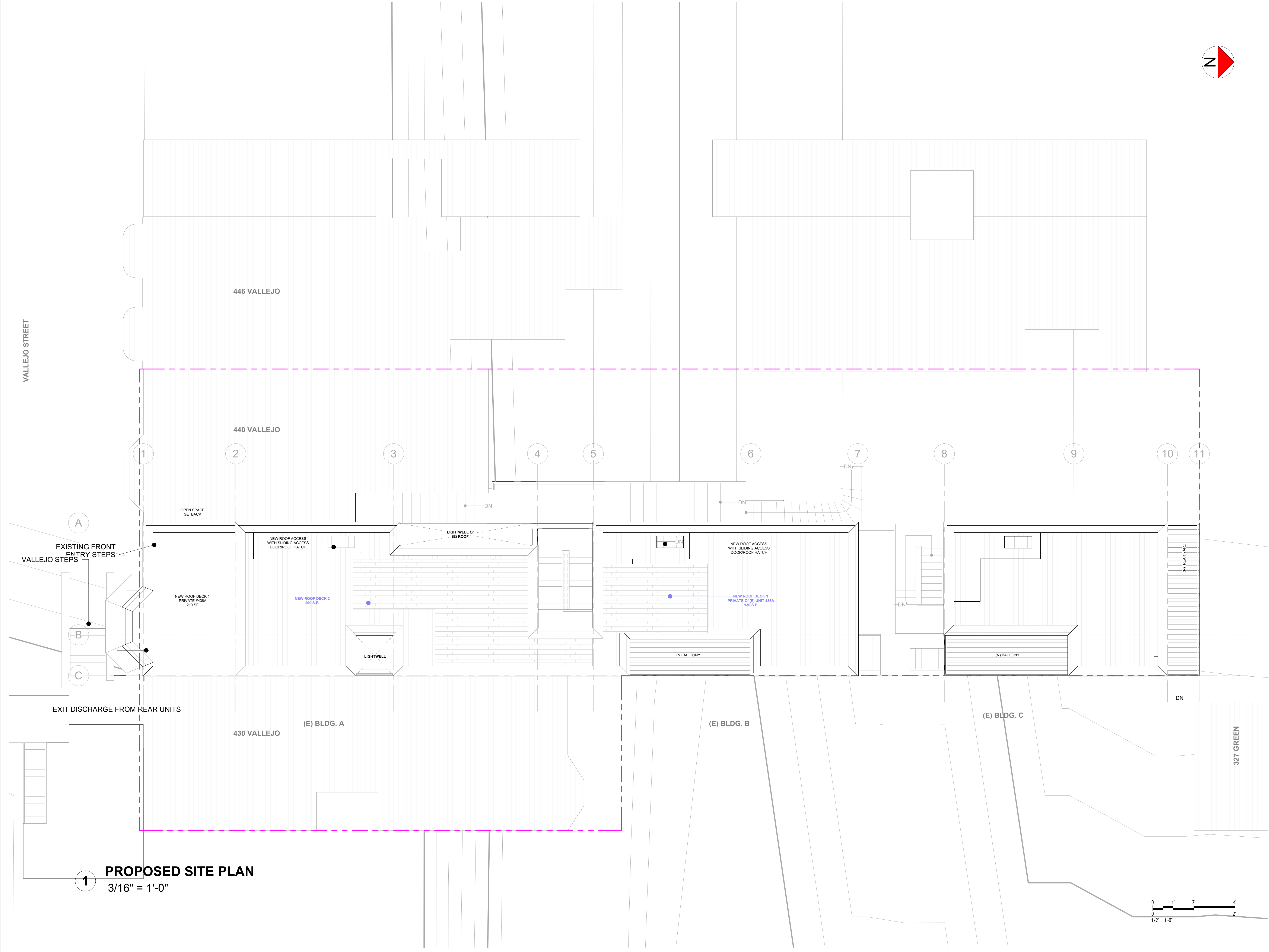
DRAWING STATUS: **DESIGN DRAWING**

DISCIPLINE: **ARCHITECTURAL**

PROJECT TITLE:
**VALLEJO STREET REMODEL, ADDITION
& NEW STATE ADU**

DRAWING TITLE:
PROPOSED 3D SITE PLAN

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	AR-00	



NOTES :

OWNER SIGNATURE

REVISION STATUS			
Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS	
APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)
OWNER:	

ADDRESS:

**434-438A VALLEJO ST.
SAN FRANCISCO, CA 94103**

DESIGN CONSULTANT:

TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS:

DESIGN DRAWING

DISCIPLINE:

ARCHITECTURAL

PROJECT TITLE:

**VALLEJO STREET REMODEL, ADDITION
& NEW STATE ADU**

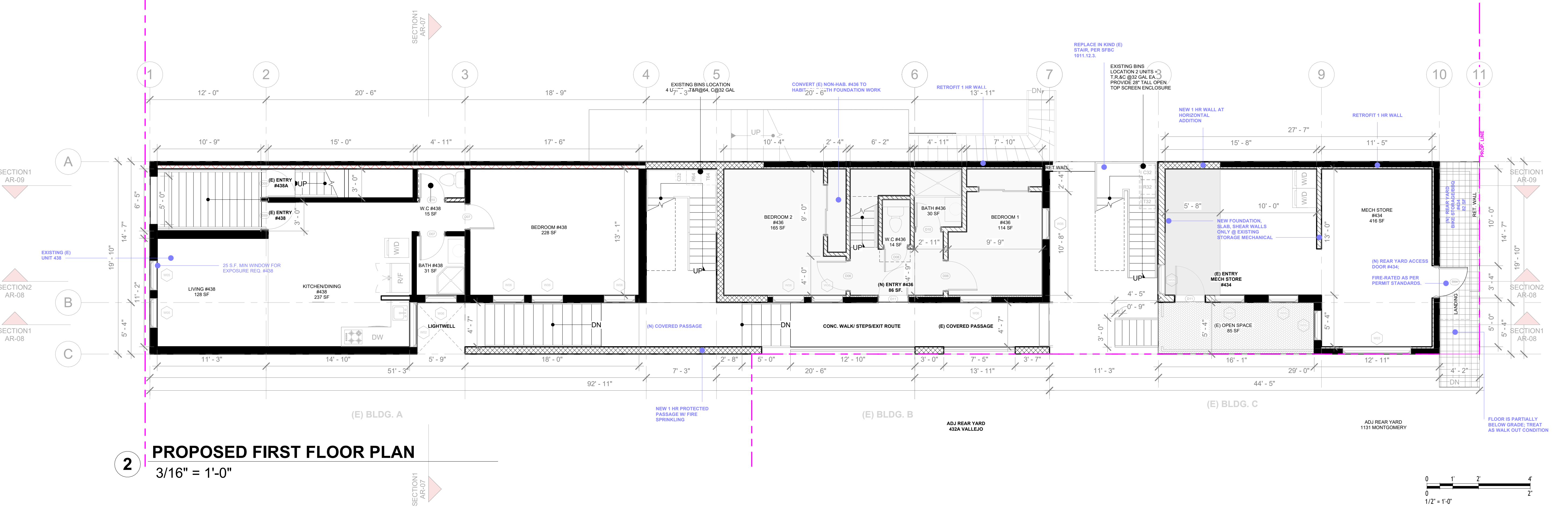
DRAWING TITLE:

PROPOSED SITE PLAN

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO.:	SCALE:
	AR-01	3/16" = 1'-0"



1 **PROPOSED GROUND FLOOR PLAN**
3/16" = 1'-0"



2 **PROPOSED FIRST FLOOR PLAN**
3/16" = 1'-0"

NOTES :

OWNER SIGNATURE

REVISION STATUS

Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS

APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)

OWNER:

ADDRESS:

**434-438A VALLEJO ST.
SAN FRANCISCO, CA 94103**

DESIGN CONSULTANT:

TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS:

DESIGN DRAWING

DISCIPLINE:

ARCHITECTURAL

PROJECT TITLE:

**VALLEJO STREET REMODEL, ADDITION
& NEW STATE ADU**

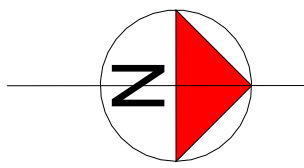
DRAWING TITLE:

PROPOSED FLOOR PLANS

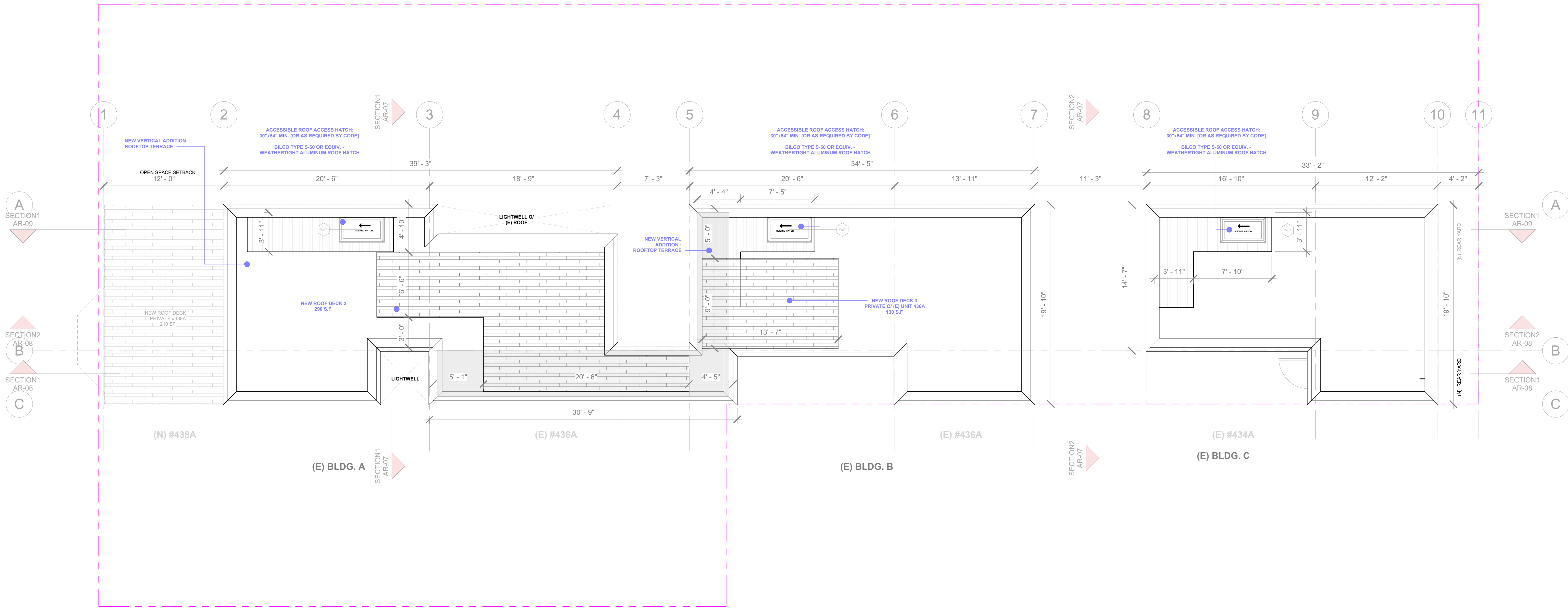
DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	AR-02	As indicated

WALL LEGEND

	DEMO
	EXISTING WALL
	NEW 1-HR INS. WALL
	NEW RETROFIT. 1-HR INS. WALL
	NEW N.R. WALL
	45-MIN INS. DEMISING WALL
	VERTICAL/HORIZONTAL ADDITION



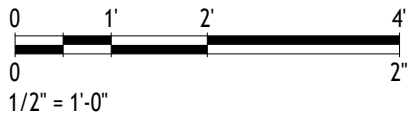
NOTES :



5

PROPOSED ROOFTOP PLAN

3/16" = 1'-0"



OWNER SIGNATURE

REVISION STATUS

Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS

APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)

OWNER:

ADDRESS:

434-438A VALLEJO ST.
SAN FRANCISCO, CA 94103

DESIGN CONSULTANT:

TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS:

DESIGN DRAWING

DISCIPLINE:

ARCHITECTURAL

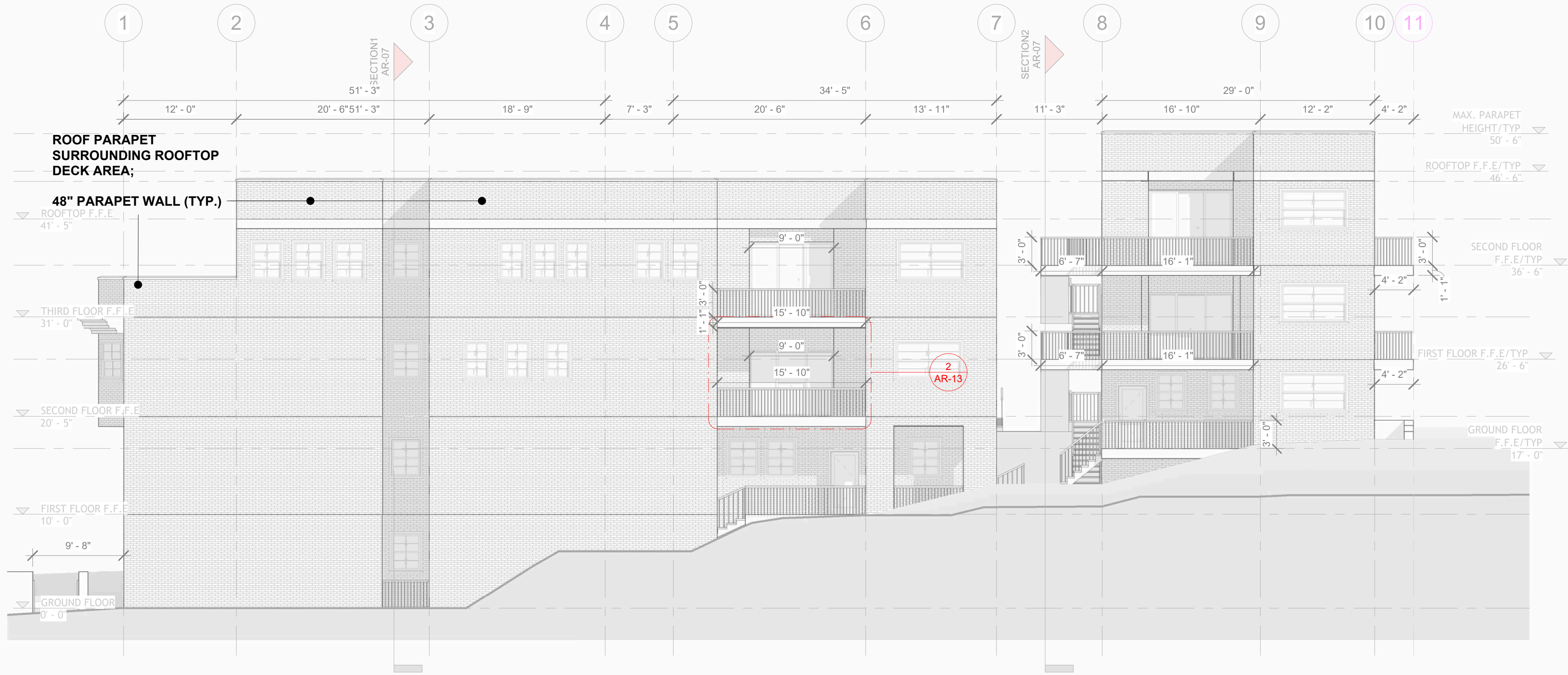
PROJECT TITLE:

VALLEJO STREET REMODEL, ADDITION
& NEW STATE ADU

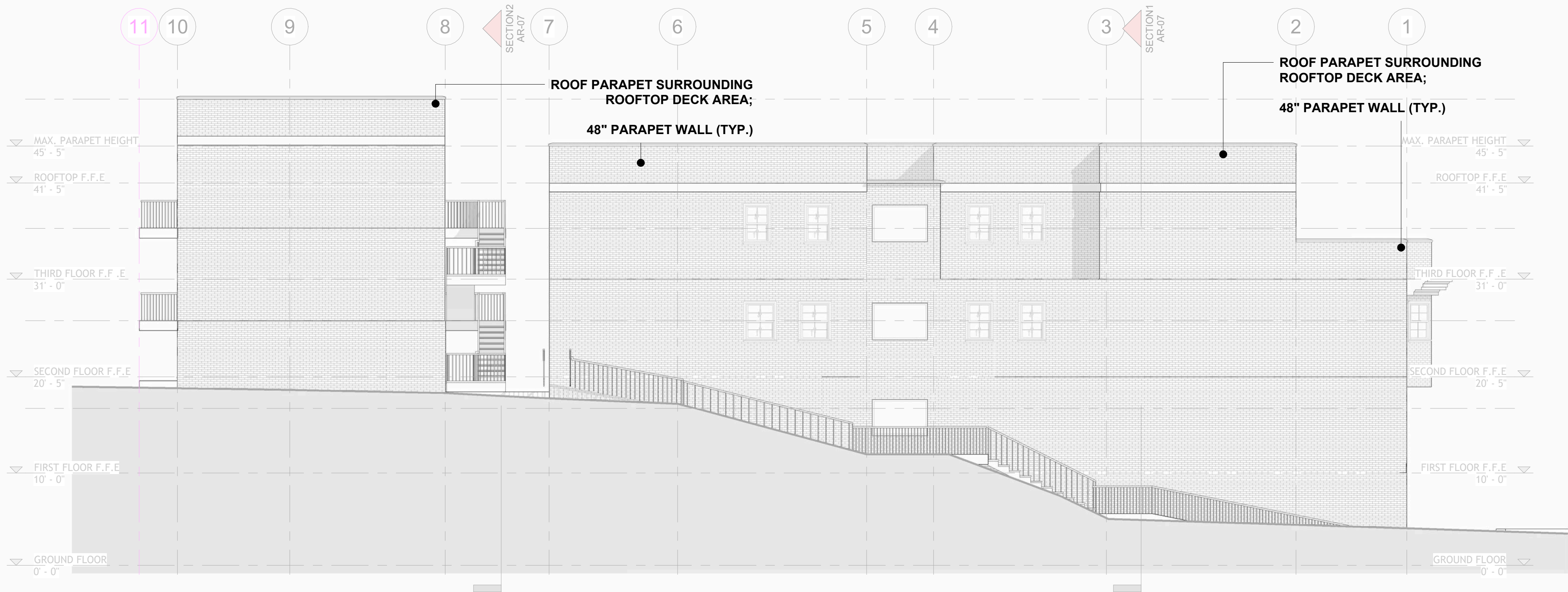
DRAWING TITLE:

PROPOSED ROOF PLAN

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	AR-04	As indicated



1 **PROPOSED EAST ELEVATION**
1/8" = 1'-0"



2 **PROPOSED WEST ELEVATION**
1/8" = 1'-0"

NOTES :

OWNER SIGNATURE

REVISION STATUS			
Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS	
APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)
OWNER:	

ADDRESS:

**434-438A VALLEJO ST.
SAN FRANCISCO, CA 94103**

DESIGN CONSULTANT:

TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

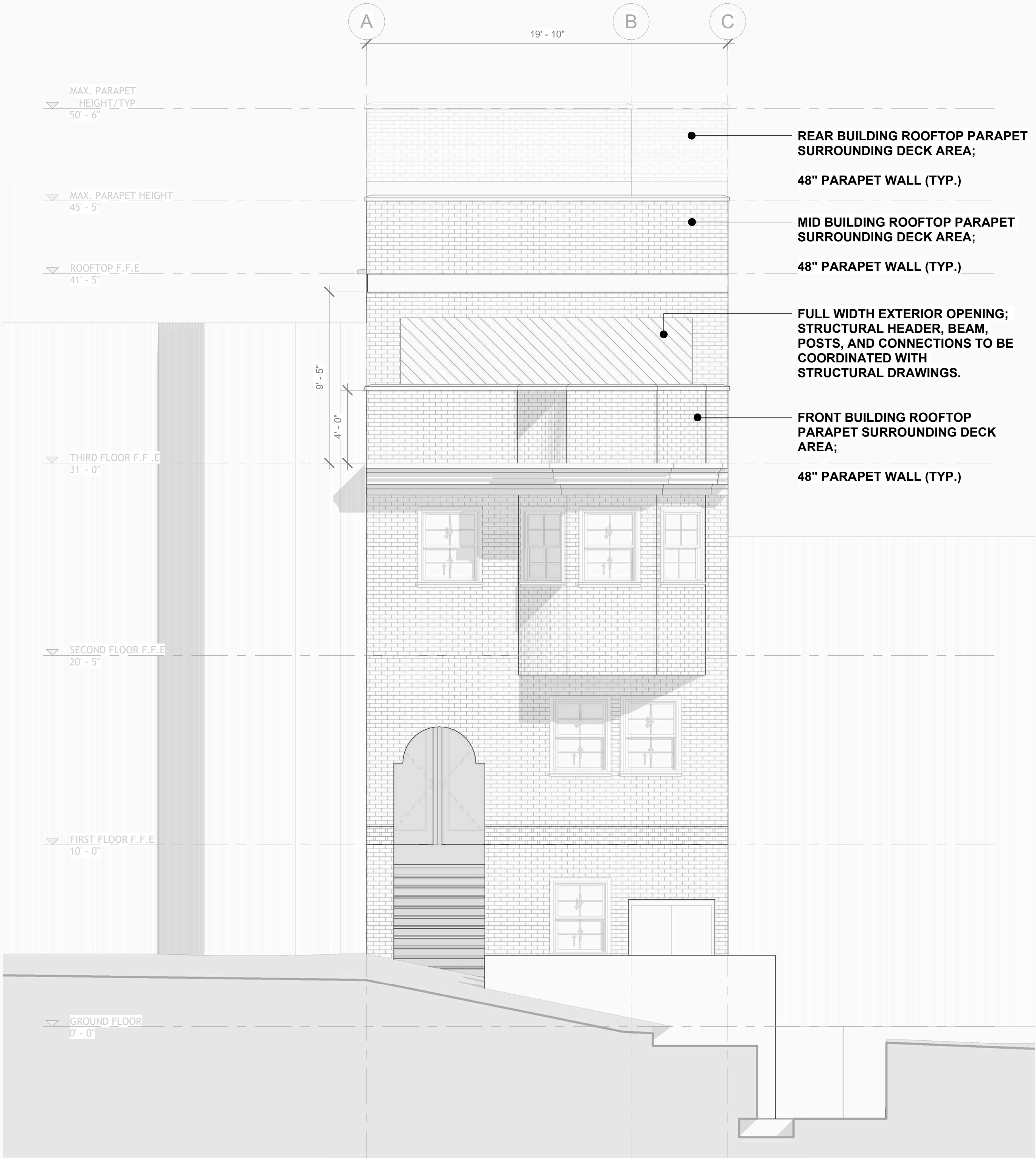
DRAWING STATUS: **DESIGN DRAWING**

DISCIPLINE: **ARCHITECTURAL**

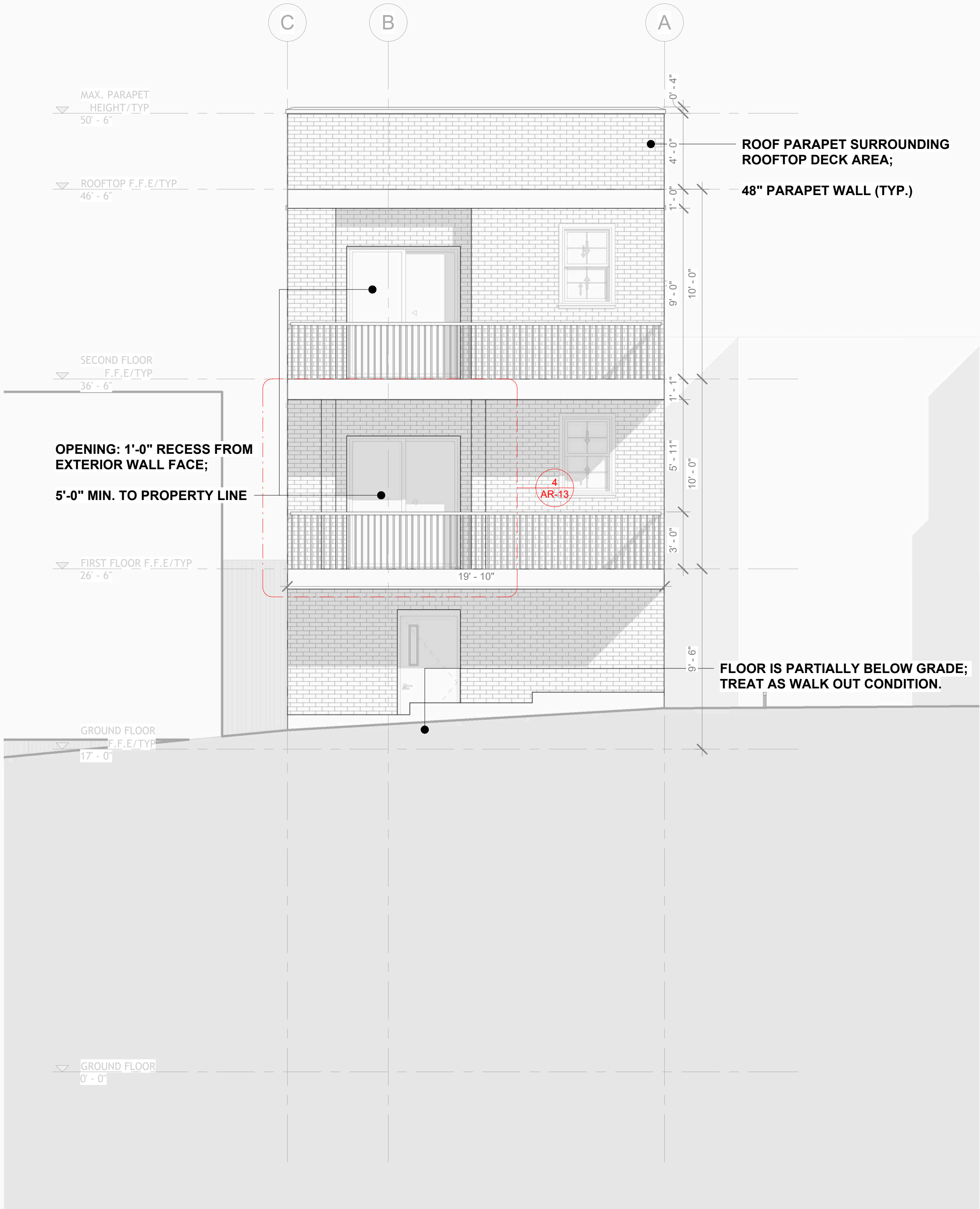
PROJECT TITLE:
**VALLEJO STREET REMODEL, ADDITION
& NEW STATE ADU**

DRAWING TITLE:
PROPOSED ELEVATIONS

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	AR-05	1/8" = 1'-0"



3 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



4 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

NOTES :

OWNER SIGNATURE

REVISION STATUS			
Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS	
APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)
OWNER:	

ADDRESS:

**434-438A VALLEJO ST.
SAN FRANCISCO, CA 94103**

DESIGN CONSULTANT:

TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS:

DESIGN DRAWING

DISCIPLINE:

ARCHITECTURAL

PROJECT TITLE:

**VALLEJO STREET REMODEL, ADDITION
& NEW STATE ADU**

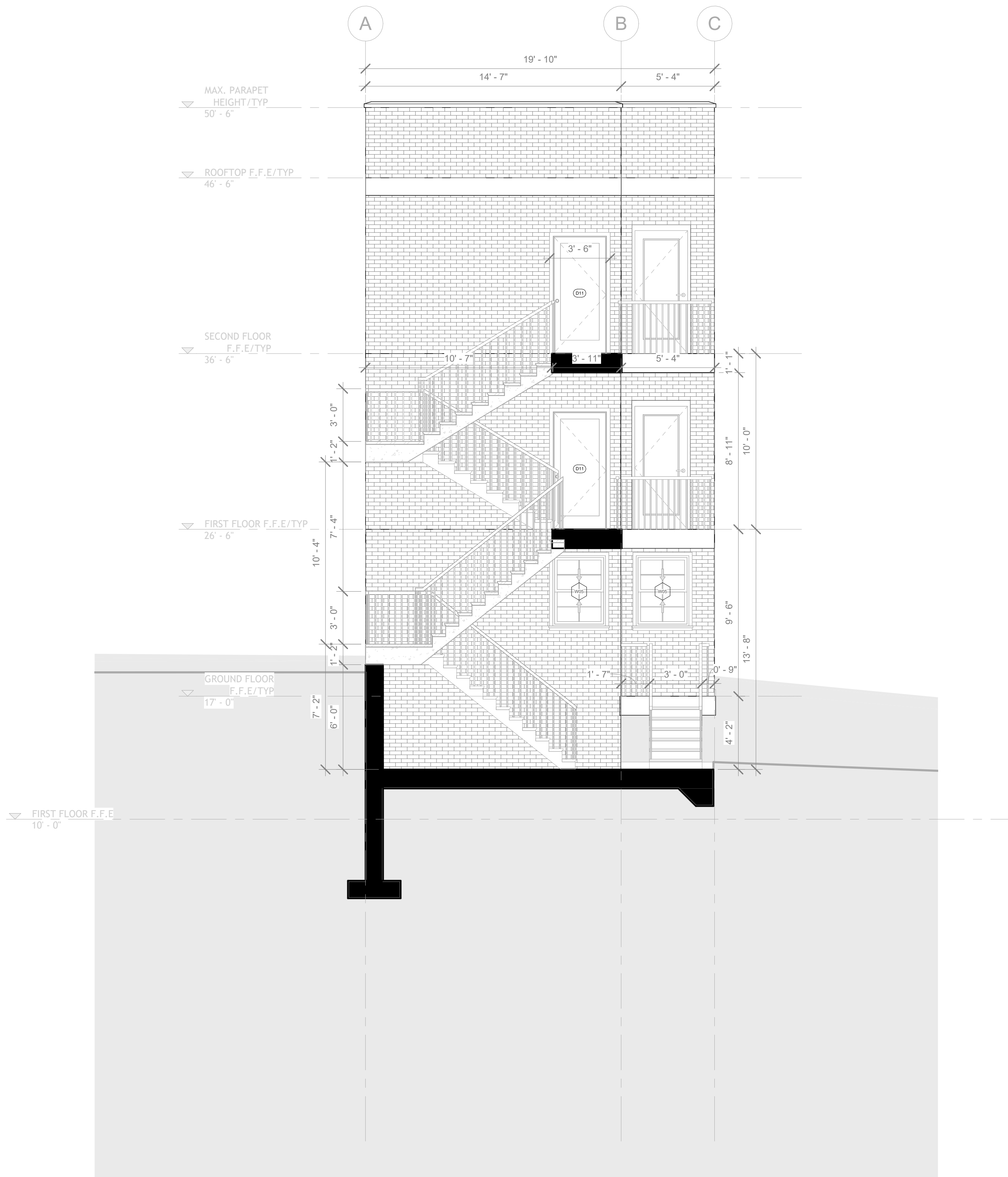
DRAWING TITLE:

PROPOSED ELEVATIONS

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	AR-06	1/4" = 1'-0"



1 PROPOSED SECTION A-A
1/4" = 1'-0"



2 PROPOSED SECTION B-B
1/4" = 1'-0"

NOTES :

OWNER SIGNATURE

REVISION STATUS			
Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS	
APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)
OWNER:	

ADDRESS:

**434-438A VALLEJO ST.
SAN FRANCISCO, CA 94103**

DESIGN CONSULTANT:

TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS: **DESIGN DRAWING**

DISCIPLINE: **ARCHITECTURAL**

PROJECT TITLE:
**VALLEJO STREET REMODEL, ADDITION
& NEW STATE ADU**

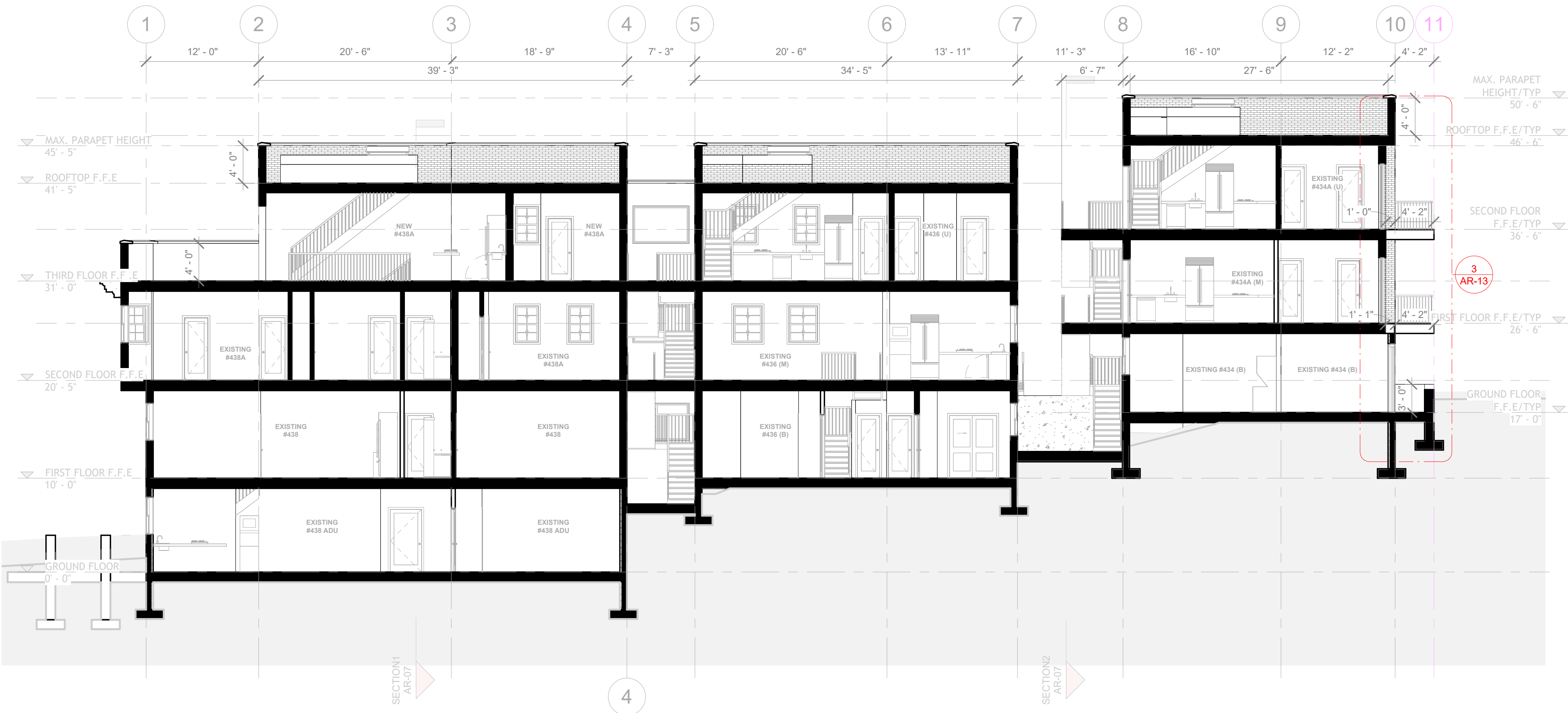
DRAWING TITLE:

PROPOSED SECTIONS

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	AR-07	1/4" = 1'-0"



1 PROPOSED SECTION C-C
1/8" = 1'-0"



2 PROPOSED SECTION D-D
1/8" = 1'-0"

NOTES :

OWNER SIGNATURE

REVISION STATUS			
Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS	
APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)
OWNER:	

ADDRESS:
**434-438A VALLEJO ST.
SAN FRANCISCO, CA 94103**

DESIGN CONSULTANT:
TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS: **DESIGN DRAWING**

DISCIPLINE: **ARCHITECTURAL**

PROJECT TITLE:
**VALLEJO STREET REMODEL, ADDITION
& NEW STATE ADU**

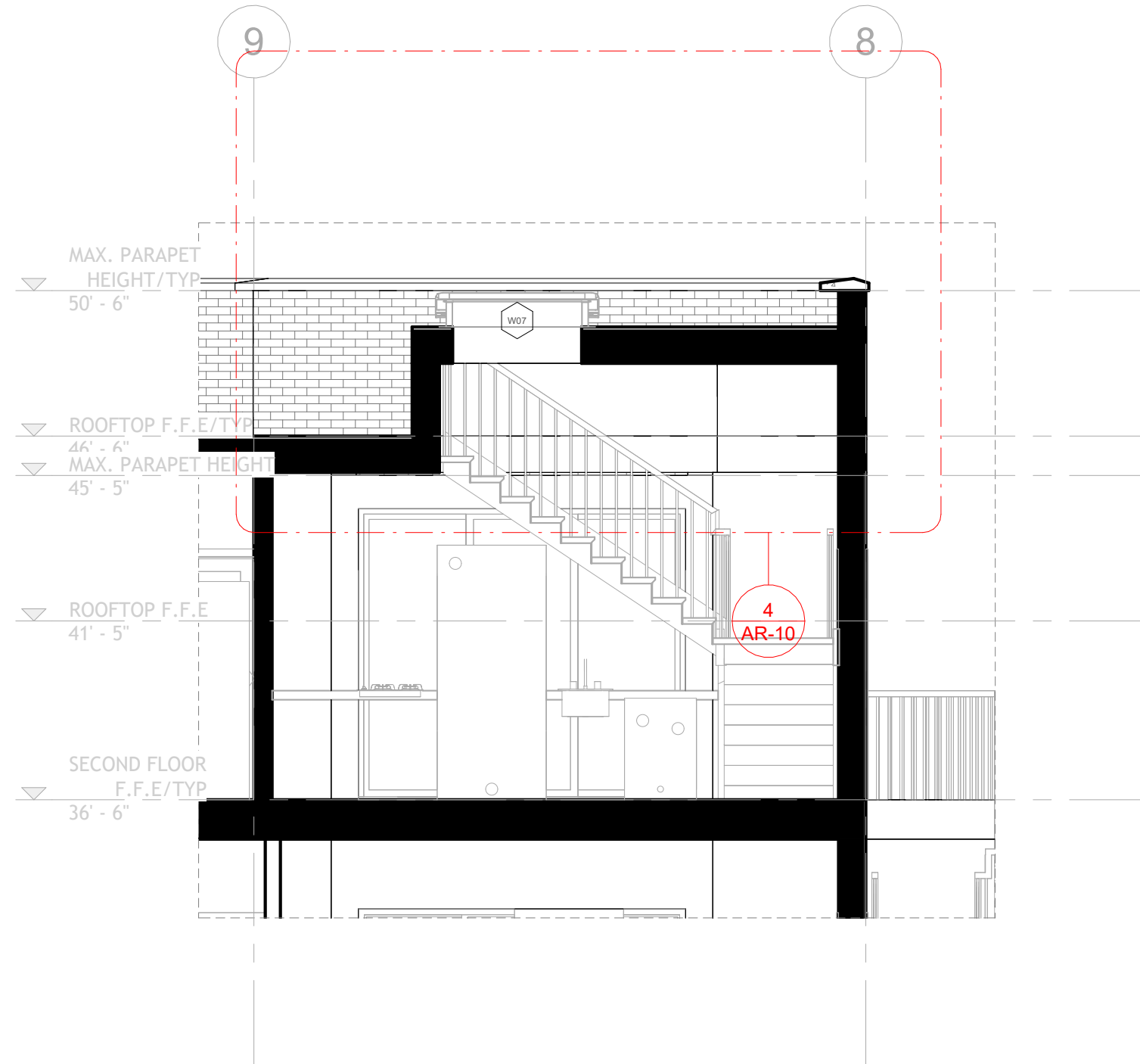
DRAWING TITLE:

PROPOSED SECTIONS		
DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	AR-08	1/8" = 1'-0"



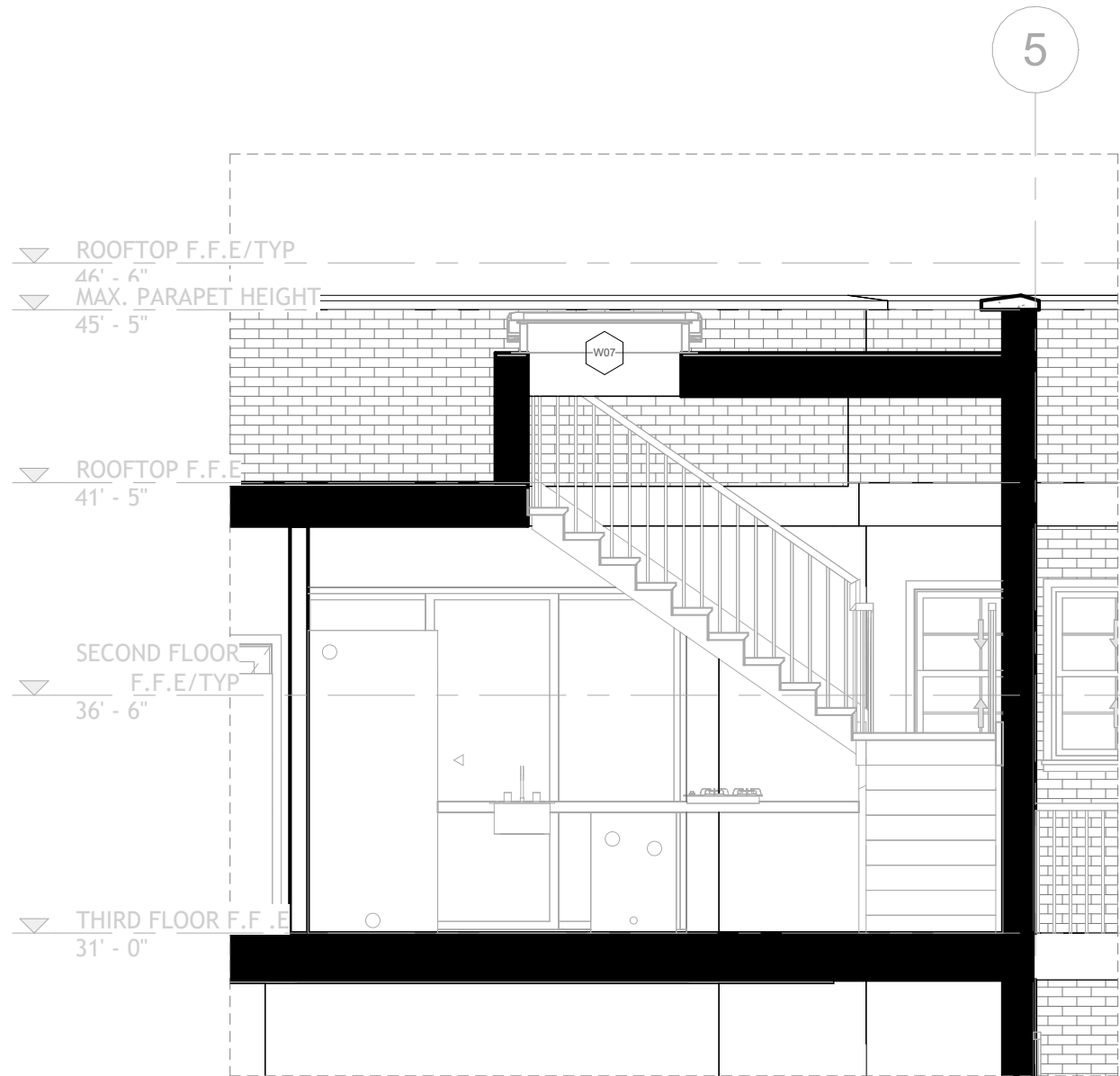
PROPOSED SECTION		
<u>DRAWN BY:</u> A.C	<u>CHECKED BY:</u> N.B	<u>DATE:</u>
<u>JOB NO:</u>	<u>SHT NO.:</u> AR-09	<u>SCALE:</u> 3/16" = 1'-0"

<u>DRAWN BY:</u> A.C	<u>CHECKED BY:</u> N.B	<u>DATE:</u>
<u>JOB NO:</u>	<u>SHT NO.:</u> AR-09	<u>SCALE:</u> 3/16" = 1'-0"



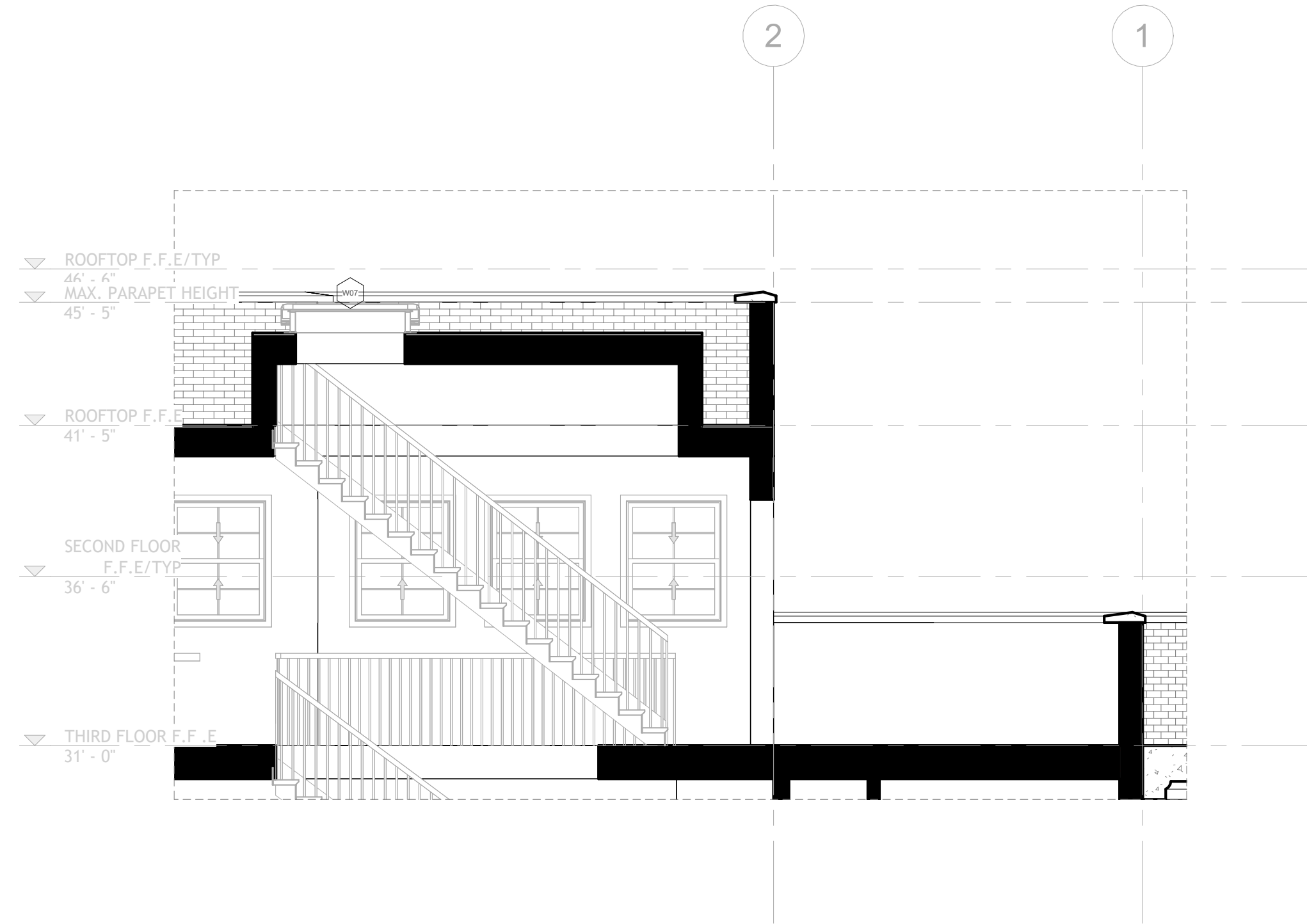
**PROPOSED SECTION E-E -
CALLOUT SECTION A**

1/4" = 1'-0"



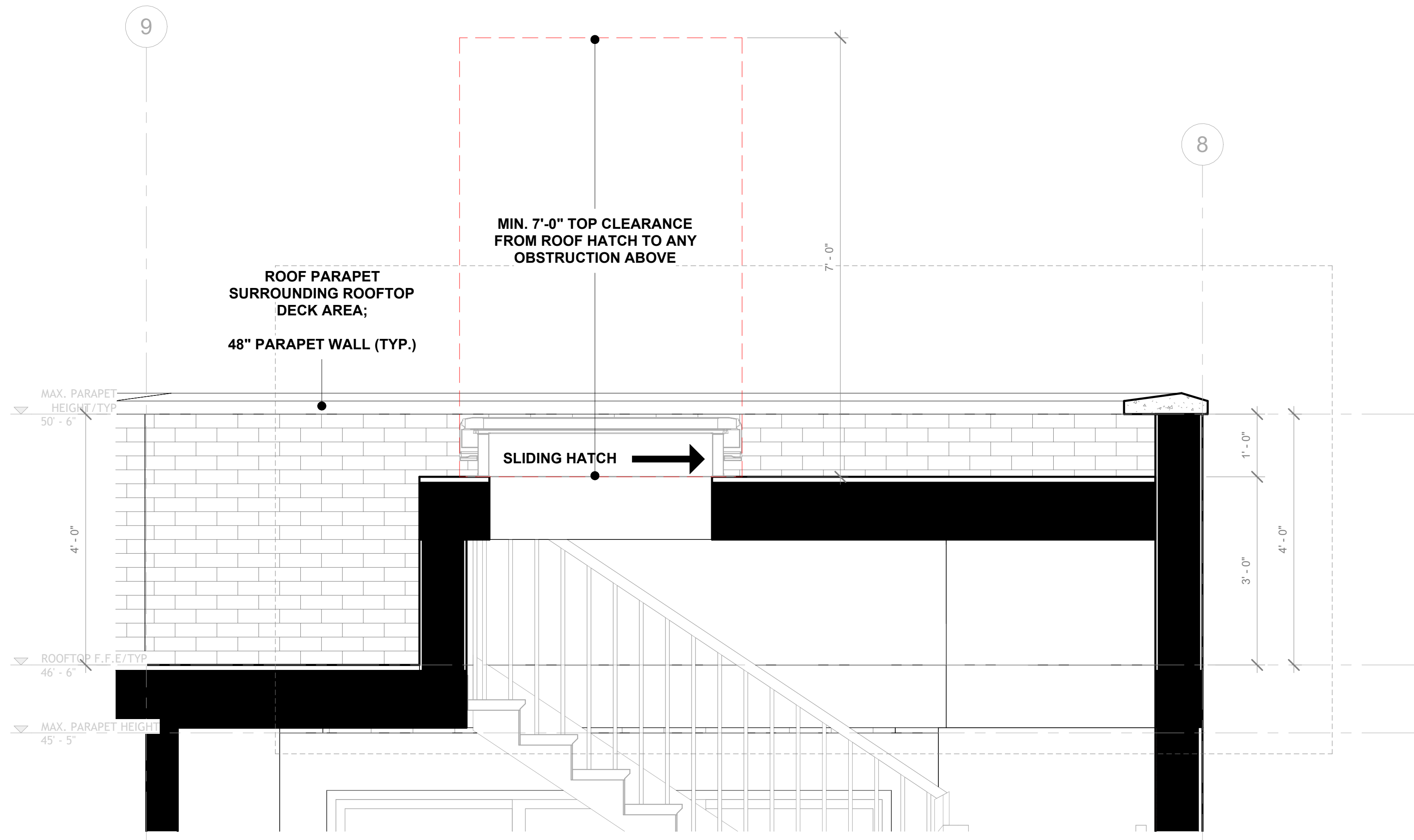
**PROPOSED SECTION E-E -
CALLOUT SECTION B**

1/4" = 1'-0"



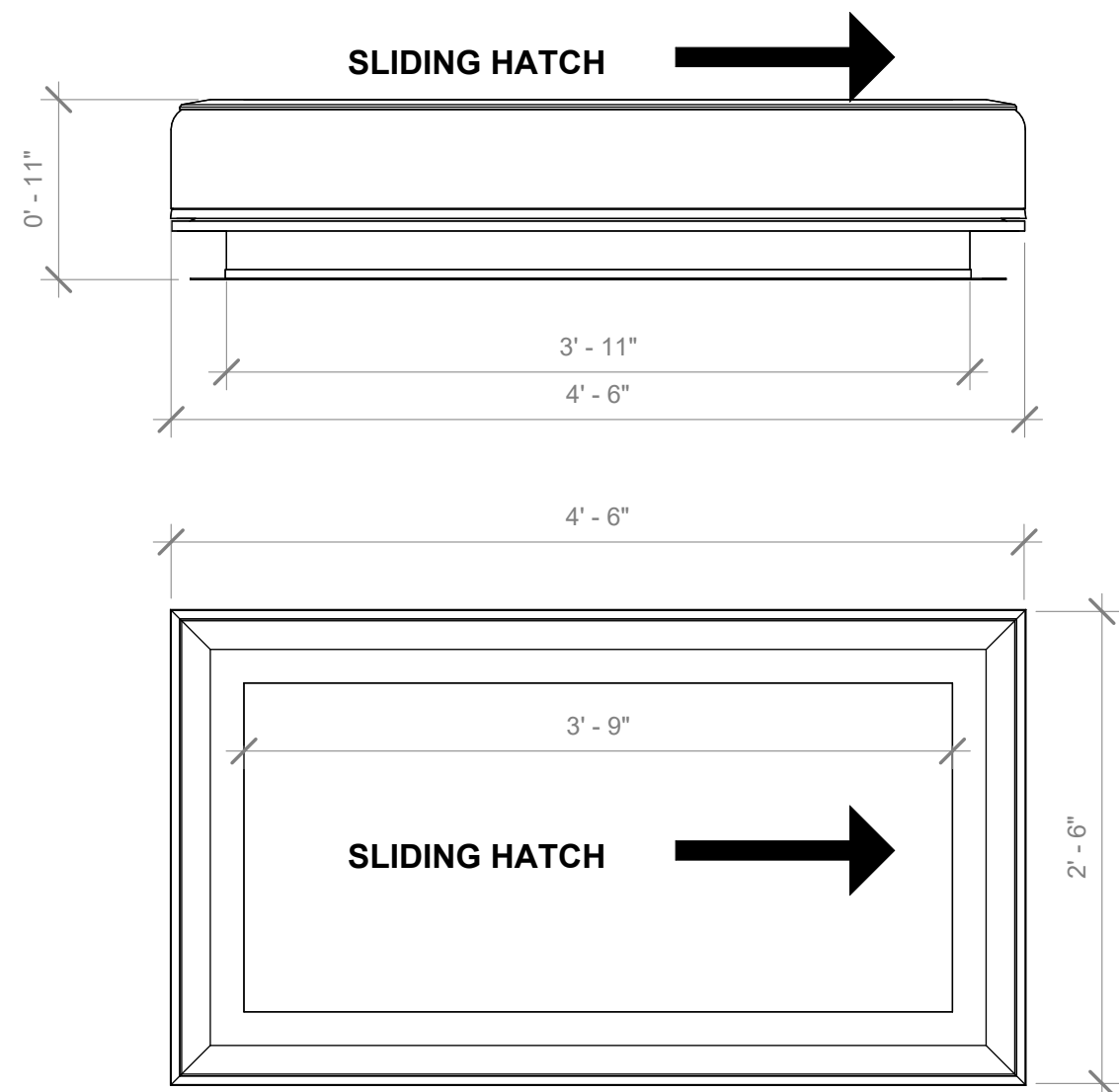
**PROPOSED SECTION E-E -
CALLOUT SECTION C**

1/4" = 1'-0"



PROPOSED SECTION E-E - Callout 2 - Callout 1

3/4" = 1'-0"



NOTES :

OWNER SIGNATURE

REVISION STATUS

Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS

APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)

OWNER:

ADDRESS:

**434-438A VALLEJO ST.
SAN FRANCISCO, CA 94103**

DESIGN CONSULTANT:

TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

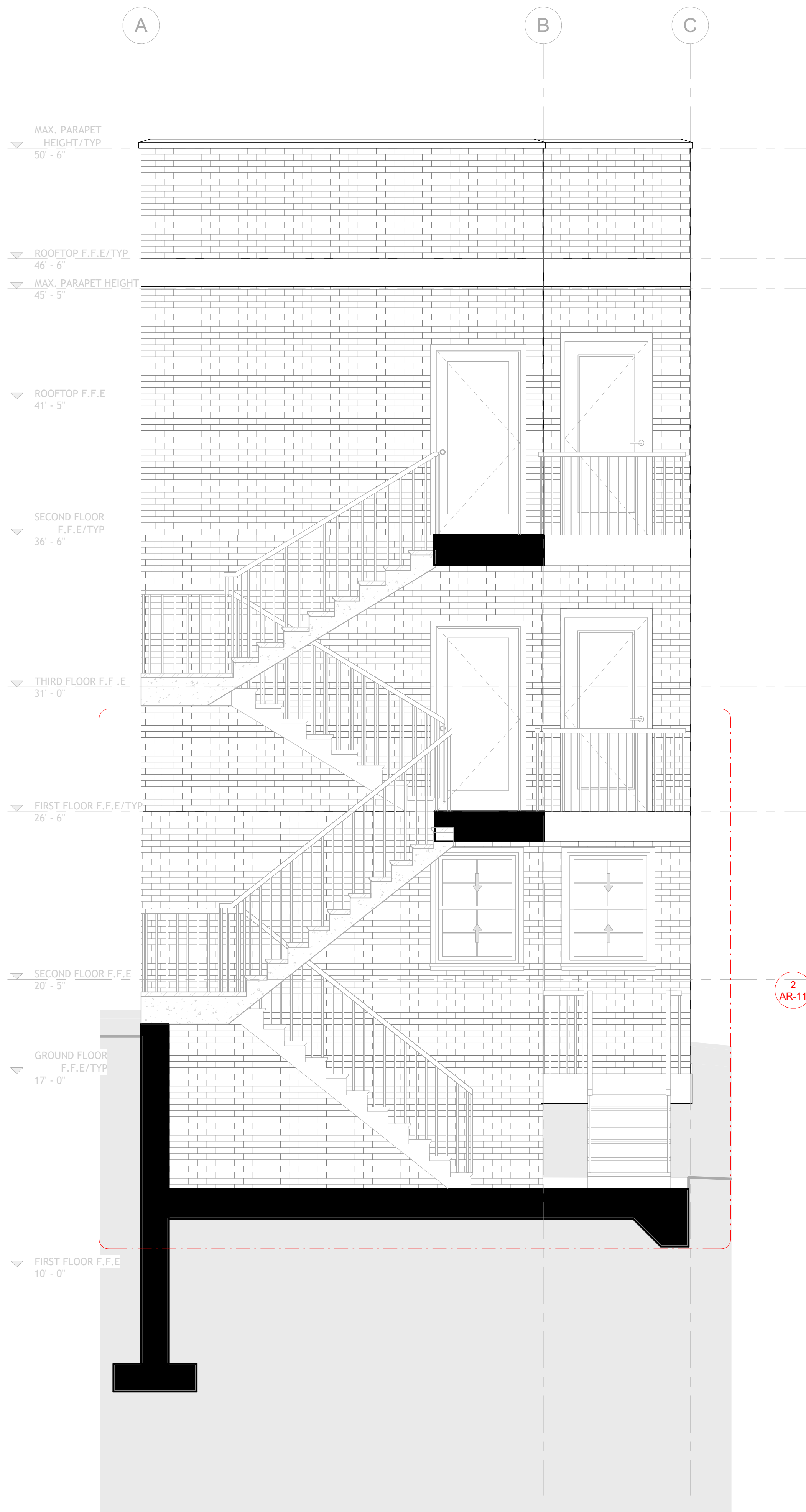
DRAWING STATUS: **DESIGN DRAWING**

DISCIPLINE: **ARCHITECTURAL**

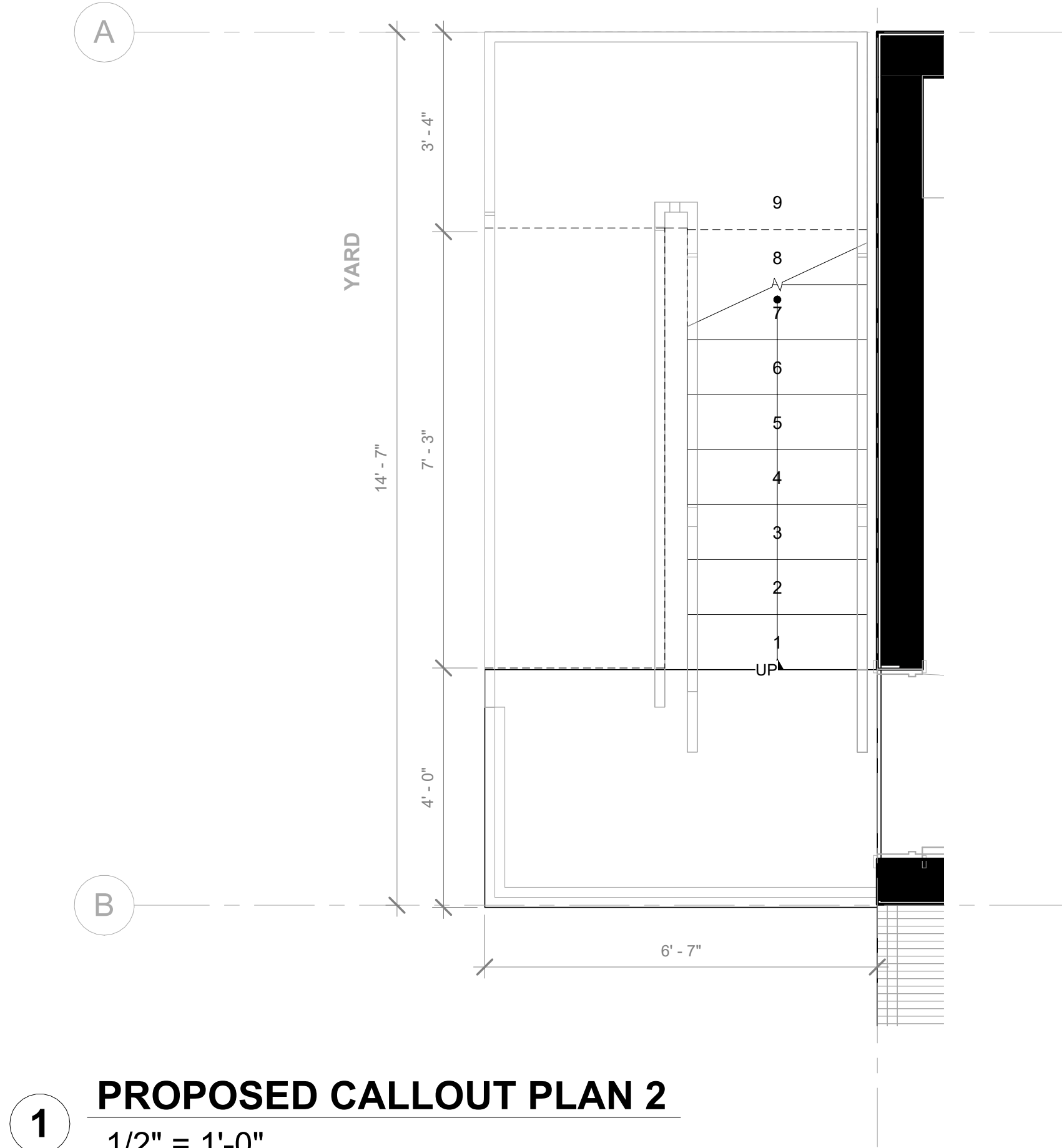
PROJECT TITLE:
**VALLEJO STREET REMODEL, ADDITION
& NEW STATE ADU**

DRAWING TITLE:
**PROPOSED ROOF HATCH DETAIL
DRAWINGS**

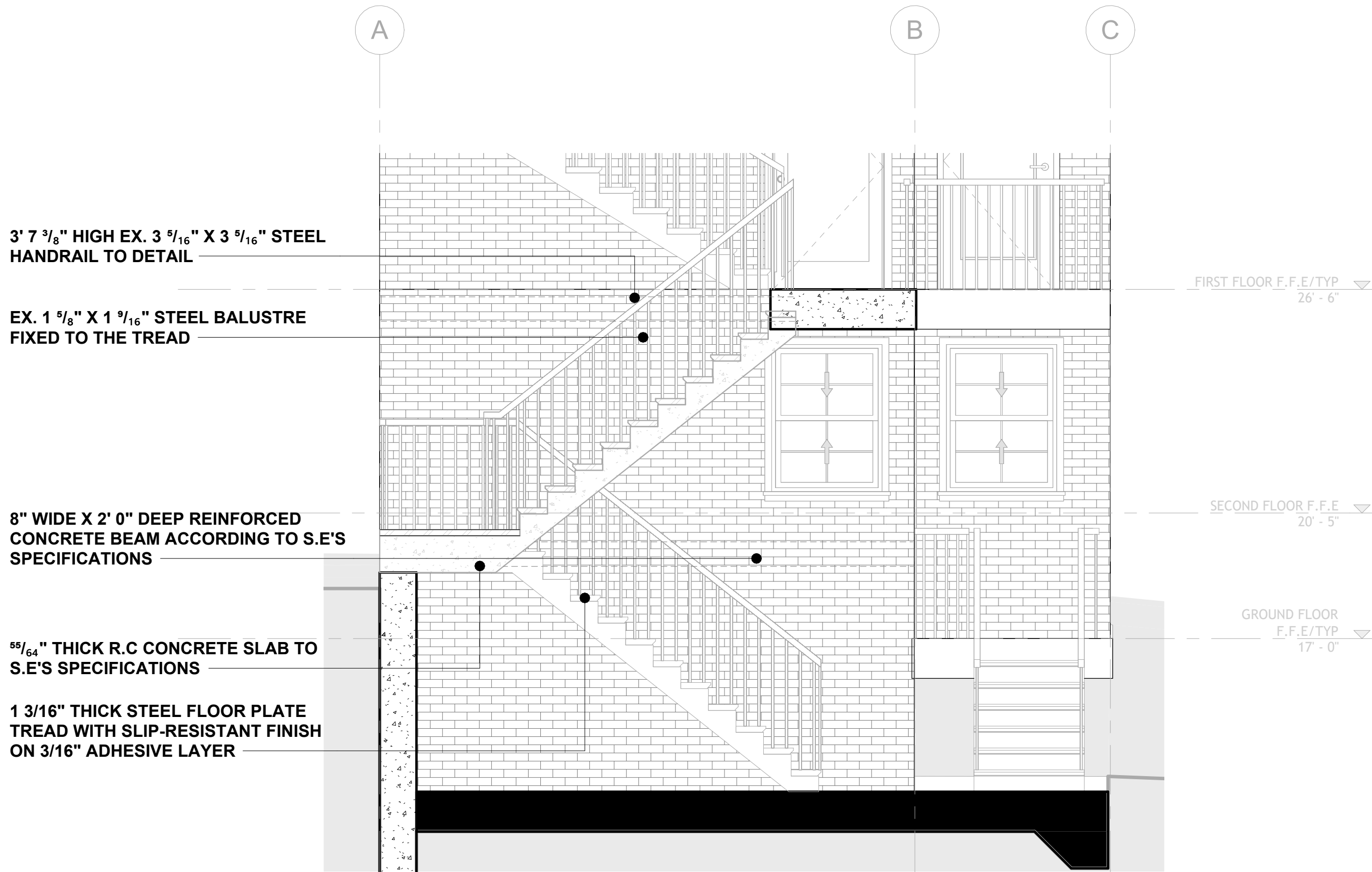
DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	AR-10	As indicated



3 **PROPOSED STAIR DETAIL -
CALLOUT SECTION**
3/8" = 1'-0"

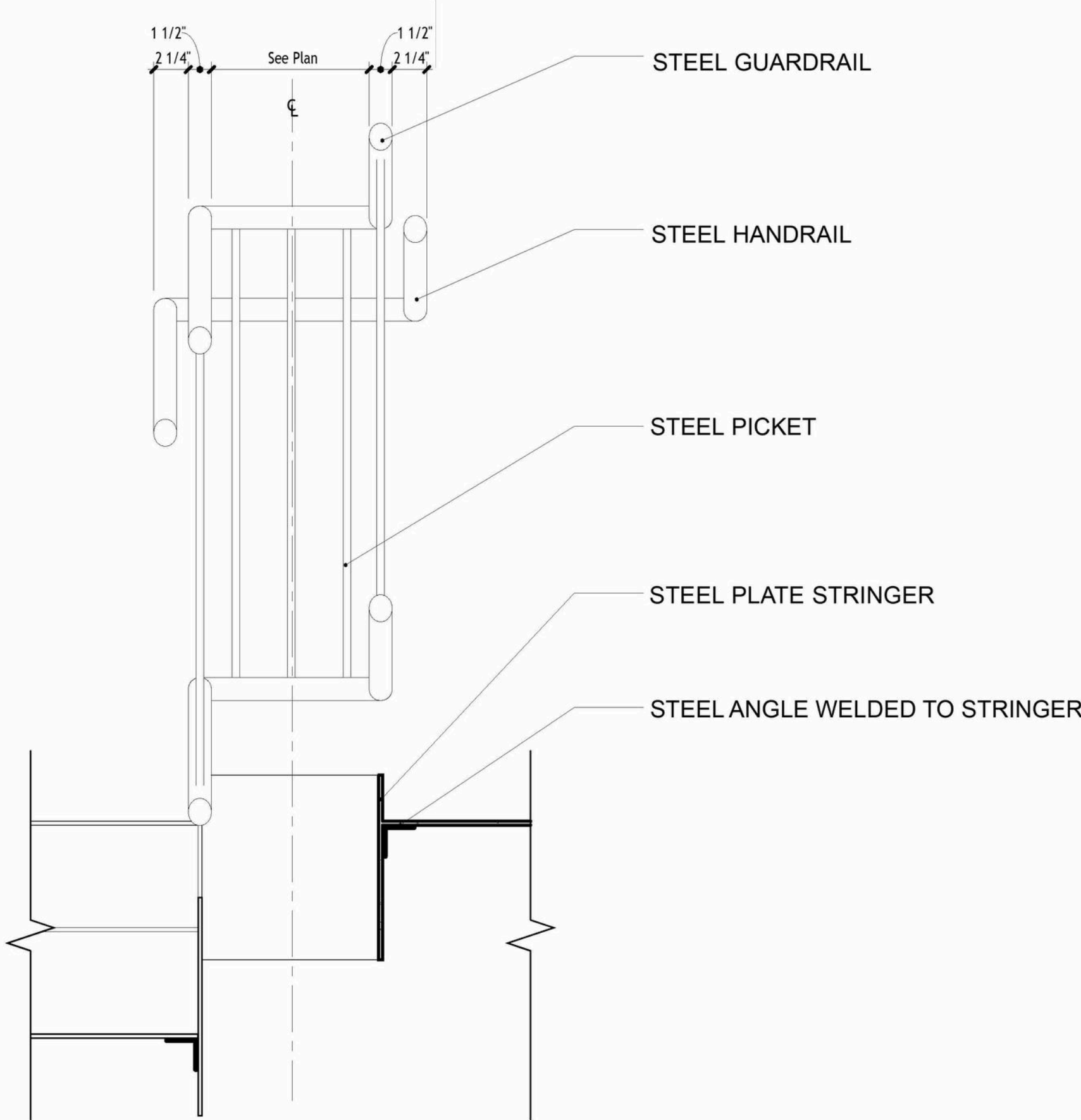
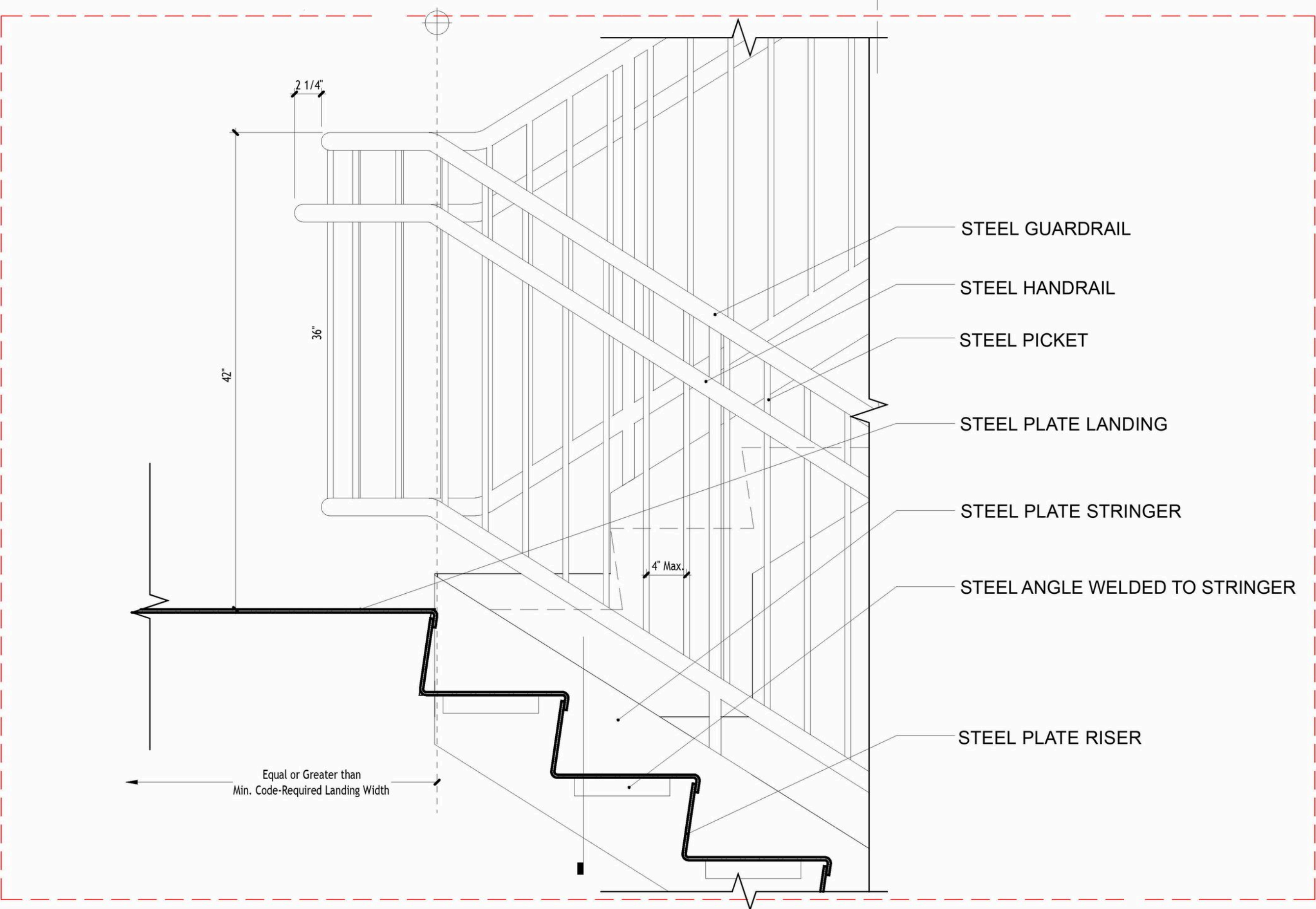


1 **PROPOSED CALLOUT PLAN 2**
1/2" = 1'-0"



2 **PROPOSED STAIR DETAIL -
CALLOUT SECTION 2**
3/8" = 1'-0"

NOTES :



NOTES :

OWNER SIGNATURE

REVISION STATUS			
Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS	
APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)

OWNER:

ADDRESS:

434–438A VALLEJO ST.
SAN FRANCISCO, CA 94103

DESIGN CONSULTANT:
TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS: DESIGN DRAWING

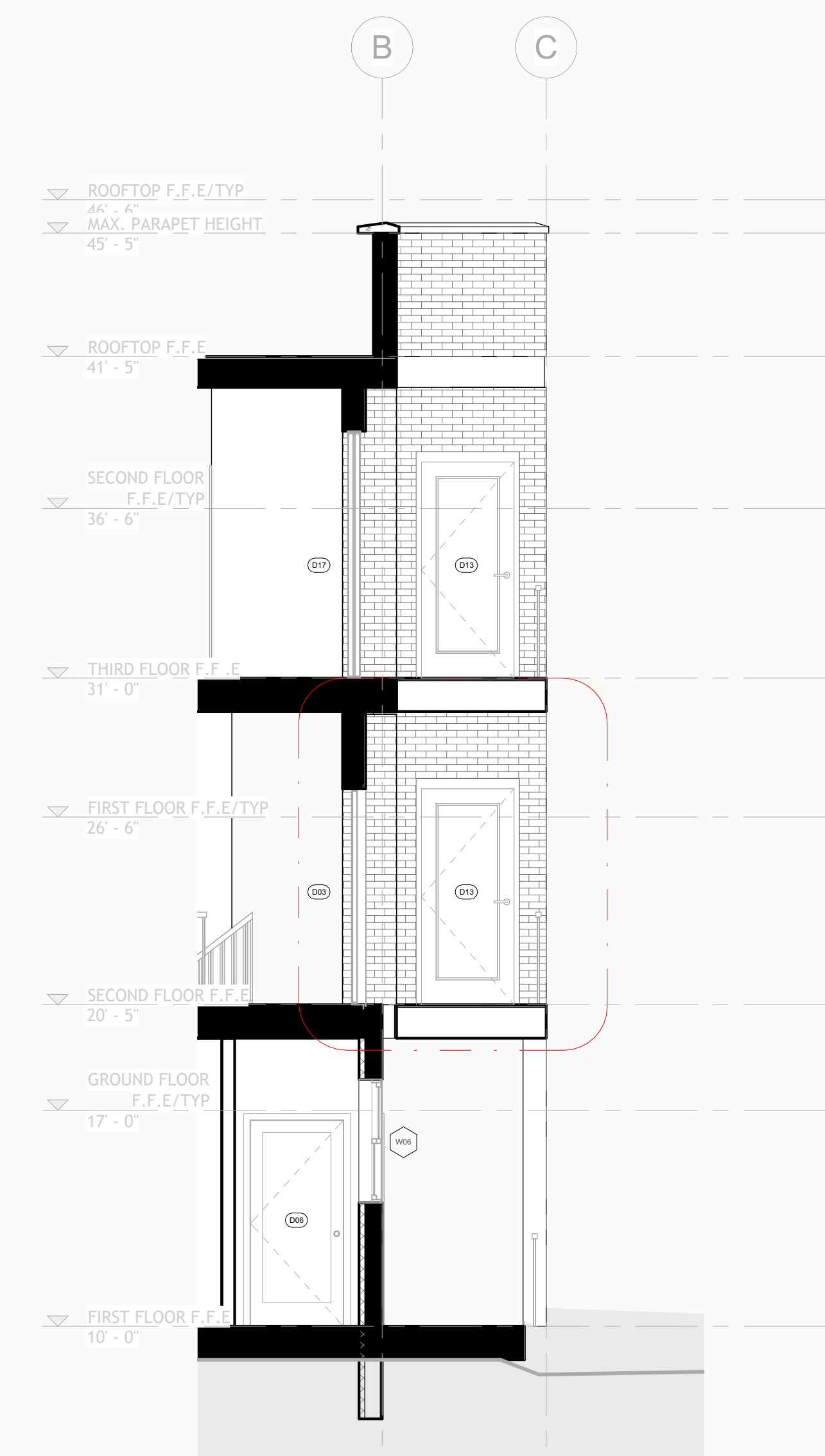
DISCIPLINE: ARCHITECTURAL

PROJECT TITLE:
VALLEJO STREET REMODEL, ADDITION
& NEW STATE ADU

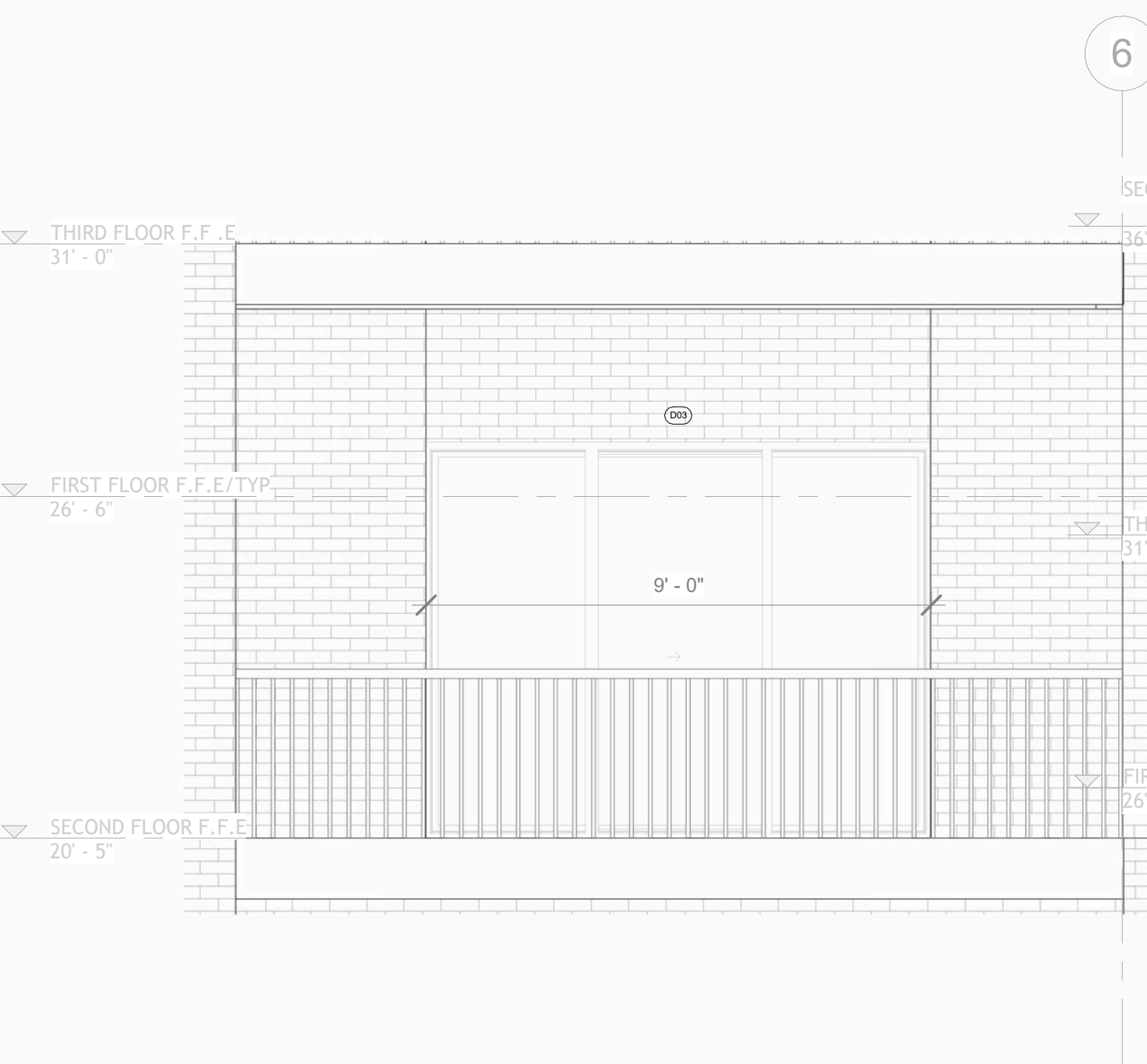
DRAWING TITLE:

PROPOSED STAIR DETAIL DRAWINGS

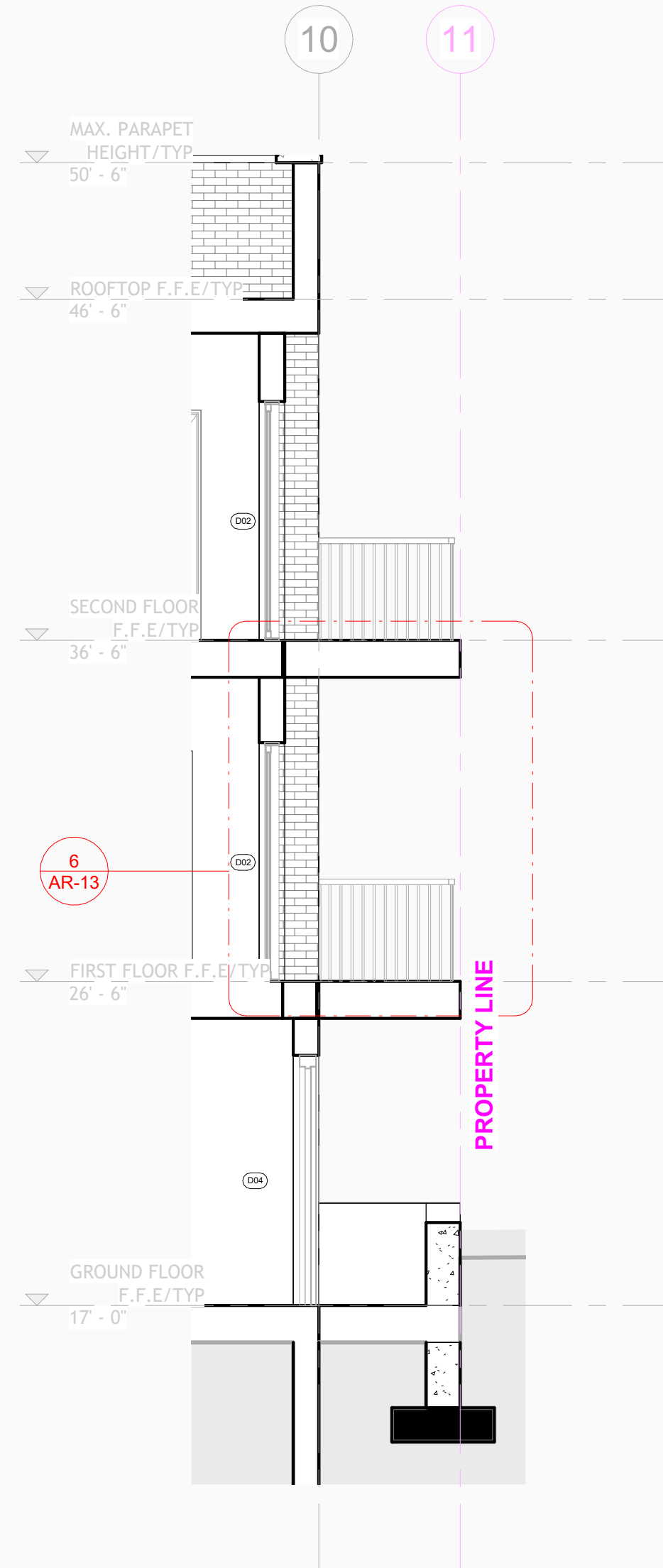
DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	AR-12	



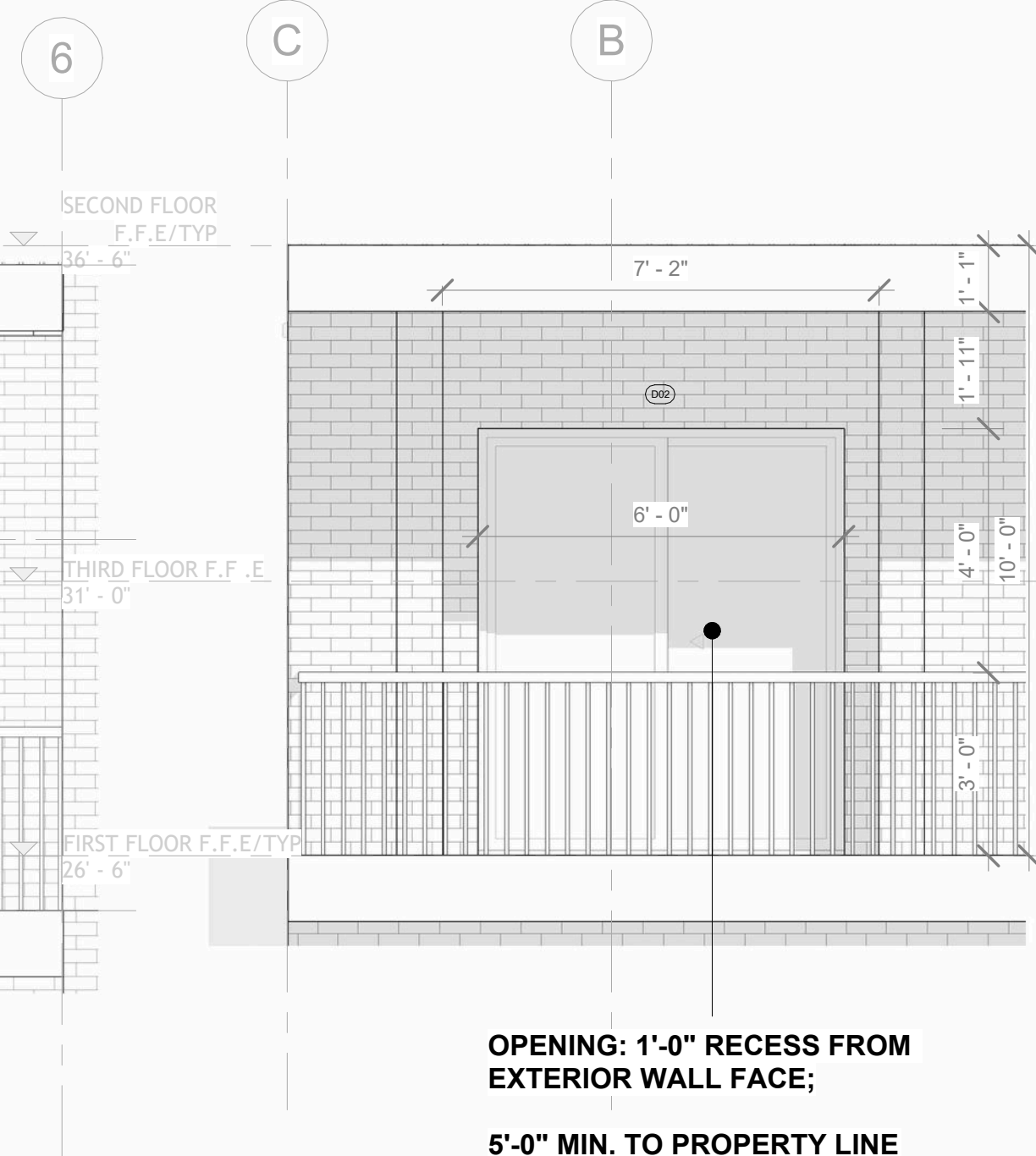
1 PROPOSED SECTION F-F -
RECESS DETAIL CALLOUT
1/4" = 1'-0"



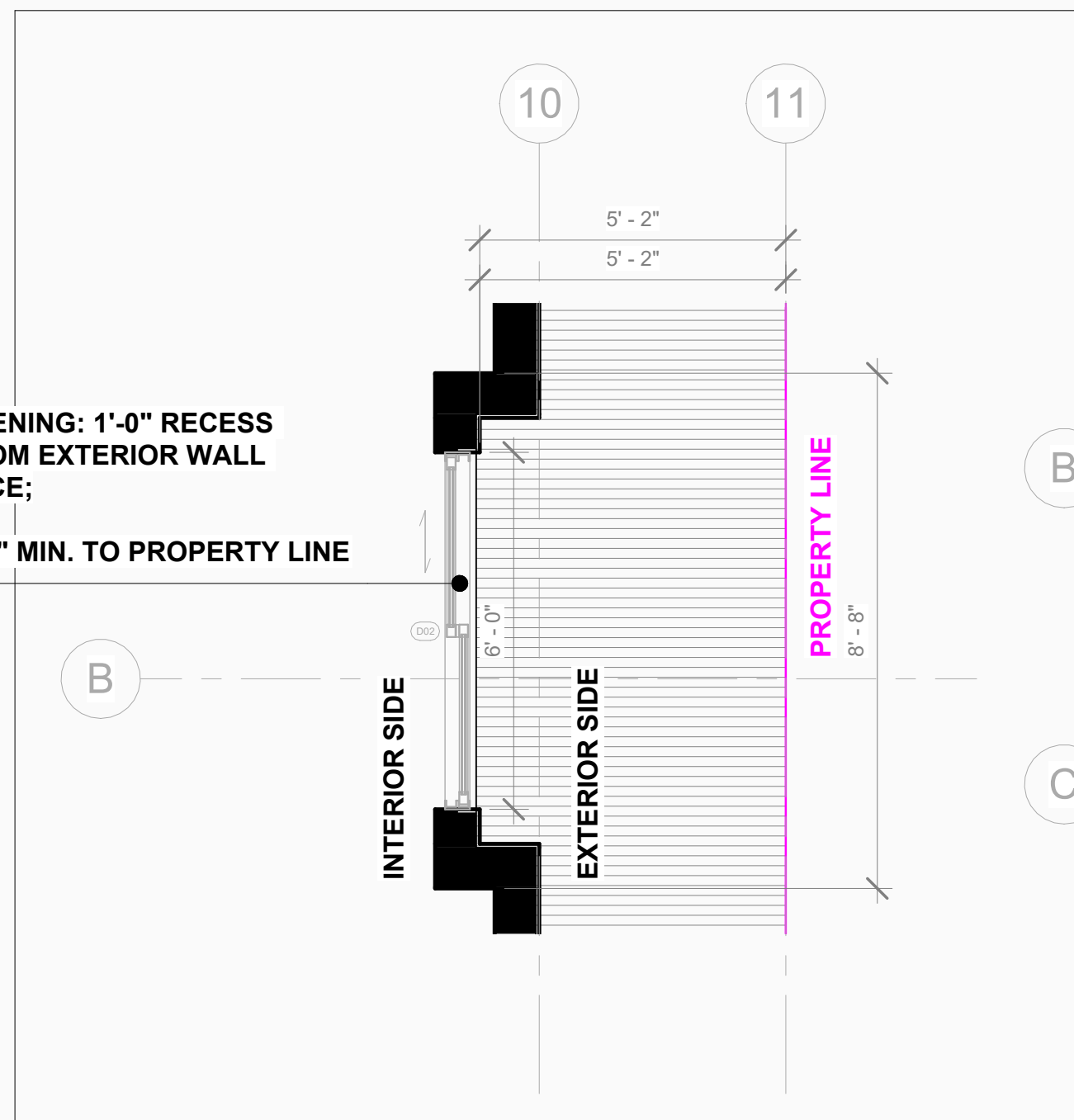
2 PROPOSED SOUTH ELEVATION -
RECESS DETAIL CALLOUT
3/8" = 1'-0"



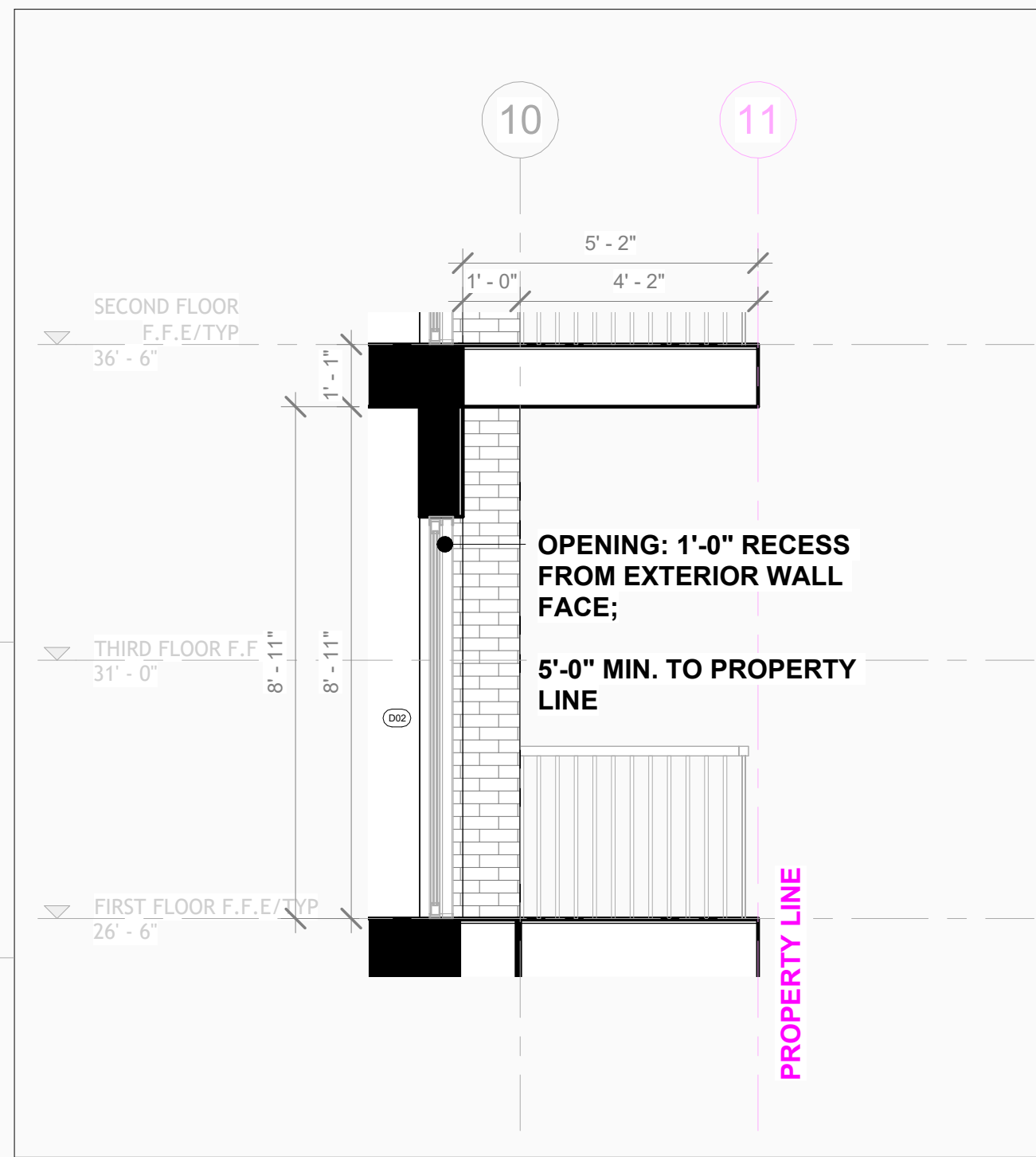
3 PROPOSED SECTION D-D -
RECESS DETAIL CALLOUT
1/4" = 1'-0"



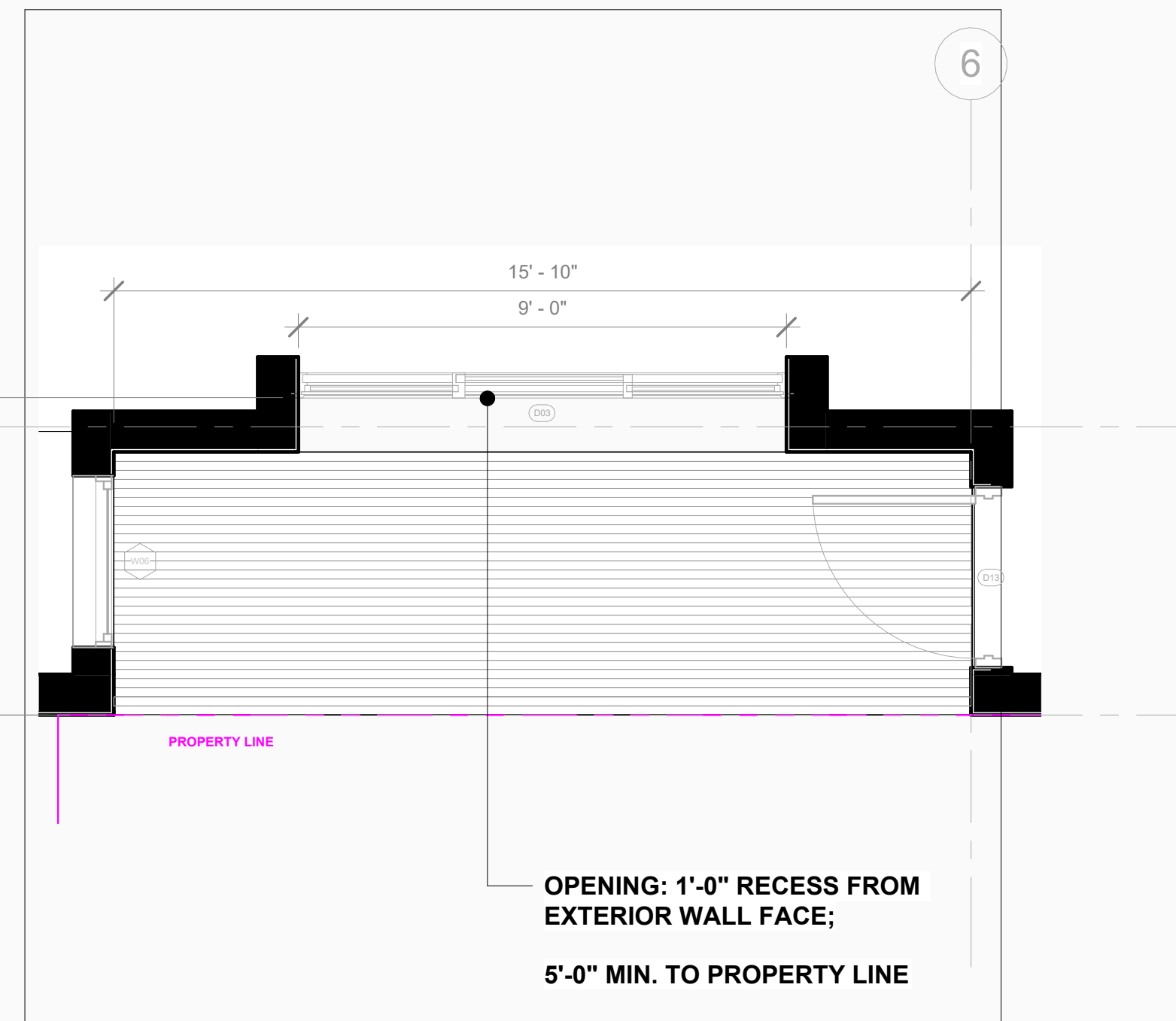
4 PROPOSED EAST ELEVATION -
RECESS DETAIL CALLOUT
3/8" = 1'-0"



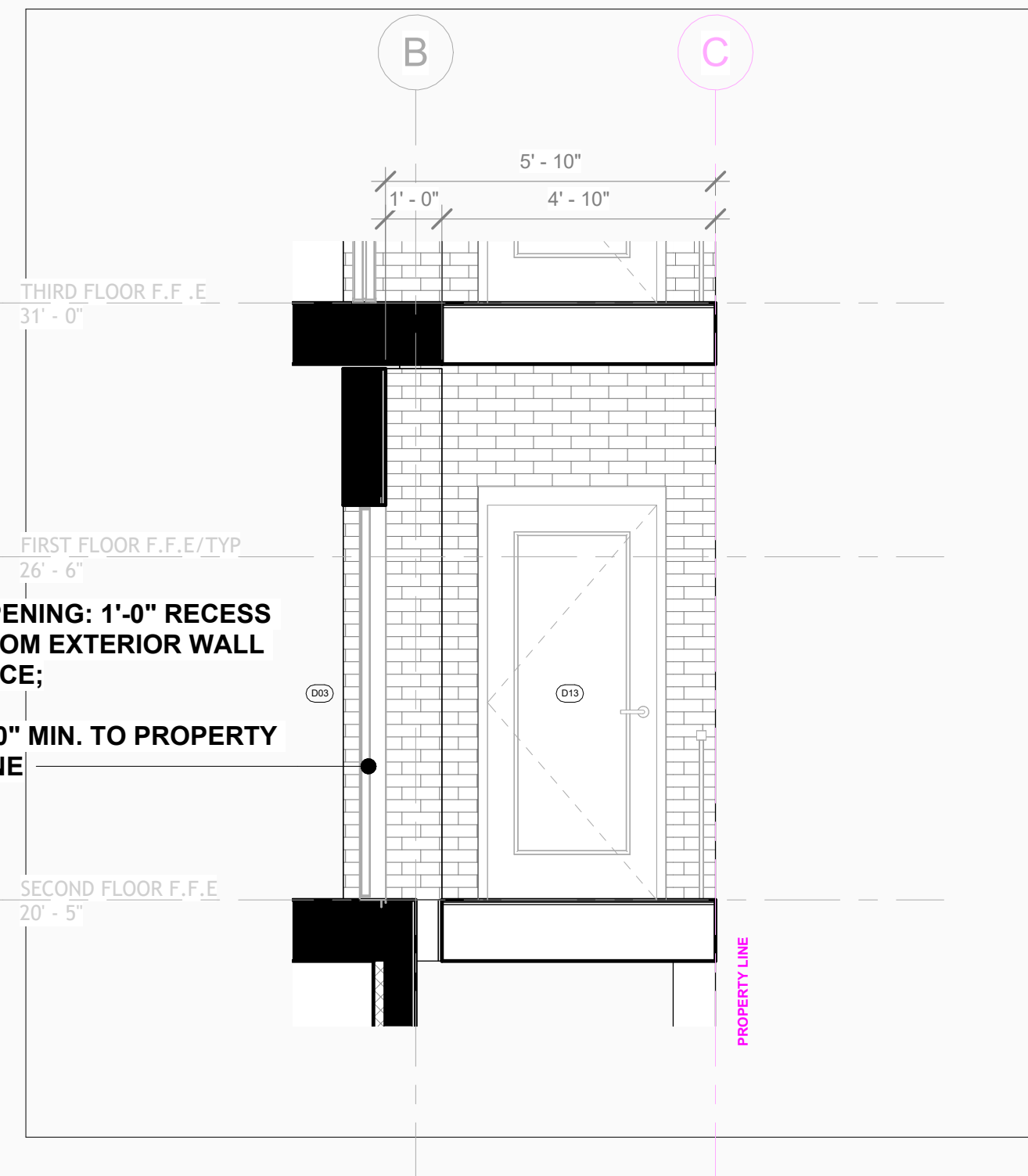
5 FIRST FLOOR F.F.E/TYP -
JAMB DETAIL CALLOUT PLAN
3/8" = 1'-0"



6 FIRST FLOOR F.F.E/TYP -
JAMB DETAIL CALLOUT SECTION
3/8" = 1'-0"



7 SECOND FLOOR F.F.E -
JAMB DETAIL CALLOUT PLAN
3/8" = 1'-0"



8 SECOND FLOOR F.F.E -
JAMB DETAIL CALLOUT SECTION
3/8" = 1'-0"

NOTES :

OWNER SIGNATURE

REVISION STATUS			
Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS	
APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)
OWNER:	

ADDRESS:

**434-438A VALLEJO ST.
SAN FRANCISCO, CA 94103**

DESIGN CONSULTANT:

TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS: **DESIGN DRAWING**

DISCIPLINE: **ARCHITECTURAL**

PROJECT TITLE:
**VALLEJO STREET REMODEL, ADDITION
& NEW STATE ADU**

DRAWING TITLE:
**PROPOSED JAMB & RECESS DETAIL
DRAWINGS**

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	AR-13	As indicated

DOOR SCHEDULE

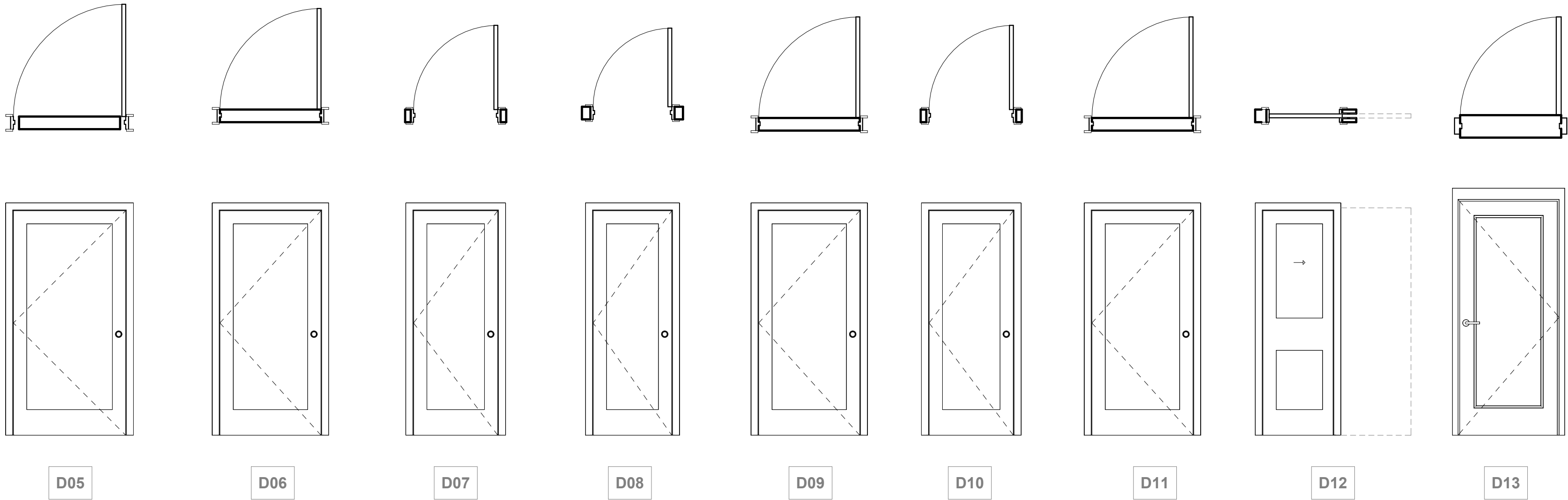
MARK	WIDTH	HEIGHT	FIRE RATING	REMARKS	HARDWARE TYPE	COUNT	LOCATION
D01	4' - 5"	6' - 8"	45-Minute Impact Rated	SOLID CORE WOOD DOOR	KEY ACCESS	1	EXTERIOR
D02	0' - 0"	0' - 0"	NO RATING	2-PANEL GLAZED OPENING	MANUAL SLIDE TRACK	2	EXTERIOR
D03	9' - 0"	7' - 0"	NO RATING	3-PANEL GLAZED OPENING	MANUAL SLIDE TRACK	2	EXTERIOR
D04	3' - 0"	7' - 0"	20-Minute Impact Rated	FIRE-RATED DOOR	KEY ACCESS	1	EXTERIOR
D05	3' - 4"	6' - 8"	NO RATING	SOLID CORE WOOD DOOR	KEY ACCESS	1	INTERIOR
D06	3' - 0"	6' - 8"	20-Minute Impact Rated	SOLID CORE WOOD DOOR	KEY ACCESS	3	INTERIOR
D07	2' - 6"	6' - 8"	20-Minute Impact Rated	SOLID CORE WOOD DOOR	KEY ACCESS	5	INTERIOR
D08	2' - 4"	6' - 8"	NO RATING	SOLID CORE WOOD DOOR	KEY ACCESS	7	INTERIOR
D09	2' - 10"	6' - 8"	45-Minute Impact Rated	SOLID CORE WOOD DOOR	KEY ACCESS	4	INTERIOR
D10	2' - 6"	6' - 8"	NO RATING	SOLID CORE WOOD DOOR	KEY ACCESS	14	INTERIOR
D11	3' - 0"	6' - 8"	45-Minute Impact Rated	SOLID CORE WOOD DOOR	KEY ACCESS	9	INTERIOR
D12	2' - 2"	6' - 8"	NO RATING	SINGLE SLIDING	MANUAL SLIDE TRACK	1	INTERIOR
D13	3' - 0"	7' - 0"	NO RATING	1-PANEL GLAZED OPENING	KEY ACCESS	4	EXTERIOR

Grand total: 54

WINDOW SCHEDULE

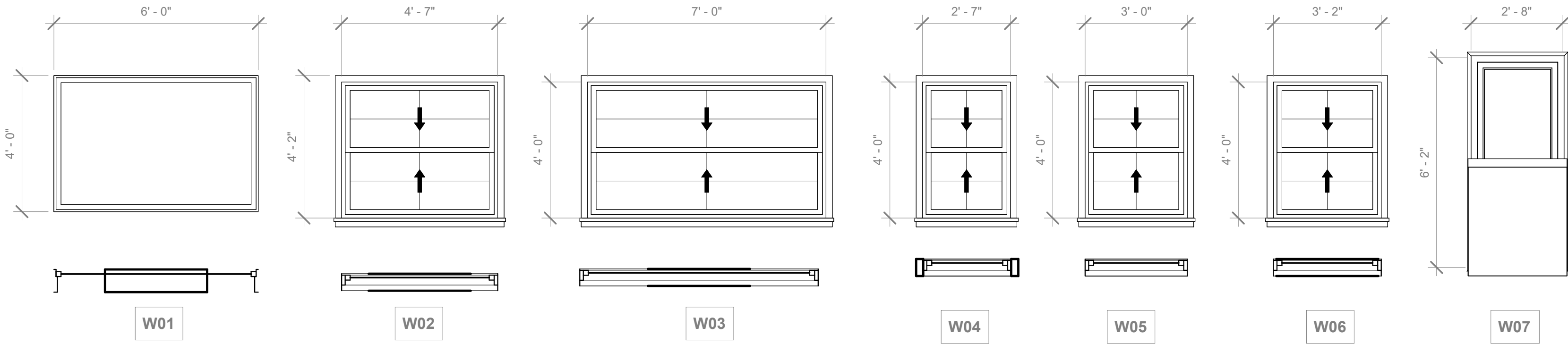
MARK	HEIGHT	HEAD HEIGHT	SILL HEIGHT	WIDTH	COUNT
W01	4' - 0"	8' - 0"	4' - 0"	6' - 0"	3
W02	4' - 0"	8' - 0"	4' - 0"	4' - 7"	5
W03	4' - 0"	8' - 0"	4' - 0"	7' - 0"	9
W04	4' - 0"	8' - 0"	4' - 0"	2' - 7"	20
W05	4' - 0"	8' - 0"	4' - 0"	3' - 0"	16
W06	4' - 0"	8' - 0"	4' - 0"	3' - 2"	27
W07	0' - 10"			2' - 6"	3

Grand total: 83



PROPOSED DOOR LEGEND

3/8" = 1'-0"



PROPOSED WINDOW LEGEND

3/8" = 1'-0"

NOTES :

OWNER SIGNATURE

REVISION STATUS			
Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS	
APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)
OWNER:	

ADDRESS:

434–438A VALLEJO ST.
SAN FRANCISCO, CA 94103

DESIGN CONSULTANT:
TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS: DESIGN DRAWING

DISCIPLINE: ARCHITECTURAL

PROJECT TITLE:
VALLEJO STREET REMODEL, ADDITION
& NEW STATE ADU

DRAWING TITLE:

PROPOSED DOOR/WINDOW SCHEDULES

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO.:	SCALE:
	AR-14	3/8" = 1'-0"

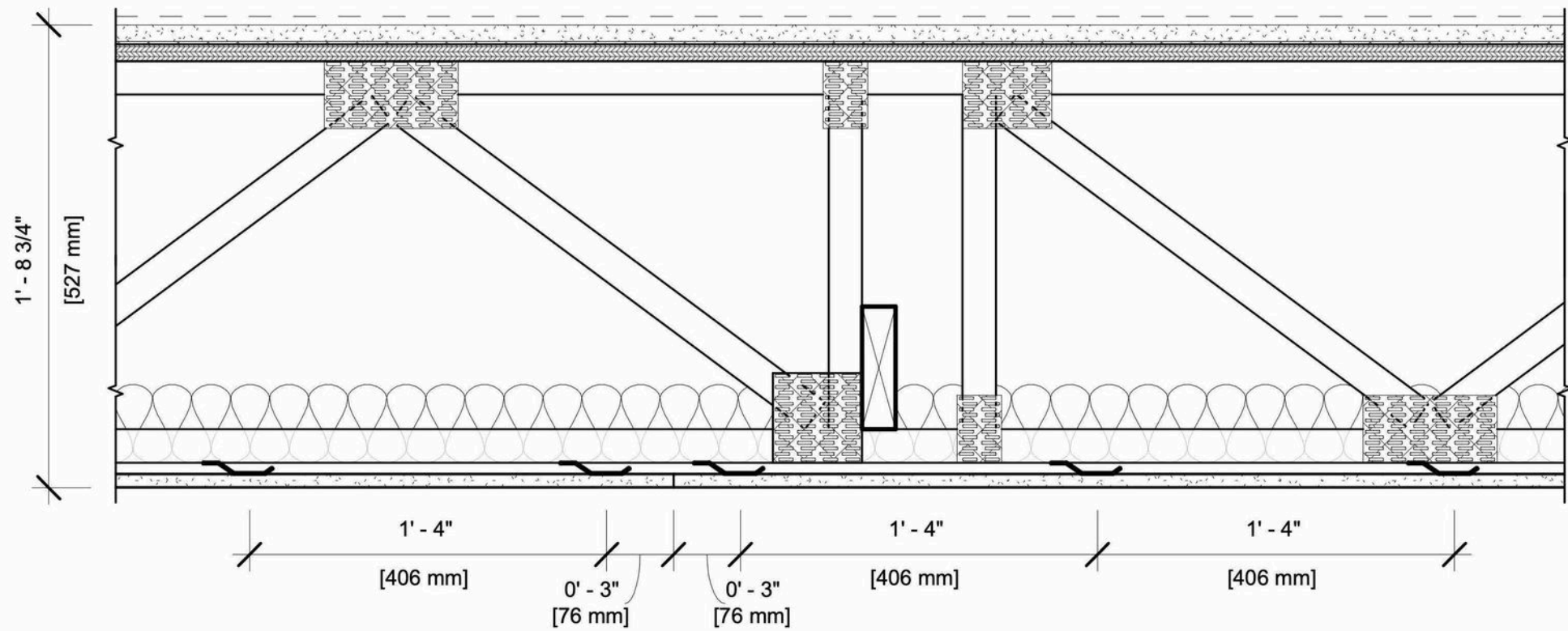
UL DESIGN NO. L521

FIRE RATING:
STC:
SOUND TEST:
SYSTEM THICKNESS:

1 HOUR
59
G9876.01
20 3/4"

IIC:
IIC TEST:

48
G9876.01



- ASSEMBLY
- FINISH FLOORING:

FLOOR TOPPING MIXTURE:

FLOOR MAT MATERIALS:

SUBFLOORING:

TRUSSES:

CAVITY INSULATION:

RESILIENT CHANNELS:

GYPSUM BOARD:
- BARE FLOOR

3/4" USG LEVELROCK® BRAND 2500 SERIES UNDERLAYMENT

1/8" USG LEVELROCK® BRAND SAM-N12™ SOUND ATTENUATION MAT 23/32"

PLYWOOD PANEL

18" PARALLEL CHORD OPEN WEB WOOD TRUSSES, SPACED 24" O.C.

3-1/2" UNFACED GLASS FIBER

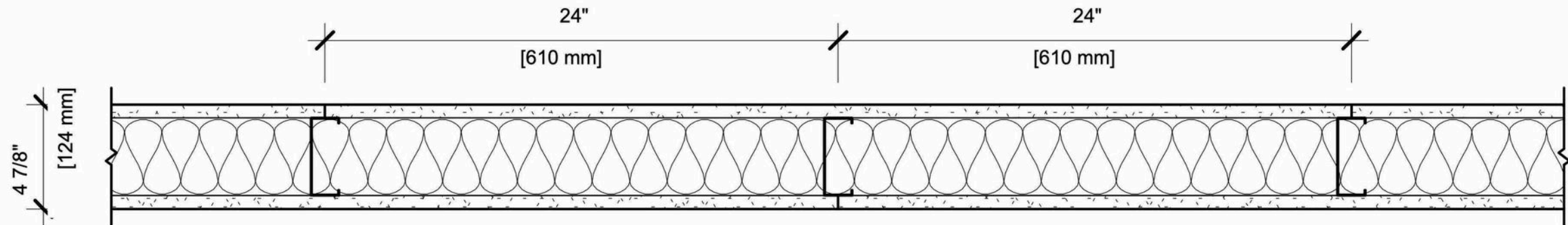
25 GA. RESILIENT CHANNELS SPACED 16" O.C. (SOUND TESTED WITH RC DELUXE®)

ONE LAYER 5/8" USG SHEETROCK® BRAND ECOSMART PANELS FIRECODE® X (UL TYPE ULIX™)

DESIGN NO. UL U419

FIRE RATING:
STC RATING:
SOUND TEST:
SYSTEM THICKNESS:
LOCATION:
FRAMING TYPE:

1 HOUR
48
USG-180617
4-7/8" [124 MM]
INTERIOR
STEEL STUD (NONLOAD-BEARING)



- ASSEMBLY REQUIREMENTS:
- GYPSUM PANELS:

STEEL STUDS:

INSULATION:

GYPSUM PANELS:
- ONE LAYER 5/8" [15.9 MM] SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULIX™) 3-5/8" [92 MM] STEEL STUDS, EQ20 (0.018"), 24" [610 MM] O.C.

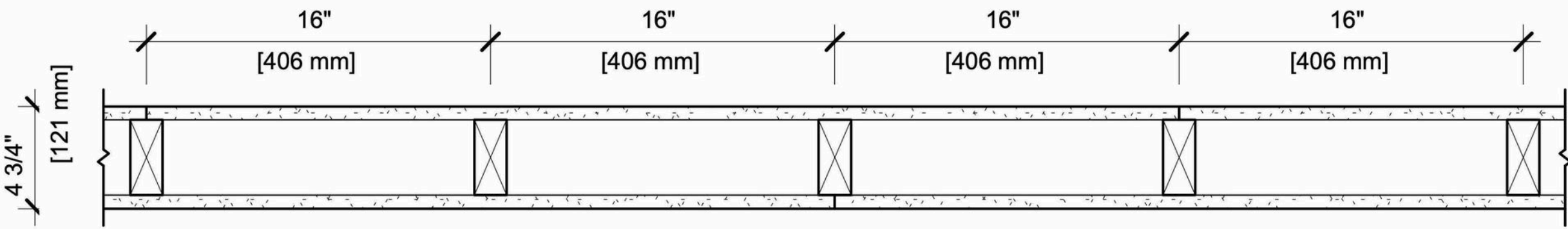
3-1/2" [89 MM] FIBERGLASS INSULATION

ONE LAYER 5/8" [15.9 MM] SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULIX™)

DESIGN NO. UL U305

FIRE RATING:
STC RATING:
SOUND TEST:
SYSTEM THICKNESS:
LOCATION:
FRAMING TYPE:

1 HOUR
32
RAL-TL11-129
4-3/4" [121 MM]
INTERIOR
WOOD STUD (LOAD-BEARING)



- GYPSUM PANELS:

WOOD STUDS:

GYPSUM PANELS:
- ONE LAYER 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL MOLD TOUGH® (UL TYPE SCX)

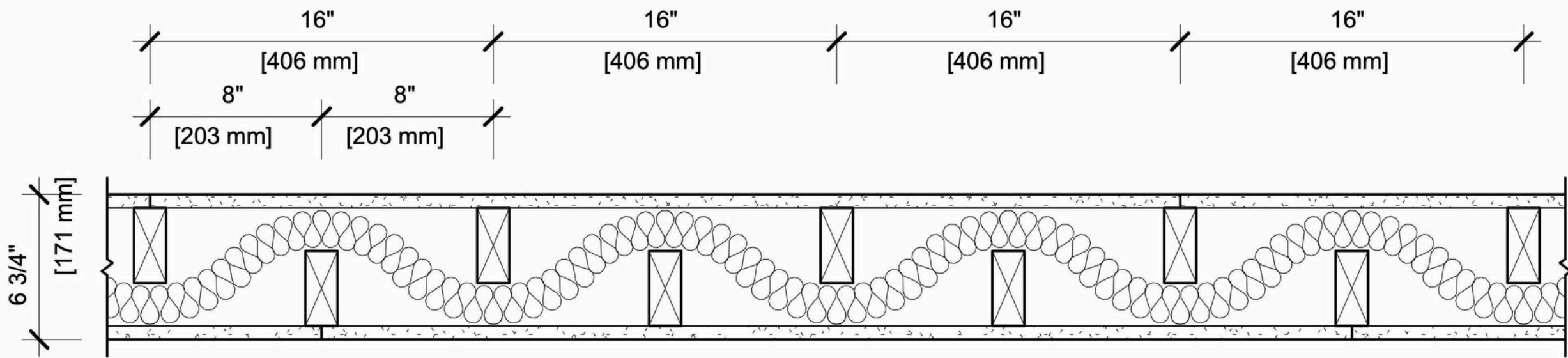
2" X 4" [38 X 89 MM] WOOD STUDS, 16" [406 MM] O.C.

ONE LAYER 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL MOLD TOUGH® (UL TYPE SCX)

DESIGN NO. GA WP 3371

FIRE RATING:
STC RATING:
SOUND TEST:
SYSTEM THICKNESS:
LOCATION:
FRAMING TYPE:

1 HOUR
44
USG-171216
6-3/4" [171 MM]
INTERIOR
WOOD STUD (LOAD-BEARING)



- GYPSUM PANELS:

WOOD STUDS:

INSULATION:

GYPSUM PANELS:
- ONE LAYER 5/8" [15.9 MM] SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULIX™) 2" X 4" [38 X 89 MM] WOOD STUDS, STAGGERED, 8" [203 MM] O.C.

3-1/2" [89 MM] FIBERGLASS INSULATION

ONE LAYER 5/8" [15.9 MM] SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULIX™)

NOTES :

OWNER SIGNATURE

REVISION STATUS

Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS

APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)

OWNER:

ADDRESS:

434–438A VALLEJO ST.
SAN FRANCISCO, CA 94103

DESIGN CONSULTANT:

TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS:

DESIGN DRAWING

DISCIPLINE:

ARCHITECTURAL

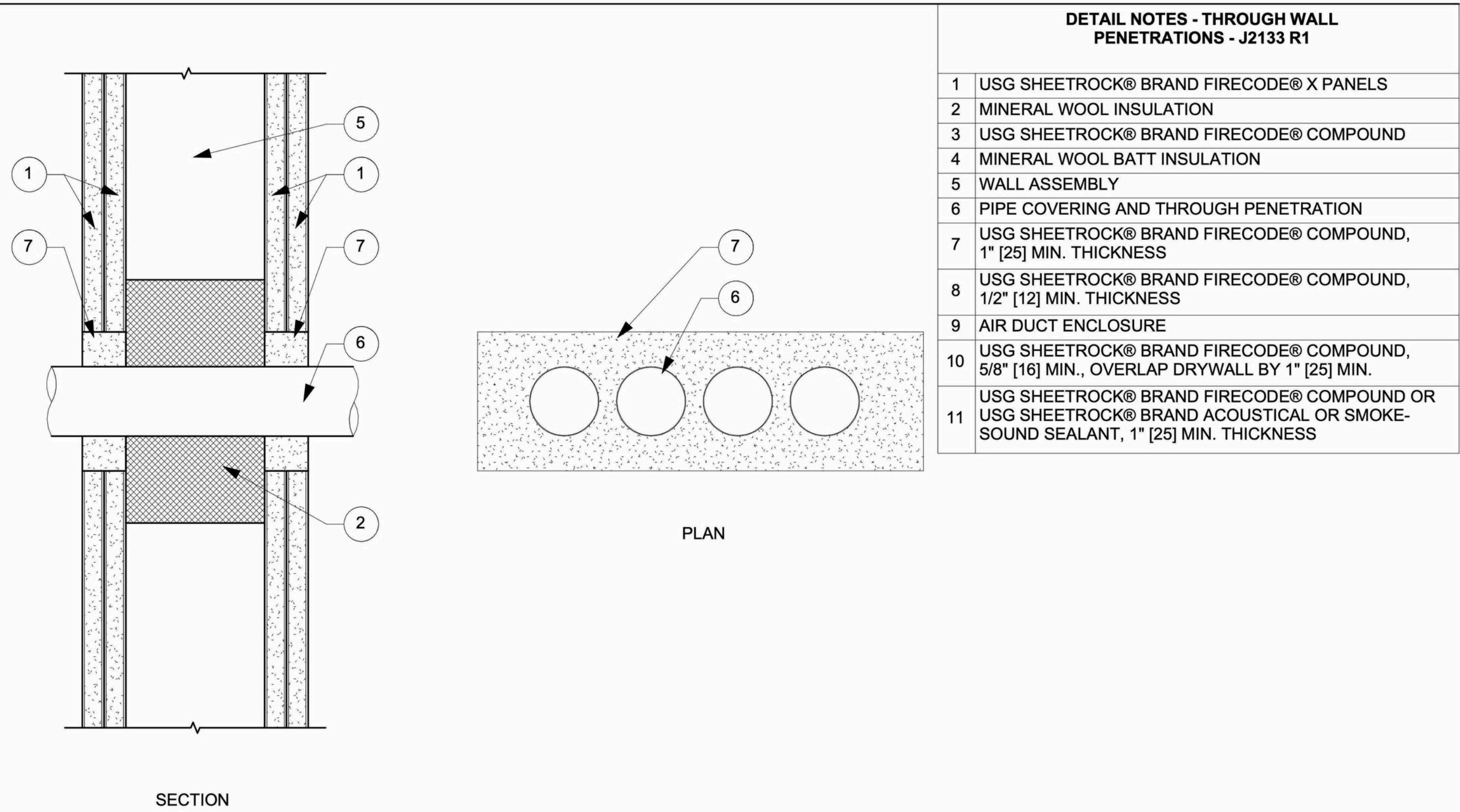
PROJECT TITLE:

VALLEJO STREET REMODEL, ADDITION
& NEW STATE ADU

DRAWING TITLE:

PROPOSED ASSEMBLY DETAIL
DRAWINGS

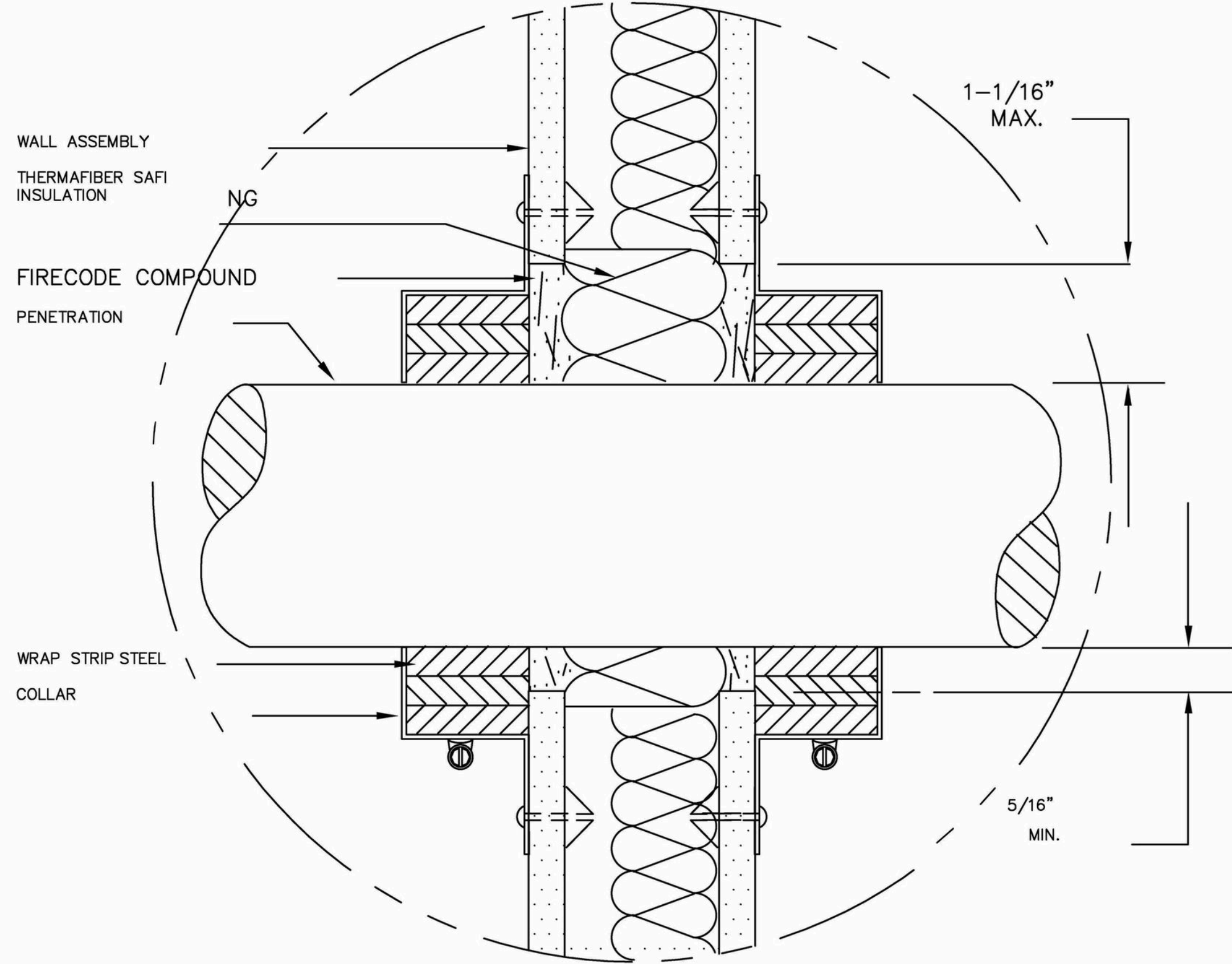
DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO.:	SCALE:
	AR-15	



SYSTEM NOTES:

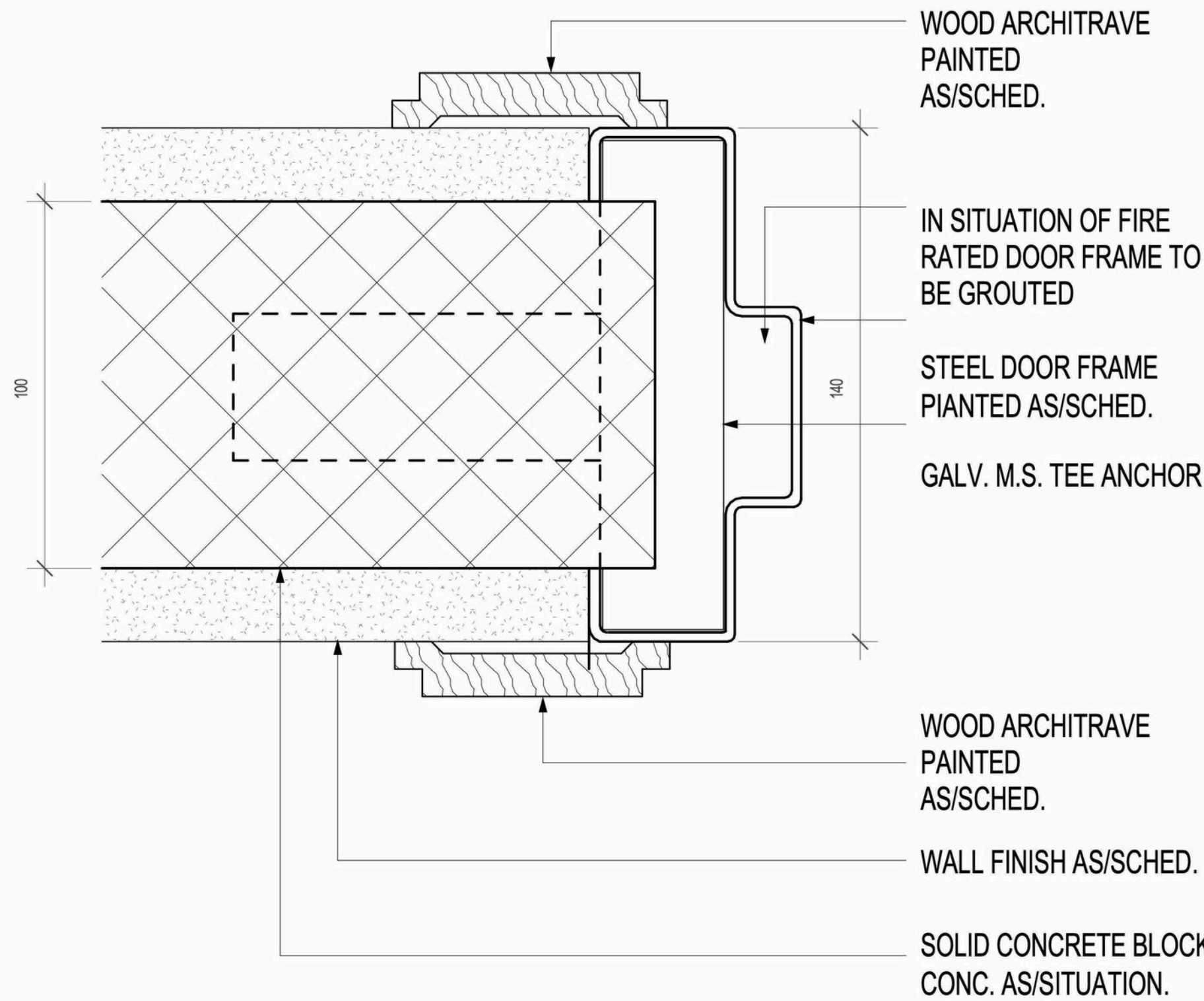
F-RATING: 2-HR
T-RATING: 2-HR & 2-HR

REFERENCE CURRENT UL JOINT SYSTEMS DIRECTORY FOR ALL GENERAL INFORMATION, MATERIAL DESIGNATIONS, THICKNESS AND FIRE RATINGS.



D-0
03 TYPICAL PENETRATION FIRESTOPPING
SCALE 1/16"=1'-0"

D-0
03 TYPICAL PENETRATION FIRESTOPPING
SCALE 1/16"=1'-0"



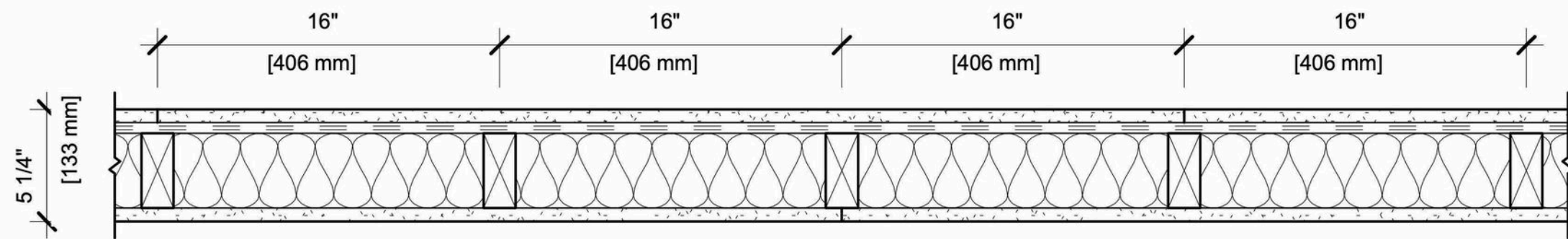
D-0
03 JAMB DETAILS
SCALE 1/16"=1'-0"

DESIGN NO.

FIRE RATING:
STC RATING:
SOUND TEST:
SYSTEM THICKNESS:
LOCATION:
FRAMING TYPE:

UL U305

1 HOUR
47
USG-151240
5-1/4" [133 MM]
INTERIOR
WOOD STUD (LOAD-BEARING)



ASSEMBLY REQUIREMENTS:

GYPSUM PANELS:
RESILIENT CHANNEL:
WOOD STUDS:
INSULATION:
GYPSUM PANELS:

ONE LAYER 5/8" [15.9 MM] SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULIX™)
1/2" [12.7 MM] RESILIENT CHANNEL, 25 GA. (0.018"), 24" [610 MM] O.C.
2" X 4" [38 X 89 MM] WOOD STUDS, 16" [406 MM] O.C.
3-1/2" [89 MM] FIBERGLASS INSULATION
ONE LAYER 5/8" [15.9 MM] SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULIX™)

NOTES :

OWNER SIGNATURE

REVISION STATUS

Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS

APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)

OWNER:

ADDRESS:

**434-438A VALLEJO ST.
SAN FRANCISCO, CA 94103**

DESIGN CONSULTANT:

TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS:

DESIGN DRAWING

DISCIPLINE:

ARCHITECTURAL

PROJECT TITLE:

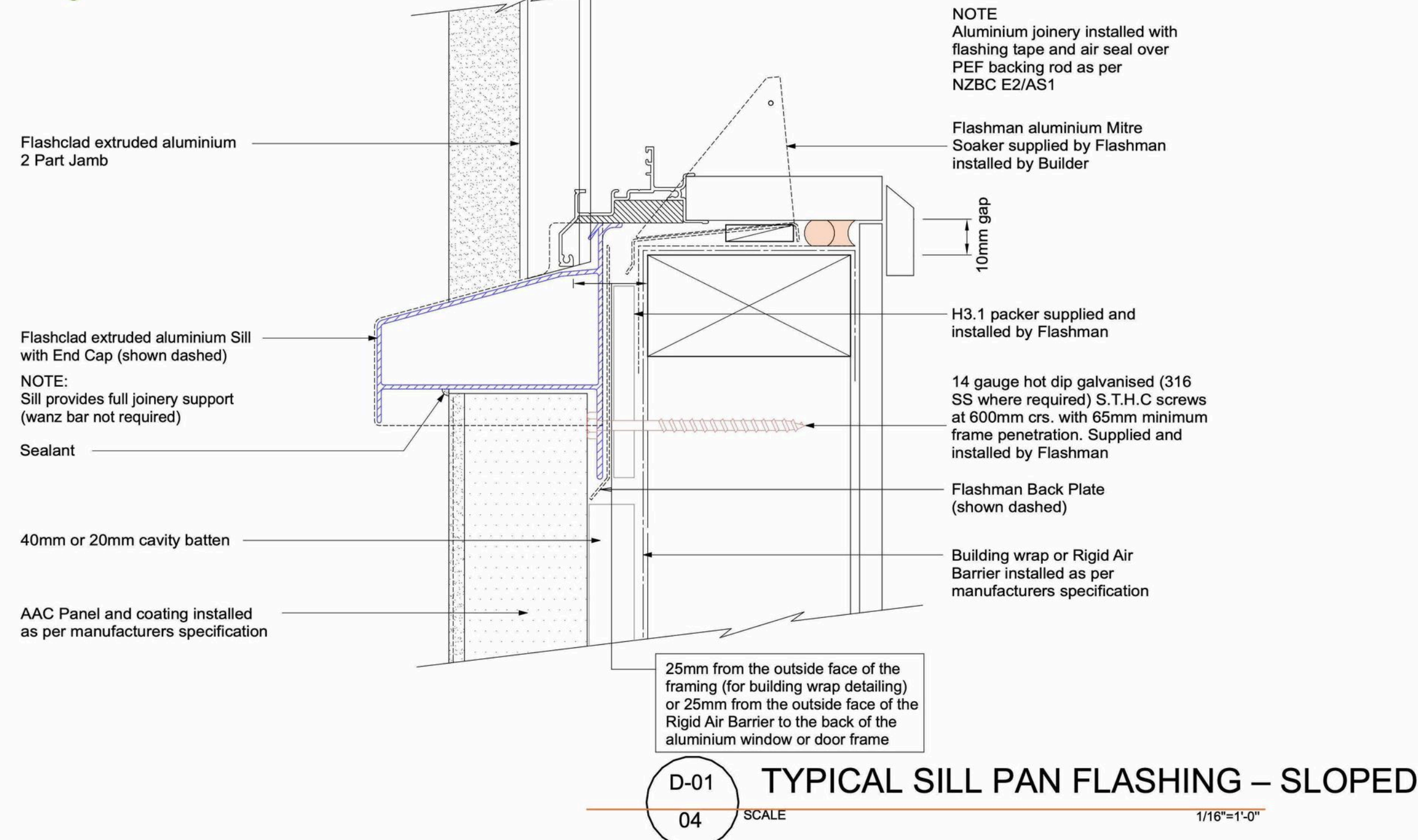
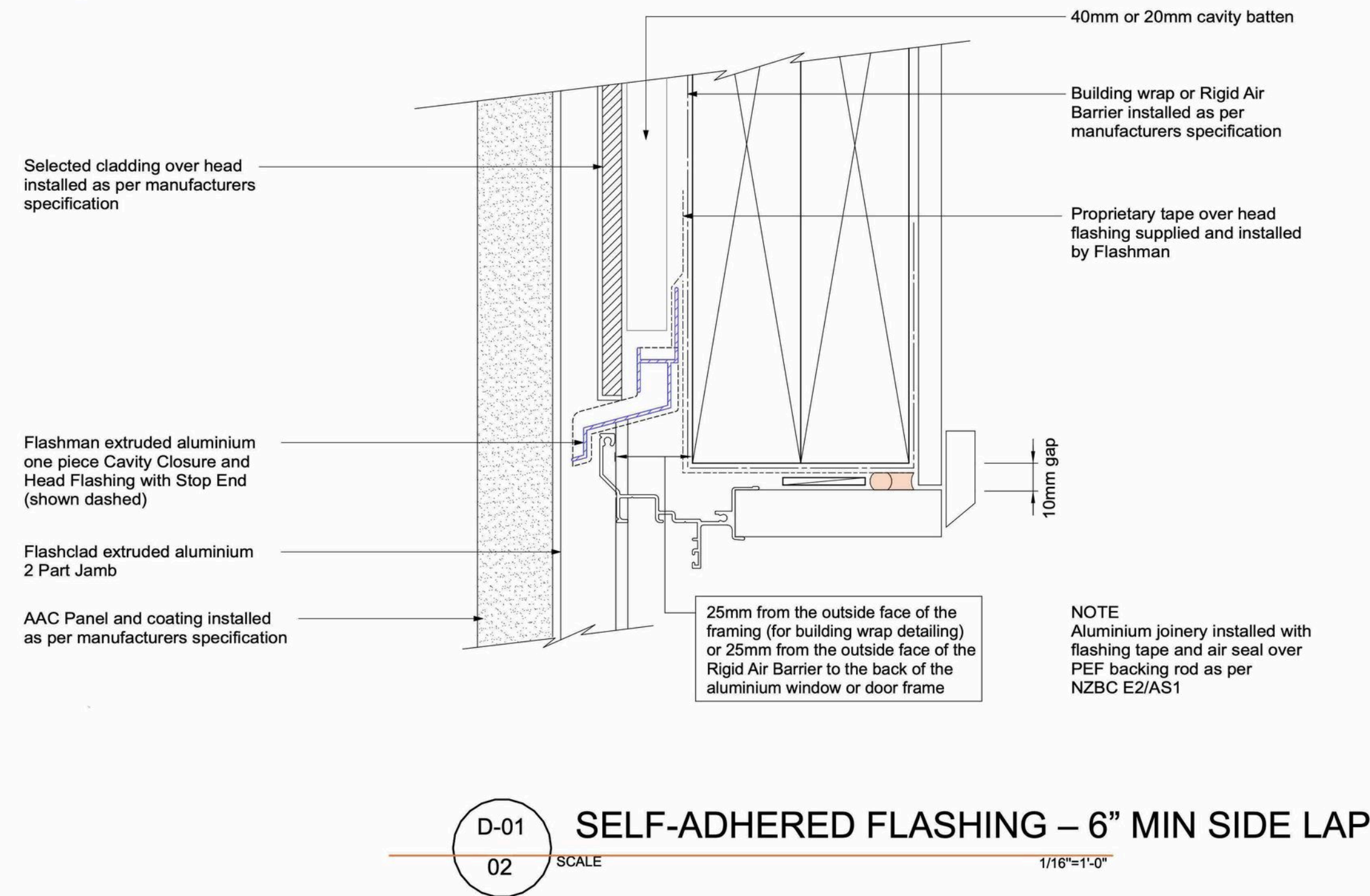
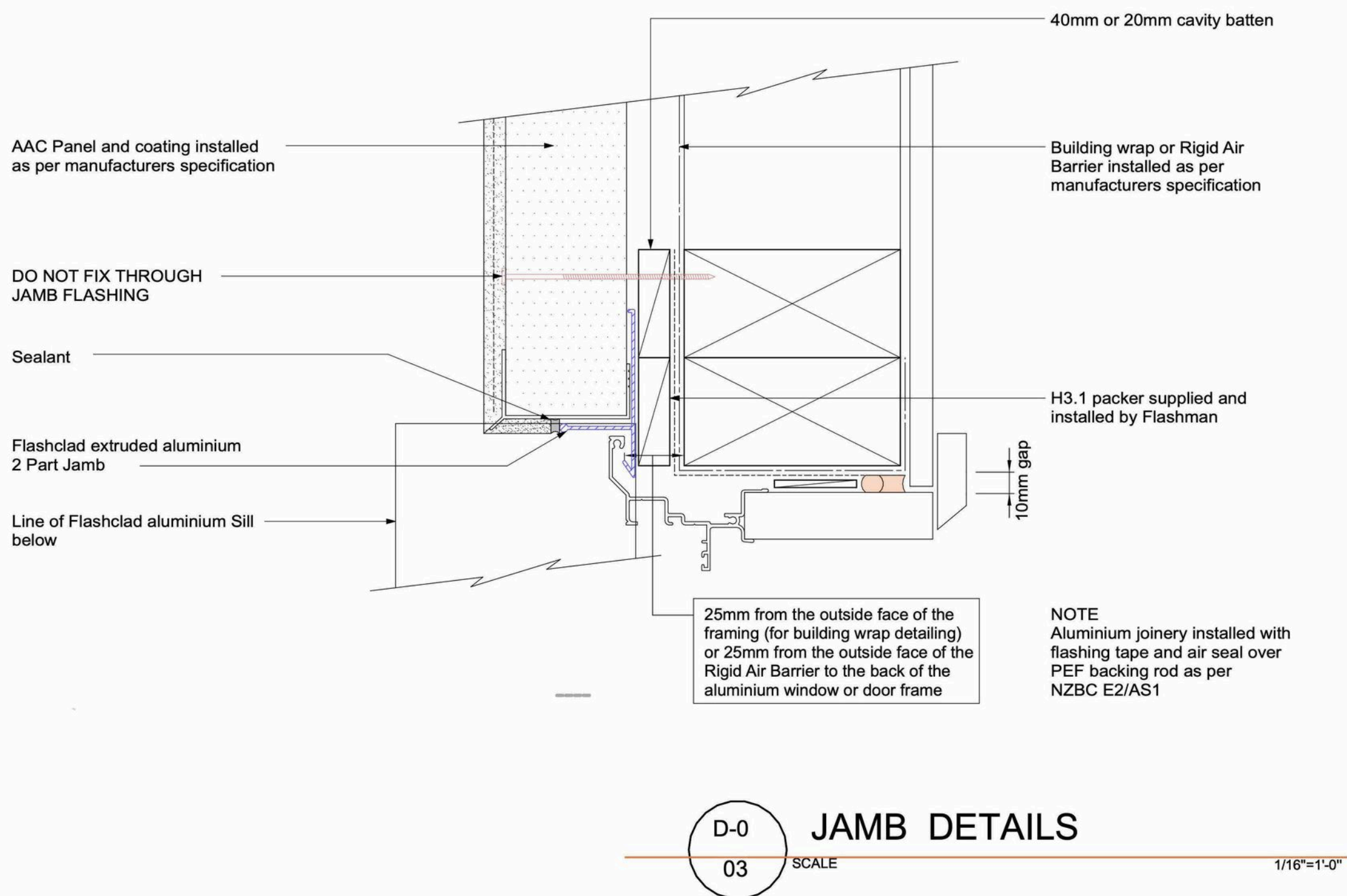
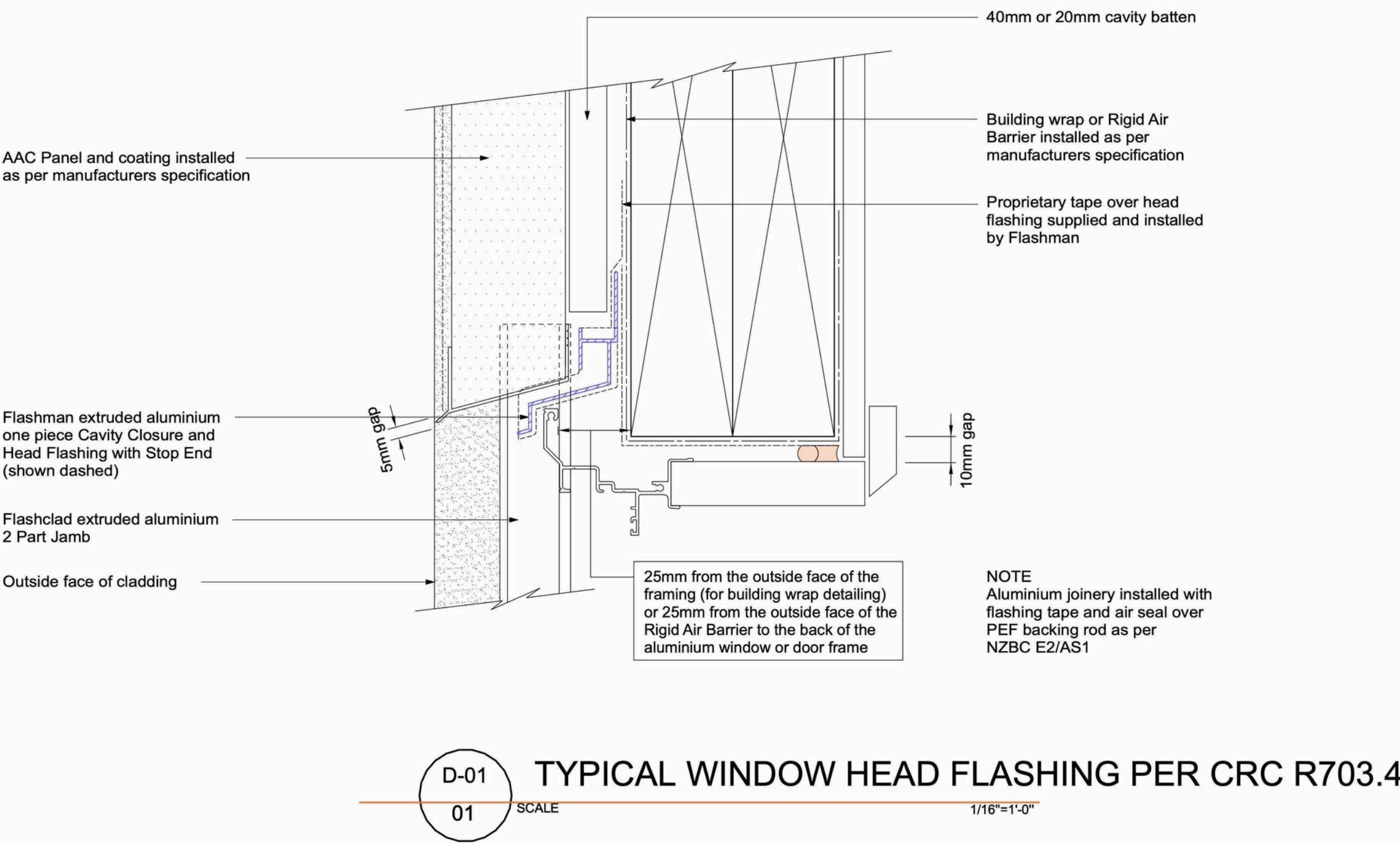
**VALLEJO STREET REMODEL, ADDITION
& NEW STATE ADU**

DRAWING TITLE:

**PROPOSED ASSEMBLY DETAIL
DRAWINGS**

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO.:	SCALE:
	AR-16	

EXTERIOR WALL, WINDOW, ROOF & FLASHING DETAILS



NOTES :

OWNER SIGNATURE

REVISION STATUS			
Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS	
APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)

OWNER:

ADDRESS:

434-438A VALLEJO ST.
SAN FRANCISCO, CA 94103

DESIGN CONSULTANT:

TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS: DESIGN DRAWING

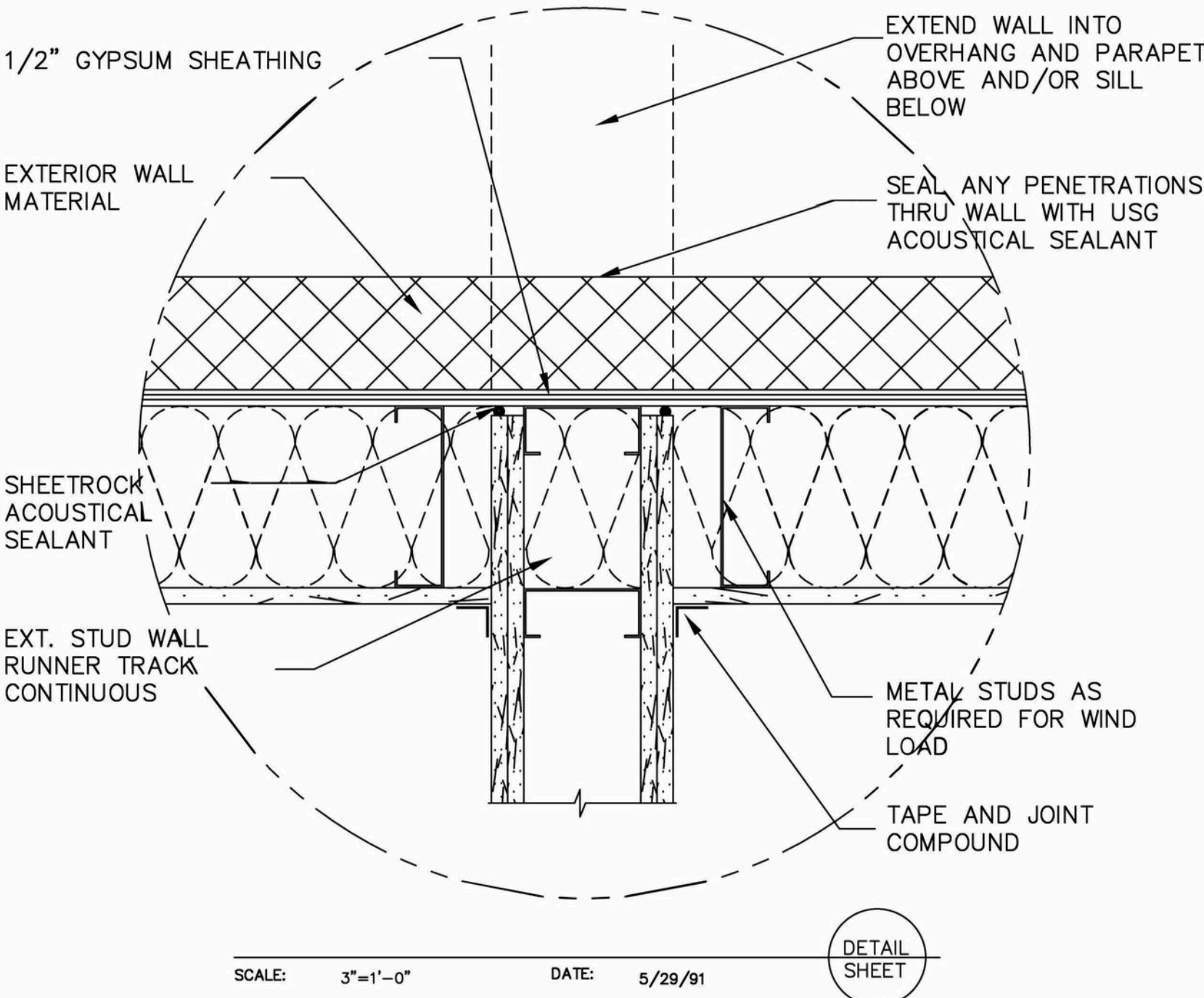
DISCIPLINE: ARCHITECTURAL

PROJECT TITLE:
VALLEJO STREET REMODEL, ADDITION
& NEW STATE ADU

DRAWING TITLE:
PROPOSED ASSEMBLY DETAIL
DRAWINGS

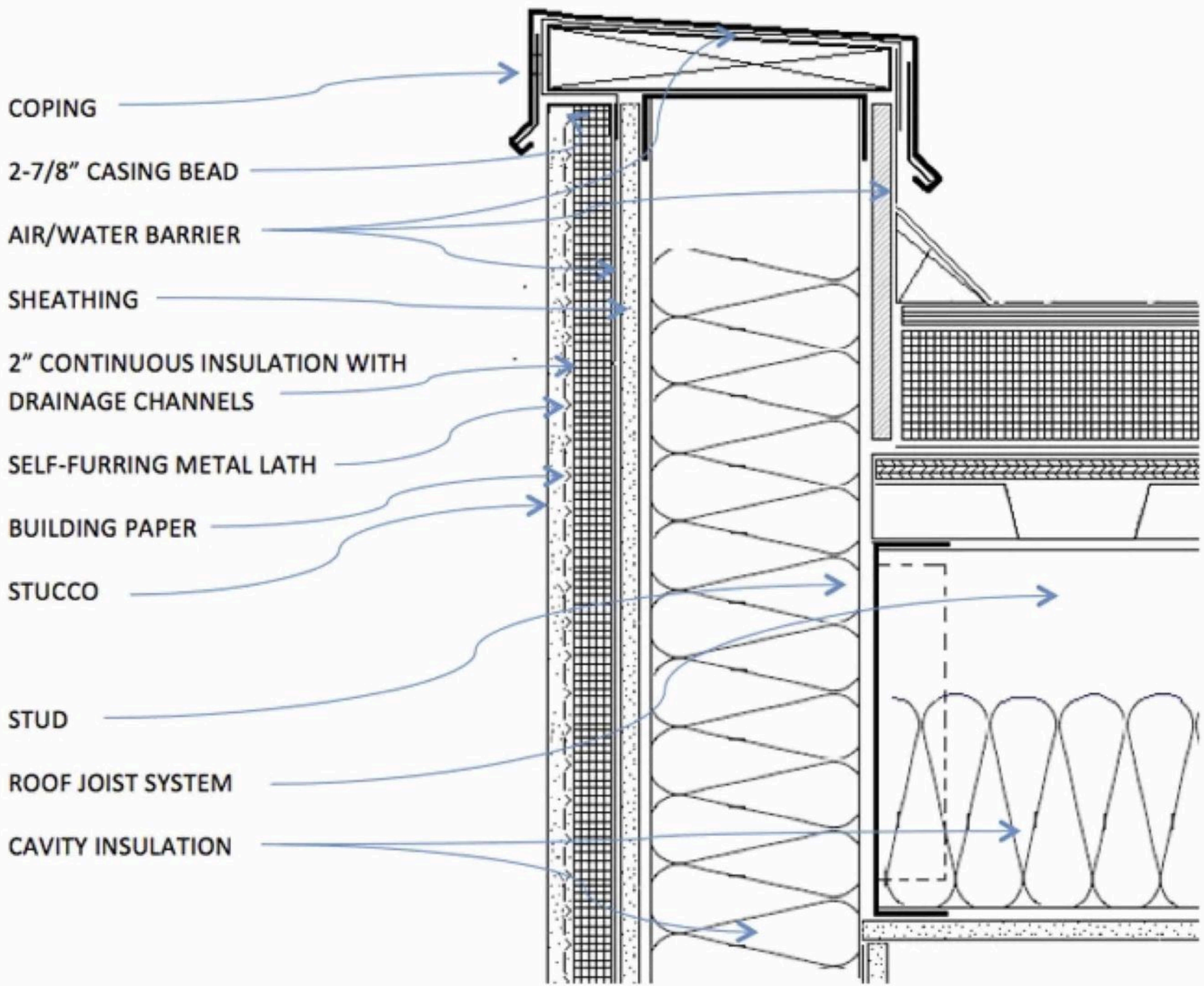
DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	AR-17	

EXTERIOR WALL, ROOF & PARAPET DETAILS



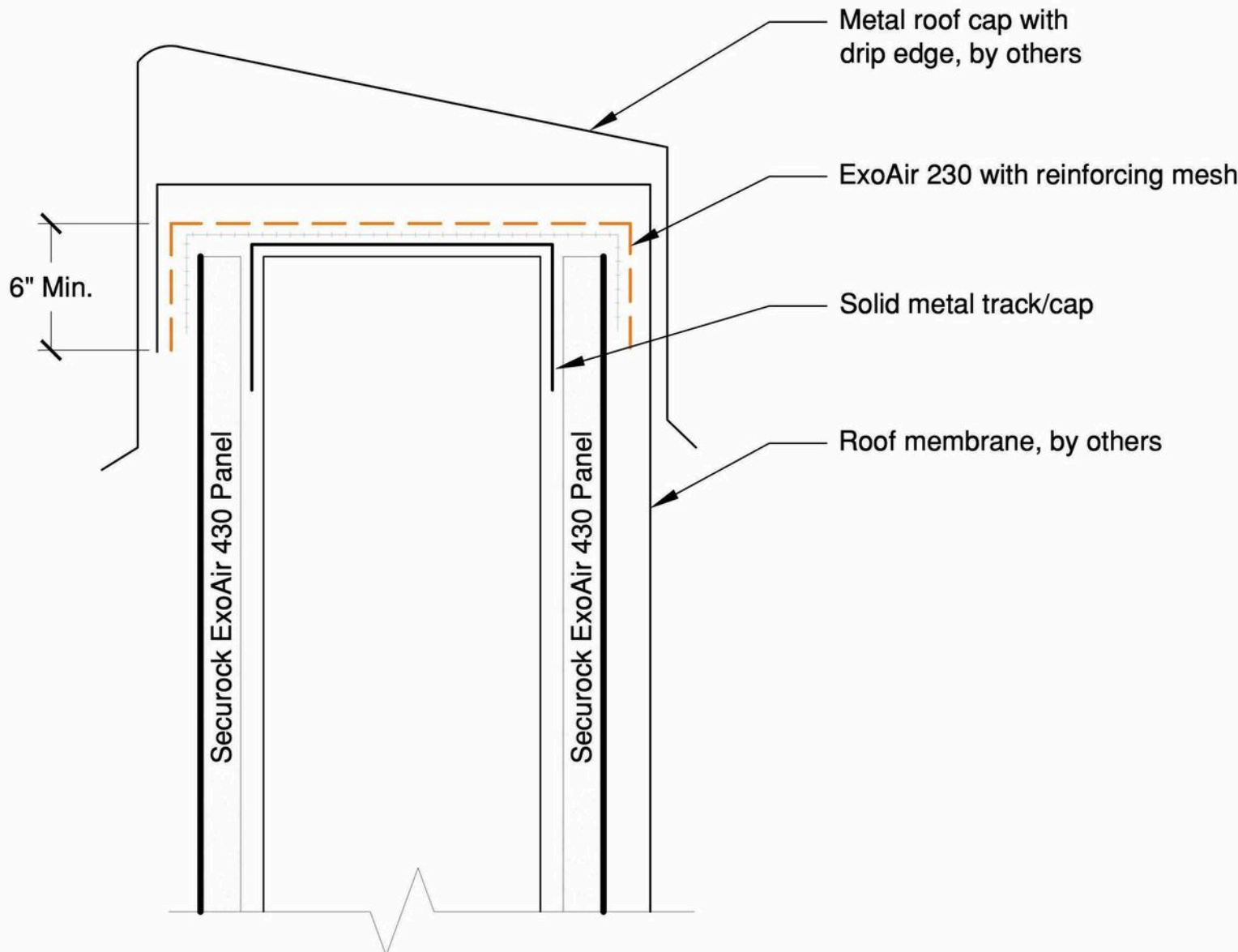
D-0
05 TYPICAL EXTERIOR WALL ASSEMBLY DETAIL

SCALE 1/16"=1'-0"



D-0
06 TYPICAL PARAPET DETAILS

SCALE 1/16"=1'-0"



NOTES:

- Apply ExoAir Primer to all exposed gypsum core prior to application of membrane
- Install reinforcing mesh with 50 wet mils of ExoAir230, completely covering reinforcing mesh.
- Roofing system and detailing to be installed per roofing manufacturer's instructions

TYPICAL PARAPET DETAILS

SCALE 1/16"=1'-0"

NOTES :

OWNER SIGNATURE

REVISION STATUS			
Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS	
APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)

OWNER:

ADDRESS:

434-438A VALLEJO ST.
SAN FRANCISCO, CA 94103

DESIGN CONSULTANT:

TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS: DESIGN DRAWING

DISCIPLINE: ARCHITECTURAL

PROJECT TITLE:
VALLEJO STREET REMODEL, ADDITION
& NEW STATE ADU

DRAWING TITLE:
PROPOSED ASSEMBLY DETAIL
DRAWINGS

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	AR-18	

PATH OF TRAVEL SCHEDULE

FROM ROOM	LEVEL	TRAVEL DIST.	TIME	COMPLIANCE
BATH #436 10	FIRST FLOOR F.F.E	60' - 3"	13.7 s	YES
BATH #438 5	FIRST FLOOR F.F.E	35' - 5"	8.0 s	YES
BEDROOM 1 #436 9	FIRST FLOOR F.F.E	66' - 3"	15.1 s	YES
BEDROOM 2 #436 11	FIRST FLOOR F.F.E	66' - 3"	15.1 s	YES
BEDROOM #438 4	FIRST FLOOR F.F.E	51' - 10"	11.8 s	YES
COVERED PASSAGE 12	FIRST FLOOR F.F.E	61' - 11"	14.1 s	YES
LIVING #438 36	FIRST FLOOR F.F.E	27' - 5"	6.2 s	YES
WC #436 8	FIRST FLOOR F.F.E	56' - 0"	12.7 s	YES
WC #438 6	FIRST FLOOR F.F.E	34' - 2"	7.8 s	YES
BALCONY #434A 17	FIRST FLOOR F.F.E/TYP	36' - 7"	8.3 s	YES
BATH #434A 15	FIRST FLOOR F.F.E/TYP	31' - 0"	7.1 s	YES
BEDROOM #434A 41	FIRST FLOOR F.F.E/TYP	32' - 6"	7.4 s	YES
L/K/D + LAUNDRY #434A 13	FIRST FLOOR F.F.E/TYP	17' - 9"	4.0 s	YES
WC #434A 14	FIRST FLOOR F.F.E/TYP	24' - 4"	5.5 s	YES
BEDROOM ADU #438 2	GROUND FLOOR	51' - 7"	11.7 s	YES
L/K/D ADUD #438 1	GROUND FLOOR	43' - 1"	9.8 s	YES
MECH STORE #434 37	GROUND FLOOR F.F.E/TYP	18' - 4"	4.2 s	YES
MECH STORE #434 37	GROUND FLOOR F.F.E/TYP	22' - 3"	5.1 s	YES
MECH STORE #434 37	GROUND FLOOR F.F.E/TYP	31' - 3"	7.1 s	YES
MECH STORE #434 37	GROUND FLOOR F.F.E/TYP	34' - 2"	7.8 s	YES
	ROOFTOP F.F.E	20' - 8"	4.7 s	
	ROOFTOP F.F.E	21' - 1"	4.8 s	
BATH 1 #438A 20	SECOND FLOOR F.F.E	33' - 9"	7.7 s	YES

PATH OF TRAVEL SCHEDULE

FROM ROOM	LEVEL	TRAVEL DIST.	TIME	COMPLIANCE
BATH 2 #438A 22	SECOND FLOOR F.F.E	9' - 5"	2.1 s	YES
BEDROOM 1 #438A 19	SECOND FLOOR F.F.E	32' - 6"	7.4 s	YES
BEDROOM 2 #438A 21	SECOND FLOOR F.F.E	16' - 11"	3.9 s	YES
BEDROOM 3 #438A 24	SECOND FLOOR F.F.E	10' - 8"	2.4 s	YES
BEDROOM 3 #438A 24	SECOND FLOOR F.F.E	21' - 1"	4.8 s	YES
DINING #436 40	SECOND FLOOR F.F.E	32' - 1"	7.3 s	YES
LANDING #438A 18	SECOND FLOOR F.F.E	8' - 2"	1.9 s	YES
LIVING #436 25	SECOND FLOOR F.F.E	21' - 0"	4.8 s	YES
BALCONY #434A 43	SECOND FLOOR F.F.E/TYP	13' - 7"	3.1 s	YES
BATH #434A 45	SECOND FLOOR F.F.E/TYP	32' - 4"	7.3 s	YES
BEDROOM #434A 44	SECOND FLOOR F.F.E/TYP	35' - 3"	8.0 s	YES
L/K/D #434A 42	SECOND FLOOR F.F.E/TYP	16' - 11"	3.8 s	YES
WC #434A 46	SECOND FLOOR F.F.E/TYP	25' - 10"	5.9 s	YES
BATH 1 #436A 31	THIRD FLOOR F.F .E	17' - 5"	4.0 s	YES
BATH 2 #436A 35	THIRD FLOOR F.F .E	43' - 7"	9.9 s	YES
BEDROOM 2 #436A 34	THIRD FLOOR F.F .E	40' - 4"	9.2 s	YES
ENTRY #436A 53	THIRD FLOOR F.F .E	27' - 4"	6.2 s	
L/K/D #436A 29	THIRD FLOOR F.F .E	22' - 8"	5.1 s	YES
L/K/D #438A 27	THIRD FLOOR F.F .E	16' - 8"	3.8 s	YES
L/K/D #438A 27	THIRD FLOOR F.F .E	17' - 9"	4.0 s	YES
NEW ROOF DECK #438A 28	THIRD FLOOR F.F .E	28' - 2"	6.4 s	YES
WC #436A 33	THIRD FLOOR F.F .E	34' - 11"	7.9 s	YES
Grand total: 45				

FIRE SAFETY LEGEND

	PATH OF TRAVEL
	EXISTING WALL
	NEW 1-HR INS. WALL
	NEW RETROFIT. 1-HR INS. WALL
	NEW N.R. WALL
	DIRECTIONAL EXIT SIGN
	ASSEMBLY POINT
	FIRE ALARM PULL STATION
	EMERGENCY FIRE TELEPHONE
	F.E.C

NOTES :

PERMITTED EXIT ACCESS TRAVEL DISTANCE (Sprinklered) = 250 FT

OWNER SIGNATURE

REVISION STATUS			
Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS	
APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)
OWNER:	

ADDRESS:
**434-438A VALLEJO ST.
SAN FRANCISCO, CA 94103**

DESIGN CONSULTANT:
TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS: **DESIGN DRAWING**

DISCIPLINE: **ARCHITECTURAL**

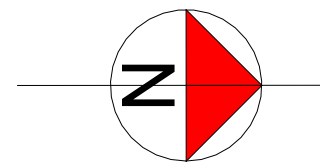
PROJECT TITLE:
**VALLEJO STREET REMODEL, ADDITION
& NEW STATE ADU**

DRAWING TITLE:
PROPOSED EGRESS PLAN

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	AR-19	As indicated



1 PROPOSED EGRESS PLAN - GROUND FLOOR
3/16" = 1'-0"

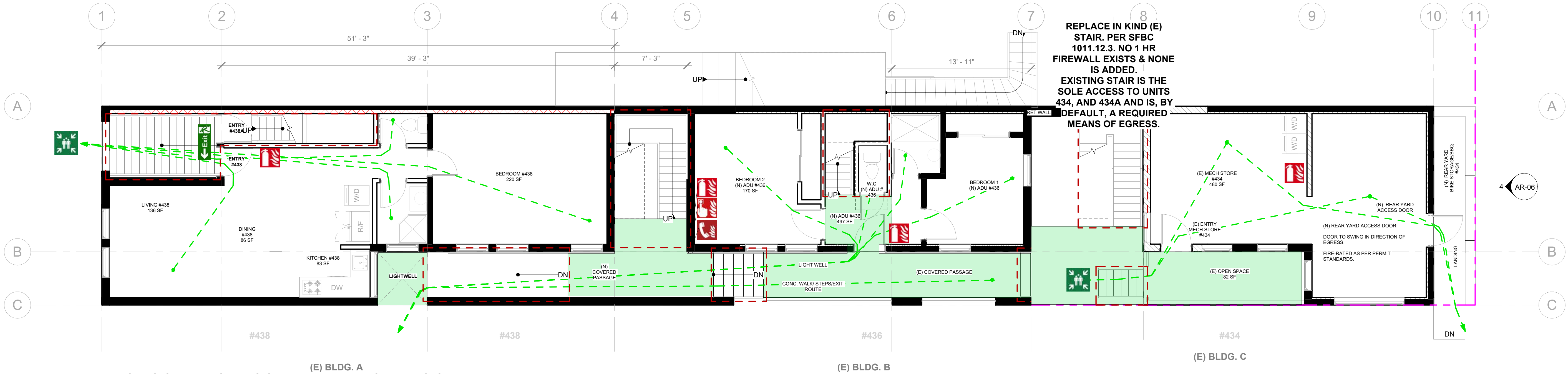


FIRE SAFETY LEGEND

	PATH OF TRAVEL		DIRECTIONAL EXIT SIGN
	EXISTING WALL		ASSEMBLY POINT
	NEW 1-HR INS. WALL		FIRE ALARM PULL STATION
	NEW RETROFIT. 1-HR INS. WALL		EMERGENCY FIRE TELEPHONE
	NEW N.R. WALL		F.E.C

NOTES :

PERMITTED EXIT ACCESS TRAVEL DISTANCE
(Sprinklered) = 250 FT



OWNER SIGNATURE

REVISION STATUS			
Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS	
APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)
OWNER:	

ADDRESS:

**434-438A VALLEJO ST.
SAN FRANCISCO, CA 94103**

DESIGN CONSULTANT:
TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS: **DESIGN DRAWING**

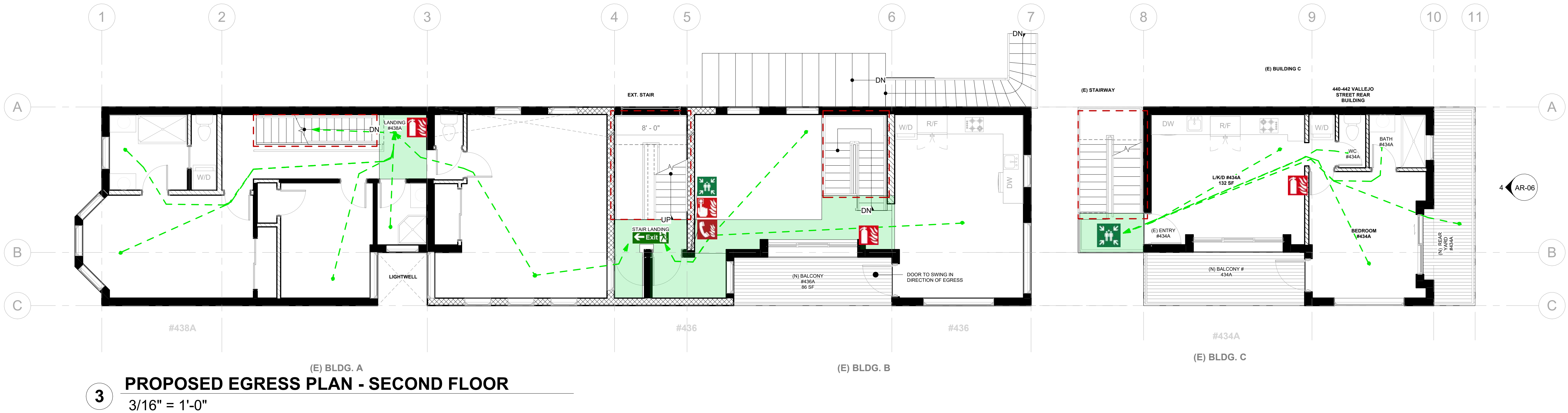
DISCIPLINE: **ARCHITECTURAL**

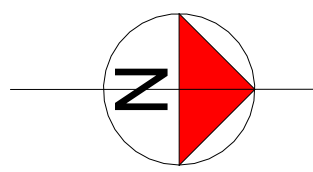
PROJECT TITLE:
**VALLEJO STREET REMODEL, ADDITION
& NEW STATE ADU**

DRAWING TITLE:

PROPOSED EGRESS PLANS

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	AR-20	As indicated



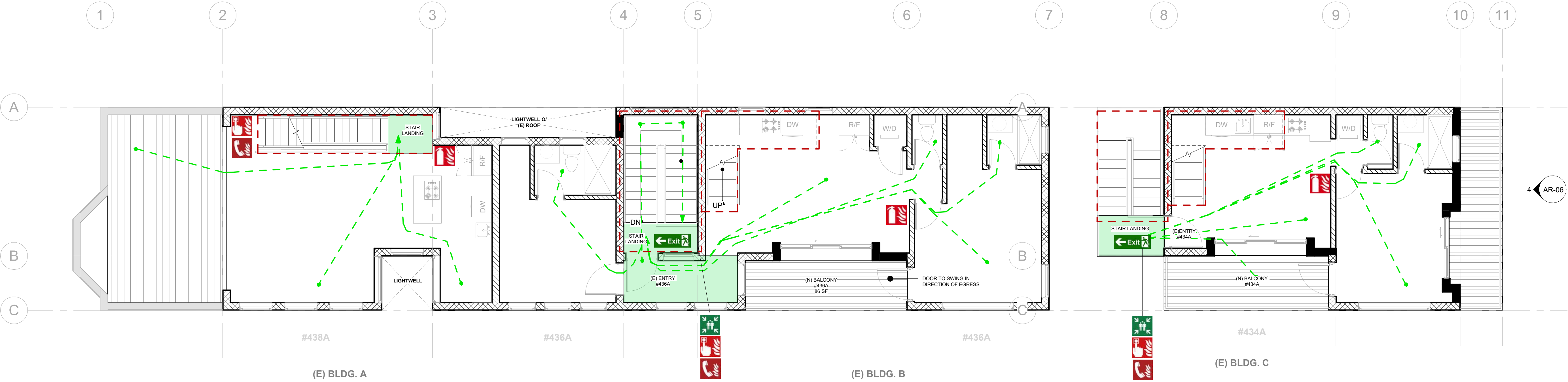


FIRE SAFETY LEGEND

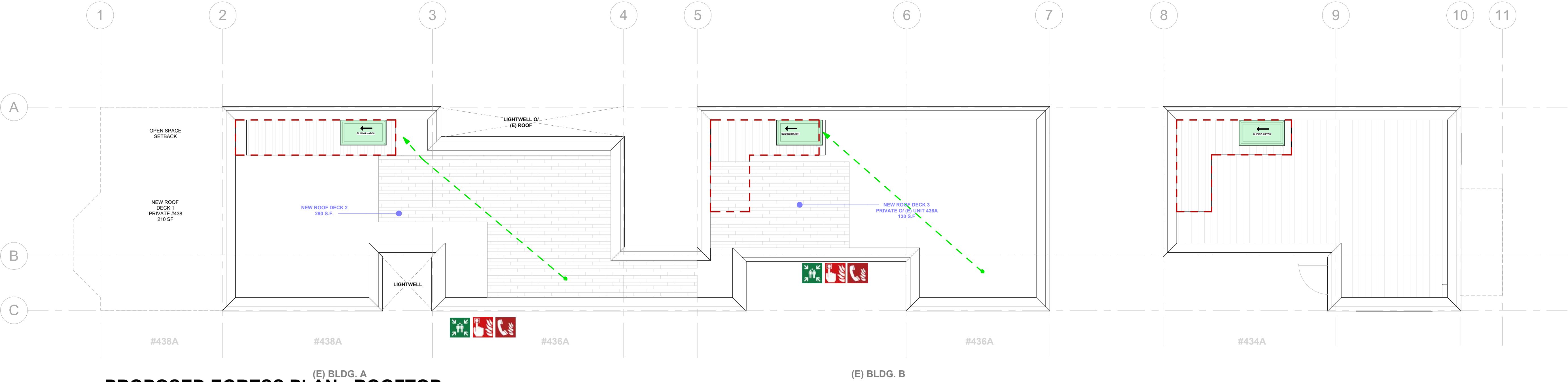
	PATH OF TRAVEL		DIRECTIONAL EXIT SIGN
	EXISTING WALL		ASSEMBLY POINT
	NEW 1-HR INS. WALL		FIRE ALARM PULL STATION
	NEW RETROFIT. 1-HR INS. WALL		EMERGENCY FIRE TELEPHONE
	NEW N.R. WALL		F.E.C

NOTES :

PERMITTED EXIT ACCESS TRAVEL DISTANCE
(Sprinklered) = 250 FT



4 PROPOSED EGRESS PLAN - THIRD FLOOR
3/16" = 1'-0"



5 PROPOSED EGRESS PLAN - ROOFTOP
3/16" = 1'-0"

OWNER SIGNATURE

REVISION STATUS			
Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS	
APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)
OWNER:	

ADDRESS:

434-438A VALLEJO ST.
SAN FRANCISCO, CA 94103

DESIGN CONSULTANT:
TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS: DESIGN DRAWING

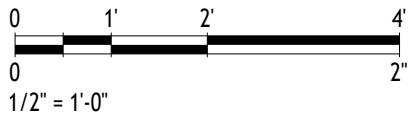
DISCIPLINE: ARCHITECTURAL

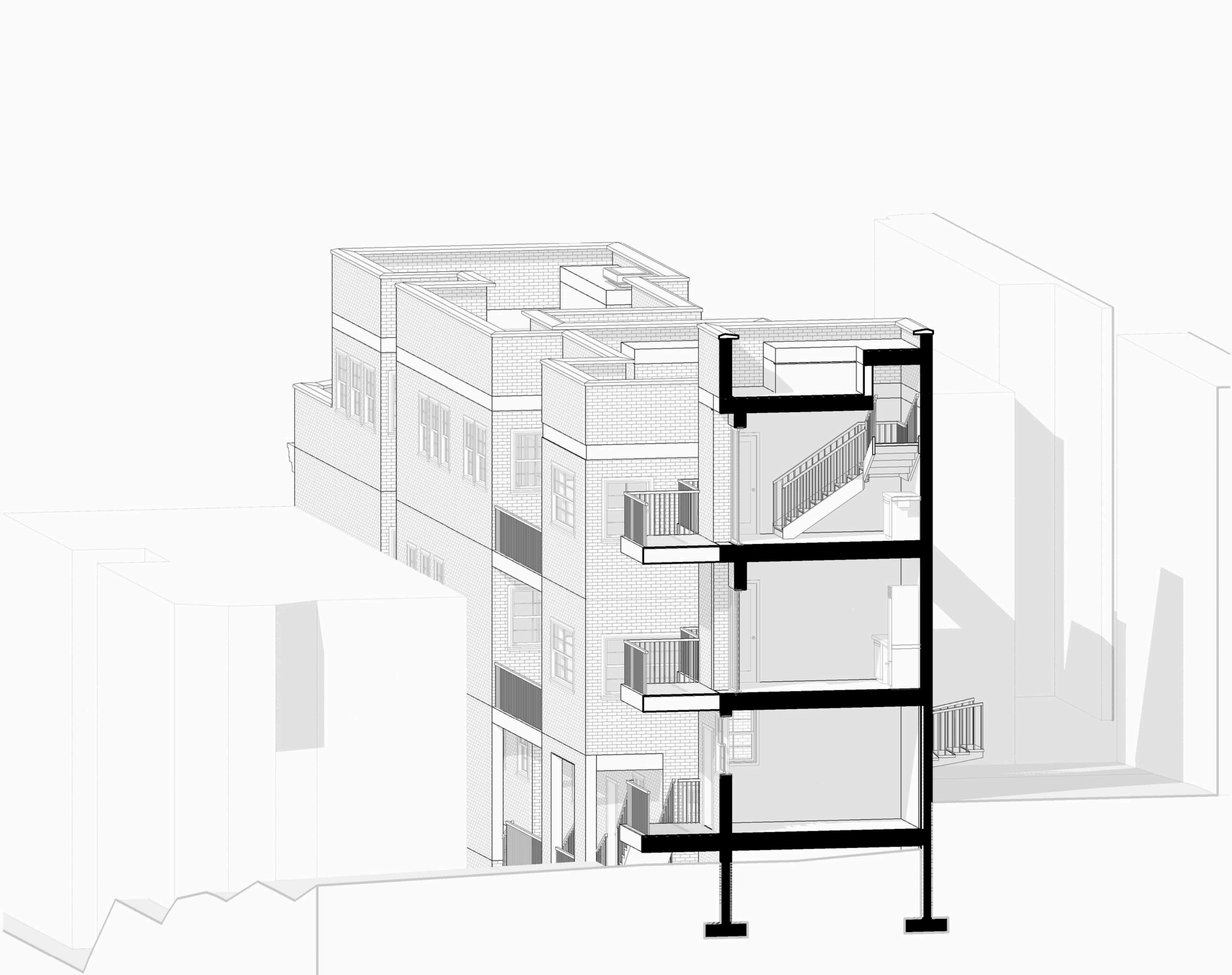
PROJECT TITLE:
VALLEJO STREET REMODEL, ADDITION
& NEW STATE ADU

DRAWING TITLE:

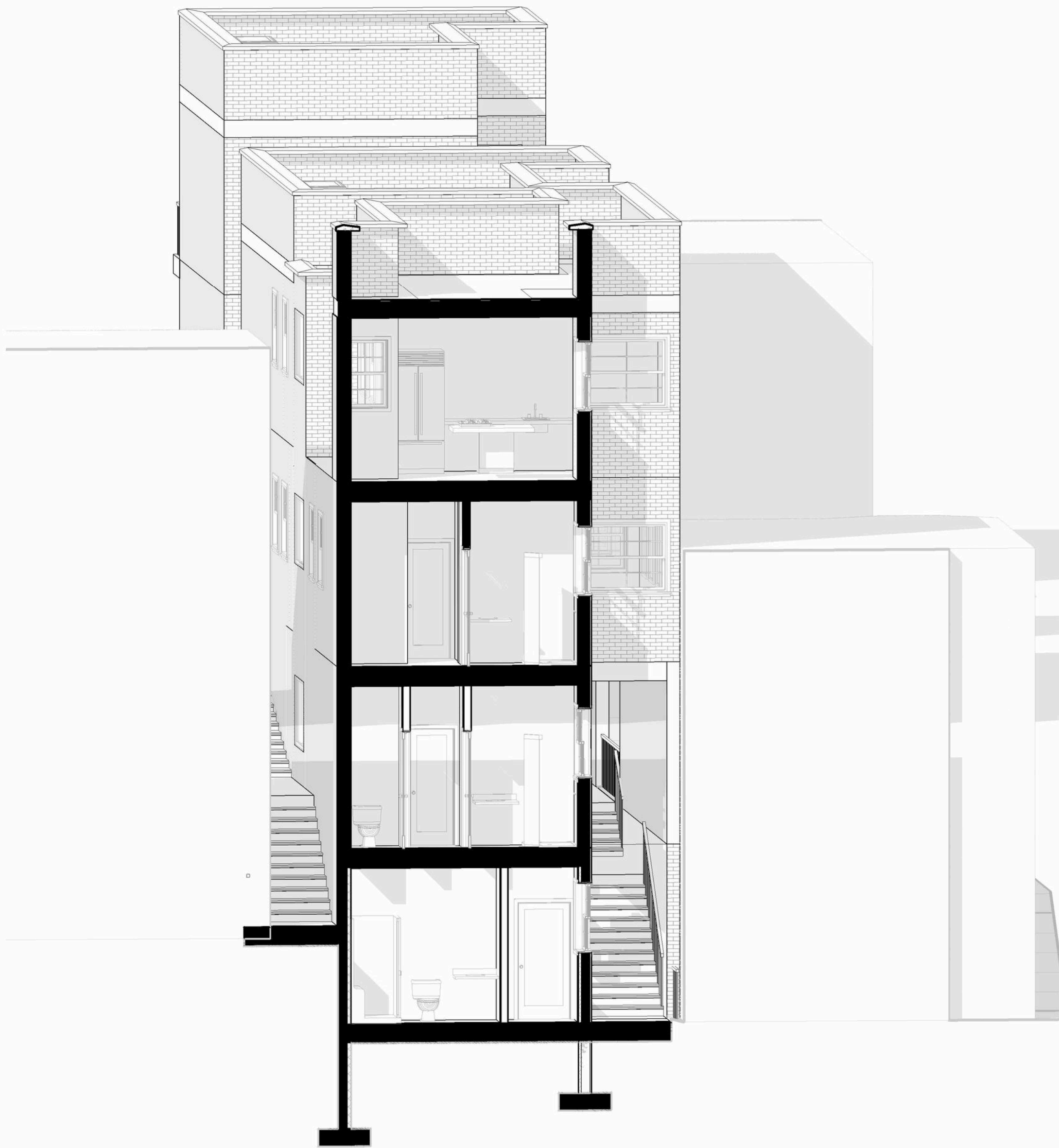
PROPOSED EGRESS PLANS

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	AR-21	As indicated





1 PROPOSED 3D SHORT SECTIONAL A



2 PROPOSED 3D SHORT SECTIONAL B

NOTES :

OWNER SIGNATURE

REVISION STATUS			
Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS	
APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)
OWNER:	

ADDRESS:

**434–438A VALLEJO ST.
SAN FRANCISCO, CA 94103**

DESIGN CONSULTANT:

TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS:

DESIGN DRAWING

DISCIPLINE:

ARCHITECTURAL

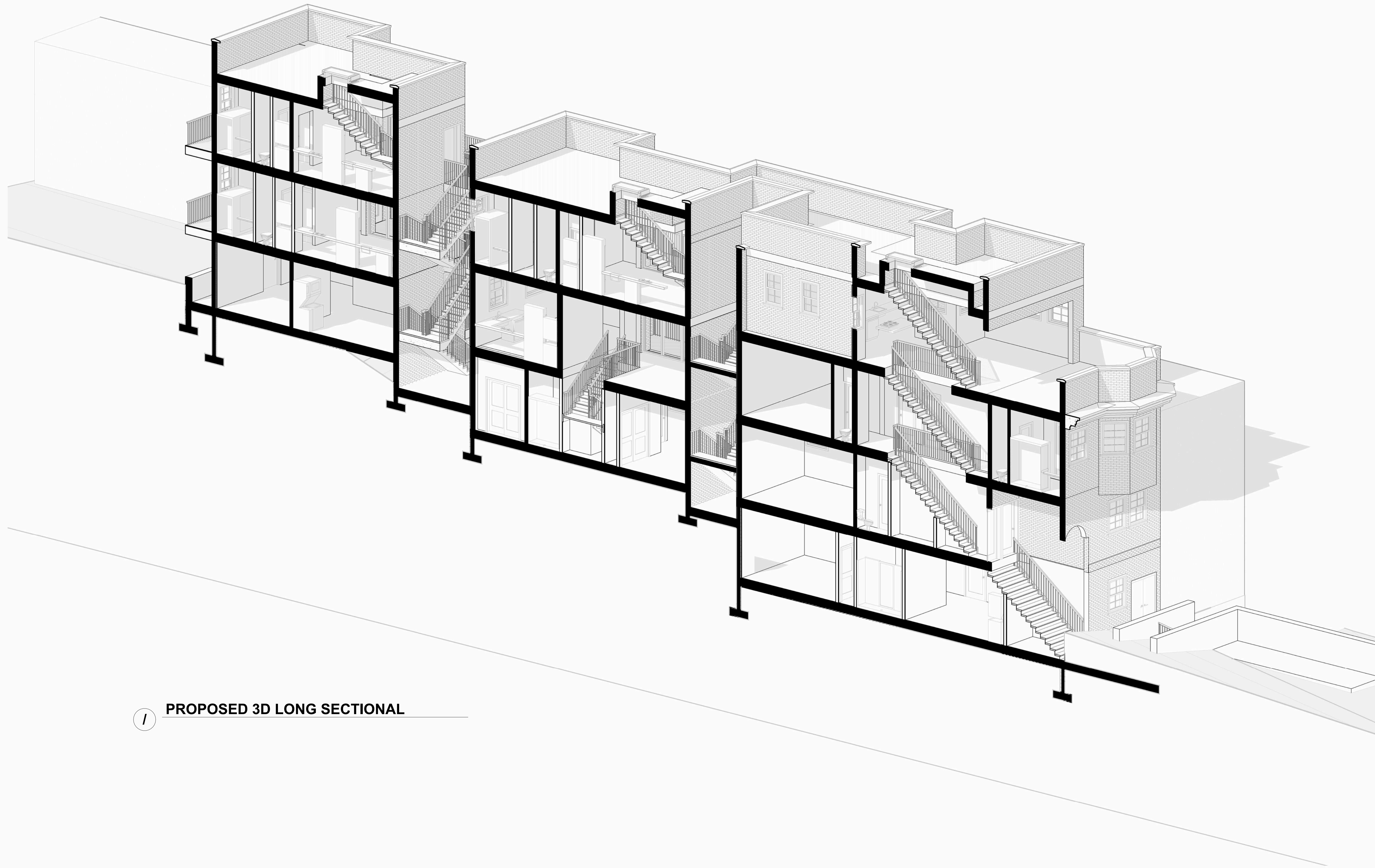
PROJECT TITLE:

**VALLEJO STREET REMODEL, ADDITION
& NEW STATE ADU**

DRAWING TITLE:

PROPOSED 3D SECTIONALS

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	AR-22	



/ **PROPOSED 3D LONG SECTIONAL**

NOTES :

OWNER SIGNATURE

REVISION STATUS			
Rev	DATE	DESCRIPTION	DRAWN BY

CLIENT/CONSULTANT APPROVAL STATUS	
APPROVED	(A)
APPROVED WITH NOTES	(B)
RESUBMIT	(C)
DISAPPROVED	(D)
OWNER:	

ADDRESS:
**434-438A VALLEJO ST.
SAN FRANCISCO, CA 94103**

DESIGN CONSULTANT:
TSABA CORP
NADIF BRACEY
254 CHAPMAN RD, STE 208 #13130
NEWARK, DELAWARE 19702
EMAIL: NADIF@TS9DESIGNS.COM

DRAWING STATUS: **DESIGN DRAWING**

DISCIPLINE: **ARCHITECTURAL**

PROJECT TITLE:
**VALLEJO STREET REMODEL, ADDITION
& NEW STATE ADU**

DRAWING TITLE:
PROPOSED 3D SECTIONAL

DRAWN BY:	CHECKED BY:	DATE:
A.C	N.B	
JOB NO:	SHT NO:	SCALE:
	AR-23	